

**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: The Fiorito Family  
5/15/2016

Date:

Email: [dan@danfiorito.com](mailto:dan@danfiorito.com)

Street Address: 844 NW 48<sup>th</sup> Street

City: Seattle                      State: WA    Zip: 98107              Phone: 206-299-1582

Contact person (if not the applicant): Ian Morrison

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

Street Address: 701 5<sup>th</sup> Avenue, Suite 6600

City: Seattle                      State: WA    Zip: 91804              Phone: 206-812-3388

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

*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: 05/26<sup>13</sup>/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.

**The amendment would change the Future Land Use Map designation of six parcels at the far northeastern edge of the Ballard-Interbay-Northend Manufacturing/Industrial Center (BINMIC) to Commercial/Mixed Use. The properties are located south of NW 49<sup>th</sup> Street, west of 8<sup>th</sup> Avenue NW, north of NW 48<sup>th</sup> Street and east of 9<sup>th</sup> Avenue NW in the Ballard neighborhood (Properties). Please see attached map for more detail.**

- 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. **N/A**
- 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. **N/A**
- c. If the amendment is to the Future Land Use Map, please provide a map that clearly outlines the area proposed to be changed. **Please see attached map.**

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

**The Future Land Use Map currently designates the Properties as within the BINMIC. However, the Properties are located at the eastern edge of the BINMIC and are adjacent to commercial, single-family residential and light industrial uses to the north, single-family residential uses to the east and a mix of commercial, retail and light-industrial uses to the west and south. The amendment is necessary to address and reflect the reality of the existing uses within the vicinity.**

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?

**Please see responses on pages 5-7 below.**

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?

**The proposal would result in a Future Land Use Map change and, necessarily, a future rezone to some alternative land use zone to match the Commercial/Mixed Use designation (Proposal).**

**The Proposal would result in a net benefit to the community by allowing for the redevelopment of underutilized parcels, including an aging, cluttered outdoor storage facility, to encourage new business and residential vitality along a transit corridor and allow for the addition of potential neighborhood-serving commercial uses which may support the East Ballard residential character.**

**The Proposal will also provide benefits by providing a graceful transition between the currently abutting industrial and residential uses, which is contrary to the City's land use policies and 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.

**The Proposal will support the following Comprehensive Plan policies and goals:**

**LUG17: Create strong and successful commercial and mixed-use areas that encourage business creation, expansion and vitality by allowing for a mix of business activities, while maintaining the neighborhood-serving character of business districts and the character of the surrounding area.**

**LUG18: Support the development and maintenance of areas with a wide range of characters and functions that provide for employment, services, retail and housing needs of Seattle's existing and future population.**

**LUG20: 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.**

**LU105: 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. Allow for a wide range in the character and function of individual areas consistent with the urban village strategy.**

**LU112: Prohibit or limit the location and size of outdoor uses and activities in specified commercial areas according to the function of the area and proximity to residentially zoned lots, in order to maintain and improve the continuity of the commercial street front, reduce the visual and noise impacts associated with such outdoor activities and maintain compatibility with adjacent residential uses.**

**LU113: Allow residential uses in commercial areas to encourage housing in close proximity to**

shopping, services and employment opportunities. Encourage residential uses in and near pedestrian-oriented commercial areas to provide housing close to employment and services.

**LU116:** Seek to focus development in transit and pedestrian friendly urban villages while maintaining compatibility between new development and the surrounding area through standards regulating the size and density of development.

The Proposal will also reduce the Properties' existing incompatibility with the following policies:

**LUG25:** Prevent incompatible activities from locating in close proximity to each other.

**LU161:** Provide an appropriate transition between industrial areas and adjacent residential or pedestrian-oriented commercial zones.

**LU165:** Apply standards for screening, landscaped areas, curbs and sidewalks, setbacks, and street trees to improve the appearance of, or obscure, outdoor activity, to maintain continuity of a street front, to enhance the environment and safety of the buffer area and to maintain compatibility with adjacent uses.

