

Industrial and Maritime Strategy

Seattle City Council

Land Use Committee

March 23, 2022



City of Seattle

Today's Briefing

- Why the Industrial and Maritime Strategy is important
- Process and implementation to date
- Proposed land use concepts
- Environmental Impact Statement (EIS)



Manufacturing / Industrial Centers (MICs)

Two regionally-designated MICs

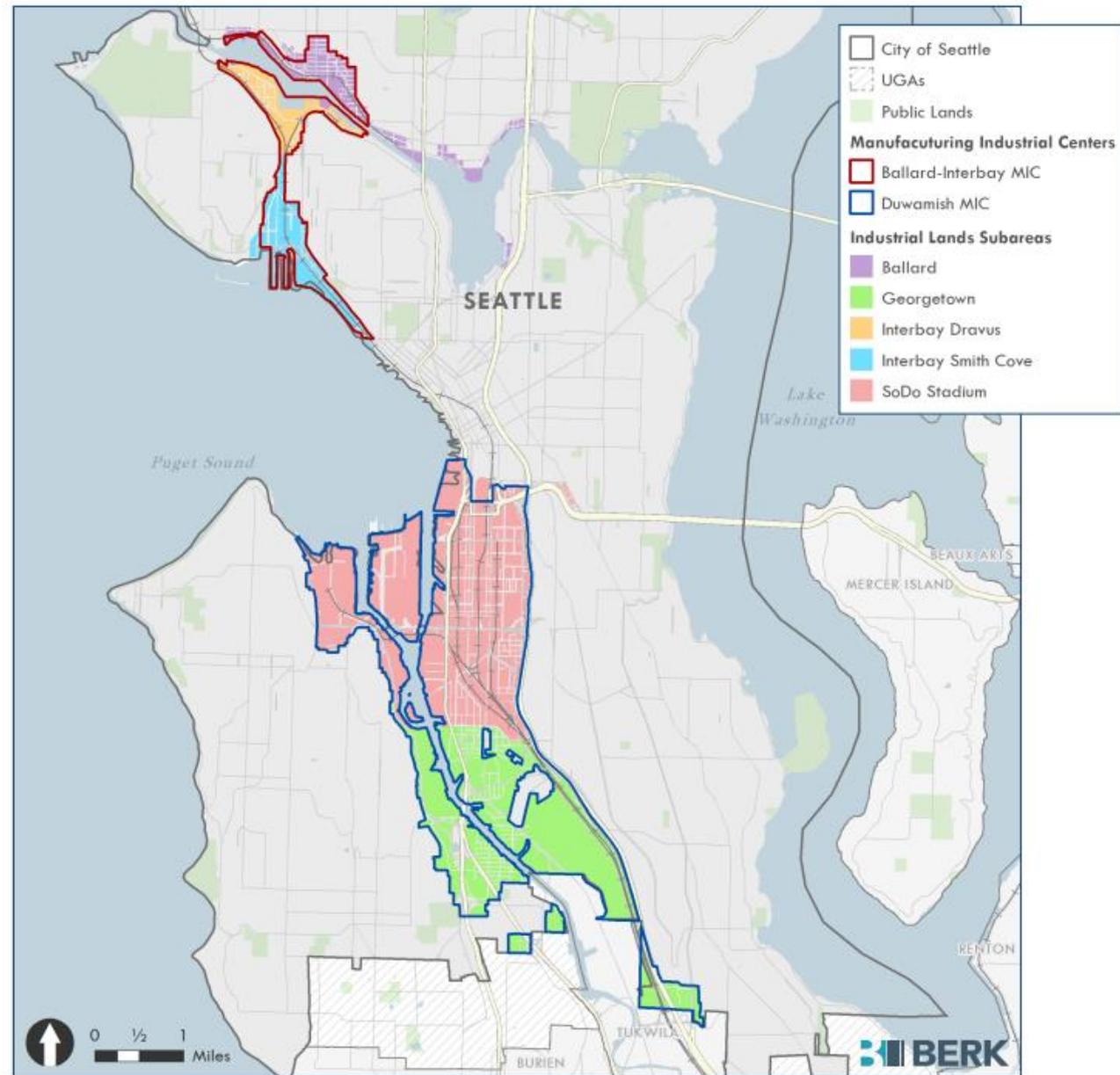
- Ballard Interbay Northend (BINMIC) & Greater Duwamish (Duwamish MIC)
- Priority for federal transportation funds
- Recertification due in 2025

