



Seattle Industrial & Maritime Strategy

Citywide Advisory Group

Meeting #9
May 27, 2021

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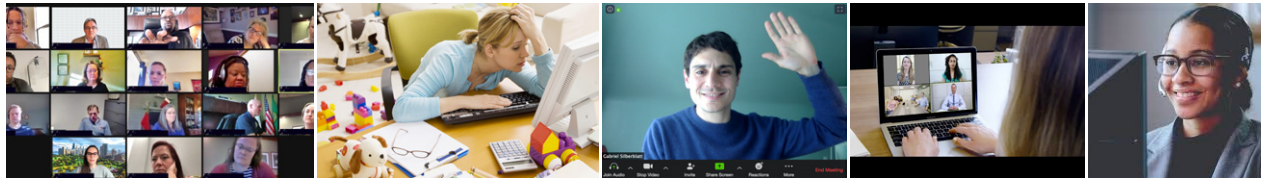
Virtual Meetings in the Age of COVID-19

Expectations

- Participate with **grace & humor**. People are juggling different demands. Children; pets; partners.
- **Ask for (and accept) help** from BDS team members. We want this to work for everyone.
- **Keep your camera turned on!** This makes a huge difference in nonverbal communication & facilitation.

Norms & Guidelines

- **Mute** your audio when you are not speaking.
- Be **explicit** and **animated** about **non-verbal communication**. Nodding; thumbs up; hand-raising.
- Minimize **distractions** and **be present** by putting away phones, closing unrelated work, closing the door, etc.
- Speak **deliberately**, use **good lighting**, test **audio** equipment.



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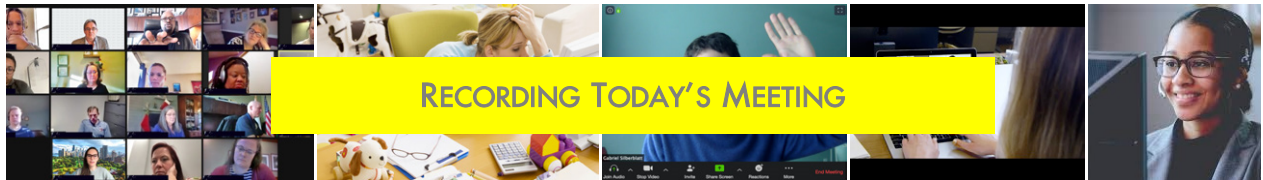
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Welcome

Adrienne Thompson
 Director Mayor's Policy Office

Andrés Mantilla

Director,
 Department of Neighborhoods

Rico Quirindongo

Interim Director, Office of
 Planning & Community Development

Pamela Banks

Interim Director,
 Office of Economic Development



Today's Agenda



- **Welcome & Introductions**
- Proposed Final Strategies.
 - Framework; Strategies; Timeline
 - Discussion
- Final Recommendation
 - Poll: Up or Down on the whole package
 - Brief Discussion
- Implementation Steps
 - Comprehensive Plan changes
 - Ordinances to strengthen protections on industrial lands
 - EIS scoping
 - Questions
- Closing Remarks
 - Citywide Group members
 - Co-chairs
 - Mayor's office



Citywide Advisory Group

Sally Clark, co-chair
University of Washington

Nicole Grant, co-chair
MLK Labor

Brian Surratt, co-chair
Alexandria Real Estate Equities

**Commissioner
Stephanie Bowman**
Port of Seattle

Councilmember Dan Strauss
Seattle City Council

Alex Hudson
Transportation Choices Coalition

Barbara Nabors-Glass
Seattle Goodwill

Chad See
Freezer Longline Coalition

Charley Royer
Public Facilities District

Dave Gering
*Manufacturing Industrial Council
of Seattle*

Erin Adams
Seattle Made

Erin Goodman
SODO Business Improvement Area

Fred Mendoza
Public Stadium Authority

Fred Rivera
Seattle Mariners

Greg Smith
Urban Visions

Johan Hellman
BNSF

John Persak
*International Longshore and
Warehouse Union*

Jordan Royer
*Pacific Merchant Shipping
Association*

Marie Kurose
*Workforce Development Council
of Seattle-King County*

Mike Stewart
Ballard Alliance

Peter Nitze
Nitze-Stagen

Rick Kolpa
Prologis

Robb Stack
Stack Industrial Properties

Sam Farrazzano
Equinox Studios

Terri Mast
Inland Boatman's Union



Neighborhood Groups

Georgetown & South Park	SODO	Interbay	Ballard
Clint Berquist, <i>Georgetown Community Council</i>	Henry Liebman, <i>American Life</i>	Nathan Hartman, <i>Kerf Design</i>	Warren Aakervik, <i>Ballard Oil</i>
Roger Bialous, <i>Georgetown Brewing</i>	Kristal Fiser, <i>UPS</i>	Johan Hellman, <i>BNSF Railway</i>	Brad Benson, <i>Stoup Brewing</i>
Johnny Bianchi, <i>Industrial Space Seattle</i>	Erin Goodman, <i>SODO BIA</i>	Terri Mast, <i>Inland Boatman's Union</i>	Suzie Burke, <i>Fremont Dock Company</i>
Sam Farrazaino, <i>Equinox Studios</i>	Lisa Howard, <i>Alliance for Pioneer Square</i>	Chad See, <i>Freezer Longline Coalition</i>	Brent Lackey, <i>Ballard District Council</i>
Jon Holden, <i>Machinists Union 751</i>	Ron Judd, <i>WSDOT</i>	Jeff Thompson, <i>Freehold Group</i>	Angie Gerrald, <i>Ballard District Council</i>
Kevin Kelly, <i>Recology</i>	Brian Mannelly, <i>SSA Marine</i>	Charlie Costanzo, <i>American Waterways Operators</i>	Haley Keller, <i>Peddler Brewing</i>
Paulina Lopez, <i>Duwamish River Cleanup Coalition</i>	Fred Mendoza, <i>Public Stadium Authority</i>		Eric Nelson, <i>Nordic Heritage Museum</i>
Veronica Wade, <i>South Seattle College</i>	Mark Miller, <i>Macmillian-Piper</i>		Mike Stewart, <i>Ballard Alliance</i>
Elena Lamont, <i>Pioneer Human Services</i>	John Persak, <i>International Longshore & Warehouse Union</i>		Shaunie Wheeler, <i>Teamsters Joint Council</i>
Maria Ramirez, <i>Duwamish Valley Housing Coalition</i>	Fred Rivera, <i>Seattle Mariners</i>		Daniel Blanchard, <i>Seattle Maritime Academy</i>
	Maiko Winkler Chin, <i>Seattle Chinatown Int'l District PDA</i>		Russel Shrewsberry, <i>Western Towboat Company</i>
	Alex Cooley, <i>Solstice Grown</i>		
	Charles Royer, <i>Public Facilities District</i>		



