



Seattle Industrial & Maritime Strategy

Citywide Advisory Group

Meeting #9
May 27, 2021

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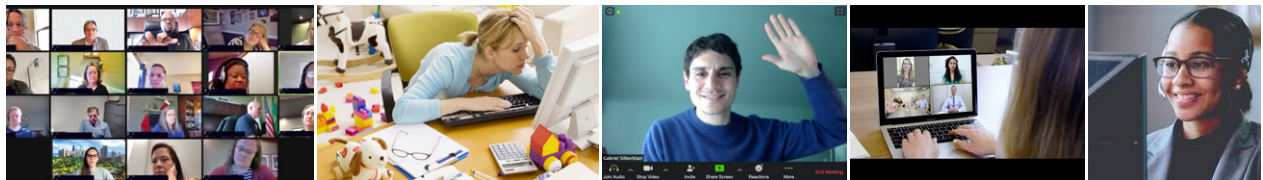
Virtual Meetings in the Age of COVID-19

Expectations

- Participate with **grace & humor**. People are juggling different demands. Children; pets; partners.
- **Ask for (and accept) help** from BDS team members. We want this to work for everyone.
- **Keep your camera turned on!** This makes a huge difference in nonverbal communication & facilitation.

Norms & Guidelines

- **Mute** your audio when you are not speaking.
- Be **explicit** and **animated** about **non-verbal communication**. Nodding; thumbs up; hand-raising.
- Minimize **distractions** and **be present** by putting away phones, closing unrelated work, closing the door, etc.
- Speak **deliberately**, use **good lighting**, test **audio** equipment.



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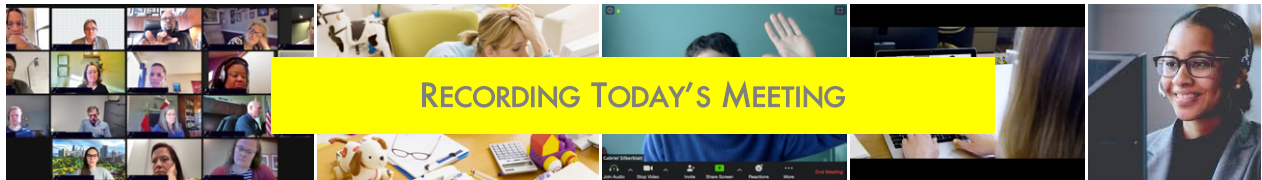
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Welcome

Adrienne Thompson
Director Mayor's Policy Office

Andrés Mantilla
Director,
Department of Neighborhoods

Rico Quirindongo
Interim Director, Office of
Planning & Community Development

Pamela Banks
Interim Director,
Office of Economic Development



4

Today's Agenda



- **Welcome & Introductions**
- **Proposed Final Strategies.**
 - Framework; Strategies; Timeline
 - Discussion
- **Final Recommendation**
 - Poll: Up or Down on the whole package
 - Brief Discussion
- **Implementation Steps**
 - Comprehensive Plan changes
 - Ordinances to strengthen protections on industrial lands
 - EIS scoping
 - Questions
- **Closing Remarks**
 - Citywide Group members
 - Co-chairs
 - Mayor's office



