



Seattle Industrial & Maritime Strategy

Citywide Advisory Group

Meeting #7
April 15, 2021

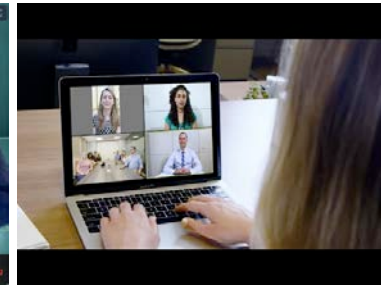
Virtual Meetings in the Age of COVID-19

Expectations

- Participate with **grace & humor**. People are juggling different demands. Children; pets; partners.
- **Ask for (and accept) help** from BDS team members. We want this to work for everyone.
- **Keep your camera turned on!** This makes a huge difference in nonverbal communication & facilitation.

Norms & Guidelines

- **Mute** your audio when you are not speaking.
- Be **explicit** and **animated** about **non-verbal communication**. Nodding; thumbs up; hand-raising.
- Minimize **distractions** and **be present** by putting away phones, closing unrelated work, closing the door, etc.
- Speak **deliberately**, use **good lighting**, test **audio equipment**.



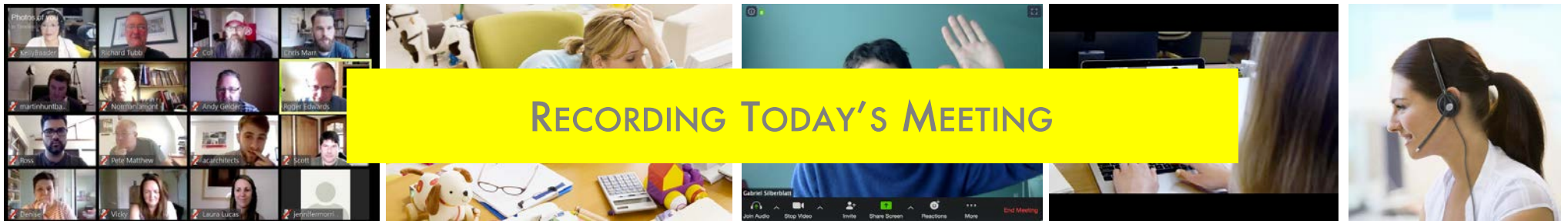
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Welcome

Andrés Mantilla

Director, Department of Neighborhoods

Pamela Banks

Interim Director,
Office of Economic Development

Rico Quirindongo

Interim Director, Office of
Planning & Community Development



Citywide Advisory Group

Sally Clark, co-chair
University of Washington

Nicole Grant, co-chair
MLK Labor

Brian Surratt, co-chair
Alexandria Real Estate Equities

Commissioner
Stephanie Bowman
Port of Seattle

Councilmember **Dan Strauss**
Seattle City Council

Alex Hudson
Transportation Choices Coalition

Barbara Nabors-Glass
Seattle Goodwill

Chad See
Freezer Longline Coalition

Charley Royer
Public Facilities District

Dave Gering
*Manufacturing Industrial Council
of Seattle*

Erin Adams
Seattle Made

Erin Goodman
SODO Business Improvement Area

Fred Mendoza
Public Stadium Authority

Fred Rivera
Seattle Mariners

Greg Smith
Urban Visions

Johan Hellman
BNSF

John Persak
*International Longshore and
Warehouse Union*

Jordan Royer
*Pacific Merchant Shipping
Association*

Marie Kurose
*Workforce Development Council
of Seattle-King County*

Mike Stewart
Ballard Alliance

Peter Nitze
Nitze-Stagen

Rick Kolpa
Prologis

Robb Stack
Stack Industrial Properties

Sam Farrazaino
Equinox Studios

Terri Mast
Inland Boatman's Union



Neighborhood Groups

Georgetown & South Park	SODO	Interbay	Ballard
Clint Berquist, <i>Georgetown Community Council</i>	Henry Liebman, <i>American Life</i>	Nathan Hartman, <i>Kerf Design</i>	Warren Aakervik, <i>Ballard Oil</i>
Roger Bialous, <i>Georgetown Brewing</i>	Kristal Fiser, <i>UPS</i>	Johan Hellman, <i>BNSF Railway</i>	Brad Benson, <i>Stoup Brewing</i>
Johnny Bianchi, <i>Industrial Space Seattle</i>	Erin Goodman, <i>SODO BIA</i>	Terri Mast, <i>Inland Boatman's Union</i>	Suzie Burke, <i>Fremont Dock Company</i>
Sam Farrazaino, <i>Equinox Studios</i>	Lisa Howard, <i>Alliance for Pioneer Square</i>	Chad See, <i>Freezer Longline Coalition</i>	Brent Lackey, <i>Ballard District Council</i>
Jon Holden, <i>Machinists Union 751</i>	Ron Judd, <i>WSDOT</i>	Jeff Thompson, <i>Freehold Group</i>	Angie Gerrald, <i>Ballard District Council</i>
Kevin Kelly, <i>Recology</i>	Brian Mannelly, <i>SSA Marine</i>	Charlie Costanzo, <i>American Waterways Operators</i>	Haley Keller, <i>Peddler Brewing</i>
Paulina Lopez, <i>Duwamish River Cleanup Coalition</i>	Fred Mendoza, <i>Public Stadium Authority</i>		Eric Nelson, <i>Nordic Heritage Museum</i>
Veronica Wade, <i>South Seattle College</i>	Mark Miller, <i>Macmillian-Piper</i>		Mike Stewart, <i>Ballard Alliance</i>
Elena Lamont, <i>Pioneer Human Services</i>	John Persak, <i>International Longshore & Warehouse Union</i>		Shaunie Wheeler, <i>Teamsters Joint Council</i>
Maria Ramirez, <i>Duwamish Valley Housing Coalition</i>	Fred Rivera, <i>Seattle Mariners</i>		Daniel Blanchard, <i>Seattle Maritime Academy</i>
	Maiko Winkler Chin, <i>Seattle Chinatown Int'l District PDA</i>		Russel Shrewsbury, <i>Western Towboat Company</i>
	Alex Cooley, <i>Solstice Grown</i>		
	Charles Royer, <i>Public Facilities District</i>		