Meeting Purpose

- Review draft Industrial & Maritime Strategy Report
- Review and discuss updated 11 draft strategies
- Final Decision on whether to recommend the overall package
- Review planned actions on comprehensive plan, protections ordinances, & EIS scoping



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"CHAT" FUNCTION:

- Seen by facilitators / host only
- Requests for technical help
- Comments to City (for later review)
 - Not for discussion



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CITYWIDE & NEIGHBORHOOD GROUPS ONLY

Final Vote (later in the meeting) will be much easier on a computer than a mobile device.



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Meeting Purpose

- Review draft Industrial & Maritime Strategy Report
- Final Decision on whether to recommend the overall package
- Review and discuss updated 11 draft FINAL PROPOSED STRATEGIES
- Review planned actions on protections

We have time for discussion of the final proposed strategies before an up or down vote on whether to recommend the whole package to the mayor. Discussion is likely to include implications of this vote and potential implementation actions, but we do not plan to adjust the wording of the strategies at this point.



Mayor Durkan'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 increases **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**



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Procedures

Ground Rules	Responsibilities		Working Consensus
<ul style="list-style-type: none"> • Everyone's voice counts <ul style="list-style-type: none"> – Take turns – Each perspective is valid – Listen respectfully – Questions are okay • Forward movement • Positive recommendations 	<ul style="list-style-type: none"> • Participate regularly & on-time • Positive communication • Represent your perspective • Acknowledge any conflicts of interest 	<ul style="list-style-type: none"> • Leverage resources & information • Advocate for recommendations • Institutional knowledge • Conduit of information 	<ul style="list-style-type: none"> • Everyone gets their say • Recommendations you can "live with" • If we must vote: 80% = consensus (in attendance)








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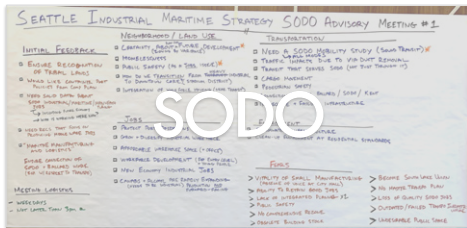
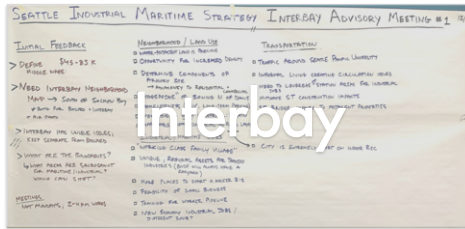







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Neighborhood Issues & Visions



Neighborhood Issues

Georgetown & South Park ...

- Affordable workforce housing
- Pathways for training into industrial jobs
- Environmental equity + pollution mitigation

Interbay ...

- Protection of land with water adjacency for industrial use
- Clarify intention for area north of Dravus St.
- Sound Transit alignment
- Incubate and support small maker businesses

SODO ...

- Public safety as a jobs issue
- Transit access within SODO
- Improve cargo movement (Ballard ↔ SODO ↔ Kent)
- Pedestrian safety

Ballard ...

- Industry friendly Sound Transit alignment
- Manage conflicts arising from growth pressure (RVs and tent camping)
- Protect zoning within MIC
- Apprenticeship programs for worker pipeline



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Neighborhood Vision Elements: In 20 years...

Georgetown & South Park ...

- **Dense**
- **Sustainable** industrial economy
- **Diverse** and **skilled** workforce
- Living **locally**
- **Healthy** environment

Interbay ...


- Maritime and industrial **innovation**
- Modernized **working waterfront**
- Dynamic **inland** areas:
ecosystem of maritime and industrial jobs **coexist** with housing and services for workers

SODO ...

