

INDUSTRIAL AND MARITIME STRATEGY

MAY 13, 2021
SEATTLE CITY PLANNING COMMISSION
BRIEFING

May 5, 2021



City of Seattle

Process

Recent Advisory Group Schedule

Mar 25	Meeting 1: Regroup/Update
Apr 15	Meeting 2: Recommendations Workshop 11 strategies and initial straw poll vote.
May 6	Meeting 3: Recommendations Review Minor amendments and second straw poll vote.
May 27	Meeting 4: Final Recommendations Seek a consensus vote and review report.
June	Release Final Strategy Report



Identified Strategies

Investment Strategies	Land Use Strategies	Action Strategies
1. Workforce Investments	5. Stronger Protections	10. WOSCA & Armory
2. Public Safety Partnerships	6. Dense Industrial Development	11. Stewardship Entities
3. Transportation Investments	7. Healthy Transitional Areas	
4. Environmental Initiatives	8. No New Residential Uses	
	9. Georgetown & South Park	



1. Workforce Investments



Create, expand, and support initiatives that increase the opportunity and economic prosperity for people of color and women through manufacturing, maritime, and logistics careers.



2. Public Safety Partnerships



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 Investments



Improve the movement of people and goods and make transit work for industrial and maritime users with better service, improved last mile connections, and advocating for a tunnel alignment for future Ballard and Interbay light rail.



4. Environmental Initiatives



Address environmental inequities in industrial-adjacent communities, transition to a climate pollution free freight network, and prepare for a changing climate.



5. Stronger Protections



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



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



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



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.



10. WOSCA & Armory Sites



Recognizing the time limitations of this process and the specialized nature of these sites, partner with the State of Washington or future owners on a master planning process for industrial redevelopment of the WOSCA and Armory Sites.



