

## WORKSHEET FOR SPC RECOMMENDATIONS ON 2013-2014 COMP PLAN AMENDMENTS

<p style="text-align: center;"><b>PROPOSED AMENDMENT</b></p> <p><i>Note: All of these amendments were submitted by DPD and recommended by former Mayor McGinn for adoption</i></p>	<p style="text-align: center;"><b>STAFF NOTES for DRAFTING SPC RECOMMENDATIONS</b></p> <p><i>Informed by SPC discussion and committee work to date.</i></p>	<p style="text-align: center;"><b>NOTES</b></p>
<p><b>1. Central Area Neighborhood Plan</b>                      1-A: Updates and adds goals and policies                      1-B: Changes FLUM category for seven parcels from Multi-Family to Commercial/Mixed Use. (Commissioners, see “Attachment 1-B” map after this worksheet.)</p> <p>Background:                      DPD notes proposed changes “reflect current community priorities.” They were informed by community input on related 23<sup>rd</sup> Avenue Action Plan.</p> <p>FLUM change would redesignate a half-block across 23rd Ave from Garfield High and the community center. Category would go from Multi-Family to Commercial/Mixed Use, making it possible to rezone the area in the future to a commercial category, “allowing for a somewhat greater intensity of commercial uses,” on a block where there are already long-standing commercial uses.</p>	<p><b>SPC recommendation: Adopt</b>                      Tim Parham and Maggie Wykowski drafted recommendation and comments based on presentation H&amp;N Committee received from Neighborhood Planning staff and subsequent discussion at H&amp;N.</p> <p>The draft SPC letter will recommend adoption of the amendment and voice broad support for updating the Central Area Neighborhood Plan to facilitate 23<sup>rd</sup> Avenue Action Plan and emphasize denser development on 3 key community nodes along 23<sup>rd</sup> Ave.</p> <p>The draft letter will also highlight SPC support for particular goals and policies, including those to encourage more density near transit nodes; encourage affordable housing--especially family-sized housing and housing near high-frequency transit, and leveraging of public property for affordable housing; and emphasis on community services for youth.</p>	
<p><b>2. Ballard/Interbay Northend M/IC (BINMIC)</b>                      Changes the FLUM category from Industrial to Commercial/Mixed Use for small area on 16th Avenue W in Interbay. (See “Attachment 2-B” map). Also adjusts the BINMIC boundary accordingly.</p> <p>(Background: DPD identified this potential amendment while analyzing conditions for “Envision Ballard to Interbay” planning work. Amendment applies to 3 parcels of land, of ~ 2/3 acre. Current uses on the parcels include a grocery store and recently renovated office building.)</p>	<p><b>SPC recommendation: Adopt</b>                      Based on discussion at full SPC and LUT committee meetings, concur with recommendation to approve amendment.</p> <p>SPC strongly supports the city’s general policy of retaining industrial land for industrial purposes. SPC also believes the amendment is appropriate for these parcels: these parcels are not likely to redevelop as industrial, and the FLUM boundary is currently drawn down the middle of an existing commercial structure.</p>	

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<p><b>3-A. Manufacturing/Industrial Center Policies</b> The amendment contains two new policies relating to the Manufacturing/Industrial Centers (M/ICs.)</p> <p>A new Urban Village Element policy would specify criteria for removing land from Manufacturing/Industrial Centers (M/ICs). All of the criteria would need to be satisfied in order to remove any land from a M/IC.</p> <p>A new Land Use Element policy would prohibit new IC zoning within the M/I Centers.</p> <p>For Commissioners' convenience, the text of the two proposed new policies is included below:</p> <p>New UV policy: "Do not remove land from a Manufacturing/Industrial Center unless:</p> <ul style="list-style-type: none"> <li>• The proposed use for that land is identified;</li> <li>• There is insufficient appropriately-zoned land elsewhere in the city for the proposed use;</li> <li>• The proposed use would not displace an existing industrial use; and</li> <li>• The proposed use would not adversely affect nearby industrial operations."</li> </ul>	<p><b>SPC recommendation: Adopt</b> Based on discussion at full Commission and LUT committee meetings, recommend adoption of policies:</p> <ul style="list-style-type: none"> <li>• The new policy proposed for the Urban Village element identifies an appropriately narrow combination of circumstances in which land could be removed from a M/IC.</li> <li>• IC zoning does not make sense within the M/ICs. SPC concurs that rezoning additional land to IC should not be allowed in the M/ICs and supports adding the policy to the Land Use Element.</li> </ul> <p>Additional context to include: SPC supports the City's broad policy of protecting and retaining industrial land for industrial purposes. These uses are vital to both the livelihood of workers in these industries as well as our broader economy.</p> <p>SPC has long been concerned with the continued pressures faced by industrial uses. SPC's analysis in recent years (e.g., <a href="#">The Future of Seattle's Industrial Lands</a>, 2007) found that more specific policies are needed to protect these uses.</p>	
<p>New LU policy: "As a hybrid zone that permits a variety of commercial uses at moderate to high densities, the Industrial Commercial (IC) zone is not appropriate in the Manufacturing/Industrial Centers, where the City encourages retention of land for primarily industrial purposes. Do not rezone any additional land to IC in the Manufacturing/Industrial Centers."</p>		

