



# City of Seattle COMPREHENSIVE PLAN AMENDMENT APPLICATION

The use of this application is appropriate when a change in the specific text in the adopted City of Seattle Comprehensive Plan is desired. Applications are due to the Seattle City Council no later than 5:00 p.m. on January 20<sup>th</sup> for consideration in the same calendar year. If January 20<sup>th</sup> falls on a weekend, the deadline is the Friday closest to that date. Any proposals received after January 20<sup>th</sup> will fall into the review process for the following year.

FOR OFFICE USE  
ONLY  
Application Received (stamp)

(Please Print or Type)

Date: 01/18/08

Applicant: John C. McCullough

Mailing Address: 701 Fifth Avenue, Suite 7220

City: Seattle                      State: WA                      Zip: 98104                      Phone: 206-812-3388

Email: [jack@mhseattle.com](mailto:jack@mhseattle.com)

Contact (if not applicant):

Mailing Address:

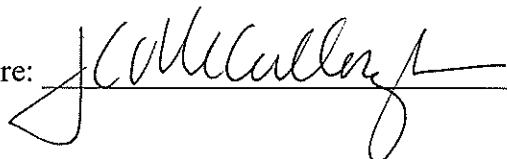
Email:

City:                      State:                      Zip:                      Phone:

If Applicant, Name of General Area/Location/Site which would be affected by this proposed change in text (attached additional sheets if necessary)

Harbor Avenue Industrial Corridor.  
(See Attached Map)

If the application is approved for further consideration by the City Council, the applicant may be required to submit a State Environment Policy Act (SEPA) checklist. Acceptance of this application does not guarantee final approval.

Applicant Signature:  Date: 1/18/08

## **REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application**

Please answer the following questions in text and/or graphic form and attach them to the application. If your document is submitted electronically, please use a word processing file format with graphics included. Answer all questions separately and reference the question number in your answer. **An application will be considered incomplete unless all the questions are answered.** When proposing an amendment, you must show that a change to the Comprehensive Plan is required.

- 1) Provide a detailed description and explanation of the proposed text amendment. Include the Element (Land Use, Transportation, etc) and the specific goal or policy to be amended.
  - a) If the amendment is to an existing goal or policy, please show proposed edits in "line in/line out" format with text to be added indicated by underlining, or text to be deleted indicated with ~~strikeouts~~.
  - b) If the amendment would also require a change to the Seattle Municipal Code, please indicate the section needing the change and suggested edits to the code language in "line in/line out" format.
- 2) Describe how the issue is currently addressed in the Comprehensive Plan. If the issue is not adequately addressed, describe the need for it.
- 3) Why is the proposed change the best means for meeting the identified public need? What other options are there for meeting the identified public need?
- 4) What do you anticipate will be the impacts caused by the change in text, including the geographic area affected and the issues presented? Why will the proposed change result in a net benefit to the community?
- 5) How would the proposed change comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan? Include any data, research, or reasoning that supports the proposed amendments.
- 6) Is there public support for this proposed text amendments (i.e. have you conducted community meetings, etc.)? Note: All applications will be subject to full public participation, notice and environmental review.

Your comprehensive Plan Amendment Application must be received by the City Council no later than 5:00 p.m. on January 20<sup>th</sup> to be considered in that calendar year. You can send your application via e-mail (the preferred method) to [compplan@seattle.gov](mailto:compplan@seattle.gov), or via regular mail to:

**Office of the City Clerk  
600 Fourth Avenue, Floor 3  
PO Box 94728  
Seattle, WA 98124-4728**

- 1) *Provide a detailed description and explanation of the proposed text amendment. Include the element (land use, transportation, etc) and the specific goal or policy to be amended.*

The proposal is to remove the property shown on Attachment 1 (the “Harbor Avenue Corridor Property”) from the Duwamish Manufacturing/Industrial Center and designate the site as Commercial/Mixed Use. The proposal would require amendments to the following Comprehensive Plan maps:

- (a) Seattle Comprehensive Plan Future Land Use Map
- (b) Land Use Figure A-1 (in Land Use Appendix A)
- (c) Land Use Element, Land Use Figure 1, Urban Centers, Urban Villages, Manufacturing/Industrial Centers, and Neighborhood Anchors.