**LU166:** Employ setback requirements for lots across the street from a residentially zoned lot to maintain a compatible scale of development along opposing industrial and residential streets. Do not apply increased setback requirements where an industrial lot is adequately separated from a residentially zoned lot by an unusually wide public right-of-way.

**LU 167:** Require special measures to address the visual impacts of outdoor or auto-related activities to ensure compatibility between these uses and less intensive zones.

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.*

The Applicant has not conducted public meetings to date. However, the Applicant's family has owned the Properties for over 80 years and consistently heard encouragement from neighbors and community members to explore opportunities to transition the outdoor storage use and potentially provide local-serving retail to support the existing adjacent residential uses and improve the neighborhood's character.

## **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;

**The Proposal is consistent with the following Growth Management Act goals:**

**(1) Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

**(2) Reduce sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

**(3) Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

**(4) Housing.** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

**(5) Economic development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

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

**The Proposal is consistent with the below Countywide Planning Policies and Vision 2040 policies:**

**DP-2:** Promote a pattern of compact development within the UGA that includes housing at a range of urban densities, commercial and industrial development, and other urban facilities...The UGA will include a mix of uses that are convenient to and support public transportation in order to reduce reliance on single-occupancy vehicles.

**DP-3:** Efficiently develop and use residential, commercial and manufacturing land in the UGA 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.

**DP-4: Concentrate housing and employment growth within the designated UGA...**

**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.**

**MPP-DP-14: Preserve and enhance existing neighborhoods and create vibrant, sustainable compact communities that provide diverse choices in housing type, a high degree of connectivity in the street network to accommodate walking, bicycling and transit use and sufficient public space.**

**MPP-DP-15: Support the transformation of key underutilized lands, such as brownfields and grayfields, to higher density, mixed-use areas to complement the development of centers and enhance the existing neighborhoods.**

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

**No, the Proposal cannot be changed by regulations alone. An amendment to the Future Land Use Map is required to change the land use designation of the Properties to Commercial/Mixed Use.**

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

**No, the Proposal cannot be achieved through a budgetary or programmatic decision because an amendment to the Future Land Use Map is legally required to change the land use designation.**

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

**No. The Properties here were outside the scope of the City's Ballard Urban Design Framework planning efforts, which focused on central Ballard and the industrial areas only as far east as 14<sup>th</sup> Avenue. The Ballard neighborhood planning process, unfortunately, did not extend east to address transitions at the eastern BINMIC border where these Properties are no longer successful, vibrant industrial uses and abut single-family residential uses to the north and west.**

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

**Yes, the Proposal is legal under state and local laws.**

**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;

**Yes. The Proposal was timely submitted during the annual Comprehensive Plan amendment cycle and not require any text amendment to the Comprehensive Plan or Seattle Municipal Code. It is assumed that staff should be able to analyze and address the Future Land Use Map change and that the City Council will have sufficient information at the culmination of the public process.**

- 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;

**Yes. The Proposal does not require a text amendment to the Comprehensive Plan or Seattle Municipal Code. Staff should be able to analyze and address the Future Land Use Map change.**

- 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

**Yes. The Proposal is consistent with the overall vision of the Comprehensive Plan that recognizes the City's policies to conform land use planning to existing uses, support the appropriate transitions between adjacent residential areas and industrial areas, support the reduction of visual impacts of outdoor storage uses on adjacent residential uses, and support the development of strong and successful commercial and mixed-use areas that encourage business creation and vitality while maintaining compatibility with the character of the surrounding areas.**

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

**N/A. The Proposal 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.

**N/A. The Proposal would not change an adopted neighborhood plan.**

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

**N/A. The Proposal would not likely make a material difference in a future City regulatory decision. However, if adopted, the Proposal would necessarily require a rezone to a zoning designation consistent with the Future Land Use Map designation. If redeveloped, the Properties would likely result in a net positive revenue benefit to the City through real estate excise tax, local sales tax and SDCI development fees and permit charges upon redevelopment.**

***Questions?***

Eric McConaghy  
Council Central Staff  
206-615-1071  
[eric.mcconaghy@seattle.gov](mailto:eric.mcconaghy@seattle.gov)



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