

November 17, 2023

## MEMORANDUM

**To:** Land Use Committee  
**From:** Lish Whitson, Analyst  
**Subject:** Council Bill 120675: Duwamish Medical Service Use Size Limits

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On Wednesday, November 29, the Land Use Committee will receive a briefing on [Council Bill \(CB\) 120675](#), which would allow existing medical service uses in portions of the Duwamish Manufacturing/Industrial Center (MIC) east of Airport Way S to expand. Attachment 1 shows the extent of the area affected by CB 120675.

CB 120675 would amend the new maximum size of use limits adopted under the Industrial and Maritime strategy as part of [Ordinance 126862](#). The size of use limits are intended to limit the spread of non-industrial uses in industrial areas - particularly in the new Manufacturing Maritime and Logistics (MML) zone. The MML zone limits the size of medical service uses and office uses to 10,000 square feet or 0.4 times the area of the lot, whichever is less.

CB 120675 would remove these maximum size of use limits for existing medical service uses east of Airport Way South within the Duwamish MIC that seek to expand on site or on abutting lots. It would also allow any associated office space to expand on site or on abutting lots. It is intended to allow Evergreen Treatment Services (ETS) to expand their clinic, located in an MML zone on the east side of Airport Way South at Holgate Street. The ETS clinic provides medication-assisted treatment for opioid use disorders.

CB 120675 would only apply to industrial zones that are located east of Airport Way South. Airport Way runs approximately one block west of Interstate 5, between S Charles St, at the south end of the Chinatown/International District and the southern City limits. This area is mostly one block wide and 6.5 miles long. The Office of Planning and Community Development (OPCD) has not identified any other medical service uses in this area, but the Council could limit any unintended impacts of the bill by adding a southern boundary, such as S Holgate Street (the southern end of the ETS property) or S Spokane Street.

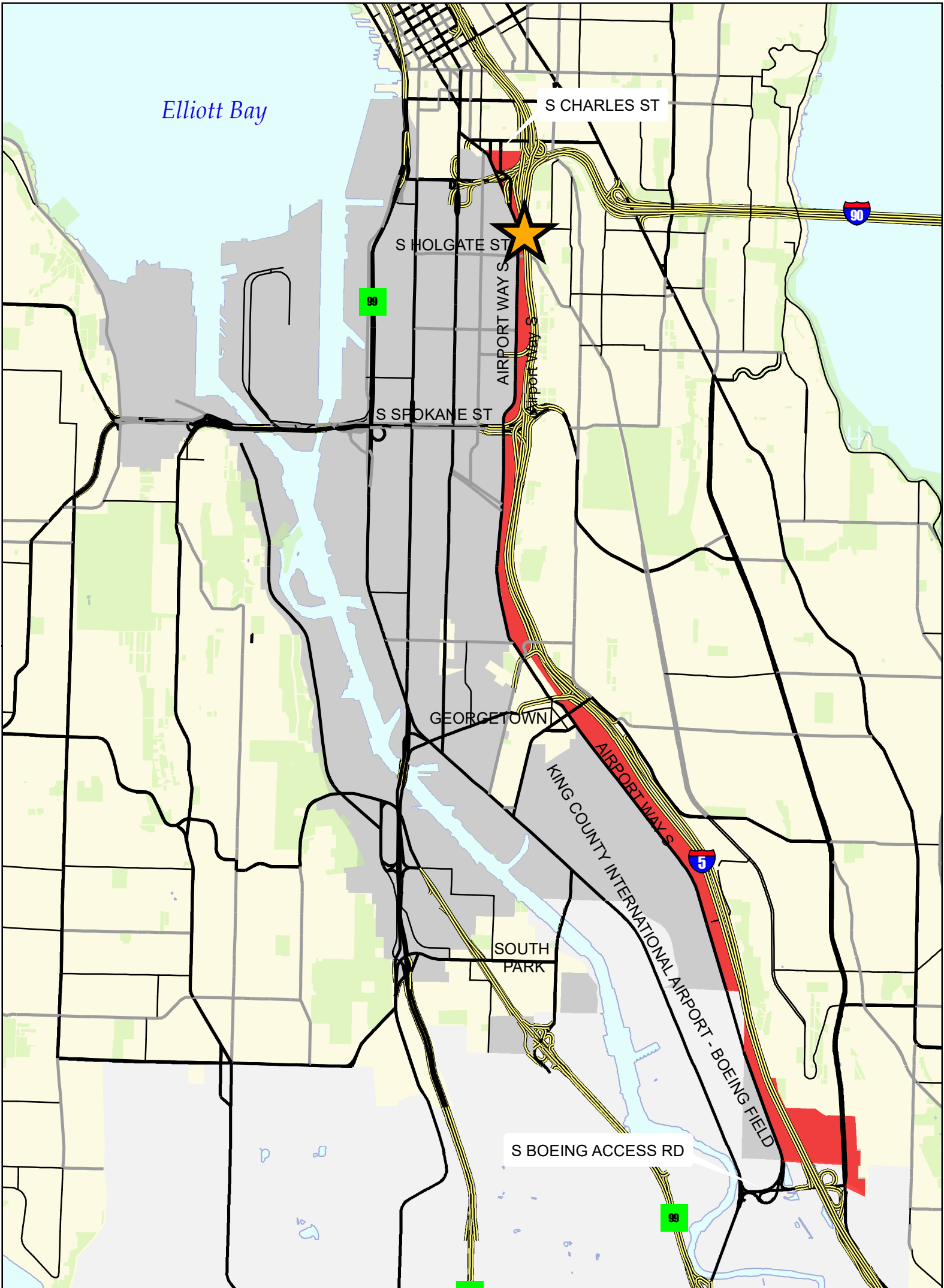
### Next Steps

The Land Use Committee will hold a public hearing on December 8. at which meeting the committee may vote on the bill.

### Attachment:

1. Area affected by CB 120675

cc: Esther Handy, Director  
Aly Pennucci, Deputy Director  
Yolanda Ho, Lead Analyst



**AREA AFFECTED BY CB 120675**

- Duwamish MIC
- Duwamish MIC east of Airport Way
- City of Seattle
- Evergreen Treatment Services

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