DPD's Draft Land Use Recommendations

- 1. Strengthen guidelines and establish criteria for removing land from the Duwamish M/IC or for allowing non-industrial uses in the Duwamish M/IC
- 2. Retain existing M/IC boundaries, with the possible exception of the stadium area north of Holgate
- 3. Do not establish a new Port Overlay District; treat the entire Duwamish MI/C the same given the range of industrial and industrial-related uses throughout the MI/C
- 4. Do not allow any new Industrial Commercial (IC) zoning in the Duwamish M/IC
- 5. Increase effectiveness of regulations limiting the size of non-industrial uses in the Duwamish M/IC
- 6. Explore ways to focus retail uses on 1st Ave. S. or 4th Ave. S.
- Explore options to delineate an 'Auto Row,' possibly along Airport Way, to allow this retail sector to continue to locate in the city while limiting impacts to industrial uses

Recommendation #1 and #2 Draft Policy Language

- Industrial uses are important to economic diversity and are viable only in certain locations
- There is sufficient capacity for non-industrial uses in existing urban villages
 Criteria for non-industrial use in MICs

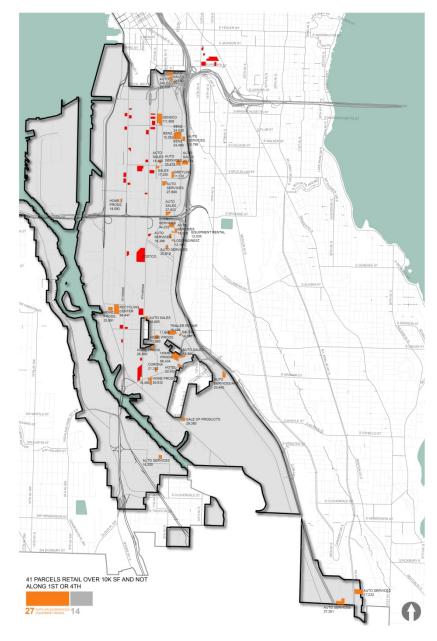
Recommendation #5 Draft Land Use Code Approaches

- •Cap on square footage of total non-industrial use allowed on a site
- •Minimum lot sizes for certain non-industrial uses
- •Cap on accessory uses

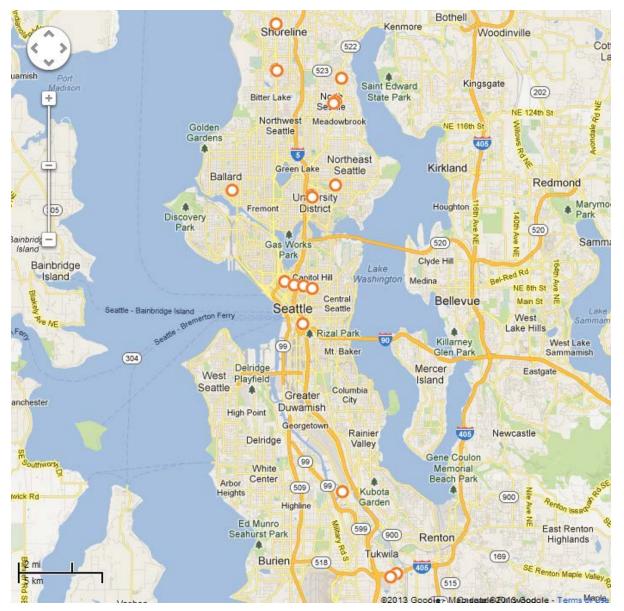
Recommendation #6 Draft Land Use Code Approaches

• Most retail uses that are off 1st and 4th either small (less than 10,000 SF) or supportive industrial uses

•This recommendation is not going forward



Recommendation #7 Mapping Existing Auto Dealerships, analyzing impacts



http://goo.gl/maps/KJ3Bg

New Draft Recommendation

Recommend review of assessing practices of land in industrial zones; base assessment on actual use instead of highest and best use