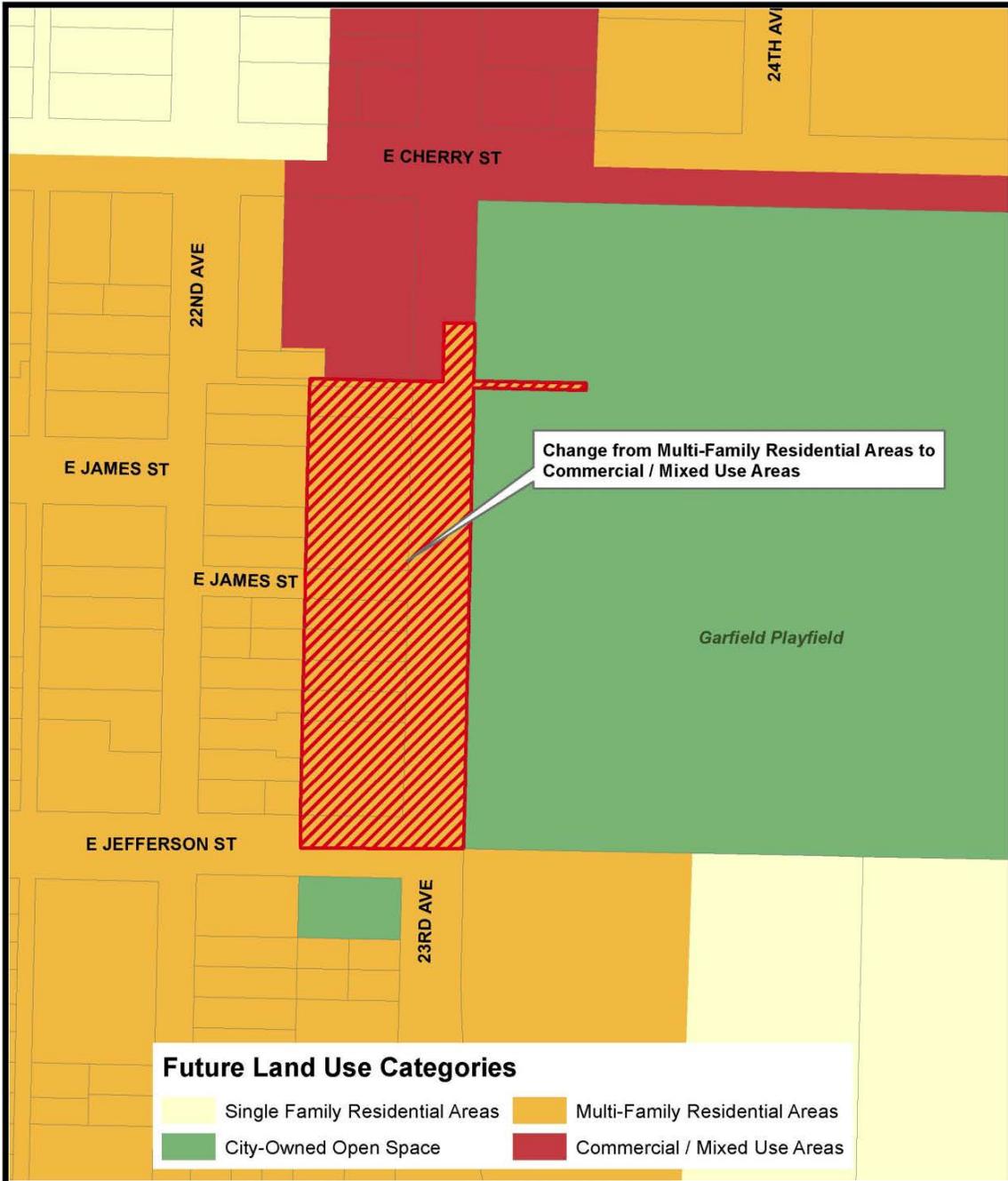
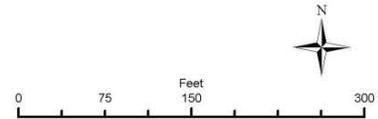
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<p><b>3-B, 3-C. Stadium District Goals and Policies; FLUM</b></p> <p>Amendment 3-B would create a unique “Stadium District” designation in the Land Use Element and would create new goals and policies governing the Stadium District.</p> <p>Amendment 3-C would create a “Stadium District” category on the FLUM.</p> <p>Background: The new Stadium District would comprise the Downtown Urban Center and Duwamish M/IC land that is currently in the Stadium Transition Overlay District Overlay, as well as small amounts of land north and east of the Overlay in the Downtown Urban Center. (See “Attachment 3-C” Map.) Creating the Stadium District would remove land from the underlying Downtown Urban Center and the Duwamish M/IC, and do away with the Overlay.</p> <p>Land in Stadium District would be governed by the new policies in the proposed amendment. Most of these are about furthering the success of the new District as a unique sports and entertainment district that includes complementary uses and is active seven days a week, day and night. Some policies to protect industrial and related operations in and around the new District are also included.</p> <p>The amendment would allow two land uses in the District that are currently prohibited in the Overlay: out of town lodging would be allowed throughout and residential would be allowed in two locations (i.e., north of points 200 feet south of the S. Charles St., on the WOSCA site and the “over-tracks” area east of the football stadium).</p>	<p><b>SPC recommendation: Defer consideration</b></p> <p>On December 5, 2013, the Commission sent a <a href="#">letter to Council</a> on the Stadium District amendment impressing the need for more information and recommending that the amendment be removed from consideration this year.</p> <p>Based on guidance from recent LUT committee discussions, we will reiterate this advice in SPC’s recommendations on annual amendment package.</p> <p>We will also summarize the reasons SPC is recommending deferring the Stadium District amendment.</p> <p>Removing land from Duwamish M/IC and making the proposed policy changes could exacerbate pressures on industrial businesses and Port operations, and could have broader economic impacts.</p> <p>The implications of the proposed policy changes should be more fully understood before moving forward:</p> <ul style="list-style-type: none"> <li>• Deferring the amendment will give the City the chance to apply insights from the analyses that will be part of the Industrial Areas Access Study and the Freight Master Plan.</li> <li>• An economic study, with comparisons of job creation, tax revenue, and other benefits, should also be done before decisions are made on the Stadium District.</li> </ul>	

