

Industrial and Maritime Strategy Draft Environmental Impact Statement (EIS)



Today's Presentation

1. Planning process to date
2. Proposed land use concepts and Draft EIS alternatives
3. Topics studied in the Draft EIS
4. Submitting a Draft EIS comment

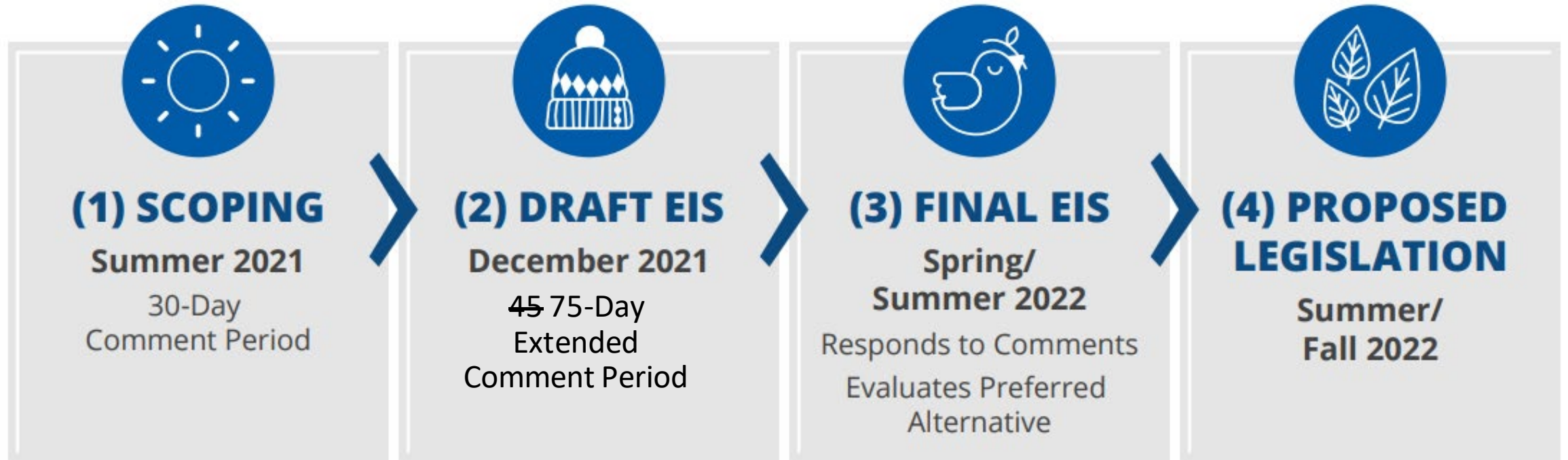


Planning Process to Date

- **Advisory Council Process:** Convened November, 2019 – May, 2021. Developed 11 strategies addressing land use, transportation, environment, public safety, and workforce development that comprise the Industrial Maritime Strategy
- **Additional Engagement:** BIPOC youth outreach, interested organizations and groups, businesses profile videos.
- **2022 Budget Process:** Workforce training, green infrastructure funds.
- **Environmental Impact Statement (EIS):** Evaluates land use changes.



Environmental Impact Statement (EIS) Process



The City is extending the Draft EIS comment period an additional 30 days to March 2.



