

Industrial and Maritime Strategy Legislation and Comprehensive Plan Amendments

Seattle City Planning Commission
January 12, 2023



City of Seattle

Proposal Key Features

Strengthening land use protections for core industrial areas:

- 85%+ of the study area would be in the protective Maritime, Manufacturing and Logistics (MML) zone
- limit future removal of land from industrial zoning
- Close zoning loopholes

Upzoning for Transit Oriented Development (TOD) near light rail:

- Allow dense office and tech development near light rail in SODO and Ballard (future), mixed with light industry

Adding capacity for 3,000+ units of new housing, focusing on workforce/middle-income housing:

- About half in new mixed-use areas like Judkins Park, Ballard and Georgetown
- About half in industrial areas with a workforce housing requirement

Addressing livability and environmental justice in edge neighborhoods

- Better landscaping/trees, new housing areas, and streetscape improvements

Purpose

This action would:

- **Protect and grow the 95,000+ workforce jobs that are on industrial land.**
 - Two-thirds are accessible without a 4-year degree
 - Many remain unionized with quality benefits
 - Starting salaries exceed \$70,000 in key fields
- **Maintain stable economic sectors that are insulated from major ups-and-downs.**
- **Preserve the function of infrastructure of regional and Statewide significance.**
- **Build on the May 2021 consensus of a 60+ member stakeholder advisory council to pursue this action.**



Study Area

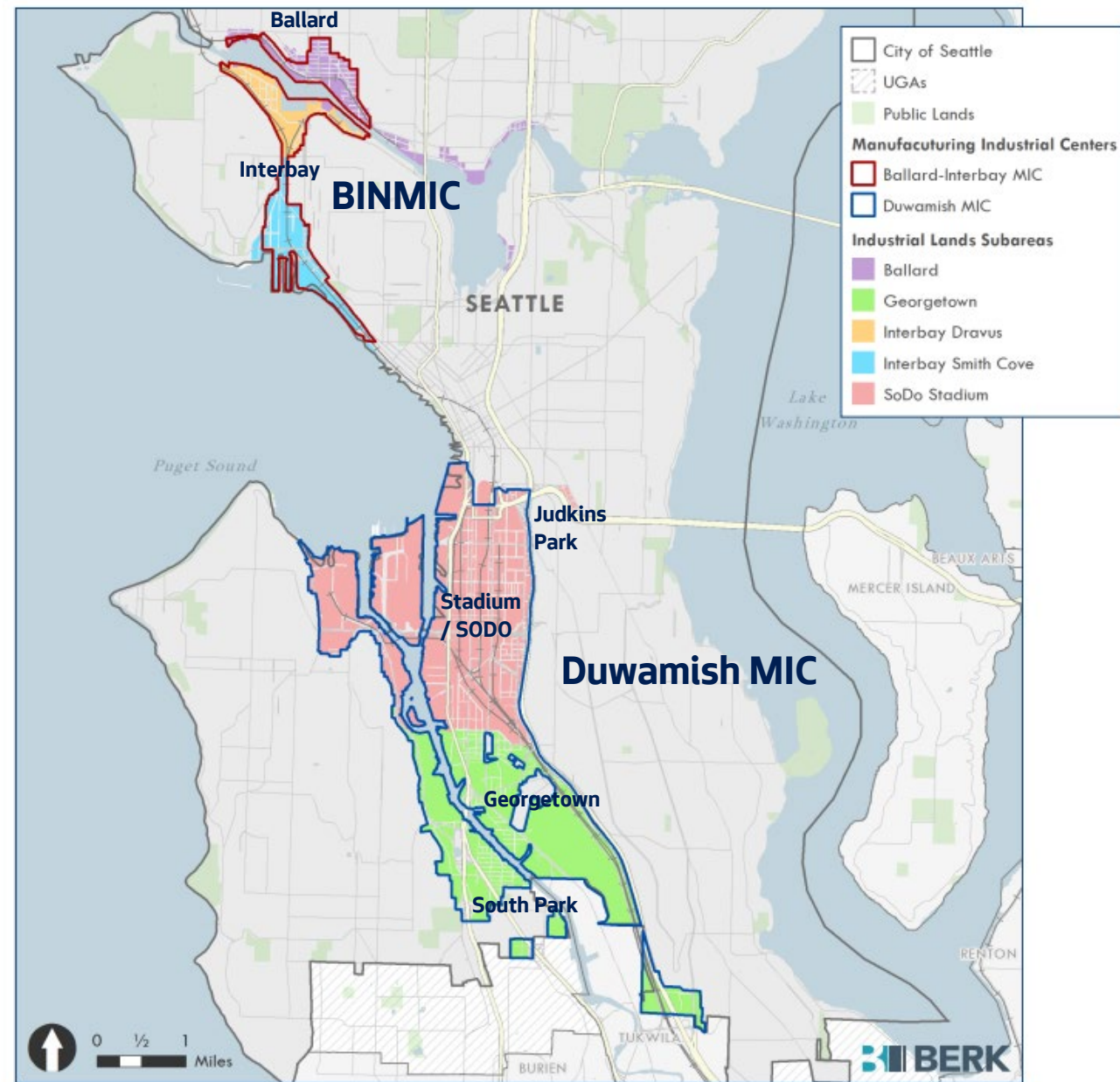
This action would update land use policies and zoning for:

Seattle's two regionally-designated Manufacturing and Industrial Centers (MICs):

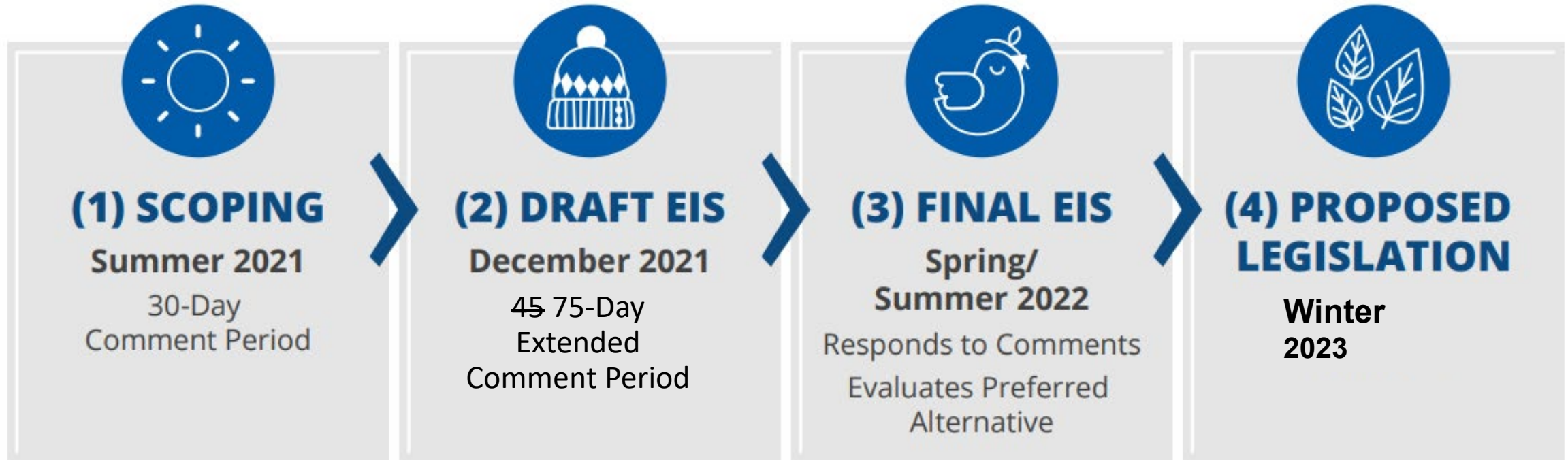
- Ballard Interbay Northend (BINMIC)
- Greater Duwamish (Duwamish MIC)

Edges of industrial areas near neighborhoods:

- Ballard
- Interbay
- SODO / Stadium Area
- Georgetown / South Park
- Judkins Park



Environmental Impact Statement (EIS) Process



The City extended the Draft EIS comment period an additional 30 days to March 2. Special extension for Georgetown and South Park communities to **April 15th**.
Final EIS Issued on September 29th, 2022.



Proposed New Industrial Zones

MARITIME + MANUFACTURING + LOGISTICS

Strengthen established economic clusters to protect economic diversity and opportunity

