

# City of Seattle Industrial and Maritime Strategy

Puget Sound Regional Council (PSRC) event  
June 24, 2022



City of Seattle

# Manufacturing / Industrial Centers (MICs)

## Two MICs in Seattle

- Ballard Interbay Northend (BINMIC)
- Greater Duwamish (Duwamish MIC)

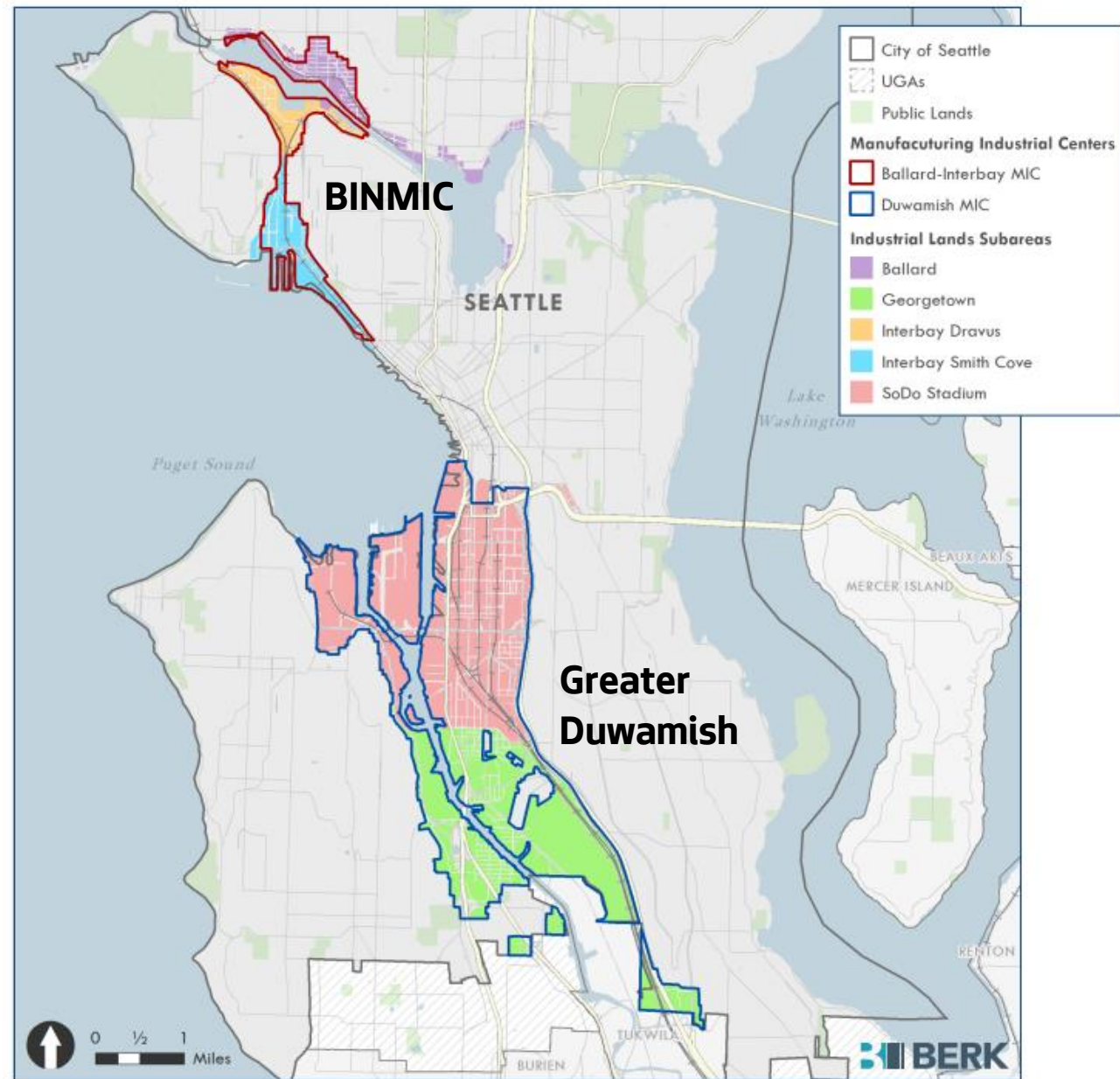
## 95,000+ jobs

- Two-thirds accessible without a 4-year degree
- Many remain unionized with quality benefits
- Starting salaries exceed \$70,000 in key fields

