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.
## Virtual Meetings in the Age of COVID-19

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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

### Recording Today’s Meeting
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 Farrazaino
Equinox Studios

Terri Mast
Inland Boatman’s Union
Neighborhood Groups

<table>
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<th>SODO</th>
<th>Interbay</th>
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<tr>
<td>Clint Bergquist, Georgetown Community Council</td>
<td>Henry Liebman, American Life</td>
<td>Nathan Hartman, Karl Design</td>
<td>Warren Aakervik, Ballard Oil</td>
</tr>
<tr>
<td>Roger Bialous, Georgetown Brewing</td>
<td>Kristal Fiser, UPS</td>
<td>Johan Hellman, BNSF Railway</td>
<td>Brad Benson, Stoup Brewing</td>
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<tr>
<td>Johnny Bianchi, Industrial Space Seattle</td>
<td>Erin Goodman, SODO BIA</td>
<td>Terri Mast, Inland Boatman’s Union</td>
<td>Suzie Burke, Fremont Dock Company</td>
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<td>Sam Farruzzaino, Equinox Studios</td>
<td>Lisa Howard, Alliance for Pioneer Square</td>
<td>Chad See, Freezer Longline Coalition</td>
<td>Brent Lackey, Ballard District Council</td>
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<tr>
<td>Jon Holden, Machinists Union 751</td>
<td>Ron Judd, WSDOT</td>
<td>Jeff Thompson, Freehold Group</td>
<td>Angie Gerrald, Ballard District Council</td>
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<td>Kevin Kelly, Recology</td>
<td>Brian Mannelly, SSA Marine</td>
<td>Charlie Costanzo, American Waterways Operators</td>
<td>Haley Keller, Peddler Brewing</td>
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<td>Paulina Lopez, Duwamish River Cleanup Coalition</td>
<td>Fred Mendoza, Public Stadium Authority</td>
<td>Mark Miller, Macmillan-Piper</td>
<td>Eric Nelson, Nordic Heritage Museum</td>
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<td>Veronica Wade, South Seattle Collage</td>
<td>John Persak, International Longshore &amp; Warehouse Union</td>
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<td>Mike Stewart, Ballard Alliance</td>
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<td>Elena Lamonit, Pioneer Human Services</td>
<td>Fred Rivera, Seattle Mariners</td>
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<td>Shaunie Wheeler, Teamsters Joint Council</td>
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<td>Maria Ramirez, Duwamish Valley Housing Coalition</td>
<td>Maiko Winkler Chin, Seattle Chinatown Int’l District PDA</td>
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<td>Daniel Blanchard, Seattle Maritime Academy</td>
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<td>Russel Shrewsberry, Western Towboat Company</td>
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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 strategies**
- **Review planned actions on comprehensive plan, protections ordinances, & EIS scoping**
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

**“Chat” Function:**
- Seen by facilitators / host only
- Requests for technical help
- Comments to City (for later review)
- Not for discussion

---

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

**Citywide & Neighborhood Groups Only**

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

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

**FINAL PROPOSED STRATEGIES**

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

A. 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*

B. 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

C. 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

D. Improve the *movement of people and goods* to and within industrial zones and increases *safety* for all travel modes

E. Align Seattle’s industrial and maritime strategy with key *climate* and *environmental protection* goals

F. 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*
### Ground Rules
- **Everyone’s voice** counts
  - Take turns
  - Each perspective is valid
  - Listen respectfully
  - Questions are okay
- **Forward movement**
- **Positive recommendations**

### Responsibilities
- **Participate** regularly & on-time
- **Positive** communication
- Represent your **perspective**
- **Acknowledge any conflicts of interest**

### Working Consensus
- **Everyone**
  - gets their say
- **Recommendations**
  - you can “live with”
- **If we must vote:**
  - **80% = consensus** (in attendance)

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Neighborhood Issues & Visions

**Georgetown & South Park**
- Affordable workforce housing
- Pathways for training into industrial jobs
- Environmental equity + pollution mitigation