INDUSTRY + INNOVATION

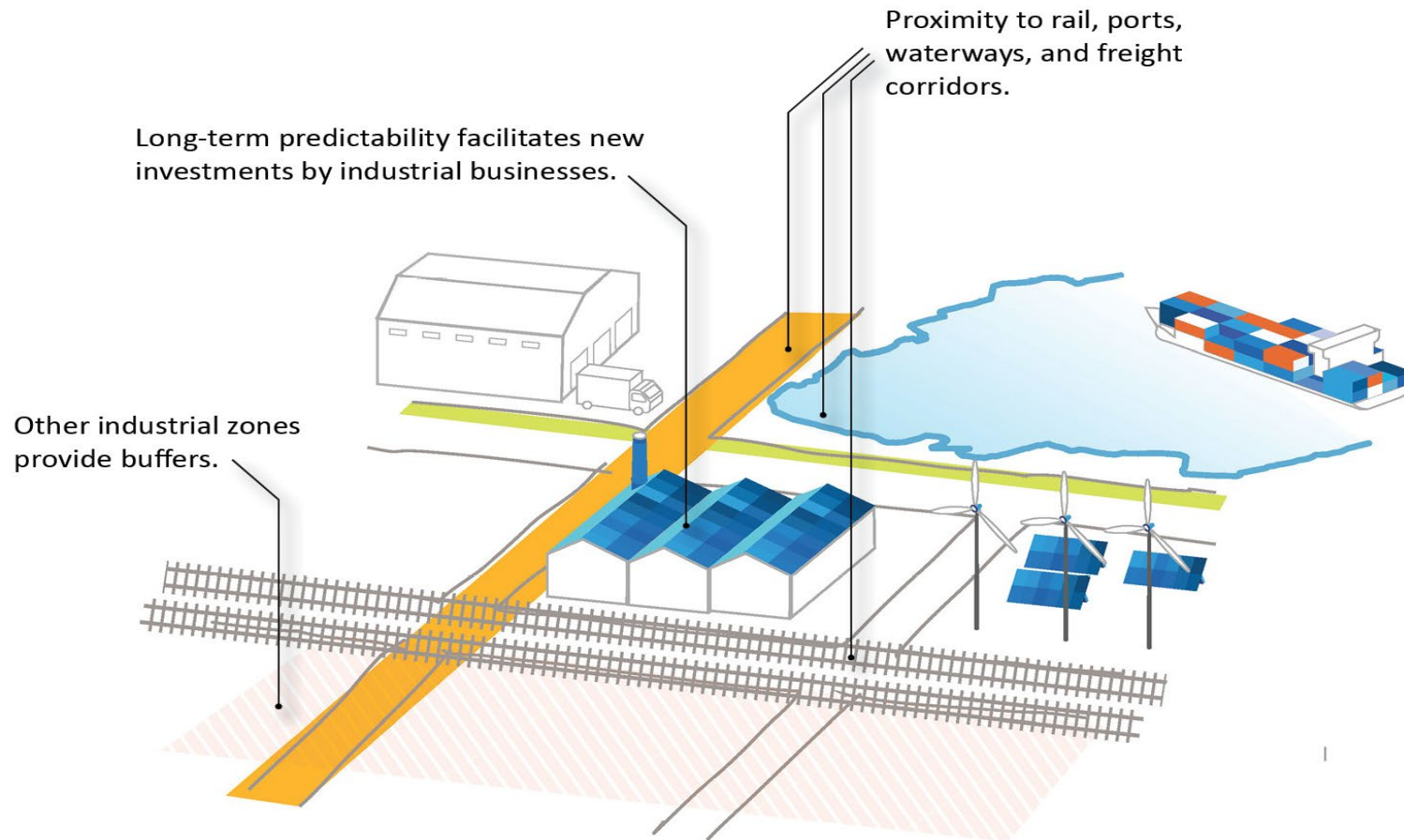
Support modern industrial innovation and capitalize on major transit investments

URBAN INDUSTRIAL

Foster vibrant districts that support local manufacturing and entrepreneurship

The City's Comprehensive Plan and zoning code would be updated to reflect these three new zones.

Maritime, Manufacturing and Logistics (MML)