Meeting Purpose

- Review the 11 draft strategies as potential recommendations
- Deeper discussion of strategies with the most questions
- Test levels of support for those strategies
- Provide input for further refinement of those strategies



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“CHAT” FUNCTION:

- Seen by facilitators / host only
 - Requests for technical help
- Comments to City (for later review)
 - Not for discussion



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- Provide input for further refinement of those strategies

CITYWIDE & NEIGHBORHOOD GROUPS ONLY

2 Interactive Exercises (later in the meeting) will be much easier on a computer than a mobile device.



Today's Agenda



- Welcome & Introductions
- **Process Update**
 - Mayor's Principles
 - Process Recap & Steps to Completion
 - Meeting Structure & Ground Rules
- Workshop #1: Housing
 - Presentation (10 mins.)
 - Discussion (30 mins.)
 - Straw Poll: No Change | Limited Housing | w/Affordability | Pilot Area
- Workshop #2: Concurrent Breakouts
 - Healthy Transitional Areas
 - High Density Industrial Development
 - Stronger Protections
 - Workforce Investments
- Report Out (facilitators only)
- Straw Poll: Transitional | Dense Industrial | Protections | Workforce
- Wrap-up & Next Steps



Mayor Durkan's Principles

- A. Use the power of **local workers** and **companies** to chart a blueprint for the future using the principles of **restorative economics** to support the cultural, economic, and political power of communities most impacted by **economic and racial inequities**
- B. Strengthen and grow Seattle's **industrial and maritime sectors** so **communities that have been excluded** from the prosperity of our region can benefit from our future growth
- C. Promote **equitable access to high quality, family-wage jobs** and **entrepreneurship for Black, Indigenous, and People of Color** through an **inclusive** industrial economy and **ladders** of economic opportunity
- D. Improve the **movement of people and goods** to and within industrial zones and increases **safety** for all travel modes
- E. Align Seattle's industrial and maritime strategy with key **climate** and **environmental protection** goals
- F. Develop a **proactive land use policy** agenda that harnesses growth and economic opportunities to ensure **innovation** and **industrial jobs** are a robust part of our future economy that is inclusive of **emerging industries** and supportive of **diverse entrepreneurship**

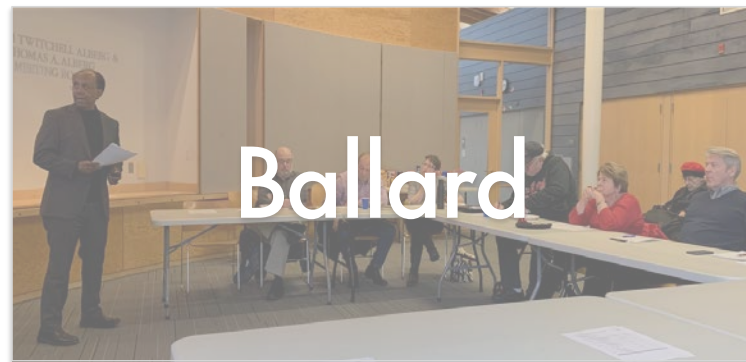
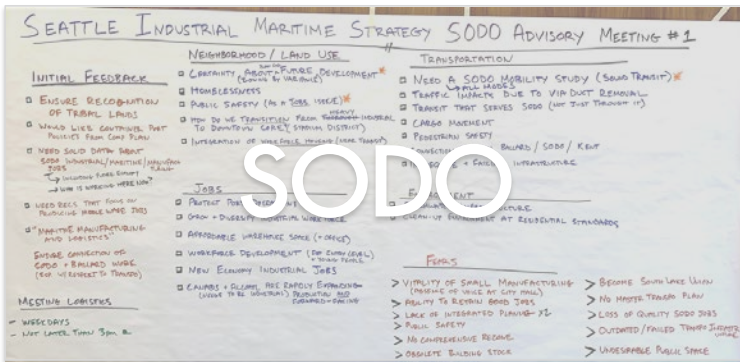
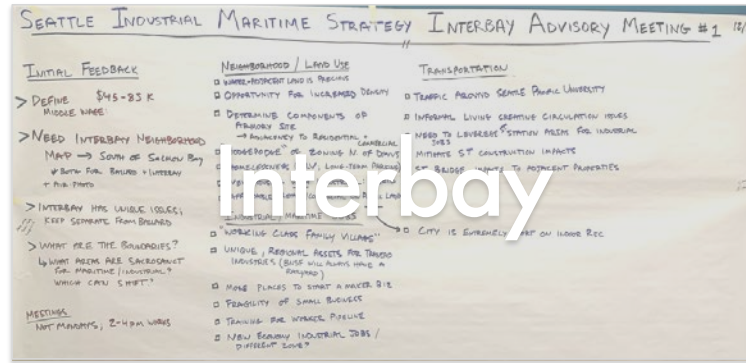


Procedures

Ground Rules	Responsibilities		Working Consensus
<ul style="list-style-type: none"> • Everyone's voice counts <ul style="list-style-type: none"> – Take turns – Each perspective is valid – Listen respectfully – Questions are okay • Forward movement • Positive recommendations 	<ul style="list-style-type: none"> • Participate regularly & on-time • Positive communication • Represent your perspective • Acknowledge any conflicts of interest 	<ul style="list-style-type: none"> • Leverage resources & information • Advocate for recommendations • Institutional knowledge • Conduit of information 	<ul style="list-style-type: none"> • Everyone gets their say • Recommendations you can "live with" • If we must vote: 80% = consensus (in attendance)



Neighborhood Issues & Visions



Neighborhood Issues

Georgetown & South Park ...

