

# Seattle Industrial & Maritime Strategy

Citywide Advisory Group • April 15, 2021 • Meeting Notes

## ATTENDANCE

Name	Organization	Present
Brian Surratt	Alexandria	Yes
Sally Clark	University of Washington	Yes
Nicole Grant	MLK Labor	No
Commissioner Stephanie Bowman	Port of Seattle	Yes
Councilmember Dan Strauss	Seattle City Council	No
Alex Hudson	Transportation Choices Coalition	Yes
Barbara Nabors-Glass	Seattle Goodwill	Yes
Chad See	Freezer Longline Coalition	Yes
Charles Royer	Public Facilities District	Yes
Dave Gering	Manufacturing Industrial Council of Seattle	Yes
Erin Adams	Seattle Made	No
Erin Goodman	SODO Business Improvement Area	No
Fred Mendoza	Public Stadium Authority	Yes
Fred Rivera	Seattle Mariners	Yes
Greg Smith	Urban Visions	Yes
Johan Hellman	BNSF	Yes
John Persak	International Longshore & Warehouse Union	Yes
Jordan Royer	Pacific Merchant Shipping Association	Yes
Marie Kurose	Workforce Devel. Council of Seattle-King Co.	Yes
Mike Stewart	Ballard Alliance Business Improvement Area	Yes
Peter Nitze	Nitze-Stagen	Yes
Rick Kolpa	Prologis	No
<del>Robb Stack</del> Ted Lehman	Stack Industrial Properties	Yes
Sam Farrazaino	Equinox Studios	Yes
Terri Mast	Inlandboatman's Union	Yes
<b>Neighborhood Groups</b>		
<b>Ballard</b>		
Warren Aakervik	Ballard Oil	Yes
Haley Keller	Peddler Brewing	No
Suzie Burke	Fremont Dock Company	No
Brent Lackey	Ballard District Council President	Yes
Angie Gerrald	Ballard District Council	Yes
Eric Nelson	Nordic Heritage Museum	No
Brad Benson	Stoup Brewing	No
Shaunie Wheeler	Teamsters Joint Council	No
Daniel Blanchard	Seattle Maritime Academy	Yes
Russel Shrewsberry	Western Towboat Company	Yes
<b>Interbay/Armory</b>		
Nathan Hartman	Kerf Design	No
Daniel Martin	Seattle Pacific University	No

Jeff Thompson	Freehold Group	Yes
Charlie Constanzo	American Waterways Operators	No
<b>SODO</b>		
Henry Liebman	American Life	Yes
Mark Miller	MacMillan-Piper	No
Brian Mannelly	SSA Marine	No
Lisa Howard	Alliance for Pioneer Square	Yes
Maiko Winkler Chin	Seattle Chinatown International District Preservation and Development Authority	No
Ron Judd	WSDOT	No
Kristal Fiser	UPS	No
Alex Cooley	Solstice Grown	Yes
<b>Georgetown/South Park</b>		
Kevin Kelly	Recology	No
Johnny Bianchi	Georgetown Community Council	No
Clint Burquist	Georgetown Community Council	No
Roger Bialous	Georgetown Brewing	Yes
Paulina Lopez	Duwamish River Cleanup Coalition	No
Maria Ramirez	Duwamish Valley Housing Coalition	No
Jon Holden	Machinists Union 751	Yes
Veronica Wade	Workforce Dean, South Seattle College	No
Elena Lamont	Pioneer Human Services	Yes

## MEETING PURPOSE

1. Re-orient to the process and steps to completion
2. Deeper discussion of five strategies: Housing, Healthy Transitional Areas, Dense Industrial Development, Stronger Protections, and Workforce Development
3. Two workshops to refine the five strategies
4. Two interactive straw poll exercises to test levels of support for the five strategies