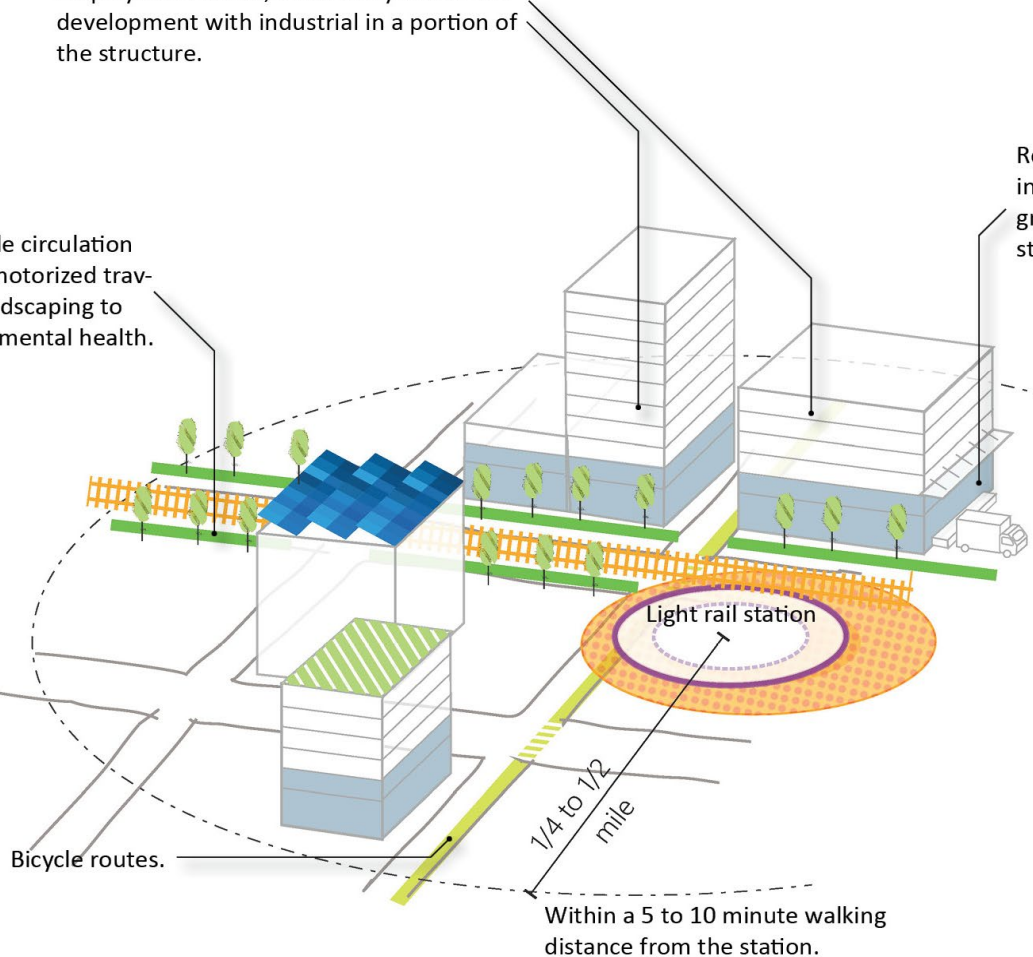


Industry and Innovation (II)

Employment-dense, multi-story mixed use development with industrial in a portion of the structure.

Required, bona-fide new industrial space, usually at ground level and/or a second story.

Safe, comfortable circulation routes for non-motorized travel. Trees and landscaping to support environmental health.



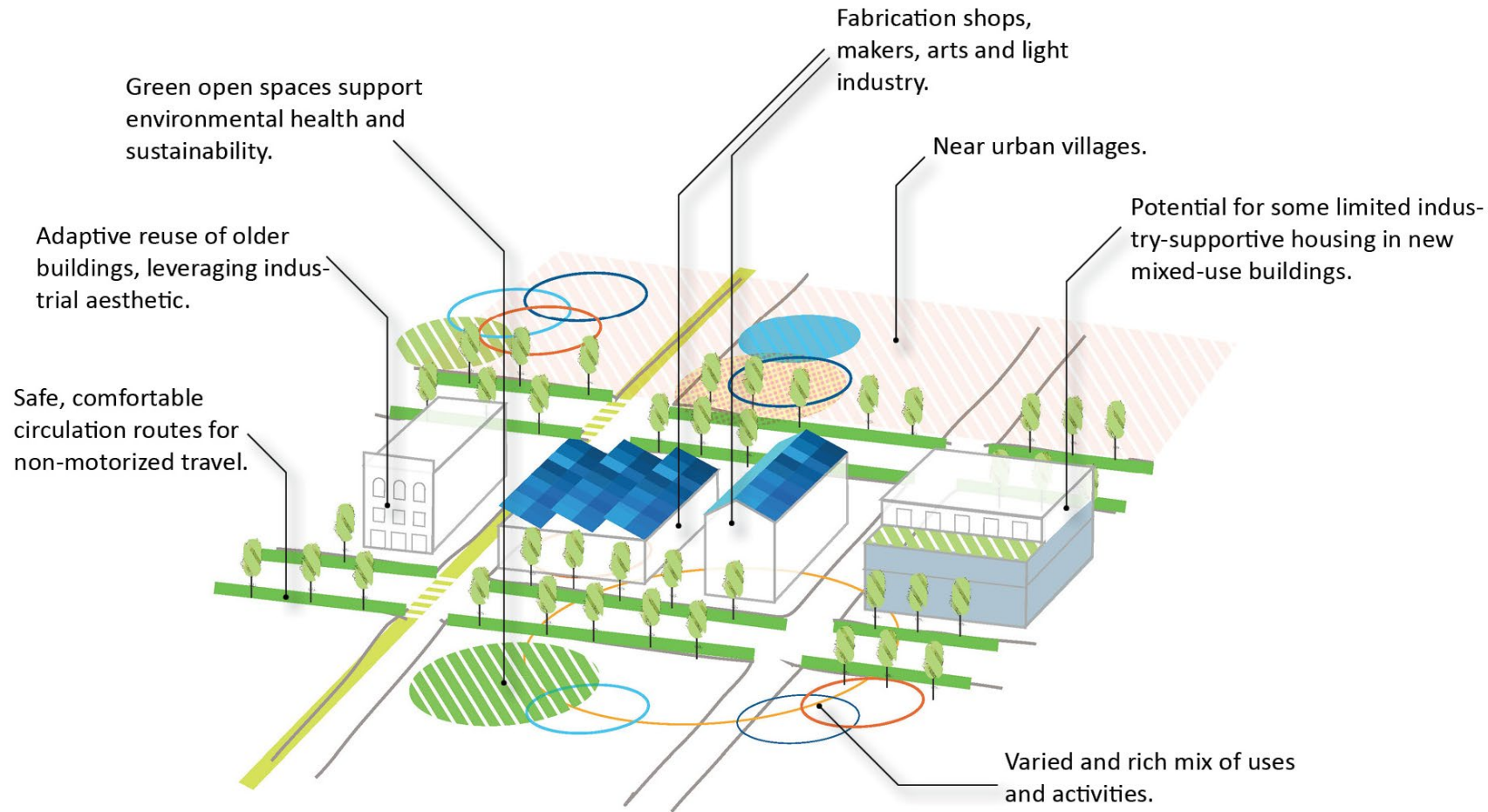
Bicycle routes.

