Thank You For Coming!

Tonight we are asking for your input on recommended Comprehensive Plan policies that are intended to preserve industrial land in designated M/ICs and limit conversion of these areas to non-industrial uses.

Program

6:00pm - 6:30pm:
Open House - visit stations and talk with staff

6:30pm - 6:45pm:
Welcome remarks

6:45pm - 8:00pm:
Open House continues - Make sure you complete a comment form before you leave this evening.

Tonight We Are Here To:

▶ Hear your opinions and ideas on the proposed manufacturing/industrial land use policies
▶ Discuss the unique qualities of your neighborhood as it relates to the proposed policies
▶ Share information from the Local Production Study and Freight Master Plan

What Happens Next?

City staff will collect your comments and feedback, and:

▶ Use the feedback on the Industrial Lands to inform recommendations on the proposed comp plan amendments
▶ Take the input we hear back to the Mayor and City Council
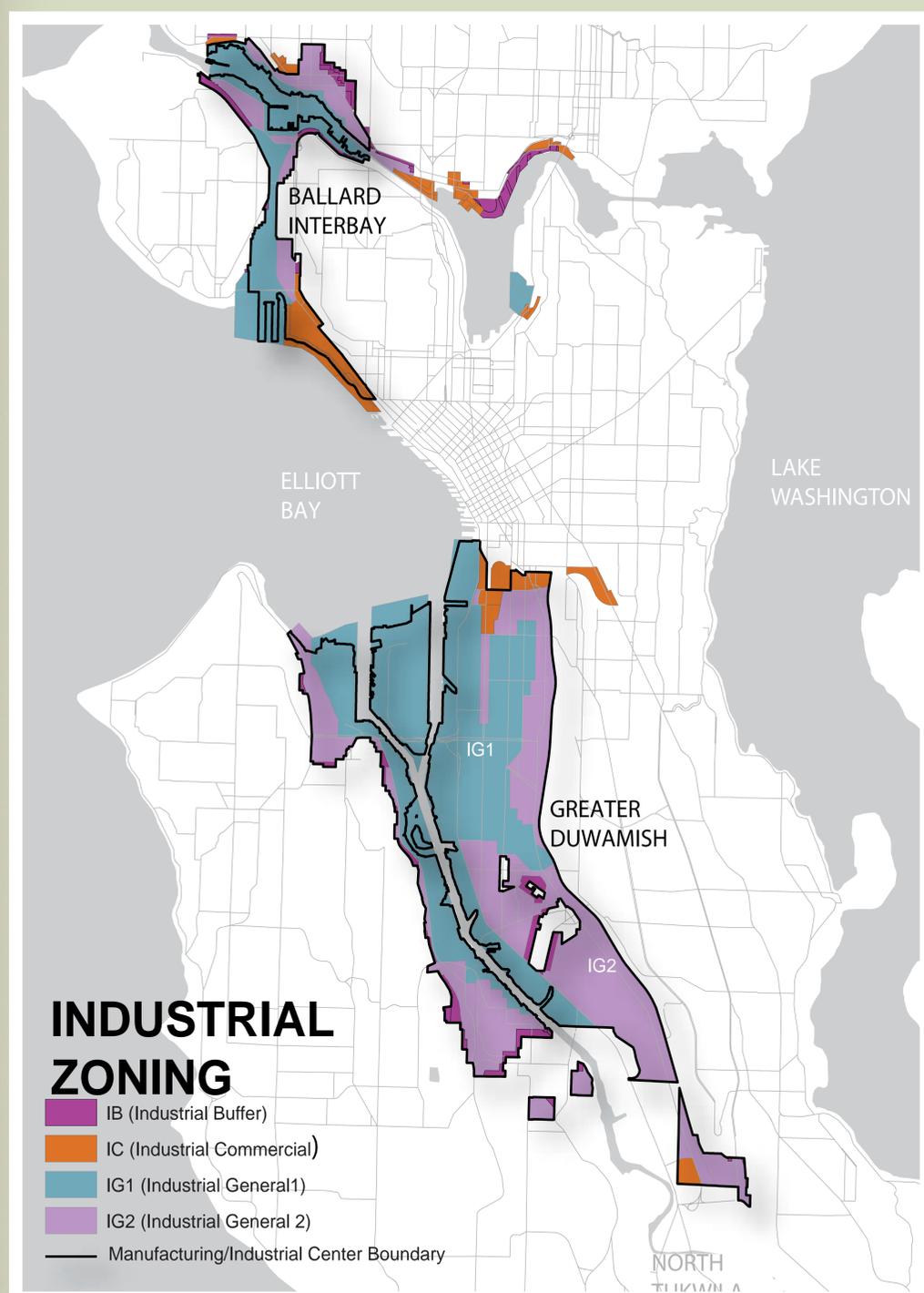▶ Report back to the community on the City's website

