



Industrial and Maritime Strategy

Stakeholder Update

February 2021



Mayor's Principles

- **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
- **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
- **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
- **Improve the movement of people and goods** to and within industrial zones and increase safety for all travel modes
- Align Seattle's industrial and maritime strategy with key **climate and environmental protection** goals
- **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



Summary of Potential Recommendations

Workforce Opportunity

- Expand access to manufacturing, maritime and logistics careers for people of color and women
- Expand funding for Career Connected Learning (CCL) Grants
- Increase funding for BIPOC and women retention strategies
- Support an industry-led public information campaign

Transportation

- Implement Freight Master Plan and improve freight movement efficiencies
- Commit to alternatives to single occupancy vehicles and develop last mile connections to transit
- Advocate for tunnel alignment for Ballard & Interbay light rail

Environment

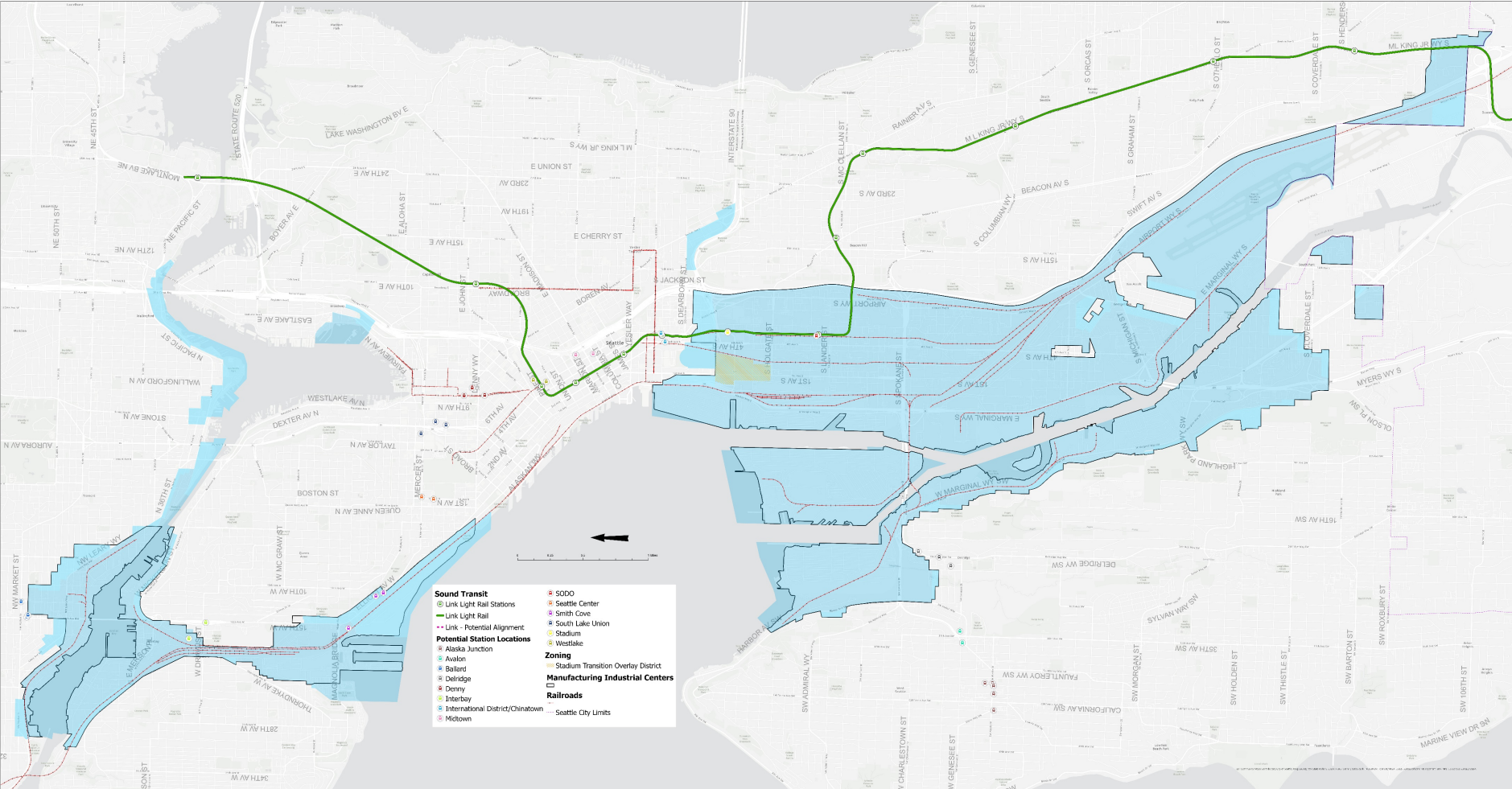
- Support electrification of goods movement and operations
- Prioritize the environmental health of neighborhoods near industrial lands for action
- Accelerate actions to prepare for climate change and sea level rise

