City of Seattle
COMPREHENSIVE PLAN AMENDMENT APPLICATION – 2011-2012

Use this application to propose a change in the 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 no later than **5:00 p.m. on May 16th** for consideration in the next annual review cycle. Any proposals received after May 16th will be considered in the review process for the following year.

(Please Print or Type)

Date: MAY 16, 2011

Applicant: AMIR MOAZZAMI (CAMERON JOHNSTON)

Mailing Address: 1009 NE 73RD STREET (2504 62ND ST SE, EVERETT)

City: SEATTLE State: WA Zip: 98115 Phone: 206-228-2647 (MOAZZAMI)

Email: amir.moazzammi@kingcounty.gov

Contact person (if not the applicant): Robert W. Thorpe, AICP (R.W. Thorpe & Assoc)

Mailing Address: 7438 SE 27th STREET

Email: rwta@rwta.com (or Lindsay Diallo at ldiallo@rwta.com)

City: MERCER ISLAND State: WA Zip: 98040 Phone: 206-624-6239

Name of general area, location, or site that would be affected by this proposed change in text (attach additional sheets if necessary) SEE ATTACHED MAP

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: Robert W. Thorpe AICP

Date: 05/16/2011 rwta@rwta.com

Attachment A

REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

Please answer the following questions in text and attach them to the application. Supporting maps or graphics may be included. Please answer all questions separately and reference the question number in your answer. The Council will consider an application incomplete unless all the questions are answered. When proposing an amendment, you must show that a change to the Comprehensive Plan is required.

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) you propose to amend.

    a. If the amendment is to an existing Comprehensive Plan goal or policy, and you have specific language you would like to be considered, please show proposed amendments in "line in/line out" format with text to be added indicated by underlining, and text to be deleted indicated with ~~strikeouts~~.

    b. If the proposed amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) needing amendment. If you have specific language you would like to be considered, please show proposed edits to the SMC in "line in/line out" format as described above.

    c. If the amendment is to the Future Land Use Map, please provide a map that clearly outlines the area proposed to be changed.

2. Describe how the issue is currently addressed in the Comprehensive Plan. If the issue is not adequately addressed, describe the need for it.

3. Describe why the proposed change meets the criteria adopted in Resolution 30662 for considering an amendment to the Comprehensive Plan. The criteria are listed at the end of this application form. Is a Comprehensive Plan amendment the best means for meeting the identified public need? What other options are there for meeting the identified public need?

4. What do you anticipate will be the impacts caused by the change in text, including the geographic area affected and the issues presented? Why will the proposed change result in a net benefit to the community?

5. How would the proposed change comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan? Please include any data, research, or reasoning that supports the proposed amendments.

Attachment A

6. Is there public support for this proposed text amendments (i.e. have you conducted community meetings, etc.)? Note: The City will provide a public participation process, public notice, and environmental review for all applications.

N2nd

Criteria for Comprehensive Plan Amendment Selection (from Resolution 30662)

The following criteria will be used in determining which proposed Comprehensive Plan amendments will be given further consideration:

A. The amendment or policy is appropriate for the Comprehensive Plan because:
   - The amendment is not appropriate as a regulatory measure, and warrants a Comprehensive Plan amendment;
   - The amendment is not better addressed as a budgetary or programmatic decision;
   - The amendment is not better addressed through another planning process, such as neighborhood planning; or
   - The Growth Management Act (GMA) mandates the amendment as part of the 10-year update.

B. The amendment is legal - the amendment meets existing state and local laws.

C. It is practical to consider the amendment because:
   - The timing of the amendment is appropriate and Council will have sufficient information necessary to make an informed decision;
   - City staff will be able to conduct sufficient analysis and to develop policy and any related development regulations within the available time frame;
   - The proposed amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council is interested in significantly changing existing policy;
   - The amendment has not been recently rejected; and
   - If the proposed change is to neighborhood plan policies, there has been a neighborhood review process to develop the proposal, or a neighborhood review process can be conducted prior to final Council consideration of the amendment.

