

PROPOSED COMPREHENSIVE PLAN AMENDMENTS

North Bay Overlay

Add the following new goals, policies, and development standards:

GOALS

Land Use Goals

LGXX Establish a North Bay Overlay in the area depicted in Figure 1 to encourage new industrial uses including but not limited to emerging industries such as information technology, biotech, industrial design, software development and telecommunications, as a means of enhancing the vitality and employment associated with the traditional maritime industrial uses. The purpose of the overlay is to encourage job creation and to revitalize an area that is underutilized. In addition, support the creation of a multi-modal transportation hub and transit-oriented development in the North Bay vicinity. Other uses currently allowed would continue to be allowed.

LGXX Reinforce existing economic development policies that provide for the promotion of emerging-technology industries and the improvement of Seattle's competitiveness in this area by creating a North Bay Overlay to encourage and support such uses.

LGXX Notwithstanding other goals that limit residential and commercial development in industrially-zoned and marine-related areas such as LG 24 and LG 27, encourage such uses in the North Bay Overlay to support development of new industrial uses including emerging industries, and to support creation of a vital, multi-modal transportation hub with successful transit-oriented development in the North Bay vicinity.

Economic Development Goals

EDGXX Increase job opportunities, reduce tax payer burden, and revitalize underutilized property by creating a favorable environment for new and emerging industry at North Bay and transit-oriented-development in the vicinity.

POLICIES

Land Use Policies

LUXX Enhance opportunities for the development of new industrial uses including but not limited to emerging industries such as information technology, biotech, industrial design, software development, telecommunications, and similar uses in the North Bay Overlay.

- LUXX** Support the development of a multi-modal transportation hub in the vicinity of the North Bay Overlay.
- LUXX** Create transit-oriented development opportunities that can take full advantage of the fact that the North Bay vicinity can become a multi-modal transportation hub over the next twenty years, potentially including monorail, commuter rail, bus, waterfront street car, and bicycle and pedestrian connections within easy access to the North Bay Overlay.
- LUXX** Notwithstanding other policies that limit residential and commercial development in industrially-zoned and marine-related areas such as UV 24 and BI-P12, encourage such uses in the North Bay Overlay to support development of new industrial uses including emerging industries at the North Bay site, and to support creation of a vital, multi-modal transportation hub with successful transit-oriented development in the North Bay vicinity.
- LUXX** Notwithstanding other policies that reserve waterfront lots and land uniquely accessible to water, rail, and regional highways, for port terminals and water-dependent and water-related industrial facilities and recreational developments such as UV 23, LU269, and LU 257, allow new industrial uses including emerging industry and supporting commercial uses on waterfront lots in the North Bay Overlay.

Economic Development Policies

- EDXX** To create a favorable environment for new industry and transit-oriented development in the North Bay vicinity, increase opportunities to develop supporting commercial and residential uses as part of the North Bay Overlay.

DEVELOPMENT STANDARDS

- LUXX** Adopt development standards tailored to the North Bay Overlay consistent with Overlay goals and policies. Where consistent with the Overlay standards, the standards of the underlying zone shall also be applied. Where inconsistent, the Overlay standards shall govern.
- LUXX** Adjust development standards relating to height, floor-area-ratio, and other standards for industrial and commercial uses as necessary to support the creation of a vibrant traditional and emerging industrial cluster.
- LUXX** Adjust size limitations on commercial uses as necessary to encourage such uses in support of new industrial uses including a vibrant industrial cluster and to support transit-oriented development, while recognizing that such uses should not conflict with traditional North Bay industrial development.
- LUXX** Locate residential uses in areas that do not pose conflicts with traditional North Bay industrial uses, and where they would support these uses consistent with “smart growth” and sustainability policies.

Amend the following existing policies and other provisions as shown in strike-out and double underlining below:

LU10 In order to ensure that a wide range of housing opportunities are available to Seattle’s current and future residents, generally permit residential uses in all zones, except in industrial zones (other than residential development in the North Bay Overlay), and some shoreline areas, where residential uses may conflict with the intended industrial or water-dependent use of the area.

LU 141 Consider manufacturing uses, advanced technology industries and a wide range of industrial-related commercial functions, such as warehouse and distribution activities appropriate for industrial areas, and in the North Bay Overlay, commercial and residential uses which support new industrial uses including emerging industry.

LU 143 Permit commercial uses in industrial areas to the extent that they reinforce the industrial character. Provide for commercial and residential uses in the North Bay Overlay to support new industrial development including emerging industry. While providing flexibility in the North Bay Overlay, and limit specified non-industrial uses, including office and retail development, in order to preserve these areas for industrial development.

LU 145 Prohibit new residential uses in industrial zones, except for special types of dwellings that are related to the industrial area and that would not restrict or disrupt industrial activity, and except for residential development in the North Bay Overlay that supports new industrial uses and transit-oriented development.

URBAN VILLAGE APPENDICES

**Urban Village Appendix A
GROWTH TARGETS FOR URBAN CENTERS, CENTER VILLAGES,
MANUFACTURING/INDUSTRIAL CENTERS, HUB URBAN VILLAGES, AND RESIDENTIAL
URBAN VILLAGES**

Manufacturing/Industrial Centers

Center or Village	Land Area in Acres	Households (HH)				Employment (Jobs)		
		Existing (2004)	Existing Density (HH/Acre)	Growth Target (HH Growth)	2024 Density (Est.)	Existing (2002)	Existing Density (Jobs/Acre)	Growth Target (Job Growth)
Ballard-Interbay-Northend (BINMIC)	941	N/A	N/A	N/A 1,500	N/A 1.6	15,320	16	2,150 ± 12,500 <u>in North Bay Overlay area</u>

Transportation Appendix B

Within Seattle, the upper limits of the growth targets in the adopted Plan for population, households, and employment were used to estimate future travel. These targets call for an additional 47,000 households and 84,000 jobs over the 20-year year life of this plan. This growth was allocated within the city as follows:

	HOUSEHOLDS	JOBS
Urban Centers	28,300 (60%)	67,200 (80%)
Hub urban villages	4,800 (10%)	4,200 (5%)
Residential villages	7,000 (15%)	4,200 (5%)
Areas outside centers and villages	7,000 (15%)	
Manufacturing/industrial Centers	*	8,400 (10%)*
	=	=
Total	47,000 (100%)	84,000 (100%)

* - See updated traffic impact analysis for additional growth planned in the North Bay Overlay area in the North Bay Final Environmental Impact Statement dated _____ 2005. This analysis is incorporated by reference.

Capital Facilities Appendix C Inventory of Facilities Serving Urban Centers and Villages

MANUFACTURING/INDUSTRIAL CENTERS

BINMIC

Existing Households (HH): 4,447
 Expected 6-yr. HH Growth: ~~410~~ 500
 Expected 20-yr. HH Growth: ~~4,520~~ 1,500
 Land Area: 425 acres 941

Existing Jobs: ~~4,292~~ 15,320
 Expected 6 yr. Jobs Growth: ~~934~~ 4,000
 Expected 20 yr. Job Growth: ~~3,700~~ 12,500