

May 22, 2023

MEMORANDUM

To: Land Use Committee
From: Lish Whitson, Analyst
Subject: Potential amendments to the Industrial Maritime legislation

On Wednesday, May 24, the Land Use Committee will hold a public hearing on the Industrial Maritime Strategy legislation, five bills that together would update the City of Seattle's policies, regulations, and zoning for industrial areas within the City of Seattle. Information regarding the proposal is available at the Office of Planning and Community Development's [website](#) and attached to the record for [Council Bill 120567](#).

After two briefings on the legislation, Councilmembers were asked to submit proposals for amendments to Central Staff in order to allow an opportunity for members of the public to comment on those concepts at the May 24 public hearing.

Attached to this memorandum is the preliminary list of potential amendments that Councilmembers are considering proposing to the legislation. These amendments are preliminary concepts that may change based on public feedback and additional review.

Following the public hearing, we will prepare amendatory language for the Land Use Committee to consider at a special meeting on June 8.

Attachments:

1. Potential amendments to the Industrial and Maritime Strategy legislation

cc: Esther Handy, Director
Aly Pennucci, Deputy Director
Yolanda Ho, Supervising Analyst

Attachment 1 – Table of Amendments to Industrial Maritime Strategy

| # | Potential Amendment | Sponsor |
|----|---|---------|
| 1 | Technical Amendments | Strauss |
| 2 | Change the required ground floor load bearing in industrial space in II zones from 250 lbs/sq ft to 125 lbs/sq ft | Strauss |
| 3 | Require Mandatory Housing Affordability (MHA) for commercial development in the Industrial Innovation (II) zone | Morales |
| 4 | Expand street tree planting requirements in the Manufacturing, Maritime and Logistics (MML) zone | Strauss |
| 5 | Increase the residential density limit in the Urban Industrial (UI) zone along the Wallingford waterfront | Strauss |
| 6 | Modify the maximum size of use limits in the Stadium District to allow for larger entertainment, retail, and Information Computer Technology (ICT) uses | Strauss |
| 7 | Expand requirements for noise attenuating windows in residential development near industrial areas | Morales |
| 8 | Add requirements for air conditioning for residential development near industrial areas | Morales |
| 9 | Allow an additional 10 feet of height in the Georgetown Live-Work district along 4th Avenue S | Strauss |
| 10 | Rezone the block at Leary Way and Dock Street to General Commercial 2 (C2) or other non-industrial zone | Strauss |
| 11 | Rezone the block at the northwest corner of Leary Way and 14th Avenue NW to II | Strauss |
| 12 | Remove the area north of NW 48th Street and east of 9th Avenue NE from the Ballard-Interbay-Northend Manufacturing Industrial Center (BINMIC) and rezone to Lowrise (LR) | Strauss |
| 13 | Remove the area at the western end of Commodore Way near 31st Avenue W from the BINMIC and rezone to C2 or LR3 | Strauss |
| 14 | Rezone additional areas in SODO within a half mile of the Lander Street station to II to provide more unreinforced masonry (URM) transfer of development rights (TDR) receiving sites | Herbold |
| 15 | Expand the Georgetown UI zone to the north to S Brandon Street | Morales |