Citywide Advisory Group

Sally Clark, co-chair
University of Washington

Nicole Grant, co-chair
MLK Labor

Brian Surratt, co-chair
Alexandria Real Estate Equities

**Commissioner
Stephanie Bowman**
Port of Seattle

Councilmember Dan Strauss
Seattle City Council

Alex Hudson
Transportation Choices Coalition

Barbara Nabors-Glass
Seattle Goodwill

Chad See
Freezer Longline Coalition

Charley Royer
Public Facilities District

Dave Gering
Manufacturing Industrial Council
of Seattle

Erin Adams
Seattle Made

Erin Goodman
SODO Business Improvement Area

Fred Mendoza
Public Stadium Authority

Fred Rivera
Seattle Mariners

Greg Smith
Urban Visions

Johan Hellman
BNSF

John Persak
International Longshore and
Warehouse Union

Jordan Royer
Pacific Merchant Shipping
Association

Marie Kurose
Workforce Development Council
of Seattle-King County

Mike Stewart
Ballard Alliance

Peter Nitze
Nitze-Stagen

Rick Kolpa
Prologis

Robb Stack
Stack Industrial Properties

Sam Farrazaino
Equinox Studios

Terri Mast
Inland Boatman's Union



7

Neighborhood Groups

Georgetown & South Park	SODO	Interbay	Ballard
Clint Berquist, <i>Georgetown Community Council</i>	Henry Liebman, <i>American Life</i>	Nathan Hartman, <i>Kerf Design</i>	Warren Aakervik, <i>Ballard Oil</i>
Roger Bialous, <i>Georgetown Brewing</i>	Kristal Fiser, <i>UPS</i>	Johan Hellman, <i>BNSF Railway</i>	Brad Benson, <i>Stoup Brewing</i>
Johnny Bianchi, <i>Industrial Space Seattle</i>	Erin Goodman, <i>SODO BIA</i>	Terri Mast, <i>Inland Boatman's Union</i>	Suzie Burke, <i>Fremont Dock Company</i>
Sam Farrazaino, <i>Equinox Studios</i>	Lisa Howard, <i>Alliance for Pioneer Square</i>	Chad See, <i>Freezer Longline Coalition</i>	Brent Lackey, <i>Ballard District Council</i>
Jon Holden, <i>Machinists Union 751</i>	Ron Judd, <i>WSDOT</i>	Jeff Thompson, <i>Freehold Group</i>	Angie Gerrald, <i>Ballard District Council</i>
Kevin Kelly, <i>Recology</i>	Brian Mannelly, <i>SSA Marine</i>	Charlie Costanzo, <i>American Waterways Operators</i>	Haley Keller, <i>Peddler Brewing</i>
Paulina Lopez, <i>Duwamish River Cleanup Coalition</i>	Fred Mendoza, <i>Public Stadium Authority</i>		Eric Nelson, <i>Nordic Heritage Museum</i>
Veronica Wade, <i>South Seattle College</i>	Mark Miller, <i>Macmillian-Piper</i>		Mike Stewart, <i>Ballard Alliance</i>
Elena Lamont, <i>Pioneer Human Services</i>	John Persak, <i>International Longshore & Warehouse Union</i>		Shaunie Wheeler, <i>Teamsters Joint Council</i>
Maria Ramirez, <i>Duwamish Valley Housing Coalition</i>	Fred Rivera, <i>Seattle Mariners</i>		Daniel Blanchard, <i>Seattle Maritime Academy</i>
	Maiko Winkler Chin, <i>Seattle Chinatown Int'l District PDA</i>		Russel Shrewsbury, <i>Western Towboat Company</i>
	Alex Cooley, <i>Solstice Grown</i>		
	Charles Royer, <i>Public Facilities District</i>		



7

8

Meeting Purpose

- Review draft Industrial & Maritime Strategy Report
- Review and discuss updated 11 draft strategies
- Final Decision on whether to recommend the overall package
- Review planned actions on comprehensive plan, protections ordinances, & EIS scoping



8

9

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"CHAT" FUNCTION:

- Seen by facilitators / host only
- Requests for technical help
- Comments to City (for later review)
 - Not for discussion



9

10

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CITYWIDE & NEIGHBORHOOD GROUPS ONLY

Final Vote (later in the meeting) will be much easier on a computer than a mobile device.



10

11

Meeting Purpose

- Review draft Industrial & Maritime Strategy Report
- Final Decision on whether to recommend the overall package
- Review and discuss updated 11 draft strategies
- Review planned actions on protections

FINAL PROPOSED STRATEGIES

We have time for discussion of the final proposed strategies before an up or down vote on whether to recommend the whole package to the mayor. Discussion is likely to include implications of this vote and potential implementation actions, but we do not plan to adjust the wording of the strategies at this point.



11

12

Mayor Durkan's Principles

- Use 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**
- Strengthen and grow 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
- Improve the **movement of people and goods** to and within industrial zones and increases **safety** for all travel modes
- Align Seattle's industrial and maritime strategy with key **climate** and **environmental protection** goals
- Develop a **proactive land use policy** agenda that harnesses growth and economic opportunities to ensure **innovation** and **industrial jobs** are a robust part of our future economy that is inclusive of **emerging industries** and supportive of **diverse entrepreneurship**



12

13

Procedures

Ground Rules	Responsibilities		Working Consensus
• Everyone's voice counts – Take turns – Each perspective is valid – Listen respectfully – Questions are okay • Forward movement • Positive recommendations	• Participate regularly & on-time • Positive communication • Represent your perspective • Acknowledge any conflicts of interest	• Leverage resources & information • Advocate for recommendations • Institutional knowledge • Conduit of information	• Everyone gets their say • Recommendations you can "live with" • If we must vote: 80% = consensus (in attendance)



13

14

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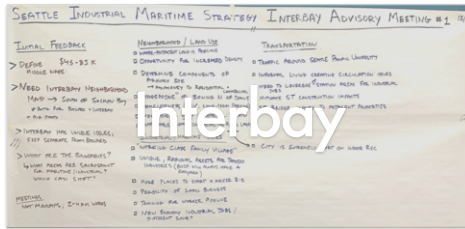
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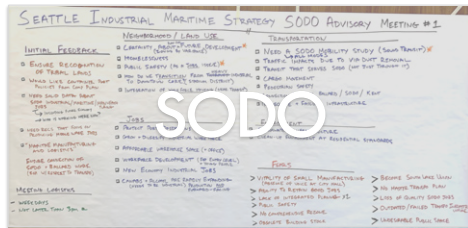
Neighborhood Issues & Visions



Georgetown
& South Park



Interbay



SODO



Ballard



15

16

Neighborhood Issues

Georgetown & South Park ...

- Affordable workforce housing
- Pathways for training into industrial jobs
- Environmental equity + pollution mitigation

SODO ...

- Public safety as a jobs issue
- Transit access within SODO
- Improve cargo movement (Ballard ↔ SODO ↔ Kent)
- Pedestrian safety

Interbay ...

- Protection of land with water adjacency for industrial use
- Clarify intention for area north of Dravus St.
- Sound Transit alignment
- Incubate and support small maker businesses

Ballard ...

- Industry friendly Sound Transit alignment
- Manage conflicts arising from growth pressure (RVs and tent camping)
- Protect zoning within MIC
- Apprenticeship programs for worker pipeline



16

17

Neighborhood Vision Elements: In 20 years...

Georgetown & South Park ...

- **Dense**
- **Sustainable** industrial economy
- **Diverse** and **skilled** workforce
- Living **locally**
- **Healthy** environment

SODO ...

- Thriving **manufacturing, maritime, logistics**
- Protected **working waterfront**
- Intentional **transition** between worker housing and production jobs
- Connected by **Transit**

Interbay ...

- Maritime and industrial **innovation**
- Modernized **working waterfront**
- Dynamic **inland** areas: ecosystem of maritime and industrial jobs **coexist** with housing and services for workers

Ballard ...