- Affordable workforce housing
- Pathways for training into industrial jobs
- Environmental equity + pollution mitigation

SODO ...

- Public safety as a jobs issue
- Transit access within SODO
- Improve cargo movement
(Ballard ↔ SODO ↔ Kent)
- Pedestrian safety

Interbay ...

- Protection of land with water adjacency for industrial use
- Clarify intention for area north of Dravus St.
- Sound Transit alignment
- Incubate and support small maker businesses

Ballard ...

- Industry friendly Sound Transit alignment
- Manage conflicts arising from growth pressure (RVs and tent camping)
- Protect zoning within MIC
- Apprenticeship programs for worker pipeline



Neighborhood Vision Elements: In 20 years...

Georgetown & South Park ...

- **Dense**
- **Sustainable** industrial economy
- **Diverse** and **skilled** workforce
- Living **locally**
- **Healthy** environment

SODO ...

- Thriving **manufacturing, maritime, logistics**
- Protected **working waterfront**
- Intentional **transition** between worker housing and production jobs
- Connected by **Transit**

Interbay ...

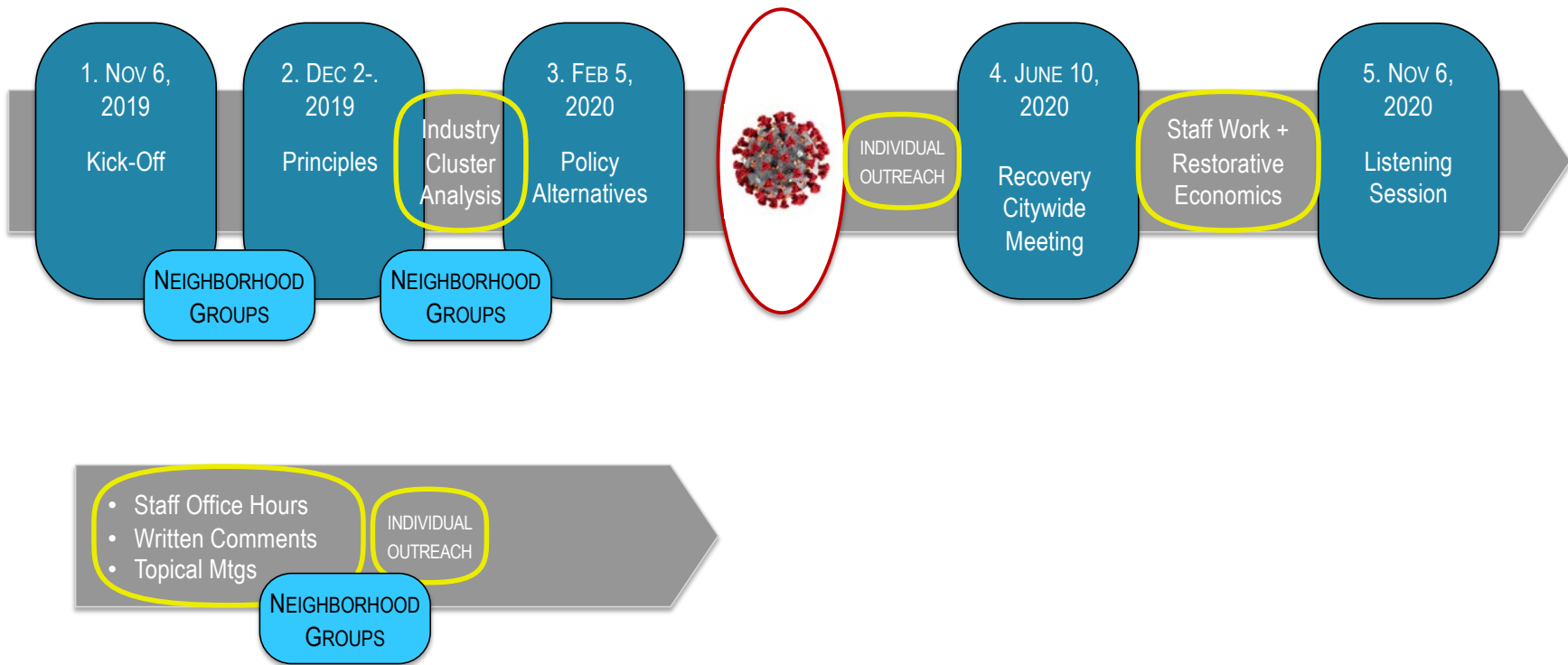
- Maritime and industrial **innovation**
- Modernized **working waterfront**
- Dynamic **inland** areas:
ecosystem of maritime and industrial jobs **coexist**
with housing and services for workers

Ballard ...

