

**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 **5:00 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)

Date: March 3 2014

Applicant: Terry Mattson, West Seattle Nazarene Church

Mailing Address: 5911 42nd Ave SW

City: Seattle State: WA Zip: 98116 Phone:

Email: WSCNPastorTerry@reachone.com

Contact person (if not the applicant): David Neiman

Mailing Address: 1421 34th Ave Suite 100

Email: David@neimanarchitects.com

City: Seattle State: WA Zip: 98122 Phone: 206.760.5550

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

The properties at the SW Corner of SW Juneau St and 42nd Ave SW, 4201 SW Juneau St and 5901 42nd Ave SW (KCA Parcel #s 7625702360 and 7625702370)

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:

The proposed amendment is a change to the Future Land Use Map (FLUM) for the properties at 4201 SW Juneau St and 5901 42nd Ave SW from SF 5000 to LR1 zoning.

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 proposed amendment does not change the text of the comprehensive plan.

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 proposed amendment does not change the text of the Seattle Municipal Code.

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

Please see attached map.

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 comprehensive plan currently designates the property as SF 5000. For the reasons outlined below, the future land use for the property should be changed to Lowrise 1.

3. Describe why the proposed change meets the criteria adopted in Resolution 31402 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 properties involved in this proposed amendment currently accommodate an historic church building, the church parsonage, and an open space that has been used by the public as a common open space for generations. The church is currently in disrepair and requires significant investment in order to renovate the structure. In an effort to raise funds to remodel the church, the congregation has proposed to develop townhomes on a portion of their land, sell the housing units, and use the proceeds to fund the renovation. The project proposal includes a contract re-zone of the site that would designate the majority of the land to be maintained as open space maintained by the church and available to the public as open space.

The re-zoning criteria in SMC 23.34.010 does not allow re-zoning of single family land that is not already anticipated in a neighborhood plan. Currently, the Morgan Junction Neighborhood plan does not designate any of the SF zoned land within the Urban Village boundary as being appropriate for a future re-zone. The project has been presented to the public on a number of occasions and had garnered broad support from both its immediate neighbors and groups representing the larger Morgan Junction community. Community support notwithstanding, there is no way for the project to proceed without a re-zone, and there is no way to re-zone the land without this proposed comprehensive plan amendment.

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?

The proposed amendment will facilitate the development of land that is needed to maintain valued neighborhood institution, and preserve recreational open space that has been used by the neighborhood for generations.

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 proposal complies with the following comprehensive goals and policies:

Goals for Urban Villages (From Comp Plan Urban Village Element):

UV2 Promote conditions that support healthy neighborhoods throughout the city, including those conducive to helping mixed-use urban village communities thrive, such as focused transportation demand management strategies, vital business districts, a range of housing

choices, a range of park and open space facilities, and investment and reinvestment in neighborhoods.

Response: The proposed amendment would allow a development project to move forward that would preserve a neighborhood open space and rehabilitate a 95-year old church structure and the congregation that it houses. Without this amendment, the proposed development project cannot proceed. The land will be sold and developed as single family housing. The neighborhood open space will become private homes and private yards.

UV3 Consider the following characteristics appropriate to all urban village categories except Manufacturing and Industrial Centers:

5. Zoning sufficient to allow a diversity of housing to accommodate a broad range of households.

Response: The proposed amendment will allow development of housing that provides more parking and more ground based open space than a conventional townhouse, while providing unit sizes that are smaller and more affordable than single family homes.

8. Additional opportunities for housing in existing single-family areas, to the extent provided through neighborhood planning, and within other constraints consistent with this Plan.

Response: The proposed amendment will allow development of a unique housing project that provides housing for six new households on land that would accommodate only two single family homes.

10. Parks, open spaces, street designs, and recreational facilities that enhance environmental quality, foster public health and attract residential and commercial development.

Response: The proposed amendment will allow development of a unique housing project that will preserve an existing neighborhood open space, along with three exceptional trees on the site.

11. A place, amenity, or activity that serves as a community focus.

Response: The proposed amendment will allow development of housing in a community setting that facilitates chance interaction and natural surveillance to increase public safety and build familiarity among neighbors.