95,000+ existing jobs

- Two-thirds accessible without a 4-year degree
- Many remain unionized with quality benefits
- Starting salaries exceed 70% of Area Median Income in key fields

Irreplaceable assets

- Deep water port and waterways
- Freight and rail infrastructure



Process to date

- SODO-focused workgroup 2016-2017
- Citywide Strategy Council convened in fall 2019
 - Interdepartmental team
 - 60+ community stakeholder representatives
 - Professionally-facilitated meetings
 - 4 Neighborhood sub-groups
 - Engagement with BIPOC youth
- Consensus Recommendations in June 2021
 - "Eleven Strategies"
- Early implementation in 2022 budget, and EIS launch

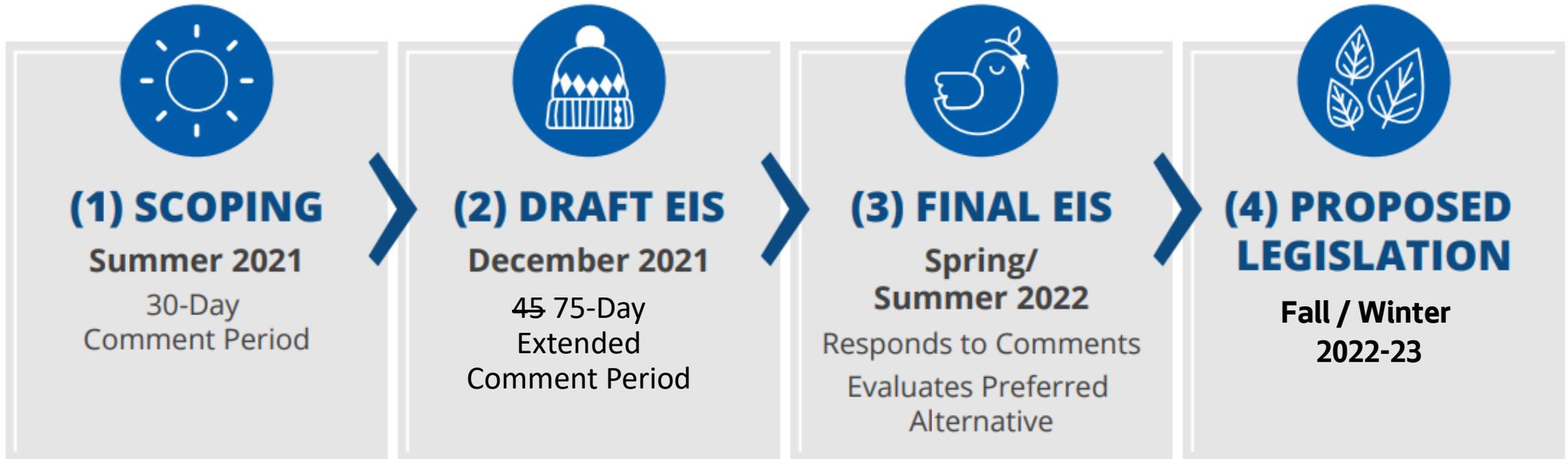


Eleven Consensus Strategies

Advisory Council recommended a package of 11 strategies, with 85% consensus in June 2021.

Investment Strategies	Land Use Strategies	Action Strategies
1. Workforce Investments	5. Stronger Protections	10. WOSCA & Armory
2. Public Safety Partnerships	6. Dense Industrial Development	11. Stewardship Entities
3. Transportation Investments	7. Healthy Transitional Areas	
4. Environmental Initiatives	8. No New Residential Uses	
	9. Georgetown & South Park	

Environmental Impact Statement (EIS) Process



The City is extending the Draft EIS comment period an additional 30 days to March 2. Special extension for Georgetown and South Park communities to April 15th.

