

Industrial and Maritime Strategy Urban Industrial Zoning and the Stadium Transition Area Overlay District (STAOD)

Seattle City Council
January 24, 2025



City of Seattle

Implementing Consensus Recommendations

The I&M legislation adopted in July 2023 directly implements 7 of the Advisory Council's 11 consensus recommendations.

Investment Strategies

- 1. Workforce Investments to Support Access to Opportunity for BIPOC, Youth, and Women:** Create, expand, and support initiatives that increase access to opportunity and economic prosperity for Black, Indigenous, and People of Color, youth, and women through manufacturing, maritime, and logistics careers.
- 2. Public Safety Partnership to Support Maritime and Industrial Areas:** Work closely with local business and community organizations to develop and implement a proactive public safety response to elevated levels of crime within maritime and industrial lands.
- 3. Transportation Priorities to Improve the Movement of People and Goods:** Improve the movement of people and goods and make transit and freight networks work for industrial and maritime users with better service and facilities; improved last mile connections for active transportation, transit, and freight, including large truck access to shoreline and railroad uses; and advocating for a tunnel alignment for Ballard and Interbay future light rail.
- 4. Environmental Justice and Climate Action:** Address environmental inequities and protect industrial-adjacent communities from environmental harms, transition to a climate pollution free freight network, and prepare for a changing climate.