11. Ongoing Stewardship Entities

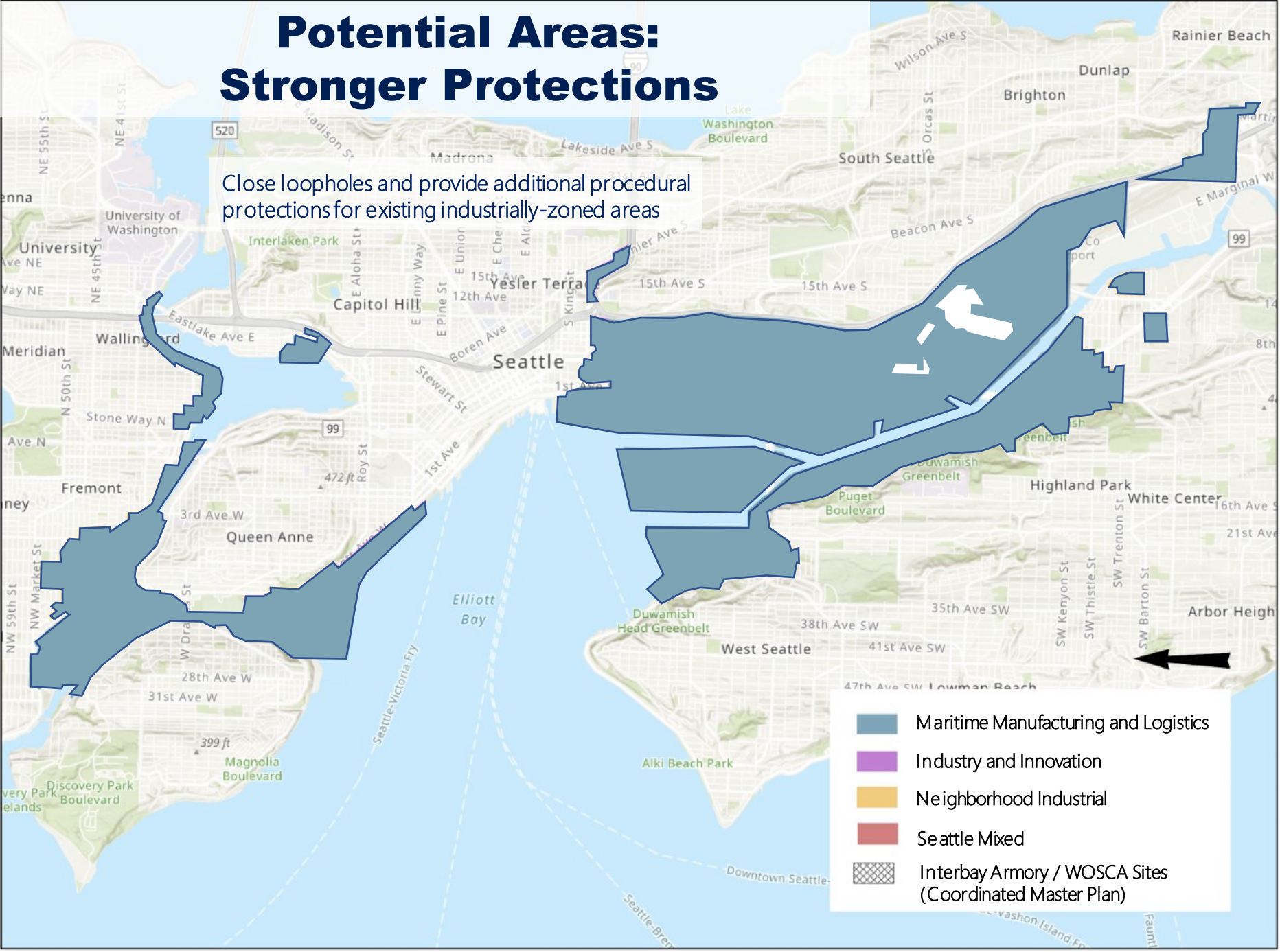


Identify and grow ongoing stewardship entities to champion the vision of the Industrial and Maritime Strategy and ensure its long-term implementation. In different neighborhoods, this could be an existing organization with a modified charter and/or a new organization.



Potential Areas: Stronger Protections

Close loopholes and provide additional procedural protections for existing industrially-zoned areas