City of Seattle
Department of Planning & Development

Seattle
2035
YOUR CITY, YOUR FUTURE

Industrial Lands
Draft Comprehensive Plan Amendments

Why Should City Policies Protect Industrial Land?

▶ Protect and promote family wage jobs

▶ Provide for economic resilience

▶ Industrial land area is limited & vacancy rates are low

▶ Support international trade

▶ Industrial lands generate 1/3 of City's sales tax revenue and B&O tax revenue

In December 2013 we released a study of the Greater Duwamish Manufacturing and Industrial Center (M/IC) that reevaluates our policies regarding future uses in the M/IC. Our recommendations focus on changes to the City's Comprehensive Plan and Land Use Code to limit activities that could interfere with industry and port operations in the M/IC.

BALLARD INTERBAY

ELLIOTT BAY

LAKE WASHINGTON

IG1

GREATER DUWAMISH

IG2

INDUSTRIAL ZONING

■ IB (Industrial Buffer)
■ IC (Industrial Commercial)
■ IG1 (Industrial General1)
■ IG2 (Industrial General 2)
— Manufacturing/Industrial Center Boundary

NORTH TUKWILA

Concern:

Industrial land may erode or transition to non-industrial use.

Recommendation:

Adopt specific policies in the Comprehensive Plan that will restrict removal of land from the Duwamish M/IC. Do not remove land from a designated Manufacturing/Industrial Center unless:

▶ the proposed use for the land is identified

▶ there is insufficient appropriately zoned land elsewhere in the city for the proposed use

▶ the proposed use would not displace an existing industrial use; and

▶ the proposed use would not adversely affect nearby industrial operations

This policy would provide clear criteria for making future decisions about reducing the amount of land in the M/ICs. This policy reinforces the Comp Plan's urban village strategy of concentrating office, retail and residential growth in walkable urban neighborhoods. It also recognizes the existing significant zoning capacity in the City's designated urban centers and urban villages.

Concern:

Over the past years, Industrial Commercial (IC) zoning has mainly produced large, single-use office buildings, due to its generous allowances for office and retail uses.

Recommendation:

Do not allow any new IC zoning in the M/IC.

Because the M/ICs are the industrial areas where the City wants to direct and maintain the most intensive industrial uses, this policy would prevent use of this zone in those areas that helps achieve that objective, while still allowing the IC zone to be applied in other locations outside of the M/IC.

Industrial Lands: Policy Background and Zoning

Seattle has four industrial zoning classifications: General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC)

▶ **IG1** allows the most intensive industrial uses.

▶ **IG1** and **IG2** combine to cover about 90% of industrial land

▶ Size of use limits restrict the amount of office and retail uses that can be built on lots in IG1, IG2 and IB zones

▶ **IC** allows larger non-industrial activities, such as office and retail uses

Legend:
- ⬚ Manufacturing / Industrial Center
- Commercial (C1, C2)
- Neighborhood Commercial (NC1, NC2, NC3)
- Single Family
- Low-Rise Multi-Family (LR1, LR2, LR3)
- Industrial (IB, IC)
- Industrial (IG1, IG2)

Background

King County County-wide Planning Policies

DP-35: Adopt in city comprehensive plans a map and employment growth targets for each Manufacturing/ Industrial Center and adopt policies and regulations for the Center to . . . (s)trictly limit residential uses and discourage land uses that are not compatible with manufacturing and industrial uses, such as by imposing low maximum size limits on offices and retail uses that are not accessory to an industrial use;

Seattle's Comprehensive Plan

UV-21: Promote manufacturing and industrial employment growth, including manufacturing uses, advanced technology industries, and a wide range of industrial-related commercial functions, such as warehouse and distribution activities, in manufacturing/ industrial centers.

UV-24: Limit in manufacturing/industrial areas those commercial or residential uses that are unrelated to the industrial function, that occur at intensities posing short-and long-term conflicts for industrial uses, or that threaten to convert significant amounts of industrial land to non-industrial uses.