Public Safety

- Partner with City to develop potential solutions related to public safety
- Engage through the Reimagining Community Safety outreach process



Study Area



Potential 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

NEIGHBORHOOD INDUSTRIAL

Foster vibrant districts that supports local manufacturing production and entrepreneurship

"Land with water adjacency is extremely precious."
- Stakeholder

"Let's promote the visibility and access to the working waterfront in ways that can celebrate industry without compromising industrial use."
- Stakeholder

"We need to promote apprenticeship programs to grow and diversify the maritime and industrial worker pipeline."
- Stakeholder

MARITIME + MANUFACTURING + LOGISTICS

Strengthen established economic clusters to protect economic diversity and opportunity



City of Seattle

MARITIME + MANUFACTURING + LOGISTICS

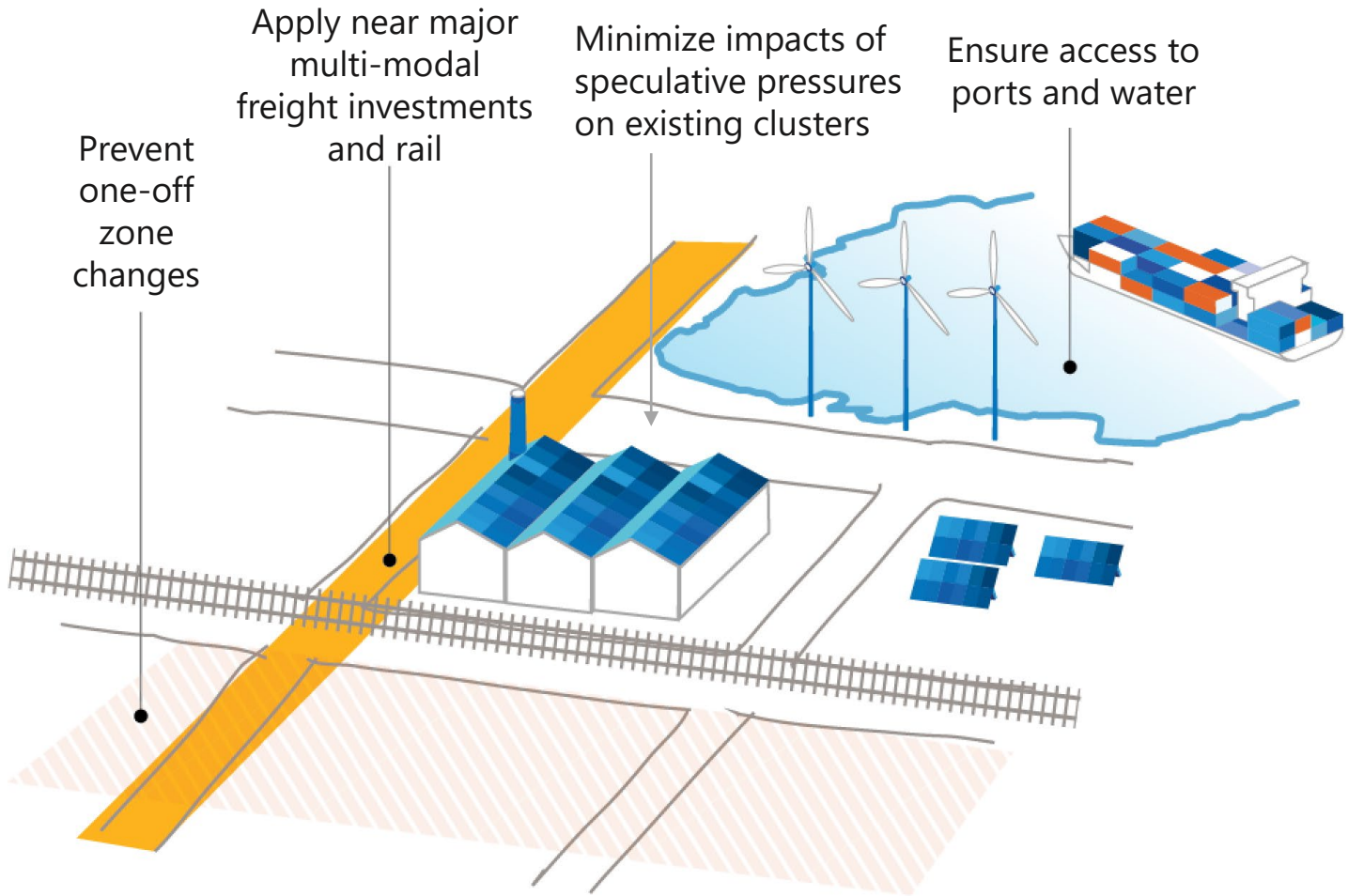
Strengthen established economic clusters to protect economic diversity and opportunity

