

Industrial and Maritime Strategy

Draft Land Use Concepts for Discussion

October, 2020



City of Seattle

INDUSTRIAL AND MARITIME STRATEGY

Draft Land Use Concepts for Discussion

This presentation describes three DRAFT land use concepts, which are derived from issues and suggestions from stakeholders and community. The concepts are a proactive, forward-looking vision for how Seattle's industrial land base could be used to achieve shared goals. The concepts are intended to update and re-define our shared understanding of industrial land uses to better match current conditions and future trends.

The DRAFT concepts are for discussion and community input. The concepts could later advance into new zoning categories for the City's industrial land base, that would replace the City's existing zoning framework for industrial lands. The policy foundation for these new land use concepts would be set in the City's Comprehensive Plan, if consensus is reached.

Any changes to zoning would undergo extensive public review, environmental review, and a final decision by the City Council.



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 and 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

MARITIME + MANUFACTURING + LOGISTICS

Strengthen established economic clusters
and expand equitable access to jobs

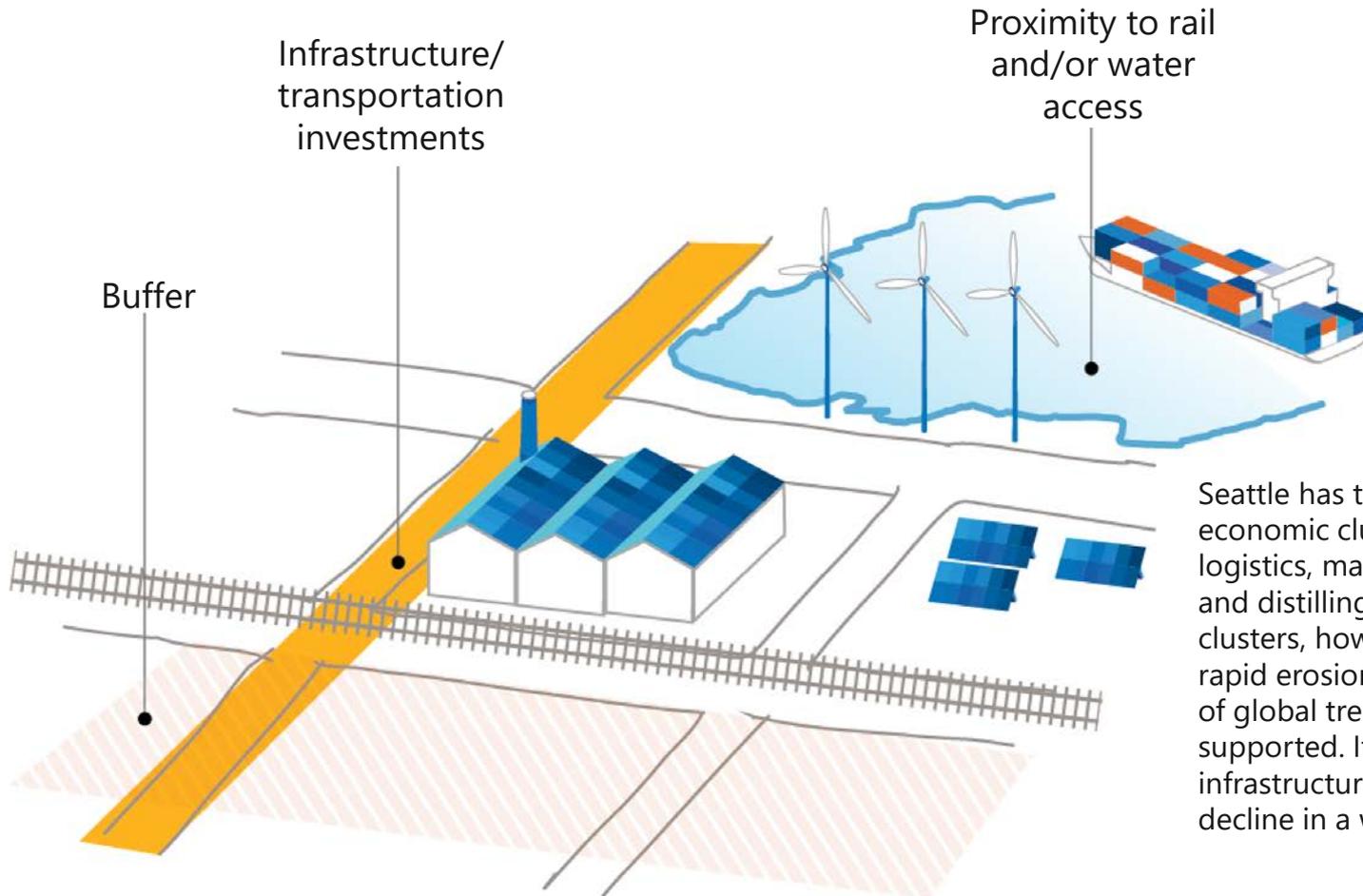
WHAT WE HEARD

Maritime, Manufacturing, and Logistics industries are an important part of the economy for the city, region, and state, representing a cluster of interdependent industries that are supported by proximity to shorelines and investments in maritime-related infrastructure. The city needs to clearly determine long-term land use policy intent to provide predictability for industrial users and developers alike to stop speculative pressures.

ENSURE CLARITY OF LAND USE POLICY FOR MARITIME,
MANUFACTURING, AND LOGISTIC ECOSYSTEMS

MARITIME + MANUFACTURING + LOGISTICS

Strengthen established economic clusters and expand equitable access to jobs



Seattle has the unique asset of valuable economic clusters including fishing, logistics, maritime, aerospace, brewing and distilling, and others. These clusters, however, can be susceptible to rapid erosion and decline in the context of global trends if not properly supported. If a critical piece of infrastructure or core business leaves, decline in a whole cluster could result.

