

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 (DPD)

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

City: Seattle State: WA Zip: 98124-4019 Phone: 206-684-8375

Email: Gordon.Clowers@seattle.gov

Contact person (if not the applicant): Gordon Clowers

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

City: Seattle State: WA Zip: 98124-4019 Phone: 206-684-8375

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

Property in the vicinity of NE Northgate Way between Meridian Ave. N and NE 12th St. in the Northgate Urban Center

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. **DPD proposes two revisions to land use policy as amendments to the Northgate Neighborhood Planning Element in the Comprehensive Plan.**

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 includes two potential amendments:

- **Land Use policy (NG-P3) would be revised as follows: “Use a Northgate Overlay District and Neighborhood Specific Design Guidelines to address the special characteristics of development in the area.”**
- **A new policy would reinforce the Comprehensive Plan’s objectives to encourage “a thriving, vital, mixed-use center of concentrated development” in the Urban Center. The new policy will relate to properties along or near the NE Northgate Way corridor. It will express support for future potential rezones in the corridor that would add development capacity through increased height and density limits and changes from multifamily to mixed-use zoning along major pedestrian streets, provided that property owners and developers are able to adequately address impacts of their projects relating to transportation, the pedestrian environment, and height/bulk/scale of buildings.**

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.

Amendments to the Seattle Municipal Code are currently being studied by DPD. For more information, see

www.seattle.gov/DPD/Planning/Northgate_Revitalization/NorthgateAreaRezoneProposalEIS/default.asp

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

We do not anticipate a need to amend the Future Land Use map; however, we will continue to evaluate this with the stakeholders.

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 draft environmental impact statement (DEIS) issued on May 1, 2008, describes the policy context of the Northgate Rezone proposal. A link to the DEIS is available at

www.seattle.gov/DPD/Planning/Northgate_Revitalization/NorthgateAreaRezoneProposalEIS/default.asp

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. The neighborhood plan element of the Comprehensive Plan is the most appropriate vehicle for providing guidance about future land uses in a way that is unique to that neighborhood. In this case, the Northgate Stakeholders have been continuously involved in helping shape the development future of the Northgate Way corridor and have identified key elements of the built environment they think should be protected. The neighborhood plan amendments proposed here records the results of their deliberations about the neighborhood's future.

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?

Potential impacts associated with the Northgate rezone proposal are considered in a DEIS issued on May 1, 2008. A link to the DEIS is available at

www.seattle.gov/DPD/Planning/Northgate_Revitalization/NorthgateAreaRezoneProposalEIS/default.asp

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.

As noted in response to question 3, the proposed changes have derived from an extensive community process and serve to augment the existing community vision in the current neighborhood plan. The DEIS describes the broader policy context of the Northgate Rezone proposal. A link to the DEIS is available at www.seattle.gov/DPD/Planning/Northgate_Revitalization/NorthgateAreaRezoneProposalEIS/default.asp

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.

The Northgate Rezone proposal is part of an ongoing community effort to revitalize the Northgate Urban Center pursuant to Resolution 30642. More information on Northgate Revitalization and the work of the Northgate Stakeholders Group is available online at

www.seattle.gov/DPD/Planning/Northgate_Revitalization/Overview/default.asp

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.