

City of Seattle

Comprehensive Plan Amendment Application

Date: January 18, 2008

Amendment Title: South Downtown Future Land Use Map

Applicant: Department of Planning and Development

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General Area that would be affected by proposed amendment: This proposal could affect land that is currently designated "industrial" and that is part of the ongoing South Downtown Plan. The potentially affected land includes two separate areas: 1) north of Royal Brougham Way between SR 99 and I-5, and 2) north of Dearborn St. and east of I-5 to include the east side of Rainier Ave.

- 1) The proposal would be to amend the Future Land Use Map to be consistent with the recommendations expected to be produced by the South Downtown Plan in 2008. Those recommendations could include changing the industrial designation on the Future Land Use Map in all or a portion of the areas described above to a "mixed-use" or a "downtown" designation. The proposal could also include moving all or a portion of the boundary between the Downtown Urban Center and the Duwamish Manufacturing/Industrial Center in area 1 southward.
- 2) The Comp Plan has included the current boundary between the M/IC and the urban center since the Plan was first adopted. It has also designated the land under consideration in this proposal as industrial since that time. The South Downtown Plan process has included examinations of various methods for encouraging additional housing development in Pioneer Square and the International District. The analysis has included not only the possibility of providing additional land zoned to allow housing, but also zoning that can provide appropriate transitions between housing, whether existing or new, and industrial activities. Some of the alternatives being considered in the planning process include changes to zoning or to center boundaries as ways to achieve those outcomes.
- 3) At this point, there is not a specific proposal for FLUM amendments, but it is expected that by the time the Mayor presents a recommended Comp Plan amendment ordinance to Council this summer, there will be a more specific proposal.
- 4) This potential change in "use" designation would have a greater effect than moving the M/IC/urban center boundary. The industrial designation

on the FLUM leads to the application of industrial zoning regulations in that area. These regulations prohibit housing, and a change to a different FLUM designation would lead to a zoning classification that permits housing. Over time, this would produce a very different development pattern from the one that currently exists on the affected land.

- 5) & 6) The proposal will be the outcome of an extensive community planning effort that has involved regular meetings with a committee representing a wide range of interests in the affected area.