Potential Areas: Dense Industrial Development

Most industrial areas designated
Maritime / Industrial / Logistics

Existing Industrial / Commercial around
Lake Union, Fremont, and Eastlake

¼ mile of SODO light rail






Existing
Industrial / Commercial

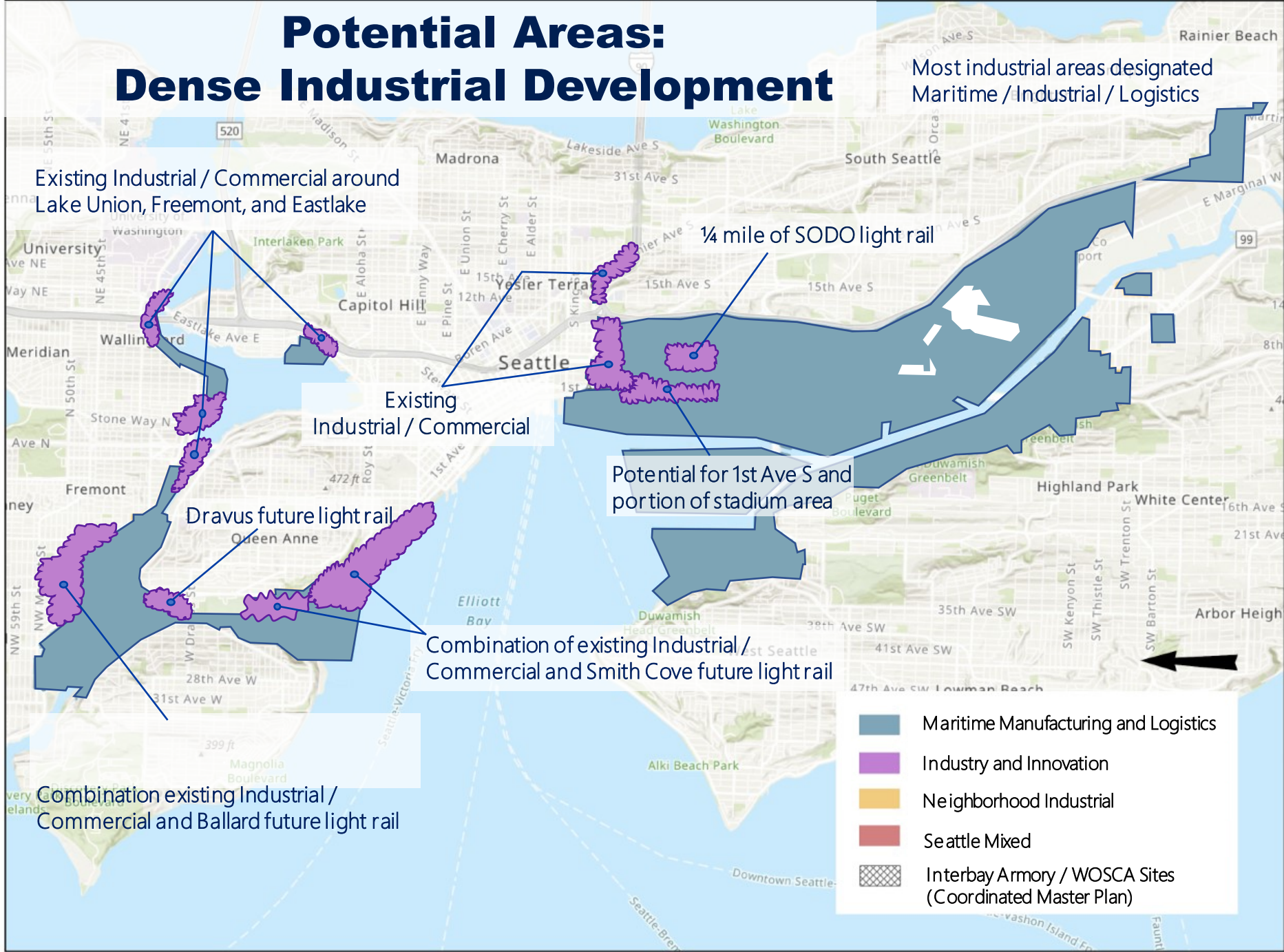
Potential for 1st Ave S and
portion of stadium area

