

# INDUSTRIAL AND MARITIME POLICIES

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Past Seattle Planning Commission Work

# Outline

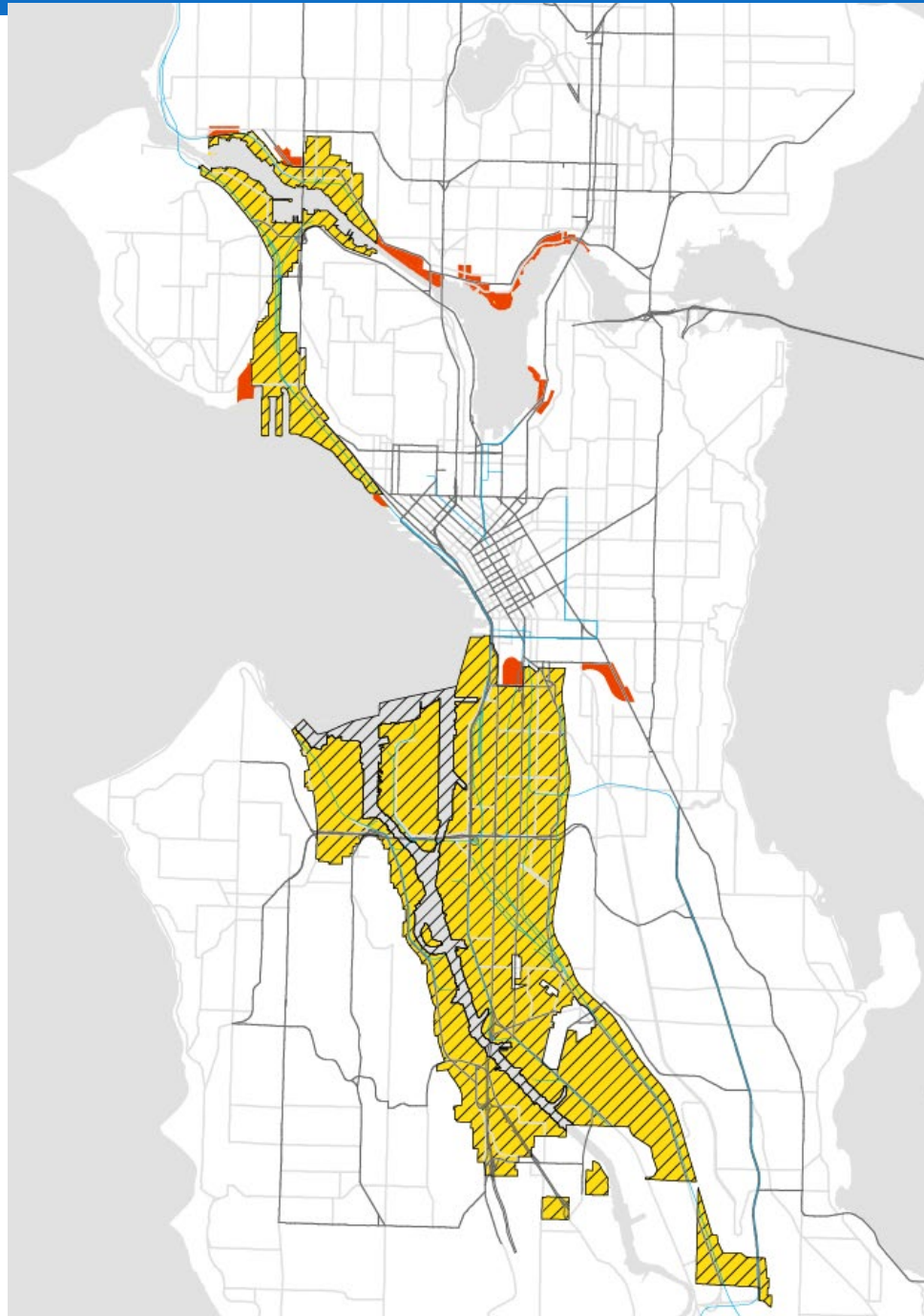
- Overview of Seattle's Industrial Lands
- Previous SPC Reports and Recommendations
- Review of Industrial and Maritime Strategy

# Overview of Seattle's Industrial Lands

- Industrial lands support manufacturing and maritime activities that contribute to Seattle's identity, support family-wage jobs, and promote economic diversity
- Seattle's industrial areas highlight positive economic indicators such as low vacancy rates and high demand for industrial property

# Manufacturing/ Industrial Centers

- Two MI/Cs in Seattle
  - Ballard Interbay Northend (BINMIC)
  - Duwamish



# Industrial Zones

- Seattle has 4 industrial zones
  - General Industrial 1
  - General Industrial 2
  - Industrial Buffer (IB)
  - Industrial Commercial (IC)
- Generally, no residential uses
- Each zone provides varying levels of allowed non-industrial (retail, commercial, and supporting uses)