OPPORTUNITIES

- Strengthen and clarify City policies that prioritize the long-term viability of industrial and maritime clusters. Provide assurance to maritime and industrial users and decrease speculative pressures on rent. Apply the fortified policies to areas that are accessible by rail or waterways, are a limited resource, are near infrastructure investments of regional or statewide significance, or the site of a major industrial facility or plant.
- Increase job training and access programs to improve equitable access to jobs in the supported sectors. Provide apprenticeship pathways that will support a diverse and racially equitable 'next generation' of workers and business owners in these sectors.
- Make a slate of transportation investments that prioritize freight movement to industrial and maritime installations and improve safety for all travel modes. Focus on reducing non-industrial vehicle traffic, including smart transportation tools and new infrastructure.
- Incorporates stronger buffer and physical separation standards to minimize edge conflicts with residential or neighborhood commercial uses and continue to prohibit residential uses.
- Close zoning loopholes that allow encroachment by unintended non-industrial users.

MARITIME + MANUFACTURING + LOGISTICS

Strengthen established economic clusters
and expand equitable access to jobs





MARITIME + MANUFACTURING + LOGISTICS

Strengthen established economic clusters and expand equitable access to jobs

DRAFT POTENTIAL STRATEGIES / ACTIONS

1. Strengthen policies that prioritize long-term vibrancy of **maritime, manufacturing, and logistics** clusters, especially for areas where these uses rely on essential infrastructure (Port, Rail, Freight Routes) for intermodal transportation.
2. Increase **equitable access** to the quality jobs and business opportunities that are made possible by industrial lands, particularly for BIPOC.
3. Establish **extremely stringent thresholds** for current or future decisionmakers to change land use maps or zoning in ways that negatively impact lands that support maritime, manufacturing and logistics clusters.
4. Promote visibility and access to the working waterfront in ways that can **celebrate industrial and maritime land use**.
5. **Close zoning loopholes** that allow for conversion to incompatible uses (i.e. box retail).

