

SDCI Director's Report

Major Institution Uses in Industrial Zoning Ordinance

March 12, 2019

Summary of the Proposal

This legislation amends the Land Use Code to allow major institution uses in new buildings, and outside of existing buildings, within a defined area of the Industrial General 1 (IG1) and Industrial Buffer (IB) zones. The location is a three-block area northwest of the existing Seattle Pacific University campus in the North Queen Anne neighborhood. A map of the area affected by this legislation is attached as Attachment A. Under current regulations, in the Industrial zones, major institutional uses are only allowed in buildings existing on October 7, 1987. This amendment is proposed to be consistent with a recently adopted Comprehensive Plan amendment that removed this area from the Ballard/Interbay/Northend Manufacturing and Industrial Center (BINMIC).

The amendments include:

- Allowing major institution uses outside and within new buildings in a defined three-block area of Industrial zones near Seattle Pacific University.
- Providing the ability for a Major Institution Overlay (MIO) district to expand into this defined three-block area of Industrial zones near Seattle Pacific University.

This legislation will allow for limited expansion just outside the existing major institution district boundary for Seattle Pacific University. The boundaries of the three-block area are defined as being the industrial zoned properties located outside of the BINMIC and located in an area south of the Lake Washington Ship Canal, east of 8th Avenue West, north of West Nickerson Street, and west of 3rd Avenue West. The subject properties will retain the existing industrial zoning categories.

The legislation would also allow for the future expansion of the Seattle Pacific MIO district into this three-block area. Current regulations of the MIO zoning prohibit expansion of an MIO into industrial zones. The proposed legislation would keep these restrictions in place, except for this three-block area.

These actions would allow the University to update their Master Institution Master Plan (MIMP) and include this three-block area in their scope of future development. The process to update a MIMP is established in Land Use Code Section 23.69.032 and is a Type IV Council Land Use Decision. Any decision to expand the boundary would be made after extensive community outreach, additional environmental review and a quasi-judicial deliberative process.

Environmental Review

SDCI conducted environmental review (SEPA), including public notice, and issued a Determination of Nonsignificance (DNS) in January 2019. No comments on or appeals of the determination were filed.

Background

Seattle Pacific University was founded in 1891 at its present location on the north side of Queen Anne Hill. The University has grown over the years, with the last major expansion occurring in the late 1990s. The location of the University provides very limited opportunities for future campus growth. The University abuts residential development to the south and west and a thin strip of Industrial and Commercial zones to the north and east, abutting the Lake Washington Ship Canal.

The area proposed for major institution uses has been designated industrial because of the proximity to Salmon Bay and the Lake Washington Ship Canal. The area was also previously served by railroad but that has since been converted into the Ship Canal Trail, a paved recreational trail used by cyclists and pedestrians. The University has purchased much of the three-block area as it has become available. The industrial uses within the confines of this area are largely industrial warehouse uses with some manufacturing, boat storage and general parking uses also present. There would be no immediate impact to the existing uses of these properties, as they would retain their industrial zones. Also, the legislation would not affect those active waterfront industrial uses abutting the Ship Canal or properties located west of 8th Avenue W, which are part of the BINMIC.

Existing regulations in the MIO section of the Land Use Code already allow major institution uses to locate up to 2,500 feet outside of an existing MIO district boundary. However, Industrial zones only allow for major institution uses to occupy existing buildings constructed before October 7, 1987. The existing buildings in the three-block area are industrial in nature and may not meet the needs of the University, which may include outdoor uses such as parking and sports playfields.

Comprehensive Plan Consistency

The following Seattle 2035 Comprehensive Plan policies are directly applicable to this proposal:

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| LU 13.3 | "Balance the need for major institutions to grow and change with the need to maintain the livability and vitality of neighboring areas." |
| LU 13.4 | "...Where appropriate, establish MIO boundaries for better integration between major institution areas and less intensive zones." |
| LU G12 | "Provide flexibility in standard zone provisions or supplement those provisions to achieve special public purposes in area where unique conditions exist, such as... major institutions." |