## AGENDA

- Welcome & Introduction
- Process Updates
- Workshop #1: Housing: presentation; discussion; straw poll
- Workshop #2: Concurrent Breakouts
  - Healthy Transitional Areas
  - High Density Industrial Development
  - Stronger Protection
  - Workforce Investments
- Report Out
- Straw Poll: Transitional | Dense Industrial | Protection | Workforce
- Wrap-up & Next Steps

## INTRODUCTION

Brian Scott recapped the March 25<sup>th</sup> meeting, which introduced the 11 draft strategies, as well as the straw poll results. Takeaways included:

- Need for public safety focus
- Support for Investments and action strategies
- Confusion and contention on Land Use strategies

The straw poll results expressed a strong concern around the housing, transitional areas, strong protections, workforce investments, and dense industrial development. The purpose of this meeting was to discuss these strategies in detail.

## INTRODUCTION TO HOUSING PROPOSAL

Key points:

- A clear definition is needed for 'No Significant Housing' under the Land Use Strategies.
- Public safety is a major concern for many
- 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 and regulations
- Existing housing in industrial areas
- Housing challenges
- Geographical limits
- Modification of Artists/Studio Housing
- Modification of caretakers quarters
- Potential impacts

## WORKSHOP #1: HOUSING DISCUSSION KEY TAKEAWAYS

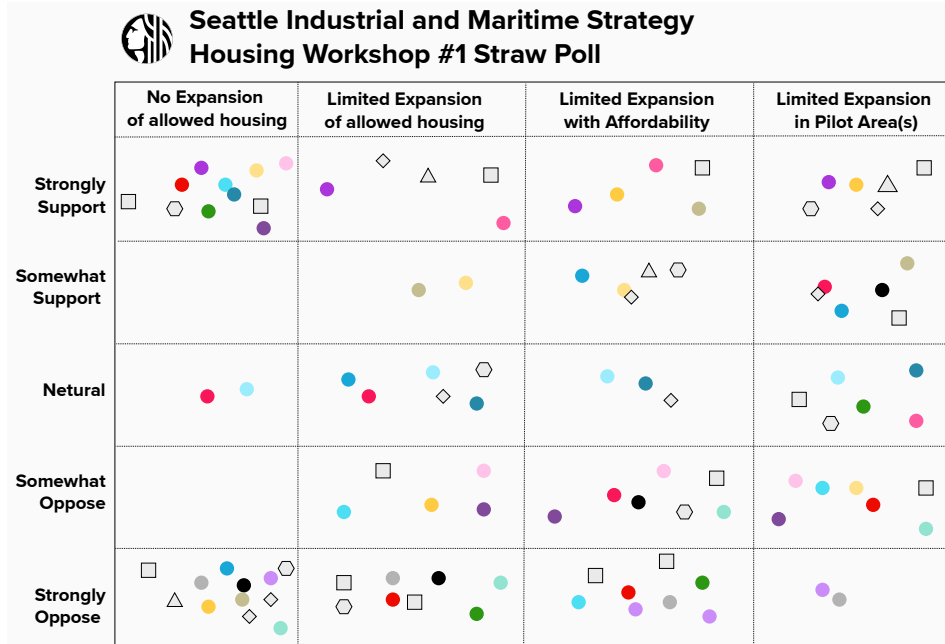
The following concerns were expressed during the discussion:

- Data used for the housing proposals made by the city should be available.
- EIS process is one of the ways to make zoning decisions.
- Concern about why the EIS process was not taken into account when making zoning decisions and proposing number of housing units. Proposals should be data driven.
- Members were curious to know how the city decided on the number of housing units in the potential areas: Ballard, Georgetown, South Park, and Stadium
- One of the important questions to ask during the process is how housing can benefit the industrial areas instead of justifying housing in industrial zones. The decision-makers should study the significant amount of housing needed in the industrial areas.
- Support and balance industrial and housing development zones.
- The impact of zoning proposals is unclear. Data is required to visualize the impact.
- Dive into the cost of building housing in the industrial zones. The industries are worried about the remediation costs that would come with new housing proposals.

