



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.

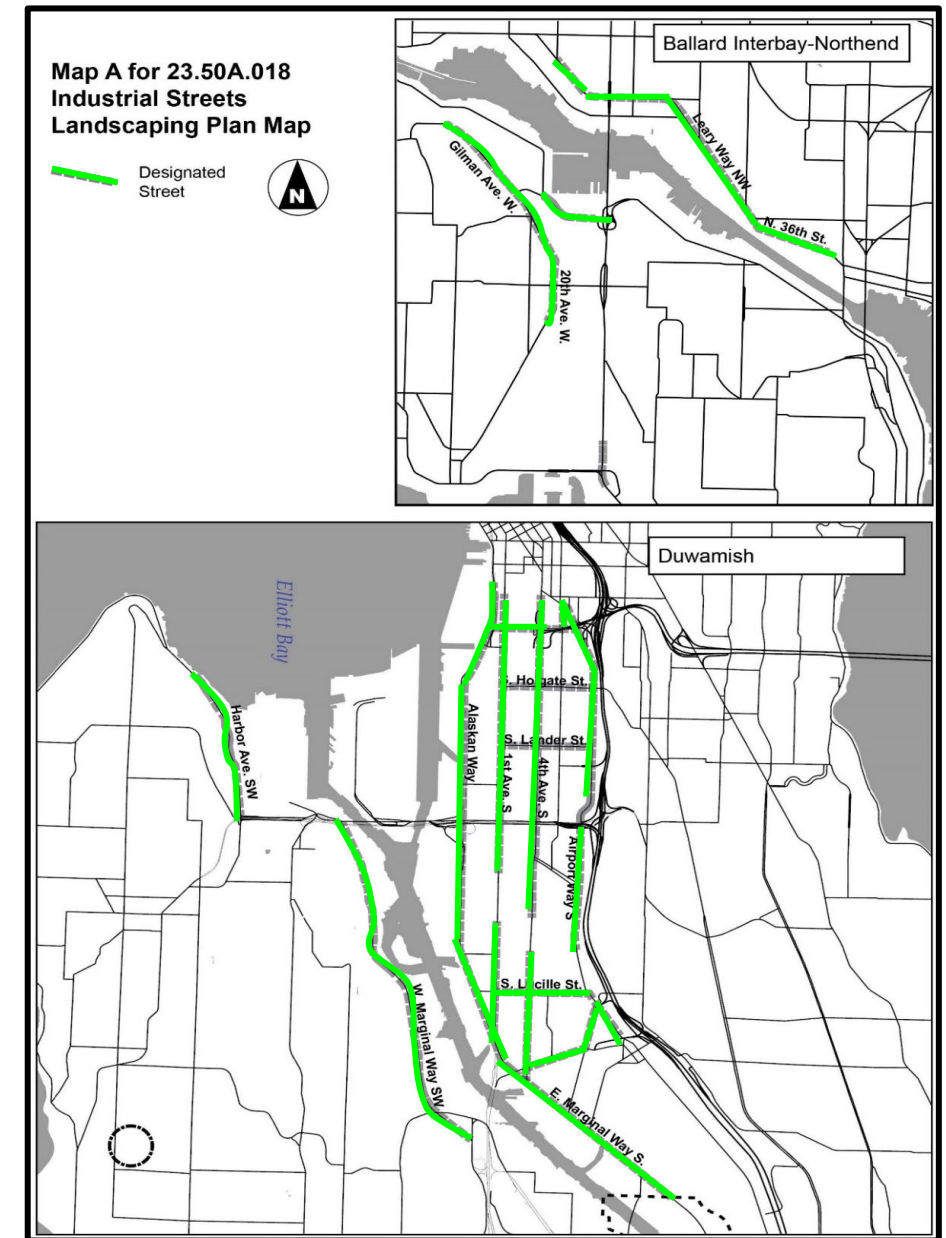
3B. Apply incentive zoning provisions for affordable housing for commercial development in the Industry & Innovation (II) zone.

Identified as a mitigation measure in the FEIS.