Proposed New Land Use Concepts

MARITIME + MANUFACTURING + LOGISTICS

Strengthen established economic clusters to protect economic diversity and opportunity

INDUSTRY + INNOVATION

Support modern industrial innovation and capitalize on major transit investments

URBAN INDUSTRIAL

Foster vibrant districts that support local manufacturing and entrepreneurship

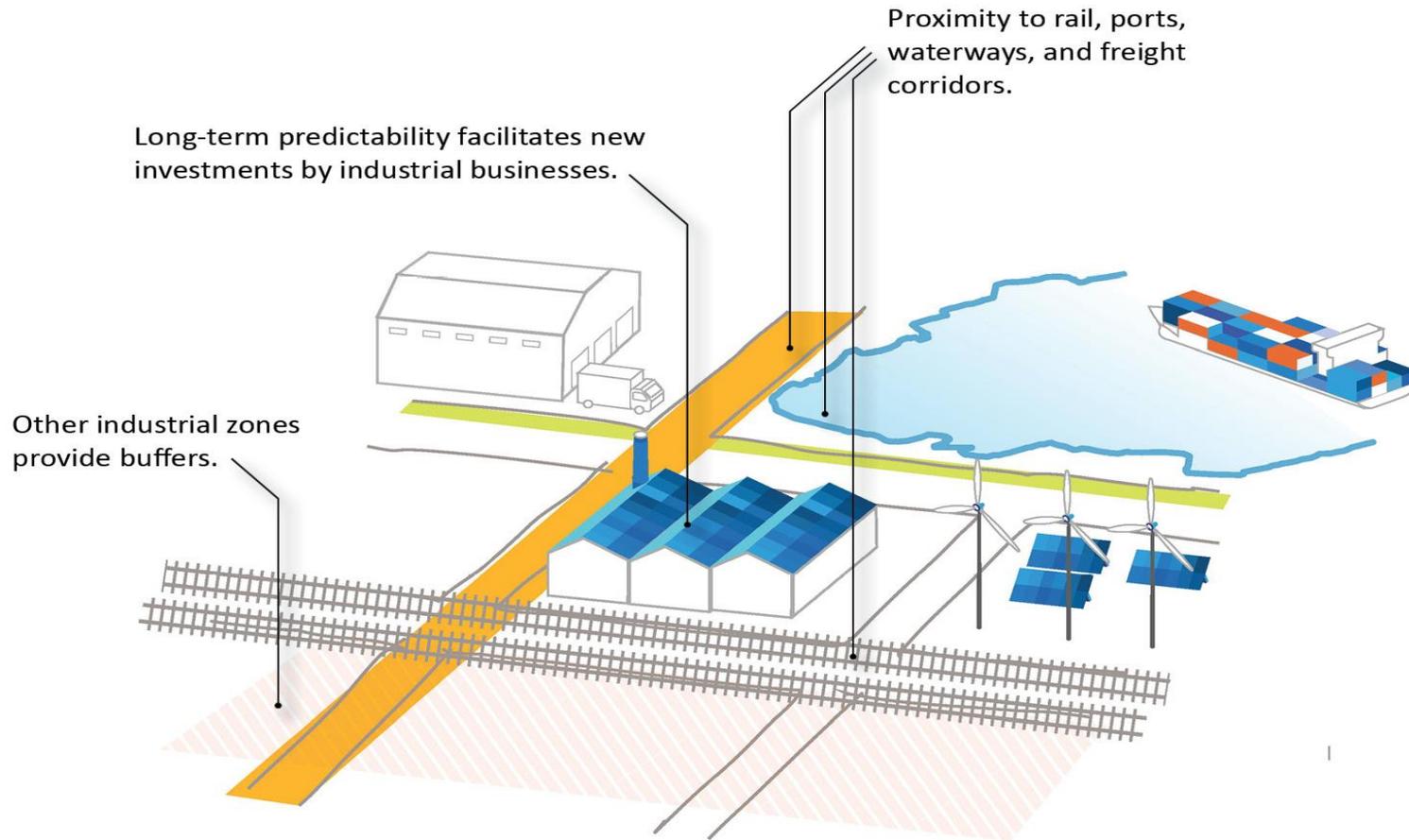
Proposal:

The City's Comprehensive Plan would be amended to include and describe these land use concepts.