- New housing will not be cheap in the industrial areas and affordability is an issue. The workers do not live in the industrial areas thus the proposals should be reconsidered.

### HOUSING STRAW POLL #1

After discussion, the Citywide Advisory Group and Neighborhood Group members participated in the straw poll exercise. The straw poll highlighted their current feelings about each potential housing strategy. Members of the groups used virtual “dots” to indicate their support or opposition to each proposal on a scale of: strongly support, somewhat support, neutral, somewhat oppose, and strongly support. The following photo below is of this exercise.



Overall, group members remain divided on how to best approach housing. The option for “no expansion of allowed housing” resulted in the most divided opinions, with nearly all of the received votes relatively evenly split between “strongly support” and “strongly oppose.” The three options for limited expansions of housing received votes fairly evenly divided among all the options for support, neutral, and oppose, with slight majorities expressing concerns about “limited expansion of housing” and “limited expansion with affordability.” The option for a pilot limited expansion, however, received the least votes in opposition and only two group members voted to “strongly oppose.”

### WORKSHOP #2: CONCURRENT BREAKOUT SESSION PROPOSALS & DISCUSSION

Four breakout sessions were created, each representing one of the four potential strategies outlined below. In each group, Seattle City Staff presented the respective potential strategies, which was followed by group input, including challenges and points on refining the strategies.

- Healthy Transitional Areas
- High Density Industrial Development
- Stronger Protections

- Workforce Investments

### **PROPOSAL FOR “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 or housing spaces.

- Transitional Areas
  - Evolving conditions and opportunities in MIC areas close to urban villages
  - Expansion of Sound Transit light rail
  - Competition for relatively affordable small-business and startup space
  - Shortcomings of the existing Industrial Commercial (IB) zones
- Dense Employment TOD
  - Create a new industrial transitional zone for areas adjacent to urban villages
- Concept for the Transitional Areas
  - Open spaces and trees to support health and sustainability
  - Small retail
  - Fabrication shops and art studios
  - Live/work for makers jobs close for housing
  - Pedestrian and bicycle planning and safety
  - Close to urban village

### **DISCUSSION / KEY TAKEAWAYS**

- Better, integrated, and healthier transitions at the edges between industrial areas and neighboring urban village and mixed-use areas.
- Minimized conflicts between pedestrians and freight movement through street standards that support both.
- Development of more relatively small spaces for industrial entrepreneurs and maker businesses, while providing a moderate increase in density for those uses.
- Reduced speculative pressure on industrial land from stand-alone retail and office use.

### **PROPOSAL FOR “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.

- Dense Employment TOD
  - Expansion of Light Rail
  - Shortcomings of existing Industrial Commercial (IC) zone
  - Trends in Industrial space/usage
  - High cost of new investment
  - Create a new zone for dense employment Transit Oriented Development
- Concept for High Dense Industrial Development
  - Open spaces and trees to support health and sustainability

- New dense employment
- Multi-story flexible, mixed industrial
- Transit station
- Flexible ground floor designed to accommodate freight
- Incentive System
  - Increase development capacity
  - Bonus higher values allowed if industrial space included in the development
  - Construction standards applicable for new industrial space development
  - Maintain existing development capacity

### DISCUSSION / KEY TAKEAWAYS

- Increase employment density in compact areas near transit
- Provide convenient access to jobs on transit
- Generate new investments in high-quality light industrial spaces
- Support an economic ecosystem of innovative industrially-related businesses
- Improve walkability, safety and sense of place near stations
- Maintain compatibility with nearby heavy industrial uses

### PROPOSAL FOR “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.

- The following are points that highlight why and what is strong protection for:
  - Annual attempts for piecemeal removal of land from MICs
  - Zoning loopholes are allowing encroachment by non-industrial uses
  - Speculative pressures
  - Strengthen protections against removal of land from designated Manufacturing / Industrial Center (MICs)
  - Close zoning loopholes that allow unintended non-industrial development
- Concept of Strong Protection
  - Prevent one-off zone changes
  - Near major multi-modal freight investments and rail
  - Ensure access to parts and water

### DISCUSSION / KEY TAKEAWAYS

- Decreases speculative pressure and increases long-term predictability for industrial uses.
- Stops encroachment by incompatible uses such as box retail and mini-storage.