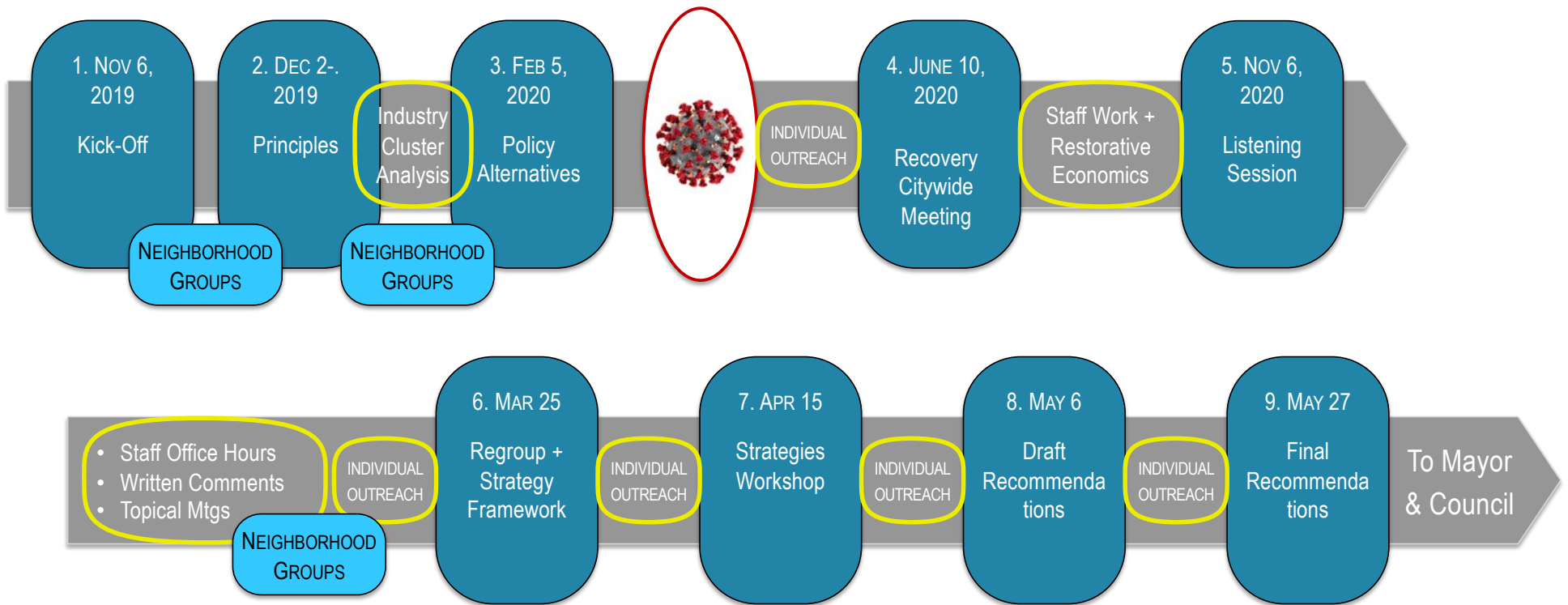
- Celebration of the **value** and **heritage** of industrial and maritime work
- Diversifying **mix** of maritime and production businesses **complement** and **sustain** each other



Industrial & Maritime Strategy Planning Process to date



Industrial & Maritime Strategy Planning Process to finish



Opportunities for Implementation

– THIS YEAR –

- Annual Comprehensive Plan Update
- Land Use Legislation for Stronger Protections for Industrially Zoned Land
- Launch an Environmental Impact Statement (EIS) for zoning update
- Administrative Actions and City Budget
- Ongoing Stewardship Group