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

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

INDUSTRY + INNOVATION

Support economic innovation and capitalize on emerging opportunities



INDUSTRY + INNOVATION

Support economic innovation
and capitalize on emerging opportunities

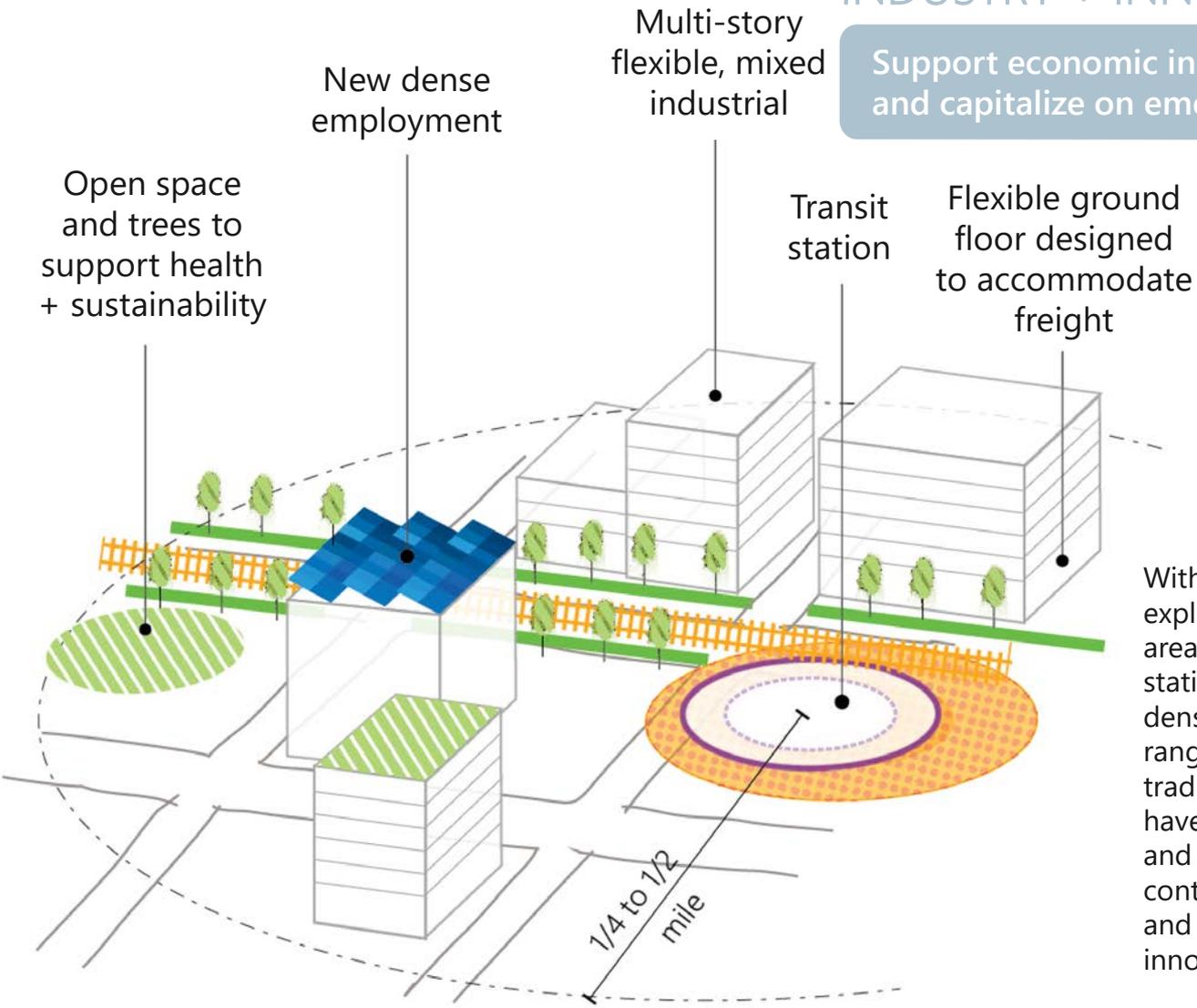
WHAT WE HEARD

Industrial lands policy should be future-oriented and be responsive to emerging uses and the changing nature of industrial activity. Today's industry is less noxious and more design and research oriented than in past decades. Emerging industrial uses can be vertically stacked and have high employment density. Multi-modal transportation investments can better support dense industrial employment. Costs are significant to upgrade aging industrial buildings and infrastructure, so significant development capacity is needed to spur new investment.

