

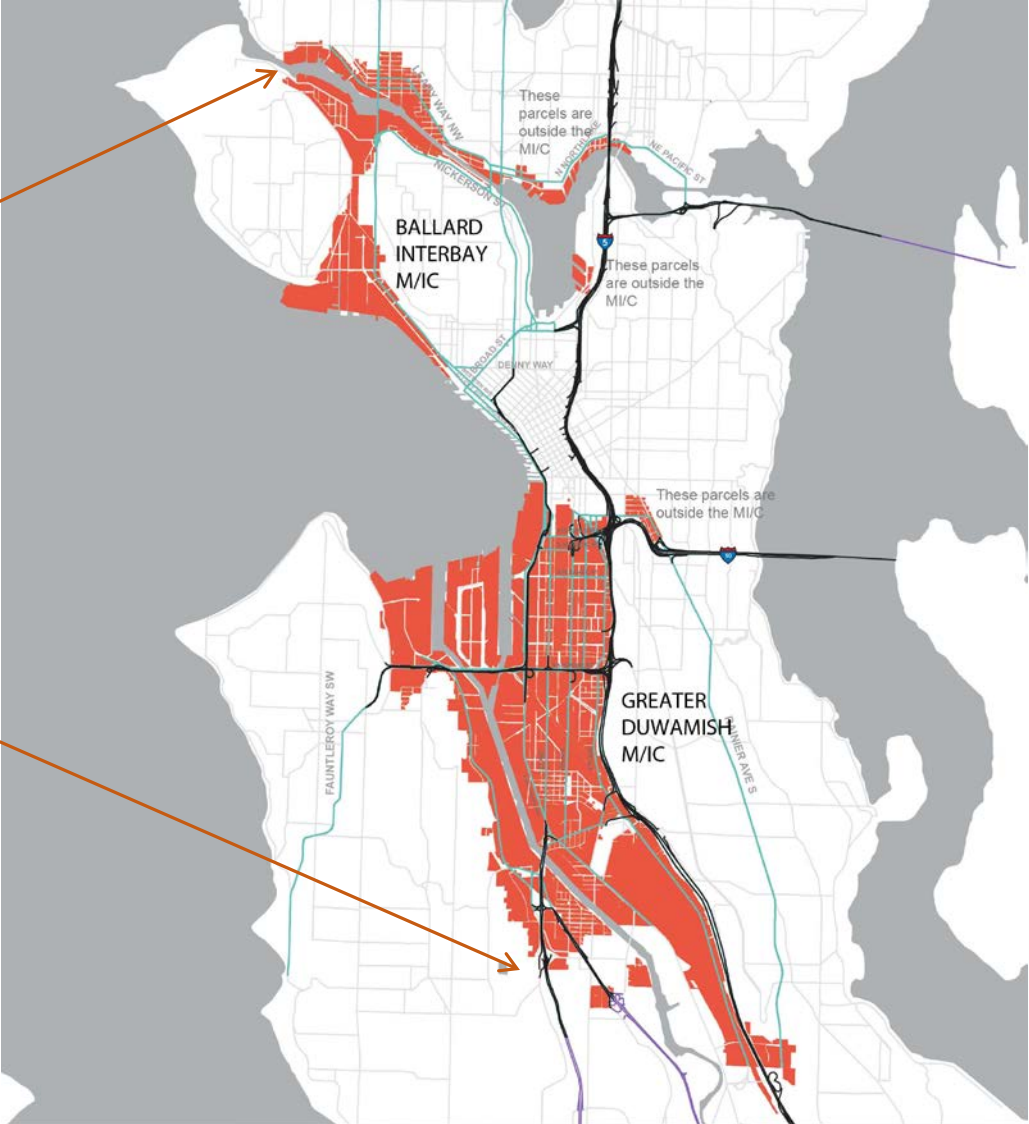
# Industrial and Maritime Strategy

Planning Commission Briefing  
February 2020



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# Designated Manufacturing / Industrial Centers (M/ICs)



# Draft Land Use Concepts for Discussion

- The concepts reflect ideas, and visions for the future that we heard from the advisory groups and others.
- The concepts are being presented to the advisory groups, and others for feedback.