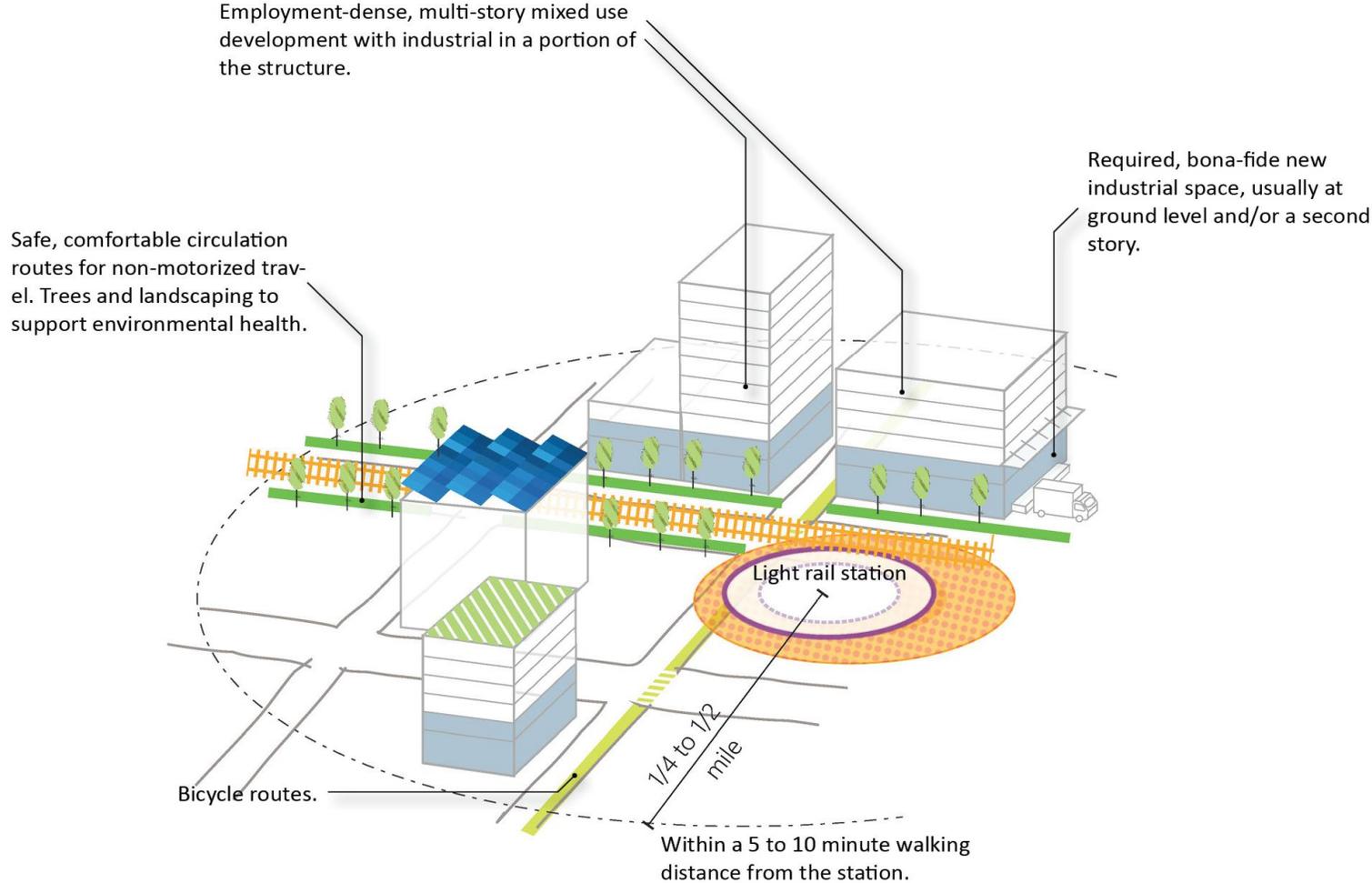
The zoning code would be amended to replace Seattle's existing industrial zones with new zones to match these land use concepts.



