

City of Seattle
COMPREHENSIVE PLAN AMENDMENT APPLICATION

Use this application to propose an amendment to the goals, policies, Future Land Use Map, appendices, or other components of the adopted City of Seattle Comprehensive Plan.

Applications are due to the Seattle City Council (sent electronically to: compplan@seattle.gov) no later than 5:00 p.m. on May 15th for consideration in the next annual review cycle. Any proposals received after May 15th will be considered in the review process for the following year. *(Please Print or Type)*

Applicant: Alex Skoulis

Date: 5/14/2019

Email: alex@ardentbenefits.com

Street Address: P.O. Box 15852

City: Seattle State: WA Zip: 98115

Phone: 206-384-2233

Contact person (if not the applicant):

Email:

Street Address:

City:

State:

Zip:

Phone:

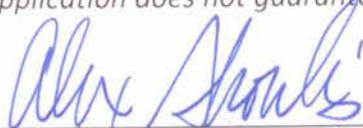
Name of general area, location, or site that would be affected by this proposed amendment (attach additional sheets if necessary):

11316 and 11318 5th Ave. NE, Seattle, WA 98125

If the application is approved for further consideration by the City Council, the applicant may be required to submit a State Environmental Policy Act (SEPA) checklist.

Acceptance of this application does not guarantee final approval.