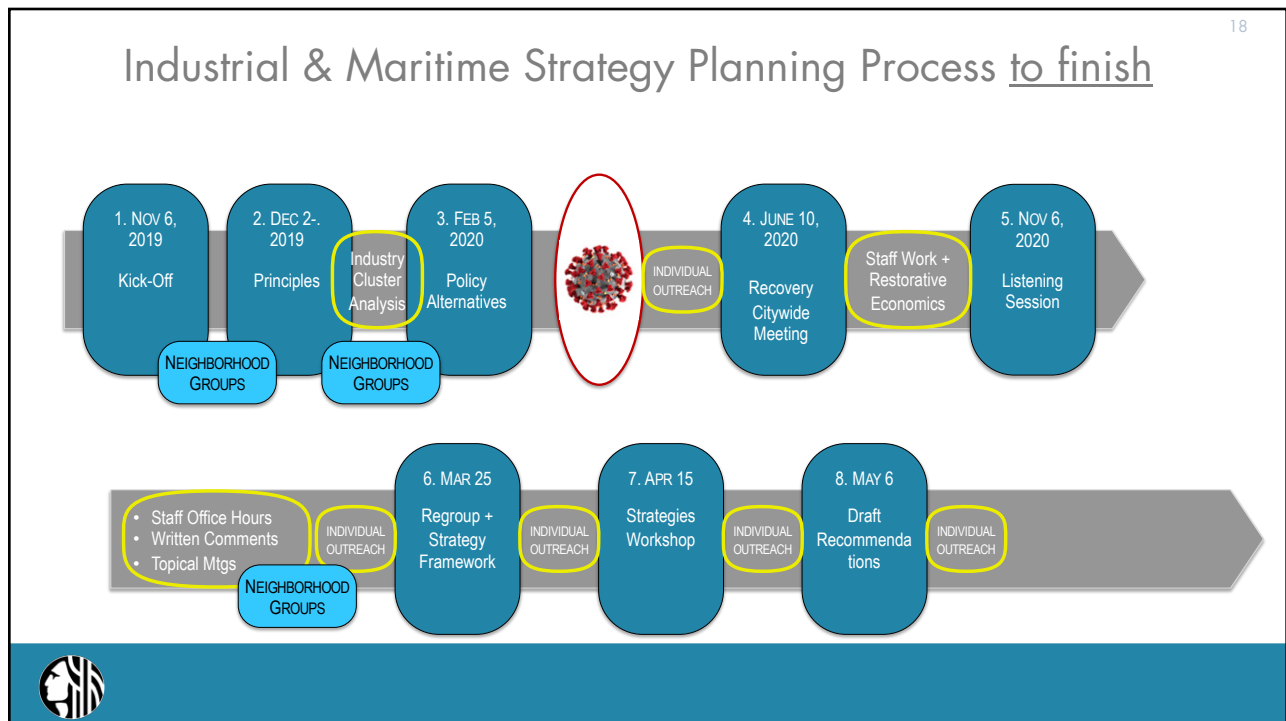
- Thriving **manufacturing, maritime, logistics**
- Protected **working waterfront**
- Intentional **transition** between worker housing and production jobs
- Connected by **Transit**

Ballard ...

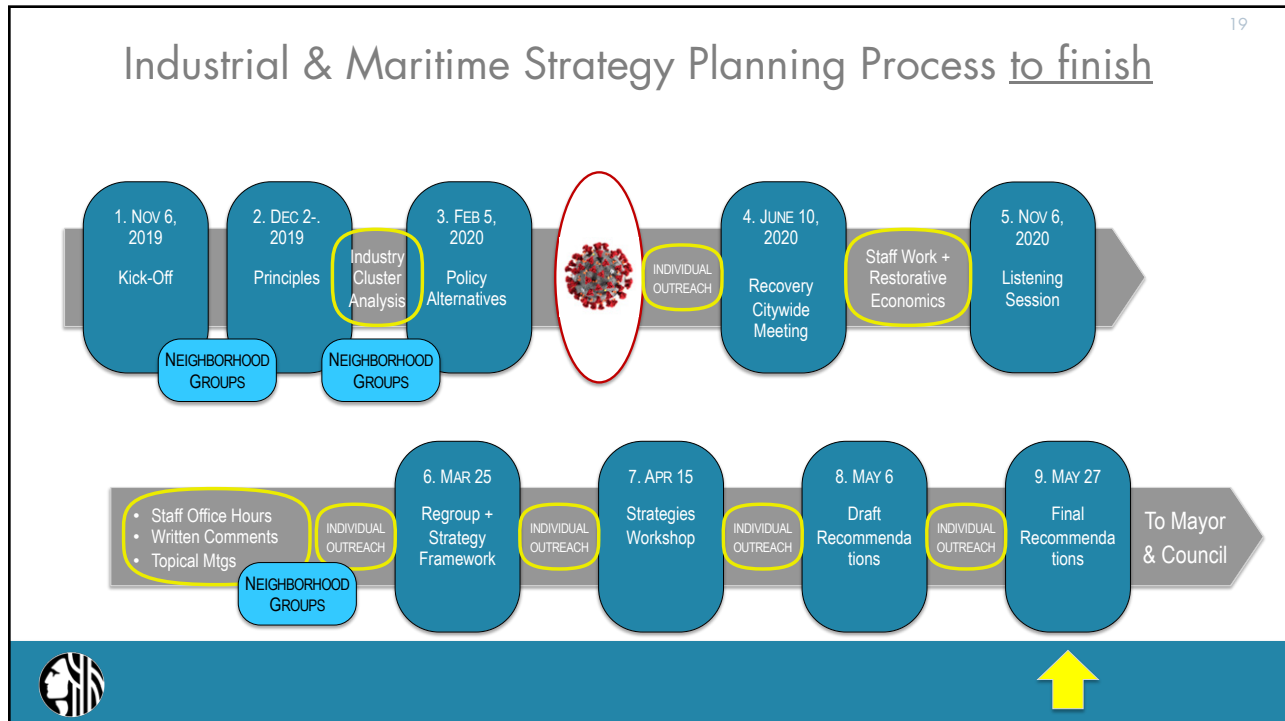
- Celebration of the **value** and **heritage** of industrial and maritime work
- Diversifying **mix** of maritime and production businesses **complement** and **sustain** each other



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Opportunities for Implementation

— THIS YEAR —

- Annual Comprehensive Plan Update
- Land Use Legislation for Stronger Protections for Industrially Zoned Land
- Launch an Environmental Impact Statement (EIS) for zoning update
- Administrative Actions and City Budget
- Ongoing Stewardship Group

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Timeline: this year

Timing	Action
Early June	Publish the Industrial / Maritime Strategy Report Consensus recommendations and supporting material.
June	Update Comprehensive Plan Publish annual comprehensive plan amendments to update industrial lands policies. Council action likely in September.
June	Launch Environmental Impact Statement (EIS) Begin detailed study of impacts for the consensus land use concepts. <u>Draft EIS ready for public comment by November or December.</u>
June	Freight Master Plan Implementation Develop implementation strategy for the freight master plan. Conclude in December.
July	Identify Stewardship Group(s) Identify and grow ongoing stewardship entities to champion the vision of the Industrial and Maritime Strategy .
Fall	Budget Priorities Mayor's budget submittal with investments guided by consensus framework, including workforce investments in industrial / maritime.
Aug	Legislation to Close Zoning Loopholes Narrow, focused changes to disallow unintended non-industrial development.