Proposed New Land Use Concepts

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

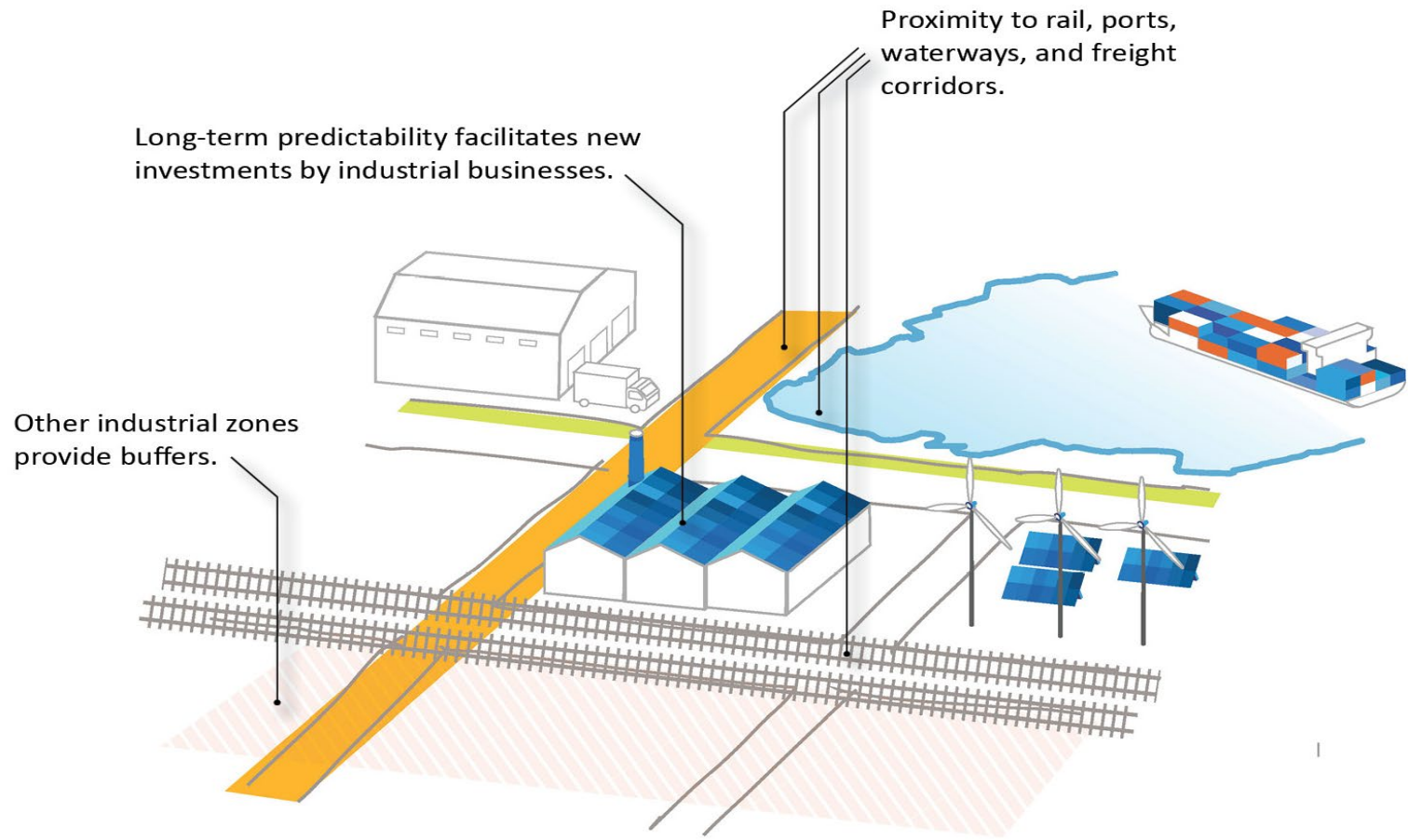
Proposal:

The City's Comprehensive Plan would be amended to include and describe these land use concepts.

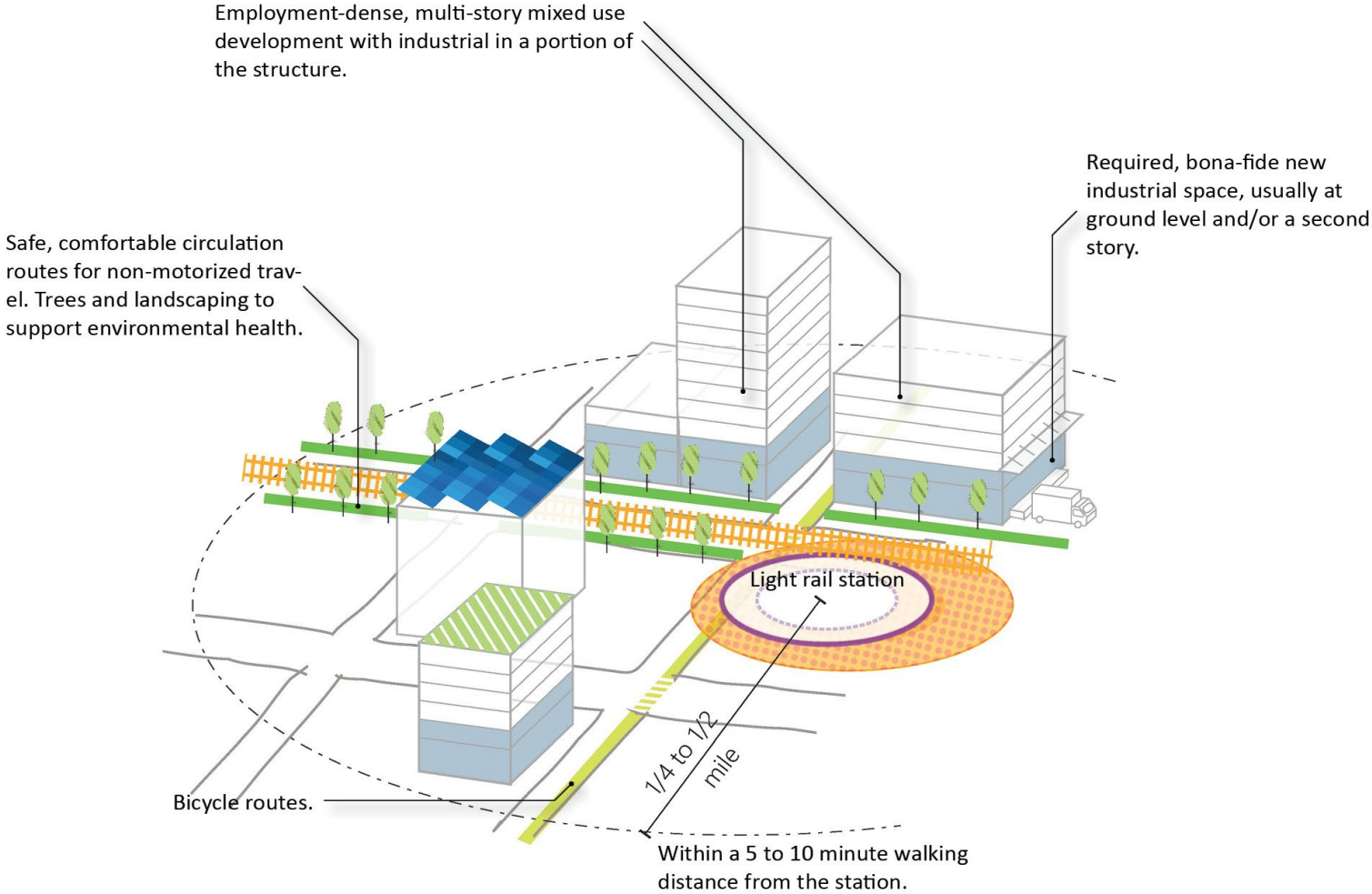
The zoning code would be amended to replace Seattle's existing industrial zones with new zones to match these land use concepts.



