



SEATTLE CITY COUNCIL  
**CENTRAL STAFF**

# Industrial Maritime Strategy

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LAND USE COMMITTEE

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# Legislation

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CB 120568 2023 Comprehensive Plan amendments

CB 120567 Land Use Code text amendments

New Industrial chapter 23.50A

New zones: Maritime, Manufacturing, Logistics;  
Industrial Innovation; Urban Industrial

CB 120569 Zoning map changes

CB 120571 Noise ordinance amendments

CB 120570 Relocating Industrial Commercial code

# Industrial and Maritime Strategies

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- Environmental justice and climate action
- Stronger protections for industrially zoned land
- High-density industrial development
- Healthy transitional areas near urban villages
- No new residential uses
- Georgetown and South Park neighborhood goals
- Master planning for WOSCA and Armory sites

# CB 120568 – Comprehensive Plan Amendments

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- Sets policy basis for new zoning regulations, including three new zones
- Changes boundaries of Duwamish Manufacturing/Industrial Center in Georgetown and South Park and removes industrial designation in Judkins Park
- Restricts future changes to industrial areas
  - *If adopted, Council should update its Comp Plan docketing resolution (Resolution 31807) to reflect this new policy*
  - *Amend rezone criteria to reflect this direction?*

# CB 120567 – Land Use Code Text Amendments

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## II zone FAR bonuses

- Code defines Information Computer Technology (ICT) as an industrial use that is incentivized in the II zone. The bonus for ICT space is lower than that provided for the creation of space for other industrial uses.
  - *Will this dilute the ability of the bonus program to create space for traditional industry?*
  - *What happens if an ICT business wants to move into a space built for other industrial uses?*

# CB 120567 – Land Use Code Text Amendments

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## FAR increases for commercial uses

- Bill increases the maximum floor area ratio (FAR) in the Urban Industrial and Industrial Innovation zones.

Urban Industrial: from 2.5 to 3 or 4.5, primarily for ancillary uses

Industrial Innovation: from 2.5 or 2.75 to 4.5 to 6.5, coupled with incentives for on-site or off-site industrial development, mass timber, and preservation of vulnerable masonry structures

- *Should Mandatory Housing Affordability requirements apply to commercial floor area?*

# CB 120567 – Land Use Code Text Amendments

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## Housing in and near industrial areas

- Housing would be allowed in and near industrial areas through rezones to non-industrial zones and in the UI zone
- The UI zone and Georgetown include noise attenuation requirements for new dwelling units
  - *Should noise attenuation requirements apply more broadly?*
  - *Are there other requirements that could reduce environmental impacts of living near industrial uses? Tree requirements? Require air conditioning?*

## CB 120571 – Noise Ordinance amendments

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- Allows higher noise levels in residential and commercial areas near BINMIC shorelines
  - *Consider noise attenuation in new development near the BINMIC shoreline?*



# Council Amendments

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- Need to make sure that the bills are internally consistent – amendments to the Land Use Code bill or rezones may have impacts on the Comprehensive Plan and vice versa
- Need to be consistent with regional criteria for MICs
- Need to be within the range of alternatives studied in the FEIS
- Rezones must be consistent with rezone criteria