

QUEEN ANNE COMMUNITY COUNCIL  
1818 First Avenue West, Seattle, WA 98119

---

April 8, 2005

(Separate Letters to:)

Honorable Greg Nickels, Mayor, City of Seattle

Honorable Peter Steinbrueck, Councilmember, City of Seattle

Diane Sugimura, Director DPD

Dear \_\_\_\_\_:

The Queen Anne Community Council supports the application of the Interbay Neighborhood Association for a Comprehensive Plan Amendment to designate the Dravus/Interbay area as a Hub Urban Village. While it is small area, it has a large potential to accommodate denser growth and to provide services for the surrounding communities of Queen Anne and Magnolia. It is currently underutilized and, and the current zoning is not appropriate for the type of development needed to support a future monorail station.

By changing the existing C1/C2 zoning to an SM zone in a new Hub Urban Village, the area would be suitable for a pedestrian-oriented, transit-oriented, mixed-use community - a gateway to both Queen Anne and Magnolia. This type of development is imperative to support a successful monorail system, and is consistent with the recommendations of the DPD Station Area Planning Group. We are concerned that if this area is not addressed with a thoughtful planning study and more appropriate zoning, this area could fall prey to large scale retail development, or other inappropriate forms of development which will have an adverse effect on our neighborhood.

By approving the Hub Urban Village designation, the planning process to determine way to support a real community in this location can take place.

We at the Queen Anne Community Council look forward to participating in the public process and working with the City to evaluate the planning priorities and potential zoning revisions needed to support a Hub Urban Village.

This proposal has had several hearings before the QACC Land Use/Planning Committee, it was presented to the full QACC Board on April 6th, and has received positive comments. I hope you will recommend that this proposal be considered for inclusion in the Comprehensive Plan.

Sincerely,

Ellen Monrad, President