# Ongoing Challenges

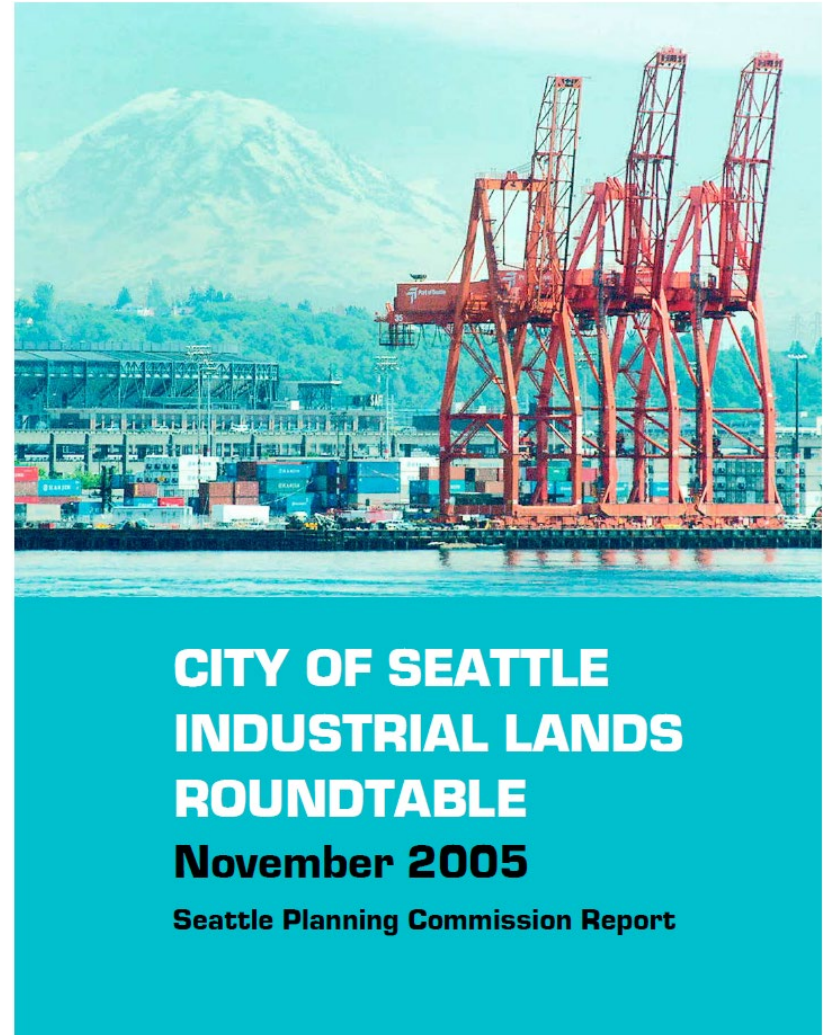
- Non-Industrial development pressure
  - Erosion of industrial lands along M/IC edges
- Shifting nature of industrial labor market
  - Growing role of small-scale manufacturing, local production, and supporting services
- Impact of technological advances
  - Increased automation may change workforce requirements

# Previous Seattle Planning Commission Reports and Recommendations

- The Planning Commission has historically been supportive of policies and plans that protect Seattle's industrial lands
- Overarching themes of previous Planning Commission work on industrial lands include:
  - Industrial lands play a vital role in the local and regional economy
  - Strong land use and zoning policies are needed to protect industrial areas from redevelopment

# Early 2000s SPC Work

- 2004: SPC called on the City to develop an industrial lands strategy within the regional context rather than on a case-by-case basis
- 2005: Industrial Lands Roundtable and Comparison of Industrial Land Strategies report





# 2007: Future of Seattle's Industrial Lands

"Industrial zoned land is a vital civic asset. Because Seattle's industrial businesses are critical to our city's overall economic health and global competitiveness, the City should strengthen its industrial policies."

## The Future of Seattle's Industrial Lands



**Seattle Planning Commission**

Report • July 2007

# 2012: Review of Proposed Sports Arena in the Duwamish MIC

- Strengthen protection by restricting non-industrial uses to prevent development “creep” and deter land speculation
- Non-industrial uses would likely put further conversion pressure on nearby manufacturing and industrial businesses
- The M/IC boundary should remain intact

# 2015: Comprehensive Plan Policies

- The Planning Commission was supportive of policies proposed in the July 2015 Draft Seattle 2035 Comprehensive Plan that were more restrictive for protection of industrial lands
- However, these policies were not included in the final Seattle 2035 Comprehensive Plan adopted in 2016

# Ongoing and Recent Projects

- Annual Comprehensive Plan Amendments: SPC has reviewed amendments proposed by the public to re-zone industrial lands; several have been re-submitted multiple times
- Interbay Armory site: SPC was briefed on a stakeholder advisory committee's review and recommendations for potential future uses of the 25-acre Interbay Armory site within the BINMIC

# Ongoing and Recent Projects

- West Seattle and Ballard Link Extensions: SPC provided input and recommendations on various WSBLE alignments and station locations; several proposed stations are in or adjacent to industrial areas
- Ballard Interbay Regional Transportation System: SPC submitted a comment letter to SDOT encouraging coordination with the Mayor's Industrial and Maritime Strategy to determine the appropriate mix of transportation infrastructure to support land use in the study area

# Industrial and Maritime Strategy

- 2016-2017: Mayor Murray convened an Industrial Lands Advisory Panel to develop recommendations for an industrial lands framework
- 2019-Present: Mayor Durkan convened an industrial lands stakeholder group to guide development of strategies to ensure a strong industrial and maritime sector; reboot of the previous Mayor's Industrial Lands Advisory Panel with a different scope and set of stakeholders

# Industrial and Maritime Strategy

- SPC has been briefed several times and held working sessions with the OPCD project team
- Comments and concerns primarily focused on:
  - Draft Land Use Concepts
  - Future Transit Stations in Industrial Areas
  - Housing In/Near Industrial Zones
  - Environment/Climate Impacts
  - Transportation/Multi-Modal Mobility
  - Public Health Considerations
  - Workforce Development