1/4 to 1/2
mile







Within a 5 to 10 minute walking
distance from the station.



Urban Industrial (UI)



Preferred Alternative Map for Final Environmental Impact Statement

-  **Maritime, Manufacturing and Logistics zone: 86%**
-  **Industry/Innovation zone: 8%**
½ mile radius from light rail stations and current Industrial Commercial areas.
-  **Urban Industrial zone: 6%**
Near urban villages and neighborhood areas.
-  **New Mixed Use zones.** Georgetown, South Park, Judkins Park, Ballard.
-  **Retain Industrial Commercial.**
Outside of MICs.
-  Existing / future light rail station

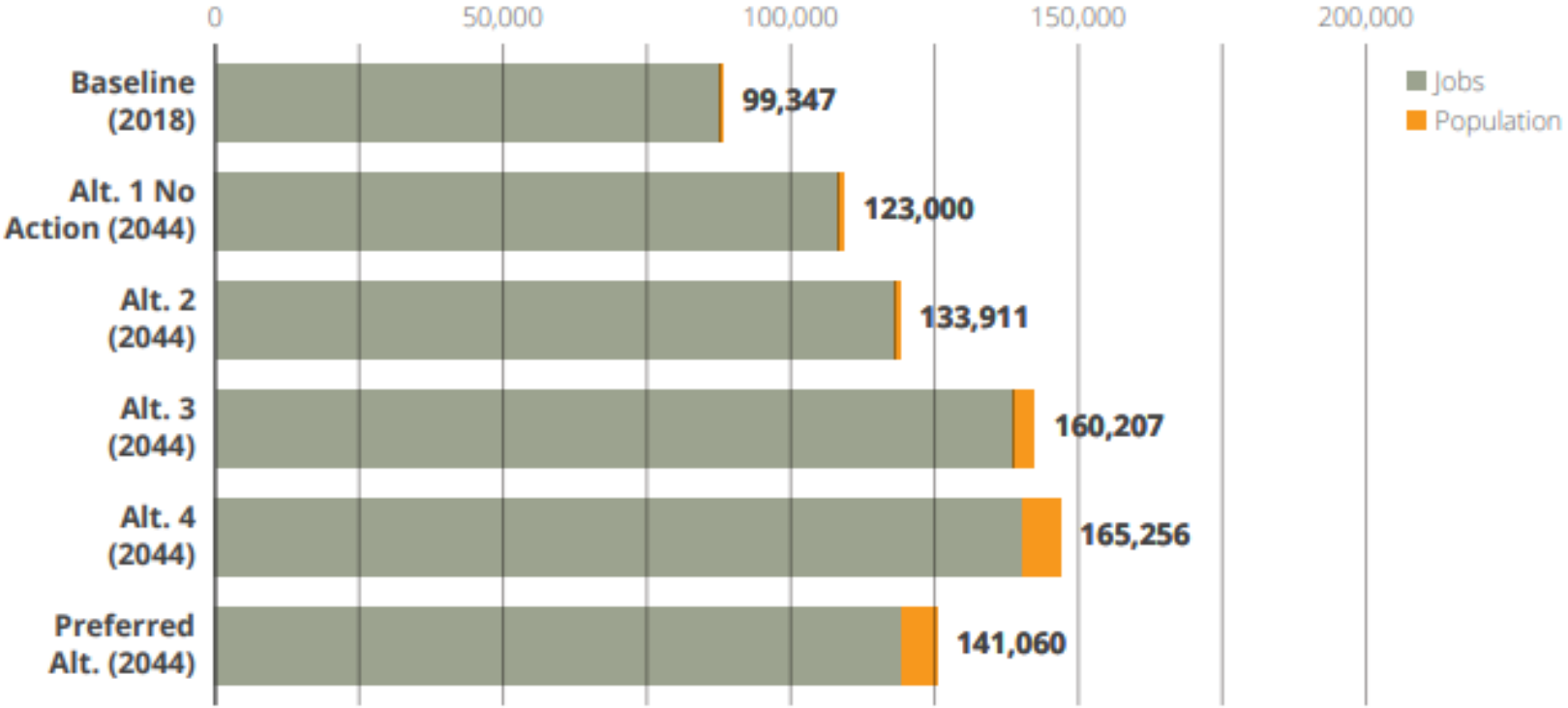


Preferred Alternative - Features and Additions

Responds to DEIS comments and additional input

- Georgetown unique development standards and larger contiguous neighborhood area
 - More new housing outside of MICs
 - Expanded mitigation measures evaluation and identification
-
- **Increased incentives for TOD investment in Industry and Innovation zones**
 - **Stadium district - Unique features to support stadium district goals**
 - **Limited industry-supporting housing in Urban Industrial zones. (Less than Draft EIS Alternative 4)**
 - **Outside of Manufacturing Industrial Centers: More new housing, and keeps existing industrial Commercial zones**