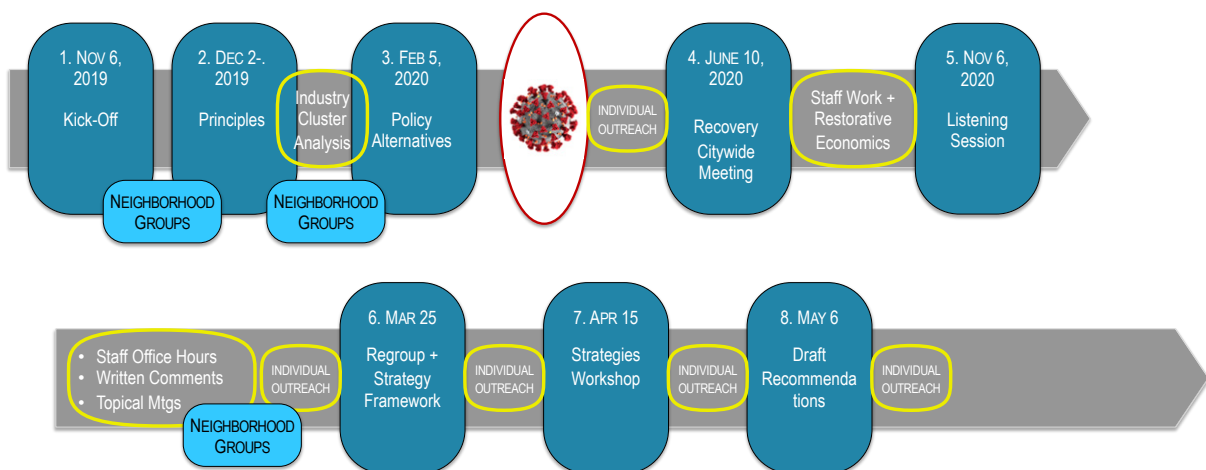
- Celebration of the **value** and **heritage** of industrial and maritime work
- Diversifying **mix** of maritime and production businesses **complement** and **sustain** each other



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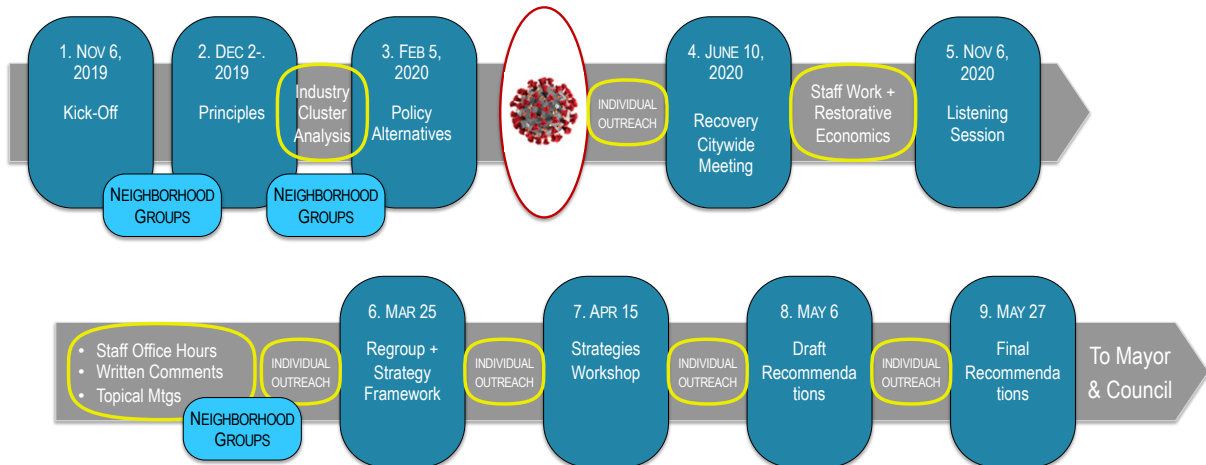
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Industrial & Maritime Strategy Planning Process to finish



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Industrial & Maritime Strategy Planning Process to finish



19

Opportunities for Implementation

— THIS YEAR —

- Annual Comprehensive Plan Update
- Land Use Legislation for Stronger Protections for Industrially Zoned Land
- Launch an Environmental Impact Statement (EIS) for zoning update
- Administrative Actions and City Budget
- Ongoing Stewardship Group



20

21

Timeline: this year

Timing	Action
Early June	Publish the Industrial / Maritime Strategy Report Consensus recommendations and supporting material.
June	Update Comprehensive Plan Publish annual comprehensive plan amendments to update industrial lands policies. Council action likely in September.
June	Launch Environmental Impact Statement (EIS) Begin detailed study of impacts for the consensus land use concepts. <u>Draft EIS ready for public comment by November or December.</u>
June	Freight Master Plan Implementation Develop implementation strategy for the freight master plan. Conclude in December.
July	Identify Stewardship Group(s) Identify and grow ongoing stewardship entities to champion the vision of the Industrial and Maritime Strategy .
Fall	Budget Priorities Mayor's budget submittal with investments guided by consensus framework, including workforce investments in industrial / maritime.
Aug	Legislation to Close Zoning Loopholes Narrow, focused changes to disallow unintended non-industrial development.

21

22

Timeline: mid- to long-term

Timing	Action
Feb / Mar 2022	Final EIS Publish a final analysis, which could include a recommended preferred alternative.
Fall 2022	Full-Scale Zoning Changes Council process to make map and zoning code changes.
2022 - 2024	Initiate Armory Site and WOSCA Site Master Plans Partner with State, Port, Sound Transit and Stewardship Group, and community partners to establish the structure and process for detailed property reuse master plans.



