

**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

..title

AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at pages 53, 54, 55, 71, 72, 73, 74, 75, 76, 77, 78, 86, 87, 90, 91, 97, 98, 99, 102, 115, 116, 117, 118, 125, 126, 127, 128, 129, 130, 131, 138, 139, 140, 141, 142, 143, 153, 154, 155, 156, 168, 169, 170, 171, 172, 183, 184, 185, 186, 189, 190, and 215 of the Official Land Use Map to rezone land in the Seattle’s Industrial areas.

..body

WHEREAS, in 2019, the City convened a Industrial and Maritime Strategy Council to advise the City on development of an Industrial and Maritime Strategy; and

WHEREAS, the stakeholder committee consisted of a City-wide committee and 4 regional committees representing Georgetown/South Park, SODO, Interbay, and Ballard; and

WHEREAS, the principles that guided the Industry and Maritime Strategy Council focused on:

- Actions to strengthen racial equity and recovery;
- Using 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;
- Strengthening and growing Seattle’s industrial and maritime sectors so communities that have been excluded from the prosperity of our region can benefit from our future growth;
- 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;

- 1           • Improve the movement of people and goods to and within industrial zones and  
2           increases safety for all travel modes;
- 3           • Align Seattle’s industrial and maritime strategy with key climate and environmental  
4           protection goals;
- 5           • Develop a proactive land use policy agenda that harnesses growth and economic  
6           opportunities to ensure innovation and industrial jobs are a robust part of our future  
7           economy that is inclusive of emerging industries and supportive of diverse  
8           entrepreneurship; and

9 WHEREAS, in May of 2021, the Industrial and Maritime Strategy Council issued a report  
10           recommending eleven strategies to advance the guiding principles of the Council; and

11 WHEREAS, six of the 11 strategies recommended some changes to land use; and

12 WHEREAS, on July 8, 2021, pursuant to the State Environmental Policy Act (SEPA) and the  
13           City’s environmental polices set out in Seattle Municipal Code Subchapter 23.50, the  
14           Office of Planning and Community Development issued a Determination of Significance  
15           and initiated a SEPA scoping period to seek public comment on four distinct land use  
16           alternatives, each based on a new industrial land use policy framework, reflective of the  
17           Strategy Council’s recommendations and received 105 comments; and

18 WHEREAS, on December 15, 2021, the Office of Planning and Community Development issued  
19           the Industrial and Maritime Strategy Draft Environmental Impact Statement; and

20 WHEREAS, the Office of Planning and Community Development held two public hearings  
21           during a 75 day public comment period and received 142 comments; and

22 WHEREAS, in September of 2022, the Office of Planning and Community Development issued  
23           a Final Environmental Impact Statement featuring a preferred alternative; and

1 WHEREAS, the Office of Planning and Community Development is proposing five ordinances  
2 that together implement the land use strategies recommended by the Industrial and  
3 Maritime Strategy Council and were studied in the Industrial and Maritime Strategy  
4 Environmental Impact Statement, including: (1) an ordinance amending Seattle’s  
5 Comprehensive Plan to create a new land use policy framework, (2) an amendment to the  
6 Seattle Municipal Code to establish new industrial zones and development standards  
7 consistent with the proposed Comprehensive Plan Policies, (3) an ordinance to remove  
8 the provision of the Industrial Commercial zone from the existing Seattle Municipal Code  
9 Subchapter 23.50, (4) an ordinance amending Chapter 25 of the Seattle Municipal Code  
10 to address noise in the shoreline areas of the Ballard Interbay Northend Manufacturing  
11 Center, and (5) an ordinance to apply the proposed new zones to land in Seattle’s  
12 industrial areas; and

13 WHEREAS, the proposed ordinance amending the Official Zoning Map is consistent with the  
14 range of alternative studied in the Industrial and Maritime Environmental Impact  
15 Statement; and

16 WHEREAS, these proposed amendments to the Official Land Use Map provide for 85 percent of  
17 Seattle’s industrial land to be in the core Manufacturing, Maritime, and Logistics zone,  
18 intended to protect legacy industries and builds on the City’s historical investments in  
19 industrial infrastructure including its deep-water port, rail, and freight transportation  
20 infrastructure; and

21 WHEREAS, the proposed amendments in the suite of bills that implement the maritime and  
22 industrial strategy leverage future investments of up to five Sound Transit light rail

1           stations by applying a new zone that facilitates employment dense, industrial transit-  
2           oriented development and space for emerging industries; and

3 WHEREAS the Proposed Amendments apply a new zone to provide healthier transitions  
4           between industrial and nonindustrial areas; NOW, THEREFORE,

5 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

6           Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is  
7 amended to rezone land located on pages 53, 54, 55, 71, 72, 73, 74, 75, 76, 77, 78, 86, 87, 90, 91,  
8 97, 98, 99, 102, 115, 116, 117, 118, 125, 126, 127, 128, 129, 130, 131, 138, 139, 140, 141, 142,  
9 143, 153, 154, 155, 156, 168, 169, 170, 171, 172, 183, 184, 185, 186, 189, 190, and 215 of the  
10 Official Land Use Map, all as shown on Attachment 1 to this ordinance.

11

1 Section 2. This ordinance shall take effect and be in force: 90 days after its approval or  
2 unsigned and returned by the Mayor; 90 days after the City Council's reconsidered passage after  
3 its veto by the Mayor; or, if not returned by the Mayor within ten days after presentation, 105  
4 days after its passage by the City Council.

5 Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2023,  
6 and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of  
7 \_\_\_\_\_, 2023.

8 \_\_\_\_\_  
9 President \_\_\_\_\_ of the City Council

10 Approved / returned unsigned / vetoed this \_\_\_\_ day of \_\_\_\_\_, 2023.

11 \_\_\_\_\_  
12 Bruce A. Harrell, Mayor

13 Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

14 \_\_\_\_\_  
15 Elizabeth M. Adkisson, Interim City Clerk

16 (Seal)

17 Attachments: Attachment 1 – Industrial & Maritime Rezone Maps  
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