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Radhika Nair
DPD Water Related Research and Education Facilities ORD
June 19, 2012
Version 3

CITY OF SEATTLE
ORDINANCE _____
COUNCIL BILL 117535

AN ORDINANCE relating to land use and zoning, amending Section 23.50.012 of the Seattle Municipal Code to allow water-dependent or water-related research and education facilities of colleges and universities, in new and existing buildings in the Ballard/Interbay Northend Manufacturing & Industrial Center;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Table A for 23.50.012 of the Seattle Municipal Code, which section was last amended by Ordinance 123729, is amended as follows:

23.50.012 Permitted and Prohibited Uses

* * *

Table A For 23.50.012 Uses in Industrial Zones					
USES	PERMITTED AND PROHIBITED USES BY ZONE				
	IB	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
* * *					
E. INSTITUTIONS					
E.1. Adult care centers	X	X	X	X	X
E.2. Child care centers	P	P	P	P	P
E.3. Colleges	EB	EB	EB(17)	X(6)	X(6)
E.4. Community centers and Family support centers	EB	EB	EB	P	P
E.5. Community clubs	EB	EB	EB	X	P
E.6. Hospitals	EB	EB	CU(7)	P	P
E.7. Institutes for advanced study	P	P	P	X	X
E.8. Libraries	X	X	X	X	X
E.9. Major institutions subject to the provisions of Chapter 23.69	EB	EB	EB	EB	EB
E.10. Museums	EB	EB(9)	EB	X(8)	X(8)
E.11. Private Clubs	EB	EB	EB	X	X
E.12. Religious facilities	P (((45)))(16)	P (((45)))(16)	P (((45)))(16)	P (((45)))(16)	P (((45)))(16)



E.13. Schools, elementary or secondary	EB	EB	EB	X	X
E.14. Vocational or fine arts schools	P	P	P	P	P

KEY

CU = Administrative conditional use

CCU = Council conditional use

EB = Permitted only in a building existing on October 5, 1987.

EB/CU = Administrative conditional use permitted only in a building existing on October 5, 1987.

P = Permitted

X = Prohibited

Notes to Table A for 23.50.012

(6) A college or university offering a primarily vocational curriculum within the zone is permitted.

(17) Research and education facilities that are a part of a college or university, and that are water-dependent or water-related, as defined by Section 23.60.944, are permitted in new and existing buildings in the Ballard/Interbay Northend Manufacturing & Industrial Center.

Section 2. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.



1 Passed by the City Council the ____ day of _____, 2012, and signed by
2 me in open session in authentication of its passage this
3 ____ day of _____, 2012.

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5 _____
6 President _____ of the City Council

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8 Approved by me this ____ day of _____, 2012.

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10 _____
11 Michael McGinn, Mayor

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13 Filed by me this ____ day of _____, 2012.

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15 _____
16 Monica Martinez Simmons, City Clerk

17 (Seal)

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FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Planning and Development	Radhika Nair/615-1739	Melissa Lawrie

Legislation Title: An ordinance relating to land use and zoning, amending Section 23.50.012 of the Seattle Municipal Code to allow water-dependent or water-related research and education facilities of colleges and universities, in new and existing buildings in the Ballard/Interbay Northend Manufacturing & Industrial Center.

Summary of the Legislation: This ordinance would allow water-dependent or water-related research and education facilities of colleges and universities, in new and existing buildings in the Ballard/Interbay Northend Manufacturing & Industrial Center.

Background: Water-dependant or water-related research and education facilities of colleges and universities offer primarily vocational programs that prepare students for a career in the maritime industry. Typical programs offer courses in navigation, vessel handling, seamanship, design, operation and maintenance of deck equipment, marine propulsion plants or associated equipment. Programs include significant proportions of on-vessel training and time spent on water.

Given the growing demand for the programs, smaller maritime training facilities often partner with community colleges to provide the kind of comprehensive curriculum offered in larger State Maritime Academies. One such institution, the Seattle Maritime Academy (SMA), is located in Ballard, on a 1.2-acre site bordering the Lake Washington Ship Canal and adjacent to the northeast abutment of the Ballard Bridge. The site is zoned General Industrial 1 (IG1) and a portion of the site falls within the Urban Industrial (UI) shoreline designation.

The proposed amendments to Section 23.50.012, would allow qualified educational institutions such as the SMA to build new structures or modify existing buildings to provide modern facilities necessary to train a skilled workforce. Allowing water-dependent or water-related research and education facilities is consistent with current code provisions allowing vocational schools in IG1 and IG2 zones in the BINMIC. Allowing additional educational and vocational uses can support industrial businesses by providing opportunities for maritime industrial workforce training and education, while minimizing impacts on existing industrial uses in the BINMIC.

Please check one of the following:

This legislation does not have any financial implications.

(Please skip to "Other Implications" section at the end of the document and answer questions a-h. Earlier sections that are left blank should be deleted. Please delete the instructions provided in parentheses at the end of each question.)

This legislation has financial implications



Other Implications:

- a) **Does the legislation have indirect financial implications, or long-term implications?**
No.
- b) **What is the financial cost of not implementing the legislation?**
A well trained and knowledgeable work force will help to ensure that maritime industry will remain a vital part of Seattle's economy. New businesses are attracted to cities with trained and experienced workers.
- c) **Does this legislation affect any departments besides the originating department?**
No.
- d) **What are the possible alternatives to the legislation that could achieve the same or similar objectives?** None
- e) **Is a public hearing required for this legislation?**
As an amendment to the Land Use Code, a public hearing before the City Council is required.
- f) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
The department provided notice of the proposal in the Daily Journal of Commerce when an environmental decision was published in accordance with state law. Notice of the Council's public hearing will also require publication in the Daily Journal of Commerce.
- g) **Does this legislation affect a piece of property?**
It affects all property in the Ballard-Interbay Manufacturing and Industrial Center.
- h) **Other Issues:** None

List attachments to the fiscal note below: None.





City of Seattle
Office of the Mayor

June 17, 2012

Honorable Sally J. Clark
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bill that would amend the Land Use Code to allow water-dependent or water-related research and education facilities of colleges and universities in new and existing buildings in General Industrial (IG1) and General Industrial (IG2) zones in the Ballard/Interbay Northend Manufacturing & Industrial Center (BINMIC).

Given the growing demand for maritime programs, small training facilities often partner with community colleges to provide the kind of comprehensive curriculum offered in larger State Maritime Academies. One such facility, the Seattle Maritime Academy (SMA), is located in Ballard within the BINMIC, on a 1.2-acre site bordering the Lake Washington Ship Canal and adjacent to the northeast abutment of the Ballard Bridge.

The proposed amendments to Section 23.50.012, would allow qualified educational institutions such as the SMA to build new structures or modify existing buildings to provide modern facilities necessary to train a skilled workforce. Allowing additional educational and vocational uses can support the maritime industrial business community by preparing participants for maritime industrial trades through workforce training and education, while minimizing impacts on existing industrial uses in the BINMIC.

Thank you for your consideration of this legislation. Should you have questions, please contact Radhika Nair in the Department of Planning and Development at 615-1739.

Sincerely,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