What We Heard

- Existing fishing, maritime, logistics, and aerospace clusters are located near key infrastructure or waterways that cannot be located elsewhere in the City or region.
- These clusters are generally supported by activities that are incompatible with significant vertical development and thus cannot bear the high land costs of areas where tall office or residential development are allowed.
- Development pressures for office and residential development, combined with loopholes that allow the encroachment of big box retail or consumer storage uses into industrially-zoned areas and annual threats to remove industrial zoning designations, result in speculative increases in land values that risk the competitiveness of industrial activities.
- Establishing long-term land use predictability will bolster the efforts to strengthen and grow the important, valuable economic diversity and opportunity provided by established industrial and maritime economic clusters.

MARITIME + MANUFACTURING + LOGISTICS

Strengthen established economic clusters to protect economic diversity and opportunity



Key Concept of an Industrial and Maritime Strategy:

The City of Seattle should adopt stronger protections for Maritime, Manufacturing & Logistics in areas near waterways, railyards, and near multi-modal freight infrastructure. This means establishing higher thresholds to remove industrial land designations and closing loopholes that have allowed unintended development in Manufacturing / Industrial Centers.

What are the potential changes?

Consolidate existing Industrial General (IG1 and IG2) zones into one new MML zone.

- Apply new MML zone to vast majority of areas currently IG1 or IG2

Protect against annual threats to remove land from industrial designation

- Prohibit removing land from MICs except during a major (8-year) comp plan update
- Increase Council threshold to remove industrial zone designation (example: 7 vs. 5 votes)

Close zoning loopholes that allow non-industrial development to encroach industrial areas

- Prohibit new mini-storage
- Adjust cap for new standalone commercial and office development from 25,000 total s.f. to 10,000 total s.f.
- Decrease standalone commercial and office space from .5 floor area ratio (FAR) to a maximum of .25 FAR
- Prohibit piece meal subdivisions of lots to achieve larger commercial and office development



Maritime, Manufacturing, Logistics (MML) - Examples Permitted / Prohibited Uses

Examples of Permitted Uses	Examples of Permitted Uses With Stricter Limits on Size	Examples of Prohibited Uses
Manufacturing (heavy, general, and light)	Retail	Residential Uses
Food Processing	Restaurants	Most Entertainment Uses
Warehousing	Stand-alone offices	Mini Storage
R&D Laboratories	Lodging Uses	Salvage Yards
Recycling	Auto Services	
Rail Facilities	Medical Services	
Vocational Schools		
Cargo Terminals		

MML ZONE - CASE STUDY



Salmon Bay Sand and Gravel

- 110 years of operation at its location.
- Supplies construction materials by land and water to destinations throughout the Northwest, Alaska, and beyond.
- The unique Salmon Bay dock and crane allow maritime transport.
- Economic competitiveness of other companies would be hampered without SBSG.
- Adjacent to fast-growing Ballard urban village.
- Stronger policies would provide greater predictability to SBSG and dependent businesses.

