

City of Seattle
COMPREHENSIVE PLAN AMENDMENT APPLICATION – 2011-2012

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 16th** for consideration in the next annual review cycle. Any proposals received after May 16th will be considered in the review process for the following year.

(Please Print or Type)

Date: **May 12, 2011**

Applicant: **Port 106 LLC**

Mailing Address: **2400 N. 45th Street, #100**

City: **Seattle** State: **WA** Zip: **98103** Phone: **206-447-0303**

Email: kenta@kauri.com

Contact person (if not the applicant): **Kent Angier (same contact info as above)**

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

1600 W. Armory Way, Parcel Nos. 2771600910 and 2771600911

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: **Port 106 LLC, By: Kauri LLC, Managing Member**

Signature: By: 

Date: 5/12/11

Attachment A

REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

Please answer the following questions in text and attach them to the application. Supporting maps or graphics may be included. 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 proposed amendment is a change to the Future Land Use Map (“FLUM”) for the property located generally at 1600 W. Armory Way. The amendment would change the comprehensive plan’s designation of the property from “Ballard/Interbay Manufacturing Industrial Center/Industrial” (“BINMIC”) to “Mixed Use/Commercial.” The proposed amendment would only amend the FLUM; it would not include a comprehensive plan text amendment.

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~~.

The proposal does not propose to change the text of the comprehensive plan.

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.

The proposal does not propose to change the text of the Seattle Municipal Code.

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. Attachment B describes the existing condition; Attachment C describes the proposed change.

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

Attachment A

The comprehensive plan currently designates the property as “Industrial/BINMIC.” Due to the nature of the property, the property should be redesignated to “Mixed Use/Commercial.” Please see below.

3. Describe why the proposed change meets the criteria adopted in Resolution 30662 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 below.

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?

The property was sold by the Armory to the Northwest Center as excess property for use as the Northwest Center’s office and distribution facility. Northwest sold the property to the Seattle Monorail Project; the property was planned to be a monorail station. Following the collapse of the Monorail Project, the Monorail sold the property to the present owner, who has struggled to find an industrial use/user for the property. The property is currently an outpost of industrial/BINMIC designation that is located adjacent and to the south of the Interbay Golf Center (designated mixed use/commercial), adjacent and to the east of several retail establishments fronting 15th Avenue W (designated mixed use/commercial), and to the north of the Whole Foods and Seattle Animal Shelter complexes (in commercial use). It is also north of the existing Armory property. Much farther to the South the Port of Seattle operates Terminal 91. On the other side of the Interbay Golf Course, the Interbay neighborhood has been substantially upzoned to allow mixed use/residential development and is undergoing a revitalization and redevelopment. The first new mixed use project in Interbay is currently under review by the City (3040 17th Ave W), and at least one other mixed use project is also planned in the Interbay neighborhood. The community will be benefited by the change because it will allow redevelopment of an underused parcel surrounded by non-industrial uses in a developing neighborhood.

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 complies with the following Comprehensive Plan goals and policies:

Goal LUG17: Create strong and successful commercial and mixed-use areas that encourage business creation, expansion and vitality by allowing for a mix

Attachment A

of business activities, while maintaining compatibility with the neighborhood-serving character of business districts, and the character of surrounding areas.

Response: The change to commercial/mixed use on this property will allow the expansion of the neighboring C1 zone, creating additional commercial depth along 15th Avenue West.

Policy LU103: Prioritize the preservation, improvement and expansion of existing commercial areas over the creation of new business districts.

Response: The result of the proposal would be to extend the existing Interbay business and mixed use district.

LU134: Use general commercial zones to support existing auto-oriented commercial areas serving a citywide or regional clientele located with ready access from principal arterials, or areas adjacent to industrial zones. Areas generally appropriate for general commercial zones should be characterized by a predominance of large lots, and limited pedestrian access, where adequate buffers or transitions can be provided between the area and residential areas or commercial areas of lesser intensity.

Response: The property is located adjacent to Commercial zones on two sides, and industrial zones on two other sides. To the south of the property is located the Whole Foods and Seattle Animal Shelter, which are commercial uses located in industrial zones. The property is buffered from residential uses on the east slope of Queen Anne hill by 15th Avenue West and by other commercial uses.

The property is inconsistent with the following industrial lands-related goals and policies:

LU140 Designate industrial areas where:

1) The primary functions are industrial activity and industrial-related commercial functions

Response: No. The primary function of this area is no longer industrial. The property includes office tenants, the Emerald City Basketball Club (recreational tenant), a gaming club, and similar office/retail/non-industrial types of tenants.

2) The basic infrastructure needed to support industrial uses already exists.

