

Resolution No. 31026

A RESOLUTION establishing the Council's intention to explore additional economic development, planning and land use strategies for Seattle's industrial lands and requesting that the Executive undertake additional studies, analyses and planning endeavors.

Related Legislation File: _____

Date Introduced and Referred: 11-26-07	To: (committee): Urban Development and Planning
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: 12-17-07	Date Presented to Mayor: 12-18-07
Date Signed by Mayor:	Date Returned to City Clerk: 12-20-07
Published by Title Only <input checked="" type="checkbox"/> 6	Date Returned Without Concurrence:
Published in Full Text	

The City of Seattle – Legislative Department

Resolution sponsored by: Steenbruech

Committee Action:

Date	Recommendation	Vote
		PASS as Amended
		9-0
		PS, NL, RM, JG, TR,
		DD, SG, JD, RC

This file is complete and ready for presentation to Full Council. _____

Full Council Action:

Date	Decision	Vote
12-17-07	Adopted as Amended	9-0

RESOLUTION 31026

A RESOLUTION establishing the City's intention to explore additional economic development, planning and land use strategies for Seattle's industrial lands and requesting that the Executive undertake additional studies, analyses and planning endeavors.

WHEREAS, industrial businesses provide well paying jobs to thousands of workers; and

WHEREAS, in the Spring and Summer of 2007 the Department of Planning and Development, in cooperation with the Planning Commission, undertook a Council-funded study of Seattle's industrial lands and regulatory techniques from comparable jurisdictions; and

WHEREAS, this study was prompted, in part, by increased pressure to convert lands from industrial to non-industrial uses; and

WHEREAS, the Mayor has proposed to reduce this conversion pressure by reducing maximum allowable size limits for office and most retail uses within the limits of the existing Industrial General 1 (IG1), Industrial General 2 (IG2), and Industrial Buffer (IB) zones; and

WHEREAS, the Council and Mayor recognize the importance of Seattle's industrial lands in maintaining a diversified local and regional economy and further recognizes Seattle's unique locational advantages for industrial businesses; and

WHEREAS, the Council and Mayor also recognize that as businesses innovate new models for use and development will emerge that will not necessarily be consistent with traditional notions of industrial uses and that more nuanced regulatory approaches will be required; and

WHEREAS, decisions regarding zoning on these critical issues should be based on accurate information as to the uses currently existing in Seattle's varied industrial zones and those likely to be developed in the future, as well as the actual types and family-wage nature of the jobs now being provided and likely to be provided in the future in the industrially-zoned areas of Seattle

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING, AS FOLLOWS:

Section 1. Industrial Jobs Initiative. In recognition of the significant livable-wage job base located in Seattle's industrial areas the Executive will implement an Industrial Jobs Initiative. The Initiative will focus on public and private actions which will help retain and



1 expand the livable-wage job base. Elements shall include a strong focus on improving freight
2 mobility; expanded efforts to develop job-training partnerships with industrial employers and
3 labor; collaboration with the Puget Sound Industrial Center of Excellence; business development
4 efforts such as business financing for start-up, expansion and productivity improvement; siting
5 and permitting assistance through such efforts as Seattle First; collaboration with the University
6 of Washington on nurturing manufacturing-related research and development and technology
7 transfer opportunities and other economic development activities of benefit to industrial firms
8 and workers.
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11 Section 2. Regulatory Approaches. DPD will analyze regulatory changes, including
12 changes in zone boundaries, which complement reduction in maximum size limits for non-
13 industrial uses in IG1 and IG2 zones. Specifically, DPD will analyze the following areas and
14 regulations and, if necessary, recommend proposed changes:
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16 a. Zone Boundaries: DPD will analyze whether the boundaries of the Industrial /
17 Manufacturing Centers (MICs) should be adjusted to reflect existing land uses, proximity
18 to urban centers and urban villages and proximity to transit.
19

20 b. Definitions of Manufacturing and Research and Development Laboratory: DPD
21 will examine the existing Land Use Code definitions for “manufacturing” and “research
22 and development laboratory” and applicable regulations to determine whether the
23 definitions and regulations are consistent with current and emerging industry
24 development practices and best practices in other cities.
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1 c. Floor Area Ratio (FAR): DPD will examine whether current FAR limits are
2 sufficient for current and projected industrial users and whether increasing FAR would
3 provide a relative advantage for industrial businesses seeking to locate in Seattle.

4 d. Transferable Development Rights (TDRs): DPD and OED will examine whether
5 a TDR program within MICs and in industrial areas on the edges of MICs would
6 contribute to easing conversion pressure to non-industrial uses.