The purpose of the proposed amendment is to allow for a mixed use development on the Harbor Avenue Corridor Property.

- a) *If the amendment is to an existing goal or policy, show proposed edits in “line in/line out” format with text to be added indicated by underlining, or text to be deleted indicated with ~~strikeouts~~.*

No goal or policy amendments are proposed.

- b) *If the amendment would also require a change to the Seattle Municipal Code, indicate the section needing the change and suggested edits to the code language in “line in/line out” format.*

The proposal would require a rezone of the Harbor Avenue Corridor Property to an appropriate Commercial zone, such as C-1/85’. No other changes to the Seattle Municipal Code are required.

- 2) *Describe how the issue is currently addressed in the Comprehensive Plan. If the issue is not adequately addressed, describe the need for it.*

Commercial and mixed uses are currently restricted on the Harbor Avenue Corridor Property due to its Industrial land-use designation and its inclusion in the Duwamish Manufacturing/Industrial Center. These restrictions prohibit the development of a mixed use commercial project that would benefit the area by replacing existing unused and underutilized sites with a new building of high-quality design and bringing users to the area who would contribute to a vibrant, pedestrian-oriented community.

In addition, redesignation of this area would promote the further remediation and redevelopment of the CEM Property, located at the southern end of the Harbor Avenue Corridor Property. The use of land use redesignation to promote the remediation and redevelopment of brownfield sites such as the CEM Property is not currently addressed in most elements of the Comprehensive Plan. The Environment Element of the Comprehensive Plan recognizes the relationship between environmental quality and economic development (goal EG 2). The policies of this element, however, are focused on the City's capital development initiatives (policy E 2), open space management (policy E 3, E 4, E 5, E 6), and mitigation of project impacts (policy E 7). The environment element does not acknowledge that zoning may play a role in fostering the clean up and redevelopment of brownfield sites.

Similarly, the Land Use Element of the Comprehensive Plan does not acknowledge the well-documented environmental conditions of the City's industrial land base. The industrial area goals and policies focus on designation of industrial areas and appropriate uses, and establishment of development regulations.

However, the proposed Comprehensive Plan Amendment is consistent with the vision expressed by Policy ED 6, which calls on the City to form partnerships with the private sector to support and encourage a clean up of contaminated soil and other environmental remediation associated with the reuse or expansion of industrial sites

As noted above, the proposed Comprehensive Plan Amendments can help address the need for clean up and redevelopment of contaminated industrial sites by marshaling a broader range of economic resources to help resolve such issues. The need for clean up in the Duwamish industrial area is well-documented and is presently being pursued by the City of Seattle, King County, the State of Washington and the Federal Government. The proposed Comprehensive Plan Amendments would simply create a new tool for promoting contaminated site clean up on peripheral industrial sites.

3) *Why is the proposed change the best means for meeting the identified public need? What other options are there for meeting the identified public need?*

A Comprehensive Plan map amendment and rezone are necessary in order to meet the identified public need. The Comprehensive Plan amendment and rezone contemplated by this application is the best means for meeting the identified public need because it will permit appropriately sized mixed use developments within the Harbor Avenue Corridor Property. An 85-foot height limit is appropriate for the Property due to its location immediately adjacent to the West Seattle hill, which extend up to a height of over 120 feet adjacent to the Property, reducing the effective height of any development on the Property. The effective reduction in height resulting from the Property's proximity to the hill renders development under the C-1/85' zone compatible with nearby zoning designations.

- 4) *What do you anticipate will be the impacts caused by the change in text, including the geographic area affected and the issues presented? Why will the proposed change result in a net benefit to the community? If not, what type of benefit can be expected and why?*

The area directly affected by the proposed amendment is limited to the Harbor Avenue Corridor Property. Indirect impacts to the surrounding community are anticipated to be beneficial. The proposed amendment would benefit the area by permitting new developments of high-quality design and bringing users to the area who would contribute to a vibrant, pedestrian-oriented community.