### PROPOSAL FOR “WORKFORCE INVESTMENTS”

To support/collaborate with Seattle King County Workforce Development Council in the development of regional industry led and public supported Maritime, Manufacturing and Logistics (MML) Leadership Tables.

- To propose an industry led and public supported Promotion / Information Campaign

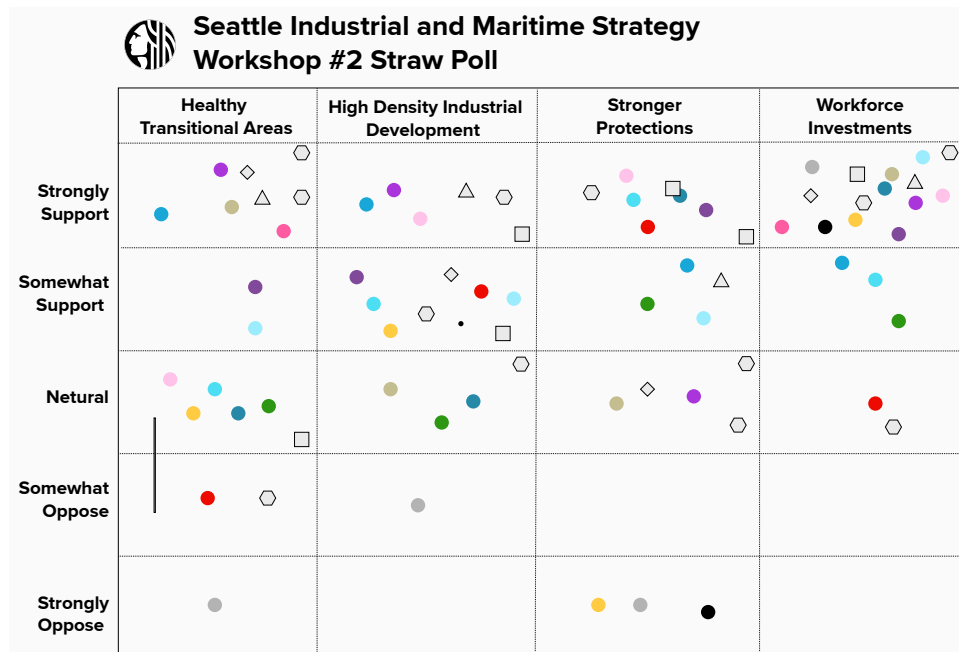
- Increase funding in 2022 and beyond to support the MML pipelines
- Increase funding for development and retention strategies within MML employers

**DISCUSSION / KEY TAKEAWAYS**

- MML Leadership Tables – Industry led public supported on-going discussion & solutions
- Real, cohesive, collaborative marketing campaign to the public with focus to BIPOC and Women – parents, youth and displaced workers
- Have the workforce data to support what this industry truly needs
- Make it easier for employers to participate in all of the WFD efforts
- Collaborate with other workforce development efforts
- Support programs that are working – private and public
- Identify and reduce barriers for BIPOC and Women
- Promote and support entrepreneurship
- Uniquely support different sizes of businesses

**STRAW POLL #2**

After the discussion, the Citywide Advisory Group and Neighborhood Groups were asked to indicate which potential strategy they would support. The straw poll highlighted their current feelings about the four potential strategies. Members of the groups used virtual “dots” to indicate their support or opposition to each proposal on a scale of: strongly support, somewhat support, neutral, somewhat oppose, and strongly support. The image below is the result of this exercise:



**WRAP UP & NEXT STEPS**

- Next meeting will be held on May 6th from 12PM-2PM via zoom, followed by a May 27<sup>th</sup> meeting focused on final recommendations.