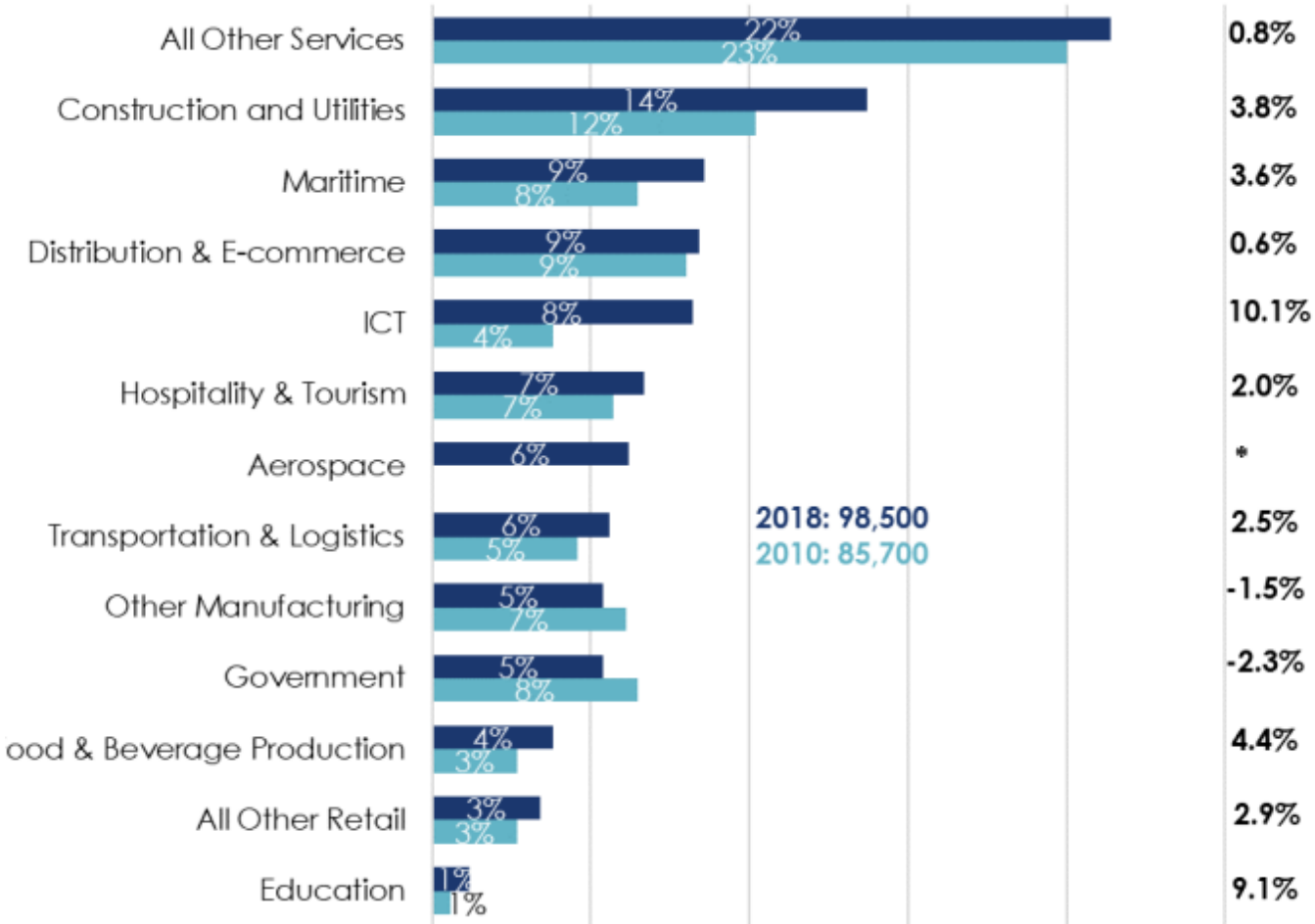
## Irreplaceable assets

- Deep water port and waterways
- Freight and rail infrastructure

## A stable economic engine



# Manufacturing / Industrial Centers (MICs)



**Jobs in industrial sectors are growing about 1.4% per year**

**55% of jobs in industrial areas are classified industrial**

**Industries experiencing significant growth in industrial areas include**

- Information Computer Technology (ICT)
- Distribution & E-Commerce
- Food & Beverage Production
- Maritime
- Construction

# Ballard Interbay Northend MIC (BINMIC)



**59.4% of land by area has an industrial land use**

## **Notable uses include:**

- Fisherman's terminal
- Seafood processing
- A brewery district
- Salmon Bay shipyards and marine support services
- BNSF railyard

# Greater Duwamish MIC



**80.4% of land by area has an industrial land use**

## **Notable uses include:**

- Container port terminals
- Logistics and distribution
- BNSF and UP railyards
- Auto dealerships and repair
- Stadiums



# Pressures on Industrial Lands



## Four new or expanded light rail stations

- SODO
- Interbay / Smith Cove
- Interbay / Dravus
- Ballard