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Timeline: mid- to long-term

Timing	Action
Feb / Mar 2022	Final EIS Publish a final analysis, which could include a recommended preferred alternative.
Fall 2022	Full-Scale Zoning Changes Council process to make map and zoning code changes.
2022 - 2024	Initiate Armory Site and WOSCA Site Master Plans Partner with State, Port, Sound Transit and Stewardship Group, and community partners to establish the structure and process for detailed property reuse master plans.



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Potential Strategies

Investment Strategies	Land Use Strategies	Action Strategies
1. WORKFORCE INVESTMENTS	5. STRONGER PROTECTIONS	10. WOSCA & ARMORY
2. PUBLIC SAFETY PARTNERSHIPS	6. DENSE INDUSTRIAL DEVELOPMENT	11. STEWARDSHIP ENTITIES
3. TRANSPORTATION PRIORITIES	7. HEALTHY TRANSITIONAL AREAS	
4. ENVIRONMENTAL INITIATIVES	8. NO NEW RESIDENTIAL USES	
	9. GEORGETOWN & SOUTH PARK	

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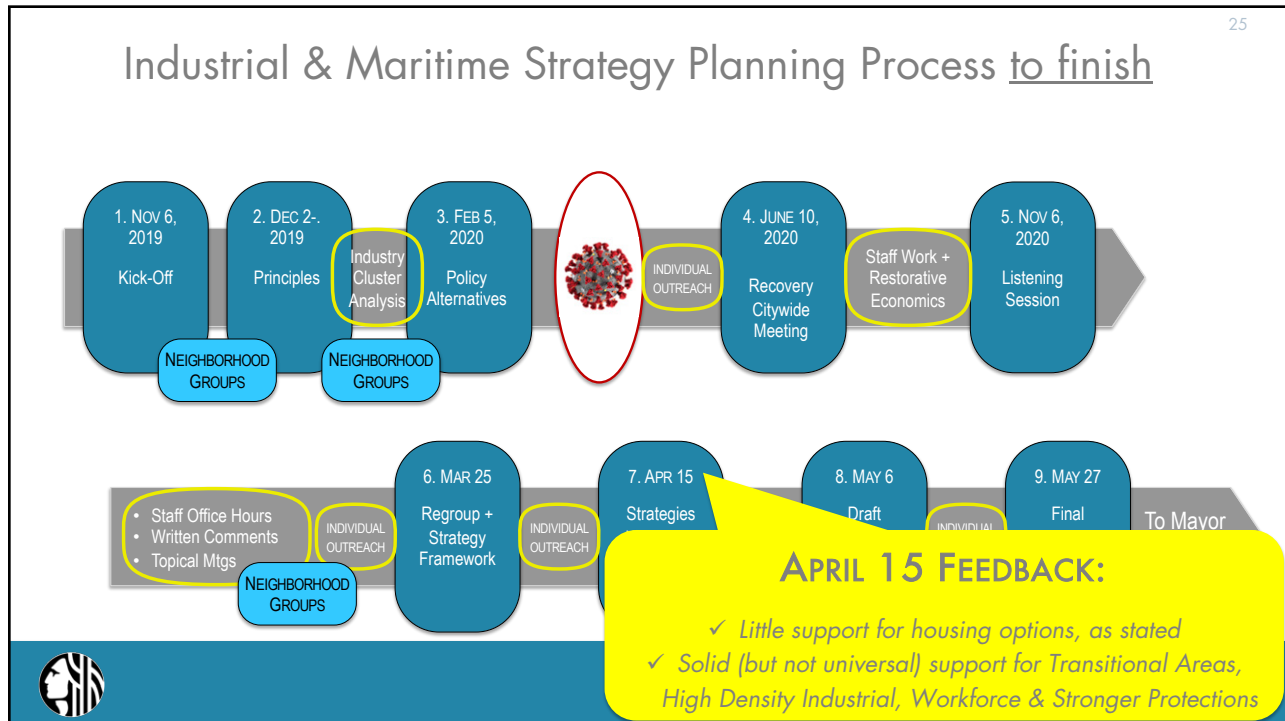
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March 25 Feedback

