

Seattle's Industrial Policies

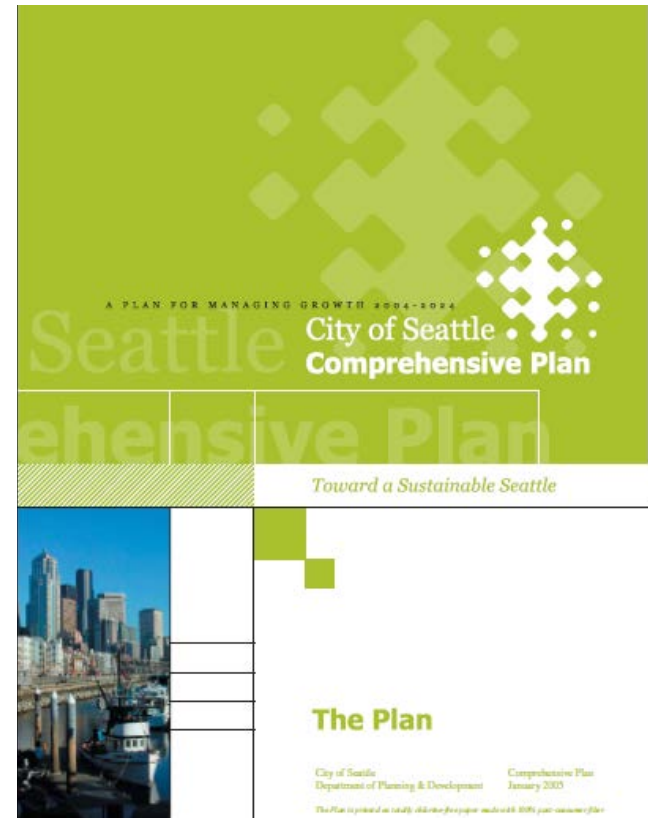
Georgetown
Community Meeting
November 5, 2014



City of Seattle
Planning and Development

Seattle's Comprehensive Plan

- City policies about where and how the city will grow
- 20 years of job and housing growth
- Urban Village Strategy



Current Industrial Policies

The City's Comprehensive Plan says:

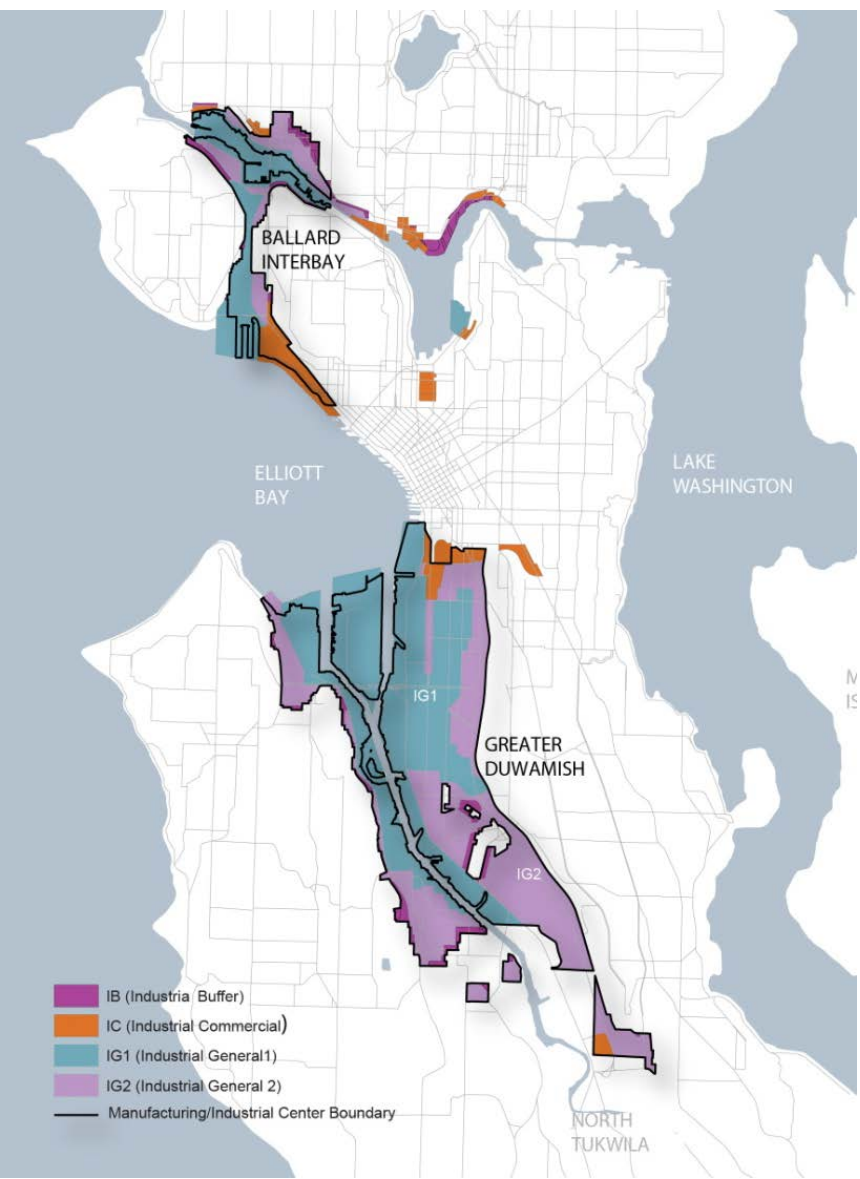
- Promote the use of industrial land for industrial purposes.
- Promote high value-added economic development by supporting growth in the industrial and manufacturing employment base.
- Restrict or prohibit uses that may negatively affect the availability of land for industrial activity, or that conflict with the character and function of industrial areas.

Why City Policies Protect Industrial Land

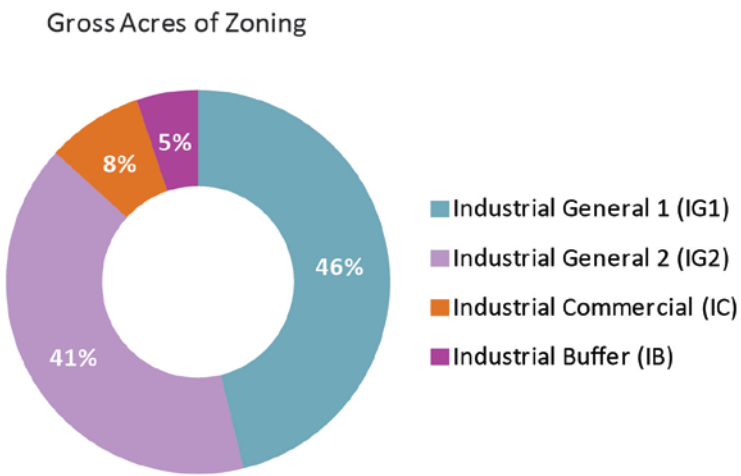
- Family wage jobs
- Economic resilience
- Support for international trade
- 1/3 of City's sales tax revenue
- 1/3 of City's B&O tax revenue



Seattle's Industrial Lands MICs and Zoning



- Almost all of the city's 6,000 acres of industrially zoned land is in the Ballard/Interbay and Greater Duwamish M/ICs
- Duwamish is much larger (4,900 acres vs. 900) than Ballard/Interbay
- Land use code has 4 zoning designations – IG1, IG2, IC and IB