Land Use Strategies

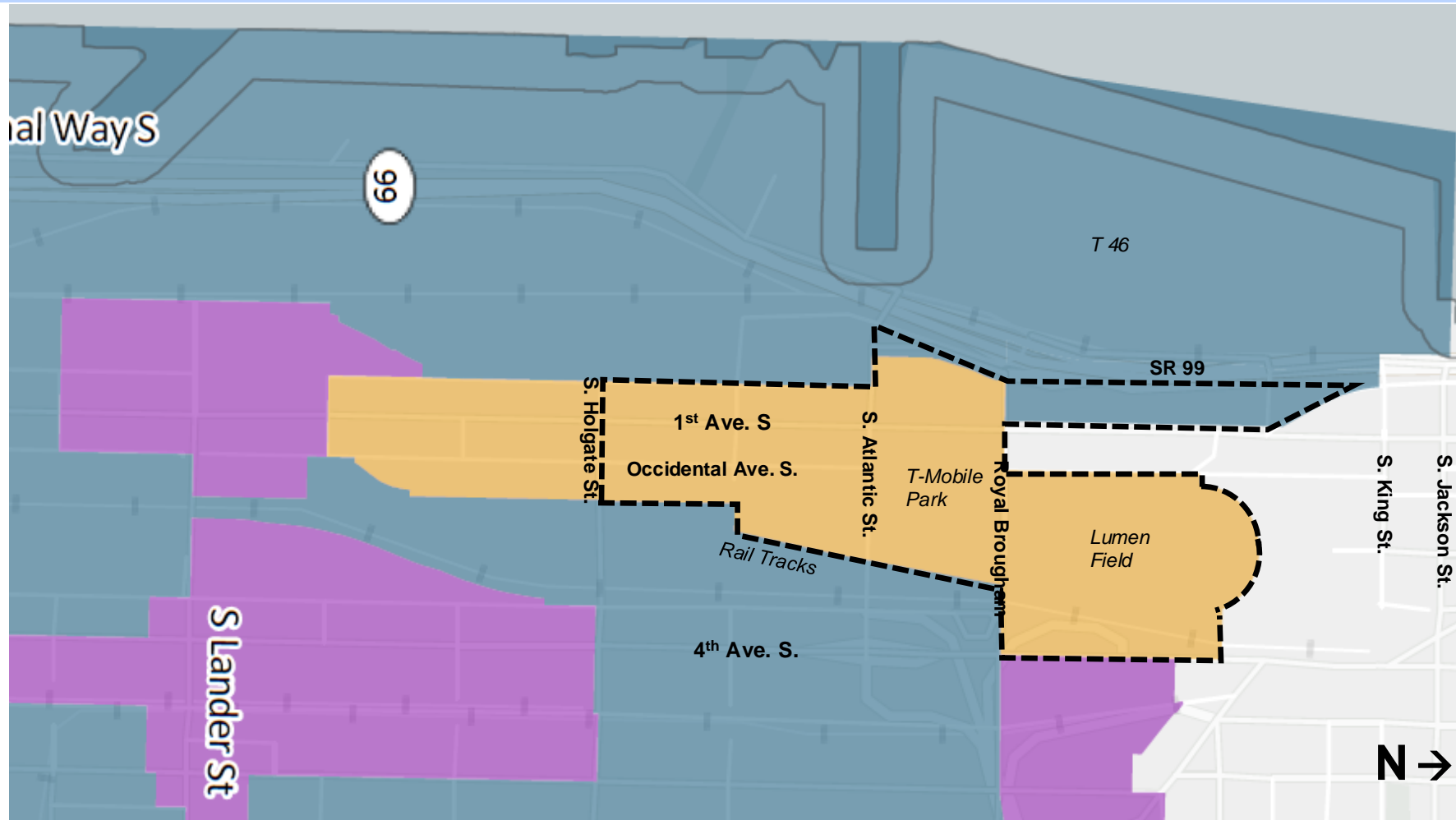
- 5. Stronger Protections for Industrially Zoned Land:** Strengthen protections for industrially zoned lands within Seattle by establishing higher thresholds to remove industrial land designations and closing loopholes that have allowed significant non-industrial development within industrially zoned lands.
- 6. High Density Industrial Development:** Encourage modern industrial development that supports high-density employment near transit stations and near existing industrial-commercial areas by creating density bonuses for employment uses (i.e., office, R&D, etc.) if coupled with industrial uses in the same project.
- 7. Healthy Transitional Areas near Urban Villages:** Foster increased employment and entrepreneurship opportunities with a vibrant mix of affordable, small-scale places for light industry, makers, and creative arts, as well as industry supporting ancillary retail.
- 8. No New Residential Uses:** No new residential uses on industrial and maritime lands. Limited adjustments to existing allowances in transitional zones to support industry and arts entrepreneurship opportunities. Any limited adjustments to existing allowances in transitional zones would be determined after additional study of potential impacts, including an Environmental Impact Statement (EIS).
- 9. Georgetown and South Park Neighborhood Goals:** Remove a few small, focused locations from industrial zoning in Georgetown and South Park and convert them to mixed use zoning to achieve neighborhood goals.