Georgetown Neighborhood Plan - Adopted Neighborhood Plan Goals

G-G1: A healthy Georgetown area economy that capitalizes on the presence of the regionally significant design and gift centers and the related wholesale, retail, design, and manufacturing trades to foster economic development and physical visibility of these industries.

G-G2: A residential community that recognizes, preserves and enhances Georgetown's residential area as a viable place where people live, raise families, enjoy open spaces, and celebrate its unique historic character and buildings.

G-G3: A community that is safe and is perceived as safe for living, working, and doing business.

G-G4: An economically strong and vital manufacturing and industrial center that places priority on job creation, business growth, and ways for linking Georgetown residents to local jobs.

G-G5: A community that receives responsible and efficient City action in the abatement of illegal and criminal uses.

G-G6: A community that continues to support its businesses, promotes job growth, and receives the necessary public investment in infrastructure to continue economic vibrancy.

G-G7: An integrated transportation network that addresses the freight mobility, highway access, and efficiency demands of all users; the non-motorized and pedestrian needs of area residents; and that is supported by the basic services of good roads, transit service, and efficient area-wide circulation.

G-G8: A community sensitive to environmental quality with a recognition and respect for the vital natural environment and ecosystems, such as the Duwamish River, that survive in Georgetown in the presence of commerce and industry

Local Production Study

In 2014 DPD conducted a study to better understand business activity in industrial areas to inform future land use decisions. The study considered three sub segments of industrial uses:

- ► Segment 1: Local Production.
    - i.   Artisanal and Craft businesses
    - ii. Other Local Production Businesses
- ► Segment 2: Local Industrial Services – Distribution and Repair
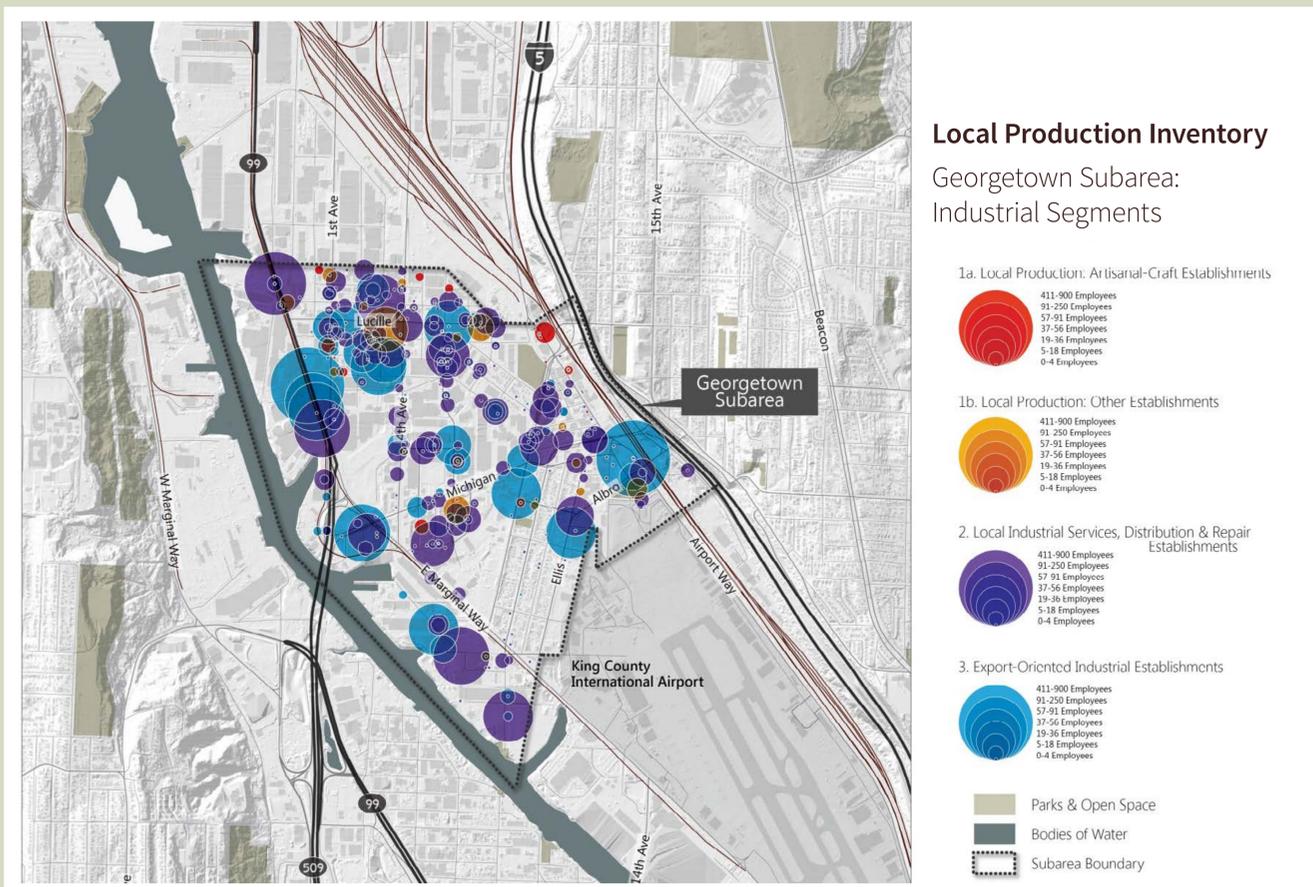- ► Segment 3: General / Export Oriented Industrial
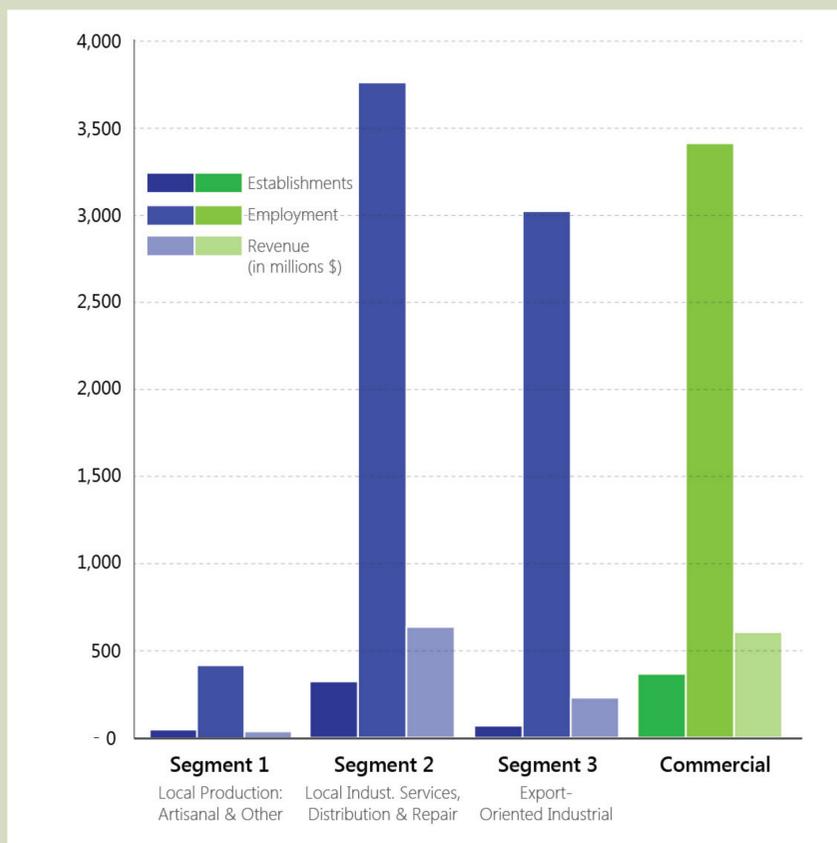
Establishments, Employment & Revenue by Segment

In the Georgetown Subarea, business activity in terms of employment is dominated by Segment 2 & 3 industrial and Commercial activities which employ 3,760, 3,025 and 3,410 respectively. (As in I-90/Mt. Baker, the Subarea includes non-industrially zoned land, accounting for increased commercial employment.)

Reported revenues for Georgetown firms – both industrial and commercial – were lower overall than in the other three Subareas.

Local Production is a more significant presence in Georgetown, employing 418 at 49 establishments.