- 5) *How would the proposed change comply with the community vision statements, goals, objectives and policies of the Comprehensive Plan? Include any data, research, or reasoning that supports the proposed amendment.*

The proposed Comprehensive Plan Amendments would be consistent with the core community values identified in the Comprehensive Plan, as follows:

- Community: Contaminated site redevelopment under the proposed Comprehensive Plan Amendment would occur consistent with neighborhood planning goals and would provide a favorable transition between industrial lands and adjoining communities.
- Environmental Stewardship. The proposed Comprehensive Plan Amendment would create a new vehicle to foster the active remediation of contaminated sites that would otherwise remain unaddressed. This will protect and improve the quality of the City's environment.
- Economic Opportunity and Security: A proposed Comprehensive Plan Amendment, by providing a new mechanism for redevelopment of unused and underutilized brownfield sites, will promote economic opportunity in the City.

The proposed Comprehensive Plan Amendments will also be consistent and support the goals and policies of the Land Use Element of the Comprehensive Plan, as follows:

- They will create strong and successful commercial and mixed-use areas that encourage business creation, expansion and vitality by allowing for a mix of business activities. Goal LUG 17
- They will support the development of areas with a wide range of characters and functions that provide for the employment, service, retail

and housing needs of Seattle's existing and future population. Goal LUG 18.

- They will include housing as part of the mix of activities accommodated in commercial areas in order to provide additional opportunities for residents to live in neighborhoods where they can walk to services and employment. Goal LUG 19.
- They will encourage diverse uses that contribute to the city's total employment base and provide the goods and services needed by the city's residents and businesses to locate and remain in the city's commercial areas. LUG 20.
- They will help reduce major land use conflicts between industrial development and abutting residential or pedestrian-oriented commercial areas. Goal LUG 26.
- They will prevent incompatible activities from locating in close proximity to each other. Goal LUG 28.
- They will accommodate a mix of diverse, yet compatible, employment activities in Seattle's industrial areas. Goal LUG 29.
- They would preserve industrial land for industrial uses, by focusing on sites not currently in industrial use and not suitable for long-term high-value industrial use due to limitations associated with site remediation requirements. Goal LUG 24.
- They would designate as mixed-use commercial areas, existing areas that provide locations for accommodating the employment, service, retail and housing needs of Seattle's existing and future population, and allow for a wide range in the character and function of individual areas. Policy LU 105.
- They would allow residential use in commercial areas to encourage housing in close proximity to shopping, services, and employment opportunities. Housing Policy LU 113.
- They would encourage residential development in mixed-use buildings to ensure healthy business districts that provide essential goods, services, and employment to the residents of Seattle. Housing Policy LU 115.

The proposed Comprehensive Plan Amendments would be consistent with the Environment Element of the Comprehensive Plan, as follows:

- They would protect and improve the quality and function of the City's air, land and water resources. Goal EG 1.
- They would provide a new way for City actions and decisions to have positive effects on the natural environment and human health. Policy E 1.
- They would incorporate the improvement of the natural environment into the City's planning effort. Policy E 2.
- They would create a new partnership with the private sector and engage the community to protect and enhance Seattle's urban ecosystem. Policy E 6.

The proposed Comprehensive Plan Amendments would be consistent with the Economic Development Element of the Comprehensive Plan as follows:

- They would form a partnership with the private sector to support and encourage enhanced cleanups and the reuse or expansion of industrial sites. Policy ED 6.

6) *Is there public support for this proposed text amendment (i.e. have you conducted community meetings, etc.)? Note: All applications will be subject to full public participation, notice and environmental review.*

Public support for the proposed Comprehensive Plan Amendment has not yet been identified. It is acknowledged that this application will be subject to full public participation, notice and environmental review.

# ATTACHMENT 1