Potential Strategies

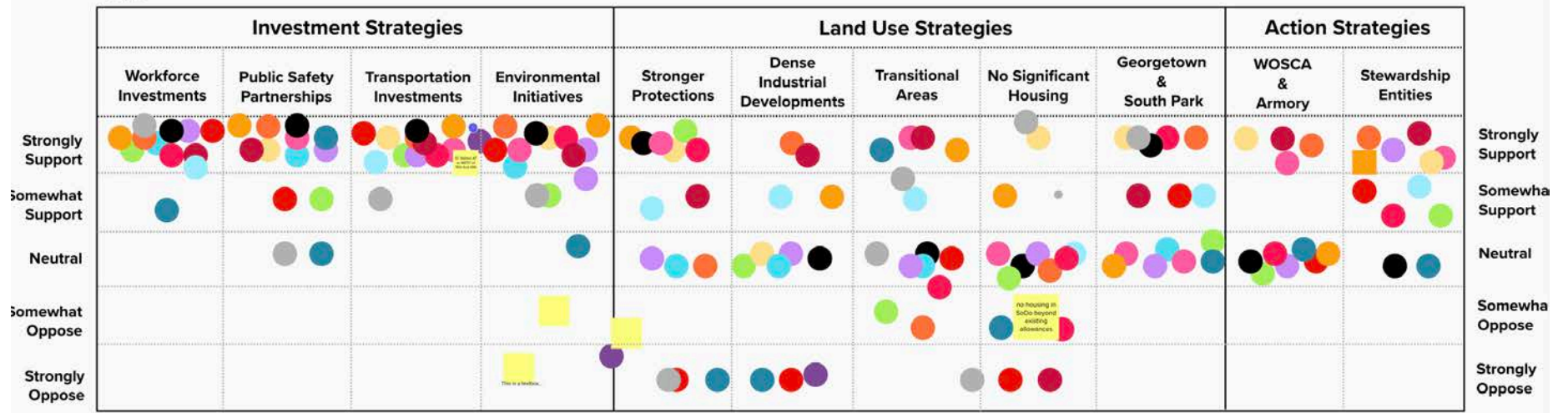
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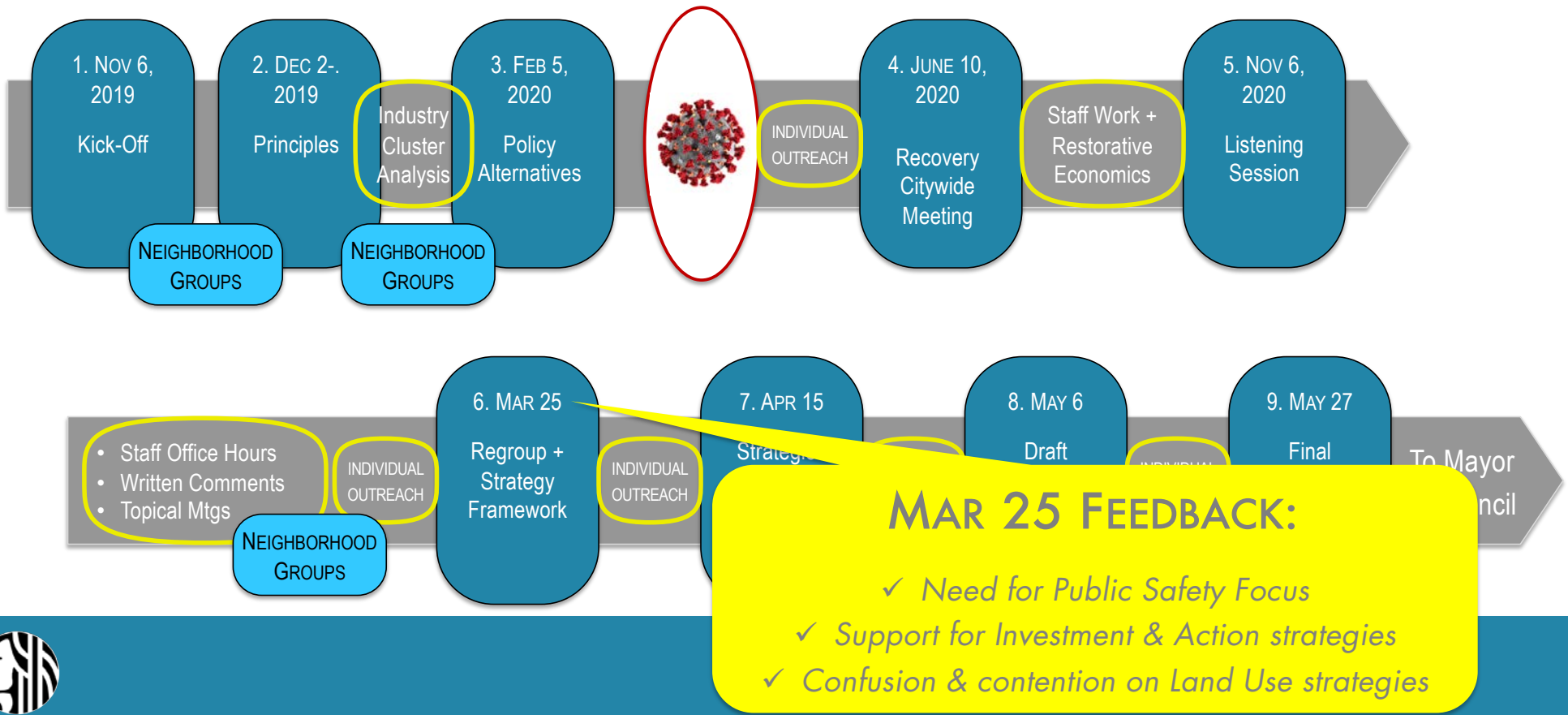
March 25 Feedback



Seattle Industrial and Maritime Strategy/Potential Strategies



Industrial & Maritime Strategy Planning Process to finish



Potential Strategies

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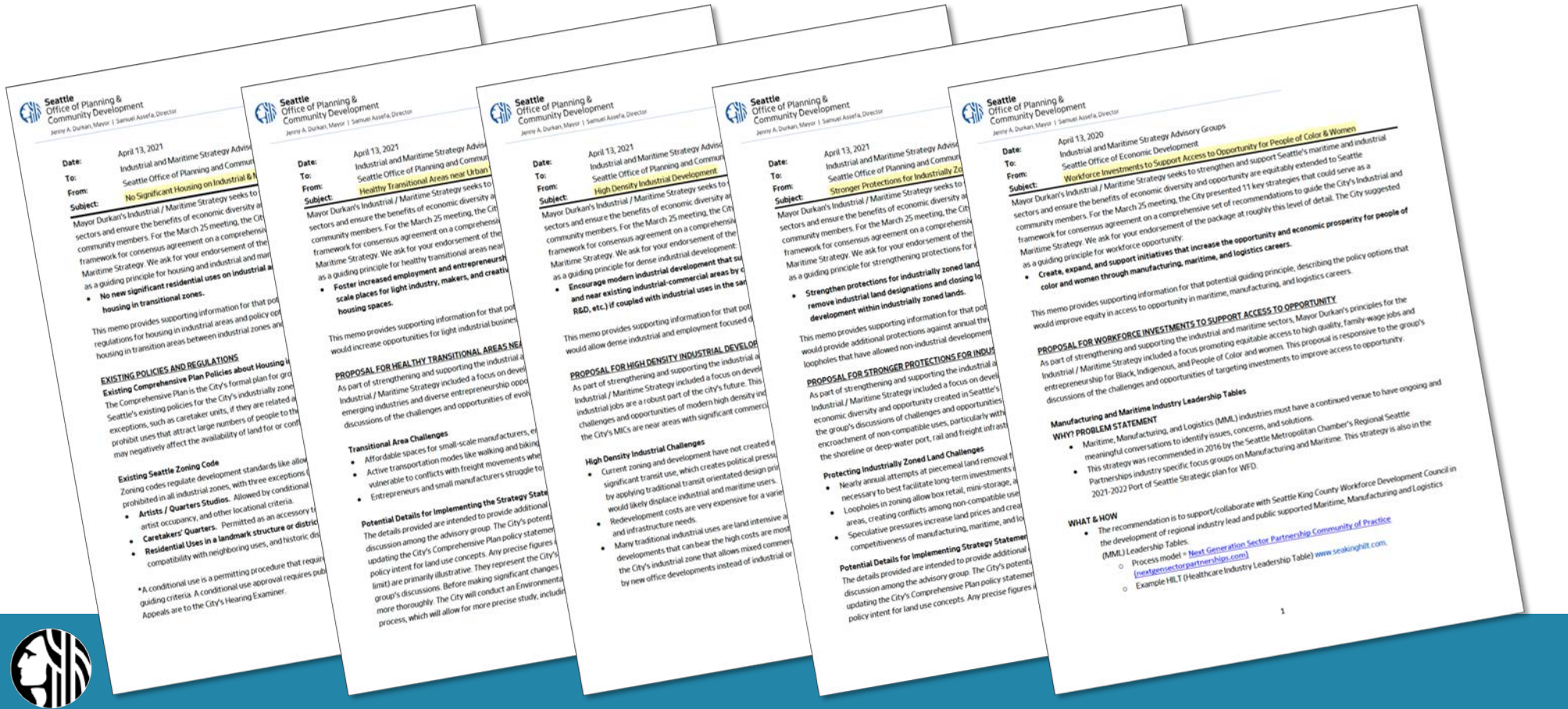


