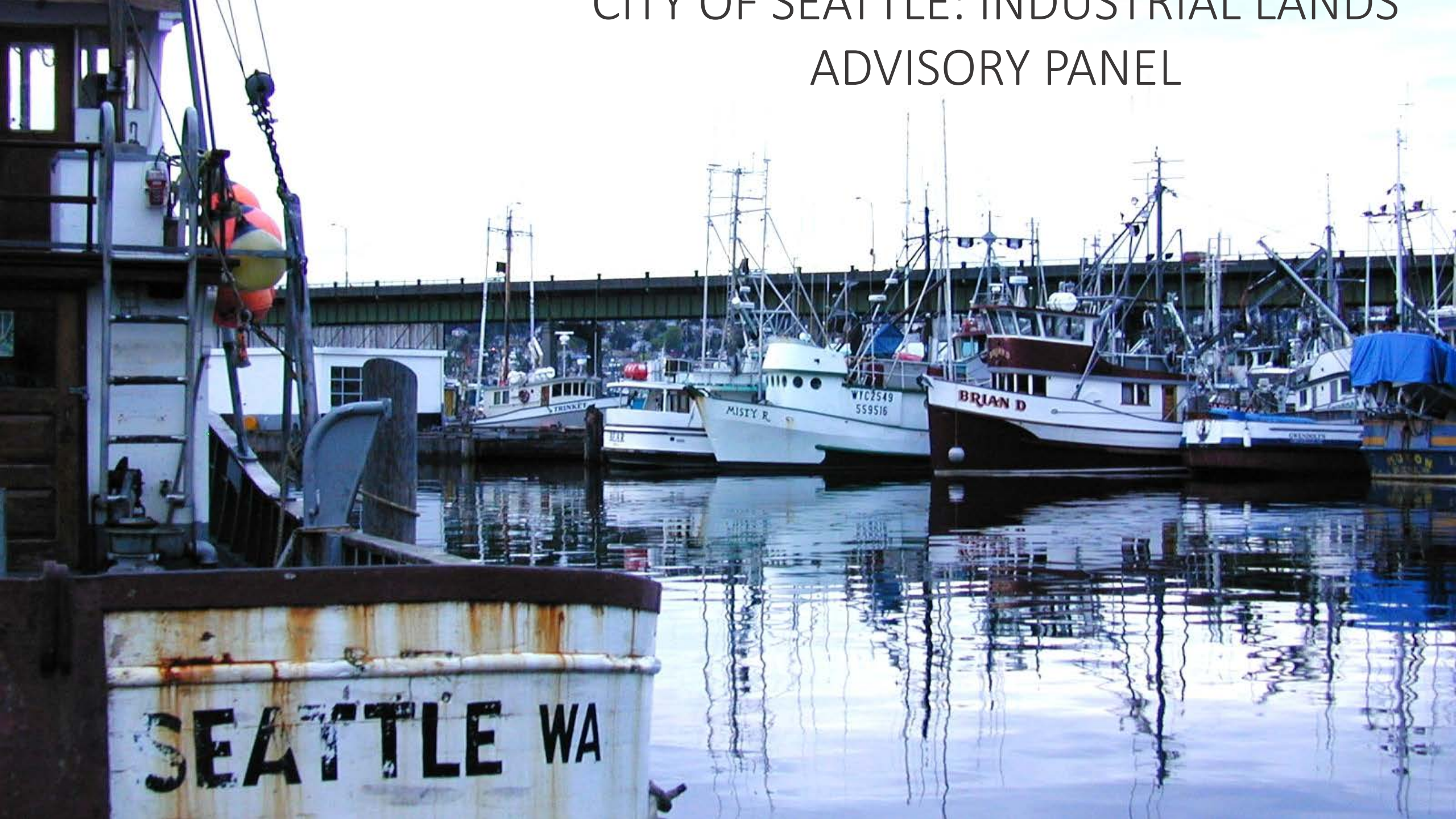


CITY OF SEATTLE: INDUSTRIAL LANDS  
ADVISORY PANEL



SEATTLE WA



# PANEL'S CHARTER

*“Seattle’s unique geography has made this a beautiful place to live, and has contributed to the development a broad range of industries. In the next 20 years, as we plan for an additional 120,000 people, 70,000 more housing units and 115,000 more jobs, we must balance our need to make use of available land with maintaining our critical maritime and manufacturing base. We are committed to supporting the diversity and family-wage jobs industry brings to our economy, while creating a dense, livable, and sustainable city.”*



First Industrial Lands Advisory meeting, 8/16:  
“Everything’s on the table.”