PLAN FOR THE FUTURE OF INDUSTRY

INDUSTRY + INNOVATION

Support economic innovation and capitalize on emerging opportunities



With new ST3 stations being planned we are exploring what is possible for industrial areas within walking distance of new stations. This concept suggests new higher density employment uses including a wider range of business activities than in a traditional industrial area. Uses would still have a connection to an industrial sector and would be compatible with an industrial context. New buildings would be flexible, and spaces would focus on accommodating innovation.

OPPORTUNITIES

- Make Seattle's industrial centers places that support continued innovation and economic competitiveness for new and emerging economic sectors such as space industries and clean energy technology.
- Provide for dense employment in multi-story buildings, in businesses that are related to industrial processes, including design, research and development. Encourage nodes of dense employment near high capacity transit stations within manufacturing / industrial centers. Limit uses to those that are compatible with heavy industrial or maritime processes that will continue to operate nearby.
- Encourage new private investment in developments that renew buildings, utilities and infrastructure in the M/IC areas.
- Integrate strong transportation demand management to minimize the impact of passenger vehicle trips to disrupt freight and goods movement through the industrial area.
- Keep areas focused on industry and innovation by limiting retail uses to a small size generally intended to support needs of employees in the area. Housing is not allowed.

INDUSTRY + INNOVATION

Support economic innovation and capitalize on emerging opportunities





INDUSTRY + INNOVATION

Support economic innovation
and capitalize on emerging opportunities

DRAFT POTENTIAL STRATEGIES / ACTIONS

1. Provide for areas in M/ICs that foster **innovation in industry**, by allowing the presence of design, office and research activities tied to an industrial use in some areas.
2. Encourage **employment-dense industrial activities** in multi-story buildings with more development capacity than the existing zoning, especially near high capacity transit stations.

MAKERSPACE

Foster vibrant districts that support a mix of local manufacturing production and 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