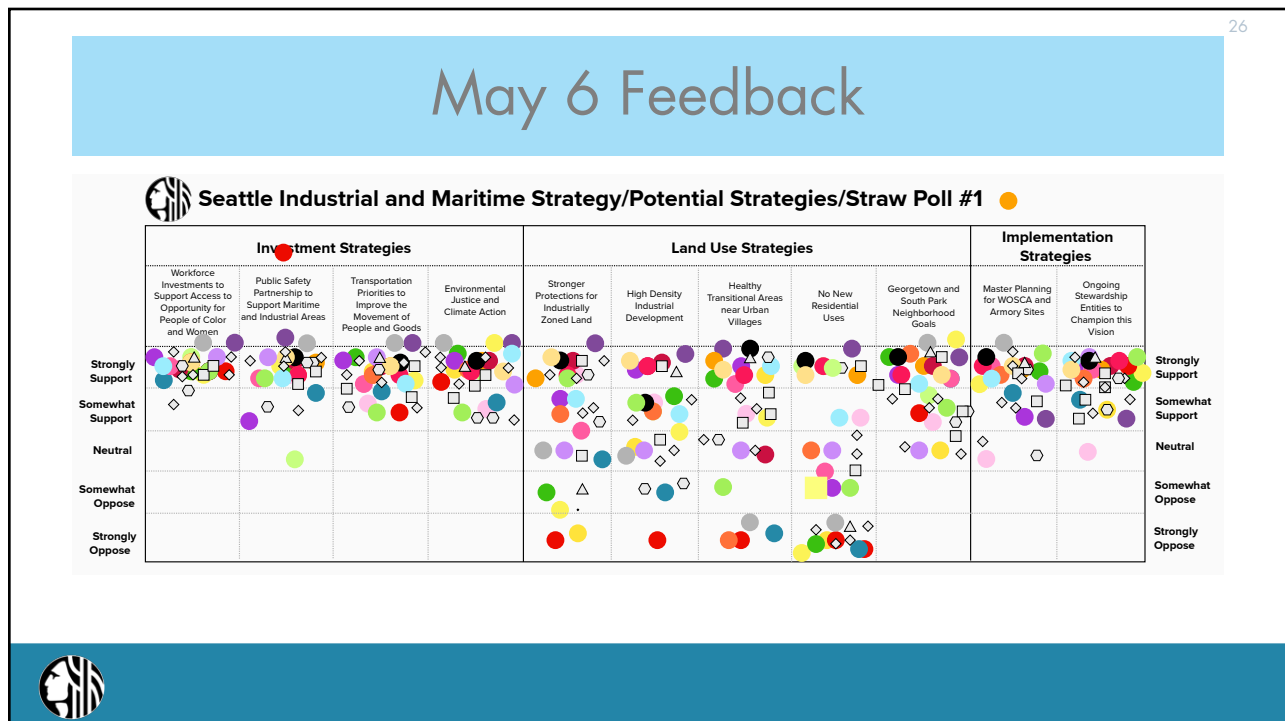
Seattle Industrial and Maritime Strategy/Potential Strategies

	Investment Strategies				Land Use Strategies				Action Strategies		
	Workforce Investments	Public Safety Partnerships	Transportation Investments	Environmental Initiatives	Stronger Protections	Dense Industrial Developments	Transitional Areas	No Significant Housing	Georgetown & South Park	WOSCA & Armory	
Strongly Support	[Feedback dots]										
Somewhat Support	[Feedback dots]										
Neutral	[Feedback dots]										
Somewhat Oppose	[Feedback dots]										
Strongly Oppose	[Feedback dots]										

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May 6 Feedback

Seattle Industrial and Maritime Strategy/Potential Strategies Straw Poll #2

Investment Strategies

1. Workforce Investments to Support Access to Opportunity for People of Color and Women
2. Public Safety Partnership to Support Maritime and Industrial Areas
3. Transportation Priorities to Improve the Movement of People and Goods
4. Environmental Justice and Climate Action

Land Use Strategies

5. Stronger Protections for Industrially Zoned Land
6. High Density Industrial Development
7. Healthy Transitional Areas near Urban Villages
8. No New Residential Uses
9. Georgetown and South Park Neighborhood Goals

Implementation Strategies

10. Master Planning for WOSCA and Armory Sites
11. Ongoing Stewardship Entities to Champion this Vision

Recommend to the Mayor

Do not Recommend to the Mayor

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Industrial & Maritime Strategy Planning Process to finish

1. NOV 6, 2019
Kick-Off

2. DEC 2, 2019
Principles

3. FEB 5, 2020
Industry Cluster Analysis
Policy Alternatives

4. JUNE 10, 2020
Recovery Citywide Meeting

5. NOV 6, 2020
Listening Session

6. MAR 25
Regroup +

7. APR 15
Strategies

8. MAY 6
Draft Recommendations

9. MAY 27
Final Recommendations

To Mayor & Council

MAY 6 FEEDBACK:

- ✓ Strong support for Investment & Implementation Strategies
- ✓ Divided support for Land Use Strategies
- ✓ Divided support for the overall Package of Strategies

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Consensus Framework

Ground Rules

- Citywide & Neighborhood Group members are invited to join the discussion and vote on recommendations
- Priority to Citywide members

Final Recommendation

- Citywide Group
- Overall package of recommendations
- 80% of those voting (present or absentee by 2pm today)



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- Welcome & Introductions
- **Proposed Final Strategies**
 - Framework; Strategies; Timeline
 - Discussion
- Final Recommendation
 - Poll: Up or Down on the whole package
 - Brief Discussion
- Implementation Steps
 - Comprehensive Plan changes
 - Ordinances to strengthen protections on industrial lands
 - EIS scoping
 - Questions
- Closing Remarks
 - Citywide Group members
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Final Recommendations



Final Strategy Framework

Investment Strategies	Land Use Strategies	Action Strategies
1. WORKFORCE INVESTMENTS	5. STRONGER PROTECTIONS	10. WOSCA & ARMORY
2. PUBLIC SAFETY PARTNERSHIPS	6. DENSE INDUSTRIAL DEVELOPMENT	11. STEWARDSHIP ENTITIES
3. TRANSPORTATION PRIORITIES	7. HEALTHY TRANSITIONAL AREAS	
4. ENVIRONMENTAL INITIATIVES	8. NO NEW RESIDENTIAL USES	
	9. GEORGETOWN & SOUTH PARK	



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Investment Strategies

1. **WORKFORCE INVESTMENTS**
to support access to opportunities for BIPOC, youth, and women
2. **PUBLIC SAFETY PARTNERSHIPS**
to support maritime and industrial areas
3. **TRANSPORTATION PRIORITIES**
to improve the movement of people and goods
4. **ENVIRONMENTAL INITIATIVES**
to advance environmental justice and climate action



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1. WORKFORCE INVESTMENTS

to support access to opportunities for BIPOC, youth, and women



Create, expand, and support initiatives that increase access to opportunity and economic prosperity for Black, Indigenous, People of Color, youth and women through manufacturing, maritime, and logistics careers.