## Requests to allow/develop housing

## Unintended 'loophole' development

- Mini storage
- Box retail
- Stand alone offices

## Emerging changes to the nature of industrial activities



# Environmental Justice



**Residential communities near MICs have borne disproportionate impacts.**

- Georgetown
- South Park

**Livability improvements are needed.**

**Partnerships to transition to cleaner, greener practices are needed.**



# Industrial and Maritime Strategy

In May 2021 an Advisory Council concluded an 18-month process and recommended a package of 11 strategies, with 85% consensus regarding the future of industry in Seattle.

Included outreach to over 100 BIPOC youth to learn about their understanding of access to jobs in maritime and industrial sectors.

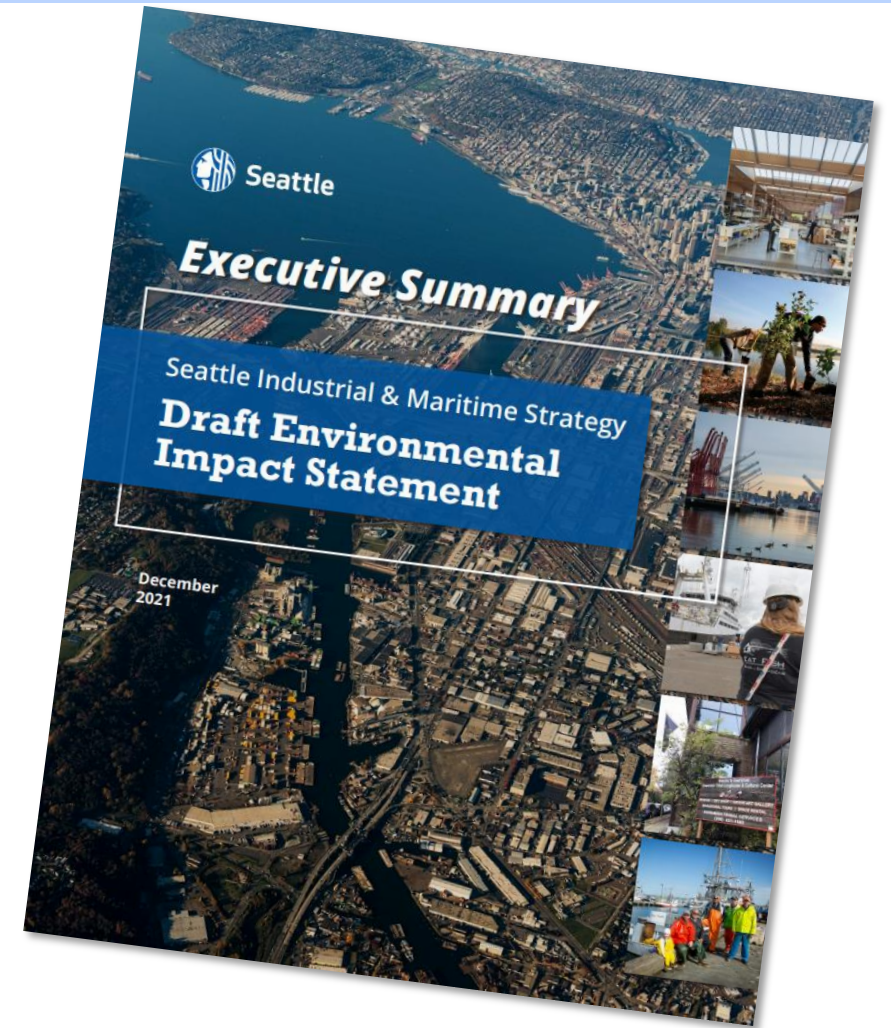
Investment Strategies	Land Use Strategies	Action Strategies
1. Workforce Investments	5. Stronger Protections	10. WOSCA & Armory
2. Public Safety Partnerships	6. Dense Industrial Development	11. Stewardship Entities
3. Transportation Investments	7. Healthy Transitional Areas	
4. Environmental Initiatives	8. No New Residential Uses	
	9. Georgetown & South Park	





