

Seattle Industrial & Maritime Strategy

Citywide Advisory Group • May 27, 2021 • Meeting Notes

ATTENDANCE

Name	Organization	Present
Brian Surratt	Alexandria	Yes
Sally Clark	University of Washington	Yes
Nicole Grant	MLK Labor	Yes
Commissioner Stephanie Bowman	Port of Seattle	Yes
Councilmember Dan Strauss	Seattle City Council	Yes
Alex Hudson	Transportation Choices Coalition	Yes
Barbara Nabors-Glass	Seattle Goodwill	No
Chad See	Freezer Longline Coalition	Yes
Charles Royer	Public Facilities District	Yes
Dave Gering	Manufacturing Industrial Council of Seattle	Yes
Erin Adams	Seattle Made	Yes
Erin Goodman	SODO Business Improvement Area	Yes
Fred Mendoza	Public Stadium Authority	No
Fred Rivera	Seattle Mariners	Yes
Greg Smith	Urban Visions	Yes
Johan Hellman	BNSF	Yes
John Persak	International Longshore & Warehouse Union	Yes
Jordan Royer	Pacific Merchant Shipping Association	Yes
Marie Kurose	Workforce Devel. Council of Seattle-King Co.	Yes
Mike Stewart	Ballard Alliance Business Improvement Area	Yes
Peter Nitze	Nitze-Stagen	Yes
Rick Kolpa	Prologis	Yes
Robb Stack Ted Lehman	Stack Industrial Properties	Yes
Sam Farrazaino	Equinox Studios	Yes
Terri Mast	Inlandboatman's Union	Yes
Neighborhood Groups		
Ballard		
Warren Aakervik	Ballard Oil	Yes
Haley Keller	Peddler Brewing	Yes
Suzie Burke	Fremont Dock Company	Yes
Brent Lackey	Ballard District Council President	Yes
Angie Gerrald	Ballard District Council	No
Eric Nelson	Nordic Heritage Museum	Yes
Brad Benson	Stoup Brewing	No
Shaunie Wheeler	Teamsters Joint Council	No
Daniel Blanchard	Seattle Maritime Academy	No
Russel Shrewsberry	Western Towboat Company	Yes
Interbay/Armory		
Nathan Hartman	Kerf Design	No
Daniel Martin	Seattle Pacific University	No

Jeff Thompson	Freehold Group	Yes
Charlie Constanzo	American Waterways Operators	No
SODO		
Henry Liebman	American Life	
Mark Miller	MacMillan-Piper	No
Brian Mannelly	SSA Marine	No
Lisa Howard	Alliance for Pioneer Square	Yes
Maiko Winkler Chin	Seattle Chinatown International District Preservation and Development Authority	Yes
Ron Judd	WSDOT	Yes
Kristal Fiser	UPS	Yes
Alex Cooley	Solstice Grown	Yes
Georgetown/South Park		
Kevin Kelly	Recology	No
Johnny Bianchi	Georgetown Community Council	No
Clint Burquist	Georgetown Community Council	No
Roger Bialous	Georgetown Brewing	Yes
Paulina Lopez	Duwamish River Cleanup Coalition	Yes
Maria Ramirez	Duwamish Valley Housing Coalition	Yes
Jon Holden	Machinists Union 751	Yes
Veronica Wade	Workforce Dean, South Seattle College	No
Elena Lamont	Pioneer Human Services	No

MEETING PURPOSE

- Review a draft Industrial and Maritime Report
- Review and discuss the updated strategies
- Final Decision on whether to recommend the overall package of strategies to the Mayor
- Review summaries of planned Comprehensive Plan changes, ordinances strengthening protections on industrial lands, and EIS scoping and process for future engagement

AGENDA

- Introduction
 - Introductions; Meeting Purpose; Process Recap; Steps to Completion
 - Meeting Structure & Ground rules
 - Purpose & definition of consensus
- Final Proposed Strategies
 - Presentation: Framework; Strategies; Timeline
 - Discussion
- Final Recommendations
 - Poll: Up or Down on the whole package (everyone's votes recorded; Citywide members count toward 80% consensus)
 - Brief discussion
- Implementation Steps
 - Comprehensive Plan changes
 - Ordinances strengthening protections on industrial lands

- EIS scoping
- Questions
- Closing Remarks
 - Citywide Group Members
 - Co-Chairs
 - Mayor's Office

INTRODUCTION

Adrienne Thompson welcomed everyone to the meeting on behalf of Mayor Durkan, and thanked everyone for their participation throughout the process.

