

## DPD's Draft Land Use Recommendations

1. Strengthen guidelines and establish criteria for removing land from the Duwamish M/IC or for allowing non-industrial uses in the Duwamish M/IC
2. Retain existing M/IC boundaries, with the possible exception of the stadium area north of Holgate
3. Do not establish a new Port Overlay District; treat the entire Duwamish MI/C the same given the range of industrial and industrial-related uses throughout the MI/C
4. Do not allow any new Industrial Commercial (IC) zoning in the Duwamish M/IC
5. Increase effectiveness of regulations limiting the size of non-industrial uses in the Duwamish M/IC
6. Explore ways to focus retail uses on 1st Ave. S. or 4th Ave. S.
7. Explore options to delineate an 'Auto Row,' possibly along Airport Way, to allow this retail sector to continue to locate in the city while limiting impacts to industrial uses

## **Recommendation #1 and #2**

### **Draft Policy Language**

- Industrial uses are important to economic diversity and are viable only in certain locations
- There is sufficient capacity for non-industrial uses in existing urban villages
- Criteria for non-industrial use in MICs

## **Recommendation #5**

### **Draft Land Use Code Approaches**

- Cap on square footage of total non-industrial use allowed on a site
- Minimum lot sizes for certain non-industrial uses
- Cap on accessory uses





## **New Draft Recommendation**

Recommend review of assessing practices of land in industrial zones; base assessment on actual use instead of highest and best use