

DUWAMISH M/IC
Policy and Land Use Study
draft recommendations
august 2013

RECOMMENDATION #1

Adopt specific policy in the Comprehensive Plan that will restrict removal of land from the Duwamish MI/C.

Add this new policy to the Urban Village Element:

Do not remove land from a designated Manufacturing/ Industrial Center unless:

- the proposed use is specifically described
- there is insufficient appropriately zoned land elsewhere in the city for the proposed use;
- the proposed use would not displace an existing industrial use; and
- the proposed use would not adversely affect nearby industrial operations.

RECOMMENDATION #2

Consider removing the stadium overlay district from the MIC and treating it as its own unique geographic designation.

Retain existing M/IC boundaries, with the possible exception of the stadium area.

RECOMMENDATION #3

Rather than adopt a Port Overlay District; apply the same regulations to the entire Duwamish MI/C.

RECOMMENDATION #4

Do not allow any new Industrial Commercial (IC) zoning in the Manufacturing/Industrial Centers.

Add this new policy to the Land Use Element:

Because of its higher allowance for non-industrial activities, such as offices, the Industrial Commercial (IC) zoning designation is not appropriate in the City’s Manufacturing/ Industrial Centers, and the City should not rezone land in the M/ICs to IC.

RECOMMENDATION #5

Increase effectiveness of regulations limiting the size of non-industrial uses in the Duwamish M/IC by addressing subdivision of large lots.

Proposed Changes to the Land Use Code:

A. Applicability

1. Except as otherwise provided in this Section 23.50.027, the maximum size of use limits on gross floor area specified in Table A for 23.50.027 apply to principal and accessory uses on a lot. ~~and apply separately to the categories of uses.~~ The total gross floor area occupied by uses limited under Table A

for 23.50.027 shall not exceed ~~2.5 times the area of the lot~~ 35,000 square feet on a lot in an IG1, IG2, or IB or IC zone, ~~or three times the lot area in IC zones with 65-foot or 85-foot height limits in the South Lake Union Urban Center.~~

2. The combined square footage of any one business establishment located on more than one lot is subject to the size limitations on non-industrial uses specified on Table A for 23.50.027

3. The maximum size of use limits in Table A for 23.50.027 do not apply to the area identified in Exhibit 23.50.027A. In that area no single non-office use listed in Table A for 23.50.027 may exceed 50,000 square feet in size.

4. There is no limit under this Section 23.50.027 on the size of uses in projects that qualify for additional floor area under Section 23.50.051

23.50.028 Floor Area Limits

The applicable floor area ratio (7AR), as provided below, determines the permitted changeable floor area on a lot, except as expressly otherwise provided.

- A. General Industrial 1 and General Industrial 2, floor area ratio. The maximum 7AR in IG1 and IG2 zones is 2.5 except that for uses in Table 23.50.027 the maximum 7AR is 1.0.

RECOMMENDATION #6

Explore options to delineate an 'Auto Row,' possibly along Airport Way, to allow this retail sector to continue to locate in the city while limiting impacts to industrial uses.