Dravus future light rail

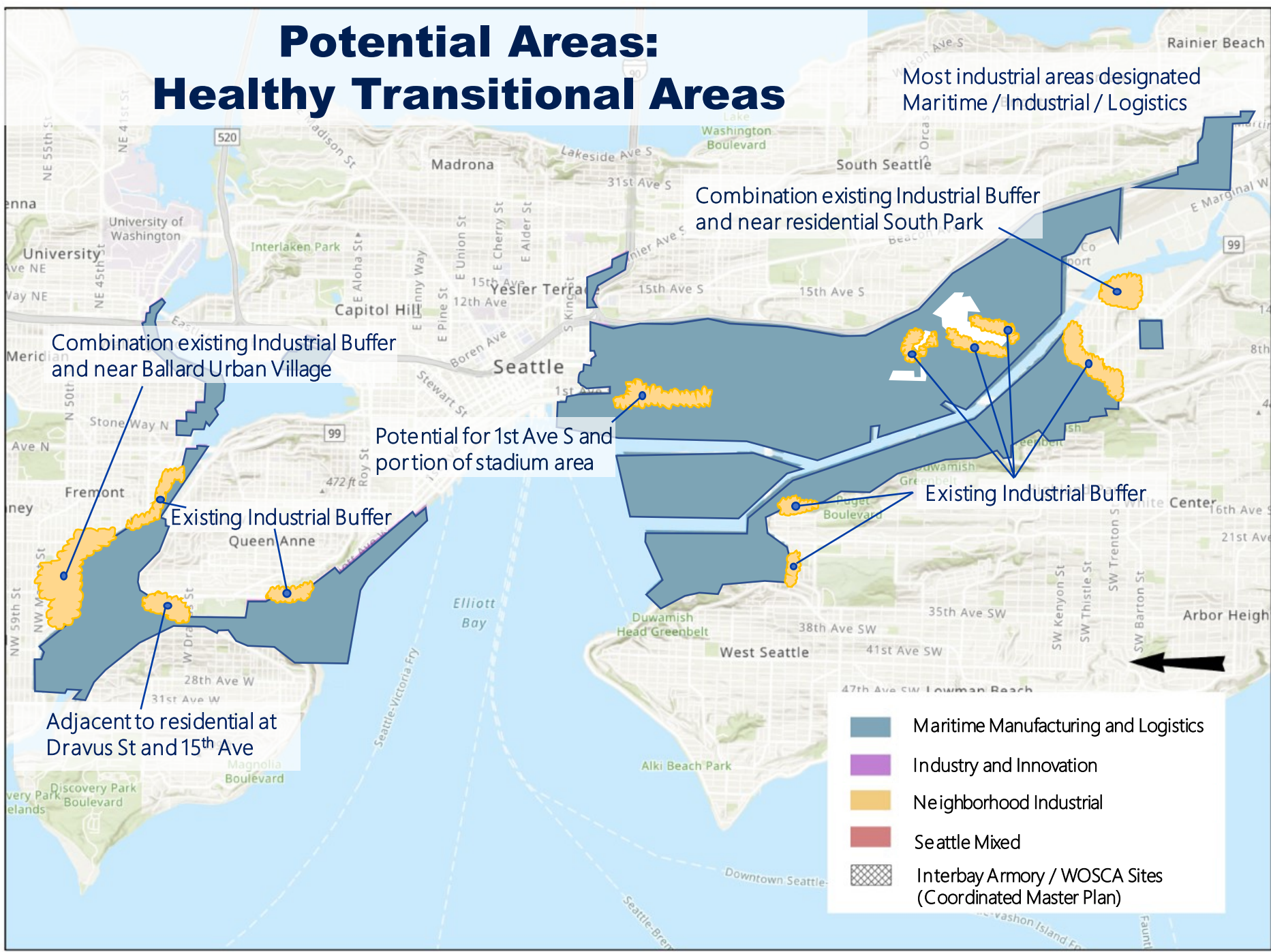
Combination of existing Industrial /
Commercial and Smith Cove future light rail

Combination existing Industrial /
Commercial and Ballard future light rail

-  Maritime Manufacturing and Logistics
-  Industry and Innovation
-  Neighborhood Industrial
-  Seattle Mixed
-  Interbay Armory / WOSCA Sites
(Coordinated Master Plan)



Potential Areas: Healthy Transitional Areas



Most industrial areas designated Maritime / Industrial / Logistics

Combination existing Industrial Buffer and near residential South Park

Combination existing Industrial Buffer and near Ballard Urban Village

Potential for 1st Ave S and portion of stadium area

Existing Industrial Buffer

Adjacent to residential at Dravus St and 15th Ave

Existing Industrial Buffer

- Maritime Manufacturing and Logistics
- Industry and Innovation
- Neighborhood Industrial
- Seattle Mixed
- Interbay Armory / WOSCA Sites (Coordinated Master Plan)