Response: No. The types of infrastructure necessary to sustain industrial uses are not available on the property. The property is near a rail line, but has no direct access. The property is located behind a row of commercial uses fronting 15th Avenue W, and is an isolated patch of industrially-designated property between those

Attachment A

commercial uses and the Interbay Golf Center. Directly to the south of the property are located Whole Foods and the Seattle Animal Shelter, which are designated as industrial but are commercial uses. The Armory is also located to the south of the parcel.

3) Areas are large enough to allow the full range of industrial activities to function successfully.

Response: The property is a large parcel but lacks the infrastructure needed for successful industrial uses.

4) There is either sufficient separation or special conditions that reduce the potential for conflicts with development in adjacent, less-intensive areas.

Response: No. Adjacent users are retail/commercial users.

BI-P3: Retain existing businesses within the BINMIC and promote their expansion.

Response: The property is no longer in industrial use, and instead includes several office and/or retail/commercial uses.

BI-P12: Within the BINMIC, water-dependent and industrial uses shall be the highest priority use.

Response: The property has no direct access to water, and water-dependent uses are therefore not able to be located on the property.

6. Is there public support for this proposed text amendments (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.

Response: The applicant has not yet meet with the community regarding this amendment.

Criteria for Comprehensive Plan Amendment Selection (from Resolution 30662)

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

- A. The amendment or policy is appropriate for the Comprehensive Plan because:
- The amendment is not appropriate as a regulatory measure, and warrants a Comprehensive Plan amendment;

Response: The amendment is appropriate for a Comprehensive Plan amendment because it is a proposed change to the FLUM.

Attachment A

- The amendment is not better addressed as a budgetary or programmatic decision;

No. The amendment is addressed by a FLUM amendment.

- The amendment is not better addressed through another planning process, such as neighborhood planning; or

No neighborhood planning process in the BINMIC or the Interbay Neighborhood is planned or underway.

- The Growth Management Act (GMA) mandates the amendment as part of the 10-year update.

No; this amendment is not related to the 10-year plan requirements such as capital facilities or transportation planning.

B. The amendment is legal - the amendment meets existing state and local laws.

Yes. The change to the FLUM is authorized by the Growth Management Act and the Seattle Municipal Code.

C. It is practical to consider the amendment because:

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

Yes. The amendment is proposed as part of the annual amendment process, and Council will obtain the information necessary for an informed decision.

- City staff will be able to conduct sufficient analysis and to develop policy and any related development regulations within the available time frame;

Yes. It is assumed that Staff gives itself enough time through the annual amendment process to develop policy in support of this proposal.

- The proposed amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council is interested in significantly changing existing policy;

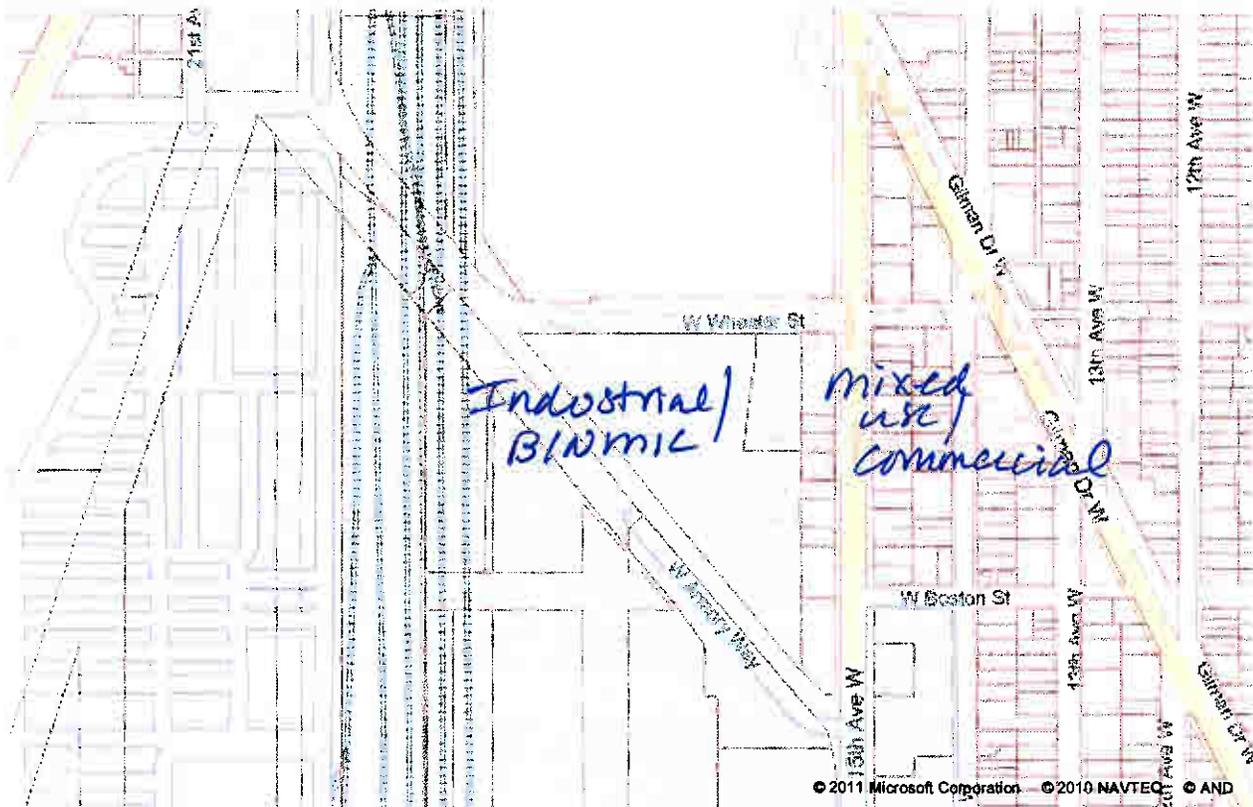
Yes. The proposal is consistent with the Comprehensive Plan policies regarding industrial properties and adjacent uses.