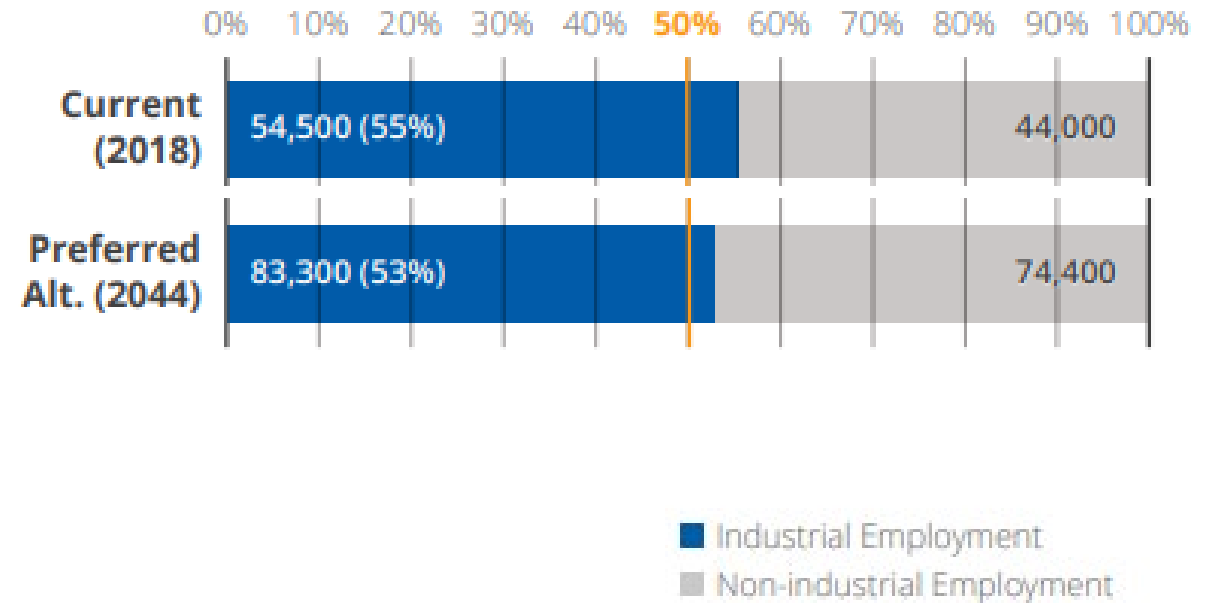
Growth Estimates by EIS Alternative



Employment Analysis

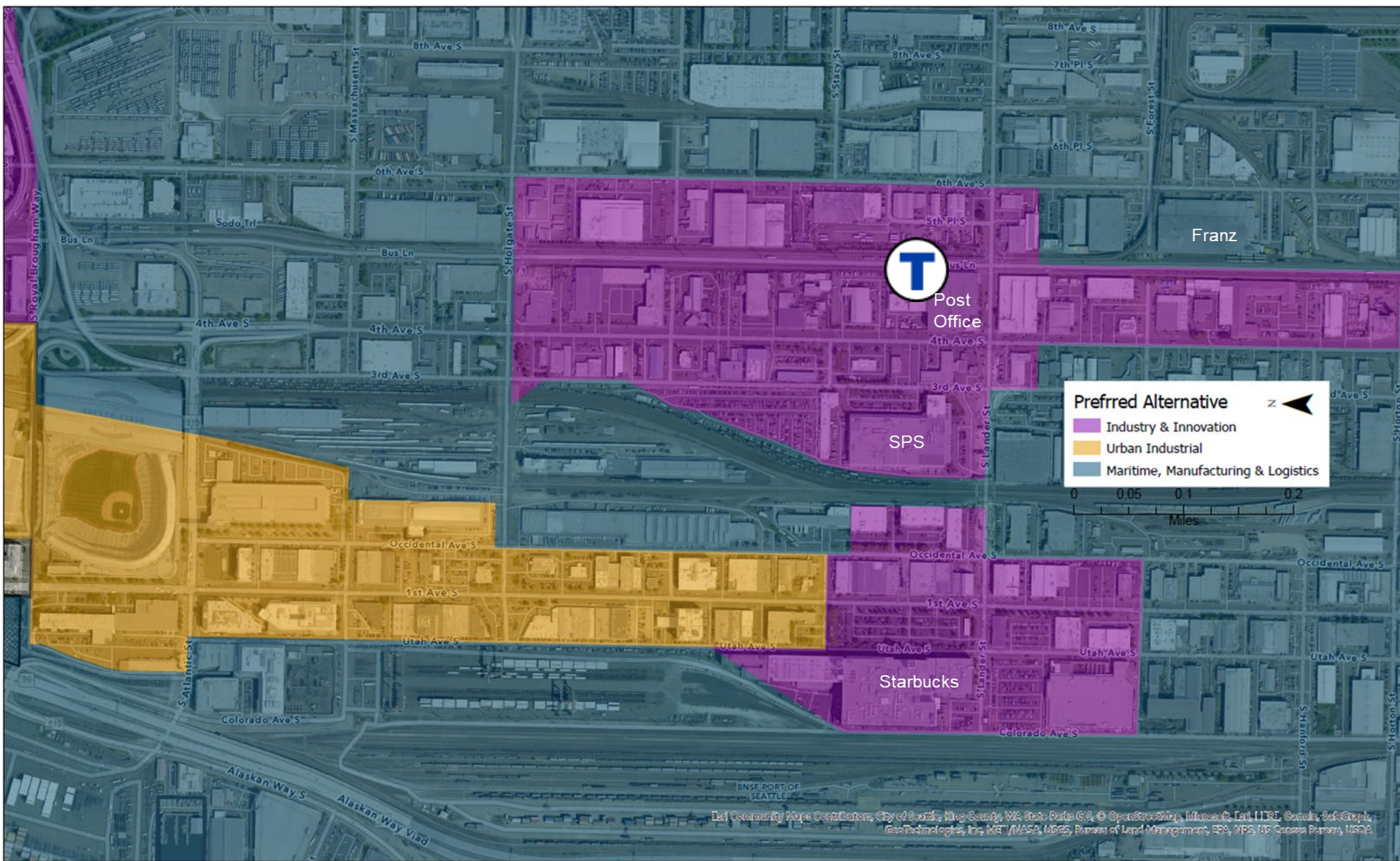
- **Construction and Utilities**
- **Maritime**
- **Transportation and Logistics**
- **Food & Beverage Production**
- **Aerospace**
- **Other Manufacturing**
- **Distribution & E-Commerce**
- **ICT**
- Hospitality & Tourism
- All Other Services
- All Other Retail
- Education
- Government