MAKERSPACE

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

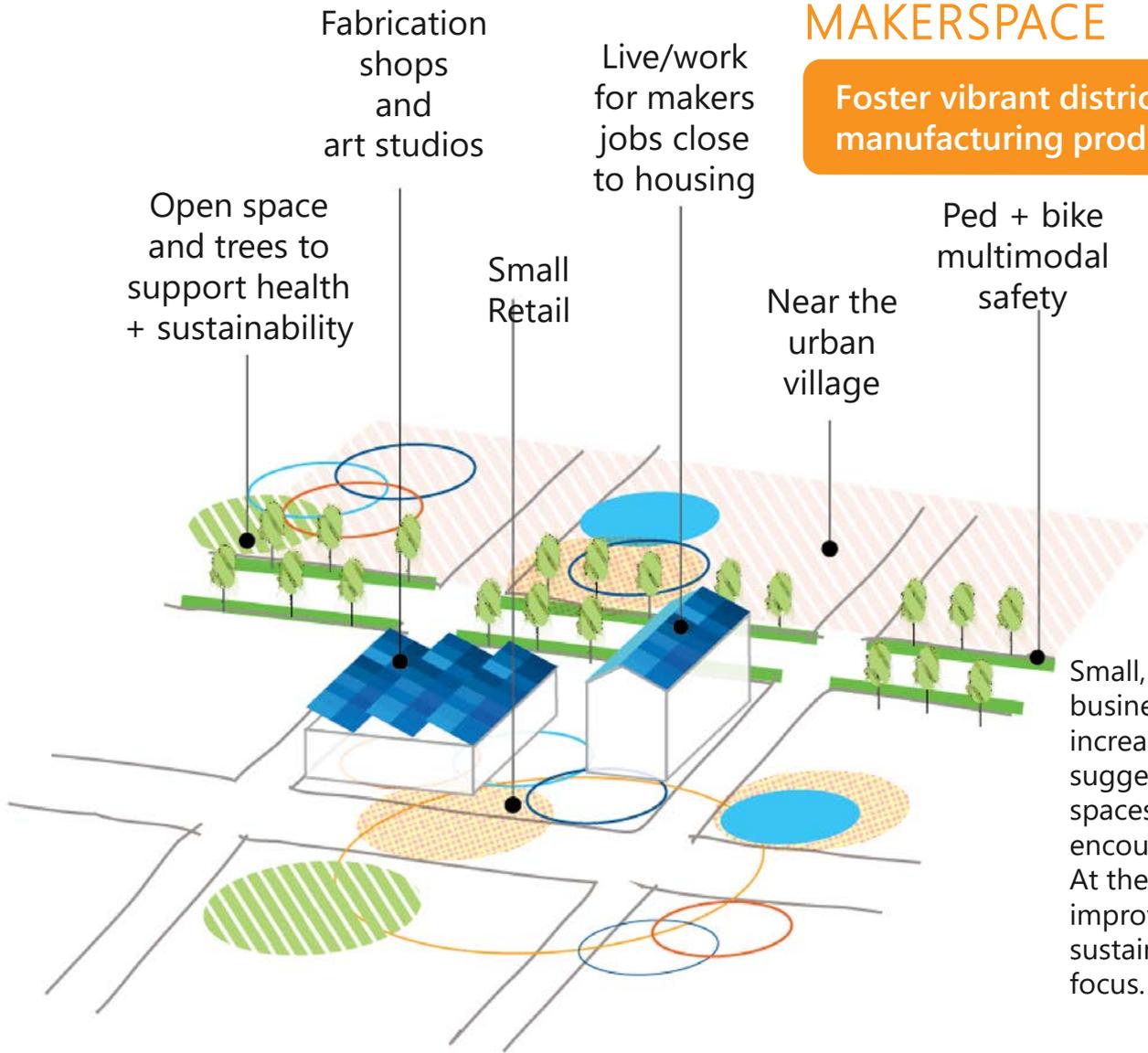
WHAT WE HEARD

Industrial land use policy should be informed by uses in proximity such as proximate residential uses or the stadium transition to downtown. These areas can provide opportunities for workers to live near work and for people to safely access vibrant activities in industrial districts. Transition areas are good opportunities for affordable small-scale manufacturing and artisan spaces (aka “makers spaces”).

PROVIDE DELIBERATE TRANSITION AREAS

MAKERSPACE

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



Small, affordable space for startups, creative businesses, and arts is disappearing and increasingly hard to find. This concept suggests a mix of small-sized production spaces, artisan spaces, and retail spaces that encourage making uses and cooperation. At the edge of the industrial area, improvements for community health, sustainability and walkability would be a focus.

OPPORTUNITIES

- Provide for a mix of small-sized production spaces, artisan spaces, and ancillary retail spaces that encourage making uses and entrepreneurship.
- Leverage the industrial aesthetic, including adaptive reuse of industrial buildings and structures, and foster a strong sense of place and identity.
- Create an area that is conducive and safe for non-motorized transportation including pedestrians.
- Allow a limited amount of workforce or affordable housing (subject to rigorous criteria), which can provide opportunities for living close to jobs.
- Improve environmental health with the addition of open space, sustainability measures, landscaping and trees and flooding prevention.

MAKERSPACE

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





MAKERSPACE

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

DRAFT POTENTIAL STRATEGIES / ACTIONS

1. Designate **industrial makers space districts** that may be appropriately located at transitions from industrial to commercial and residential areas and places traditionally zoned for buffer purposes.
2. Encourage a vibrant mix of uses and **relatively affordable, small-scale industrial and arts spaces**.
3. Increase employment and entrepreneurship **opportunities for residents of nearby communities** (i.e. South Park / Georgetown), in makers space districts close to those communities.
4. Consider the allowance of a **limited quantity of affordable workforce housing**, targeted to employees in maritime / industrial / logistics sectors.