Amendment 4

Street Trees – CM Strauss

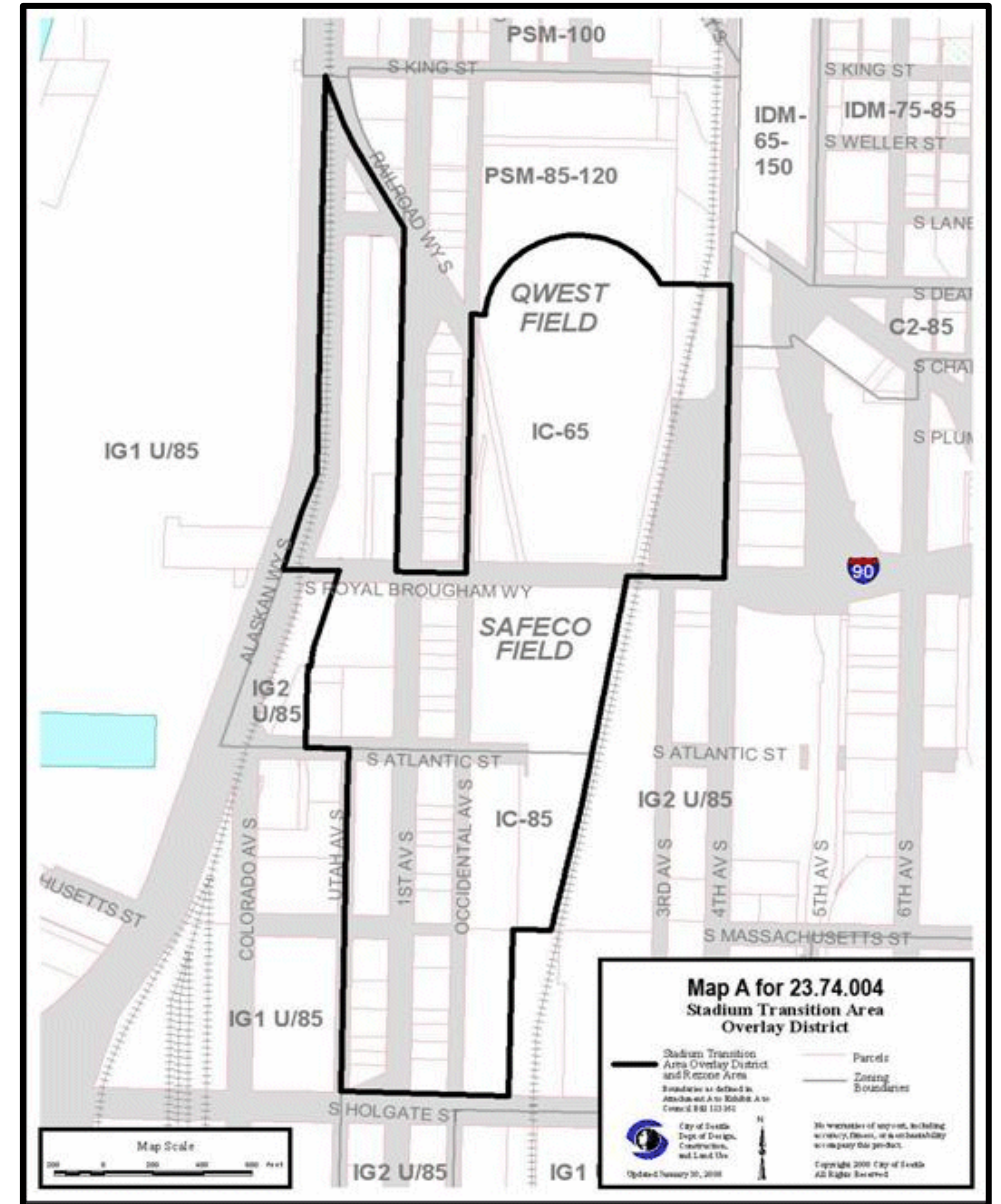
- Require street trees on all streets in the MML zone
- Current regulations would only require on major arterials (green on the adjacent map)
- Identified as a mitigation measure in the FEIS