# Proposed Land Use and Zoning Changes

- The City is studying changes to Comprehensive Plan land use policies and zoning rules for land in the MICs.
- A Draft EIS was released in December, 2021
- A Final EIS is expected in summer 2022
- Comprehensive Plan text policy changes and possible phase I of zoning updates are expected in 2023.
- MIC sub area plan updates will incorporate these efforts



# Proposed New Land Use Concepts

## MARITIME + MANUFACTURING + LOGISTICS

Strengthen established economic clusters to protect economic diversity and opportunity

## INDUSTRY + INNOVATION

Support modern industrial innovation and capitalize on major transit investments

## URBAN INDUSTRIAL

Foster vibrant districts that support local manufacturing and entrepreneurship

The City's Comprehensive Plan and zoning code would be changed to reflect these new land use concepts.



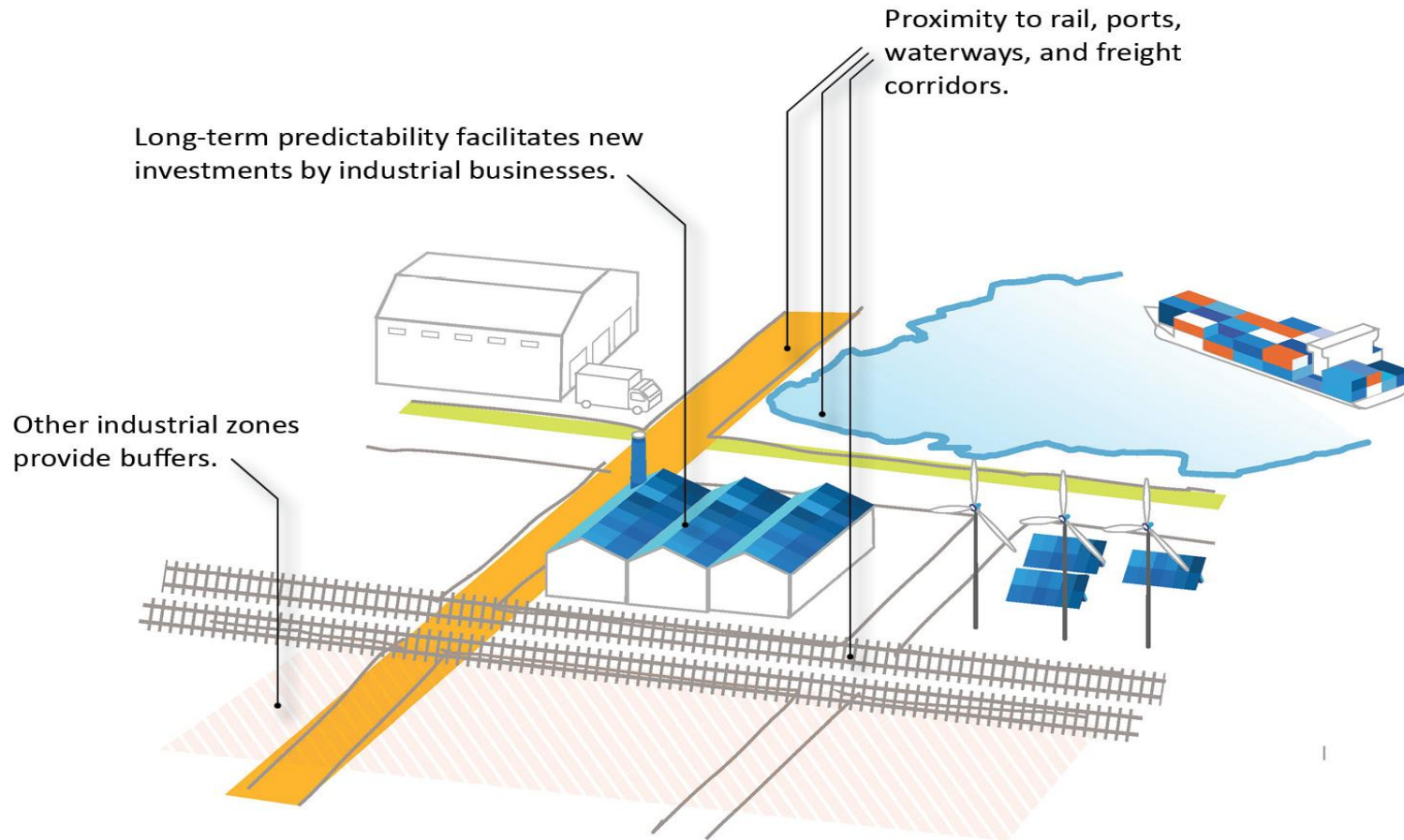
## MARITIME + MANUFACTURING + LOGISTICS

Strengthen established economic clusters and expand equitable access to jobs

- Strengthen policies that prioritize long-term vibrancy of **maritime, manufacturing, and logistics** clusters, especially for areas where these uses rely on essential infrastructure (Port, Rail, Freight Routes) for intermodal transportation.
- Increase **equitable access** to the quality jobs and business opportunities that are made possible by industrial lands, particularly for BIPOC.
- Establish **extremely stringent thresholds** for current or future decisionmakers to change land use maps in ways that negatively impact lands that support maritime, manufacturing and logistics clusters.
- Promote visibility and public information that **celebrates industrial and maritime sectors**.
- **Close zoning loopholes** that allow for conversion to incompatible uses (i.e. box retail).