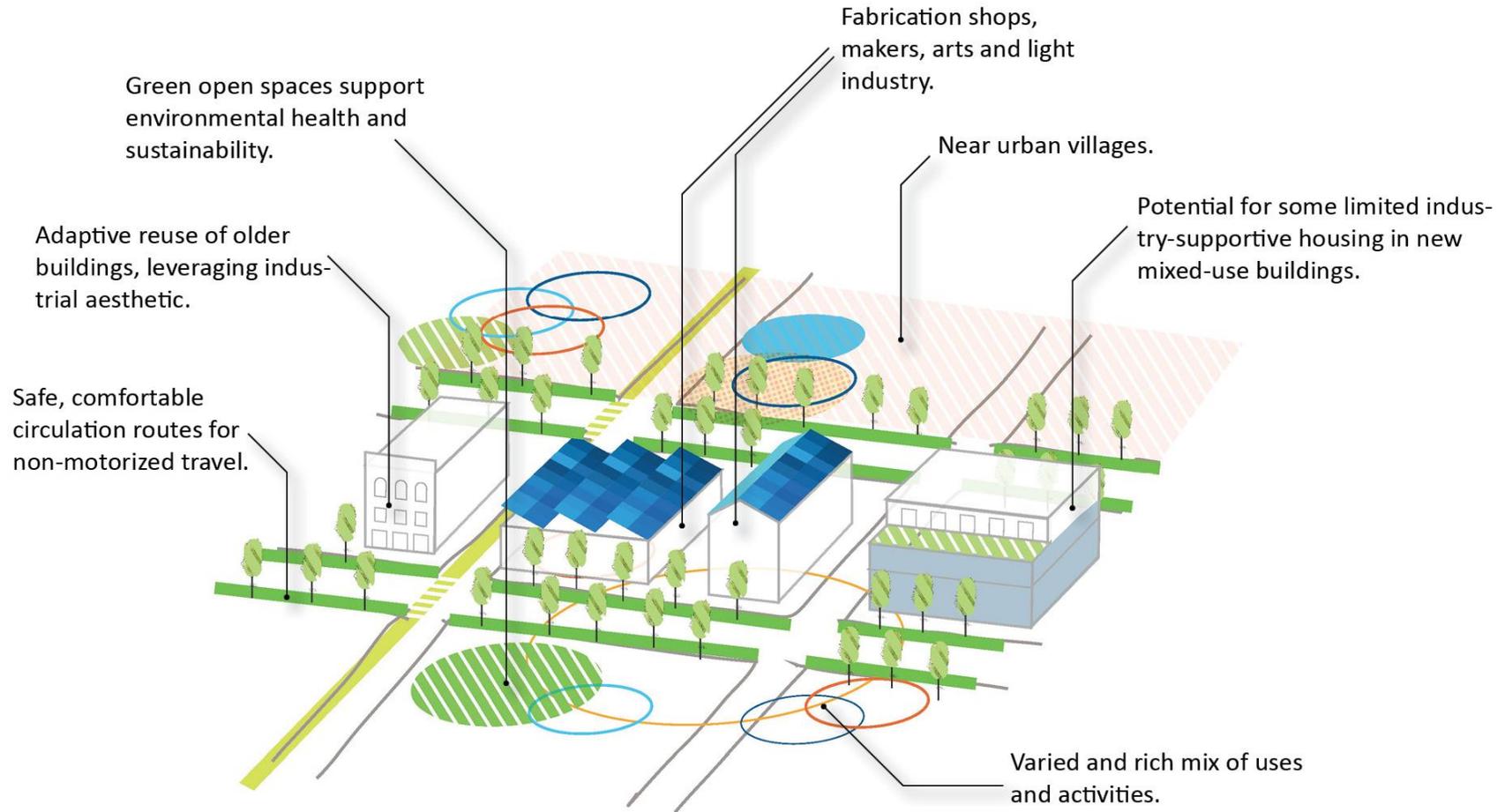
Maritime, Manufacturing and Logistics (MML) - Concept Diagram