## The strategy concepts are intended to be:

- A forward-looking vision for a 5 to 20-year time horizon
- Broad, thematic, and focused on topics of consensus among stakeholders
- Supportable by programmatic actions and tangible public investments
- Supportable by zoning and land use actions

## The strategy concepts are not:

- Fully refined proposals – details need to be added based on input and analysis.
- A drastic departure from previous proposals
- Specific zoning proposal



# MARITIME + MANUFACTURING + LOGISTICS

Strengthen established economic clusters  
and expand equitable access to jobs

# INDUSTRY + INNOVATION

Support economic innovation and  
capitalize on emerging opportunities

# MAKERSPACE

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



*"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

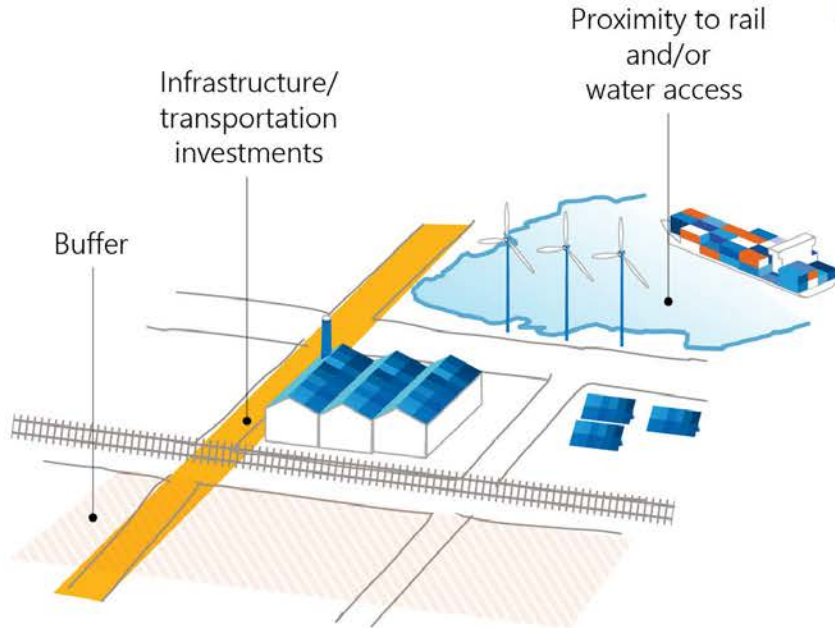
Strengthen established economic clusters and expand equitable access to jobs



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# MARITIME + MANUFACTURING + LOGISTICS

Strengthen established economic clusters  
and expand equitable access to jobs



## Challenges

- Pressure for industrial land conversion
- Vulnerabilities due to the interdependence of clusters
- “One-off” zoning decisions
- Zoning loopholes (i.e., big-box stores)
- Congestion affecting freight mobility
- Automation reducing employment
- Potential for improved racial equity in these fields

Valuable economic clusters including fishing, logistics, maritime, aerospace, brewing and distilling, and others depend on access to water, and supporting infrastructure.



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## Opportunities

- Strengthen policies that prioritize industrial and maritime clusters
- Apply to areas near rail, waterways, or infrastructure
- Increase job training and access programs
- Transportation investments prioritizing freight movement
- Strengthen buffer standards
- Close zoning loopholes that allow encroachment



## MARITIME + MANUFACTURING + LOGISTICS

Strengthen established economic clusters  
and expand equitable access to jobs



How would we support the concept?

- Consolidate IG zones and give them even stronger policy and procedural protections
- Increase funding for job training and access programs
- Invest in infrastructure and climate change adaptations



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# INDUSTRY + INNOVATION

Support economic innovation and capitalize on emerging opportunities

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

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

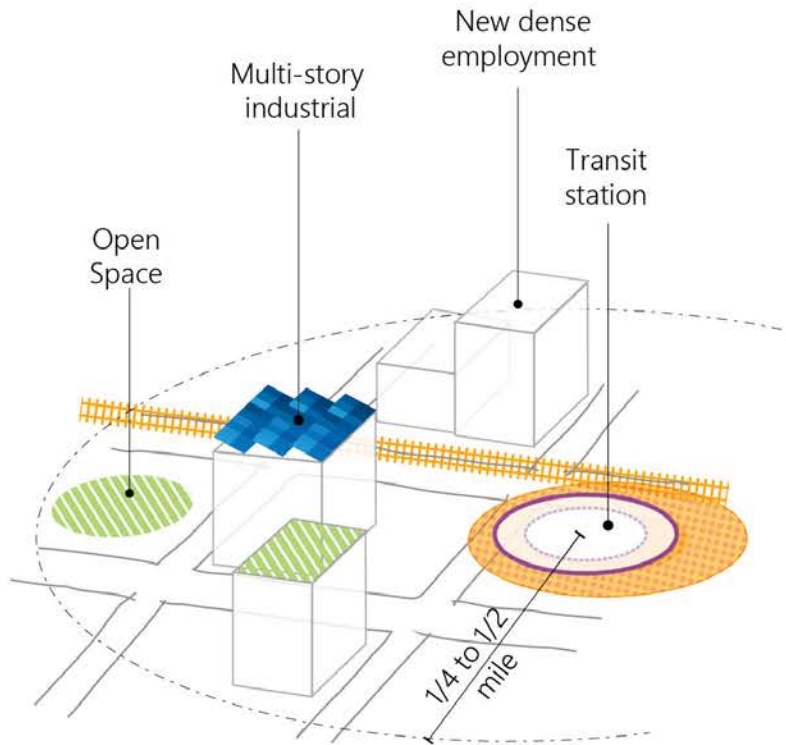


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# INDUSTRY + INNOVATION

Support economic innovation and capitalize on emerging opportunities



Explore the possibility of dense, modern industrial uses near light rail stations.