Potential Areas: Georgetown & South Park, WOSCA & Armory Sites

Most industrial areas designated
Maritime / Industrial / Logistics

Coordinated Master Plan
for WOSCA site

Coordinated Master Plan
for Interbay Armory site

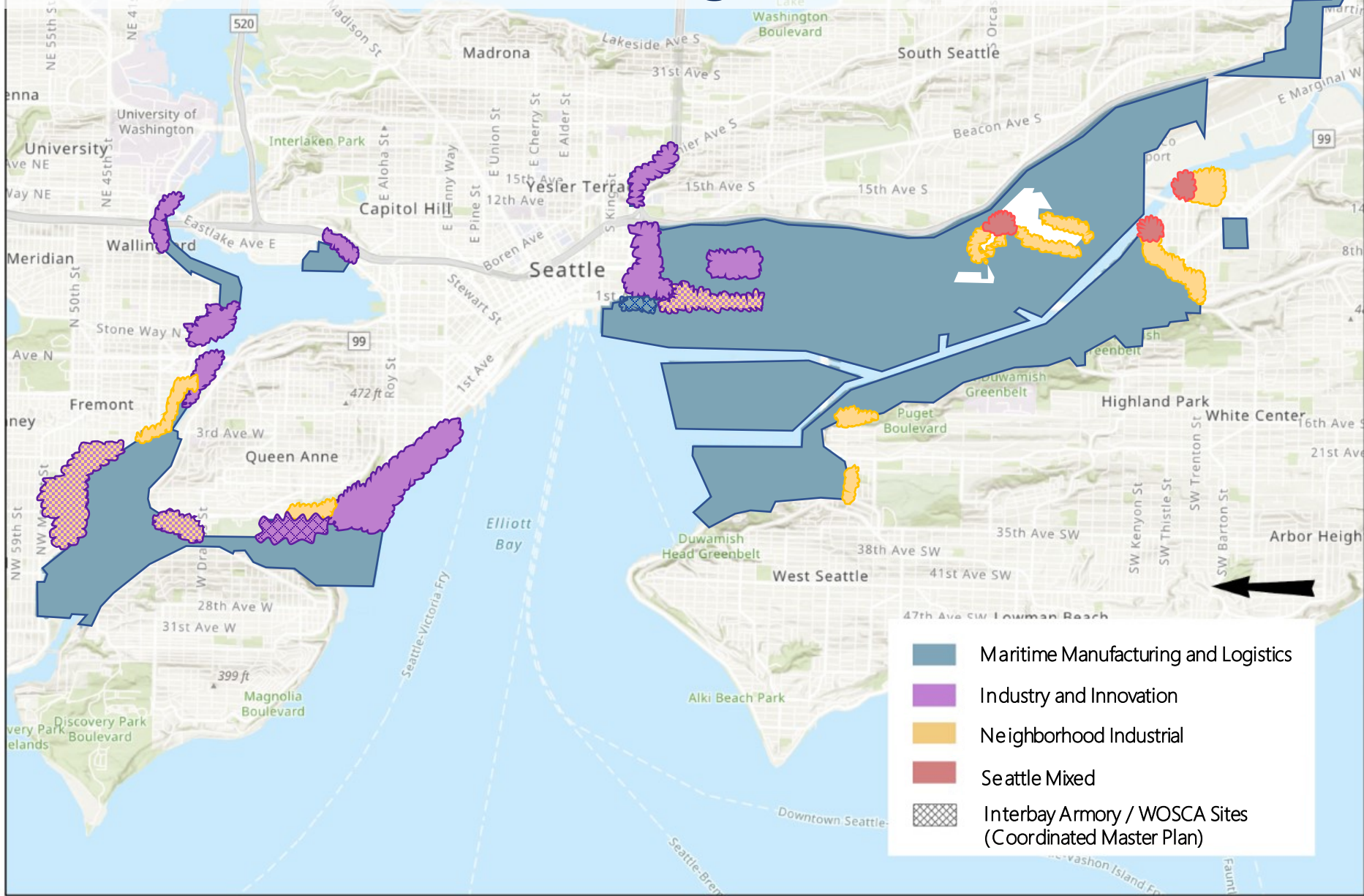
Improve neighborhood cohesion with
potential rezone to Seattle Mixed or
Neighborhood Commercial

- Maritime Manufacturing and Logistics
- Industry and Innovation
- Neighborhood Industrial
- Seattle Mixed
- Interbay Armory / WOSCA Sites
(Coordinated Master Plan)



Potential Areas: All Land Use Strategies

Most industrial areas designated
Maritime / Industrial / Logistics



- Maritime Manufacturing and Logistics
- Industry and Innovation
- Neighborhood Industrial
- Seattle Mixed
- Interbay Armory / WOSCA Sites (Coordinated Master Plan)