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2. PUBLIC SAFETY PARTNERSHIPS to Support Maritime and Industrial Areas



Work closely with local business and community organizations to develop and implement a proactive public safety response to elevated levels of crime within maritime and industrial lands



3. TRANSPORTATION PRIORITIES to Improve the Movement of People and Goods



Improve the movement of people and goods and make transit work for industrial and maritime users with better service and facilities; improved last mile connections for active transportation, transit, and freight, including large truck access to shoreline and railroad uses; and advocating for a tunnel alignment for Ballard and Interbay future light rail.



4. ENVIRONMENTAL STRATEGIES

to Improve Environmental Justice and Climate Action

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Address environmental inequities and protect industrial-adjacent communities from environmental harms, transition to a climate pollution free freight network, and prepare for a changing climate.



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Land Use Strategies

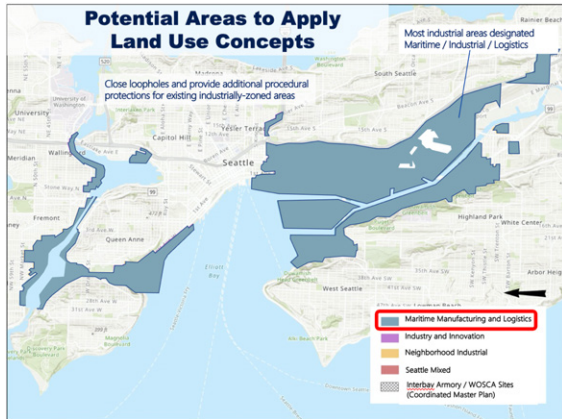
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5. STRONGER PROTECTIONS for industrially zoned land
6. HIGH DENSITY INDUSTRIAL DEVELOPMENT to support transit
7. HEALTHY TRANSITIONAL AREAS near Urban Villages
8. NO NEW RESIDENTIAL USES on Industrial & Maritime lands
9. GEORGETOWN & SOUTH PARK neighborhood goals



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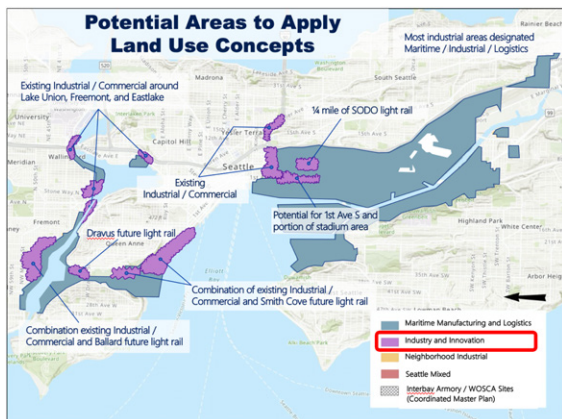
5. STRONGER PROTECTIONS for Industrially Zoned Land



Strengthen protections for industrially zoned lands within Seattle by establishing higher thresholds to remove industrial land designations and closing loopholes that have allowed significant non-industrial development within industrially zoned lands.



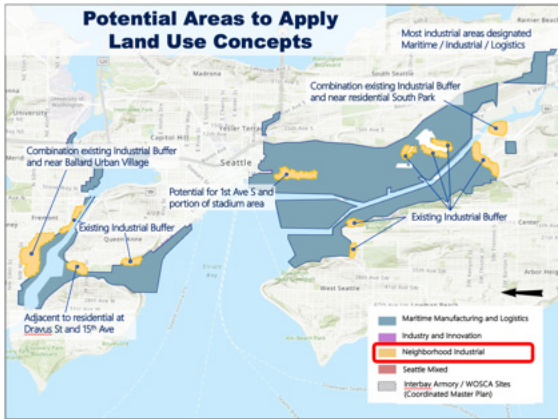
6. HIGH DENSITY INDUSTRIAL DEVELOPMENT to support transit



Encourage modern industrial development that supports high-density employment near transit stations and near existing industrial-commercial areas by creating density bonuses for employment uses (i.e., office, R&D, etc.) if coupled with industrial uses in the same project.



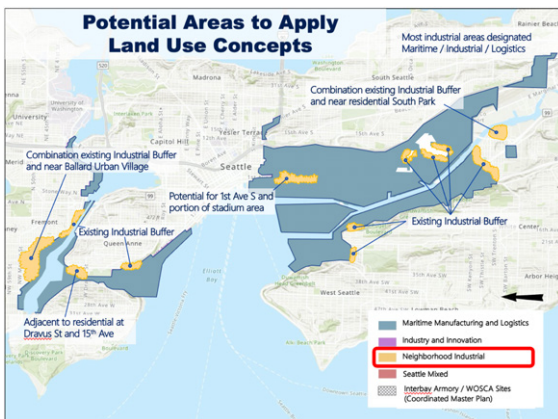
7. HEALTHY TRANSITIONAL AREAS near Urban Villages



Foster increased employment and entrepreneurship opportunities with a vibrant mix of affordable, small-scale places for light industry, makers, and creative arts, as well as industry supporting ancillary retail.



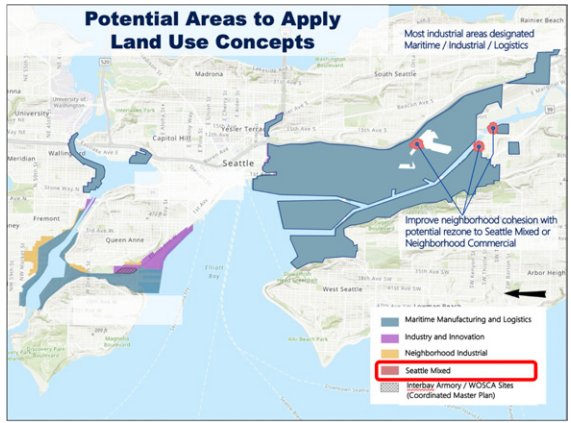
8. NO NEW RESIDENTIAL USES on industrial and maritime lands



Limited adjustments to existing allowances in transitional zones to support industry and arts entrepreneurship opportunities. Any limited adjustments to existing allowances in transitional zones would be determined after additional study of potential impacts, including an Environmental Impact Statement (EIS).