Exhibit 1.5-19 Share of Industrial and Non-Industrial Jobs



6TH & LANDER // SITE VISION AT RAIL CORRIDOR





Map Community Maps Contributors, City of Seattle, King County, WA; Data: Paris, CA; © OpenStreetMap, Microsoft, Intel, HERE, Garmin, Swisstopo, GeoTechnologies, Inc, METI/MASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Industry and Innovation - SODO

- **New definition of Information Computer Technology (ICT) use. Allowed as an industrial use in this zone.**

- **Bonus Development Structure**

 - Tier I***

 - First 0.5 FAR must be industrial use and bona fide light industrial space
 - 5 sq. ft. of bonus development for each 1 sq. ft. of industrial space sq. ft. (including the first 0.5 FAR)
 - Maximum FAR 6.0

 - Tier II***

 - Additional 0.5 FAR up to 6.5 if development is at least half mass timber, or if a URM is upgraded on or off-site

 - Other FAR Exemptions***

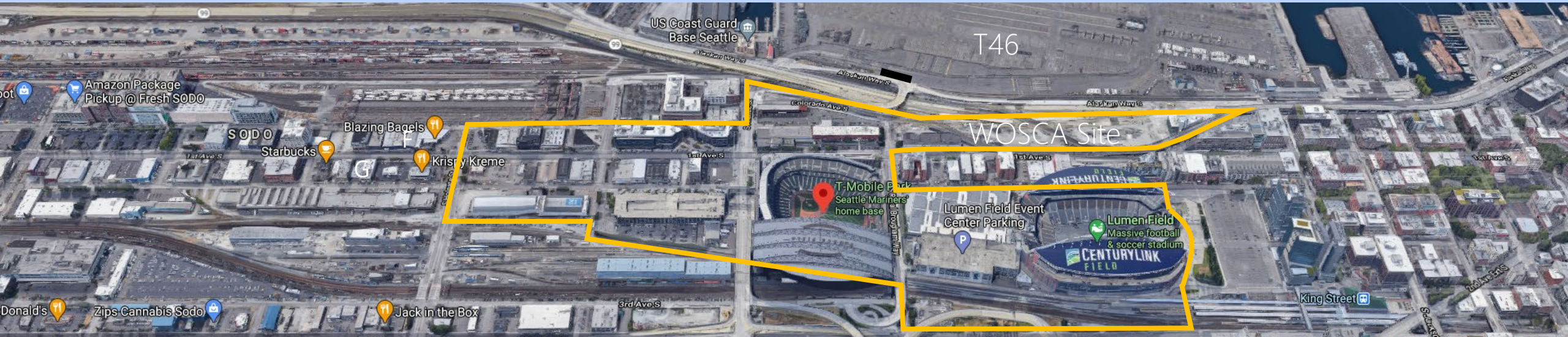
 - Workforce development training space (also qualifies as industrial space)
 - Childcare

 - Off-site performance option to build bona fide industrial space elsewhere within the same MIC***

