

City of Seattle Comprehensive Plan Amendment Application

Date: January 18, 2008

Amendment Title: South Lake Union industrial designation

Applicant: Department of Planning and Development

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General Area that would be affected by proposed amendment: a portion of the South Lake Union Urban Center

- 1) A portion of the South Lake Union Urban Center is now designated "industrial" on the Future Land Use Map. The proposal is to amend that designation to "commercial/mixed-use."
- 2) Policy amendments made to the South Lake Union portion of the Comp Plan's Neighborhood Planning Element in 2006 include SLU-P38, which says "Allow housing and businesses throughout South Lake Union to provide opportunities for people to work and live in the neighborhood." The neighborhood planning process that produced that policy intended that housing be allowed in all parts of the neighborhood, but the current industrial designation and the industrial zoning that implements that designation do not permit housing in that area. A Comp Plan amendment that City Council adopted in 2007 says, in part, "Industrial zones are generally not appropriate in urban centers or urban villages, since these are places where the City encourages concentrations of residential uses..." The current FLUM industrial designation and the consequent industrial zoning appear to not fully implement these policies.
- 3) Amending the FLUM designation is a necessary step to make it possible for the City to adopt different zoning designations for the property, in order to allow housing to be built there.
- 4) A separate study is now underway in which the City is examining the appropriate building heights and densities to allow throughout the South Lake Union Urban Center. That study could result in changes to the current zoning for some portions of the urban center. Changing the FLUM designation would enable subsequent zoning changes on this land consistent with the results of the height and density study. Zoning changes from the ongoing study are not expected to occur before 2009,

- and adoption of this proposed amendment in 2008 would allow for all potential zoning changes in the urban center to be implemented at once.
- 5) As mentioned above, both the South Lake Union neighborhood plan and recent changes to citywide industrial policies suggest that industrial zoning is not appropriate in urban centers. The neighborhood plan arose out of an extensive public process that involved representatives of many diverse interests in South Lake Union, and the industrial policy amendment followed significant a public review of many aspects of industrial land regulation.
 - 6) In public meetings and through review of the neighborhood plan that was incorporated into the Comp Plan in 2006, participants in the South Lake Union planning process have endorsed the current policy that calls for the development of housing throughout the neighborhood.