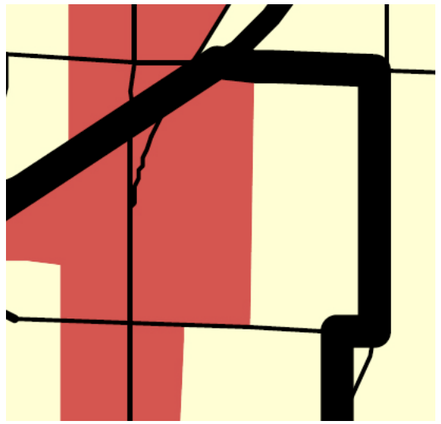
RESPONSE TO REQUIRED QUESTIONAIRE

1. The proposed amendment is to change the Future Land Use designation from single-family to commercial. Pursuant to goals and policies in the Comprehensive Plan and corresponding Neighborhood Plan, the amendment and subsequent rezone (to NC3-35) would provide a transition between higher intensity commercial uses and single-family residential uses, while providing housing in close proximity to shopping, services, and employment and providing business and employment opportunities.
    a. N/A
    b. N/A
    c. See Attached Proposed Future Land Use Map (in proximity to the subject property)
2. The Comprehensive Plan currently permits "upzones of land designated single-family and meeting single-family rezone criteria." The change to the Future Land Use Map is within that criteria.
3. The proposed designation change is not appropriate as a regulatory measure, and will not be better addressed as a budgetary or programmatic decision or through another planning process. The proposal is within GMA mandate. It meets State and Local laws, and is practical to consider.
4. The proposal will result in a smoother transition between the existing high-intensity commercial area and single-family neighborhood. The main impact may be increased traffic.
5. Please see the attached "COMPATABILITY MATRIX". The matrix identifies specific goals and policies from both the Comprehensive Plan and the Roosevelt Residential Urban Village Plan and provide reasoning that supports the proposed map amendment.
6. The majority of the public has not yet been informed of this proposal. The applicant plans to conduct neighborhood meetings to elicit support for the change, and has obtained the support of the neighbor adjacent to their property (lot also included in proposed change).

COMPATIBILITY MATRIX	
Comprehensive Plan Policy:	Response:
LU59 Permit upzones of land designated single- family and meeting single-family rezone criteria, only when all of the following conditions are met: • The land is within an urban center or urban village boundary. • The rezone is provided for in an adopted neighborhood plan. • The rezone is to a low-scale single-family, multifamily or mixed-use zone, compatible with single-family areas. • The rezone procedures are followed.	• The subject site is within the Roosevelt Residential Urban Village • Upzoning has been considered in the Neighborhood Plan. • The rezone is to a mixed-use commercial (NC) zone and will provide a transition between single-family and commercial areas. • Rezone procedures will be followed.
LUG20 Encourage diverse uses that contribute to the city's total employment base and provide the goods and services needed by the city's residents and businesses to locate and remain in the city's commercial areas.	The proposed use will include both commercial/retail/office on the street level and residential uses on the upper levels. This will contribute to the City's total employment base, provide goods and services and provide housing in an area that is adjacent to commercial on two sides and single-family on the other two sides.
LU113 Allow residential use in commercial areas to encourage housing in close proximity to shopping, services, and employment opportunities. Encourage residential uses in and near pedestrian-oriented commercial areas to provide housing close to employment and services.	The amendment (and subsequent rezone) would **provide the opportunity to provide residential and commercial uses (mixed use)** on a single property, and provide a transition between the existing commercial and single-family uses.
LU120 Assign height limits to commercial areas independently of the commercial zone designations. Allow different areas within a zone to be assigned different height limits based on the appropriate height needed to: • Further the urban village strategy's goals of focusing growth in urban villages; • Accommodate the desired functions and intensity of development; • Provide a compatible scale relationship with existing development; and • Address potential view blockage. • Establish predictable maximum heights that respond to varying topographical conditions.	The proposed height limit on the property is 35-feet. This will provide a transition between the 40-foot limit on properties to the north and west and the 30-foot (or 25-foot if the lot is 30-feet or less in width) limit in the single-family zone to the south and east. This will **improve the scale relationship between the two existing zones**.