Industry and Innovation (II) - Concept Diagram



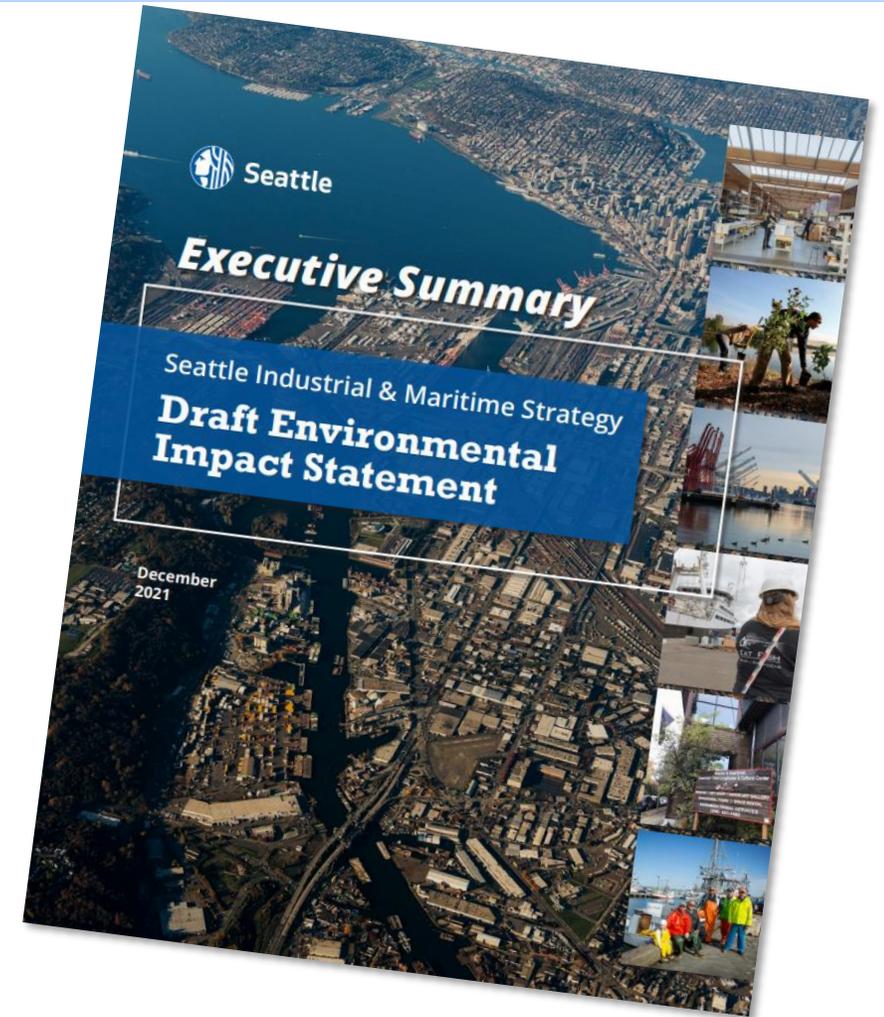
Urban Industrial (UI) - Concept Diagram



Environmental Impact Statement (EIS) Alternatives

An EIS studies a range of alternatives in order to:

- Identify potential adverse impacts on the built and natural environment.
- Learn how impacts differ and identify trade-offs of policy choices.
- Compare action alternatives to a no-action alternative.



EIS Alternative 1 - No Action

-  Industrial General: 90 %
-  Industrial Commercial: 5%
-  Industrial Buffer 5%

Provide baseline to compare impacts of 3 action alternatives.

Relies on existing zoning and land use policies.

No new residential uses are permitted other than existing provisions for Caretakers/Artists Studios

Lodging continues to be prohibited in Stadium District Overlay.