Action Strategies

- 10. Master Planning for WOSCA and Armory Sites:** Recognizing the time limitations of this process and the specialized nature of these sites, partner with agencies of the State of Washington, Department of Transportation (WOSCA), and Department of Commerce (Armory), or future owners on a master planning process for industrial redevelopment specifically designed for each site based on the guiding principles of this workgroup.
- 11. Ongoing Stewardship Entities to Champion this Vision:** Identify and grow ongoing stewardship entities with a complete range of stakeholders to champion the vision of the Industrial and Maritime Strategy, ensure its long-term implementation, and develop appropriate assessment metrics to help guide future policy decisions. In different neighborhoods, this could be an existing organization with a modified charter and/or a new organization.



Current Zoning in SODO around the Stadiums

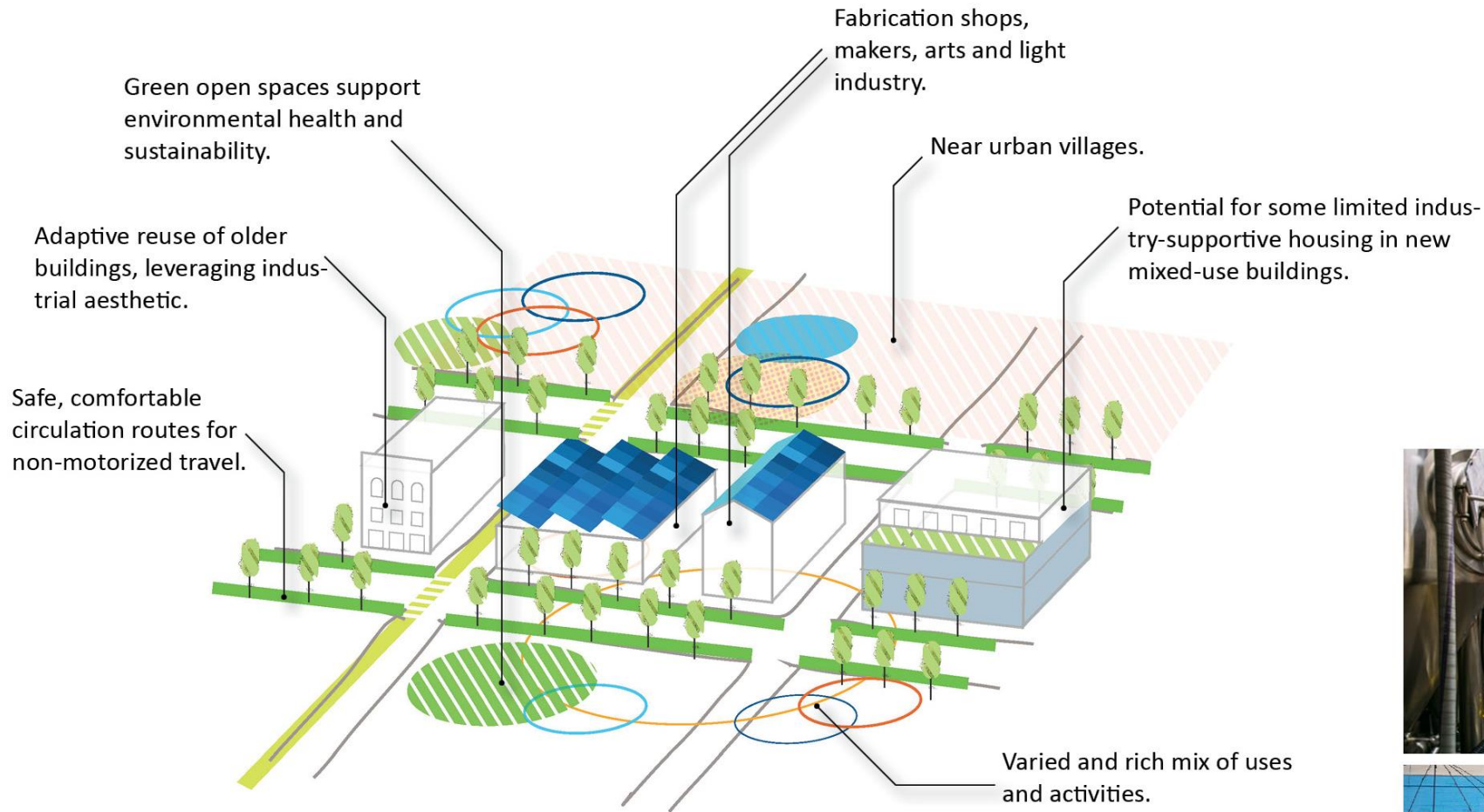


-  Maritime, Manufacturing and Logistics (MML)
-  Urban Industrial (UI)
-  Industry and Innovation (II)
-  Stadium Transition Area Overlay District (STAOD)

Urban Industrial Zone(UI)

- The Urban Industrial (UI) zone permits limited housing at densities no greater than 50 dwelling units per acre.
- Locational criteria and affordability criteria ensure that the actual amount of housing feasible to develop will be limited.
- Urban Industrial zoning can be found in the STAOD, south of the STAOD along 1st Avenue S., Ballard, Georgetown, South Park, and along the shoreline of Lake Union.
- Additional requirements further restrict housing such that no housing is allowed in the STAOD or on the shorelines of Lake Union.

Urban Industrial Zone(UI)



Function and Purpose: Foster vibrant districts that support a mix of local manufacturing, production, arts, and a sense of place. This zone advances the stakeholder strategy of creating healthy transitions between core industrial areas and nonindustrial areas. This is a zone that due to its proximity to nonindustrial areas and businesses could draw customers from adjacent neighborhoods. It includes provisions for safe movement of pedestrians and freight.



Urban Industrial (UI) Zone Standards

Ancillary Uses. Many industrial uses that could locate in this zone would have a greater proportion of public-facing functions than traditional industrial uses. Examples include breweries or distilleries with large tasting rooms or restaurants. The new UI zone allows for these large ancillary uses.