Roosevelt Residential Urban Village Plan Goals & Recommendations:	Response:
Develop neighborhood-based design guidelines that encourage new developments to step down in height at transitions between commercial and residential uses.	The proposed designation change will serve as a **transition between existing commercial and residential uses.**
Upzoning some low-density multifamily areas to provide a transitional zoning between the NC zones and low-scale residential uses . . .	While the proposal is an upzone from single family to neighborhood commercial, the proposed height limit will provide a **transition between the commercial uses to the north and west and the single-family uses to the south and east.**
Protect and preserve the neighborhood's single-family character while accommodating the 25% increase in housing units expected in the ne[x]t twenty years.	While the lot is currently a single-family use, the character of the block is a mix of commercial and single-family residential. The subject properties are directly across the street from a busy parking garage entrance that serves the supermarket on that block. The proposal will provide a transition between the single-family uses and the commercial uses on the same block, while protecting the character of the neighborhood.
. . . maintain the wide range of housing and family types needed to support an eclectic and diverse neighborhood.	The proposal would serve a broader range of family types.
Investigate contract zoning and development incentives that will encourage redevelopment of key parcels in conformance with community design principles.	The proposal is an amendment that will eventually lead to a contract rezone to redevelop the lot in conformance with the overall goals of the community plan.
Upzones in selected residential zones bordering commercial areas to create transition zones that soften building scale changes between these zones were studied . . . deferred for further study prior to light rail station construction.	The proposed upzone from residential to neighborhood commercial, bordering commercial properties will create a transition and soften the building scale between the two. The proximity of the subject site between the proposed light rail station and the north gateway to the community, as well as its location across from a large commercial project and only two blocks southeast from a major Metro bus stop (meeting 15-minute headway standard for Transit Oriented Development), makes the **site an appropriate candidate for upzoning and "Transit Oriented Development."**