- The amendment has not been recently rejected; and

The amendment has not been proposed.

- If the proposed change is to neighborhood plan policies, there has been a neighborhood review process to develop the proposal, or a neighborhood review process can be conducted prior to final Council consideration of the amendment.

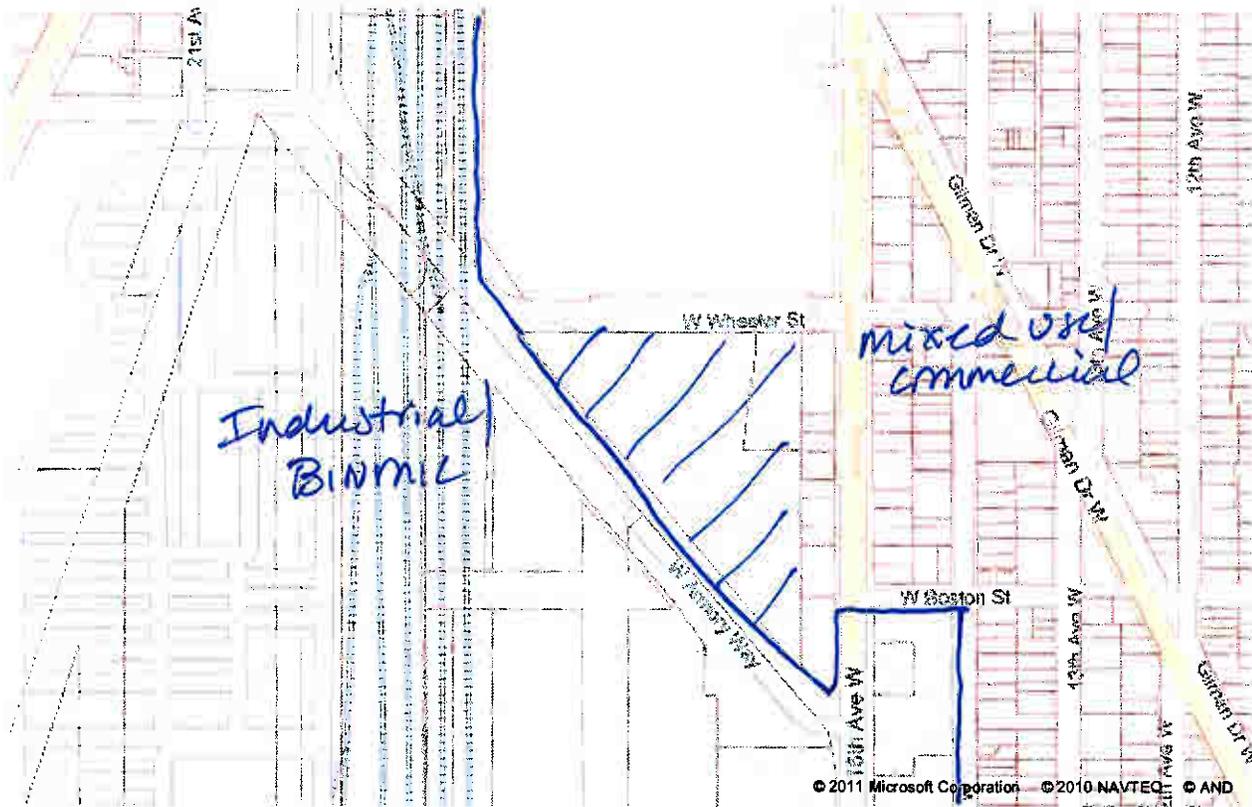
There is no proposed change to neighborhood planning policies.



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Attachment B: Existing comp plan designations



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 Parcels
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Attachment C: Proposed comp plan designations

☐: parcels to be changed to mixed use/ commercial and taken out of the BINMIC.