

**City of Seattle**  
**2016 COMPREHENSIVE PLAN AMENDMENT APPLICATION**

Use this application to propose a change in the policies, future land use map, appendices, or other components of the adopted City of Seattle Comprehensive Plan. **Applications are due to the Seattle City Council no later than 5:00 p.m. on May 15th for consideration in the next annual review cycle.** Any proposals received after May 15th will be considered in the review process for the following year. *(Please Print or Type)*

Applicant: Jessie Clawson Date: 5/12/16  
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Street Address: 701 5th Avenue Ste 6600  
City: Seattle State: WA Zip: 98104 Phone: 206 812 3388

Contact person (if not the applicant):

Email:

Street Address:

City: State: Zip: Phone:

Name of general area, location, or site that would be affected by this proposed change (attach additional sheets if necessary):

See attached: 1616 W Bertona St.

*If the application is approved for further consideration by the City Council, the applicant may be required to submit a State Environmental Policy Act (SEPA) checklist.*

*Acceptance of this application does not guarantee final approval.*

Applicant  
Signature:  Date: 5/12/16

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

Please answer the following questions in text and attach them to the application with supporting maps or graphics. Please answer all questions separately and reference the question number in your answer. The Council will consider an application 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 of the proposed amendment and a clear statement of what the proposed amendment is intended to accomplish. Include the name(s) of the Comprehensive Plan Element(s) (Land Use, Transportation, etc) you propose to amend.

a. If the amendment is to an existing Comprehensive Plan goal or policy, and you have specific language you would like to be considered, please show proposed amendments in "line in/line out" format with text to be added indicated by underlining, and text to be deleted indicated with ~~strikeouts~~.

b. If the proposed amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) needing amendment. If you have specific language you would like to be considered, please show proposed edits to the SMC in "line in/line out" format as described above.

c. If the amendment is to the Future Land Use Map, please provide a map that clearly outlines the area proposed to be changed.

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. Describe why the proposed change meets the criteria adopted in Resolution 31402 for considering an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form.) Is a Comprehensive Plan amendment 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 proposed change, 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? Please include any data, research, or reasoning that supports the proposed amendments.

6. Is there public support for this proposed amendment(s) (i.e. have you conducted community meetings, etc.)? *Note: The City will provide a public participation process, public notice, and environmental review for all applications.*

### **Criteria for Comprehensive Plan Amendment Selection (from Resolution 31402)**

The following criteria will be used in determining which proposed Comprehensive Plan amendments will be given further consideration:

- A. The amendment is appropriate for the Comprehensive Plan because:
  - It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;
  - It is consistent with the Countywide Planning Policies and the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 strategy;
  - Its intent cannot be accomplished by a change in regulations alone;
  - It is not better addressed as a budgetary or programmatic decision; and
  - It is not better addressed through another process, such as neighborhood planning.
  
- B. The amendment is legal under state and local law.
  
- C. It is practical to consider the amendment because:
  - The timing of the amendment is appropriate and Council will have sufficient information to make an informed decision;
  - City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Municipal Code, and to conduct sufficient analysis and public review;
  - The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy; and
  - The amendment has not been recently rejected by the City Council.
  
- D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.
  
- E. The amendment is likely to make a material difference in a future City regulatory or funding decision.

#### ***Questions?***

Eric McConaghy  
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Submit the application electronically via email at [compplan@seattle.gov](mailto:compplan@seattle.gov)

## **Comprehensive Plan Amendment**

**1616 West Bertona Street**

**Parcel No. 2771102355**

### **Detailed Description of Request:**

**The Amendment proposes to amend the Future Land Use Map (“FLUM”) to change the parcels identified on the attached map from Industrial to Mixed Use/Commercial. The change would also remove the parcels from the Ballard-Interbay Manufacturing/Industrial Center (“BINMIC”).**

**The subject parcel is not in industrial use. It is currently being utilized as short term/seasonal RV and boat storage. Very few jobs (under 5) are necessary to execute this use. The property does not enjoy access to rail and is not adjacent to rail lines.**

**The subject parcels is not adjacent to incompatible industrial uses. It is directly across the street from Mixed Use-designated (and Seattle Mixed/Dravus-zoned) property (Denali Fitness to the south). A temporary homeless encampment is currently situated across the street to the south of the property next to the Denali Fitness building. To the east across 16<sup>th</sup> Avenue West is a narrow strip of property that includes uses like a dog daycare (Metro Dog), a plumbing company, an ornamental steel company’s showroom (Everett Steel), and a four-story tall office building built within the last 10 years. To the north of the property is a cabinet making company (Kerf Design), various warehouse functions, Gerber Collision and Glass, ABRA Auto Body and Glass, Screenplay (an online streaming video company). None of these uses require industrial zoning or are sensitive industrial sites such that the subject property’s comprehensive plan designation could not be changed.**