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Strategy Briefing Papers



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Proposed Housing Strategy Statement

No new significant residential uses on industrial and maritime lands, except for limited, industry-supportive housing in transitional zones.



Existing Policies & Regulations

- **Comprehensive Plan:** prohibit new residential development with small exceptions, such as caretaker units; prohibit uses that attract large numbers of people to the industrial area; and restrict or prohibit uses that may negatively affect the availability of land for or conflict with industrial activity
- **Zoning Code:** Artists Quarters / Studios; Caretaker's Quarters; Residential Uses in a landmark structure or district; pre-existing non-conforming



Existing Housing in Industrial Areas



- About **400 units**, mostly non-conforming houses & multi-family structures
- **39 caretakers' quarters**, split between Duwamish MIC & BINMIC



Housing Challenges for Industrial & Maritime Sectors



- **Affordable homes** for manufacturing, maritime, and logistics workers and entrepreneurs
- Risks of exposure to **environmental hazards**
- **Resident complaints** imperil industrial uses
- **Personal vehicle trips** can conflict with freight movement



Proposed Housing Strategy Statement

No new significant residential uses on industrial and maritime lands, except for limited, industry-supportive housing in transitional zones.



Proposed Housing Strategy – Details



Geographical Limit



- **No new housing** except adjacent to existing urban villages or residential populations
- These are transitional areas, currently labeled, “Neighborhood Industrial”



Modification of Artists / Studio Housing



- Not only artists, but also **residents who are engaged in production**, such as brewing, machining, woodworking, sewing/textile production, baking/catering, etc.
- **New construction** allowed
- Additional restrictions:
 - Must have a business license
 - 50% of unit in production / workspace
 - Does not displace industrial use



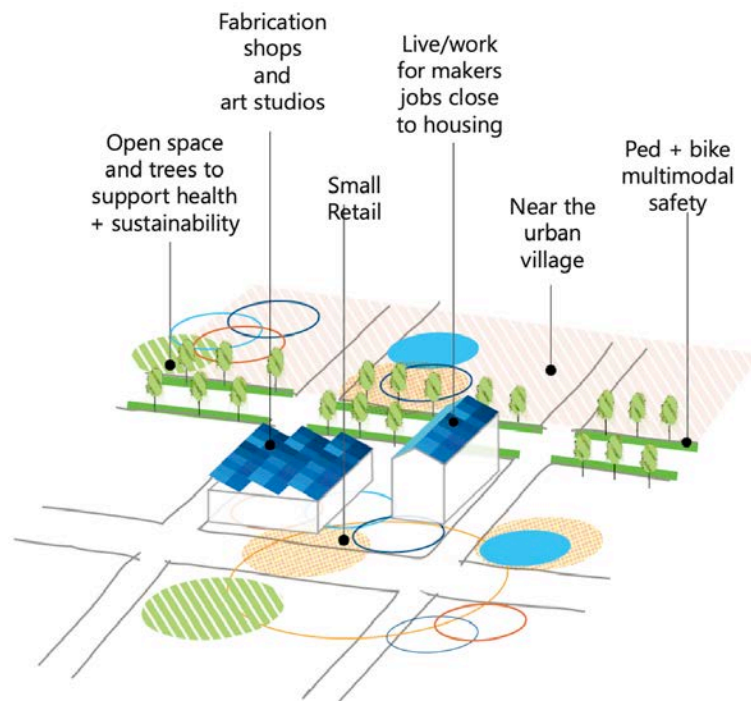
Modification of Caretakers Quarters



- Allow additional on-site employees quarters, more flexibility in location and number



Possible Additional Limits



- Maximum **residential density** (units/acre and/or % of floor area)
- **Affordability** requirement
- Rigorous **enforcement**
- Potential **pilot area(s)**



Potential Impacts



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Rough, order-of-magnitude estimate only.
Actuality will depend on
Environmental Impact Statement
& financial feasibility modeling



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Rough, order-of-magnitude estimate only.
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* Estimates based on initial scan of potentially redevelopable parcels.
Low end estimates assume max 25 units/acre with 25% uptake.
High end estimates 50 units/acre max with 60% uptake.