"We need to leverage new Sound Transit stations to support Industrial workforce."
- Stakeholder

"Buildings and infrastructure in some industrial areas needs new investment."
- Stakeholder

INDUSTRY + INNOVATION

Support modern industrial innovation and capitalize on major transit investments



INDUSTRY + INNOVATION

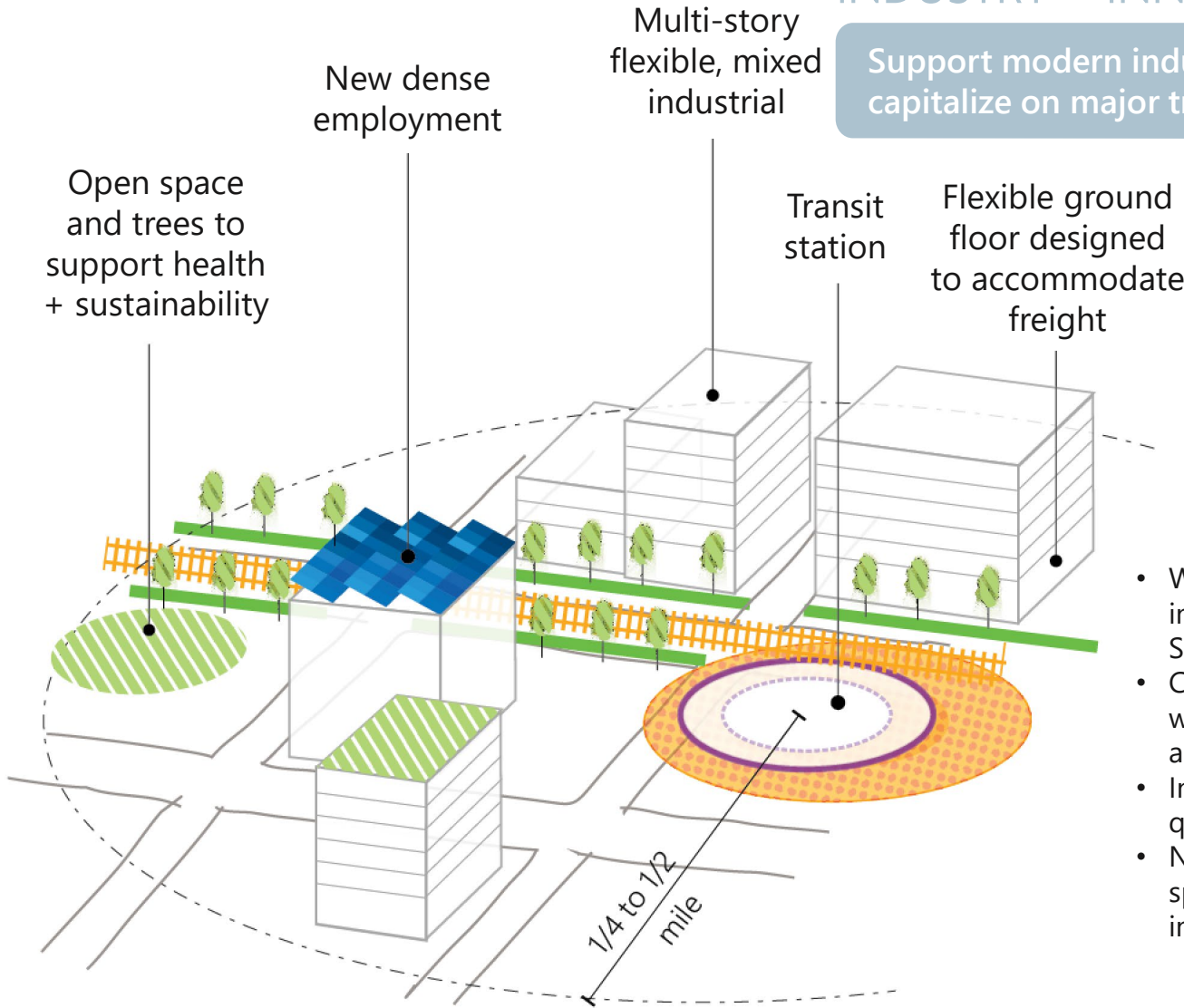
Support modern industrial innovation and capitalize on major transit investments

What We Heard

- Industrial land use policies should do more than maintain current industry clusters, they should be future-oriented to attract innovative, emerging industrial activity.
- Industry is more design and research oriented than in past decades.
- Emerging industrial uses can be vertically stacked and have high employment density.
- Multi-modal transportation investments can support dense industrial employment.
- Costs are significant to upgrade aging industrial buildings and infrastructure, so more development capacity is needed to spur investment.