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

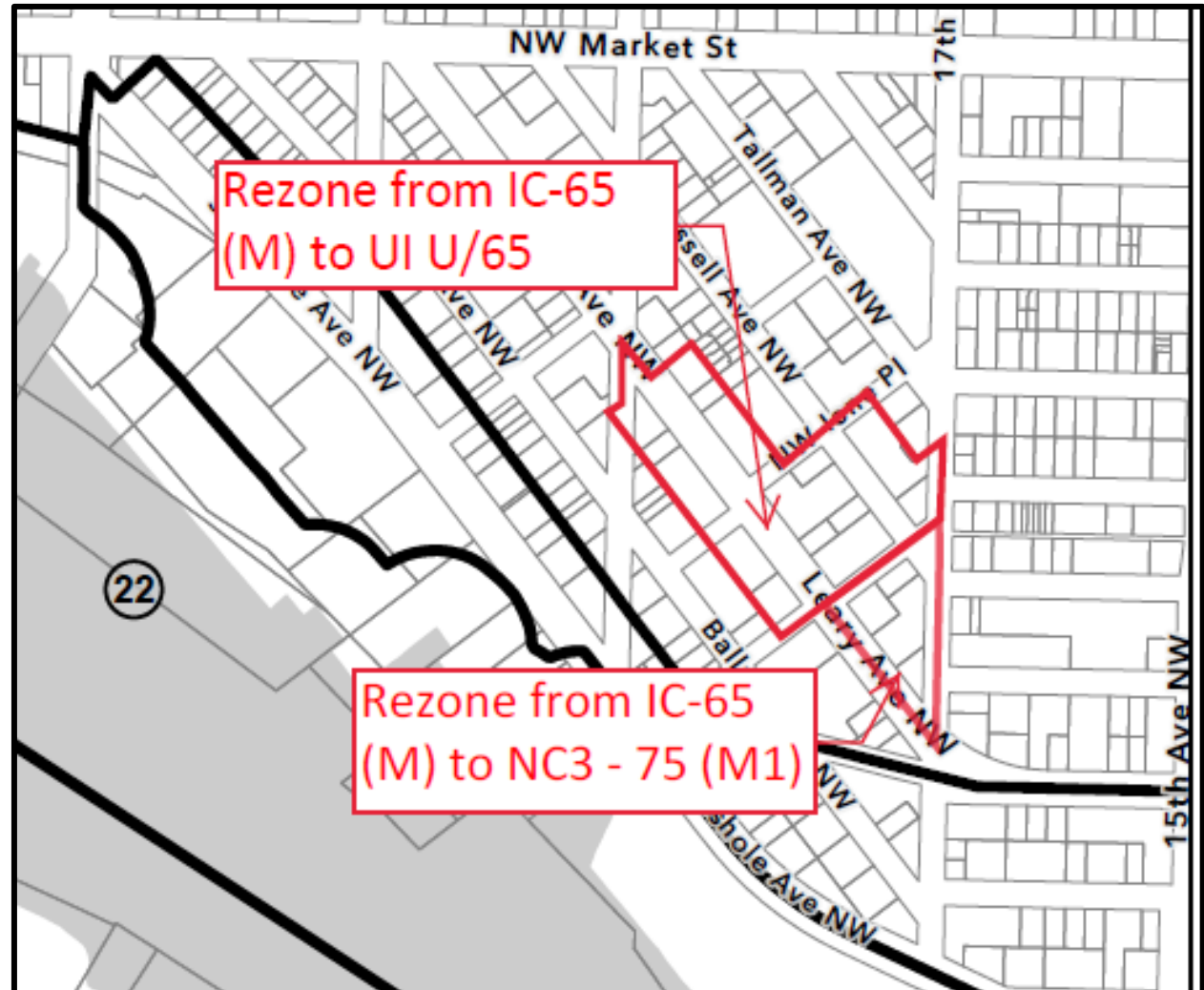
Require air cooling and filtration in residential units:

- 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.