Potential Impacts



Ballard

- IB-zoned area: **100 – 400**
- IG-zoned area / 14th Ave.: **100 – 500**

Georgetown: 50 – 250

South Park: 50 – 250

Stadium

- Existing overlay: **150 – 450**
- 1st Ave. S. extension to Starbucks: **100 – 250**

* Estimates based on initial scan of potentially redevelopable parcels.
 Low end estimates assume max 25 units/acre with 25% uptake.
 High end estimates 50 units/acre max with 60% uptake.



Proposed Housing Strategy Nuances

STRAW POLL

(Citywide & Neighborhood Group members only)

How do you feel about the housing strategy?

- A. Strong Support
- B. Cautious Support
- C. Neutral (need more information)
- D. Cautious Opposition
- E. Strong Opposition

No Change

EXISTING RULES AND REGULATIONS STAY IN PLACE

Limited in Pilot Area(s)

ED, INDUSTRY-
ORTIVE HOUSING IN
SITIONAL ZONES,
ALLY TESTED IN ONE
MORE PILOT AREA(S)



Proposed Housing Strategy – Nuances

No Change	Limited Transitional	Limited with Affordable	Limited in Pilot Area(s)
EXISTING RULES AND REGULATIONS STAY IN PLACE	LIMITED, INDUSTRY-SUPPORTIVE HOUSING IN TRANSITIONAL ZONES	LIMITED, INDUSTRY-SUPPORTIVE HOUSING IN TRANSITIONAL ZONES WITH AN AFFORDABILITY REQUIREMENT	LIMITED, INDUSTRY-SUPPORTIVE HOUSING IN TRANSITIONAL ZONES, INITIALLY TESTED IN ONE OR MORE PILOT AREA(S)





Seattle Industrial and Maritime Strategy Housing Workshop #1 Straw Poll

	No Expansion of allowed housing	Limited Expansion of allowed housing	Limited Expansion with Affordability	Limited Expansion in Pilot Area(s)
Strongly Support				
Somewhat Support				
Neutral				
Somewhat Oppose				
Strongly Oppose				

Citywide Advisory Group

Sally Clark		Dave Gering		Marie Kurose	
Nichole Grant		Erin Adams		Mike Stewart	
Brian Surratt		Erin Goodman		Peter Nitze	
Stephanie Bowman		Fred Mendoza		Rick Kolpa	
Dan Strauss		Fred Rivera		Robb Stack	
Alex Hudson		Greg Smith		Sam Farrazaino	
Barbara Nabors-Glass		Johan Hellman		Terri Mast	
Chad See		John Persak			
Charley Royer		Jordan Royer			

Neighborhood Groups

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Brad Benson	Elena Lamont	Brian Mannelly	Daniel Martin
Brent Lackey	Johnny Bianchi	Henry Liebman	Jeff Thompson
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Eric Nelson	Kevin Kelly	Lisa Howard	Nathan Hartman
Haley Keller	Maria Ramirez	Maiko Winkler Chin	
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Suzie Burke	Roger Bialous	Ron Judd	
Warren Aakervik	Veronica Wade		





**Seattle Industrial and Maritime Strategy
Housing Workshop #1 Straw Poll**

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Strongly Support				
Somewhat Support				
Neutral				
Somewhat Oppose				
Strongly Oppose				

Citywide Adv

- Sally Clark
- Nichole Grant
- Brian Surratt
- Stephanie Bo
- Dan Strauss
- Alex Hudson
- Barbara Nabo
- Glass
- Chad See
- Charley Royer
- Neighborhood**
- Ballard**
- Angie Gerrald
- Brad Benson
- Brent Lackey
- Daniel Blanchard
- Eric Nelson
- Haley Keller
- Russel Shrewsbury
- Suzie Burke
- Warren Aaker

CITYWIDE & NEIGHBORHOOD GROUPS

1. Look for a Mural link in the chat
2. Click the link to open the Mural Board in your web browser
3. The Mural Board looks like this
4. Find your name on the right; (with 4 dots)
5. One dot for each housing nuance
6. Drag your dot to the box indicating your choice for each nuance (Strongly Support – Strongly Oppose)
7. You can change your mind, until the exercise is closed



**EVERYONE CAN WATCH
IN THE ZOOM SCREENSHARE**



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Potential Strategies

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Transitional | Dense | Protections | Workforce

STRAW POLL

(Citywide & Neighborhood Group members only)

How do you feel about each strategy?

1. WORKFORCE INVESTMENT STRATEGIES
2. PUBLIC SAFETY PARTNERSHIPS
3. TRANSPORTATION STRATEGIES
4. ENVIRONMENTAL PROTECTION STRATEGIES

- A. Strong Support
- B. Cautious Support
- C. Neutral (need more information)
- D. Cautious Opposition
- E. Strong Opposition

Investment Strategies

SCA & ARMORY

WARDSHIP ENTITIES



Transitional | Dense | Protections | Workforce

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Seattle Industrial and Maritime Strategy Workshop #2 Straw Poll

	Healthy Transitional Areas	High Density Industrial Development	Stronger Protections	Workforce Investments
Strongly Support				
Somewhat Support				
Neutral				
Somewhat Oppose				
Strongly Oppose				

Citywide Advisory Group

- | | | | | | |
|----------------------|--|---------------|--|----------------|--|
| Sally Clark | | Dave Gering | | Marie Kurose | |
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| Chad See | | John Persak | | | |
| Charley Royer | | Jordan Royer | | | |