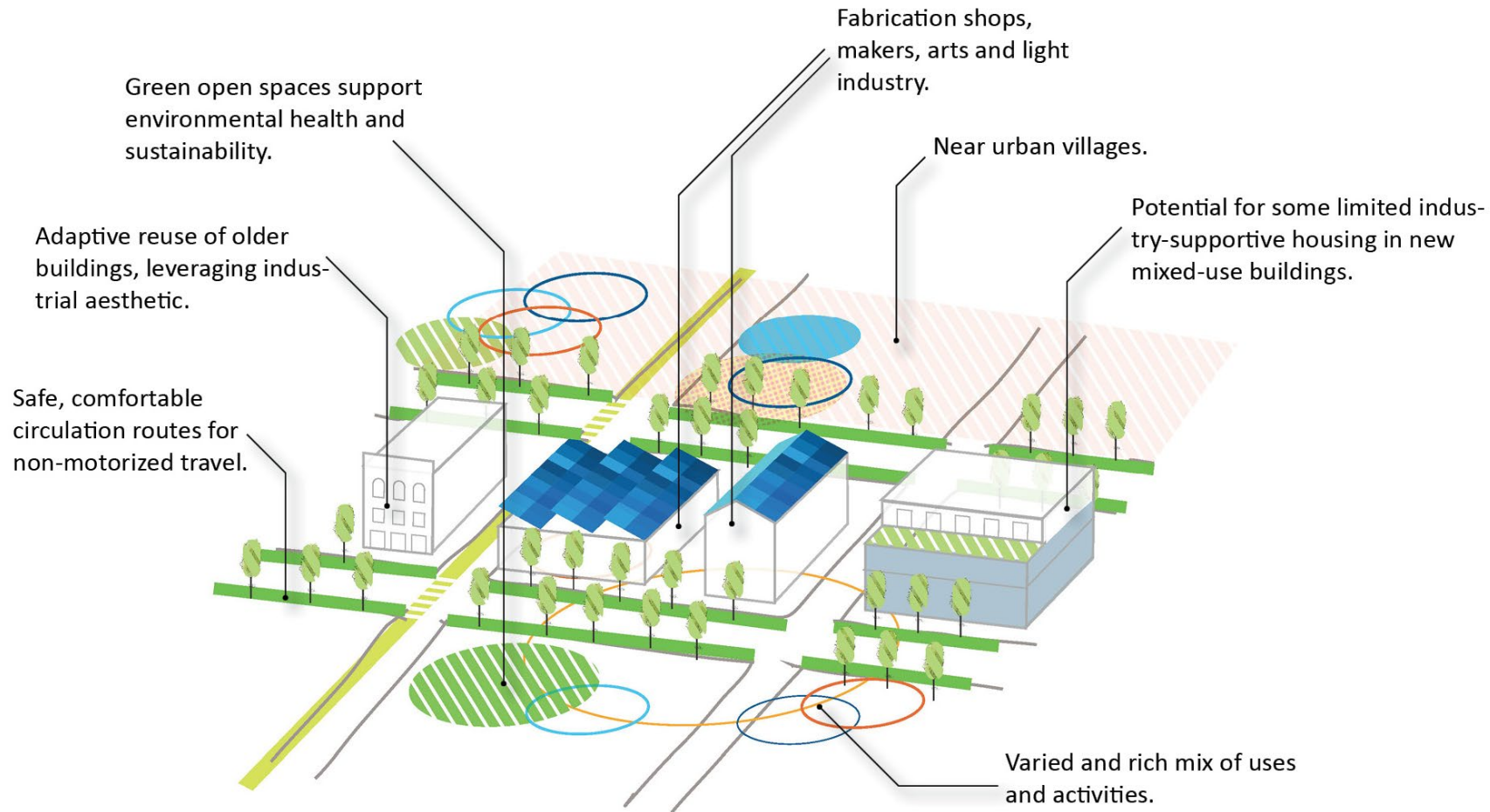
Maritime, Manufacturing and Logistics (MML) - Concept Diagram



Industry and Innovation (II) - Concept Diagram



Concept Diagram – Urban Industrial (UI)






Environmental Impact Statement (EIS) Alternatives

An EIS studies a range of alternatives in order to:

- Identify potential adverse impacts on the built and natural environment.
- Learn how impacts differ and identify trade-offs of policy choices.
- Compare action alternatives to a no-action alternative.
- The subjects studied in the EIS are determined as part of the scoping process.