7 e. Adaptive Reuse: DPD, OED and DON will examine whether regulatory or other
8 incentives could be implemented to encourage adaptive reuse of obsolete industrial
9 buildings for non-industrial businesses. Potential incentives should not conflict with the
10 viability of adjacent industrially zoned sites for continued industrial use or industrial
11 redevelopment.
12

13
14 DPD will report to the Urban Development and Planning (UDP) Committee, or its successor
15 committee, on its findings no later than December 31, 2008.

16
17 Section 3. Economic Analyses. OED and DPD will update two job and land use
18 studies – the *Basic Industries Cluster Analysis Study* and the *Maritime Industry Cluster Study*.
19
20 These updated studies should include information regarding the number and types of existing
21 and projected jobs and a projection of future demand for industrial land for each industrial
22 subcluster. The methodology used will be consistent with that used by the Puget Sound Regional
23 Council. This update should also include an analysis of industrial land capacity for each MIC
24 and a map of employment concentrations for each subcluster. OED and DPD will conduct an
25 inventory of existing land uses including the size of business establishments in the MICs.
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1 Information from existing databases containing relevant information will be incorporated as
2 appropriate. Furthermore, as part of updating the data and background information on the City's
3 industrial subclusters, DPD and OED will identify promising strategies/actions including land
4 use code modifications which may lead to new industrial business opportunities and stronger job
5 creation within the City's Manufacturing and Industrial Centers. Additionally, OED will
6 examine whether non-regulatory incentives beyond those already provided by the City would
7 help attract and retain well-paying industrial jobs. Finally, if new maximum size limits on non-
8 industrial uses in industrial zones are imposed, OED will analyze whether there are negative
9 cosequences for property tax assessment and collection in affected industrial zones and report its
10 findings no later than 3-years after the effective date of the ordinance imposing new maximum
11 size limits. OED and DPD will report to the Executive and to Full Council on the estimated cost
12 of these work items and will provide a proposed work program no later than March 31, 2008.

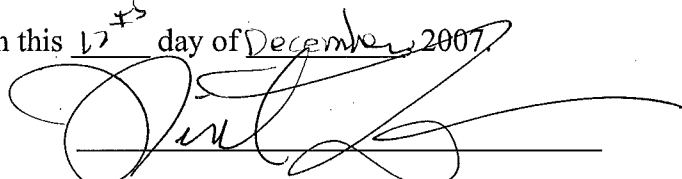
15 Section 4. Freight Mobility. Decision-making related to the Alaskan Way Viaduct
16 creates a high degree of uncertainty about future freight mobility. However, it is still possible to
17 make improvements for freight mobility on local streets consistent with the Complete Streets
18 policy set out in Ordinance 122386. The Seattle Department of Transportation (SDOT) will
19 identify a minimum of ten projects, anticipated in the Capital Improvement Plan or new,
20 designed to improve freight mobility that could be completed within the next five years. The list
21 of projects should identify approximate cost, proposed funding sources, and provide a narrative
22 describing improvement to freight mobility. SDOT will present this list to the Executive and to
23 Full Council by July 31, 2008 to inform decision-making on the 2009-2010 budget.




1 Section 5 South Downtown (SODO) Action Agenda. As part of the 2008 budget the
2 Mayor proposed and the Council approved \$75,000 in OED's budget to complete a SODO
3 Action Agenda. OED will work with the SODO Business Association, the Manufacturing and
4 Industrial Council (MIC), the SODO Retail Association, the Port of Seattle, interested
5 stakeholder groups and other City departments to determine the scope of work and the
6 recommendations in the plan. The Scope of Work, which will be determined in early 2008, will
7 include but not be limited to transportation, freight mobility, pedestrian safety, and actions which
8 support area business and job growth. The final plan will be completed by the end of 2008.

10 Section 6. Stakeholder Process. The Executive will broadly engage key industrial area
11 stakeholders to inform the City's review of regulatory approaches, updates to economic analyses
12 and the inventory of existing land uses and generation of the list of freight mobility projects set
13 out in Sections 2, 3 and 4 of this resolution. The stakeholders should include, but not be limited
14 to, property owners, business owners, Georgetown residents, labor representatives, and
15 representatives of affected neighborhood councils. By March 31, 2008 the Executive will
16 present to the Council its full work plan necessitated by the tasks outlined herein as well as its
17 outreach and its stakeholder involvement plan for each itemized task.


21 Adopted by the City Council the 17th day of December, 2007, and signed by me in open
22 session in authentication of its adoption this 17th day of December, 2007.

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24 _____
25 President _____ of the City Council

26 THE MAYOR CONCURRING:
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2 Gregory J. Nickels, Mayor
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4 Filed by me this 20th day of December, 2007.
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7 City Clerk
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28 (Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Legislative	Ketil Freeman 4-8178	NA

Legislation Title:

A RESOLUTION establishing the Council's intention to explore additional economic development, planning and land use strategies for Seattle's industrial lands and requesting that the Executive undertake additional studies, analyses and planning endeavors.

