



City of Seattle

Edward B. Murray, Mayor

Seattle Department of Planning and Development

Diane M. Sugimura, Director

DATE: September 18, 2014

TO: Councilmember Mike O'Brien, Chair, PLUS
Councilmember Tim Burgess, Vice Chair
Councilmember Nick Licata
Councilmember Sally J. Clark

FROM: Diane Sugimura (3-3882), Tom Hauger (4-8380)

SUBJECT: Quarterly Industrial Land Update for the September 16 PLUS Committee

This memo is to provide City Council with information about the work DPD is carrying out as part of implementing City policies to maintain industrial land for industrial uses. The three areas addressed are Comprehensive Plan amendments, planning work conducted in Interbay and ongoing work in Georgetown.

Comprehensive Plan Amendments

The Executive recommended action on two amendments to the Comprehensive Plan during the 2013-2014 annual amendment cycle that would address continuing issues in the Manufacturing/Industrial Centers. Council deferred action on those amendments, requesting that DPD conduct further outreach to communities near the M/ICs. The two amendments would: 1) establish criteria for determining when the removal of land from a M/IC would be appropriate; 2) prohibit future application of the Industrial/Commercial (IC) zone in M/ICs. These are suggestions that arose from an advisory committee DPD consulted as we carried out the directive in the SODO Arena MOU to "(e)valuate the necessary policies, land uses, and zoning mechanisms, such as a Port Overlay District, to protect maritime and industrial uses and reinforce the role of the MIC as a manufacturing and industrial sanctuary."

In addition to the original advisory committee, we have consulted with the North Seattle Industrial Association, with participants in the Ballard area during the current planning process DPD is conducting, and with the stakeholders in the Interbay community as a follow-up to the planning meetings we held there. DPD will continue to work with the Mayor's Office to finalize recommendations about these policies for inclusion in the Comprehensive Plan.



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In the current (2014-2015) annual amendment cycle, Council considered and rejected two requests to docket amendments that would remove land from M/ICs – one in BINMIC and one in Ballard. These requests are part of a continuing series of proposals to reduce the amount of industrial land in the city.

Georgetown

This neighborhood is a small residential and commercial area surrounded by the Duwamish Manufacturing/Industrial Center. Because of its immediate relationship with industrially zoned land and industrial uses on all sides, the neighborhood has an interest in potential changes to regulations governing industrial land.

DPD began meeting with individuals and groups of people in Georgetown in the spring of 2014 to hear their thoughts about existing land use issues and the proposed amendments to Comprehensive Plan policies affecting the manufacturing/industrial center. DPD will work with the community in fall 2014, to determine whether the City's deferred recommendations for the Comprehensive Plan amendments for the MI/Cs should be amended in the Georgetown area.

We expect the principal product of this work in the near term will be a recommendation about the Comprehensive Plan policy amendments regarding industrial land.

Interbay and Citywide Local Production Uses Study

The Interbay study identified two land use issues. The first was a small change to the Comprehensive Plan Future Land Use Map that Council adopted this year. The second issue was apparent demand for small production spaces to house start-up industrial operations, as well as small ongoing firms – what we are calling 'local production uses.' This is a topic that has also arisen anecdotally in other neighborhoods.

DPD has contracted with Community Attributes to:

- Help us understand the extent of existing local production uses and future space demands of existing and new uses;
- Identify ways the City can encourage the preservation and growth of these uses, especially in areas adjacent to locations that are experiencing urban or residential growth;
- Identify ways to increase employment-generating uses, consistent with the City's objectives for these areas

The work will include an inventory of existing uses, and an assessment of factors that could encourage growth and expansion of these types of uses. We are expecting final results from this contract in December.