

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT**

Project Name: 2021 Annual Comprehensive Plan Amendments

Applicant Name: City of Seattle - Office of Planning and Community Development

Address of Proposal: 1: One-half block on the west side of 15<sup>th</sup> Avenue NE bound by NE 56<sup>th</sup> Street to the South and NE Ravenna Blvd. to the north.

2: Land located in the areas designated as Manufacturing Industrial Centers on Comprehensive Plan Future Land Use Map.

3. Land known as the WOSCA site (Washington-Oregon Shippers Cooperative Association) located generally on the west side of 1<sup>st</sup> Avenue South bound by Royal Brougham Way to the south and S Dearborn Street to the north.

4. The site of the Washington State National Guard Armory in the Interbay neighborhood bound by W. Armory Way to the north, the BNSF to the west, the Magnolia Bridge to the south, and land fronting on 15<sup>th</sup> Avenue W to the east.

**SUMMARY OF PROPOSED ACTION**

The Office of Planning and Community Development (OPCD) is forwarding to the City Council and Mayor proposed amendments to the Comprehensive Plan as part of the annual amendment process. This determination pertains to three of the four proposed amendments being recommended to the City Council. The amendments considered in this analysis and decision include:

- One amendment expands the boundary of the University District Urban Center to include an adjacent half block on the west side of 15<sup>th</sup> Avenue NE between NE 56<sup>th</sup> Street and NE Ravenna Blvd.
- Two amendments represent implementation actions of the recently completed Industry and Maritime Strategy.
  - The first of these amendments would amend industrial land use policies to limit amendments to change the borders of Manufacturing Industrial Centers to major updates of the Comprehensive Plan or as part of a city-initiated comprehensive study and review of industrial land use policies.
  - The second of these amendments amends industrial land use policies to establish the City's intent to enter into a comprehensive redevelopment

planning process with the State of Washington and the Washington State Department of Transportation or other future owners for the Interbay Armory and the WOSCA sites.

The fourth amendment being recommended to Council, which would amend the future land use map to a multifamily and mixed-use land use designation in the vicinity of the future 130<sup>th</sup> Street Sound Transit Station, is being analyzed separately through an EIS addendum to the Seattle 2035 EIS.

SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code.

**SEPA DETERMINATION:**             Exempt     DNS     MDNS     EIS  
 DNS with conditions  
 DNS involving non-exempt grading, or  
demolition, or another agency with jurisdiction.

**Background**

The annual Comprehensive Plan amendment process includes OPCD’s review of proposed amendments that are submitted by the public and agencies. Following an opportunity for the public to submit amendment proposals, the City Council docket amendments that meet certain criteria for further consideration. After proposed amendments are docketed by the City Council for evaluation, OPCD conducts analysis and then makes a recommendation on whether to adopt the proposed amendments (some are not recommended).

**The Proposal**

The following proposed Comprehensive Plan amendments are the subject of this SEPA review:

1. University District Future Land Use Map Amendment (UWFLUM): Future Land Use Map amendment to expand the University District Urban Center to include a half-block immediately adjacent to the current boundaries of the University District Urban Center. The proposed expansion area includes the half block bounded by 15<sup>th</sup> Avenue NE to the east, NE Ravenna Avenue to the north, NE 56<sup>th</sup> Avenue to the south, and an alley that is the existing boundary of the University District Urban Center to the west.
2. Industrial Land Use Policies: Two proposed comprehensive plan amendments would establish two new industrial land use policies. The first policy would limit future land use map amendments that change the boundaries of designated Manufacturing Industrial Centers to those that occur as part of a major update of the Comprehensive Plan or a city-initiated comprehensive study and review of industrial land use policies (Industrial Policy A). The second establishes the City’s intent to work with the State of Washington and the Washington State Department of Transportation or other future owners to develop a comprehensive

redevelopment plan for the Interbay National Guard Armory site located in the Ballard Interbay Northend Manufacturing/Industrial Center (BINMIC) and the Washington-Oregon Shippers Cooperative Association (WOSCA) site in the Duwamish Manufacturing/Industrial Center (Industrial Policy B).

### **Public Comment**

The proposed amendments require adoption into the Comprehensive Plan by the City Council. Public comment will be taken on the proposed amendments at a future City Council Public Hearing.

### **ANALYSIS - SEPA**

A threshold determination is required for any proposal that meets the definition of “action” and is not categorically exempt. This proposal is legislation that would amend the City’s Comprehensive Plan, which is defined as a non-project action. This action is not categorically exempt (SMC 25.05.800).

