

Draft Meeting Notes

In attendance: Terry Finn, Jordan Royer, Josh Brower, Jeff Long, John Odland, Joe Ritzman, Cameron Williams

City of Seattle: Marshall Foster, Tom Hauger, Radhika Nair, Gary Johnson (Seattle Department of Planning and Development-DPD)
Cristina VanValkenburgh (Seattle Department of Transportation)
Roque Deherrera (Seattle Office of Economic Development)
Joseph Gellings, Mike Merritt (Port of Seattle)

Other guests: Dave Gering (The Manufacturing Industrial Council of Seattle)

Summary of What We Heard

Transportation

- Transportation was discussed as a major issue, had been scheduled for a presentation on today's agenda, but staff was not available as planned. Committee members expressed strong interest in learning more about the City's transportation studies in the Duwamish area. Staff assured committee members a comprehensive presentation on transportation would be rescheduled for the next meeting in May

DPD's draft Land Use recommendations

Staff presented DPD's preliminary recommendations for developing new land use policy and potential code amendments for the Duwamish M/IC. These seven specific recommendations address broad concerns raised by committee members. The recommendations are as follows:

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

Committee members expressed support for these recommendations and made the following points:

- Study the impacts and potential locations for auto-dealerships in more detail; consider limiting dealerships to area north of Dearborn
- Look at the effects auto-dealerships have on land prices
- Look at practices and procedures related to assessments and highest and best use that may be raising industrial property values in conflict with MIC goals
- Look at whether principal use parking facilities should be a permitted use in IG1 or IG2 zones
- Place some version of a on the number of major entertainment uses in the Sodo

Next Meeting

Staff is planning for the next meeting to be held probably on 5/28 and will bring additional analysis in support of draft recommendations and specific policy language for the committee to comment on and will also re-schedule a briefing by SDOT staff on transportation changes in the Duwamish.