EIS Alternative 4 - Expanded - Future of Industry

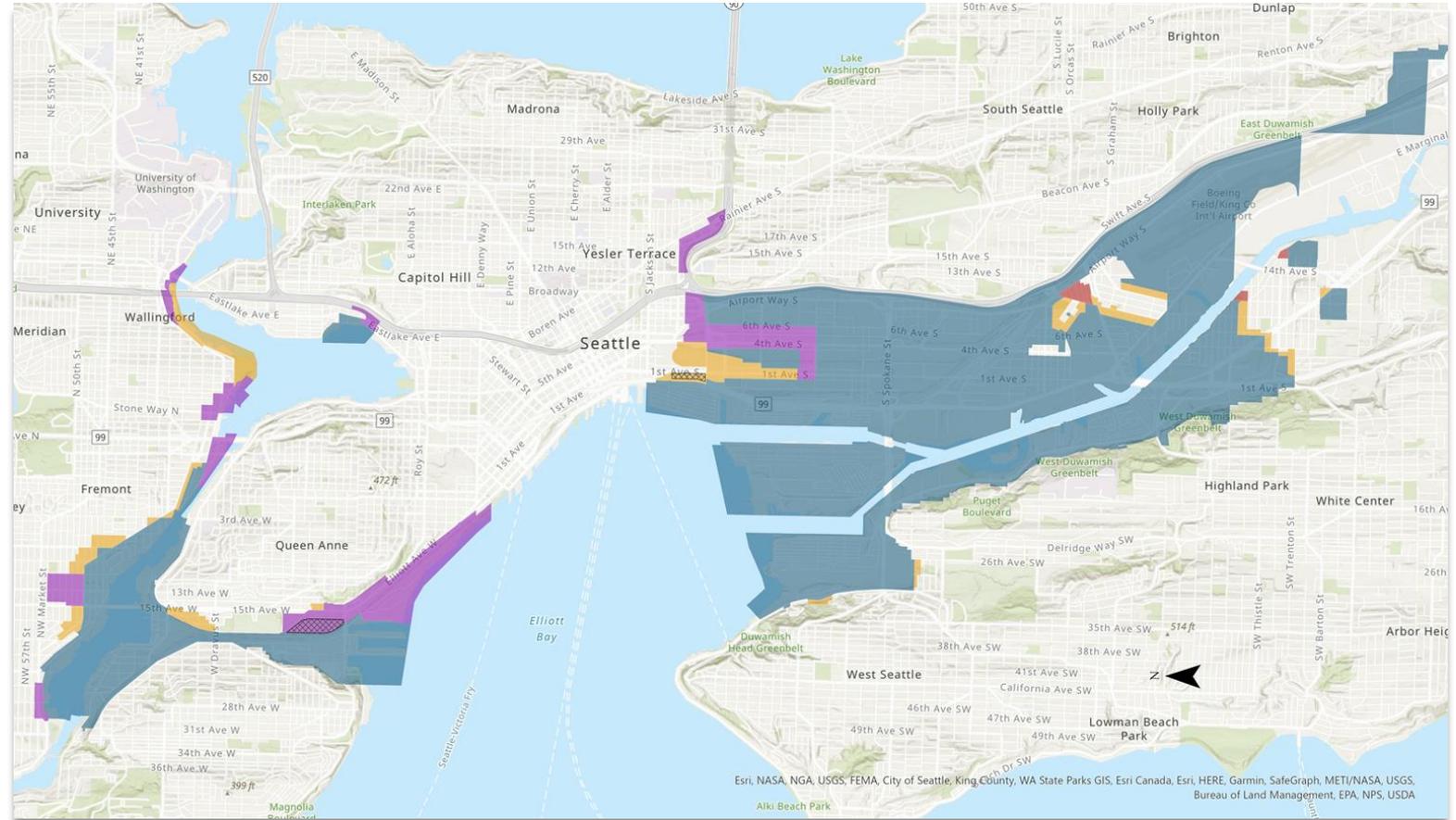
 **Maritime, Manufacturing and Logistics zone: 86%**

 **Industry/Innovation zone: 8%**
Greater than ½ mile radius from light rail stations and current Industrial Commercial areas.

 **Urban Industrial zone: 6%**
Includes expanded industry supportive housing with potential for ~2,000 units.

Removes focused land in Georgetown and South Park from the MIC.

Permits lodging in the Stadium Transition Area Overlay District



Extended Engagement in South Park and Georgetown Neighborhoods

- Extended comment period to April 15 (comment period 120 days). Comment deadline for all other comments was March 5 (comment period 75 days).
- Collaborating with a coalition of neighborhood organizations to create an outreach to residents in neighborhoods experiencing greater impacts from proximity to industrial areas.
- Engagement includes community meetings, virtual meetings, and drop-in hours in community to provide opportunity to ask questions and comment on the Draft EIS.
- Engagement will focus on areas of potential change adjacent to South Park and Georgetown and the range of impacts and potential mitigation measures.
- Translations and in-language meetings in Spanish, Somali, and Vietnamese.



Next Steps

- Prepare Final EIS for release at the end of Q2 2022.
- Submit Comprehensive Plan Amendments for consideration in 2022.
- Prepare zoning regulations for consideration in 2023.
- Update Centers plans for BINMIC and Duwamish MIC.