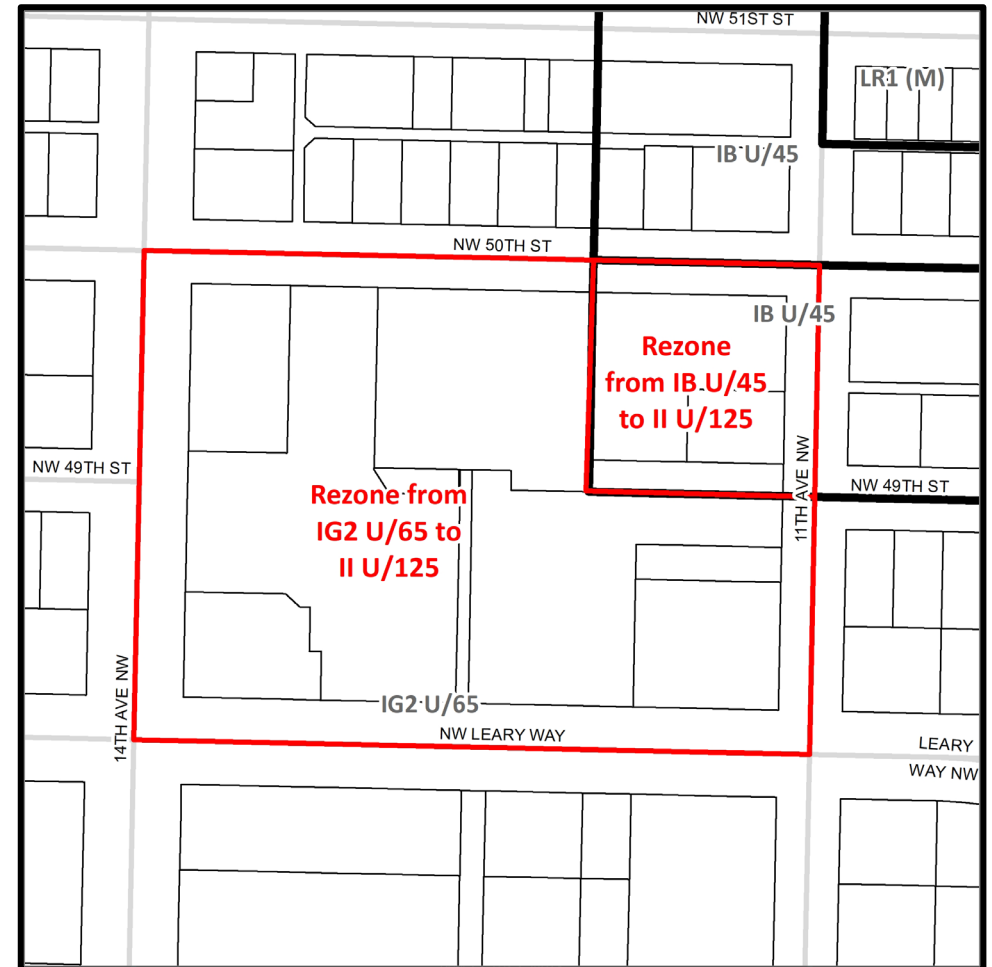
Amendment 10 – Leary & Dock St – CM Strauss

- 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



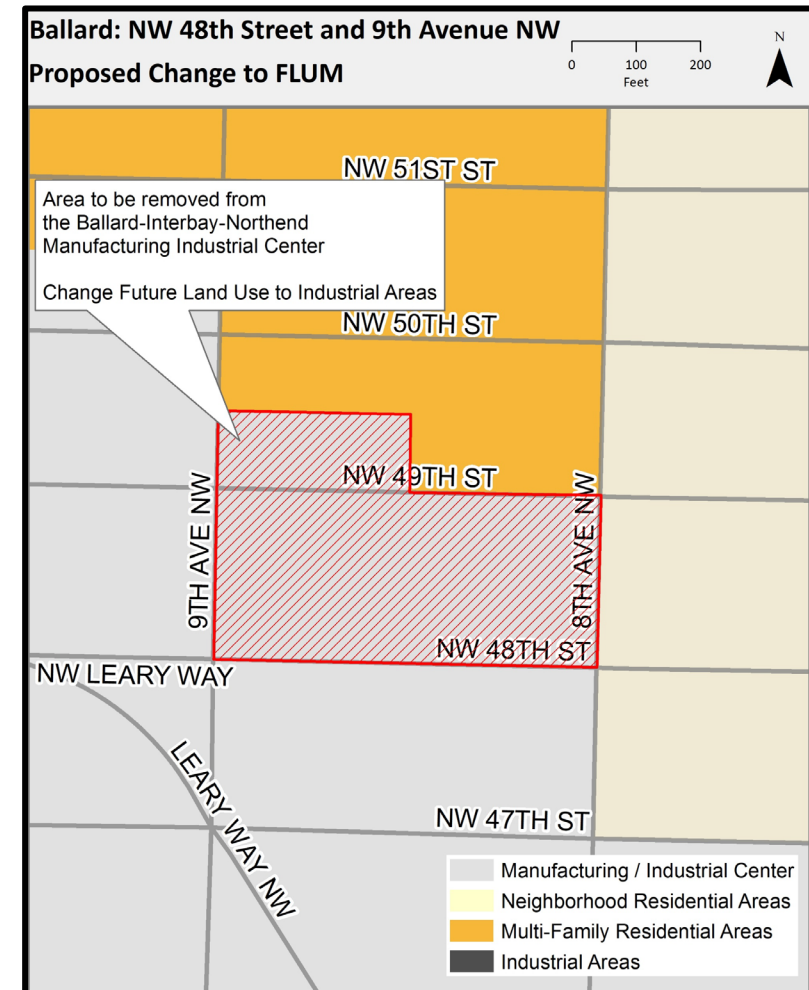
Amendment 11 – Leary & 14th – CM Strauss