INDUSTRY + INNOVATION

Support modern industrial innovation and capitalize on major transit investments



- We are exploring what is possible for industrial areas within walking distance of ST3 stations.
- Consider higher density employment and wider range of business activities than in a traditional industrial area.
- Incentivize production of new, high quality light industrial spaces.
- New buildings would be flexible, and spaces would focus on accommodating innovation.



Industry and Innovation (II) – Intent and Outcomes

Key Concept of an Industrial and Maritime Strategy:

The City of Seattle should adopt zoning changes to encourage Industry & Innovation uses near transit stations and to support a mix of high-density employment that works well with transit. This means density bonuses for employment uses near transit stations if coupled with manufacturing and logistics uses in the same project.

What are the potential changes?

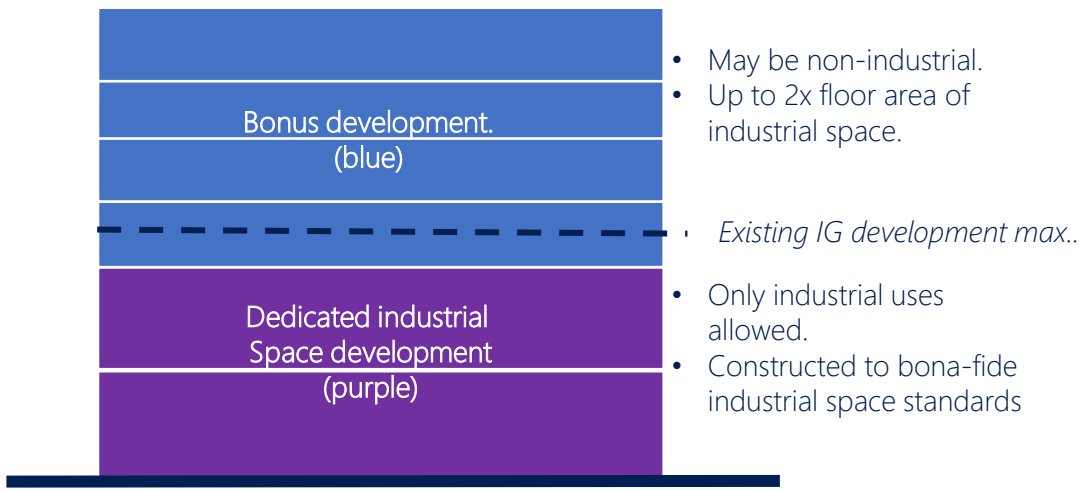
- Create an industrial Transit Oriented Development model.
- Create employment density at frequent transit stations.
- Support hybrid industrial uses that also have a component of design, office, and research all under one roof.
- Higher-value office/technology uses can support the inclusion of dedicated new industrial space.
- Require new dedicated industrial spaces to be built to a bona-fide industrial standard (i.e. freight elevators, floor-to-ceiling heights, structural loading etc.)
- Spur reinvestment in areas with aging infrastructure and deteriorated buildings.
- Support a diverse, innovation-oriented economy
- Launch parallel economic development efforts to support/attract businesses.
- Institute strong requirements for commute trip reduction (CTR) to minimize new single occupancy vehicle trips.

Industry and Innovation – Incentive Structure

In existing Industrial General (IG) zoned areas within 1/2 or 1/4 mile of light rail (SODO)

- *Current challenge:* Underused, low-density land near future light rail stations.
- Increase the maximum floor area ratio (FAR) from 2.5 to as high as 6 if incentive conditions are met
- Incentive allows 2 square feet non-industrial space for every 1 square foot of dedicated industrial space
- *Example areas:* Lander St. station area, future Dravus St. station area.