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

**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

**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
Neighborhood Vision Elements: In 20 years…

Georgetown & South Park …
- Dense
- Sustainable industrial economy
- Diverse and skilled workforce
- Living locally
- Healthy environment

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

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

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

Industrial & Maritime Strategy Planning Process to finish
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

4. JUNE 10, 2020
   Policy Alternatives

5. NOV 6, 2020
   Recovery Citywide Meeting

6. MAR 25
   Staff Work + Restorative Economics

7. APR 15
   Listening Session

8. MAY 6
   Staff Office Hours

9. MAY 27
   Written Comments

10. Topical Mtgs

   • Staff Office Hours
   • Written Comments
   • Topical Mtgs

   INDIVIDUAL OUTREACH

   NEIGHBORHOOD GROUPS

19

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
## Timeline: this year

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

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

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<td>4. <strong>Environmental Initiatives</strong></td>
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### March 25 Feedback

#### Seattle Industrial and Maritime Strategy/Potential Strategies

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**Legend:**
- Strongly Support
- Somewhat Support
- Neutral
- Somewhat Oppose
- Strongly Oppose
Industrial & Maritime Strategy Planning Process to finish

1. Nov 6, 2019
Kick-Off

2. Dec 2-2019
Principles

3. Feb 5, 2020
Policy Alternatives

4. June 10, 2020
Recovery Citywide Meeting

5. Nov 6, 2020
Listening Session

6. Mar 25
Regroup + Strategy Framework

7. Apr 15
Strategies

8. May 6
Draft

9. May 27
Final

APRIL 15 FEEDBACK:

✓ Little support for housing options, as stated
✓ Solid (but not universal) support for Transitional Areas, High Density Industrial, Workforce & Stronger Protections

May 6 Feedback

Seattle Industrial and Maritime Strategy/Potential Strategies/Straw Poll #1

Implementation Strategies

Strongly Support
Somewhat Support
Neutral
Somewhat Oppose
Strongly Oppose

Incentive Strategies

Land Use Strategies

Stronger Protections in Transitionally Gazetted Areas
High Density Industrial Development
Healthy Transitional Areas near urban villages
No New Residential Uses

Mandatory Planning for MAR2CZ and Adjacent Zones
Ongoing WooCommerce Studies to Enhance the Vision

0

Strongly Support
Somewhat Support
Neutral
Somewhat Oppose
Strongly Oppose
May 6 Feedback

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

Investment Strategies
- Workforce Investments to Support Access to Opportunity for People of Color and Women
- Public Safety Partnership to Support Maritime and Industrial Areas
- Transportation Priorities to Improve the Movement of People and Goods
- Environmental Justice and Climate Action

Land Use Strategies
- Stronger Protections for Industrially Zoned Land
- High-Density Industrial Development
- Healthy Transitional Areas near Urban Villages
- No New Residential Uses
- Georgetown and South Park Neighborhood Goals

Implementation Strategies
- Master Planning for WOSCA and Arroyo Sites
- Ongoing Stewardship Entities to Champion this Vision

Recommend to the Mayor

Do not Recommend to the Mayor

Industrial & Maritime Strategy Planning Process to finish

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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
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)

---

**Today’s Agenda**

- Welcome & Introductions
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  - Framework, Strategies, Timeline
  - Discussion
- Final Recommendation
  - Poll: Up or Down on the whole package
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  - EIS scoping
  - Questions
- Closing Remarks
  - Citywide Group members
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  - Mayor’s office
Final Recommendations

Final Strategy Framework

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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

---

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.
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**

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.