## Challenges

- Zoning hasn't been updated to reflect modern industrial
- Lack of new investment (buildings & infrastructure)
- New high capacity transit in industrial areas (ST3)
- Office and tech uses makes it difficult for industrial businesses to find space
- Lower density of jobs in distribution / warehouse uses

*"Let's attract new economy industrial jobs!"*

- Stakeholder



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## Opportunities

- Support innovation and economic competitiveness
- Dense employment in flexible multi-story buildings
- New private investments renews buildings and infrastructure
- Build to high environmental standards
- Minimize passenger vehicle trips
- Limit retail uses to a small size and don't allow housing



## INDUSTRY + INNOVATION

Support economic innovation and capitalize on emerging opportunities



How would we support the concept?

- A new zone could allow dense industrial employment in near high capacity transit
- Limit the extent to a quarter-mile walkshed



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## MAKERSPACE

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

*"Let's protect small business and create a broad range of jobs."*  
- Stakeholder

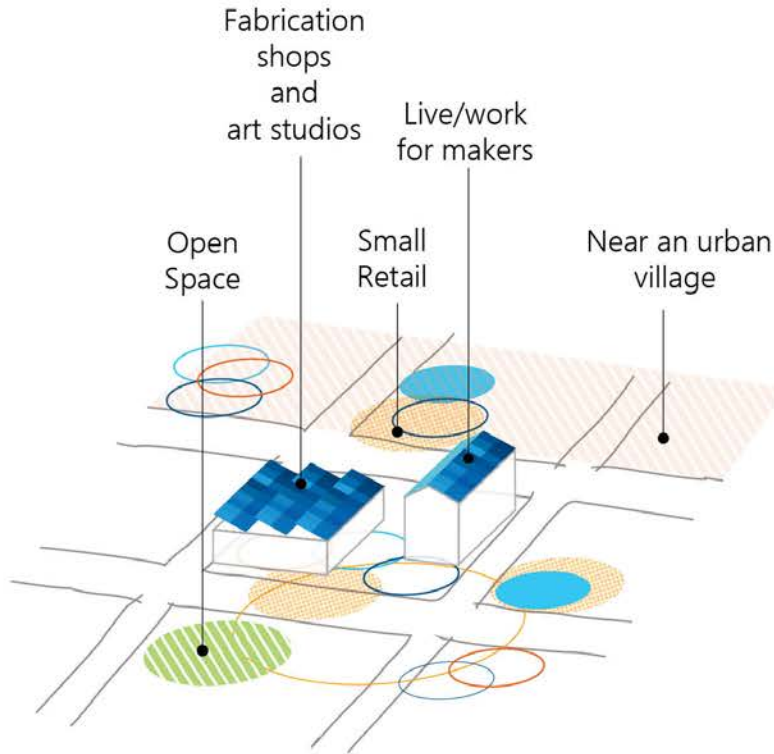
*"We need more live/work opportunities for hybrid light industrial and residential."*  
- Stakeholder



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# MAKERSPACE

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



A mix of small-sized production spaces, artisan spaces, and retail spaces that encourage making uses and cooperation may be a good fit in industrial areas near urban villages.

*"Seattle used to be a place to find affordable space and start a business. Let's recreate that."*  
- Stakeholder

## Challenges

- Some industrial adjacent to urban villages with large residential populations
- Environmental impacts on nearby residents
- Uncomfortable for pedestrians, cyclists, or transit riders
- Strong demand for workforce housing near jobs, but housing is not allowed



## Opportunities

- A mix of small-sized production spaces, artisan spaces, and ancillary retail spaces
- Improve environmental health
- Improve enforcement of environmental protections
- Leverage the industrial aesthetic, including adaptive reuse
- Conducive and safe for non-motorized transportation
- Allow a limited amount of workforce or affordable housing (subject to rigorous criteria)



## MAKERSPACE

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



### How would we support the concept?

- Explore a new Maker Space zone
- Example areas could include the stadium district and north portion of SODO, Georgetown and South Park adjacent areas, and northeast Ballard.
- Combine resources and supports from Office of Economic Development, and Office of Arts and Culture to support small business and art spaces.



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What are your thoughts or reactions to these land use concepts?

How would you change or improve these land use concepts?