Incentive Diagram
Rezoned IG Area

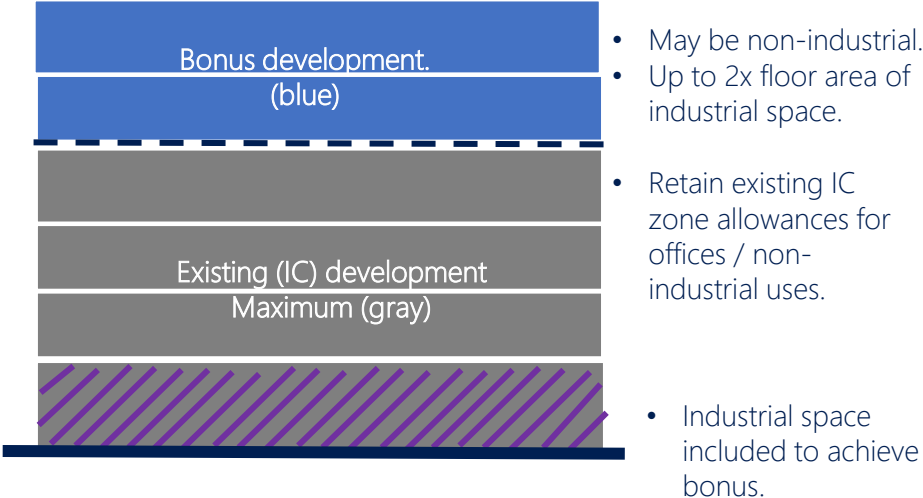


Industry and Innovation – Incentive Structure

In existing Industrial Commercial (IC) zoned areas

- *Current challenge:* Current IC development is dominated by 100% office uses.
- Increase the current FAR maximum if incentive conditions are met to as high as 6.
- Bonus development can be achieved by including industrial space (without decreasing existing development capacity).
- *Example areas:* Elliott Ave. corridor, north of the I-90 loop.

Incentive Diagram
Rezoned IC Area





INDUSTRY + INNOVATION CASE STUDY

West Woodland Business Center

- 1125 NW 53rd St.
- Caters to companies looking for a blend of retail, assembly, and office space.
- 71,460 sq. ft. over 4 floors
- 20' floor height – 1st 15'. 2nd-3rd 12'. 4th floor 10'.
- Grade level loading
- Freight passenger elevator servicing upper floors
- Divisible down to 5,000 sq. Ft.
- [Ballard-based Rad Power Bikes going global with e-bike expansion – My Ballard](#)

Neighborhood Industrial

Foster vibrant districts that support a mix of local manufacturing production and sense of place



Neighborhood Industrial

Foster vibrant districts that support a mix of local manufacturing production and sense of place

WHAT WE HEARD

- Consider neighboring and nearby uses such as residential uses or the stadium transition to downtown.
- Transition areas can provide opportunity for people to safely access vibrant activities in industrial districts.
- Transition areas are good opportunities for affordable small-scale manufacturing, artisan and entrepreneur spaces (aka “makers spaces”).
- Transition areas can provide needed opportunities for middle wage workers to live near jobs.

PROVIDE DELIBERATE TRANSITION AREAS

Neighborhood Industrial

Foster vibrant districts that support a mix of local manufacturing production and sense of place



- Small, affordable space for startups, creative businesses, and arts is disappearing and increasingly hard to find.
- Mix small-sized production spaces, artisan spaces, and retail spaces.
- Improve community health, sustainability and walkability.

Neighborhood Industrial (NI) – Intent and Outcomes

- Create better, more livable transitions at the edges of industrial areas.
- Encourage small-scale, affordable spaces for entrepreneurs and makers, by limiting maximum size of use for stand-alone office and retail business to 10,000 sq. ft.
- Allow larger retail (shops), tasting rooms etc., in conjunction with on-site making uses.
- Allow a larger proportion of space ancillary to a making use compared to today.
- Increases standards for street improvements, landscaping, and pedestrian lighting etc.
- Allow a limited amount of housing to support housing opportunities for makers, artisans and industrial workers for housing near jobs. (See details next slide).