---

**Land Use Strategies**

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
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

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.
Final Strategy Framework

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  - 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
## Final Strategy Framework

<table>
<thead>
<tr>
<th>Investment Strategies</th>
<th>Land Use Strategies</th>
<th>Action Strategies</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Workforce Investments</strong></td>
<td>5. <strong>Stronger Protections</strong></td>
<td>10. WOSCA &amp; Armory</td>
</tr>
<tr>
<td>2. <strong>Public Safety Partnerships</strong></td>
<td>6. <strong>Dense Industrial Development</strong></td>
<td>11. Stewardship Entities</td>
</tr>
<tr>
<td>3. <strong>Transportation Priorities</strong></td>
<td>7. <strong>Healthy Transitional Areas</strong></td>
<td></td>
</tr>
<tr>
<td>4. <strong>Environmental Initiatives</strong></td>
<td>8. <strong>No New Residential Uses</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>9. <strong>Georgetown &amp; South Park</strong></td>
<td></td>
</tr>
</tbody>
</table>

### 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
5/27/21

Seattle Industrial and Maritime Strategy
Final Recommended Strategies

Investment Strategies
1. Workforce Investments to Support Access to Opportunity 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 Justice and Climate Action

Land Use Strategies
5. Strategies for Industry-Dominated Land
6. High-Density Industrial Development
7. Healthy Transition Areas near Urban Villages
8. No New Residential Uses
9. Georgetown and South Park Neighborhood Goals

Implementation Strategies
10. Master Planning for WOSIG and Brewery Edges
11. Ongoing Stewardship Entities to Champion this Vision

Recommend to the Mayor

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

EVERYONE CAN WATCH IN THE ZOOM SCREENSHARE
Today’s Agenda

- Welcome & Introductions
- Proposed Final Strategies
  - Framework, Strategies, Timeline
  - Discussion
- Final Recommendation
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Timeline: this year

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

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

## 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
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  - EIS scoping
  - Questions
- **Closing Remarks**
  - Citywide Group members
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### Immediate Action Steps

#### Schedule

<table>
<thead>
<tr>
<th>May 27 (Today)</th>
<th><strong>Final meeting</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Seek consensus on the 11 strategy statements</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>June</th>
<th><strong>Distribute details for advisory group review</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• <strong>2021 Comp. Plan Amendments</strong>: Full text of amendments</td>
</tr>
<tr>
<td></td>
<td>• <strong>EIS Preview</strong>: Scoping displays with draft description of the alternatives</td>
</tr>
<tr>
<td></td>
<td>• <strong>2021 Legislation Summaries</strong>: Close zoning loopholes and council vote threshold.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>June</th>
<th><strong>Advisory group comment and input period</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Return input in writing / small groups / one-on-ones to City staff</td>
</tr>
<tr>
<td></td>
<td>• Feedback is informational</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>July</th>
<th><strong>Proceed with implementing legislation</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Based on Mayor’s Office review</td>
</tr>
</tbody>
</table>

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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)

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<td>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.</td>
</tr>
<tr>
<td>July</td>
<td>Alternatives are finalized and analysis begins. Consultant experts analyze potential impacts of each alternative.</td>
</tr>
<tr>
<td>Fall</td>
<td>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.</td>
</tr>
<tr>
<td>Early 2022</td>
<td>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.</td>
</tr>
<tr>
<td>Spring 2022</td>
<td>Final EIS (FEIS) released Publish FEIS, commence two-week appeal period. Council may act after expiration of appeal period.</td>
</tr>
<tr>
<td>Winter/ Spring 2022</td>
<td>Proposed Rezone Legislation Staff will prepare draft legislation and seek additional public input prior to transmittal to City Council for consideration.</td>
</tr>
<tr>
<td>Spring/ Summer 2022</td>
<td>Council consideration of rezone proposal.</td>
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**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

---

**Potential Legislation for 2021**

1. **Close zoning loopholes**

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

<table>
<thead>
<tr>
<th>Use</th>
<th>Current</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
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<td>Office</td>
<td>25,000 sq ft</td>
<td>3,500* sq ft</td>
</tr>
<tr>
<td>Retail</td>
<td>10,000 sq ft</td>
<td>3,500* sq ft</td>
</tr>
<tr>
<td>Restaurant</td>
<td>5,000 sq ft</td>
<td>3,500* sq ft</td>
</tr>
</tbody>
</table>

* 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