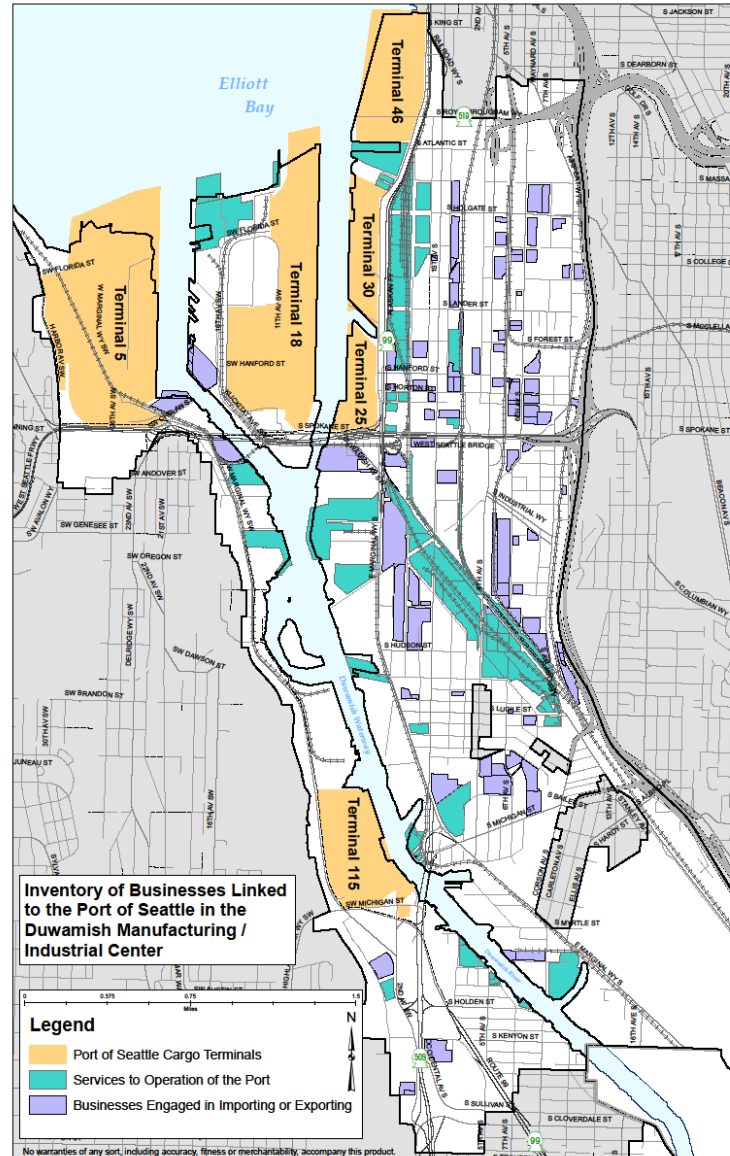
Duwamish Land Uses

Most Common Uses in the Duwamish M/IC	
LAND USE	% OF DUWAMISH LAND
Transportation/Utilities/Communications	39.8%
Manufacturing	21.2%
Warehouse	17.7%
Vacant	12.6%
Retail/Service	3.4%

BINMIC Land Uses

Most Common Uses in the BINM/IC	
LAND USE	% OF BINM/IC LAND
Transportation/Utilities/Communications	37.8%
Warehouse	16.3%
Manufacturing	10.7%
Office	8.5%
Entertainment	5.1%

Port Terminal Facilities & Associated Businesses



Proposed New Policy

Criteria for reviewing requests to remove land from a M/IC:

- ▣ Specify the use for the land
- ▣ Demonstrate there is no other land in the city suitable for that use
- ▣ Proposed use would not replace an industrial use
- ▣ Proposed use would not interfere with nearby industrial operations

Proposed New Policy

Prohibit future use of Industrial/
Commercial (IC) zone in M/ICs



Proposed New Policy

Limit incompatible land uses near general aviation airport

- Required by state law (RCW 36.70.547)



Next Steps for these Policies

- Include policies in Seattle 2035
- Draft environmental impact statement (EIS) **spring 2015**
- Draft revised Comprehensive Plan **summer 2015**
- Final EIS and Plan **4th quarter 2015**
- Council action on Plan **2016**



Seattle 2035

YOUR CITY, YOUR FUTURE

2035.Seattle.gov



Questions?