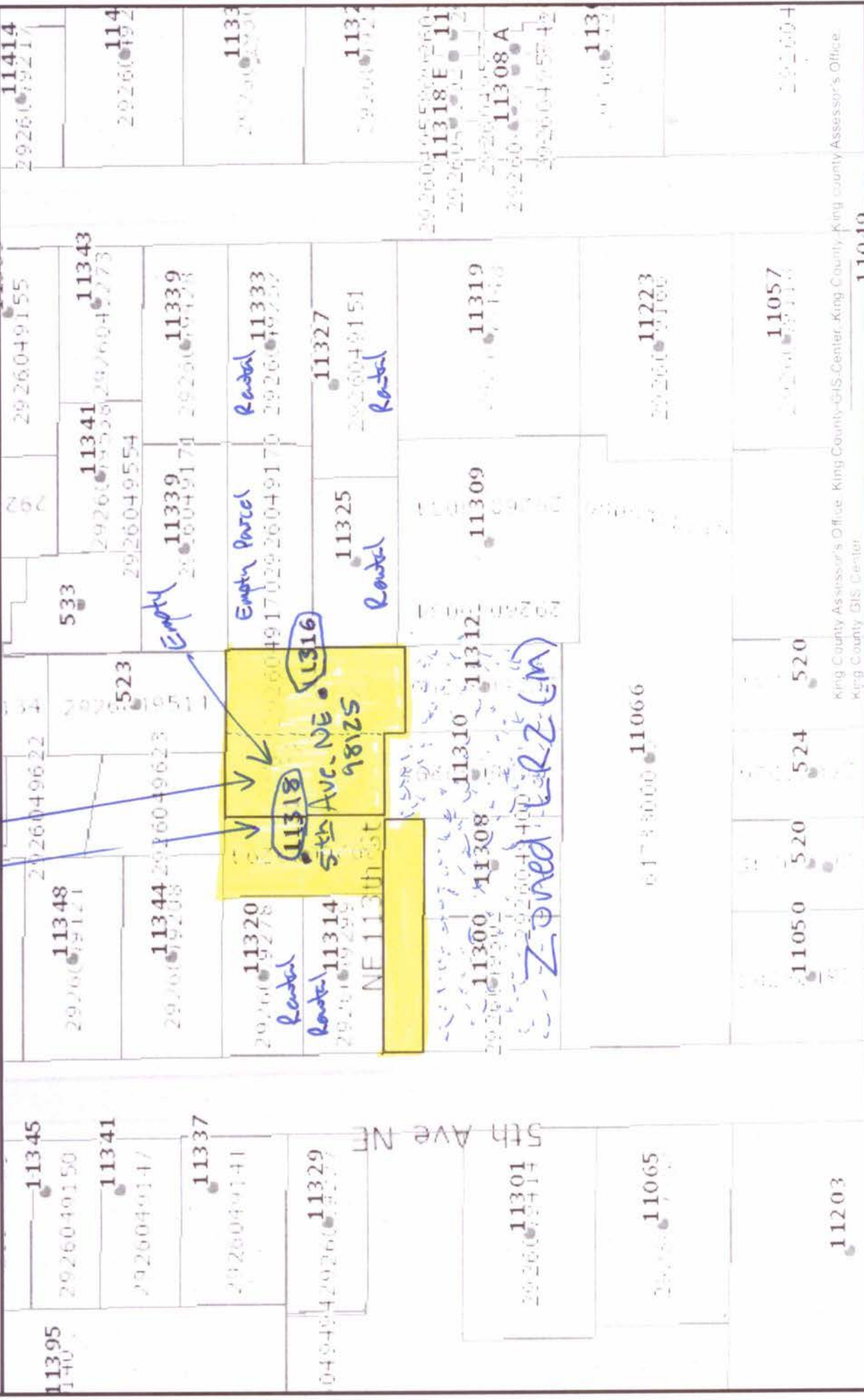
Applicant
Signature: _____



Date: 5/14/2019

Currently zoned NSF7200 / Propose LRI

King County



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Date: 5/15/2019



King County

Comprehensive Plan Amendment Application – 11316 and 11318 5th Ave. NE, Seattle, 98125

Applicant: Alex Skoulis

1. Provide a detailed description of the proposed amendment and a clear statement of what the proposed amendment is intended to accomplish. Include the name(s) of the Comprehensive Plan Element(s) (Land Use, Transportation, etc.), maps, goals and/or policies you propose to amend.

Response 1a: The proposed amendment is related to Land Use, and requests (1) an expansion of the Northgate Urban Village so the proposed properties are made part of the Northgate Urban Village and (2) changes the zoning of the proposed properties from SF7200 to LR1.

Response 1b: The zoning change creates an area of transition within the block. Currently, all the properties across the street from the proposed properties are zoned LR2(M) (11308, 11310, 11312 5th Ave. NE) with no transition in to the single family zone. A zoning change to 11316 and 11318 will also enable more appropriate infill of undeveloped / underdeveloped property in the block.

c. If the amendment is to the Future Land Use Map, please provide a map that clearly outlines the area(s) proposed to be changed. List the address(es) for each property, the current land use category as shown on the Future Land Use Map and the proposed new land use category for each property in the area to be changed. Identify your relationship to the owner(s) of the property. Describe how the change is consistent with Policy LU1.5, which states “Require Future Land Use Map amendments only when needed to achieve a significant change to the intended function of a large area.”

Response: See the attached map. Also, the applicant is the property owner at 11316 5th Ave. NE.

2. For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed?

Response: Not Applicable

3. Describe why the proposed change meets each of the criteria established in Resolution 31807 which sets criteria for Council to consider an amendment to the Comprehensive Plan.

City of Seattle Resolution 31807 - Section 7. Criteria for selecting proposed Comprehensive Plan amendments to be placed on the annual docket for analysis and possible adoption. The Council considers a variety of criteria in determining whether a

proposed Comprehensive Plan amendment will be placed on the amendment docket for a given year. Among those criteria are the following:

A. The amendment is legal under state and local law.

B. The amendment is appropriate for the Comprehensive Plan because:

1. It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;

2. It is consistent with the Countywide Planning Policies and with the multi-county policies contained in the Puget Sound Regional Council's regional growth strategy;

3. Its intent cannot be accomplished by a change in regulations alone;

4. It is not better addressed as a budgetary or programmatic decision; and

5. It is not better addressed through another process, such as activities identified in departmental work programs under way or expected soon, within which the suggested amendment can be considered alongside other related issues.

C. It is practical to consider the amendment because:

1. The timing of the amendment is appropriate, and Council will have sufficient information to make an informed decision;

2. City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Seattle Municipal Code, and to conduct sufficient analysis and public review; and

3. The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy.

D. If the amendment has previously been proposed, relevant circumstances have changed significantly so that there is sufficient cause for reconsidering the proposal.

E. If the amendment would change a neighborhood plan, there is evidence that proponents of the amendment, or other persons, have effectively communicated the substance and purpose of the amendment with those who could be affected by the amendment and there is documentation provided of community support for the amendment.

F. The amendment is likely to make a material difference in a future City regulatory or funding decision.

G. A proposal that would change the boundary of an urban center, urban village, or manufacturing/industrial center requires an amendment to the Future Land Use Map (FLUM), regardless of the area's size. However, an amendment that proposes to change the FLUM is not necessary and will not be considered when it would affect an area that is less than a full block in size and is located adjacent to other land designated on the FLUM for a use that is the same as - or is compatible with - the proposed designation.

Response: After reviewing Section 7. A through G., The proposal is consistent with Resolution 31807.

4. What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?

Response: Because we are requesting a zoning change and not a policy change, there are no other options.

5. What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed amendment result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments.

Response 5a: To infill and make significant improvements to unused and underutilized land that is part of a large block in Northgate which is consistent with the long term growth strategies as set forth in "Seattle 2035". The location is within walking distance of the Northgate urban village and easy access to high frequency transit (light rail and bus).