# ADVISORY PANEL

Councilmember Rob Johnson, City of Seattle

Commissioner John Creighton, Port of Seattle

Warren Aakervik, Ballard Oil

Roger Bialous, Georgetown Brewing

Dave Gering, Manufacturing Industrial Council of Seattle\*

Ginny Gilder, Interbay property owner/Seattle Storm

Erin Goodman, SODO Business Improvement Area

Nicole Grant, M.L. King County Labor Council

Mikel Hansen, Sabey Corporation

Johan Hellman, BNSF Railway

Henry Liebman, American Life\*

Matt Lyons, Nucor Corporation

Jill Mackie, Vigor/Kvichak Shipyards

Don Marcy, NAIOP\*

Terri Mast, Inland Boatman's Union

Jack McCullough, McCullough Hill Leary\*

Fred Mendoza, Public Stadium Authority

John Odland, MacMillan-Piper

Greg Ramirez, Georgetown Community Council \*

John Persak, ILWU 19\*

Joe Ritzman, SSA Marine

Doug Rosen, Alaskan Copper/Property Owner

Tony Ross, Ocean Beauty Seafoods

Greg Smith, Urban Visions\*

Jose Vasquez, South Park Area Redevelopment Committee

Eugene Wasserman, North Seattle Industrial Association\*

Lindsay Wolpa, Port of Seattle/NW Seaport Alliance\*

\*member of working group

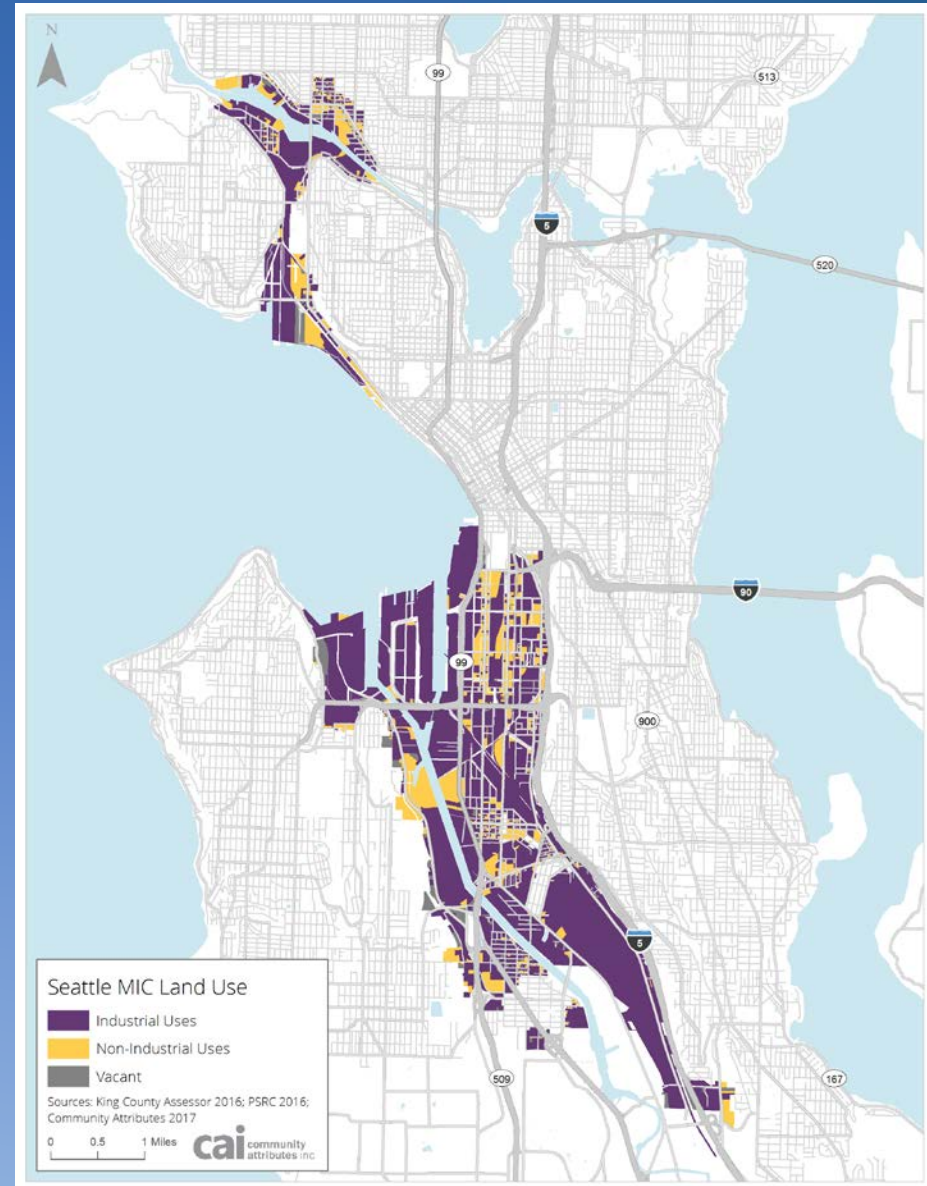
# WORKPLAN

- July 2016 – October 2017
- 7/16- 4/17: Scope out and manage analysis => shared data
- Study completed 4/20/17
- 5/17- 8/17: Issue identification, priorities and discussion
- 9/17-10/17: Draft consensus\* recommendations
- Mayor to submit recommended comp plan language and workplan/resolution to Council (11/17)
- Potential council adoption of amendments during regular yearly cycle (approx. 7/18)

\* *consensus is the stated goal of this Panel*

# AREAS OF STUDY

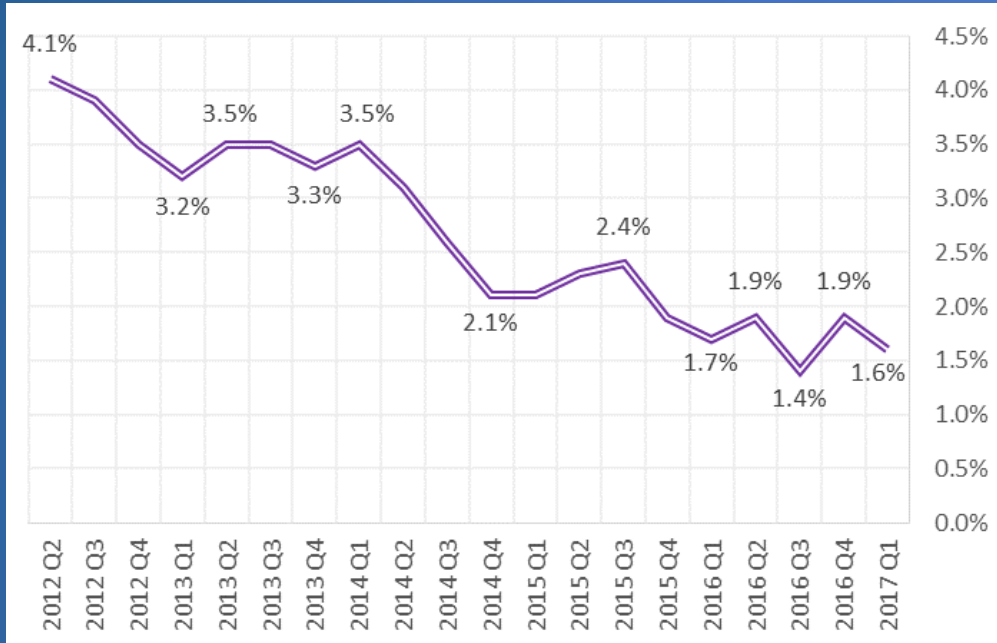
- *Snapshot of current uses*
  - Input on >400 parcels
- *Employment analysis*
  - Leveraged PSRC data
- *Infrastructure overlay*
  - Railroads, transit stations