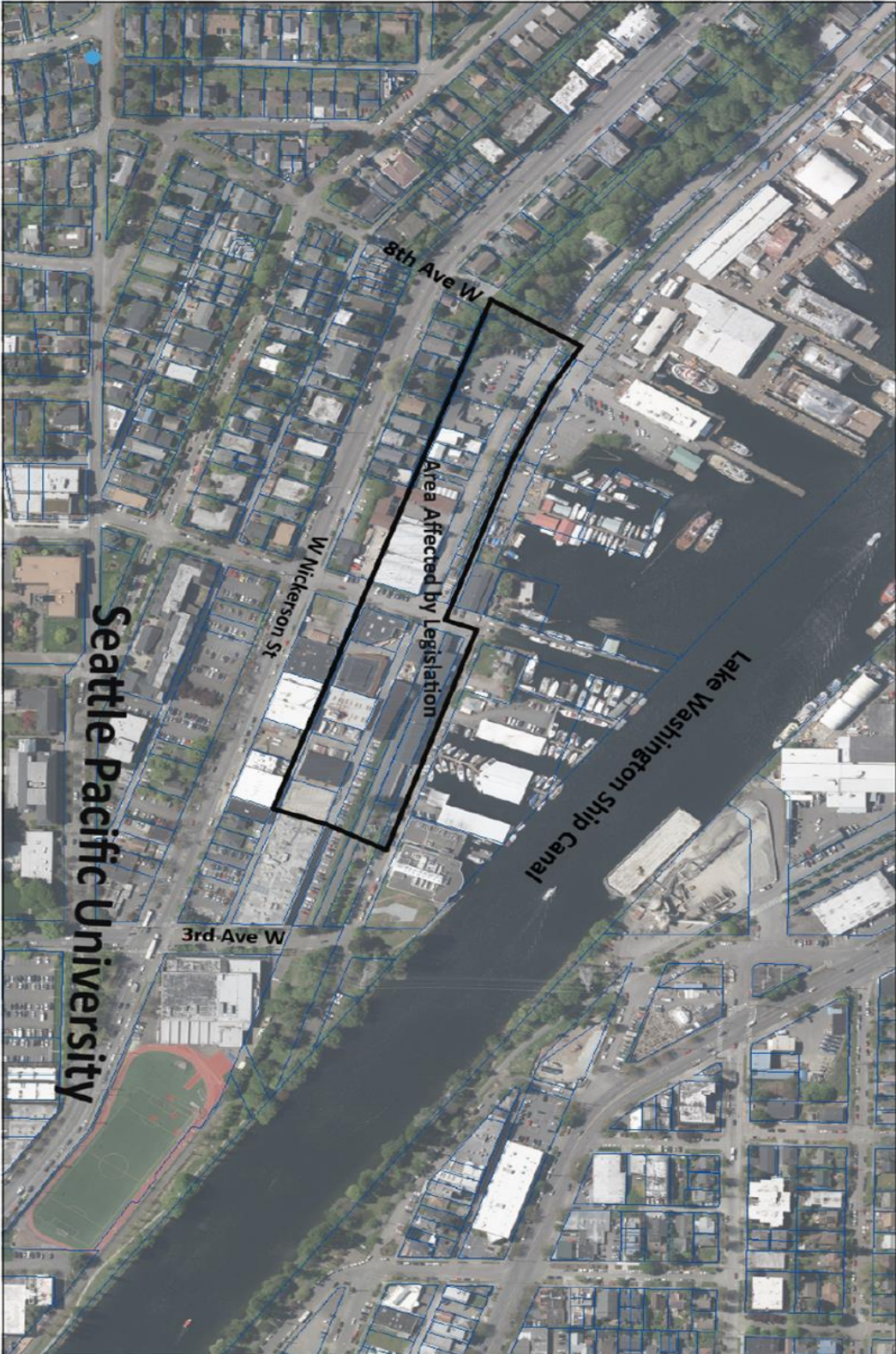
The proposal is consistent with applicable Comprehensive Plan Policies when considering the associated Comprehensive Plan amendment.

Recommendation

SDCI recommends adoption of the proposed amendments to the Land Use Code. These changes will allow the ability for future expansion of this Major Institutional use in a limited area compatible with abutting uses.

Attachment A: Map of Affected Area

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**Area Affected by Proposed Legislation
For Reference Purposes Only**
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