• Summary of the Legislation:

This legislation requests that OED, DPD, DON and SDOT undertake a body of work to inform future Council decision-making related to industrial lands. This body of work includes:

- Updates to neighborhood plans for the Manufacturing/Industrial Centers;
- Examination of alternative regulatory approaches;
- Updates to economic analyses and land use inventories;
- Identification of freight mobility projects; and
- Development of a stakeholder process.

• Background:

The proposed legislation is a companion piece to C.B. 116090, which imposes new maximum size limits for non-industrial uses in industrial zones.

- *Please check one of the following:*

X **This legislation does not have any financial implications.** *(Stop here and delete the remainder of this document prior to saving and printing.)*

RESOLUTION 31026

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WHEREAS, in the Spring and Summer of 2007 the Department of Planning and Development, in cooperation with the Planning Commission, undertook a Council-funded study of Seattle's industrial lands and regulatory techniques from comparable jurisdictions; and

WHEREAS, this study was prompted, in part, by increased pressure to convert lands from industrial to non-industrial uses; and

WHEREAS, the Department of Planning and Development has proposed to reduce this conversion pressure by reducing maximum allowable size limits for office and most retail uses in Industrial General 1 (IG1), Industrial General 2 (IG2), and Industrial Buffer (IB) zones; and

WHEREAS, the Council recognizes the importance of Seattle's industrial lands in maintaining a balanced local and regional economy and further recognizes Seattle's unique locational advantages for industrial businesses; and

WHEREAS, the Council also recognizes that as businesses innovate new models for use and development will emerge that will not necessarily be consistent with traditional notions of industrial uses and that more nuanced regulatory approaches will be required;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING, AS FOLLOWS:

Section 1. Neighborhood Planning. In the next several years the Department of Neighborhoods (DON) and the Department of Planning and Development (DPD) will be updating neighborhood plans. Updating will occur by sector of the City. The Council adopted the Ballard Interbay Northend Manufacturing/Industrial Center Plan and the Greater Duwamish Manufacturing/Industrial Center Plan in 1998 and 2000, respectively. The Council requests that DON and DPD prioritize these two neighborhood plans for updates with completion and submittal of legislation to Council with the neighborhood plan updates for the first sector. If this



1 submittal will occur later than the end of the second quarter of 2009, Council requests that DON
2 and DPD report to the Urban Development and Planning (UDP) Committee, or its successor
3 committee, on the status of neighborhood plan updates for the Ballard Interbay Northend
4 Manufacturing/Industrial Center Plan and the Greater Duwamish Manufacturing/Industrial
5 Center Plan by July 31, 2009

6
7 Section 2. Regulatory Approaches. The Council requests that DPD examine regulatory
8 changes, including changes in zone boundaries, which complement reduction in maximum size
9 limits for non-industrial uses in IG1 and IG2 zones. Specifically, Council requests that DPD
10 analyze the following areas and regulations and, if necessary, recommend proposed changes:

- 11 a. *Zone Boundaries:* Council requests that DPD examine whether the boundaries of the
12 Industrial / Manufacturing Centers (MICs) should be adjusted to reflect existing land
13 uses, proximity to urban centers and urban villages, and projected demand for
14 industrial land by industrial uses;
15
16 b. *Definitions of Manufacturing and Research and Development Laboratory:* Council
17 requests that DPD and the Office of Economic Development (OED) examine the
18 existing Land Use Code definitions for “manufacturing” and “research and
19 development laboratory” and applicable regulations to determine whether the
20 definitions and regulations are consistent with current and emerging industry
21 development practices; and
22
23 c. *Floor Area Ratio (FAR):* Council requests that DPD examine whether current FAR
24 limits are sufficient for current and projected industrial users and whether increasing
25 FAR would provide a relative advantage for industrial businesses seeking to locate in
26 Seattle.
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1 d. *Transferable Development Rights (TDRs)*: Council requests that DPD and OED

2 examine whether a TDR program within MICs and in industrial areas on the edges of

3 MICs would contribute to easing conversion pressure to non-industrial uses.

4 The Council requests that DPD report to the Urban Development and Planning (UDP)

5 Committee, or its successor committee, on their findings no later than March 31, 2009.

6
7 Section 3. Economic Analyses. The Council requests that OED and DPD update the
8 *Basic Industries Cluster Analysis Study* from 2004 with projections for future demand for
9 industrial land by subcluster. This update should also include an analysis of industrial land
10 capacity for each MIC and a map of employment concentrations for each subcluster.

11 Additionally, Council requests that OED and DPD conduct an inventory of existing land uses
12 and size of business establishments in the MICs. The Council requests that OED and DPD
13 report to the Full Council on the estimated cost of such an update and inventory with a proposed
14 work program no later than March 31, 2008.