Alternative 1 – No Action

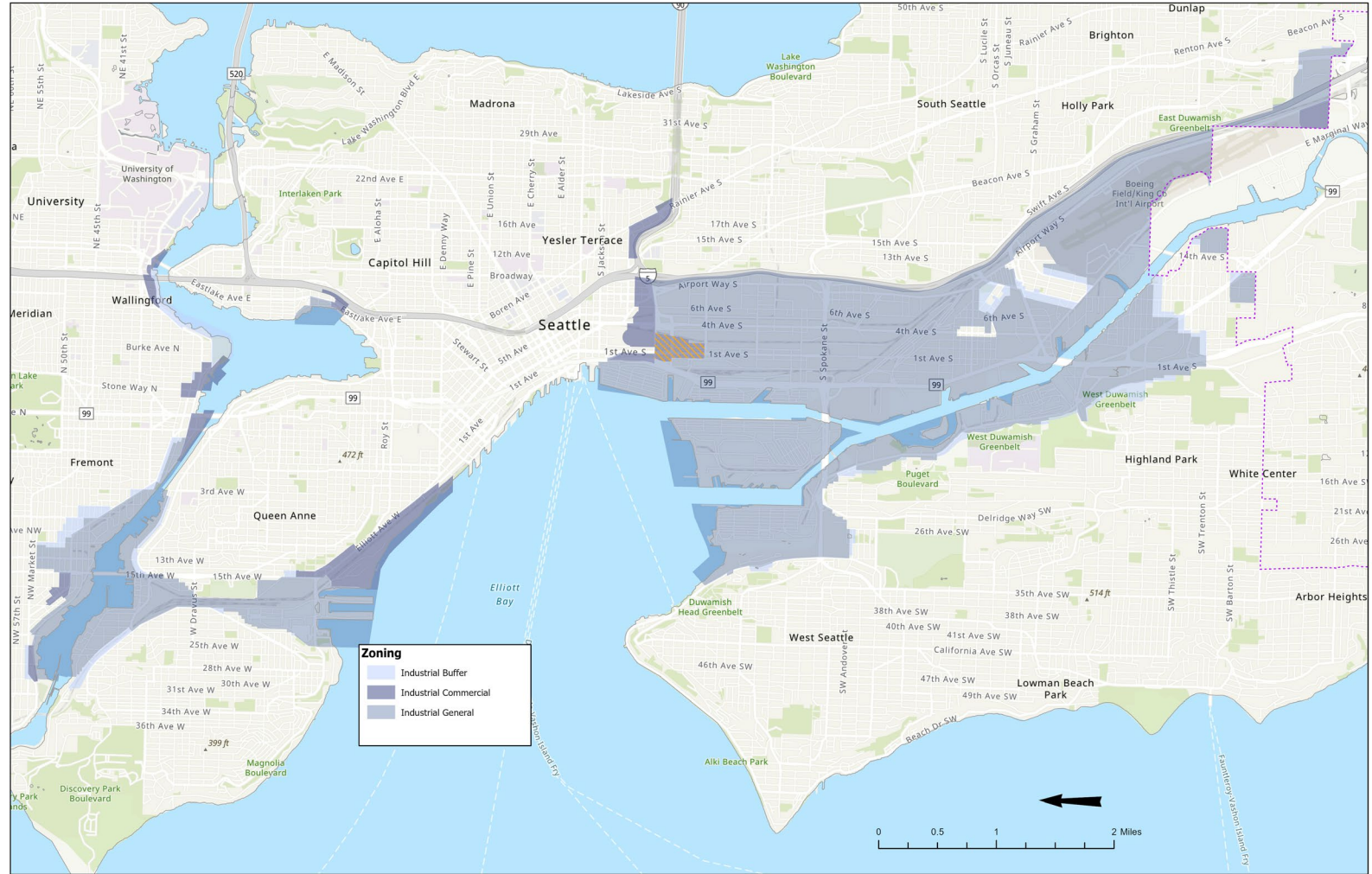
-  **Industrial General: 90 %**
-  **Industrial Commercial: 5%**
-  **Industrial Buffer 5%**

Provide baseline to compare impacts of 3 action alternatives.

Relies on existing zoning and land use policies.

