

Manufacturing/Industrial Center (M/IC) policy and land use

Draft Recommendations

April 29 2013

2013

2014

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul

MIC Policy and Land Use Study

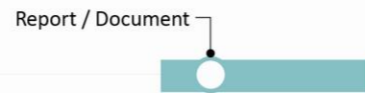
Stakeholder Advisory Group Meetings



Data Collection / Analysis



Draft Recommendations
- Comp. Plan Policy
- Land Use actions
- Other strategies



Community Review



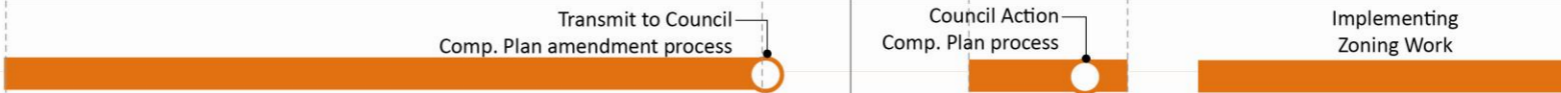
Submit Recommendations to City Council



Council Considers Comp. Plan / Zoning Proposals



Stadium District Study



Arena Project Design & Approvals

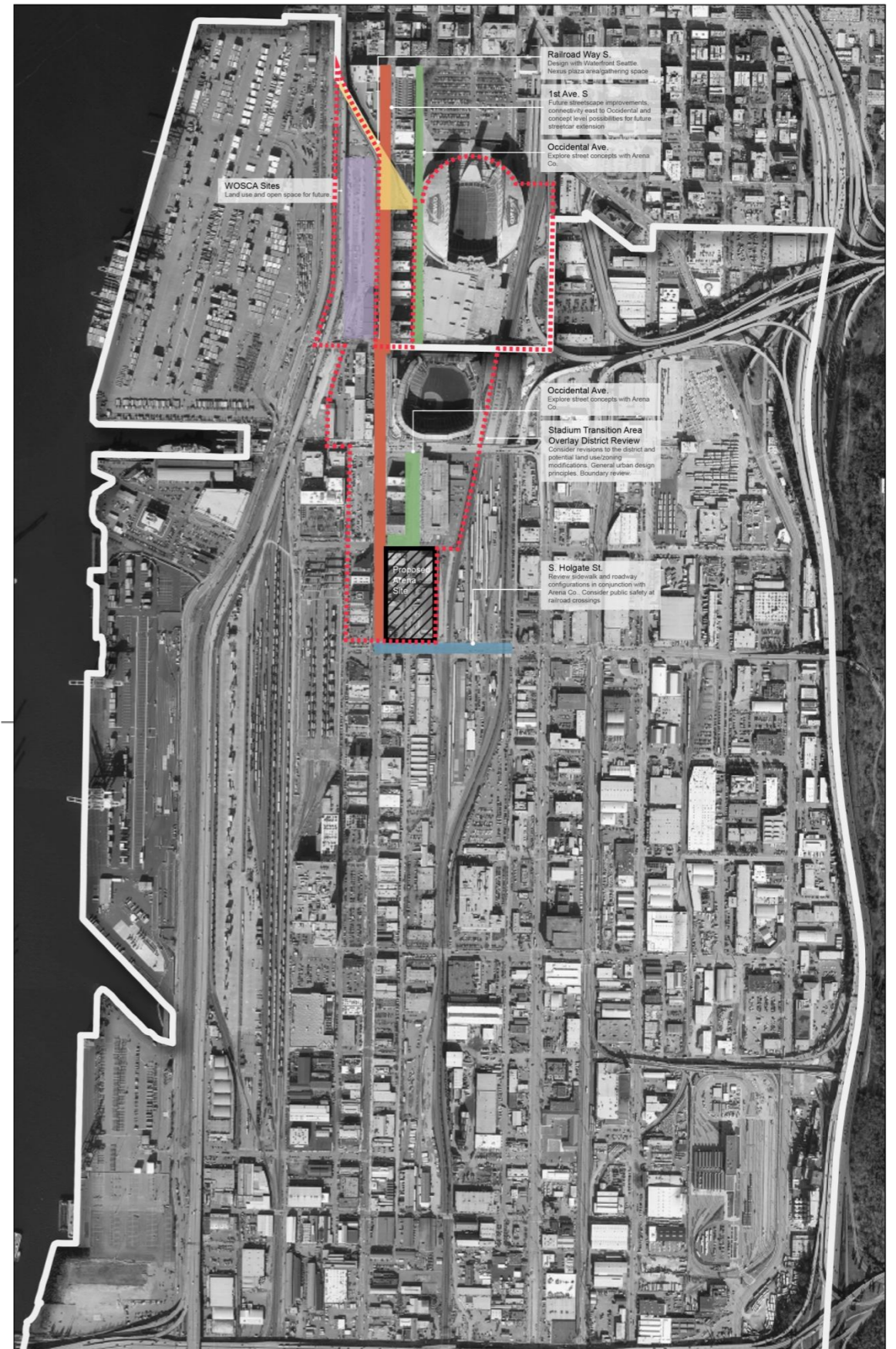


Other Related Project Timing

- Citywide Freight Master Plan..... Q3 2013 - Q4 2014
- Industrial Access Study..... Q1 2013 - Q1 2014
- Center City Circulator Transit Study.....Q1 2013 - Q1 2014
- Completion of SR 99 Tunnel..... 2016
- Possible WOSCA Site Disposition Process.... 2015-2016