Commercial & Industrial Establishment Locations

Local Production Inventory
Georgetown Subarea: Industrial Segments

1a. Local Production: Artisanal-Craft Establishments

1b. Local Production: Other Establishments

2. Local Industrial Services, Distribution & Repair Establishments

3. Export-Oriented Industrial Establishments

Local Production Study

The local production study inventoried industrial and non-industrial real estate market conditions. Findings show that in industrial areas, industrial uses tend to be more stable with lower vacancy rates. However, market rents are much higher for non-industrial uses in these areas, suggesting that for new development office or commercial uses are economically more viable than new industrial uses

Vacancy Rates by Development Type (All Subareas)
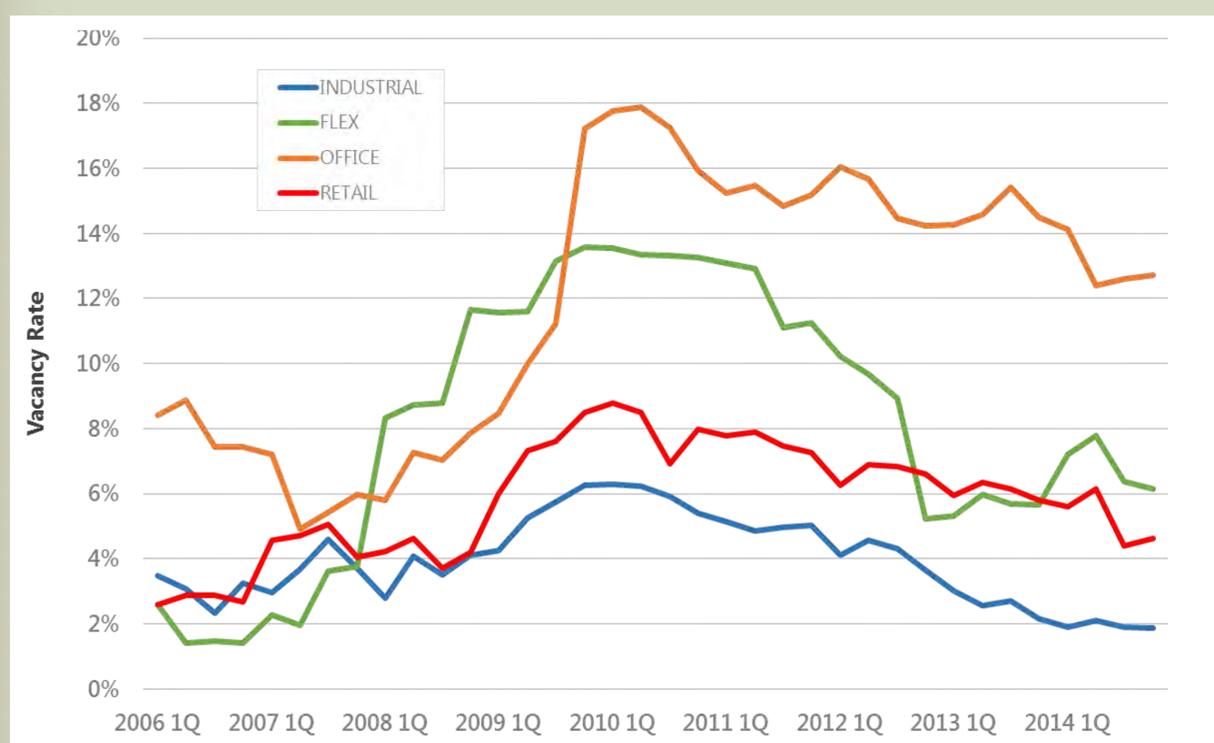
Vacancy rates for all four development types peaked in late 2009 or early 2010, at the height of the recession. For most uses, vacancy rates increased by a factor of three or four from their pre-recession low in 2006 or 2007.

However, you can see from this chart that industrial vacancy rates have been, and continue to be, consistently lower than other development types.