22

23

Potential Strategies

Investment Strategies	Land Use Strategies	Action Strategies
1. WORKFORCE INVESTMENTS	5. STRONGER PROTECTIONS	10. WOSCA & ARMORY
2. PUBLIC SAFETY PARTNERSHIPS	6. DENSE INDUSTRIAL DEVELOPMENT	11. STEWARDSHIP ENTITIES
3. TRANSPORTATION PRIORITIES	7. HEALTHY TRANSITIONAL AREAS	
4. ENVIRONMENTAL INITIATIVES	8. NO NEW RESIDENTIAL USES	
	9. GEORGETOWN & SOUTH PARK	



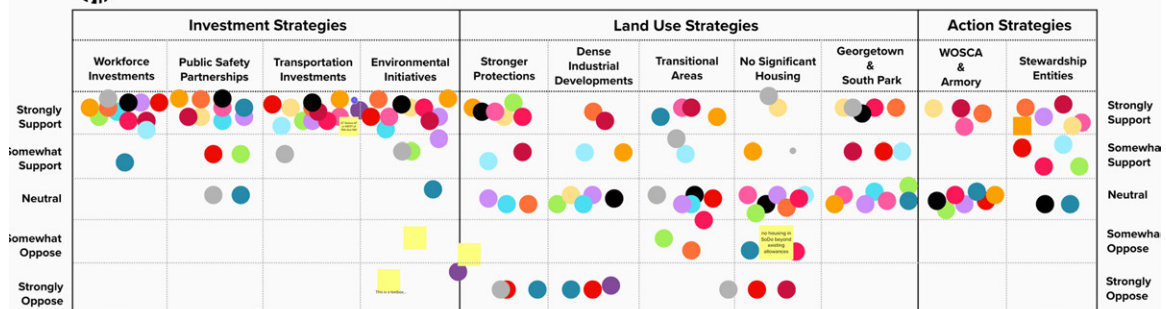
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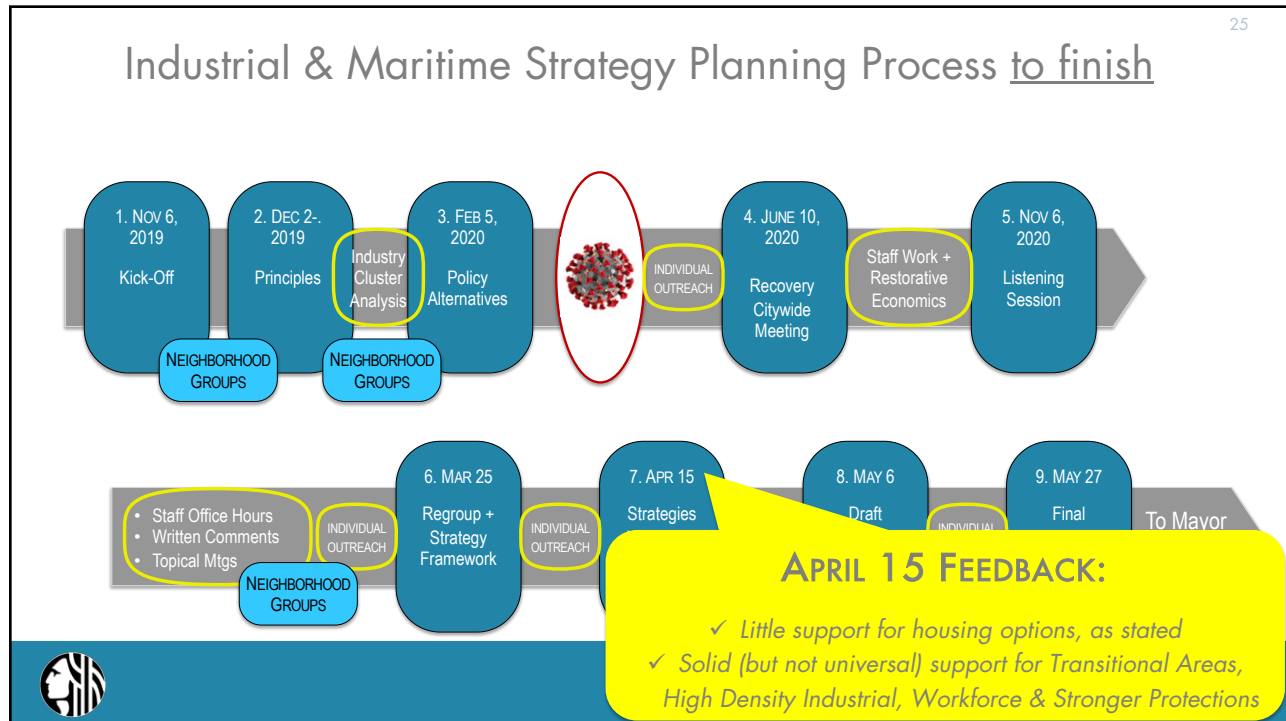
March 25 Feedback