Neighborhood Industrial (NI) - DRAFT concept, limited housing

Residency Requirements

- Combine and expand existing allowances for “Artist Quarters/Studio” and “Caretakers’ Quarters” housing.
- Allow as a conditional use in new or existing buildings if housing development doesn’t displace an industrial use.
- Limit residents to business or studio owner/operators, or employees of an on-site industrial uses.
- Require all residents to sign an acknowledgement of living in an industrial area.
- Allow physically connected (live/work) units, or separate on-site employee residences.
- If separate, allow (1 to 3 TBD) residential units per industrial space.
- Limit overall residential to <50% floor area, and not more than 50 dwellings /acre.

Affordability Requirement Options

- Consider rent- and income-restricting all units to 80% AMI or 100% AMI, reflecting the income characteristics of residency requirements; or
- Apply MHA requirements commensurate with other rezones that would require a percentage of the units to be affordable at 60% AMI, or in-lie payment.



NI – Example of Permitted Uses

Examples Of Permitted Uses	Examples Of Permitted Uses With Limits on Size*	Examples of Prohibited Uses
Manufacturing (heavy, general, and light)	Retail	Stand-alone and full market-rate residential uses
Food Processing	Restaurants	Mini Storage
Warehousing	Offices	Salvage Yards
R&D Laboratories	Lodging Uses	High Impact Uses
Recycling	Auto Services	
Rail Facilities	Medical Services	
Vocational Schools	Expanded allowance for caretakers' quarters & artist studios	
Cargo Terminals		
Distillery/Brewery		

* Larger sizes are allowable if ancillary to a principal permitted use.

NEIGHBORHOOD INDUSTRIAL (NI) CASE STUDY

Equinox Studios

- Founded in 2006 in a WWII era factory building and expanded gradually.
- Over 125 tenants.
- 1% vacancy rate, with a waiting list of 60 to 70 businesses.
- Studios from 160 to 3,000 square feet.
- Variety of work from blacksmithing and metal sculpture, to woodwork and painting, printmaking, dancing and performances and much more.
- NI zone would encourage similar configurations and potentially allow for maker housing on site.



NEIGHBORHOOD INDUSTRIAL (NI) CASE STUDY

The Bemis Building

- 150,000 sq. ft. historic textiles factory building in SODO.
- Includes work-only and live/work spaces for artisans and makers.
- Example of existing "artist quarters" allowance.
- Example tenants include:
 - Glass artists
 - Apparel / fashion designer
 - Painters
 - Photographers



INFO

The historic Bemis Building is one of the largest Live/Work studio buildings in the city, and occupies a unique niche in the Seattle art scene. Spacious Live/Work studios with large windows and high ceilings, full kitchen and bath, freight elevator, steam heat, hardwood floors and parking included. New work-only spaces added to the second floor offer Artists a chance to work in this unique building with many of the same amenities as the Live / Work studios.

[Click here for information on Available Studios.](#)
[Click here to download Rental Application.](#)

Somerset Properties:
info@somersetseattle.com (206) 587-4036
Artist Studios / Commercial / Warehouse

[View More Photos](#)

INFO • ARTISTS • EVENTS • PHOTOS • HISTORY

The Bemis Building 55 South Atlantic Street Seattle, WA 98134

Other Key Land Use Proposals

- Commit to a site-specific master planning processes for the Armory (Interbay) & WOSCA (SODO) sites in partnership with the State, Port, Sound Transit and others.
- Address infrastructure and sustainability.
- Keep the sites within designated MICs.



- Improve neighborhood cohesion in Georgetown and South Park by rezoning targeted parcels from industrial zones to mixed use zones.



Immediate Land Use Action Steps

Comprehensive Plan Text Amendments

- Add text policies describing the new land use concepts into the City's comprehensive plan during the 2020-2021 amendment cycle.
- Deliver proposed text in April 2021, for fall 2021 adoption by the City Council.