Neighborhood Groups

- | Ballard | Georgetown & South Park | SODO | Interbay |
|--------------------|-------------------------|--------------------|------------------|
| Angie Gerrald | Clint Berquist | Alex Cooley | Charlie Costanzo |
| Brad Benson | Elena Lamont | Brian Mannelly | Jeff Thompson |
| Brent Lackey | Johnny Bianchi | Henry Liebman | Johan Hellman |
| Daniel Blanchard | Jon Holden | Kristal Fiser | Nathan Hartman |
| Eric Nelson | Kevin Kelly | Lisa Howard | |
| Haley Keller | Maria Ramirez | Maiko Winkler Chin | |
| Russel Shrewsberry | Paulina Lopez | Mark Miller | |
| Suzie Burke | Roger Bialous | Ron Judd | |
| Warren Aakervik | Veronica Wade | | |





Seattle Industrial and Maritime Strategy Workshop #2 Straw Poll

	Healthy Transitional Areas	High Density Industrial Development	Stronger Protections	Workforce Investments
Strongly Support				
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Somewhat Oppose				
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Citywide Advis

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Neighborhood

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Haley Keller
Russel
Shrewsbury
Suzie Burke
Warren Aaker

CITYWIDE & NEIGHBORHOOD GROUPS

1. Look for a Mural link in the chat
2. Click the link to open the Mural Board in your web browser
3. The Mural Board looks like this
4. Find your name on the right; (with 4 dots)
5. One dot for each breakout strategy
6. Drag your dot to the box indicating your choice for each strategy (Strongly Support – Strongly Oppose)
7. You can change your mind, until the exercise is closed

EVERYONE CAN WATCH
IN THE ZOOM SCREENSHARE



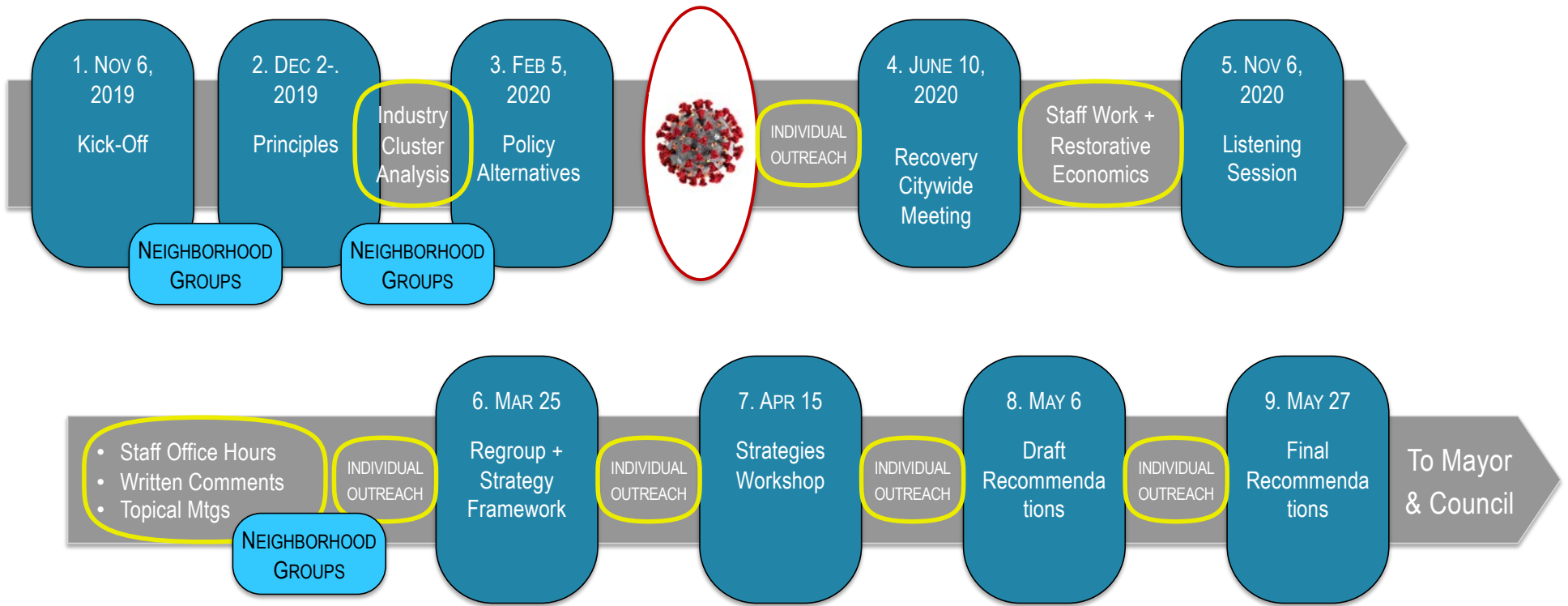
Today's Agenda



- Welcome & Introductions
- Process Update
 - Mayor's Principles
 - Process Recap & Steps to Completion
 - Meeting Structure & Ground Rules
- Workshop #1: Housing
 - Presentation (10 mins.)
 - Discussion (30 mins.)
 - Straw Poll: No Change | Limited Housing | w/Affordability | Pilot Area
- Workshop #2: Concurrent Breakouts
 - Healthy Transitional Areas
 - High Density Industrial Development
 - Stronger Protections
 - Workforce Investments
- Report Out (facilitators only)
- Straw Poll: Transitional | Dense Industrial | Protections | Workforce
- **Wrap-up & Next Steps**



Industrial & Maritime Strategy Planning Process to finish



Next Meeting:
May 6, 12-2, via Zoom 





Next Meeting
Citywide Advisory Group

May 6, 2021
12-2pm via Zoom