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



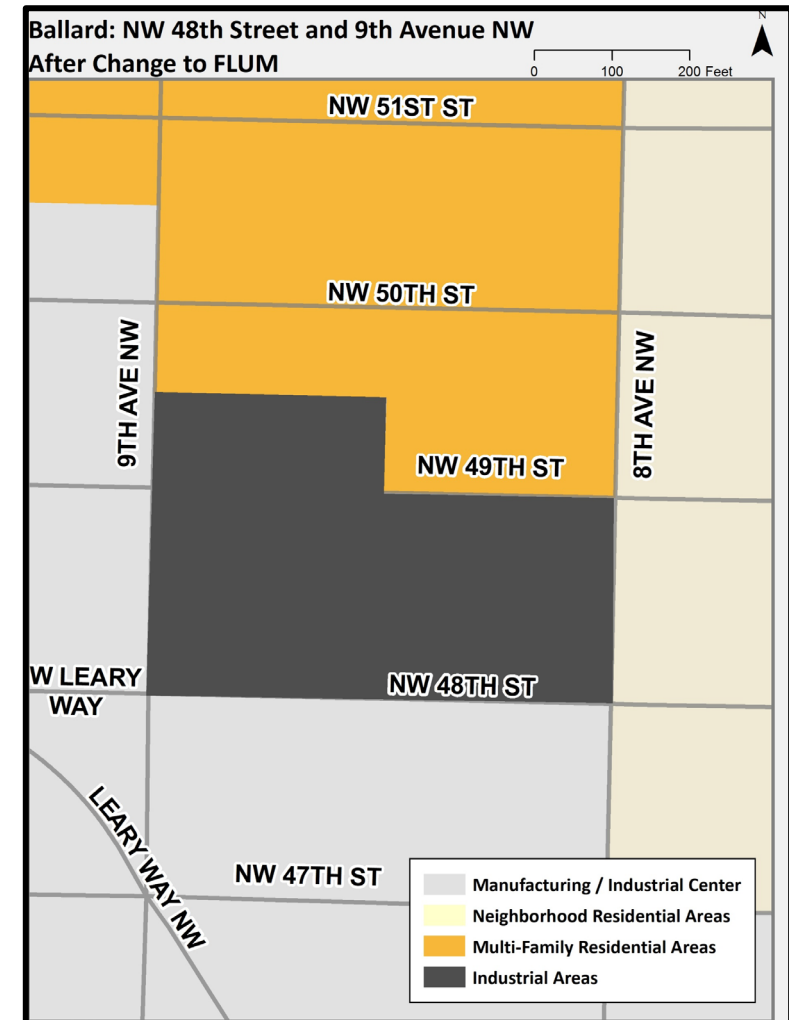
Amendment 12 – 48th and 9th – CM Strauss