9. GEORGETOWN AND SOUTH PARK Neighborhood Goals



Remove a few small, focused locations from industrial zoning in Georgetown and South Park and convert them to mixed use zoning to achieve neighborhood goals.



Action Strategies

10. WOSCA AND ARMORY SITES Master Planning

11. ONGOING STEWARDSHIP ENTITIES to Champion this Vision



10. WOSCA & ARMORY SITES Master Planning



WOSCA



Armory

Recognizing the time limitations of this process and the specialized nature of these sites, partner with agencies of the State of Washington, Department of Transportation (WOSCA), and Department of Commerce (Armory), or future owners on a master planning process for industrial redevelopment specifically designed for each site based on the guiding principles of this workgroup.



11. ONGOING STEWARDSHIP ENTITIES to Champion this Vision



Identify and grow ongoing stewardship entities with a complete range of stakeholders to champion the vision of the Industrial and Maritime Strategy, ensure its long-term implementation, and develop appropriate assessment metrics to help guide future policy decisions. This could be an existing organization with a modified charter and/or a new organization.



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Final Strategy Framework

Investment Strategies	Land Use Strategies	Action Strategies
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2. PUBLIC SAFETY PA		RDSHIP ENTITIES
3. TRANSPORTATION		
4. ENVIRONMENTAL		

Final Recommendation
 (Citywide & Neighborhood Group members only)


Do you support the package of all 11 strategies?

A. Yes: Recommend to the Mayor

B. No: Do Not Recommend to the Mayor



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Seattle Industrial and Maritime Strategy Final Recommended Strategies

Citywide Advisory Group

Sally Clark	●	Dave Gering	●	Marie Kurose	●
Nichole Grant	●	Erin Adams	●	Mike Stewart	●
Brian Surratt	●	Erin Goodman	●	Peter Nitze	●
Stephanie Bowman	●	Fred Mendoza	●	Rick Kolpa	●
Dan Strauss	●	Fred Rivera	●	Robb Stack	●
Alex Hudson	●	Greg Smith	●	Sam Ferrazzino	●
Barbara Nabors-Glass	●	Johan Hellman	●	Terri Mast	●
Chad See	●	John Persak	●		
Charley Royer	●	Jordan Royer	●		


Neighborhood Groups

Ballard	<input type="checkbox"/>	Georgetown & South Park	<input type="checkbox"/>	SODO	<input type="checkbox"/>	Interbay	<input type="checkbox"/>
Angie Gerrald	<input type="checkbox"/>	Clint Berquist	<input type="checkbox"/>	Alex Cooley	<input type="checkbox"/>	Charlie Costanzo	<input type="checkbox"/>
Brad Benson	<input type="checkbox"/>	Elena Lamont	<input type="checkbox"/>	Brian Nannely	<input type="checkbox"/>	Daniel Martin	<input type="checkbox"/>
Brent Lackey	<input type="checkbox"/>	Johnny Bianchi	<input type="checkbox"/>	Henry Liebman	<input type="checkbox"/>	Jeff Thompson	<input type="checkbox"/>
Daniel Blanchard	<input type="checkbox"/>	Jon Holden	<input type="checkbox"/>	Kristal Fiser	<input type="checkbox"/>	Johan Hellman	<input type="checkbox"/>
Eric Nelson	<input type="checkbox"/>	Kevin Kelly	<input type="checkbox"/>	Lisa Howard	<input type="checkbox"/>	Nathan Hartman	<input type="checkbox"/>
Haley Keller	<input type="checkbox"/>	Maria Ramirez	<input type="checkbox"/>	Maliko Winkler Chin	<input type="checkbox"/>		
Russel Shrewsberry	<input type="checkbox"/>	Paulina Lopez	<input type="checkbox"/>	Roger Bielous	<input type="checkbox"/>		
Shaurie Wheeler	<input type="checkbox"/>	Veronica Wade	<input type="checkbox"/>	Mark Miller	<input type="checkbox"/>		
Suzie Burke	<input type="checkbox"/>			Ron Judd	<input type="checkbox"/>		
Warren Aakervik	<input type="checkbox"/>						

Recommend to the Mayor

Do not Recommend to the Mayor

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Seattle Industrial and Maritime Strategy Final Recommended Strategies

CITYWIDE & NEIGHBORHOOD GROUPS

1. Look for a Mural link in the chat
2. Click the link to open the Mural Board in your web browser
3. The Mural Board looks like this
4. Find your name (with 1 dot)
5. Only one vote: Up or Down
6. Drag your dot to the box indicating your choice:
 - Recommend to the Mayor
 - Do Not Recommend to the Mayor
7. You can change your mind, until the exercise is closed

Recommend to the Mayor

Do not Recommend to the Mayor

EVERYONE CAN WATCH
IN THE ZOOM SCREENSHARE

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 - Ordinances to strengthen protections on industrial lands
 - EIS scoping
 - Questions
- Closing Remarks
 - Citywide Group members
 - Co-chairs
 - Mayor's office



Timeline: this year

Timing	Action
Early June	Publish the Industrial / Maritime Strategy Report Consensus recommendations and supporting material.
June	Update Comprehensive Plan Publish annual comprehensive plan amendments to update industrial lands policies. Council action likely in September.
June	Launch Environmental Impact Statement (EIS) Begin detailed study of impacts for the consensus land use concepts. <u>Draft EIS ready for public comment by November or December.</u>
June	Freight Master Plan Implementation Develop implementation strategy for the freight master plan. Conclude in December.
July	Identify Stewardship Group(s) Identify and grow ongoing stewardship entities to champion the vision of the Industrial and Maritime Strategy .
Fall	Budget Priorities Mayor's budget submittal with investments guided by consensus framework, including workforce investments in industrial / maritime.
Aug	Legislation to Close Zoning Loopholes Narrow, focused changes to disallow unintended non-industrial development.