The purpose of the last meeting was to discuss the final proposed strategies with the citywide advisory group and neighborhood before an up or down vote on whether to recommend the whole package to the mayor. Brian Scott shared the following implementation timeline with the group:

- June 2021
 - Publish the Industrial / Maritime Strategy Report (Early June)
 - Update Comprehensive Plan
 - Launch Environmental Impact Statement (EIS)
 - Freight Master Plan Implementation
- July, 2021
 - Identify Stewardship Groups
- Fall 2021
 - Budget Priorities
- August 2021
 - Legislation to Close Zoning Loopholes
- Feb/Mar 2020
 - Final EIS
- Fall 2022
 - Full-Scale Zoning Changes
- 2022-2024
 - Initiate Armory Site & WOSCA Sites

Brian Scott recapped the last three meetings (March 25th, April 15th, and May 6th), which included:

- The introduction the 11 draft strategies
- Two major workshops focused on housing, healthy Transitional Areas, High Density Industrial Development, Stronger Protections, and Workforce Investments AND
- Revised 11 draft strategies and possible modifications of proposed strategies

Summary and feedback from the April 15th meeting included:

- Little support for housing options, as stated

- Solid (but not universal) support for Transitional Areas, High Density Industrial, Workforce & Stronger Protections

Summary and feedback from the May 6th meeting included:

- Strong support for investment and implementation strategies
- Divided support for land use strategies
- Divided support for the overall package of strategies

CONSENSUS FRAMEWORK

Brian Scott explained the meaning of consensus for the purposes of this project.

- Members of the Citywide Group and Neighborhood Groups are invited to join the discussion and vote on recommendations
 - Both the groups will be voting. Votes by the Citywide Group will be counted towards the final consensus
 - Final consensus will be on the overall package of recommendations
 - Consensus will be defined as 80% of Citywide Group members casting votes

FINAL PROPOSED STRATEGIES

Brian Scott presented the following final strategy framework to the group during this meeting:

- **Investment Strategies**
 - **Workforce Investments** to support access to opportunities for BIPOC, youth and women
 - **Public Safety Partnerships** to support maritime and industrial areas
 - **Transportation Priorities** to improve movement of people and goods
 - **Environmental Initiatives** to advance environmental justice and climate action
- **Land-Use Strategies**
 - **Stronger Protections** for industrially zoned land
 - **High Density Industrial Development** to support transit
 - **No New Residential Uses** on Industrial and Maritime Lands
 - **Georgetown & South Park** neighborhood goals
- **Implementation Strategies**
 - **WOSCA & Armory Sites** master planning
 - **Ongoing Stewardship Entities** to champion this vision


The following thoughts were expressed during the discussion:

- A few members were concerned about the decision-making process to arrive at the final proposed language
- Confirmation that noise is captured under “environmental harms”

- Members provided feedback regarding implications of existing noise ordinances and compatibility of non-industrial uses (commercial & residential) in proximity to industrial and maritime lands. They suggested to ensure the noise ordinances protects industrial uses
- There was a request for further consideration of station locations issues, particularly around alignment/location of Ballard light rail at or west of 15th Ave NW and it being captured as a bullet point in the final report under “location-specific” considerations, since it is not ultimately included in the strategy language.
- Good policies should not get lost regardless of which way the vote swings. Thus, how will the City capture strong points within the final package?
 - Response to the above questions was: City has identified and will look to where to locate other opportunities to protect industrial & maritime lands
- Members were strongly concerned about Not seeing language about “anti-displacement” residential zoning in updated changes regarding transitional areas
- When talking about stand alone legislation e.g. zoning changes, requires EIS. Would need to collaborate separately on stand alone legislation
- Capturing anti-displacement in the next EIS scoping phase is an important priority for the City
- Members appreciated inclusion of freight into transportation-specific language
- Feedback provided for the process was that it felt like a two-part conversation. First, getting consensus, and second confirming blanket language when we don’t have enough information yet to craft
- One of the questions raised during this discussion was Is there a City definition for “affordable” at a dollar amount?
 - Response: City of Seattle uses state-wide data to set AMI levels
- Group appreciated the language updated in Transportation Priorities Strategy. However, the group was concerned how will stakeholders continue to be engaged?
 - Response: Throughout this process have heard a need for more data, and yes an EIS is an important next step for the City to bring the group the information they need.
- There isn’t enough information for implementation, however, going into an EIS process would be valuable for everyone. Would encourage this group to “not keep kicking this down the road” and also make sure that the EIS asks the right questions we really need
- Response: The City will do the scoping for an EIS, it needs to be practical and will be evaluate the questions in depth.
- At a high level, there’s certainly support from this full group to steward industrial lands going into the future and getting down to work going forward. If the EIS process is transparent and inclusive it will be helpful to maintain continuity. This is the furthest we’ve come in decades and we should use this to launch us forward and work together towards the shared goals. “In support of the possibility over the politics”.

FINAL RECOMMENDATIONS

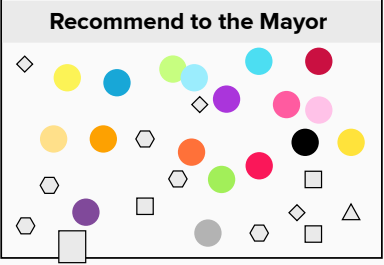
After the discussion, the Citywide Advisory Group and Neighborhood Groups were asked to indicate their support to recommend or not recommend the overall package of final 11 potential strategies to the Mayor. Members of the groups used virtual “dots” to indicate their opinion by indicating “Yes Recommend to the Mayor” and “No Do Not Recommend to the Mayor”. The image below is the result of this exercise.



