

City of Seattle
COMPREHENSIVE PLAN AMENDMENT APPLICATION

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 p.m. on May 15 for consideration in the next annual review cycle. If May 15 falls on a weekend, the deadline is the Friday closest to that date. Any proposals received after May 15 will be considered in the review process for the following year.

(Please Print or Type)

Date: May 13, 2009

Applicant: Department of Planning and Development

Mailing Address: P.O. Box 34019, 700 Fifth Avenue, Suite 2000

City: Seattle State: WA Zip: 98124-4019 Phone: 206-684-0432

Email: mark.troxel@seattle.gov

Contact person (if not the applicant): Susan McLain

Mailing Address: P.O. Box 34019, 700 Fifth Avenue, Suite 2000

City: Seattle State: WA Zip: 98124-4019 Phone: 206-684-0432

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

As part of the Livable South Downtown Planning Study, zoning changes are proposed for two locations within the Downtown Urban Center: east of Interstate 5 between S. Main St. and S. Dearborn St.; and west of I-5 between S. Dearborn and the urban center's southern boundary. (See map 1.) Areas under consideration are currently designated "Commercial Mixed Use" on the Future Land Use 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: _____

Date: _____

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.

Future Land Use Map

Proposed zoning associated with Future Land Use Map amendments to areas shown on Map 1 is intended to bring the area into the downtown system of zoning, including incentive zoning provisions that apply to other areas of the Downtown Urban Center. Proposed zoning is consistent with neighborhood plan recommendations for a mixed-use commercial/residential community that includes pedestrian-oriented streets, design standards, and provisions for affordable housing. Proposed zoning reflects the location of the International Special Review District (ISRD) in the areas south of S. Dearborn Street (proposed ISRD boundary extension) and the area between 12th Avenue South and Interstate 5 (existing boundary).

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.

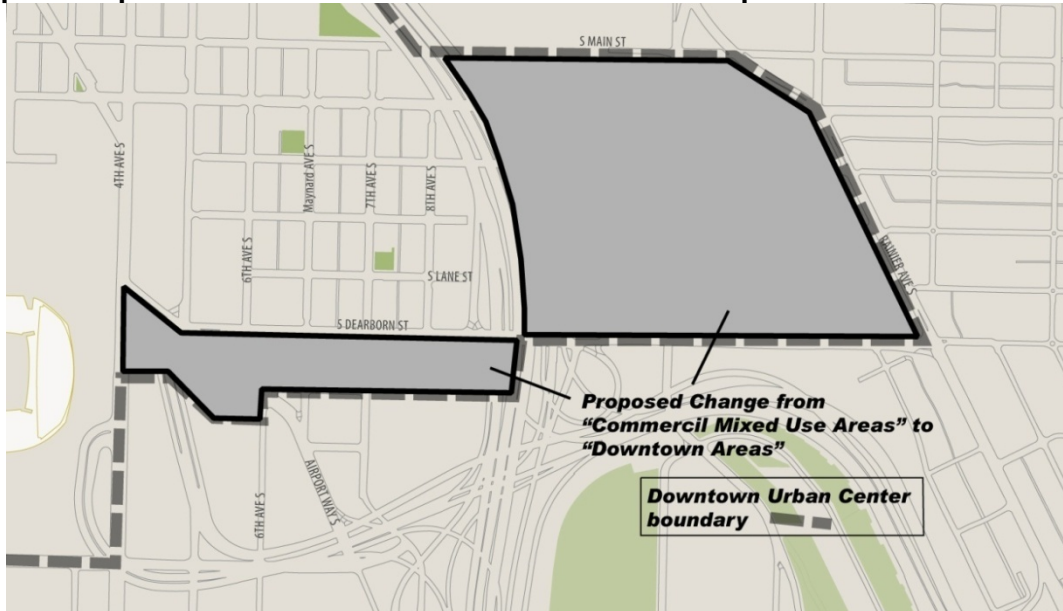
The proposal is a map amendment, and no specific language is proposed.

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.

The specific proposed amendment is to redesignate the areas shown on Map 1 as Downtown Mixed Residential and Downtown Mixed Commercial.

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

Map 1: Proposed South Downtown Future Land Use Map Amendments



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

The Future Land Use Map currently designates the areas shown on Map 1 as Commercial-Mixed Use. New designations will help the City achieve its goals for the South Downtown area, including the following:

- **Stimulate housing and jobs through zoning and land use decisions**
- **Respect neighborhood character and neighborhood plans**
- **Promote an integrated mix of uses**
- **Support quality connections between neighborhoods and the downtown as a whole**
- **Encourage economic vitality and environmental sustainability**
- **Accommodate regional services and ensure they align with the goals of the local community**

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?

The proposed change meets the Resolution 30662 criteria. According to Comp Plan Land Use Policy 2, "Future Land Use Map amendments will be required only when significant changes to the intended function of a large area are proposed.

Changes in the Land Use Code zone designation of land that does not significantly change the intended function of a large area generally will not require an amendment to the Future Land Use Map.” The zoning changes anticipated as part of the South Downtown Plan will further neighborhood and citywide goals for stimulating the creation of housing and jobs in the Downtown Urban Center. The Future Land Use Map is the most appropriate way to designate the desired future development pattern.

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?

Anticipated effects of the Future Land Use Map and subsequent zoning actions are the subject of an environmental impact statement and the South Downtown Plan, available online at www.seattle.gov/dpd/Planning/South_Downtown/Overview/

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.

The Livable South Downtown Report, available online at www.seattle.gov/dpd/Planning/South_Downtown/Overview/, examines consistency with the Comprehensive Plan and City planning objective

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.

Public participation strategies have been an integral part of the Livable South Downtown project. More information is available online at www.seattle.gov/dpd/Planning/South_Downtown/Overview/.

Your comprehensive Plan Amendment Application must be received by the City Council no later than 5:00 p.m. on May 15th to be considered in the next year’s annual review process. You can send your application via e-mail (the preferred method) to compplan@seattle.gov, or via regular mail to: Office of the City Clerk, 600 Fourth Avenue, Floor 3, PO Box 34025, Seattle, Washington 98124-4025.