# KEY INSIGHTS

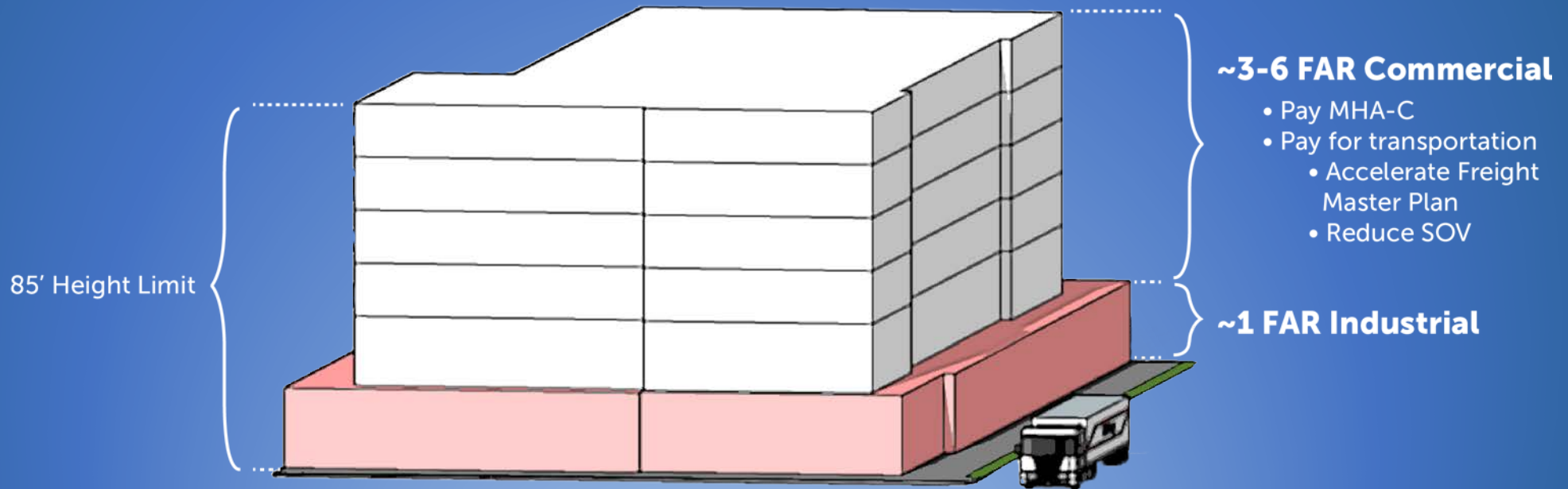
Industrial Vacancy, City of Seattle, 2012-2017



- *From study:*
  - Effectively no industrial/commercial vacancy
  - Over 100,000 jobs manufacturing-dependent jobs
  - Mixed uses in a number of sub-areas of M/ICs
- *Shared values:*
  - Transit (people and goods)
  - Livability
- *Non-starter:* housing in M/ICs

# SODO CONCEPT

- Mandate approx. 1 FAR industrial
- Allow additional commercial development
- Value capture => investment in transit solutions



# SODO STUDY

- Geography:
  - ¼ mile walkshed around the SoDo and Stadium light rail stations
  - ½ mile walkshed around the two light rail stations
  - Whole area south of Pioneer Square and north of Spokane Street (excluding water-dependent uses).
- Commercial FAR:
  - Between 2 and 5 commercial FAR available through the incentive program (3-6 total FAR)
- Incentive Rate:
  - Considerations include analysis of value generation, development standards and conditions.
- Parameters (assuming 30-year build out):
  - \$4 million per year (quarter-mile, 2 FAR, conservative rate assumptions)
  - \$94 million per year (all SoDo, 5 FAR, aggressive rate assumptions)