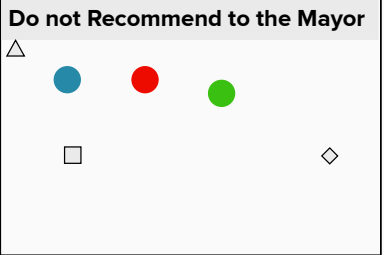
Seattle Industrial and Maritime Strategy Final Recommended Strategies

Investment Strategies
1. Workforce Investments to Support Access to Opportunity for BIPOC, Youth, and Women
2. Public Safety Partnership to Support Maritime and Industrial Areas
3. Transportation Priorities to Improve the Movement of People and Goods
4. Environmental Justice and Climate Action
Land Use Strategies
5. Stronger Protections for Industrially Zoned Land
6. High Density Industrial Development
7. Healthy Transitional Areas near Urban Villages
8. No New Residential Uses
9. Georgetown and South Park Neighborhood Goals
Implementation Strategies
10. Master Planning for WOSCA and Armory Sites
11. Ongoing Stewardship Entities to Champion this Vision

Recommend to the Mayor



Do not Recommend to the Mayor



Members of the Citywide Group cast 21 votes, 18 to recommend to the Mayor, and 3 to not recommend to the Mayor. This represents 85% support. Additionally, 13 members of Ballard, SODO, Interbay, and Georgetown/South Park neighborhood group members cast votes for recommend to the Mayor and 3 members of SODO, Interbay, and Georgetown/South Park neighborhood groups said do not recommend to the Mayor.

The process received 85% consensus. Group has strongly supported to recommend the final potential strategies to the Mayor.

After the voting a brief discussion highlighted the following thoughts of the group:

- “Encouraged by the process, let’s keep it going”
- “Considering this is where the work really begins, and all of us need to make sure that changing mayoral office and politics doesn’t mean this process gets lost”

- A few things in the process does not need an EIS. For e.g. public safety & transportation issues
- It is important to make sure this a priority on the next mayor's agenda. "Looking forward to taking this work up once it's transmitted".

IMPLEMENTATION STEPS

- Andrienne Thompson presented the group with following details:
 - Timeline: This year
 - Early June - First step is publishing the Industrial Maritime Strategy Report
 - June - Comprehensive Plan Changes
 - June - Launch Environmental Impact Statement (EIS)
 - June - Freight Master Plan Implementation
 - July - Identify Stewardship Groups
 - Fall - Budget Priorities
 - Aug - Legislation to Close Zoning Loopholes
 - Mid-to-Long Term
 - Feb/Mar - Final EIS
 - Fall 2022 - Full-Scale Zoning Changes
 - 2022-2024 - Initiate Armory Site and WOSCA Site Master Plans

The following are questions and concerns the group had regarding the implementation plan:

- Adrienne Thompson confirmed that the City will be reaching out directly about stewardship groups. The group asked when are requests for budget considerations due?
 - Response: Budget considerations will be looked into over the summer (following mid-late june)
- How does the stewardship group and EIS inform one another?
 - Response: The City will internally workout community engagement plan and will be shared with this group. Secondly, the extent to which individual city wide advisory group members would like to inform framing of scoping will be welcomed.

CLOSING REMARKS

The following are comments made by the citywide group members about the process:

- Appreciate the process to arrive at this consensus. Understand that we don't agree with everything but there is a lot of opportunity.
- Appreciate the difficulty of getting divergent voices to a place where there is a sense of "moving forward in good faith"
- Reiterate importance of EIS and our participation in the next steps of this process

- “I hope we continue to engage all interested parties and stakeholders moving forward. Hope that the ultimate outcome of this will be policy and incentives for both industrial & maritime activities and some other key issues in this city (public safety, affordable housing etc.)”.
- Encouraged by the collaboration and the transparent work together
- “Wanted to give a shout out to the staff and consulting team. Arriving at what I would consider a positive outcome felt unimaginable a month ago”.
- “I have voted no but not because I haven’t thought this process and collaboration has not been great. Feeling like it’s being treated as one size fits all for the industrial areas. Looking forward to future study and collaboration”.
- “So glad to come to a conclusion after all the challenges of the past year”.
- Hope that the City spends as much time, resources, etc. on public safety as it has with this process.
- “Acknowledge how encouraged this group arrived at consensus on a decade long discussion. Hope it demonstrates to the City that groups like this can come to consensus on difficult issues”.
- “Proud of everyone to get to this. Looking forward to how public safety in industrial zones is embedded”.
- “I would like to recognize everyone that participated in this for everyone’s respect. Don’t want to miss the opportunity to comment on the process of voting by dots!
- “Expression of gratitude for everyone’s participation”.
- “Appreciative of the process and everyone’s participation. Having gone through a couple of rounds of this, it is consistent to see the deep belief of Seattle as a working place”.
- “The easy thing would have been to shelve this once the pandemic hit, appreciation for sticking through it. Unique to this process is the integration of the neighborhood groups”.
- “Have felt much appreciated to join this process and look forward to the ton of work ahead of us. And look forward to stakeholders in keeping us at the City accountable”.
- “Want to echo the Mayor’s passion for City and the importance of protecting the industrial lands”.