Response 5b: The property is located in a large block which has 1 undeveloped (empty) lot that is part of 11316 5th Ave. NE and 3 underutilized lots across the street (11308, 11310, 11312) all zoned LR2(M). All 3 LR2(M) lots across the street have single family homes on them. A zoning change to the proposed properties on the north side of the street would be a catalyst for development on both sides of the street. Major improvements to infrastructure are required by the city of Seattle and the owner of 11310 and 11312 would like the owners of 11316 and 11318 to share in the necessary costs to upgrade the street and utilities (see Response 5c below), however the cost/benefit to 11316 and 11318 is not feasible without the ability to increase the density at 11316 and 11318.

Response 5c: The street where the proposed properties are located is actually not a paved street owned by the city. The street is a privately owned gravel/dirt road in very poor condition. In order to receive permits for development on both sides of the street, SDOT requires a turn-around on the street for fire trucks, EMS, and other public safety

vehicles. Also required is a new water main, fire hydrants, sidewalk, and a paved road. Plus, land from the 11316 parcel is needed for an easement to create the turnaround. More density is needed on the proposed properties to make the infrastructure costs economically feasible.

The zoning on the south side of the street is L2(M) and is the edge of the Northgate Urban Village. By rezoning the north side of the street to LR1 and including the properties in the Northgate urban village, the owners of 11316 and 11318 can contribute the necessary land and funds to complete infrastructure upgrades (mentioned above) clearing the way for the south side (zoned LR2(M)) of the street to be developed.

Response 5d: Promotes the most efficient use of public investments now and in the future by encouraging more walking, bicycling, and transit use. The Northgate light rail station will be open in 2021 and a new light rail station at NE 130th will follow. The proposed properties are located in close proximity to both stations serviced by frequent bus service on 5th Ave. NE. In the “**Seattle DPD – Seattle 2035 Urban Village Study Final Report, August 2015**” “Transit Supportive Density” on page 52 supports the goal of increasing density around a transit station or stop.

6. How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the proposed amendment is consistent with the Washington State Growth Management Act (<http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A>), the Puget Sound Regional Council’s Vision 2040 (<http://www.psrc.org/growth/vision2040/>), and the King County Countywide Planning Policies (<http://www.kingcounty.gov/depts/executive/performance-strategybudget/regional-planning/CPPs.aspx>).

Response (1): The Comprehensive Plan encourages transition at the end of urban villages and outside an urban village and the proposed properties are at the edge of the northern boundary of the Northgate urban village. **See page 49 of the “Seattle DPD – Seattle 2035 Urban Village Study Final Report, August 2015”.** **Task 2.3 Areas of Transition – “From the Draft Seattle 2035 Comprehensive Plan: At the edges of urban villages, encourage a transition in scale (within and outside of urban villages depending on existing conditions), height and bulk of buildings between higher-intensity and single-family areas. The transition area may allow low-rise housing types (e.g. duplexes, triplexes, cottage housing).”**

Response (2): “The Council adopted 2019 Neighborhood Plans”, pages 353 – 355 address the Northgate neighborhood.

- a) NG-P2 - “Use land use regulation to cause new development to locate close to transit stops and provide good pedestrian and bicycle connections throughout the area so that

intra-area vehicular trips and locally generated traffic are reduced.” The proposed properties are situated between 2 light-rail stations and a short bus ride to either the Northgate transit station or the future station at NE 130th St.

- b) NG-P3 – *“Use a Northgate Overlay District to address the special characteristics of development in the area”*. The proposed properties are located in the Northgate Overlay District
- c) NE-P7 – *“Reduce conflicts between activities and promote a compatible relationship between different scales of development by maintaining a transition between zones where significantly different intensities of development are allowed”*. The proposed properties are located within close proximity to properties zoned MR(M) 11030 5th Ave. NE), and L3(M) (11066 5th Ave. NE) and L2(M) (properties across the street).

Response (3): Regarding the inclusion of the proposed properties in the Northgate Urban Village, page 54 section 4.2 of the **“Seattle DPD – Seattle 2035 Urban Village Study Final Report, August 2015”** supports boundary adjustments of an urban village.

7. Is there public support for this proposed amendment? If the amendment would change the Future Land Use Map or a Neighborhood Plan, please list any meetings that you have held or other communication you have had with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. Notes: You may attach letters of support for the amendment or other documentation. The City will provide public notice and opportunity for public comment, and environmental review for all applications.

Response: Neighbors have not been contacted and the amendment will not have citywide impact.

8. Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either: • How the proposal has changed since it was last rejected, or • Changed circumstances since the proposal was last considered that support reconsideration of the proposal.

Response: No, the proposed amendment has not been previously considered by the Council.