- Remove area from BINMIC
- Not analyzed in the FEIS



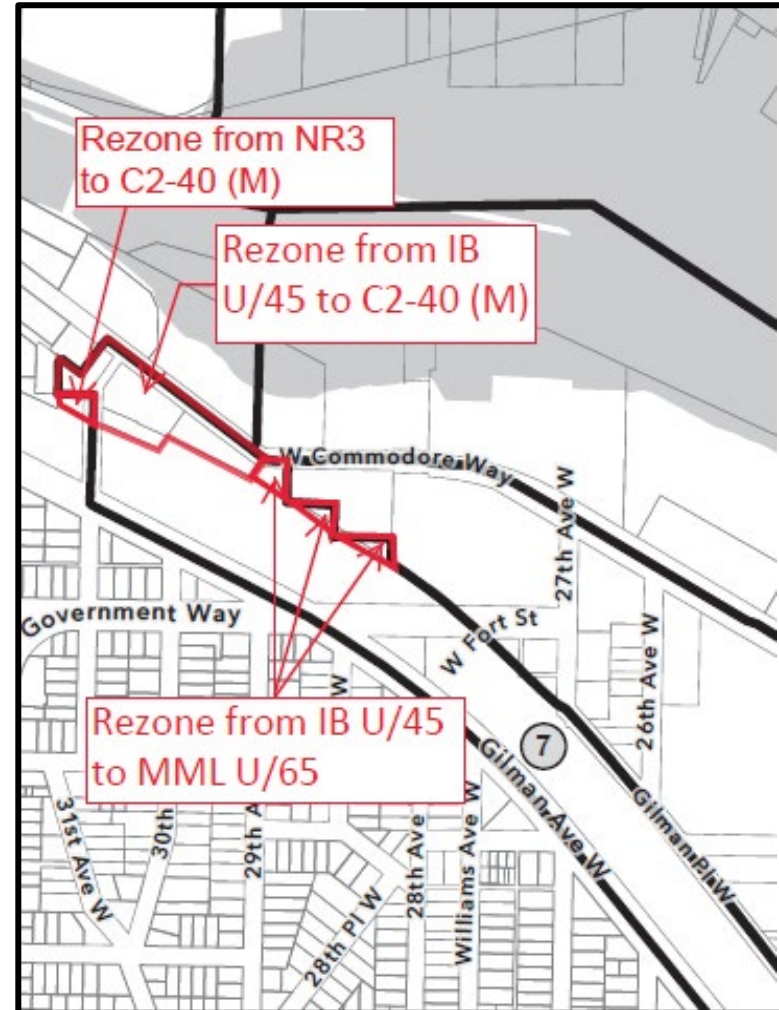
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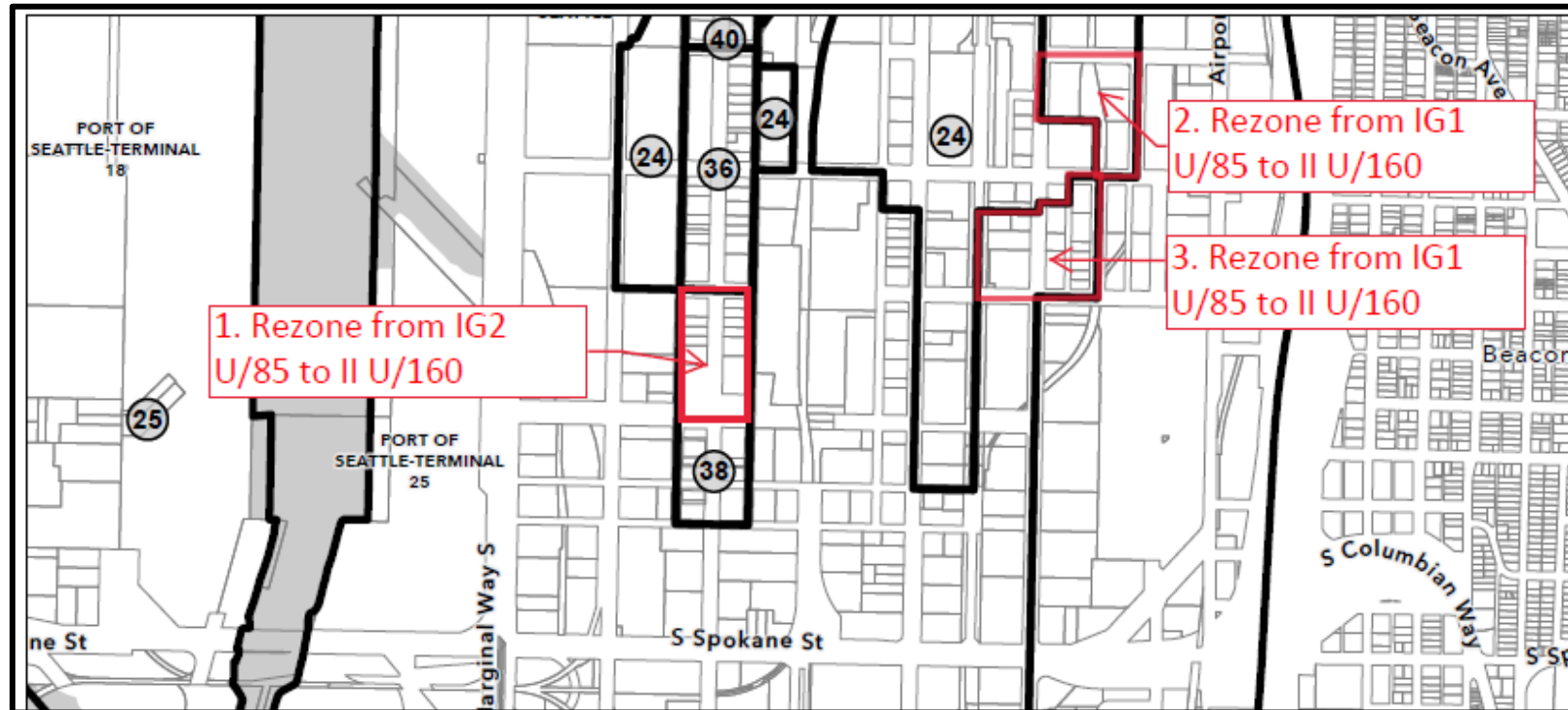
Amendment 13 – Commodore Way – CM Strauss