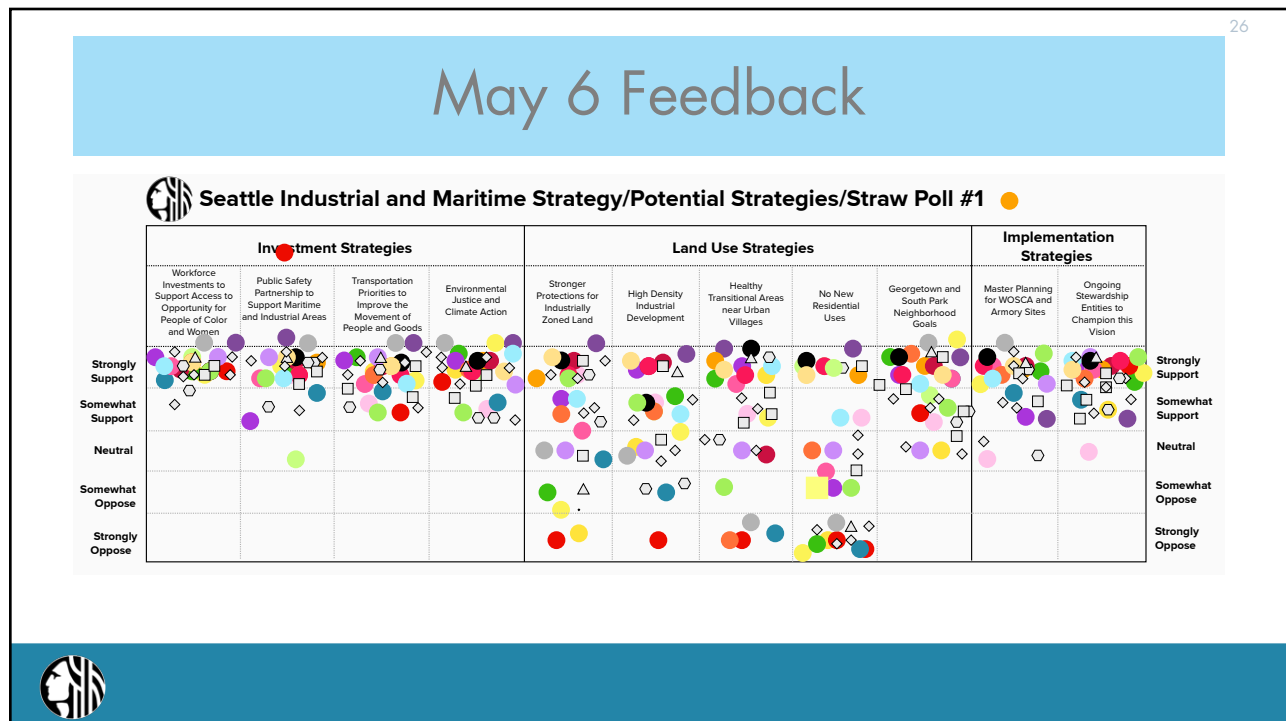
Seattle Industrial and Maritime Strategy/Potential Strategies



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May 6 Feedback



Seattle Industrial and Maritime Strategy/Potential Strategies Straw Poll #2

Investment Strategies

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2. Public Safety Partnership to Support Maritime and Industrial Areas
3. Transportation Priorities to Improve the Movement of People and Goods
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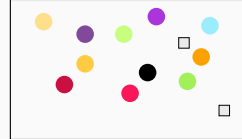
Land Use Strategies

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

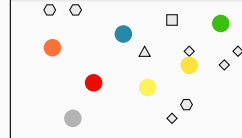
Implementation Strategies

10. Master Planning for WOSCA and Armory Sites
11. Ongoing Stewardship Entities to Champion this Vision

Recommend to the Mayor



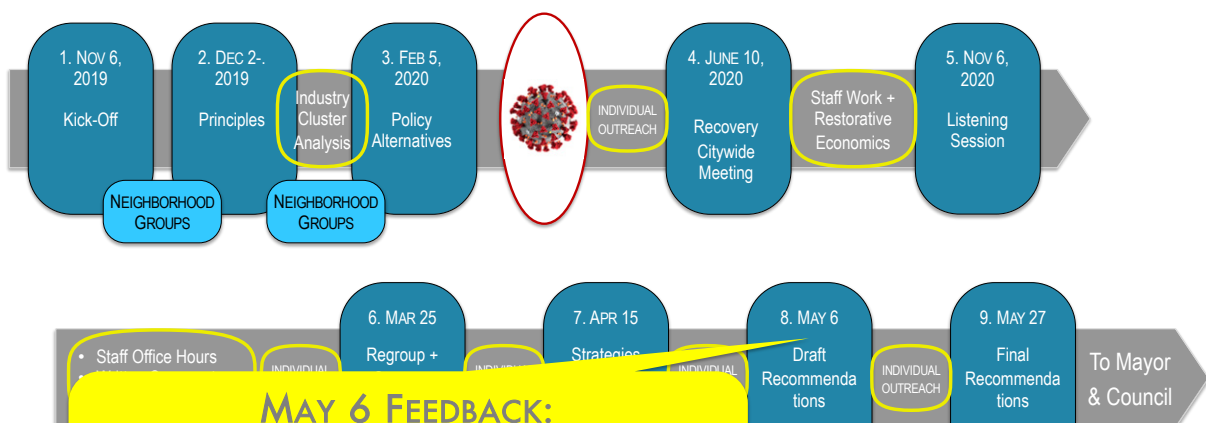
Do not Recommend to the Mayor



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28

Industrial & Maritime Strategy Planning Process to finish



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29

Consensus Framework

Ground Rules

- Citywide & Neighborhood Group members are invited to join the discussion and vote on recommendations
- Priority to Citywide members

Final Recommendation

- Citywide Group
- Overall package of recommendations
- 80% of those voting (present or absentee by 2pm today)