Lease Rates (All Subareas)
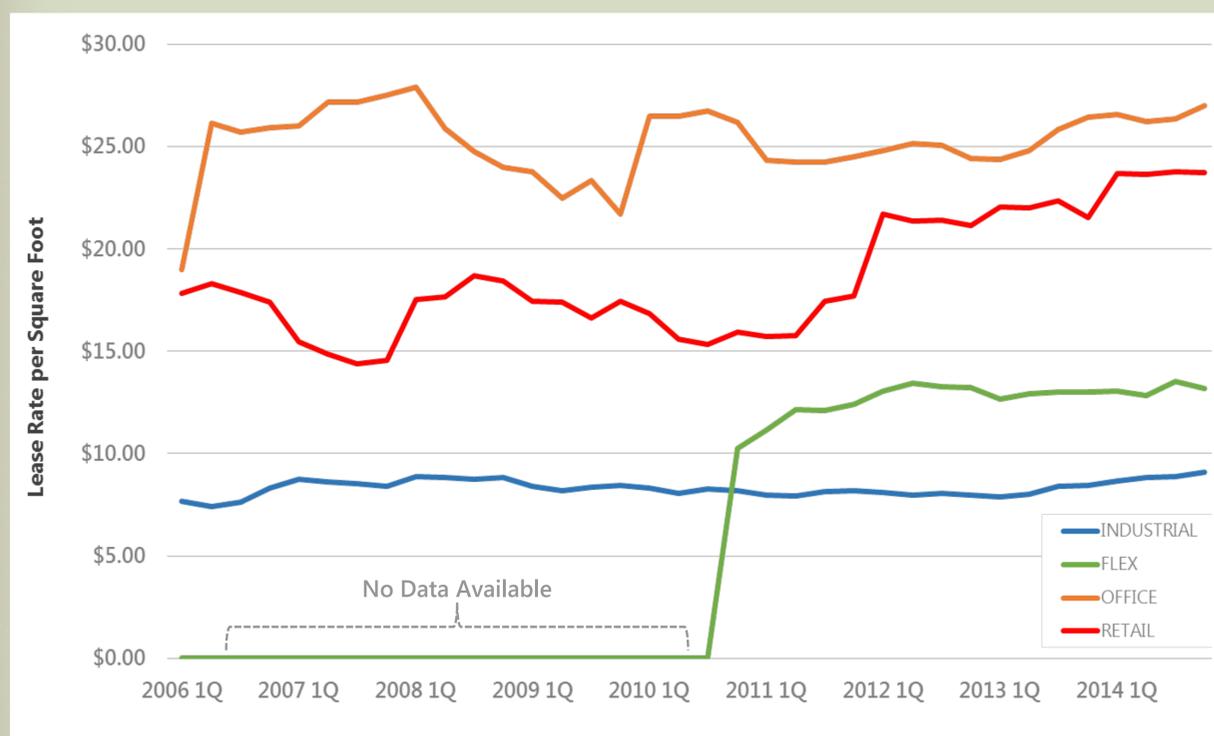
Office and Retail uses pay significantly higher lease rates, on average, across the selected subareas. Flex space appears to command a premium over industrial rents, which are the lowest of the four development types. However, industrial lease rates appear to be more stable than other uses, which show some volatility over time.

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We want to get additional feedback on the proposed Comprehensive Plan industrial lands policies, their potential impact on the Georgetown neighborhood and how the policies would or would not support the vision for the neighborhood.

Our options for moving forward include:

▶ Do nothing to change the current Industrial Land Policies.

▶ Move the proposed policies forward, to cover all industrial lands in Manufacturing and Industrial Centers (MIC).

▶ Revise the proposed policies so that they only apply to certain industrial areas until further study can be done in specific geographic areas, such as Georgetown.

We received feedback from you at the Georgetown community meeting in November. Based on that feedback, we are considering areas to exclude from the proposed policies to allow further consideration of Georgetown issues in the future.

Which areas on the map should be studied further in light of unique neighborhood needs?
Which areas on the map are important for industrial-related businesses and jobs?

Area A: Areas identified by multiple community members as areas to improve or change (see small map below)