**The property is one block away from 15<sup>th</sup> Avenue West, which is currently a Rapid Ride bus rapid transit corridor. Sound Transit Phase 3 (“ST3”), which will be decided by the voters this fall, proposes a light rail line down 15<sup>th</sup> Avenue West connecting Ballard and beyond with Downtown Seattle and beyond. The proposed amendment seeks the City to engage in actual land use planning that integrates with a long term transportation plan and vision.**

**The proposed amendment meets the criteria stated in Resolution 31313 as follows:**

**A. The amendment is appropriate for the Comprehensive Plan because:**

**1. It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;**

**Response: The amendment seeks to change the Future Land Use Map designation from Industrial to Mixed Use/Commercial and to take property out of the Ballard-Interbay**

**Manufacturing/Industrial Center. A change to the FLUM is a change to the Comprehensive Plan under the state GMA.**

2. It is consistent with the Countywide Planning Policies and the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 strategy;

**Response: the amendment is consistent with the following PSRC Vision 2040 policies:**

MPP-DP-2: Encourage efficient use of urban land by maximizing the development potential of existing urban lands, such as advancing development that achieves zoned density

MPP-DP-45: Promote cooperation and coordination among transportation providers, local governments, and developers to ensure that joint- and mixed-use developments are designed to promote and improve physical, mental, and social health and reduce the impacts of climate change on the natural and built environments.

MPP-DP-53: Protect industrial lands from encroachment by incompatible uses and development on adjacent land

MPP-T-9: Coordinate state, regional, and local planning efforts for transportation through the Puget Sound Regional Council to develop and operate a highly efficient, multimodal system that supports the regional growth strategy.

MPP-T-10: Promote coordination among transportation providers and local governments to ensure that joint- and mixed-use developments are designed in a way that improves overall mobility and accessibility to and within such development.

MPP-T-26: Strategically expand capacity and increase efficiency of the transportation system to move goods, services, and people to and within the urban growth area. Focus on investments that produce the greatest net benefits to people and minimize the environmental impacts of transportation.

MPP-T-11: Prioritize investments in transportation facilities and services in the urban growth area that support compact, pedestrian- and transit-oriented densities and development.

The property does not meet the criteria for inclusion in the BINMIC as stated by Vision 2040 ("MICs are locations of intensive employment with facilities having large spaces for the assembly of goods and areas suitable for outdoor storage...areas in which manufacturing and industrial land uses are concentrated.")

**Response: The amendment is consistent with the following King County CPPs:**

DP-3 Efficiently develop and use residential, commercial, and manufacturing land in the Urban Growth Area to create healthy and vibrant urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Resource Lands. Promote the

efficient use of land within the Urban Growth Area by using methods such as: • Directing concentrations of housing and employment growth to designated centers; • Encouraging compact development with a mix of compatible residential, commercial, and community activities; • Maximizing the use of the existing capacity for housing and employment; and • Coordinating plans for land use, transportation, capital facilities and services.

DP-4 Concentrate housing and employment growth within the designated Urban Growth Area. Focus housing growth within countywide designated Urban Centers and locally designated local centers. Focus employment growth within countywide designated Urban and Manufacturing/Industrial Centers and within locally designated local centers.

DP-5 Decrease greenhouse gas emissions through land use strategies that promote a mix of housing, employment, and services at densities sufficient to promote walking, bicycling, transit, and other alternatives to auto travel.

DP-29 Concentrate housing and employment growth within designated Urban centers

DP-35 Adopt in city comprehensive plans a map and employment growth targets for each Manufacturing/ Industrial Center and adopt policies and regulations for the Center to: • Provide zoning and infrastructure adequate to accommodate a minimum of 10,000 jobs; • Preserve and enhance sites that are appropriate for manufacturing or other industrial uses; • Strictly limit residential uses and discourage land uses that are not compatible with manufacturing and industrial uses, such as by imposing low maximum size limits on offices and retail uses that are not accessory to an industrial use; • Facilitate the mobility of employees by transit and the movement of goods by truck, rail, air or waterway, as appropriate; • Provide for capital facility improvement projects which support the movement of goods and manufacturing/industrial operations; • Ensure that utilities are available to serve the center; • Avoid conflicts with adjacent land uses to ensure the continued viability of the land in the Manufacturing/ Industrial Center for manufacturing and industrial activities; and • Attract and retain the types of businesses that will ensure economic growth and stability.

T-4 Develop station area plans for high capacity transit stations and transit hubs. Plans should reflect the unique characteristics and local vision for each station area including transit supportive land uses, transit rights-of-way, stations and related facilities, multi-modal linkages, and place-making elements.