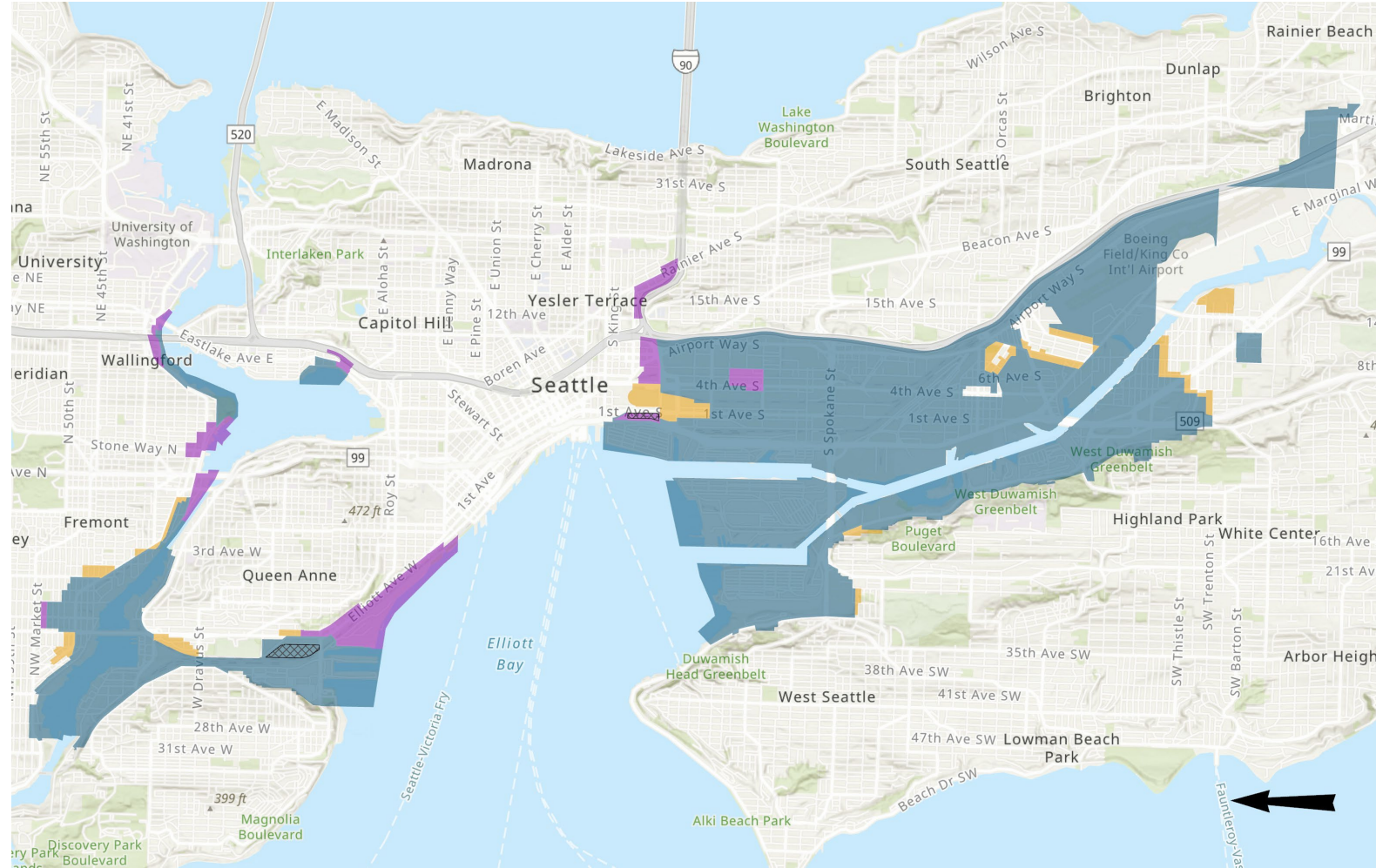
No new residential uses are permitted other than existing provisions for Caretakers/Artists Studios

Lodging continues to be prohibited in Stadium District Overlay.




Alternative 2 – Limited - Future of Industry

-  **Maritime, Manufacturing and Logistics zones: 89%**
-  **Industry / Innovation zone: 5%**
¼ mile radius from light rail stations and current Industrial Commercial zone
-  **Urban Industrial zone: 6%.**
No expansion of what is allowed for housing.
No lodging in Stadium District