Timeline: mid- to long-term

Timing	Action
Feb / Mar 2022	Final EIS Publish a final analysis, which could include a recommended preferred alternative.
Fall 2022	Full-Scale Zoning Changes Council process to make map and zoning code changes.
2022 - 2024	Initiate Armory Site and WOSCA Site Master Plans Partner with State, Port, Sound Transit and Stewardship Group, and community partners to establish the structure and process for detailed property reuse master plans.




Today's Agenda



- Welcome & Introductions .
- Proposed Final Strategies.
 - Framework; Strategies; Timeline
 - Discussion
- Final Recommendation
 - Poll: Up or Down on the whole package
 - Brief Discussion
- Implementation Steps
 - Comprehensive Plan changes
 - Ordinances to strengthen protections on industrial lands
 - EIS scoping
 - Questions
- **Closing Remarks**
 - Citywide Group members
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Final Meeting

Citywide Advisory Group

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Immediate Action Steps

Schedule	
May 27 <small>(Today)</small>	Final meeting Seek consensus on the 11 strategy statements
June	Distribute details for advisory group review <ul style="list-style-type: none"> • 2021 Comp. Plan Amendments: Full text of amendments • EIS Preview: Scoping displays with draft description of the alternatives • 2021 Legislation Summaries: Close zoning loopholes and council vote threshold.
June	Advisory group comment and input period <ul style="list-style-type: none"> • Return input in writing / small groups / one-on-ones to City staff • Feedback is informational
July	Proceed with implementing legislation <ul style="list-style-type: none"> • Based on Mayor's Office review



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Annual Comprehensive Plan Amendments

Adopt goals and policies into the Comprehensive Plan in the annual amendment cycle that would:

- Protect against removal of land from industrial designation by amending docketing criteria limiting de-designation of industrial land to major Comprehensive Plan updates. *(New LU policy 10.3 and Strategy Rec. 5)*
- Establish a new framework for industrial zoning to be studied in an EIS and implemented in 2022. *(New policy LU 10.7, and Strategy Recs. 5,6,7)*
 - **Stronger Protections.** Describes a new Maritime Manufacturing and Logistics zone intent and appropriate locations.
 - **Dense Industrial Development near Light Rail.** Describes a new Industry and Innovation zone intent and appropriate locations.
 - **Healthy Transitional Areas.** Describes a new Urban Industrial zone intent and appropriate locations.
- Provide guidance that future redevelopment of the Armory and WOSCA sites should occur through a joint master planning process between the City and the State. *(New LU Policy 10.24, Strategy Rec. #10)*



Environmental Impact Statement (EIS)

Timing	Action
June-July	Scoping Public input into elements of the built and natural environment and the range of alternatives that will be studied. Public input occurs through an online platform and a virtual meeting. Staff will conduct targeted outreach to key stakeholder groups and provide opportunities for direct conversations to interested parties. A scoping report summarizing comments will be published.
July	Alternatives are finalized and analysis begins. Consultant experts analyze potential impacts of each alternative.
Fall	Draft EIS (DEIS) is released for public comment. Draft analysis of impacts for each alternative. 30-day period for comments and a public hearing. Staff will conduct targeted outreach and provide supplemental opportunities for questions and discussion to those who want additional information.
Early 2022	Final analysis and response to comments Additional analysis may be necessary based on comments. Includes a response to all comments. May include a preferred alternative, which can be a combination of Draft EIS alternatives.
Spring 2022	Final EIS (FEIS) released Publish FEIS, commence two-week appeal period. Council may act after expiration of appeal period.
Winter/ Spring 2022	Proposed Rezone Legislation Staff will prepare draft legislation and seek additional public input prior to transmittal to City Council for consideration.
Spring/ Summer 2022	Council consideration of rezone proposal.



Industry-Supportive Housing – Potential EIS Scenarios

Housing Today

- **Basics of Current Regulation:** Only one caretakers’ quarter allowed per business and sized limited to 800 sq ft. Artist studios are only allowed in existing structures.
- About 400 non-conforming homes exist that predated zoning.
- 39 total caretakers’ quarters exist.

Proposed Range For Study

- **Proposal:** Expand existing allowance for caretakers’ quarters up to 3 quarters per business and eliminate sq ft limit. Expand artists studio allowance to residents engaged in production, not just artists, and allow in new buildings. Limit total residential sq ft in any building to below 50% of total sq ft.
- **Estimated Range of New Homes in Selected Transition Areas:**
 - Ballard: **100-400** in existing buffer area; and **100-500** 14th Ave. corridor
 - Georgetown: **200-500**
 - South Park: **50 to 250**
 - Interbay: **10 to 50**
 - Stadium: **150-450** in existing overlay; and **100-250** 1st Ave. S. extension



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Potential Legislation for 2021

1. Close zoning loopholes

Reduce maximum size of use limits in IG1 and IG2 zones:

Use	Current	Proposed
Office	25,000 sq ft	3,500* sq ft
Retail	10,000 sq ft	3,500* sq ft
Restaurant	5,000 sq ft	3,500* sq ft

* Or maximum floor area ratio (FAR) of 0.35, whichever is greater.

Prohibit new mini-storage in all industrial zones.

2. Ordinance changing Council threshold to 7 votes for removal of land from a Manufacturing / Industrial Center

Timeline: Publish SEPA in August, Council action by December



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