

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: **AnMarCo**

Mailing Address: **9125 10th Avenue South**

City: **Seattle** State: **WA** Zip: **98108** Phone: **206-762-9125**

Email: **jblais@gmccinc.com**

Contact person (if not the applicant): **Rich Hill**

Mailing Address: **c/o McCullough Hill Leary, 701 5th Ave Suite 7220 Seattle 98104**

Email: rich@mheattle.com, or Jessie@mhseattle.com

City: **Seattle** State: **WA** Zip: **98104** Phone: **206-812-3388**

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

Pier One property, generally located at 2130 Harbor Ave SW, including parcel nos. 7666705250, 7666705255, and 7666705472.

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: 5/16/2011

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 known as the Pier One property, located generally at 2130 Harbor Avenue SW. The amendment would change the comprehensive plan's designation of the property from "Industrial/Greater Duwamish Manufacturing Industrial Center" 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~~.

N/A. 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.

N/A. 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.

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/Greater Duwamish Manufacturing/Industrial Center.”

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 is currently located in an “island” of industrial/MIC comprehensive plan designation that exists along Harbor Avenue SW, and is directly adjacent to commercial/mixed use designated property. Impacts to the geographic area will be positive, as it will allow the redevelopment of a currently vacant industrial property to conform to the commercial/mixed use character of the Harbor Avenue corridor. The site is not ideal for industrial users due to unfavorable access to the street, unfavorable access to the water, and unfavorable access to the adjacent rail. Much of the property has been vacant since it was purchased by AnMarCo in 1992. The Port of Seattle sold the property to AnMarCo, as the Port found the property unusable for its purposes. Since the time of purchase, it has been actively marketed for industrial uses, but has not been able to attract industrial tenants due to the property’s limitations. The comprehensive plan amendment is the first step in allowing redevelopment of the property as a nonindustrial use, which will result in a positive net benefit to the community by cleaning up a current vacant eyesore and transforming the property into a usable, vibrant development with ample access to the shoreline.

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 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 would allow the expansion of the neighboring C1 and NC3 zones, which will help extend the existing business corridor to the south along Harbor Way. It will essentially help “patch a hole” in the existing Harbor Avenue streetscape in this location.

LUG19: Include housing as part of the mix of activities accommodated in commercial areas in order to provide additional opportunities for residents to live in neighborhoods where they can walk to services and employment.

Response: Both the C1 and NC3 zoning designations would allow the development of some amount of housing to provide residents in this area.

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 business and mixed use district to patch an existing “hole” in the continuity of the business and residential environment along Harbor Avenue.

In addition, the area is currently inconsistent with the following industrial lands-related goals and policies, which is another reason to redesignate the property:

LUG28: Prevent incompatible activities from locating in close proximity to each other.

Response: Maintaining the current industrial/MIC designation results in an island of industrial area, which would necessarily locate incompatible industrial activities directly adjacent to mixed use and commercial areas.

LU140 Designate industrial areas where:

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

Response: The primary function of this area is no longer industrial, but is instead mixed use/commercial. The property is adjacent to Salty’s (a non-industrial use) and a park (a non-industrial use); across the street is mixed use/commercial uses.

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

Response: No. It has been difficult to obtain industrial tenants for the property because the types of infrastructure necessary to sustain industrial uses in this area is not available. The site is not accessible to the adjacent rail line due to the intervening road to Jack Block Park, and the northern portion of the site that is

Attachment A

directly adjacent to rail is too small to allow any type of meaningful rail use. BNSF has also not been amenable to allowing rail access from the Pier One property. As to industrial uses accessible by water, the wave and tidal action in this location during ¾ of the year (all except the summer months) make water-related industrial uses very difficult. Finally, the access to the site is substandard for industrial trucks.

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

Response: The property is an island of industrial area sandwiched between commercial and mixed use properties. The parcel is long and skinny, and is sandwiched between rail and the water, making it impossible to locate industrial activities in this location.

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

Response: No. If heavy industrial activity were to occur on this property, as contemplated by the comprehensive plan, neighbors to the property (Salty's, residential properties to the west) would complain. It is surrounded by lower intensity, mixed use and commercial uses.

LU157: Include under the General Industrial designation those areas most suited to industrial activity, where the separation from residential and pedestrian-oriented commercial areas is sufficient to mitigate the impacts associated with industrial uses.

Response: No. The area is not well-suited to industrial activity as it is directly adjacent to residences and pedestrian-oriented activities and businesses. Harbor Avenue is a major biking and walking area which makes conflicts between large trucks and pedestrians/bikers very difficult.

GD-P5: Limit the location or expansion of non industrial uses, including publicly sponsored non-industrial uses, in the Duwamish MIC.

GD-P6: Strive to separate areas that emphasize industrial activities from those that attract the general public.

Response: The property is located between Salty's Restaurant, Jack Block Park, and is located along Harbor Ave SW, a major biking and pedestrian way. The property is therefore between areas that attract the general public and create conflicts between industrial users and the public.

GD-G5: Land in the Duwamish MIC is sufficient to allow an increase in the number of family-wage industrial jobs that can be filled by workers with diverse levels of education and experience.

GD-G7: the City and other government bodies recognize the limited industrial land resource and the high demand for that resource by private industrial businesses within the Duwamish MIC when considering the siting of public uses there.