EXISTING FUTURE LAND USE MAP

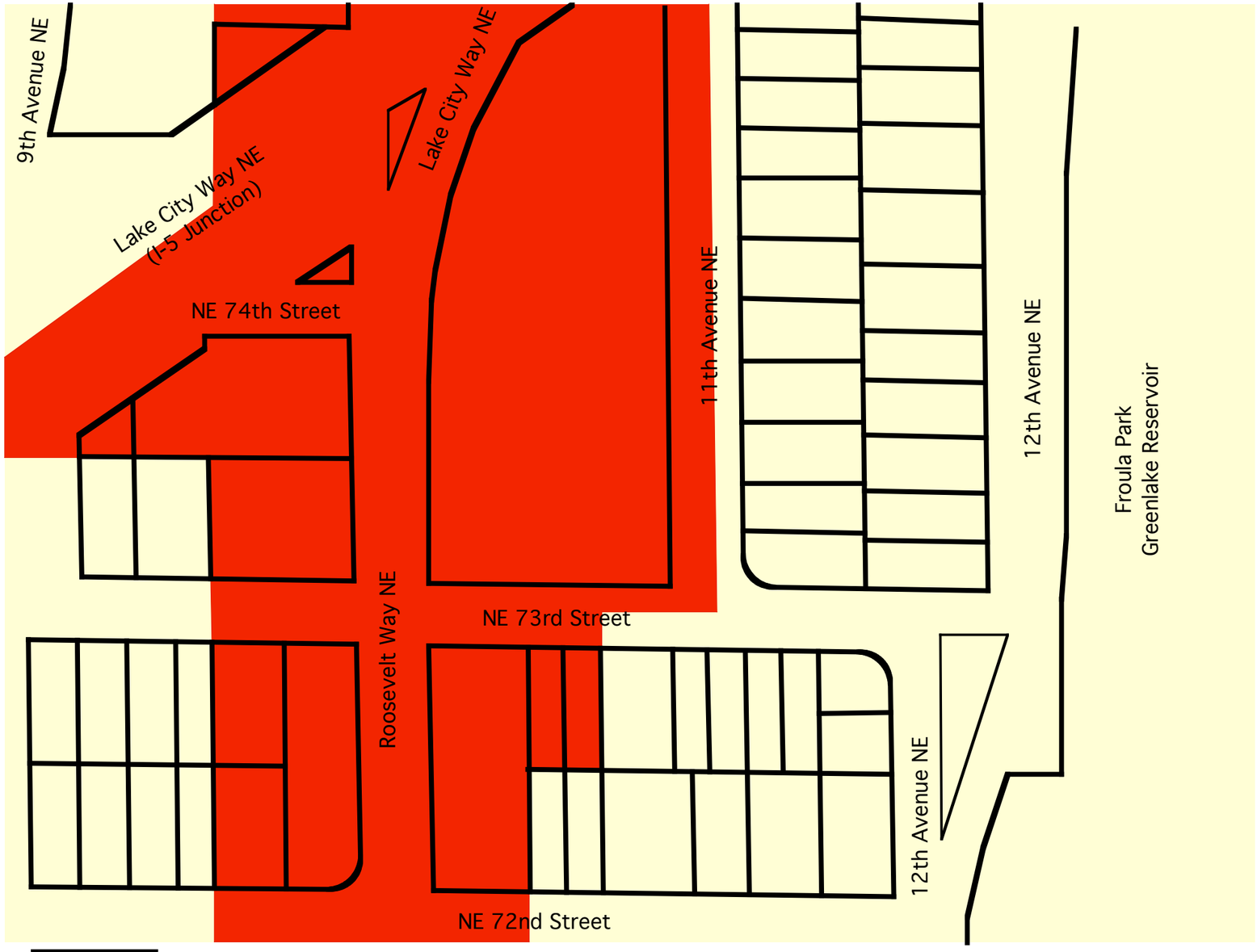


NOT TO SCALE

LEGEND

- City-Owned Open Space
- Single Family Residential Areas
- Multi-Family Residential Areas
- Commercial / Mixed Use Areas
- Downtown Areas
- Industrial Areas
- Major Institutions

PROPOSED FUTURE LAND USE MAP



0 100'
SCALE 1"=100'

NE 73rd @ Roosevelt

Comprehensive Plan Future Land Use Map Amendment

Seattle, Washington
(King County)

Parcels: 6716700325, 6716700320, 6716700310, & 6716700300

R.W. Thorpe & Associates, Inc.

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Planning ◊ Landscape Architecture
Environmental ◊ Economics
Project Management

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NORTH

ISSUED

No.	Description	Drn	Ck'd	Apv'd	Date
1	Map Amendment	LD		RT	05/13/11

REVISIONS

No.	Description	Drn	Ck'd	Apv'd	Date

RWTA JOB NO. 1105032

SHEET TITLE

PROPOSED MAP AMENDMENT

SOURCE: 2011 GOOGLE STREETVIEW

VIEW EAST FROM INTERSECTION OF
NE 73RD & ROOSEVELT WAY NE

VIEW TOWARD ROOSEVELT WAY NE
FROM CENTERLINE OF NE 73RD
NEAR NORTHEAST CORNER OF
1011 NE 73RD STREET

SOURCE: 2011 GOOGLE STREETVIEW

SOURCE: 2011 GOOGLE STREETVIEW

VIEW TOWARD SUBJECT LOTS
FROM CENTERLINE OF NE 73RD
NEAR NORTHWEST CORNER OF
1011 NE 73RD STREET

NE 73rd @ Roosevelt

Comprehensive Plan Future Land Use Map Amendment

Seattle, Washington
(King County)

Parcels: 6716700325, 6716700320, 6716700310, & 6716700300

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GOOGLE STREETVIEW PHOTOGRAPHS