Area B: Areas in an Industrial Buffer zone that are in between residential and general industrial zones.
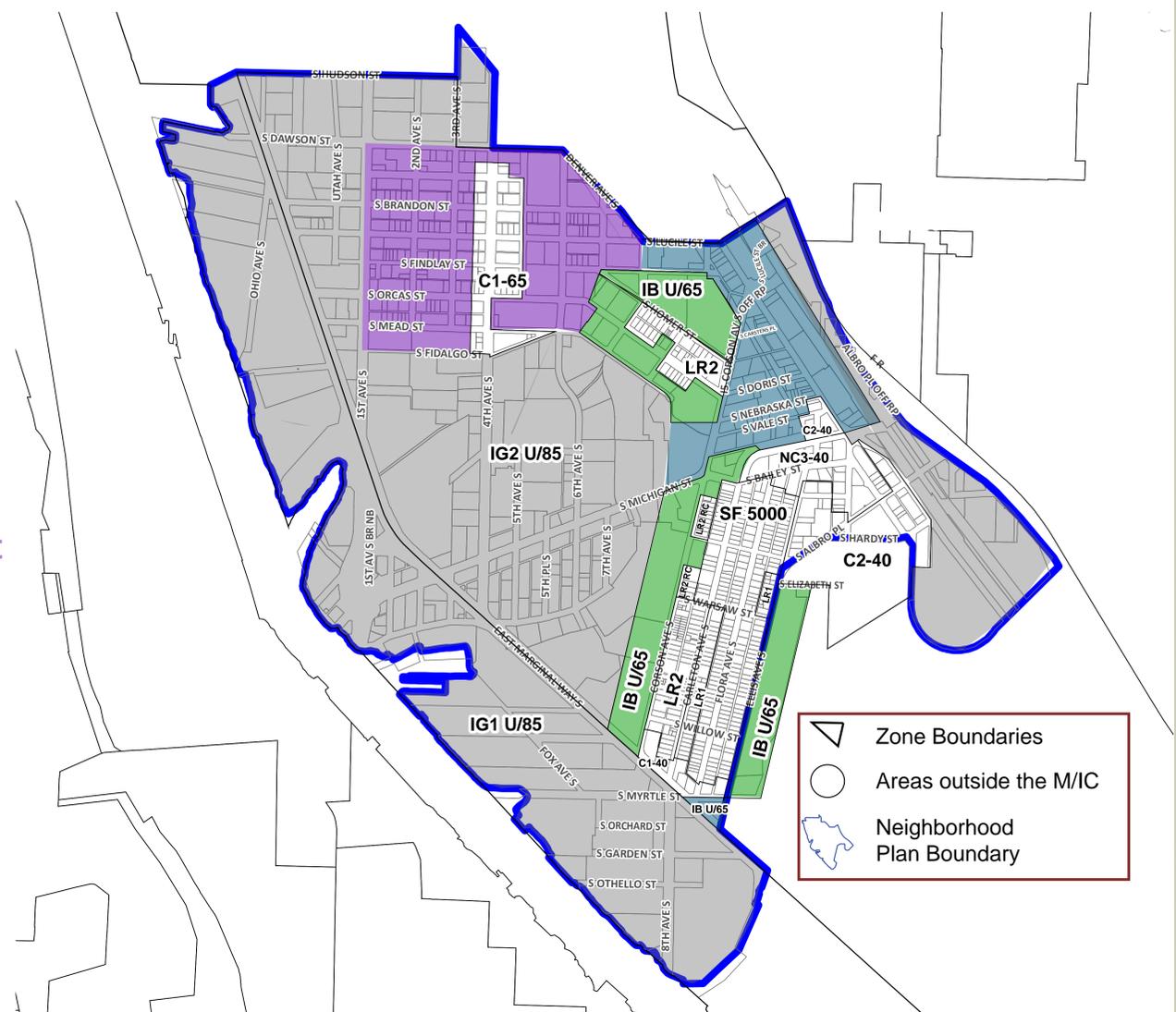
Area C: Area where there is a clustering of existing nonconforming residential uses and connects the design district to the business district.

Area D: All other areas within the MIC

Area E: Areas not in the MIC (residential and commercial zones)
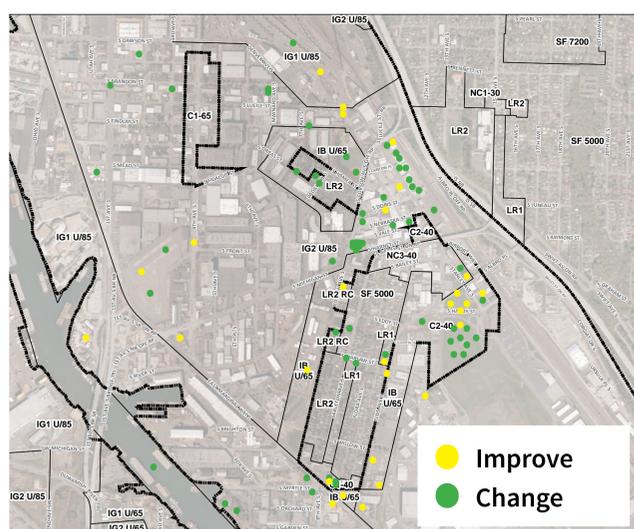
Areas identified by multiple community members as areas to improve or change

Note: The exclusion of certain industrial areas from the proposed policies would not be a determination or recommendation to change the zoning or modify the M/IC boundaries in these areas. Any exclusion would acknowledge that future study and discussions of land use and zoning is needed before determining if these policies are appropriate in these areas.

