



Legislation Text

File #: CB 120675, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning; amending Section 23.50A.008 of the Seattle Municipal Code to modify the maximum size of use limit for medical services uses in the portion of the Duwamish Manufacturing Industrial Center (MIC) east of Airport Way S.

WHEREAS, legislation implementing land use components of Seattle's Industrial and Maritime Strategy was approved by the City Council on July 18, 2023, and approved by the Mayor on July 25, 2023; and

WHEREAS, the approved legislation includes a new Chapter 23.50A of the Seattle Municipal Code that establishes new industrial zones and development standards including new maximum size of non-industrial use limits; and

WHEREAS, Evergreen Treatment Services has been located on Airport Way South since 2017 and is an important partner in the City's efforts to address opioid addiction by providing medication-assisted treatment with wraparound services including medical monitoring, counseling, and drug screens; and

WHEREAS, Evergreen Treatment Services requires the ability to redevelop and increase the size of their medical services use to expand their capacity to provide this important resource; and

WHEREAS, it is a high priority for the City to address the sharp increase in overdoses and deaths stemming from opioid use including fentanyl that have occurred in recent years; and

WHEREAS, the proposed legislation would allow for expansion of medical services uses but is limited to apply only to existing uses and in certain geographic areas so as not to increase pressures to convert industrial land to non-industrial uses; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.50A.008 of the Seattle Municipal Code, enacted by Ordinance 126862, is amended as follows:

23.50A.008 Maximum size of nonindustrial use

A. Applicability

1. Except as otherwise provided in this Section 23.50A.008, the maximum size of use limits on gross floor area specified in Table A for 23.50A.008 apply to principal uses on a lot, and apply separately to the categories of uses.

2. In MML zones, the total gross floor area occupied by uses not qualifying as industrial, as shown in Table A for 23.50A.004, shall not exceed 0.4 times the area of the lot or the maximum size of use limit, whichever is less.

3. The combined square footage of any one business establishment located on more than one lot is subject to the size limitations on ~~((non-industrial))~~ nonindustrial uses specified in Table A for 23.50A.008.

4. In the Industry and Innovation zone, the maximum size of use limits in Table A for 23.50A.008 do not apply to development projects gaining any amount of extra floor area under the provision of Section 23.50A.012.

5. Medical services uses in the Duwamish MIC east of Airport Way South established on or before July 18, 2023, and office uses associated with the same medical services use or provider are exempt from the provisions of this Section 23.50A.008 and may redevelop and/or expand on-site and on adjacent sites.

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Section 2. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2023, and signed by me in open session in authentication of its passage this _____ day of _____, 2023.

President _____ of the City Council

Approved / returned unsigned / vetoed this ____ day of _____, 2023.

Bruce A. Harrell, Mayor

Filed by me this ____ day of _____, 2023.

Scheereen Dedman, City Clerk

(Seal)