3. Its intent cannot be accomplished by a change in regulations alone;

**Response: The amendment is a FLUM amendment and cannot be accomplished by a change in zoning regulations alone.**

4. It is not better addressed as a budgetary or programmatic decision; and;

**Response: The amendment is a FLUM amendment and is not better addressed as a budgetary or programmatic decision.**

5. It is not better addressed through another process, such as neighborhood planning.

**Response: The amendment is not proposed for the entire neighborhood but is limited to a few properties and is therefore not better addressed through a neighborhood planning process.**

B. The amendment is legal under state and local law.

**Response: The proposed FLUM change is certainly legal under local and state law.**

C. It is practical to consider the amendment because:

1. The timing of the amendment is appropriate and Council will have sufficient information to make an informed decision;

**Response: The ultimate Council decision related to this proposed FLUM change will occur following the voters' decision on Sound Transit 3, which proposes to bring light rail directly in front of the subject property. Therefore, the Council will have sufficient to make an informed decision at the time of its decisionmaking.**

2. City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Municipal Code, and to conduct sufficient analysis and public review;

**Response: Staff should have ample time to review the proposed FLUM, which does not propose amendments to the Municipal Code or to the text of the Comprehensive Plan, as well as to conduct sufficient analysis and public review.**

3. The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy; and

**Response: The amendment is consistent with both the overall vision of the current Comprehensive Plan and the Mayor's proposed 2035 Comprehensive Plan. The property is not suitable to be included in the Industrial land/BINMIC.**

4. The amendment has not been recently rejected by the City Council.

**Response: The amendment has not been rejected by the City Council. It was submitted for consideration in 2012, but was withdrawn prior to Council review.**

D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.

**Response: The amendment would change the BINMIC plan, however, the BINMIC plan is not created as part of a “neighborhood planning” process.**

E. The amendment is likely to make a material difference in a future City regulatory or funding decision.

**Response: The amendment would ultimately result in a rezone of the property to a zone that complies with the Mixed Use/Commercial designation. The amendment would not directly contribute to a funding decision, however, the change would directly support the massive transportation infrastructure investment that the public is making in the form of Sound Transit 3, if that proposal is approved by voters.**

Responses to Comprehensive Plan Amendment Application Questionnaire

1. Provide detailed description of proposal

**Response: See Above.**

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

**Response: The issue is not currently addressed in the Comprehensive Plan because the FLUM currently lists the property as Industrial. It is not industrial, and its change from industrial to mixed use/commercial would not negatively impact any industrial uses in the area (most of the surrounding uses are non-industrial in nature).**

3. Describe why the proposed change meets the criteria adopted in Resolution 31402 for considering an amendment to the Comprehensive Plan. (The criteria are listed at the end of this application form.) Is a Comprehensive Plan amendment the best means for meeting the identified public need? What other options are there for meeting the identified public need?

**Response: Please see above related to Resolution 31402. The Comprehensive Plan amendment is the best means for meeting the need to make a change on this property to bring it to a designation that allows for redevelopment and use of the property. Other options would be rezoning the property and at the same time changing industrial zoning to allow for more flexibility in use. The property is currently zoned IG2 which greatly restricts the uses permitted on the property.**

4. What do you anticipate will be the impacts caused by the proposed change, including the geographic area affected and the issues presented? Why will the proposed change result in a net benefit to the community?

**Response: Redevelopment could occur if the property is re-designated, which will require SEPA review. Redevelopment will likely involve building of sidewalks and street infrastructure in the area which is currently poor. The proposed change will result in a net benefit to the community because it will allow for actual use of**

**property that has currently been underutilized (seasonal boat storage). It will also allow the more general public to realize its billions of dollars of investment in the Sound Transit 3 infrastructure. By permitting more employment and more people in close proximity to transportation infrastructure, we reduce reliance on automobiles and reduce congestion. Changes must occur in land use in order to support this important transportation infrastructure and in order to meet climate goals.**

5. How would the proposed change comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan? Please include any data, research, or reasoning that supports the proposed amendments.

**Response: The proposed change is consistent with the stakeholders' recommendations in the Ballard to Interbay Study, which was started by (then) DPD in 2013 but was never completed. It is unclear why that Study was never completed, as stakeholders, including the owners of this parcel and many neighbors of this parcel, were supportive in more flexible land uses in the Interbay neighborhood. DPD unfortunately failed to take action on that plan when many neighbors and stakeholders spent a lot of time and effort to shape the Stakeholders' recommendations.**

6. Is there public support for this proposed amendment(s) (i.e. have you conducted community meetings, etc.)? Note: The City will provide a public participation process, public

**Response: Yes. The stakeholders involved with the Ballard to Interbay plan are extremely supportive of the change. Queen Anne and Magnolia neighbors are also supportive of the change. More outreach will be conducted by the applicant after the proposed amendment is docketed for further OPCD study.**



Displaying layers:  
Parcels



*change from Industrial to Mixed Use/  
remove from BINMIC Commercial*

No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.  
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