

May 28, 2019

## MEMORANDUM

**To:** Planning, Land Use and Zoning Committee  
**From:** Lish Whitson, Council Central Staff  
**Subject:** Council Bill 119489: An Ordinance relating to land use and zoning; allowing limited expansion of Major Institution uses in a portion of Industrial General 1 and 2 zones and Industrial Buffer zones located near Seattle Pacific University; and amending Sections 23.50.012 and 23.69.024 of the Seattle Municipal Code

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On Wednesday, June 1, the Planning, Land Use and Zoning Committee (PLUZ) will hold a public hearing and consider [Council Bill \(CB\) 119489](#). CB 119489 amends the Land Use Code to allow limited expansions of the Seattle Pacific University campus into the abutting industrial area along the south side of the ship canal. This memorandum describes the proposed legislation.

### Background

The City classifies colleges, universities, and hospitals on sites over 60,000 square feet with at least 300,000 square feet of gross floor area as “Major Institutions” (see the Seattle Municipal Code (SMC) section [23.84A.025](#) for the full definition). Major Institutions are required to (1) prepare a Major Institution Master Plan (MIMP) in consultation with the surrounding community and (2) designate a Major Institution Overlay (MIO) area within which the provisions of the Master Plan apply. MIMPs are intended to address institutions’ needs to develop spaces for education and health care while limiting impacts to surrounding communities.

MIMPs guide the development of the institution, identifying the amount and types of development that the institution is permitted to build within the MIO. SMC [Chapter 23.69](#) guides the development of MIMPs and the mapping of MIOs. [Section 23.69.024.B.6](#) states that MIOs are not permitted to expand into industrial zones.

In order to limit the expansion of Major Institutions into industrial areas, [Section 23.50.012](#) states that Major Institution uses are only permitted in existing buildings in industrial zones.

Outside of MIOs, the Land Use Code limits Major Institution uses. [SMC 23.69.022](#) allows Major Institution uses outside of the MIO boundary if the use is within 2,500 feet of the MIO district, under the following circumstances:

- It is permitted by the underlying zoning.
- It is not at street level in a commercial zone unless the use is similar to a commercial use (for example a college bookstore or hospital pharmacy).
- It does not result in the demolition of residential uses or structures.

- It is consistent with the use and development standards of the zoning.
- It's included in the institution's transportation management program.
- The MIMP Community Advisory Committee is notified.

### **CB 119489**

CB 119489 would amend the Major Institution Overlay regulations in section 23.69.024 to permit the expansion of the Seattle Pacific University MIO overlay into an industrial area abutting the campus to the northwest (a map of the area is [here](#)). In December, the Council adopted [Ordinance 119424](#), which amended the Comprehensive Plan to remove this area from the Ballard-Interbay-Northend Manufacturing/Industrial Center. CB 119489 would also amend the use regulations in Section 23.50.012 to allow major institution uses in three industrial zones when located in this area.

If CB 119489 is approved, Seattle Pacific University would have two options to pursue development of the property it has acquired within this industrial area: (1) seek approval for a major institutional use within 2,500 feet of the campus under the conditions contained in SMC 23.69.022, before updating the University's MIMP, or (2) prepare a new Seattle Pacific University MIMP to expand the MIO to include the abutting industrial area. The last [Seattle Pacific University MIMP](#) was adopted in 2000.

cc: Kirstan Arestad, Central Staff Director  
Aly Pennucci, Supervising Analyst