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<p><b>4. University Community Urban Center Plan</b>  DPD Director’s report indicates that the changes proposed to goals and policies are “minor edits.” DPD has also explained that these include edits to eliminate out of date geographic references and updates to “re-articulate the vision for this area based on recent community planning” for the University Community Urban Center.</p> <p>Background:  Since 2012, DPD has been engaging residents, businesses, and the UW in planning for a study area that includes the portion of the University Community Urban Center west of 15th.</p> <p>DPD also completed an Urban Design Framework for the study area and is doing an EIS evaluating a range of options for distributing greater height and density in the area.</p> <p>Depending on the results of the U District EIS, DPD may propose land use and zoning changes that would require additional, more substantial changes to Comprehensive Plan policies and FLUM in 2015.</p>	<p><b>SPC recommendation: Defer until 2014-2015 annual amendment cycle</b>  We discussed this amendment at the January H&amp;N meeting. Commissioners found the language in some of the changes to be unclear and awkward.</p> <p>Staff will draft recommendation to defer the amendments until the next amendment cycle so changes can be edited and the full set of changes to Urban Center Plan policies can be considered in a more integrated way.</p> <p>We’ll note that SPC remains keen in its support for the larger planning process going forward, especially given the coming opening of the light rail station at 45<sup>th</sup> and Brooklyn. SPC understands that DPD intends the amendment to “provide a more current starting point for future community planning.” Yet, the edits as currently drafted are too confusing to do this effectively.</p> <p>H&amp;N members also found <i>substantive problems</i> with proposed changes to policy UC-P1. UC-P1 is focused on Ravenna and other northern area within the Urban Center. The amendment would change "encourage ground related housing types" to "encourage single-family and low-rise multifamily housing types." Our draft letter will recommend a revision to the proposed text because a policy to “encourage” single-family is not appropriate in an urban center.</p>	

**Attachment 1-B**

(Copied from p. 32 of DPD [Director's Report](#) on the Comprehensive Plan 2013 Annual Amendments.)

# Central Area Plan Proposed Changes to Future Land Use Map



Date: 11/18/2013

## Attachment 2-B

(Copied from p. 33 of DPD [Director's Report](#) on the Comprehensive Plan 2013 Annual Amendments.)

### BINMIC Proposed Changes to Future Land Use Map and Urban Village Boundary



### Attachment 3-C

(Copied from p. 37 of DPD [Director's Report](#) on the Comprehensive Plan 2013 Annual Amendments.)