Greater Duwamish Comprehensive Plan M/I/C Boundary ● Light Rail Station
 Stadium Transition Area Overlay Boundary



Greater Duwamish Comprehensive Plan M/I/C Boundary
 Stadium Transition Area Overlay Boundary

7 specific recommendations that build on existing policy and respond to broad concerns

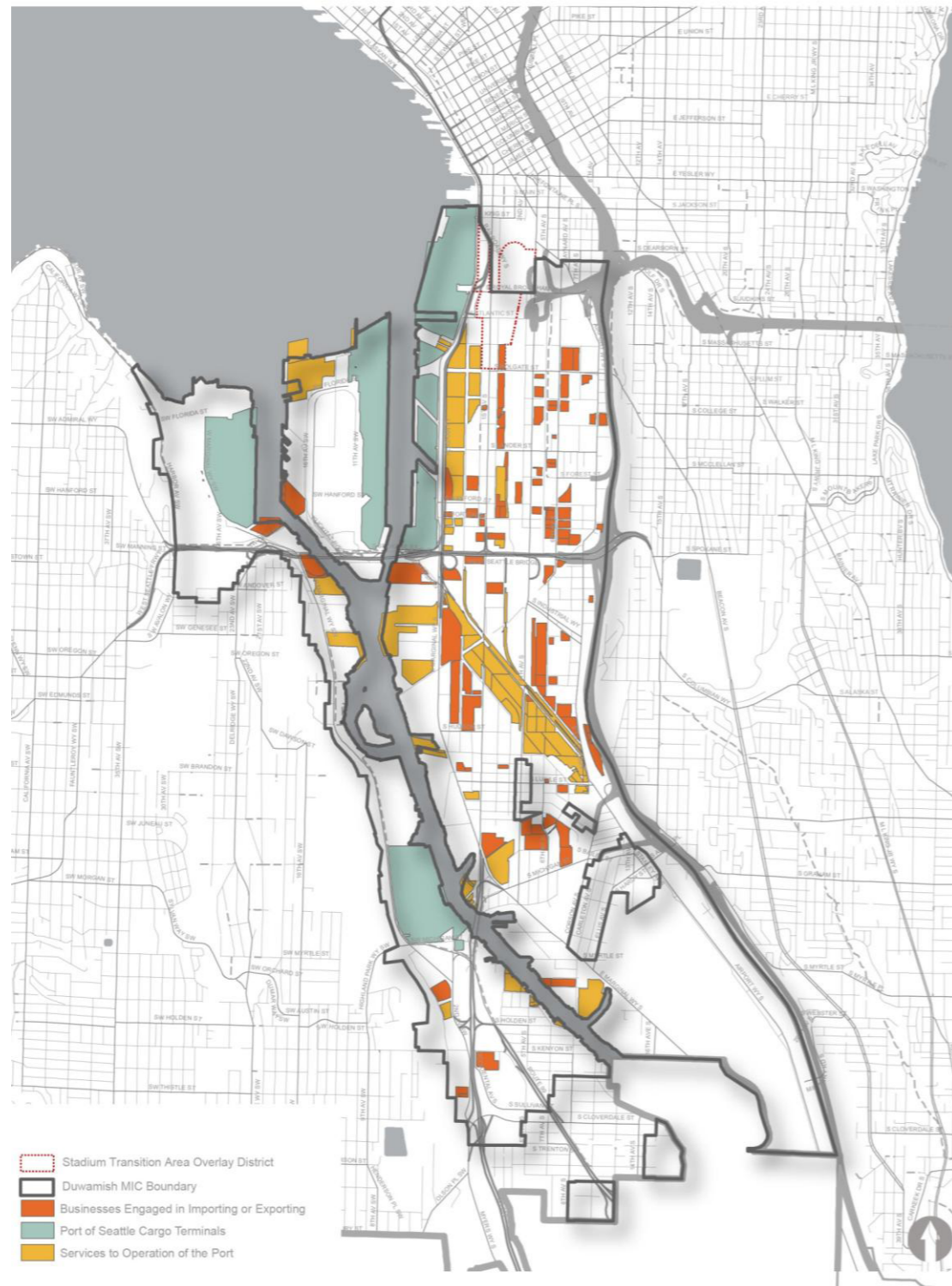
DPD Draft Recommendations

concerns

- industrial land may erode or transition to non-industrial use

recommendation

1. Preserve land in the Duwamish M/IC for industrial use by restricting:
 - removal of land from the M/IC
 - non-industrial uses
2. Retain existing M/IC boundaries, with the possible exception of the stadium area north of Holgate