Response: Taking this property out of the MIC will not negatively impact this goal. The property has been largely vacant since 1992 and has been unable to attract industrial tenants due to its major site constraints. The City and the Port recognized that this use is no longer suitable for industrial uses when it created Jack Block Park to the south, and when the Port sold the property.

GD-P8: Strive to protect the limited an non-renewable regional resource of industrial, particularly waterfront industrial, land from encroachment by non-industrial uses.

Response: The property has already been encroached upon by non-industrial users (Salty's Restaurant, Park), and is not suitable for industrial uses. It was sold by the Port as not suitable for port purposes in 1992.

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: AnMarCo has not yet met with the community regarding this amendment, but has met with several councilmembers, who were supportive of the idea of a non-industrial use in this location.

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 warrants a Comprehensive Plan amendment as it is a large parcel not in use consistent with its current FLUM designation. See Policy LU2.

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

This matter can only be addressed through a FLUM amendment.

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

No neighborhood planning process for this area is planned or underway; changing the designation of this property will not negatively impact the Duwamish MIC plan.

- 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. Both the Growth Management Act and the Seattle Municipal Code authorize the City to change its FLUM in this manner. Failure to change the FLUM will result in the property's inconsistency with its current FLUM designation.

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. It is assumed that the Council gives itself enough time to obtain the sufficient information necessary for an informed decision if it doesn't have this information already.

- 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;

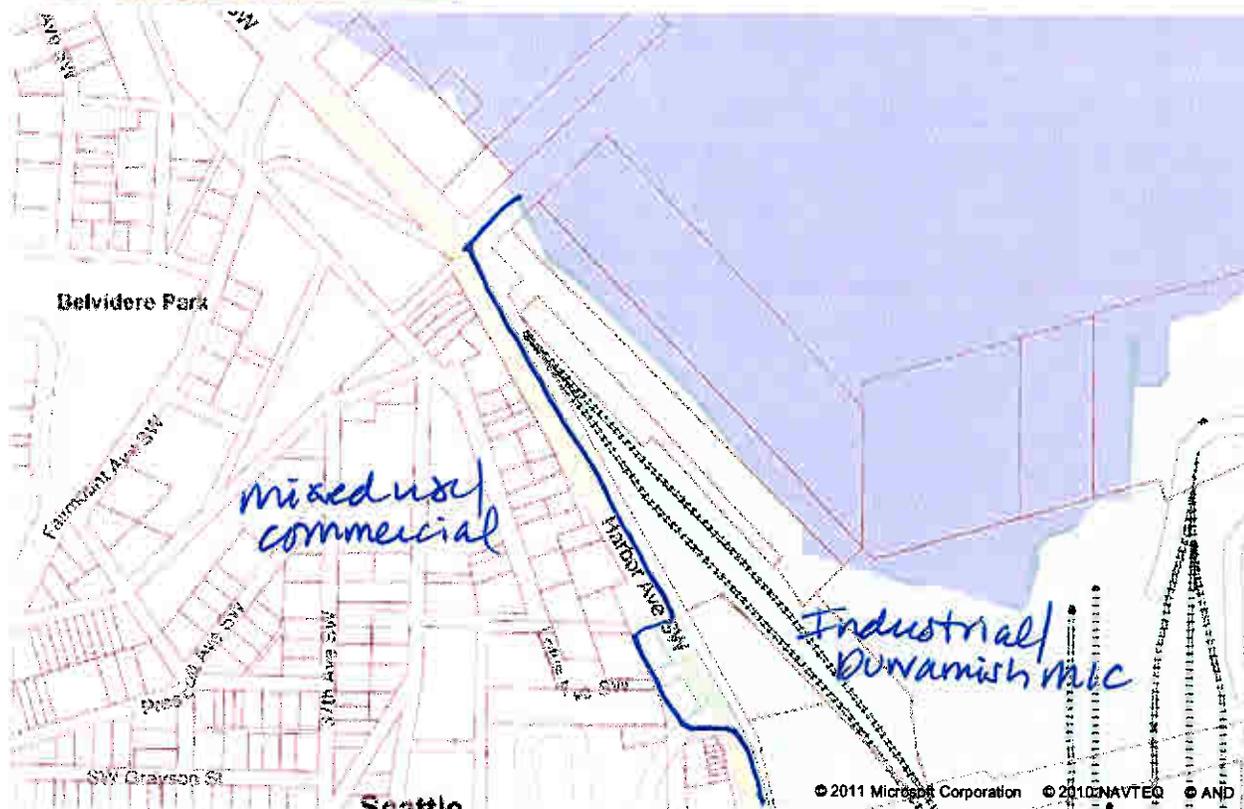
Yes. The applicant has met with several Councilmembers regarding this proposal and they are tentatively in favor of a non-industrial use on this parcel. It is the Comprehensive Plan's policy to not create "islands" of certain designations within the FLUM, as is the current situation with this property. As stated above, 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 recently rejected.

- 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: Current comp plan designations



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 Parcels
 Urban Villages

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Attachment C: Proposed comp plan designation change

[Yellow box symbol]: area proposed to be changed to mixed use/commercial and taken out of the Downtown MIC.