29

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Today's Agenda

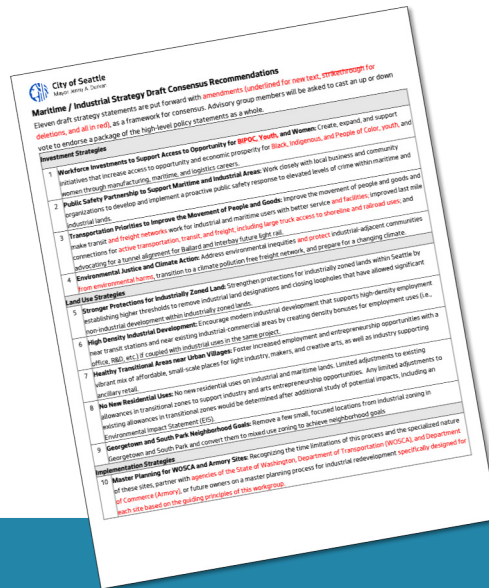


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30

Final Recommendations



31

Final Strategy Framework

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2. PUBLIC SAFETY PARTNERSHIPS	6. DENSE INDUSTRIAL DEVELOPMENT	11. STEWARDSHIP ENTITIES
3. TRANSPORTATION PRIORITIES	7. HEALTHY TRANSITIONAL AREAS	
4. ENVIRONMENTAL INITIATIVES	8. NO NEW RESIDENTIAL USES	
	9. GEORGETOWN & SOUTH PARK	



32

33

Investment Strategies

1. **WORKFORCE INVESTMENTS**
to support access to opportunities for BIPIIC, youth, and women
2. **PUBLIC SAFETY PARTNERSHIPS**
to support maritime and industrial areas
3. **TRANSPORTATION PRIORITIES**
to improve the movement of people and goods
4. **ENVIRONMENTAL INITIATIVES**
to advance environmental justice and climate action



33

34

1. WORKFORCE INVESTMENTS

to support access to opportunities for BIPOC, youth, and women



Create, expand, and support initiatives that increase access to opportunity and economic prosperity for Black, Indigenous, People of Color, youth and women through manufacturing, maritime, and logistics careers.



34

35

2. PUBLIC SAFETY PARTNERSHIPS

to Support Maritime and Industrial Areas



Work closely with local business and community organizations to develop and implement a proactive public safety response to elevated levels of crime within maritime and industrial lands



35

36

3. TRANSPORTATION PRIORITIES

to Improve the Movement of People and Goods



Improve the movement of people and goods and make transit work for industrial and maritime users with better service and facilities; improved last mile connections for active transportation, transit, and freight, including large truck access to shoreline and railroad uses; and advocating for a tunnel alignment for Ballard and Interbay future light rail.



36

37

4. ENVIRONMENTAL STRATEGIES

to Improve Environmental Justice and Climate Action



Address environmental inequities and protect industrial-adjacent communities from environmental harms, transition to a climate pollution free freight network, and prepare for a changing climate.



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Land Use Strategies

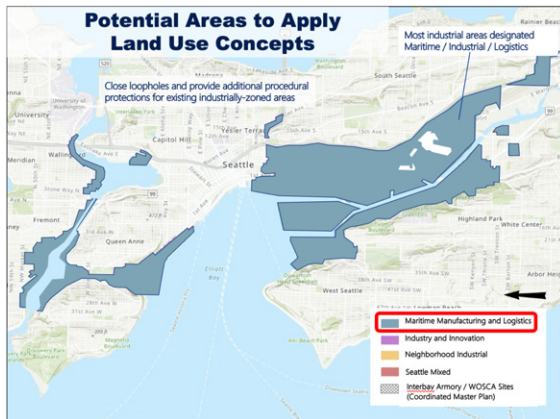
5. STRONGER PROTECTIONS for industrially zoned land
6. HIGH DENSITY INDUSTRIAL DEVELOPMENT to support transit
7. HEALTHY TRANSITIONAL AREAS near Urban Villages
8. NO NEW RESIDENTIAL USES on Industrial & Maritime lands
9. GEORGETOWN & SOUTH PARK neighborhood goals



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5. STRONGER PROTECTIONS for Industrially Zoned Land



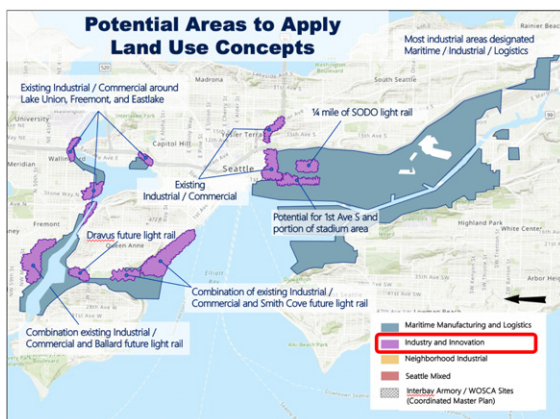
Strengthen protections for industrially zoned lands within Seattle by establishing higher thresholds to remove industrial land designations and closing loopholes that have allowed significant non-industrial development within industrially zoned lands.



39

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6. HIGH DENSITY INDUSTRIAL DEVELOPMENT to support transit



Encourage modern industrial development that supports high-density employment near transit stations and near existing industrial-commercial areas by creating density bonuses for employment uses (i.e., office, R&D, etc.) if coupled with industrial uses in the same project.



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7. HEALTHY TRANSITIONAL AREAS near Urban Villages



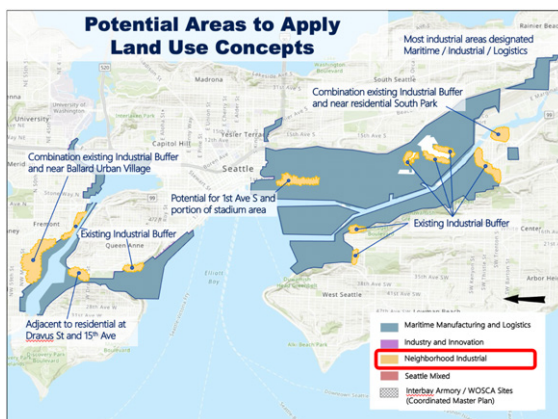
Foster increased employment and entrepreneurship opportunities with a vibrant mix of affordable, small-scale places for light industry, makers, and creative arts, as well as industry supporting ancillary retail.