- Council MOU directed us to evaluate a new Port Overlay District

recommendation

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

concerns



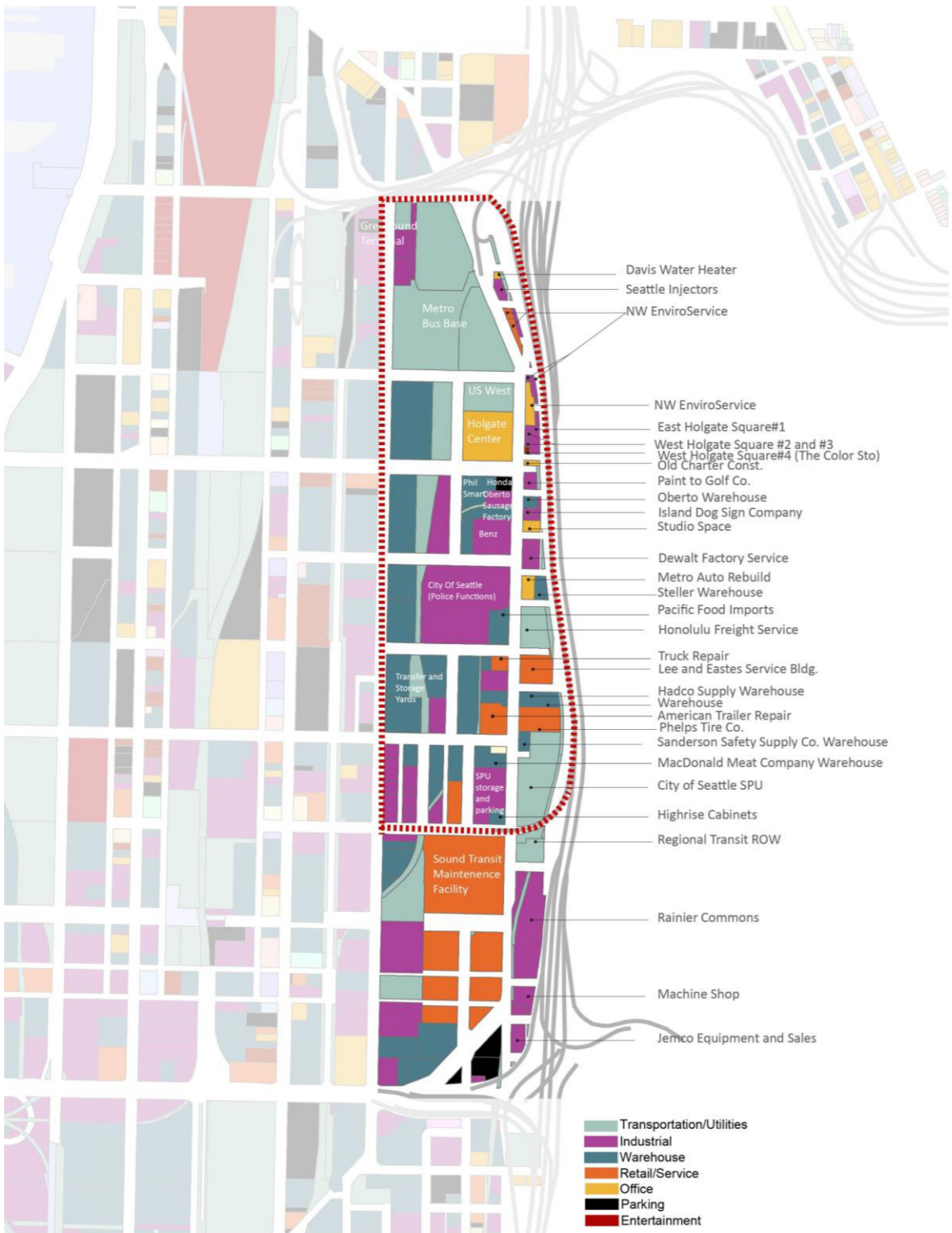
- non-industrial uses in the M/IC are too large

recommendation

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.

concerns

- Auto dealerships are a growing presence



recommendation

7. Explore options to delineate an 'Auto Row,' possibly along Airport Way

Possible Comprehensive Plan Approaches

Continue Overlay District

- Land Use Code tool only
- Limited Comp. Plan Policy
- No neighborhood status

Add to Downtown Urban Center

- New 6th Urban Center Village
- Comp. Plan Policy for Centers
 - ie. Housing, Jobs, Density
- Regional / Countywide policies
- Urban Center Village neighb.

Independent District

- New Comp. Plan Category
 - ie. Special District
- Reflects unique conditions
- Addition to Urban Village Element of Comp. Plan