Size of Use Limits. Consistent with the stakeholder strategy to provide stronger protections for industrial land, the size of use limits for stand-alone nonindustrial uses (i.e. box retail stores) in the new UI zone are stricter than the zone it replaced.

Landscaping Requirements. In addition to new street improvement requirements the new UI zone has landscape requirements to ease the transition from core industrial areas to nonindustrial areas. The new landscape requirements increased street tree planting standard and applied the green factor standard. Green factor is a performance-based planting requirement that encourages ground level plantings and green roofs and vegetated walls.

Urban Industrial (UI) Zone Standards

Limited Workforce Housing.

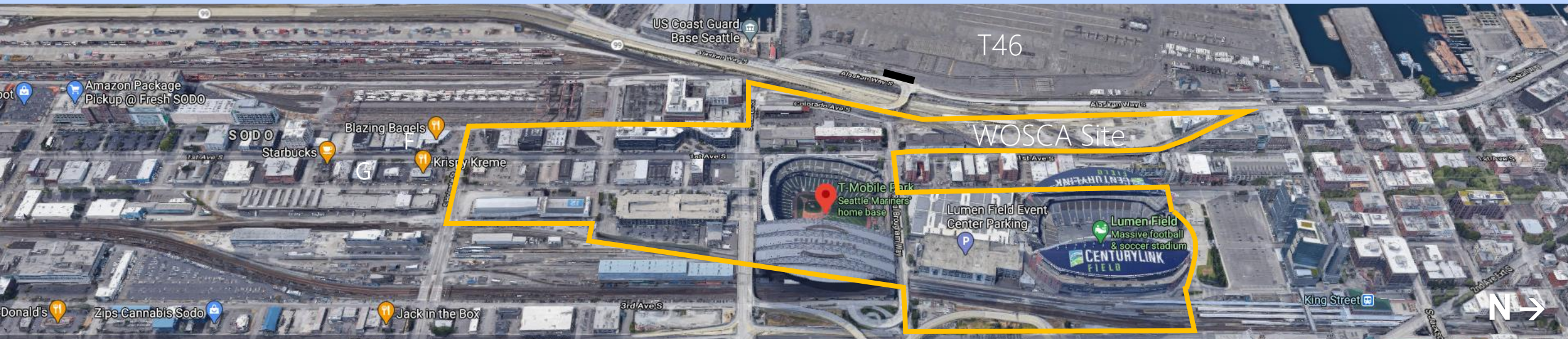
Small amounts of workforce housing are allowed through a conditional use process. The intent is not to generate significant amounts of housing, but to provide housing that might be affordable to local workers in these industrial areas.

Conditions that must be met to develop workforce housing:

- 50 dwelling units per acre maximum density
- Not within 200 feet of a shoreline.
- **Not within 200 feet of a major truck street.**
- All dwelling units shall have sound-insulating windows sufficient to maintain an interior sound level of 60dB or below.
- Located and designed to reduce conflict with adjacent existing industrial businesses.
- The owner must sign an acknowledgement accepting the industrial character of the neighborhood
- The housing is part of a mixed-use development, and the residential component does not exceed 50% of the floor area of the mixed-use project.
- The residential uses **must either be live-work or qualify as caretakers' quarters** for a business on the same site; **or provided as workforce housing** affordable at a rent or sales price for a period of 20 years to occupants with incomes below 60 percent AMI for SEDUs, 80 percent AMI for studio and one-bedroom units, and 90 percent AMI for two-bedroom and larger units.

Stadium Transition Area Overlay District (STAOD)

Special consideration for new development in this area



No housing is currently allowed within the STAOD.

- Housing within the stadium overlay was studied in the EIS but housing was excluded from the STAOD in the Industrial and Maritime Legislation.
- The Industrial and Maritime Strategy EIS studied a combined maximum of 990 dwelling units within the STAOD and the Urban Industrial zoned land south of the STAOD at up to 50 dwelling units per acre.
- Urban Industrial Zone allows for either: a.) workers quarters & live/work studios, or b.) 50% workforce affordable units at 90% Area Median Income (AMI).



Stadium Transition Area Overlay

The EIS found that housing as proposed to be allowed in the stadium area via the Urban Industrial zone requirements and limitations would not cause significant adverse environmental impacts.