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8. NO NEW RESIDENTIAL USES on industrial and maritime lands



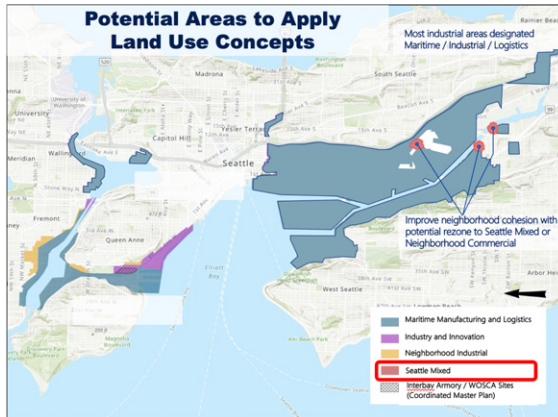
Limited adjustments to existing allowances in transitional zones to support industry and arts entrepreneurship opportunities. Any limited adjustments to existing allowances in transitional zones would be determined after additional study of potential impacts, including an Environmental Impact Statement (EIS).



42

43

9. GEORGETOWN AND SOUTH PARK Neighborhood Goals



Remove a few small, focused locations from industrial zoning in Georgetown and South Park and convert them to mixed use zoning to achieve neighborhood goals.



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Action Strategies

10.WOSCA AND ARMORY SITES Master Planning

11.ONGOING STEWARDSHIP ENTITIES to Champion this Vision



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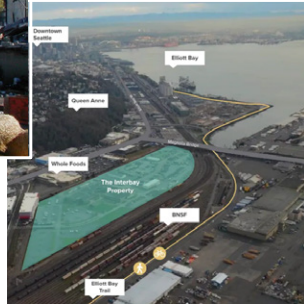
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10. WOSCA & ARMORY SITES

Master Planning



WOSCA



Armory

Recognizing the time limitations of this process and the specialized nature of these sites, partner with agencies of the State of Washington, Department of Transportation (WOSCA), and Department of Commerce (Armory), or future owners on a master planning process for industrial redevelopment specifically designed for each site based on the guiding principles of this workgroup.



45

46

11. ONGOING STEWARDSHIP ENTITIES

to Champion this Vision



Identify and grow ongoing stewardship entities with a complete range of stakeholders to champion the vision of the Industrial and Maritime Strategy, ensure its long-term implementation, and develop appropriate assessment metrics to help guide future policy decisions. This could be an existing organization with a modified charter and/or a new organization.



46

47

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47

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48

49

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49

50

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3. TRANSPORTATION PRIORITIES		
4. ENVIRONMENTAL INITIATIVES		

Final Recommendation

(Citywide & Neighborhood Group members only)

Do you support the package of all 11 strategies?

A. Yes: Recommend to the Mayor

B. No: Do Not Recommend to the Mayor



50



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
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Implementation Strategies

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Recommend to the Mayor

Do not Recommend to the Mayor

Citywide Advisory Group

Sally Clark		Dave Gering		Marie Kurose	
Nichole Grant		Erin Adams		Mike Stewart	
Brian Surratt		Erin Goodman		Peter Nitze	
Stephanie Bowman		Fred Mendoza		Rick Kolpa	
Dan Strauss		Fred Rivera		Robb Stack	
Alex Hudson		Greg Smith		Sam Farrazzino	
Barbara Nabors-Glass		Johan Hellman		Terri Mast	
Chad See		John Persak			
Charley Royer		Jordan Royer			

Neighborhood Groups

Ballard		Georgetown & South Park		SODO		Interbay	
Angie Gerrald		Clint Berquist		Alex Cooley		Charlie Costanzo	
Brad Benson		Elena Lamont		Brian Nannely		Daniel Martin	
Brent Lackey		Johnny Bianchi		Henry Lieberman		Jeff Thompson	
Daniel Blanchard		Jon Holden		Kristal Fiser		Johan Hellman	
Eric Nelson		Kevin Kelly		Lisa Howard		Nathan Hartman	
Haley Keller		Maria Ramirez		Maliko Winkler Chin			
Russel Shrewsberry		Paulina Lopez		Mark Miller			
Shaunie Wheeler		Roger Biselous		Ron Judd			
Suzie Burke		Veronica Wade					
Warren Askervik							

51



Seattle Industrial and Maritime Strategy Final Recommended Strategies

Investment Strategies

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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

CITYWIDE & NEIGHBORHOOD GROUPS

1. Look for a Mural link in the chat
2. Click the link to open the Mural Board in your web browser
3. The Mural Board looks like this
4. Find your name (with 1 dot)
5. Only one vote: Up or Down
6. Drag your dot to the box indicating your choice:
 - Recommend to the Mayor
 - Do Not Recommend to the Mayor
7. You can change your mind, until the exercise is closed


**EVERYONE CAN WATCH
IN THE ZOOM SCREENSHARE**

52

53

Today's Agenda



- Welcome & Introductions .
- Proposed Final Strategies.
 - Framework; Strategies; Timeline
 - Discussion
- Final Recommendation
 - Poll: Up or Down on the whole package
 - Brief Discussion
- **Implementation Steps**
 - Comprehensive Plan changes
 - Ordinances to strengthen protections on industrial lands
 - EIS scoping
 - Questions
- Closing Remarks
 - Citywide Group members
 - Co-chairs
 - Mayor's office



53

54

Timeline: this year

Timing	Action
Early June	Publish the Industrial / Maritime Strategy Report Consensus recommendations and supporting material.
June	Update Comprehensive Plan Publish annual comprehensive plan amendments to update industrial lands policies. Council action likely in September.
June	Launch Environmental Impact Statement (EIS) Begin detailed study of impacts for the consensus land use concepts. <u>Draft EIS ready for public comment by November or December.</u>
June	Freight Master Plan Implementation Develop implementation strategy for the freight master plan. Conclude in December.
July	Identify Stewardship Group(s) Identify and grow ongoing stewardship entities to champion the vision of the Industrial and Maritime Strategy .
Fall	Budget Priorities Mayor's budget submittal with investments guided by consensus framework, including workforce investments in industrial / maritime.
Aug	Legislation to Close Zoning Loopholes Narrow, focused changes to disallow unintended non-industrial development.