15
16 Section 4. Freight Mobility. Decision-making related to the Alaskan Way Viaduct
17 creates a high degree of uncertainty about future freight mobility. However, it is still possible to
18 make improvements for freight mobility on local streets consistent with the Complete Streets
19 policy set out in Ordinance 122386. The Council requests that the Seattle Department of
20 Transportation (SDOT) identify a minimum of ten projects, anticipated in the Capital
21 Improvement Plan or new, designed to improve freight mobility that could be completed within
22 the next five years. The list of projects should identify approximate cost, proposed funding
23 sources, and provide a narrative describing improvement to freight mobility. Council requests
24 that SDOT present this list to the Full Council by July 31, 2008 to inform Council decision-
25 making on the 2009-2010 budget.
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1 Section 5. Stakeholder Process. The Council requests that the Executive develop a
2 stakeholder process to inform review of regulatory approaches, updates to economic analyses
3 and the inventory of existing land uses, and generation of the list of freight mobility projects, set
4 out in sections, two, three and four of this resolution. Stakeholders should include, but not be
5 limited to, property owners, industrial business owners, Georgetown residents, representatives of
6 organized labor, and representatives of effected neighborhood councils. Council requests that
7 the Executive present the proposed stakeholder process with a list of proposed participants to the
8 Full Council by March 31, 2008.
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11 Adopted by the City Council the ____ day of _____, 2007, and signed by me in open
12 session in authentication of its adoption this ____ day of _____, 2007.
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15 _____
16 President _____ of the City Council

17 THE MAYOR CONCURRING:

18 _____
19 Gregory J. Nickels, Mayor

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21 Filed by me this ____ day of _____, 2007.

22 _____
23 City Clerk

24 (Seal)
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Adopted by the City Council the 17th day of December, 2007, and signed by me in open session in authentication of its adoption this 17th day of December, 2007.

President _____ of the City Council

THE MAYOR CONCURRING:

Gregory J. Nickels, Mayor

Filed by me this ____ day of _____, 2007.

City Clerk

(Seal)



STATE OF WASHINGTON – KING COUNTY

--SS.

218881

No. RES TITLE ONLY

CITY OF SEATTLE, CLERKS OFFICE

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

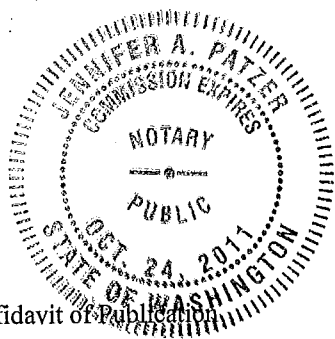
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:30935,31020,26-28,31&3

was published on

12/31/07

The amount of the fee charged for the foregoing publication is the sum of \$ 83.70, which amount has been paid in full.



Affidavit of Publication

[Signature]

 Subscribed and sworn to before me on
 12/31/07 *[Signature]*

 Notary public for the State of Washington,
 residing in Seattle

State of Washington, King County

City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following resolutions, passed by the City Council on December 17, 2007, and published here by title only, will be mailed upon request, or can be accessed electronically at <http://clerk.ci.seattle.wa.us>. For further information, contact the Seattle City Clerk at 884-8344.

RESOLUTION NO. 31034

A RESOLUTION establishing the City's intention to provide technical assistance to the Central Area Motivation Program (CAMP) in order to allow CAMP to continue providing support to poor and disadvantaged persons in Seattle's Central Area.

RESOLUTION NO. 31031

A RESOLUTION of the City Council of Seattle, concerning the condition of rental housing within the City of Seattle, and efforts to implement a program to improve the quality of rental housing.

RESOLUTION NO. 31028

A RESOLUTION relating to the redevelopment of Colman Dock, ferry terminal, encouraging coordination between Washington State Ferries (WSF) in its development of a Long-Range Plan and the City of Seattle (City) in its development of the Urban Mobility Plan, encouraging WSF to collaborate in its planning for redevelopment of Colman Dock with the City and other stakeholders, and describing City Council preliminary guidelines for WSF terminal planning and design for Colman Dock and its environs.

RESOLUTION NO. 31027

A RESOLUTION revising certain City Council procedures; adopting a new set of Rules and Procedures of the Seattle City Council to supersede those adopted by Resolution 30627.

RESOLUTION NO. 31026

A RESOLUTION establishing the Council's intention to explore additional economic development, planning and land use strategies for Seattle's industrial lands and requesting that the Executive undertake additional studies, analyses and planning endeavors.

RESOLUTION NO. 31020

A RESOLUTION setting forth the 2008 State Legislative Agenda of the City of Seattle.

RESOLUTION NO. 30935

A RESOLUTION recognizing the South Lake Union Urban Center Neighborhood Plan.

Publication ordered by JUDITH PIPPIN, City Clerk.

Date of publication in the Seattle Daily Journal of Commerce, December 31, 2007.

12/31(218881)