- **Height limit: 160'**

Changes in the Stadium District

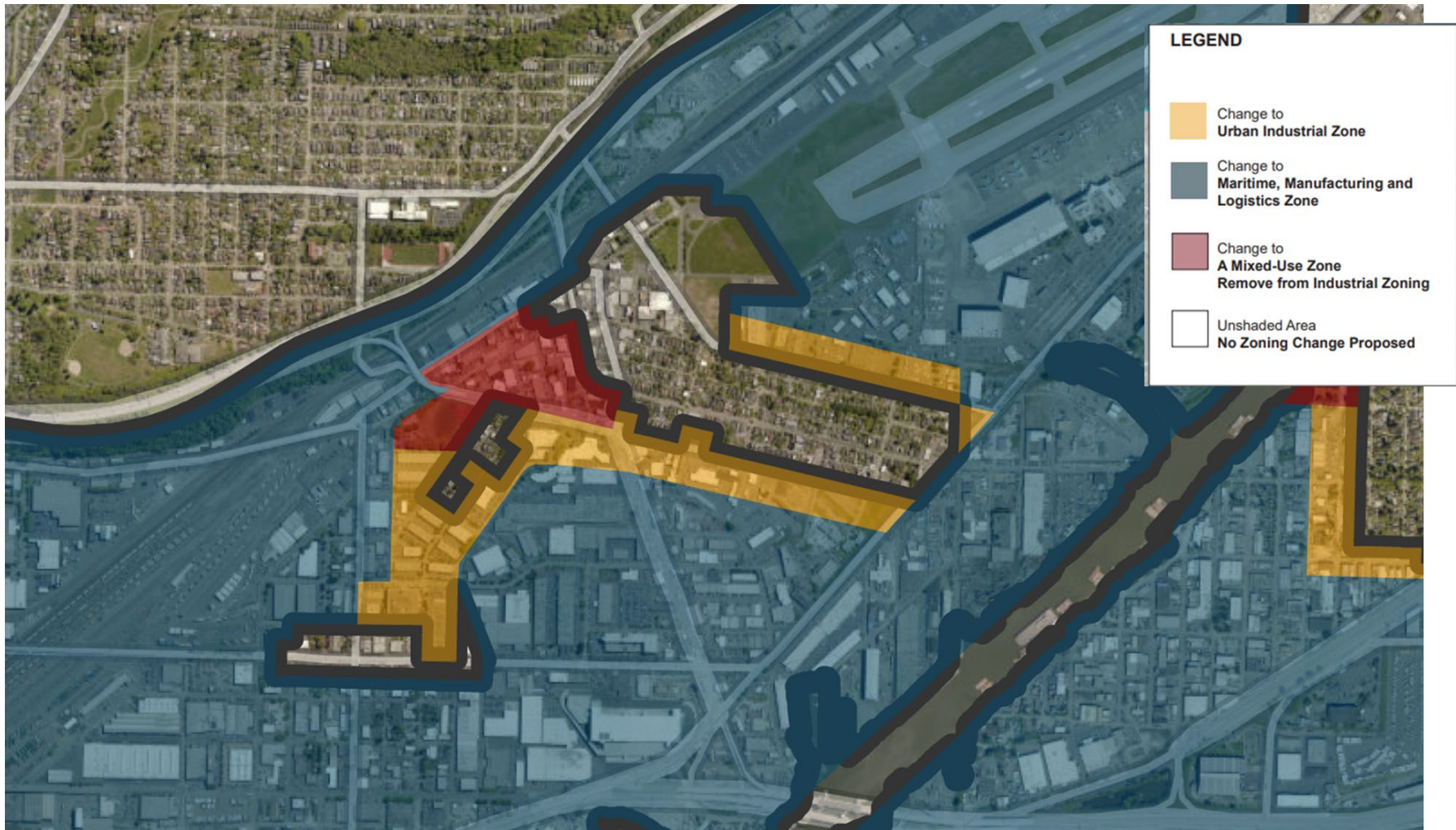
Special consideration for new development in the Stadium Transition Area Overlay District



- **Allow lodging outright** (Prohibited in STAOD today)
- **Increased FAR Limit to 4.5** (3.25 Today)
- **Large maximum size of use limits for restaurants, retail, office etc.**
- **Max. size of use limit waived if 0.4 FAR of light industrial space is provided**
- **Height Limit 85'** (except possibly 65' on portion of Mariners' block)
- **Removes requirement for design review**
- **Allows some new housing**
 - About 650 housing units estimated in stadium area / SODO
 - Up to 50 dwelling units per acre
 - Option for either: a.) workers quarters & live/work studios, or b.) 50% workforce affordable at 90% Area Median Income (AMI)

 Stadium Transition Area Overlay

Georgetown - Increase Neighborhood Cohesiveness



Comprehensive Plan Policies

- New policies establishing new land use framework for industrial areas.
- New policies that limit changes to MIC boundaries to major updates of the Comprehensive Plan or following a City-led study of Seattle's industrial lands.
- A new policy establishing the City's intent to work with the owners (currently the State of Washington) on a master planning process prior to any future redevelopment of the WOSCA and Interbay Armory sites.



Timeline

- **Sept. 29 - Publish Final Environmental Impact Statement (EIS)**
- **Spring 2023:**
 - **Transmit Comprehensive Plan policy text amendments to City Council**
 - **Transmit first phase of proposed zoning code changes to City Council**
 - **Begin update of Centers Plans for Duwamish MIC and BINMIC**
- **Spring 2024:**
 - **Complete Centers Plans**
 - **Transmit final zoning Changes to Council**