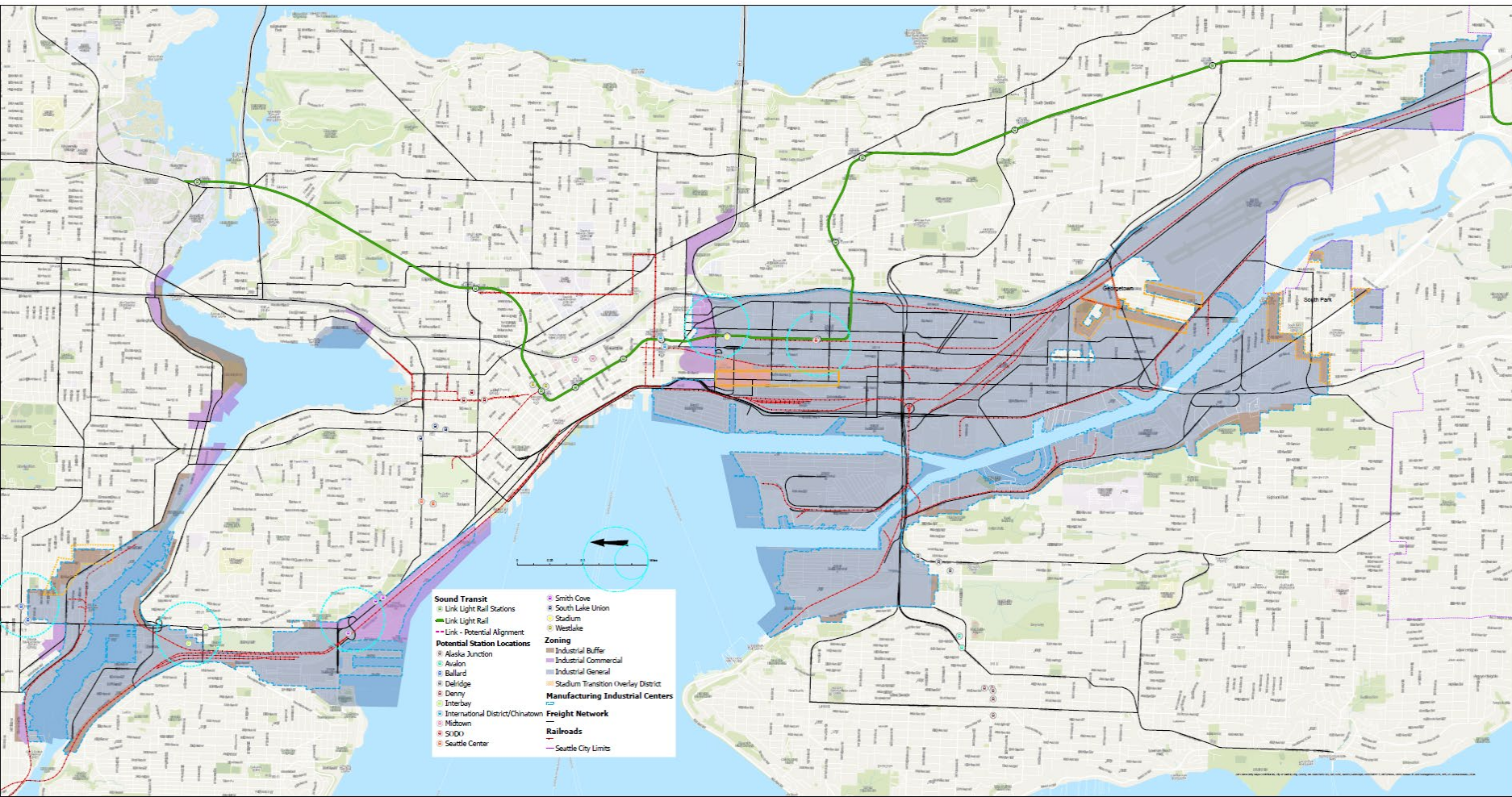
Interim Closure of "Zoning Loopholes"

- Amend existing IG zone standards to decrease maximum size of use limits and disallow mini-storage.
- Deliver legislation in the summer 2021 for City Council adoption.

Launch Environmental Impact Statement (EIS) For the Complete Zoning Overhaul

- Formulate the land use concepts and alternative map configurations for the zone changes based on advisory group's input.
- Launch the EIS environmental review for those changes with the formal scoping phase in spring / summer 2021.
- Complete the Draft EIS by year-end 2021.
- Complete Final EIS and implement zone changes in 2022 under new administration.

Reference Map



Thank You

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