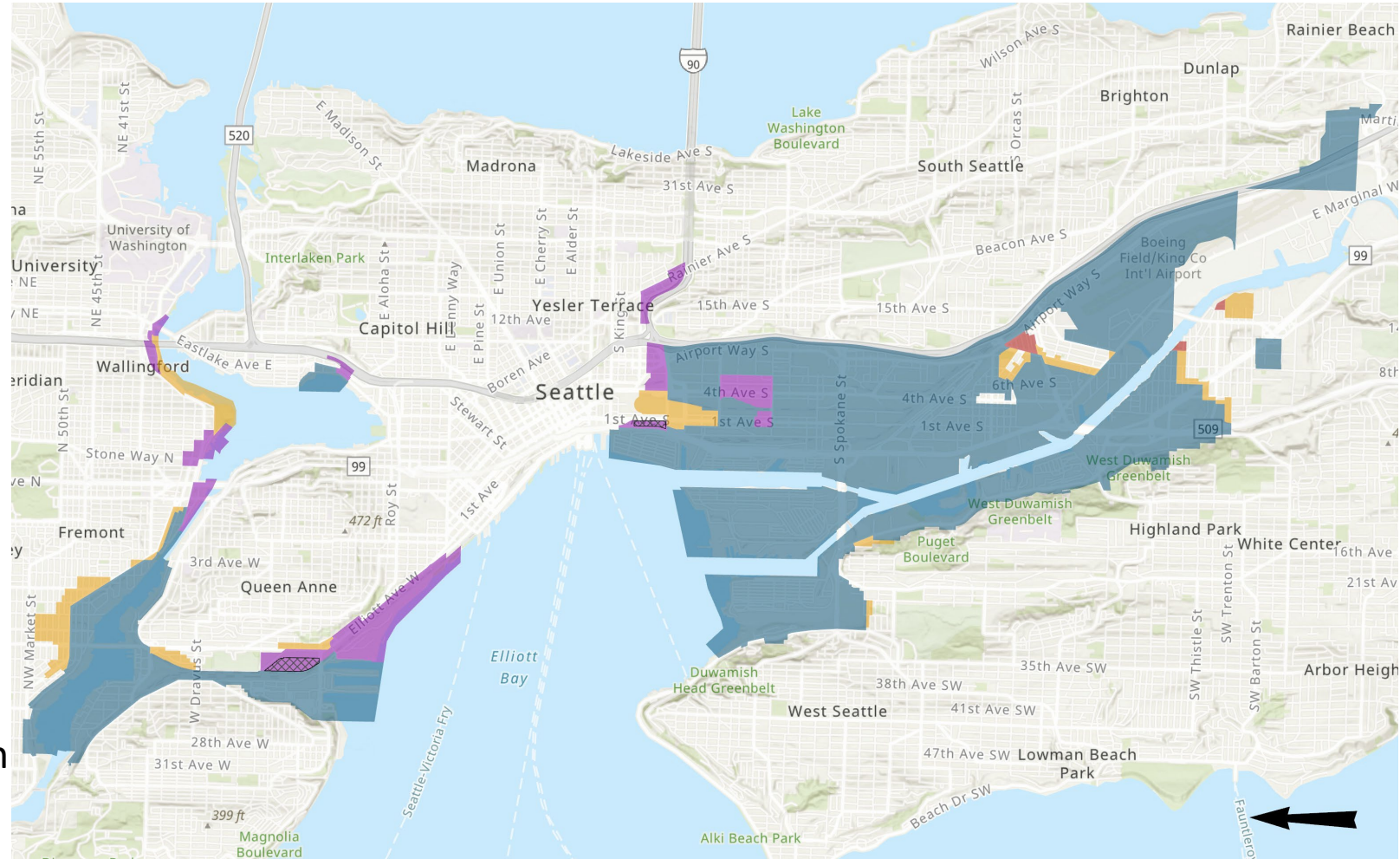


Alternative 3 – Targeted - Future of Industry




-  **Maritime, Manufacturing and Logistics zone: 86%**
-  **Industry / Innovation zone: 7%**
½ mile radius from light rail stations and current Industrial Commercial areas
-  **Urban Industrial: 7%**
Includes expanded caretakers provisions with a potential for ~600 units.

Removes focused land in Georgetown and South Park from the MIC.

Permits lodging in the Stadium Transition Area Overlay District.