54

55

Timeline: mid- to long-term

Timing	Action
Feb / Mar 2022	Final EIS Publish a final analysis, which could include a recommended preferred alternative.
Fall 2022	Full-Scale Zoning Changes Council process to make map and zoning code changes.
2022 - 2024	Initiate Armory Site and WOSCA Site Master Plans Partner with State, Port, Sound Transit and Stewardship Group, and community partners to establish the structure and process for detailed property reuse master plans.



55

56

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56



57

Final Meeting Citywide Advisory Group

57

Immediate Action Steps

Schedule

May 27 (Today)	Final meeting Seek consensus on the 11 strategy statements
June	Distribute details for advisory group review • 2021 Comp. Plan Amendments: Full text of amendments • EIS Preview: Scoping displays with draft description of the alternatives • 2021 Legislation Summaries: Close zoning loopholes and council vote threshold.
June	Advisory group comment and input period • Return input in writing / small groups / one-on-ones to City staff • Feedback is informational
July	Proceed with implementing legislation • Based on Mayor's Office review



58

Annual Comprehensive Plan Amendments

Adopt goals and policies into the Comprehensive Plan in the annual amendment cycle that would:

- Protect against removal of land from industrial designation by amending docketing criteria limiting de-designation of industrial land to major Comprehensive Plan updates. *(New LU policy 10.3 and Strategy Rec. 5)*
- Establish a new framework for industrial zoning to be studied in an EIS and implemented in 2022. *(New policy LU 10.7, and Strategy Recs. 5,6,7)*
 - **Stronger Protections.** Describes a new Maritime Manufacturing and Logistics zone intent and appropriate locations.
 - **Dense Industrial Development near Light Rail.** Describes a new Industry and Innovation zone intent and appropriate locations.
 - **Healthy Transitional Areas.** Describes a new Urban Industrial zone intent and appropriate locations.
- Provide guidance that future redevelopment of the Armory and WOSCA sites should occur through a joint master planning process between the City and the State. *(New LU Policy 10.24, Strategy Rec. #10)*



59

Environmental Impact Statement (EIS)

Timing	Action
June-July	Scoping Public input into elements of the built and natural environment and the range of alternatives that will be studied. Public input occurs through an online platform and a virtual meeting. Staff will conduct targeted outreach to key stakeholder groups and provide opportunities for direct conversations to interested parties. A scoping report summarizing comments will be published.
July	Alternatives are finalized and analysis begins. Consultant experts analyze potential impacts of each alternative.
Fall	Draft EIS (DEIS) is released for public comment. Draft analysis of impacts for each alternative. 30-day period for comments and a public hearing. Staff will conduct targeted outreach and provide supplemental opportunities for questions and discussion to those who want additional information.
Early 2022	Final analysis and response to comments Additional analysis may be necessary based on comments. Includes a response to all comments. May include a preferred alternative, which can be a combination of Draft EIS alternatives.
Spring 2022	Final EIS (FEIS) released Publish FEIS, commence two-week appeal period. Council may act after expiration of appeal period.
Winter/ Spring 2022	Proposed Rezone Legislation Staff will prepare draft legislation and seek additional public input prior to transmittal to City Council for consideration.
Spring/ Summer 2022	Council consideration of rezone proposal.



60

Industry-Supportive Housing – Potential EIS Scenarios

Housing Today

- **Basics of Current Regulation:** Only one caretakers' quarter allowed per business and sized limited to 800 sq ft. Artist studios are only allowed in existing structures.
- About 400 non-conforming homes exist that predated zoning.
- 39 total caretakers' quarters exist.

Proposed Range For Study

- **Proposal:** Expand existing allowance for caretakers' quarters up to 3 quarters per business and eliminate sq ft limit. Expand artists studio allowance to residents engaged in production, not just artists, and allow in new buildings. Limit total residential sq ft in any building to below 50% of total sq ft.
- **Estimated Range of New Homes in Selected Transition Areas:**
 - Ballard: **100-400** in existing buffer area; and **100-500** 14th Ave. corridor
 - Georgetown: **200-500**
 - South Park: **50 to 250**
 - Interbay: **10 to 50**
 - Stadium: **150-450** in existing overlay; and **100-250** 1st Ave. S. extension



61

Potential Legislation for 2021

1. Close zoning loopholes

Reduce maximum size of use limits in IG1 and IG2 zones:

Use	Current	Proposed
Office	25,000 sq ft	3,500* sq ft
Retail	10,000 sq ft	3,500* sq ft
Restaurant	5,000 sq ft	3,500* sq ft

* Or maximum floor area ratio (FAR) of 0.35, whichever is greater.

Prohibit new mini-storage in all industrial zones.

2. Ordinance changing Council threshold to 7 votes for removal of land from a Manufacturing / Industrial Center

Timeline: Publish SEPA in August, Council action by December



62