- 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



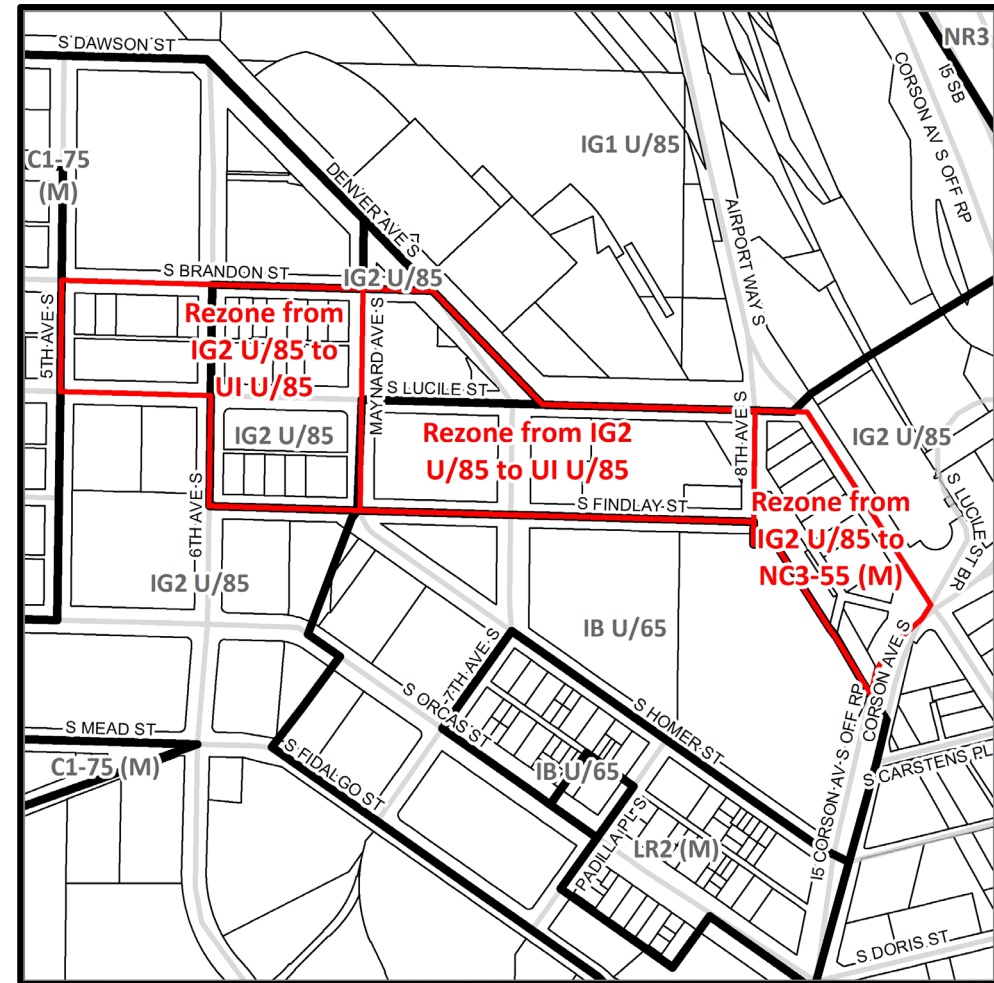
Amendment 14 – Lander Street – CM Herbold

- 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.