Residential Uses in Industrial Zones

At the Georgetown community meeting in November we heard concern about the loss of existing residential uses in industrial zones. Based on that feedback, we are considering changes to the Land Use Code that would:

► Make existing nonconforming residential uses, within the Georgetown Neighborhood Plan Boundary, a permitted uses.

► Allow additions to existing structures (within limits)

► Allow the addition of accessory dwelling units
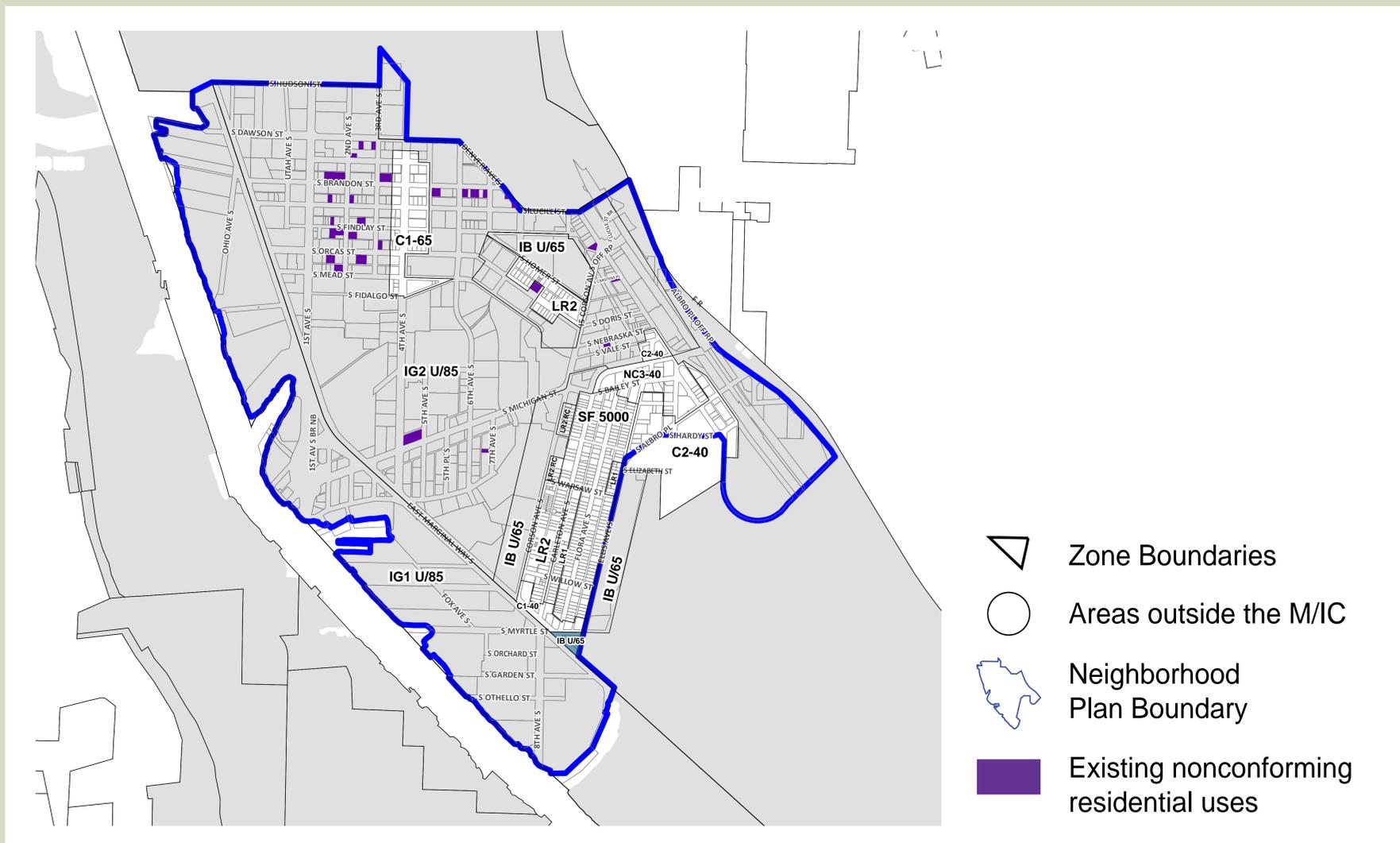
What do you think? (your comments below)