The disclosure of the potential impacts from this proposal was made in an environmental checklist submitted by OPCD dated June 28, 2021. The information in the checklist, the Director’s Report and Recommendation, other information provided by the applicant, and the experience of the lead agency with review of similar regulations and proposals form the basis for this analysis and decision.

The discussion below evaluates adverse (e.g., negative) impacts to identified elements of the environment that may arise due to the proposal, including their relative magnitude and potential significance of such identified impacts based on the proposal described above. However, some positive impact implications may be mentioned as well to adequately represent the probable outcomes of the proposed amendments.

### **ELEMENTS OF THE ENVIRONMENT**

Adoption of the recommended Comprehensive Plan amendments would result in no adverse short-term environmental impacts because the adoption is a non-project action. The discussion below evaluates the potential long-term adverse environmental impacts that may result from future development that is likely to occur under the new FLUM designation and development regulations.

## Natural Environment

### **Earth, Air, Water, Plants & Animals, Environmental Health**

#### *UWFLUM*

No significant impacts are identified for this non-project action. The location is developed with housing and contains the type of plants and animals found in a highly urbanized environment. The practical effect of this future land use map amendment will be to allow a marginal increase of permitted FAR (0.2 FAR) and height (10 feet) for apartments. This limited increase in development is not likely to substantially change the potential impact of future development on the natural environment.

#### *Policy A*

No significant adverse impact potential is identified. This proposal is a non-project action relating to the timing of Comprehensive Plan Future Land Use Map amendments and would not modify regulations regarding the size or use of existing or future development. Since it would not modify regulations regarding the size or use of existing or future development, it is not likely to affect elements of the natural environment.

#### *Policy B*

No significant adverse impact potential is identified. This proposed policy affects land that is substantially developed with impervious surfaces and does not provide significant habitat. The amendment establishes the intent of the City to work with the State of Washington and Washington State Department of Transportation or future owners on a master planning process for future redevelopment of the property. It would not modify development regulations or allowed uses. Potential impacts due to changes resulting from the planning process will be reviewed and identified as part of that process. Since it would not modify regulations regarding the size or use of existing or future development, it is not likely to affect elements of the natural environment.

## Built Environment

### **Land Use, Height/Bulk/Scale, Housing, Aesthetics, Noise, Light/Glare, Historic Preservation, Energy, Public View Protection, Shadows on Open Spaces**

#### *UWFLUM*

No significant impacts have been identified. The proposed expansion of the University District Urban Center will result in a marginal increase of permitted FAR (0.2 FAR) and height (10 feet) for apartments. Maximum density would remain at 1 dwelling unit for 800 square feet of lot area. Given the small increase in potential development capacity,

this proposal is not likely to significantly change the scale or intensity of potential future development. Potential future development under these rules would continue to be consistent with the scale of existing buildings on the site and in the immediate vicinity.

**Policy A**

No significant impacts were identified. This proposal is a non-project action relating to the timing of Comprehensive Plan Future Land Use Map amendments and would not modify regulations regarding the size or use of existing or future development.

**Policy B**

No significant impacts were identified. This non-project action establishes the City's intent to work with the State of Washington and Washington State Department of Transportation or future owners on a master planning process for future redevelopment of the WOSCA and Interbay Armory sites. It would not modify regulations regarding the size or use of existing or future development. Potential impacts due to changes resulting from the planning process will be reviewed and identified as part of that process.

**Transportation, Parking, Public Services/Facilities, Utilities**

**UWFLUM**

No significant impacts were identified. The proposed FLUM amendment will result in marginal increases in development capacity. It is unlikely that any future development project development under the provisions of this proposal will have a substantially different impacts on transportation, parking, public services/facilities, or utilities than could occur under existing rules.

**Policy A**

No significant impacts were identified. This proposal is a non-project action relating to the timing of Comprehensive Plan Future Land Use Map amendments and would not modify regulations regarding the size or use of existing or future development.

**Policy B**

No significant impacts were identified. This non-project action establishes the City's intent to work with the State of Washington and Washington State Department of Transportation or future owners on a master planning process for future redevelopment of the WOSCA and Interbay Armory sites. It would not modify regulations regarding the size or use of existing or future development. Potential impacts due to changes resulting from the planning process will be reviewed and identified as part of that process.

**DECISION - SEPA**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
  
- Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

Signature: \_\_\_\_\_ Date: July 1, 2021  
Brennon Staley  
Strategic Advisor  
Office of Planning and Community Development