UV9 Preserve developments of historic, architectural, or social significance that contribute to the identity of an area.

Response: The proposed amendment will allow development of a project that will raise money to renovate a significant church structure, preserve a congregation with strong community ties and preserve a the churchyard that has served as community open space for generations.

Morgan Junction Urban Village Goals (From Neighborhood Planning Element):

MJ-P4 Seek future open space opportunities and acquisitions to provide additional "breathing room" to the Morgan Junction neighborhood.

Response: The proposed amendment will allow the church land to be developed in a manner that will preserve a significant community open space. Without this amendment, the land will be sold for development as single family homes, resulting in a significant loss of "breathing room" for the neighborhood.

MJ-P13 Maintain the character and integrity of the existing single-family zoned areas by maintaining current single family zoning both inside and outside the urban village on properties meeting the locational criteria for single-family zones.

Response: The Morgan Junction Plan places great emphasis on preservation of single maily zoned land, both within and outside of the Morgan Junction Urban Village Boundary. When the Morgan Junction neighborhood plan was written, some consideration was given to the possibility of creating RSL zoning in the Morgan Junction Urban Village. RSL zoning allows tandem houses much like that which would be facilitated by this amendment. Notes from the discussion indicate mixed signals from the community, with segments supporting the idea, but the general consensus being that the community did not fully understand RSL zoning, and so action was not taken.

Objections at the time included: Further increased density in the neighborhood; Adding even more traffic to an already overtaxed system; Adding to off-street parking problems; The architectural appearance of cottage and "skinny" housing.

None of these objections is particularly relevant in the case of our proposed amendment and the associated project. The proposed project would create six townhouse units on land that would otherwise support 3 single family homes. The project provides two parking stalls for each unit. The character of the proposed housing has been shown to the neighborhood and widely accepted.

MJ-P16 Strive to achieve adequate levels of parking for new commercial, mixed-use and multi-family buildings and use other parking management techniques that minimize spillover parking into residential areas.

Response: This proposed amendment would facilitate development of a project that provides two parking spaces for each housing unit.

MJ-P17 Encourage parking standards for new multi-family development that reflect the ratio of vehicle ownership per multi-family dwelling unit in Morgan Junction.

Response: This proposed amendment would facilitate development of a project that provides two parking spaces for each housing unit.

MJ-G5 A community with strong single-family neighborhoods and compatible multi-family buildings offering a wide range of housing types for all people.

Response: Morgan Junction has voiced great concerns about losing the single family character of its neighborhoods. This proposed amendment would facilitate development of a project in a location that helps transition down from LR3 to SF zoning. The project preserves an open space that is a significant amenity for its single family neighbors. The proposed multi-family buildings are of a style, form, and scale that are in keeping with its single family neighbors. The proposed home provide housing that has more open space and ground based amenities that typical townhomes, while being significantly smaller and more affordable than single family homes.

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.

Numerous open public meetings have been held at the church to present the project to the community. Regular updates on the project have been provided at meetings of the Morgan Junction Community Association. Large format informational signage has been posted at the site and a website (wscntownhomes.blogspot.com) created to help the public learn about the proposal. The website includes links to plans, renderings, and an animated video of the proposal.

Add information about endorsements here as they are obtained...

Criteria for Comprehensive Plan Amendment Selection (from Resolution 31402)

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

- A. The amendment is appropriate for the Comprehensive Plan because:
- It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;
 - It is consistent with the Countywide Planning Policies and the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 strategy;
 - Its intent cannot be accomplished by a change in regulations alone;
 - It is not better addressed as a budgetary or programmatic decision; and
 - It is not better addressed through another process, such as neighborhood planning.
- B. The amendment is legal under state and local law.
- C. It is practical to consider the amendment because:
- The timing of the amendment is appropriate and Council will have sufficient information to make an informed decision;
 - City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Municipal Code, and to conduct sufficient analysis and public review;
 - 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; and
 - The amendment has not been recently rejected by the City Council.
- D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.
- E. The amendment is likely to make a material difference in a future City regulatory or funding decision.

Proposed Change to Future Land Use Map:

