



SEATTLE CITY COUNCIL
CENTRAL STAFF

Industrial Maritime Amendments

LISH WHITSON, LEGISLATIVE ANALYST

LAND USE COMMITTEE

JUNE 8, 2023

Legislation

| | |
|-------------------------|---|
| <u>CB 120568</u> | 2023 Comprehensive Plan amendments |
| <u>CB 120567</u> | Land Use Code text amendments New Industrial chapter 23.50A New zones: Maritime, Manufacturing, Logistics; Industrial Innovation; Urban Industrial |
| <u>CB 120569</u> | Zoning map changes |
| <u>CB 120571</u> | Noise ordinance amendments |
| <u>CB 120570</u> | Relocating Industrial Commercial code |

Industrial and Maritime Strategies

- Environmental justice and climate action
- Stronger protections for industrially zoned land
- High-density industrial development
- Healthy transitional areas near urban villages
- No new residential uses
- Georgetown and South Park neighborhood goals
- Master planning for WOSCA and Armory sites

Proposed amendments

| | | |
|-----|---|---------|
| 1 | Technical Amendments | Strauss |
| 3A | Mandatory Housing Affordability-Commercial (MHA-C) in the Stadium Transition Overlay District | Morales |
| 3B | Incentive zoning provisions for commercial development in the Industry & Innovation (II) zone | Morales |
| 4 | Expand street tree planting requirements in the Manufacturing, Maritime and Logistics (MML) zone | Strauss |
| 6 | Modify the maximum size of use limits in the Stadium District | Strauss |
| 7 | Expand requirements for noise attenuating windows in residential development near industrial areas | Morales |
| 8 | Add requirements for air conditioning for residential development near industrial areas | Morales |
| 10* | Rezone the area generally bounded by Leary Avenue NW, 17 th Avenue NW and 20 th Avenue NW | Strauss |
| 11 | Rezone the block at the northwest corner of Leary Way NW and 14th Avenue NW to II | Strauss |
| 12* | Remove the area north of NW 48th Street and east of 9th Avenue NE from BINMIC | Strauss |
| 13* | Remove the area at the western end of Commodore Way from the BINMIC and rezone to C2 | Strauss |
| 14* | Rezone additional areas within half mile of the Lander Street station to II to support URM TDR | Herbold |
| 15* | Expand the Georgetown UI and NC3 zones to the north | Morales |

Amendment 1 – Technical – CM Strauss

- Correct references from IC 85-240 to II 85-240
- Add FAR limits for the IC-30 and IC-40 zones
- Clarify that there are higher maximum FAR limits allowed on the II 85-240
- Change the term “Multifamily residential” to “residential” throughout the bill
- Add a reference to IC zones with a mandatory housing affordability suffix
- Add conditional use criteria for lodging in IC zones back in
- Add references to II zones other than the II 85-240 zone where appropriate
- Change “floor-to-ceiling clearances” to “floor-to-ceiling heights” to use a more standard term.
- Clarify height limits (65 feet, not 60 feet)

Amendments 3A and 3B

Affordable Housing – CM Morales

3A. Apply Mandatory Housing Affordability-Commercial (MHA-C) program in the Stadium Transition Overlay District.

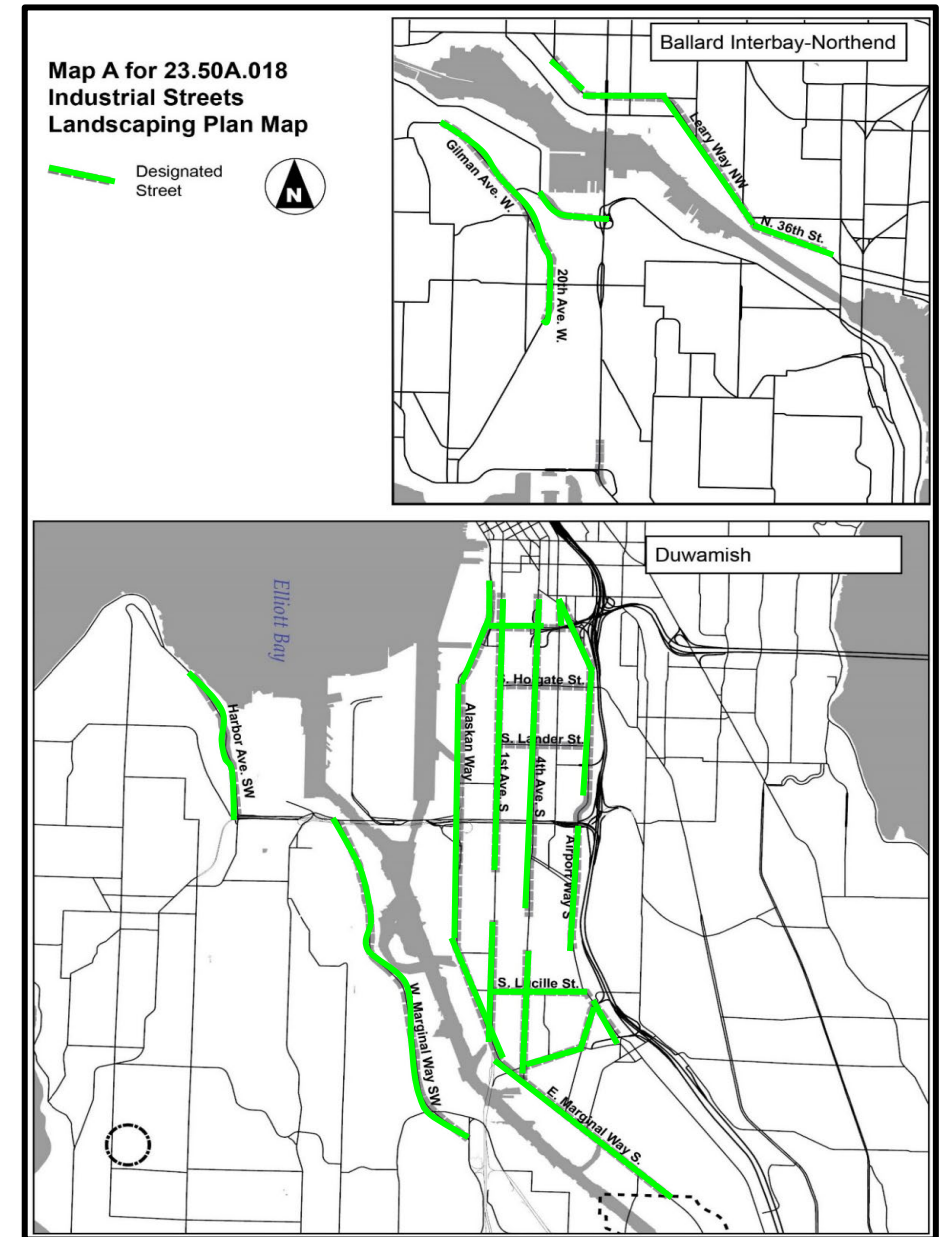
3B. Apply incentive zoning provisions for affordable housing for commercial development in the Industry & Innovation (II) zone.

Identified as a mitigation measure in the FEIS.

Amendment 4

Street Trees – CM Strauss

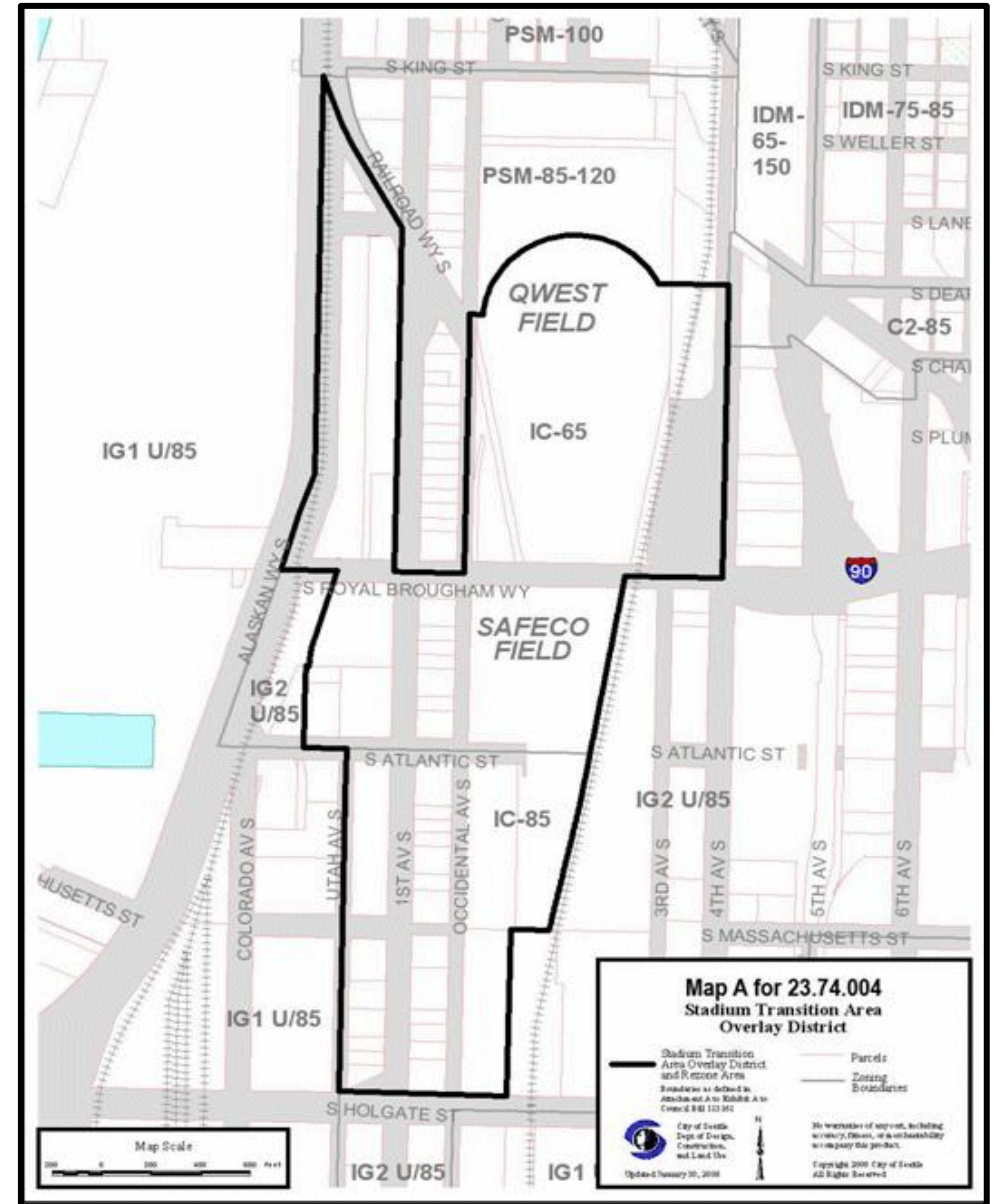
- Require street trees on all streets in the MML zone
- Current regulations would only require on major arterials (green on the adjacent map)
- Identified as a mitigation measure in the FEIS



Amendment 6 – Stadium Overlay Size of Use – CM Strauss

- Increase the maximum size of use limits for certain uses in the Stadium District as follows:

| | Current code | CB 120567 | Amendment 6 |
|---------------------------------------|-------------------------------|------------------------------------|--|
| Information Computer Technology (ICT) | No size limit for office uses | 75,000 sq. ft. for all office uses | No size limit for ICT uses, 75,000 sq. ft. for other offices |
| Entertainment | No size limit | 25,000 sq. ft. | 75,000 sq. ft. |
| General sales and services | No size limit | 20,000 sq. ft. | 40,000 sq. ft. |



Amendment 7 – Windows – CM Morales

Require sound-insulating windows in residential units (already required in UI zone):

- Ballard rezone area
- Georgetown rezone area
- Judkins Park rezone area
- South Park rezone area
- Other areas rezoned to non-industrial zones under the proposed amendments

Identified as a mitigation measure in the FEIS.

Amendment 8 – Air Cooling/Filtration – CM Morales

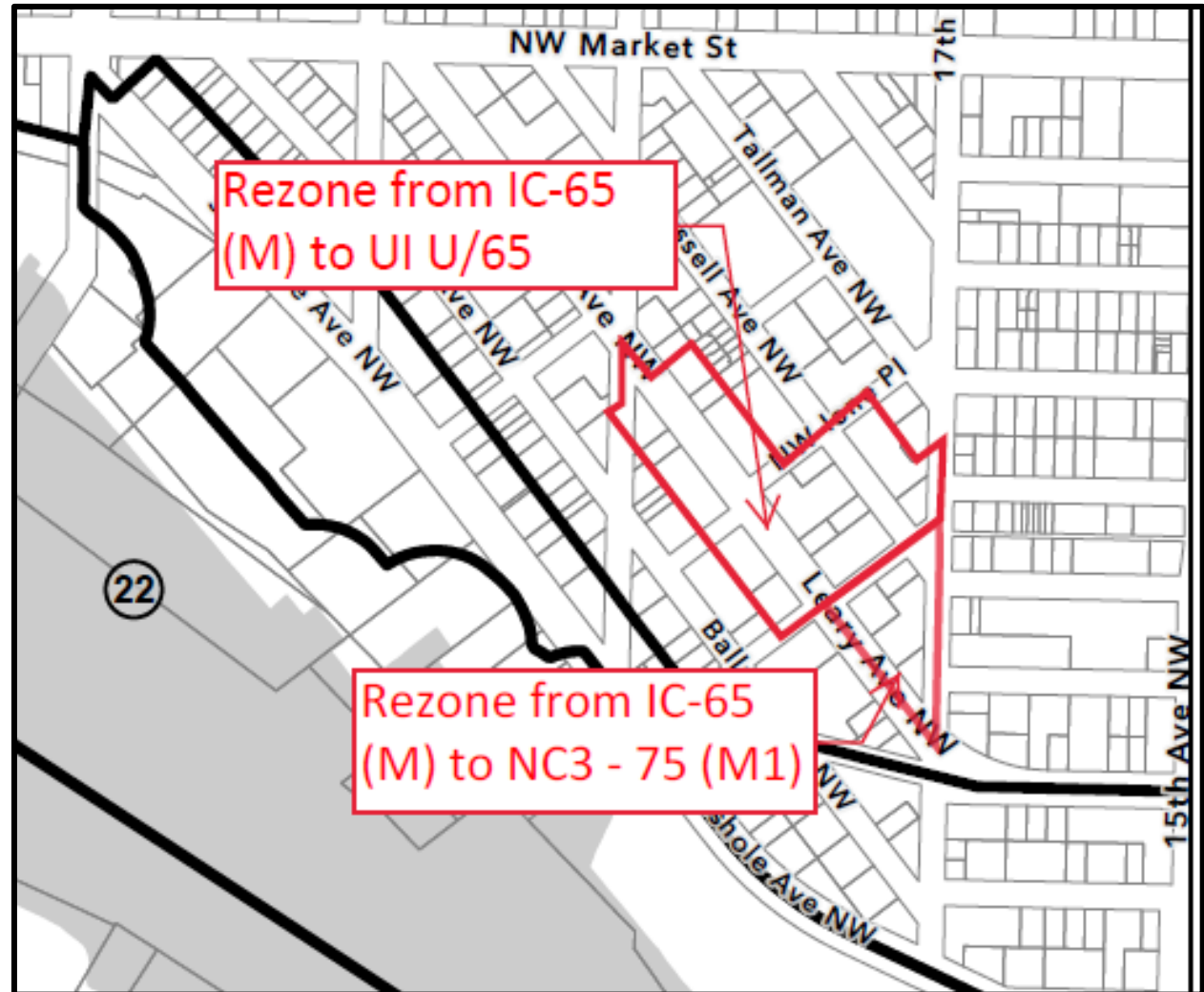
Require air cooling and filtration in residential units:

- UI zone
- Ballard rezone area
- Georgetown rezone area
- Judkins Park rezone area
- South Park rezone area
- Other areas rezoned to non-industrial zones under the proposed amendments

Identified as a mitigation measure in the FEIS.

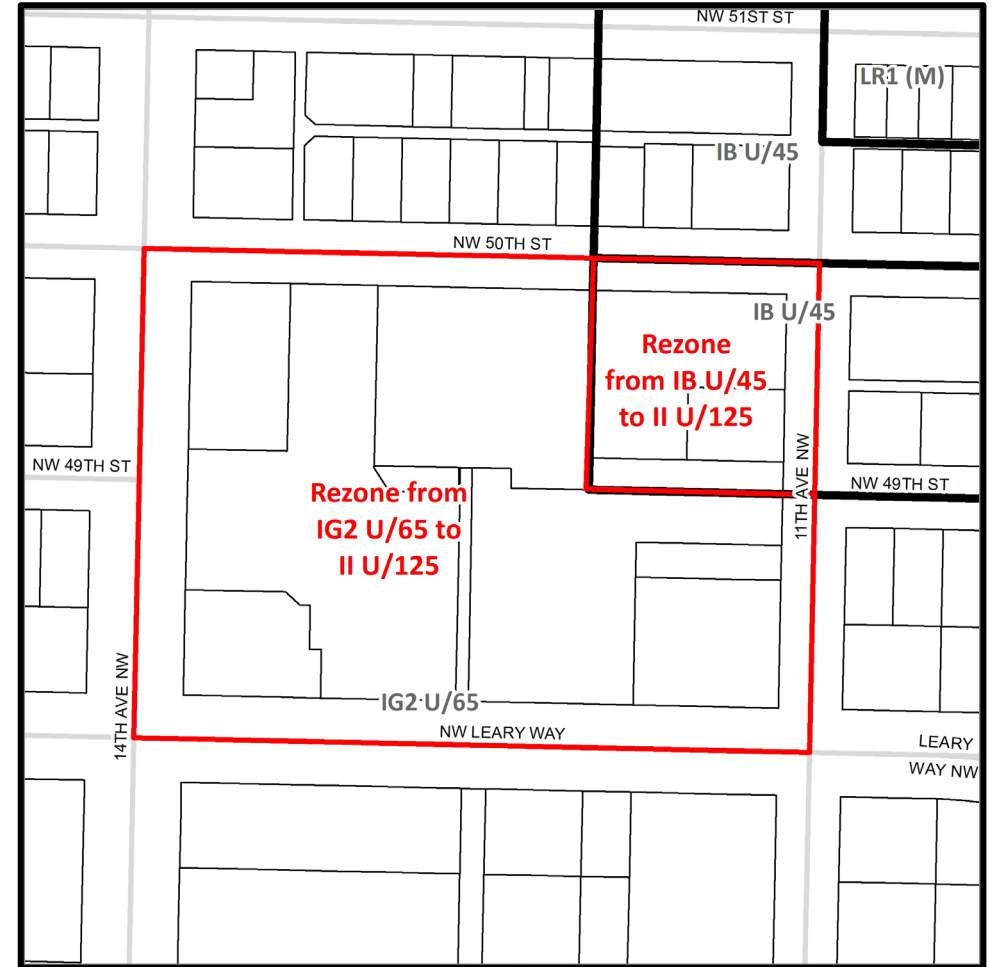
Amendment 10 – Leary & Dock St – CM Strauss

- Rezone from IC-65 (M) to UI U/65 and NC3-75 (M1)
- Area is in the Ballard Hub Urban Village
- UI U/65 was analyzed in this area, the bill as proposed would maintain the IC zoning



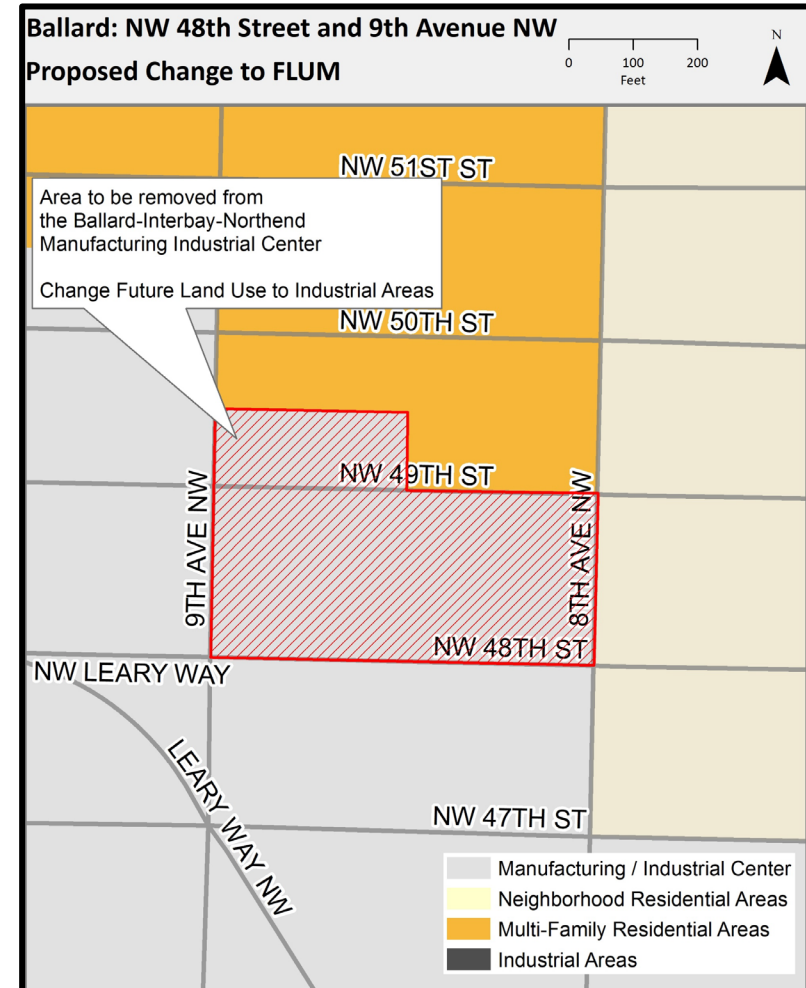
Amendment 11 – Leary & 14th – CM Strauss

- Rezone from IG2-U/65 and IB U/45 to **II U/125** rather than MML U/65
- Studied in the FEIS



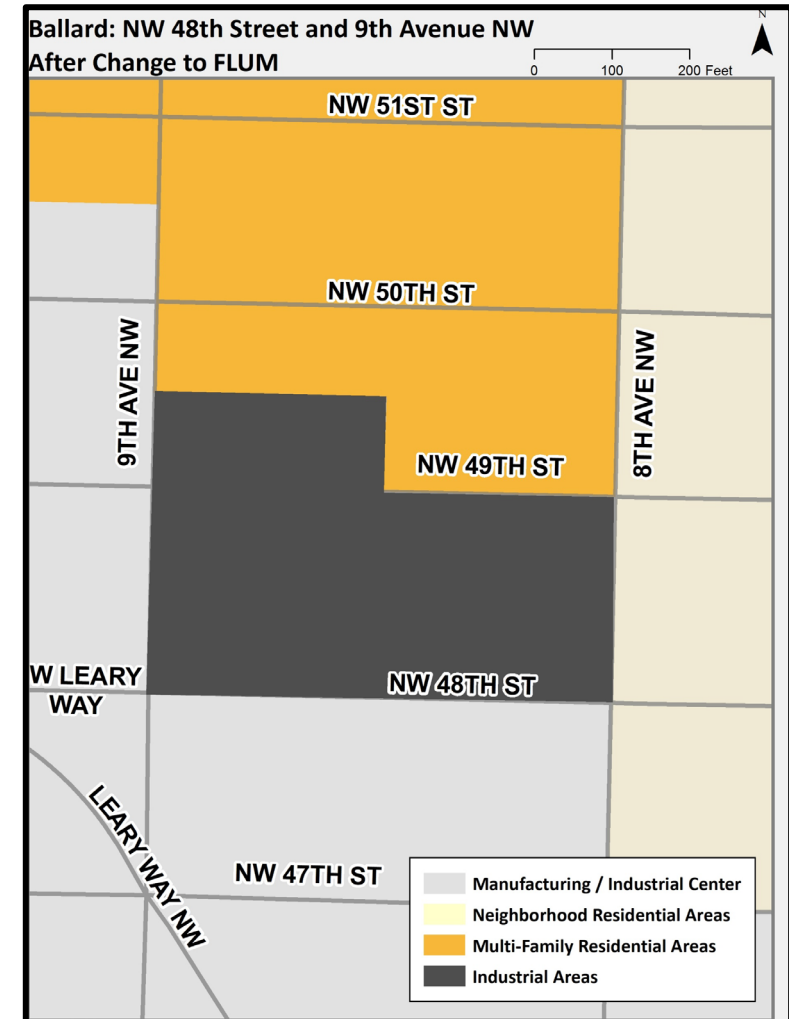
Amendment 12 – 48th and 9th – CM Strauss

- Remove area from BINMIC
- Not analyzed in the FEIS



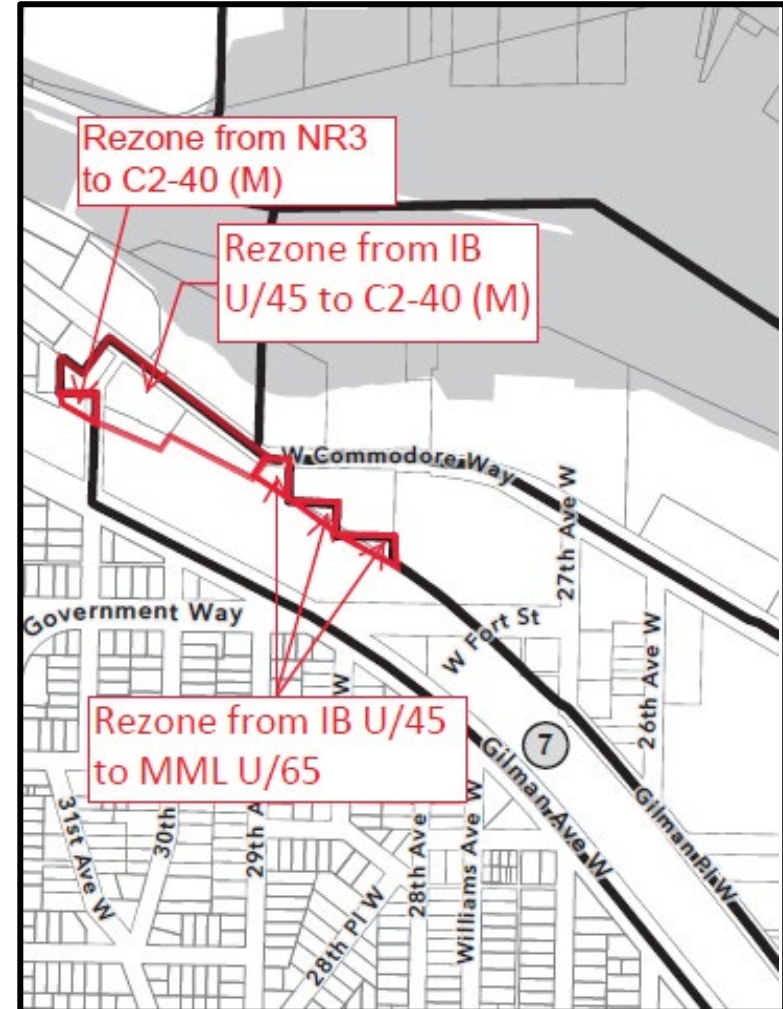
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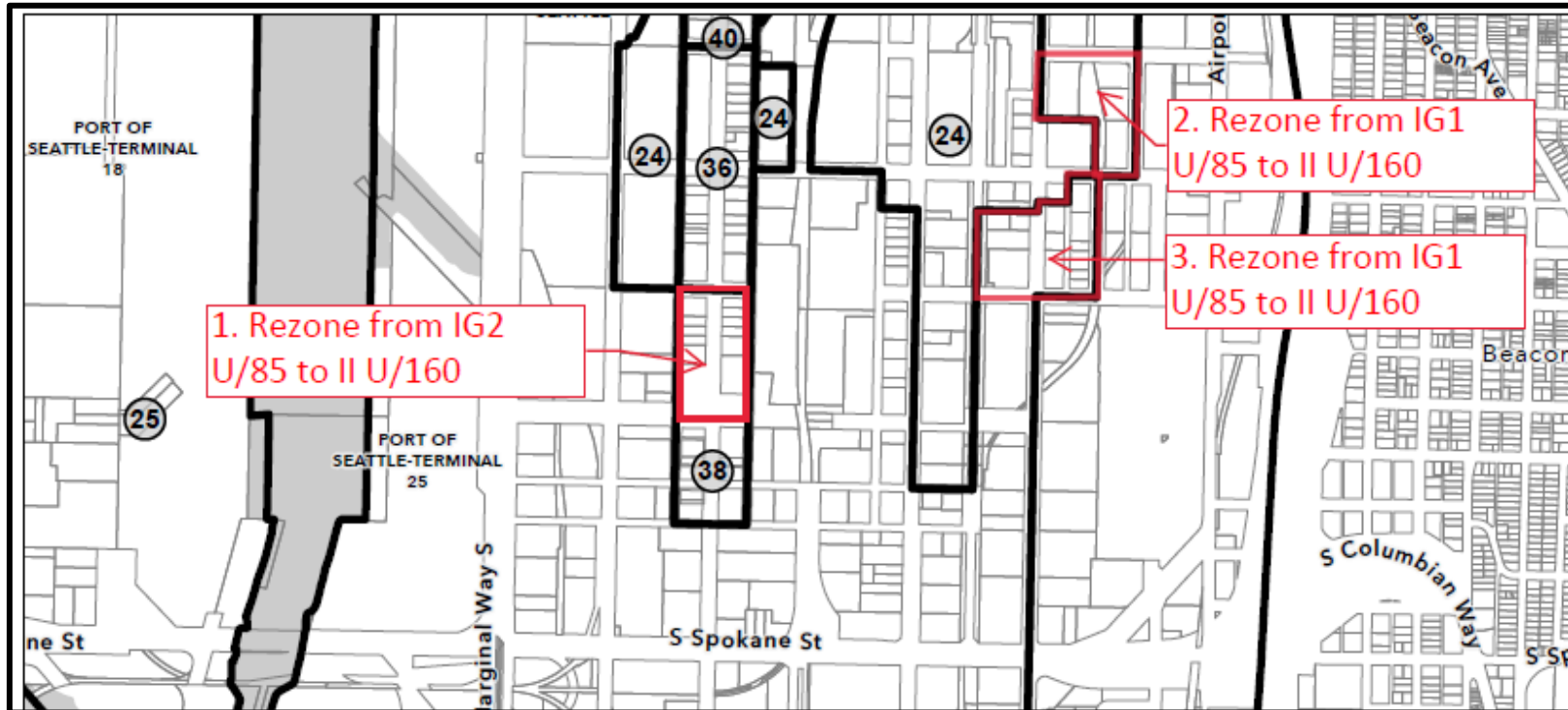
Amendment 13 – Commodore Way – CM Strauss

- Remove area from BINMIC
- Rezone from IB U/45 and NR3 to **C2-40 (M)** and **MML U/65** rather than UI U/45
- Not studied in the FEIS



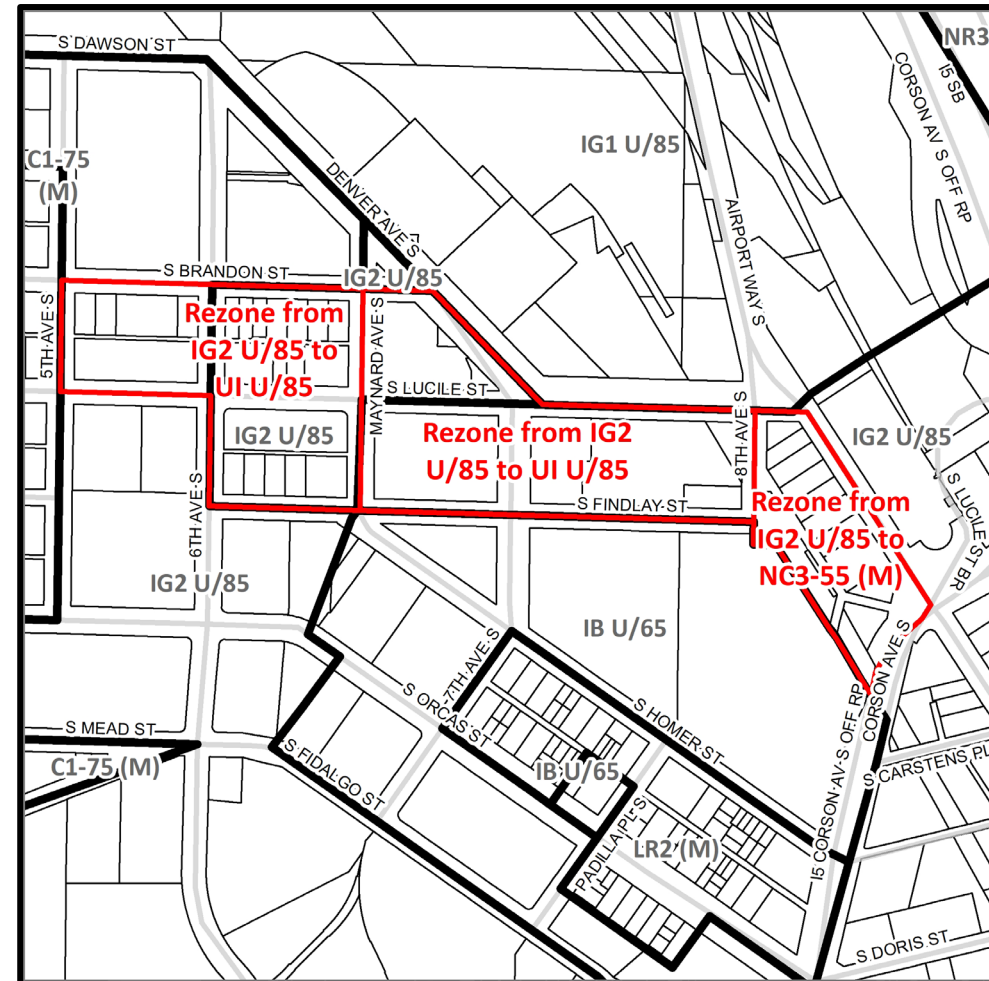
Amendment 14 – Lander Street – CM Herbold

- Rezone three areas from IG1 U/85 and IG2 U/85 to **II U/160** rather than MML U/85 in order to support the URM TDR program
- Some of this area was studied in the FEIS



Amendment 15 – North Georgetown – CM Morales

- Rezone two areas from IG2 U/85 to UI U/85 and NC2-55 (M) rather than MML U/85
- Not studied in the FEIS



Next Steps

- If amendments 5, 10, 12, 13, 14, or 15 were adopted, we will need to publish an Addendum to the Industrial Maritime Strategy FEIS, and the Council should hold a vote until July 18 at the earliest.
- If none of the amendments listed above were adopted, we will need a week to prepare final bills for Council action, and the Council could act on the legislation as early as June 20.