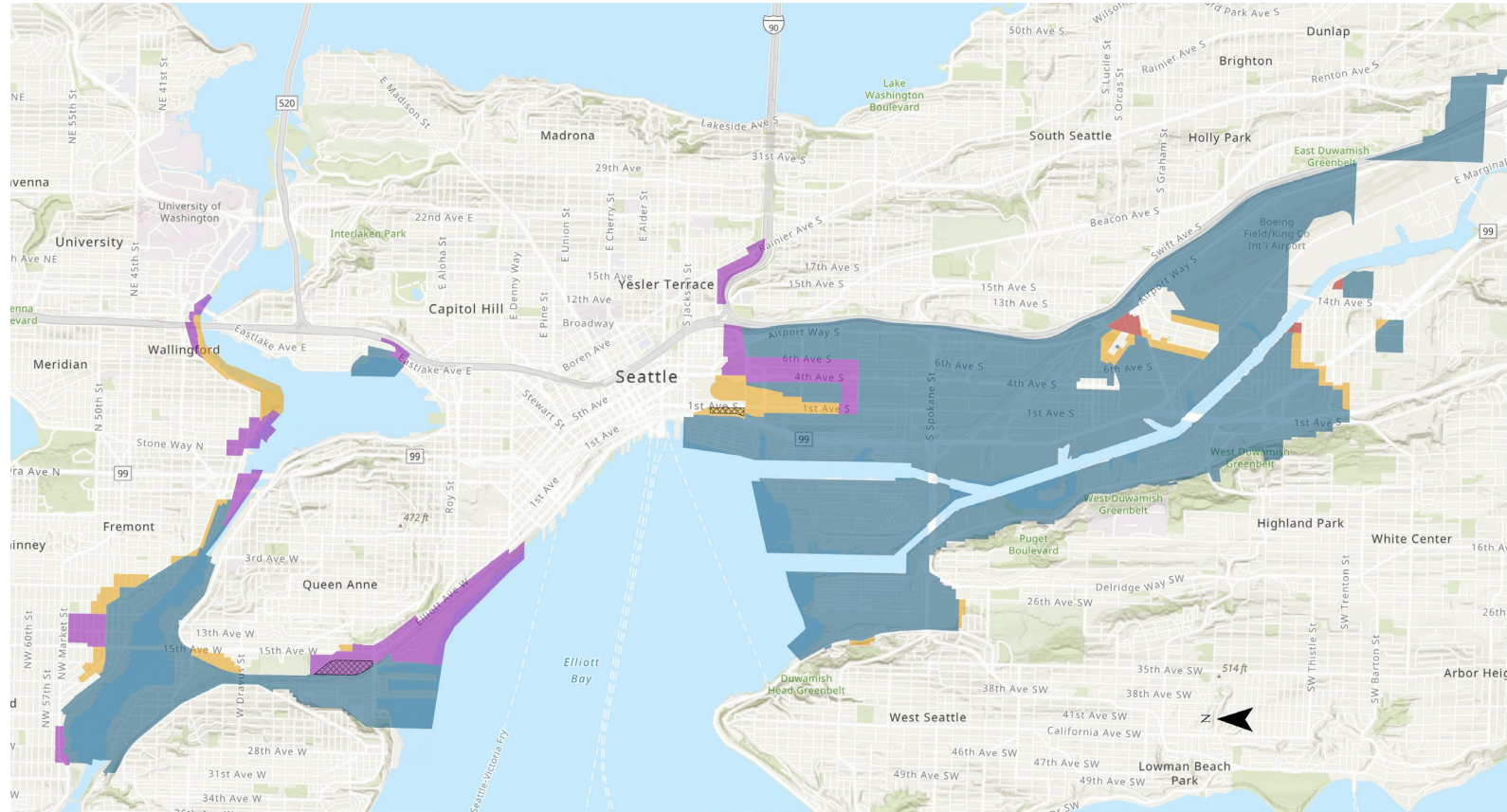


Alternative 4 – Expanded - Future of Industry

-  **Maritime, Manufacturing and Logistics zone: 86%**
-  **Industry/Innovation zone: 8%**
Greater than ½ mile radius from light rail stations and current Industrial Commercial areas.
-  **Urban Industrial zone: 6%**
Includes expanded industry-supportive housing with potential for ~2,000 units.

Removes focused land in Georgetown and South Park from the MIC.

Permits lodging in the Stadium Transition Area Overlay District

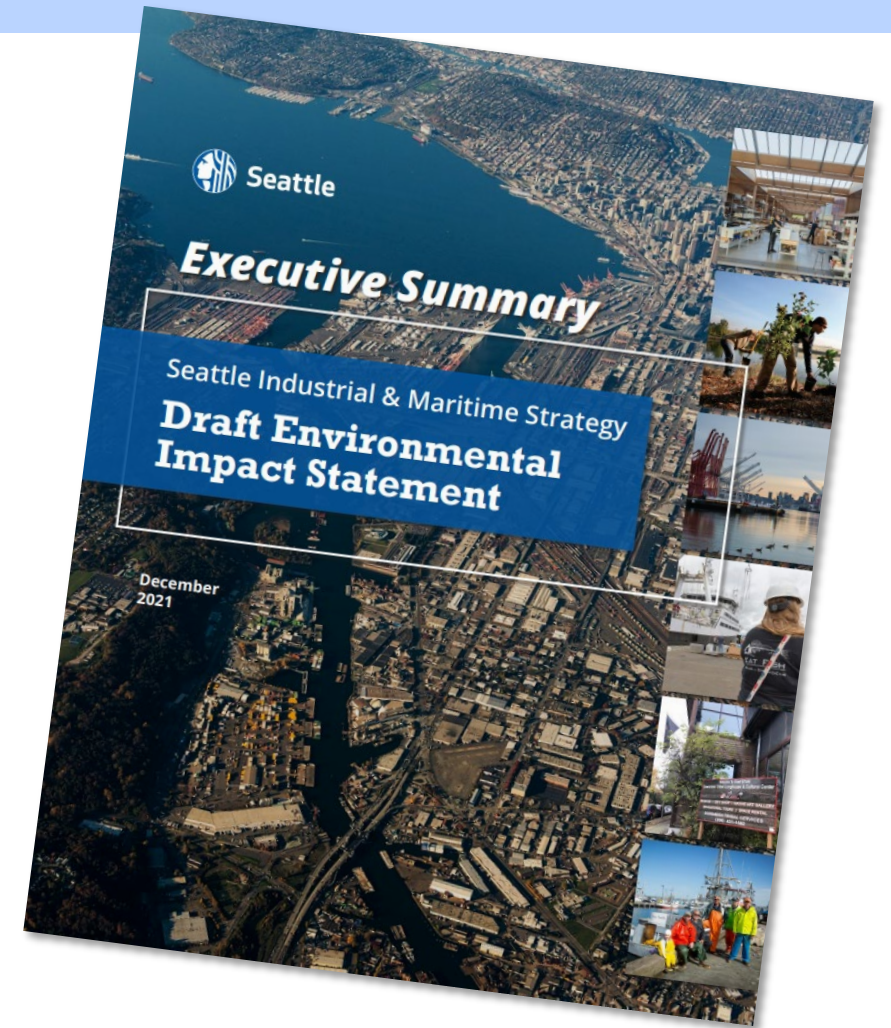


Alternative	Degree of Change	Projected Employment Increase in 2044	Projected dwelling unit increase in 2044	MIC/BINMIC Boundary Changes	Comprehensive Plan Policies
Alternative 1: No Action	No Change	23,500	73	None.	No Change
Alternative 2: Future of Industry – Limited	Includes new industrial zones. Makes minimal changes to core industrial zone. Adds industry and Innovation within ¼ mile of transit stations.	34,400	80	None	Updates industrial land use policies to anticipate future innovations and trends and to strengthen protections for industrial zoning in MICs. No change in housing allowances
Alternative 3: Future of Industry - Targeted	Moderate change. Includes new industrial zones. Greatest amount of Urban Industrial zone. Industry and innovation within ½ miles of transit station	57,400	610	Removes limited land in South Park and Georgetown from the Duwamish MIC.	Updates industrial land use policies to anticipate future innovations and trends and to strengthen protections for industrial zoning in MICs.
Alternative 4: Future of Industry - Expanded	Greatest change. Includes new industrial zones. Applies Industry and Innovation more than ½ miles from transit stations.	59,200	2,195	Removes limited land in South Park and Georgetown from the Duwamish MIC.	Updates industrial land use policies to anticipate future innovations and trends and to strengthen protections for industrial zoning in MICs.



Elements Studied in the Draft EIS

- Soils/Geology
- Air Quality/Greenhouse Gas Emissions
- Water Resources
- Plants and Animals
- Contamination
- Noise
- Light and Glare
- Land and Shoreline Use
- Housing
- Transportation
- Historic, Archeological, and Cultural Resources
- Open Space and Recreation
- Public Services
- Utilities



Draft EIS Contents

Chapter 1 – Summary

Chapter 2 – Proposal & Alternatives

Chapter 3 – Environment, Impacts, and Mitigation Measures

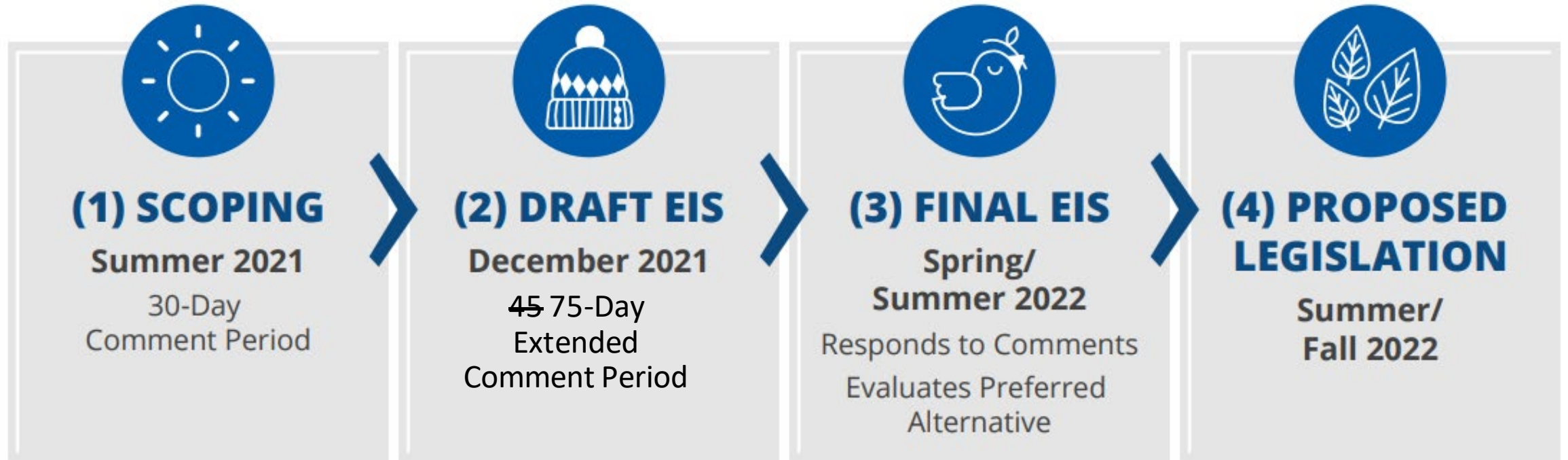
- Identifies thresholds of significant impact
- Equity analysis for each element

Chapter 4 – Acronyms & References

Chapter 5 - Appendices



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Effective Draft EIS Comments

Comment About:

- Where additional analysis is needed
- If information is incomplete or needs correction
- How alternatives can be modified or improved
- Potential mitigation strategies



To review the entire Draft EIS, supporting materials, and submit a comment:

- [Industrial and Maritime Strategy - OPCD | seattle.gov](https://seattle.gov/opcd/Industrial-and-Maritime-Strategy)