# Maritime, Manufacturing and Logistics (MML)





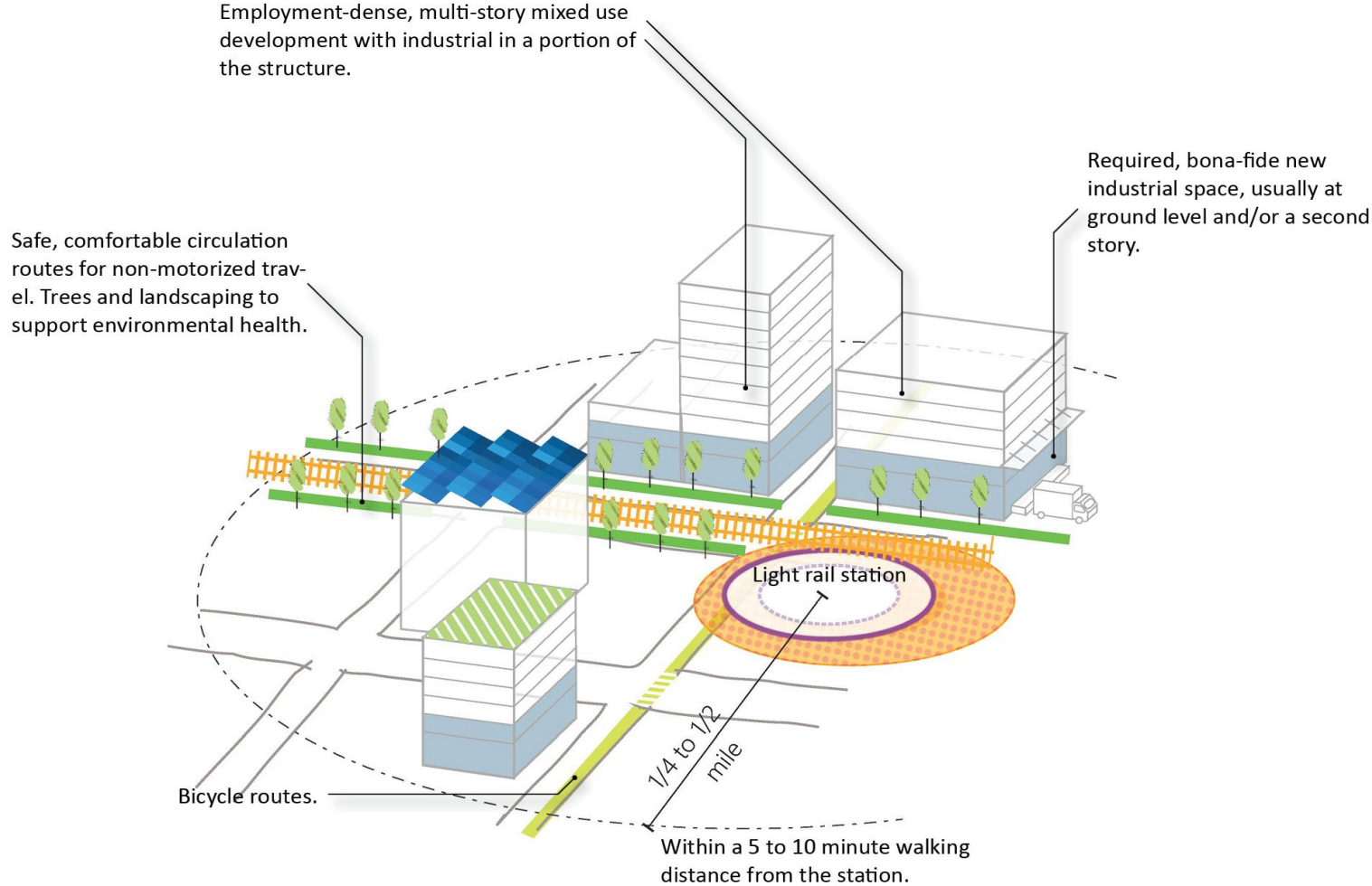
## INDUSTRY + INNOVATION

Support economic innovation  
and capitalize on emerging opportunities

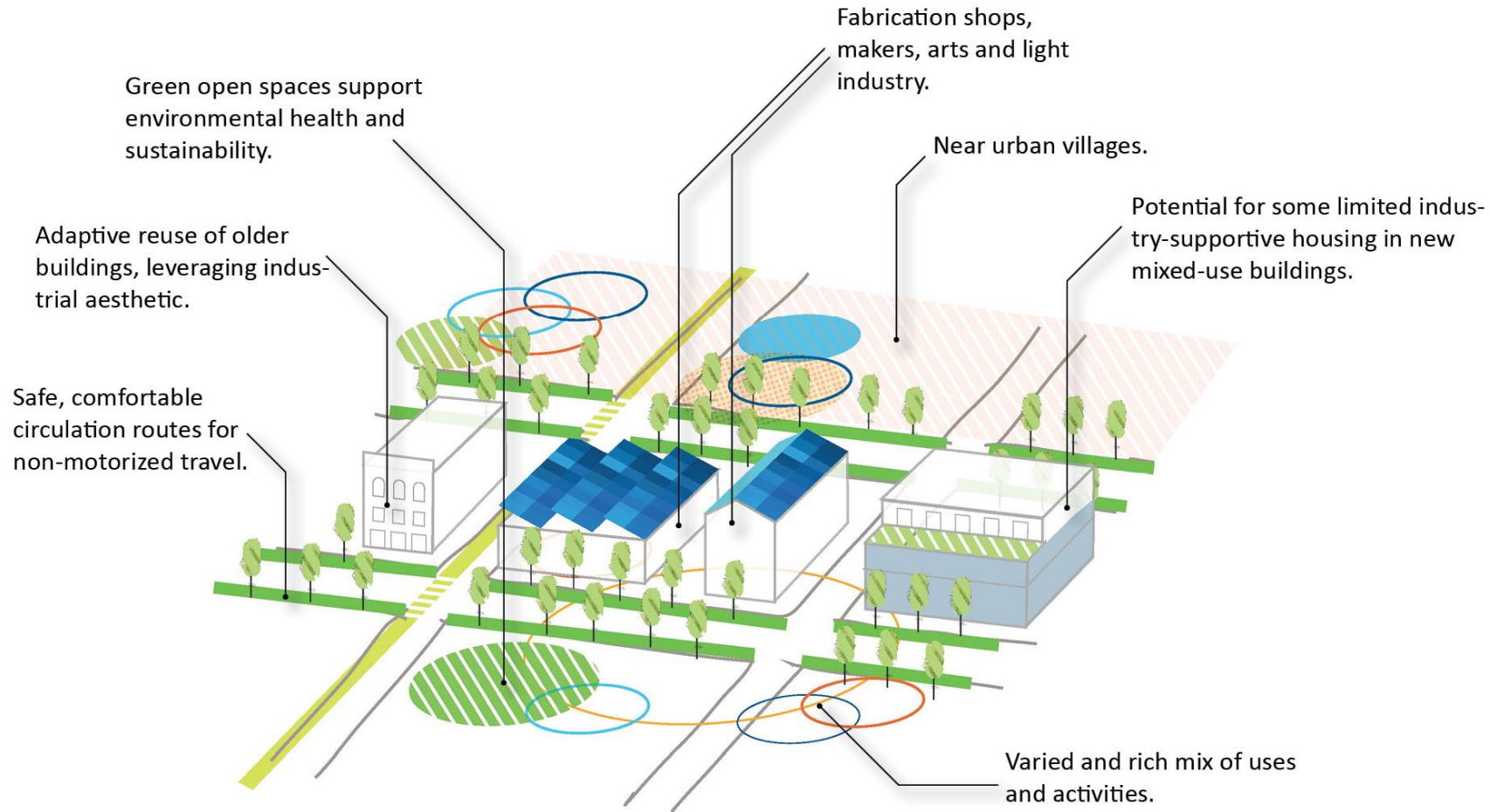
- Provide for areas in M/ICs that foster **innovation in industry**, by allowing the presence of design, office and research activities in some areas, if combined with light industrial activities.
- Encourage **employment-dense activities** in multi-story buildings with more development capacity than the existing zoning, especially near high-capacity transit stations.
- **Spur investments** that can upgrade infrastructure and improve safe multi-modal connections.
- Generate **new, bona-fide industrial space** that can meet the needs of growing businesses to expand in Seattle.



# Industry and Innovation (II)



# Urban Industrial (UI)










## URBAN INDUSTRIAL

Foster vibrant districts that support a mix of local manufacturing production and sense of place

- Designate **industrial makers space districts** that may be appropriately located at transitions from industrial to commercial and residential areas and places traditionally zoned for buffer purposes.
- Encourage a vibrant mix of uses and **relatively affordable, small-scale industrial and arts spaces**.
- Higher standards for landscaping, street improvements and zoning that encourages urban format buildings.
- Increase employment and entrepreneurship **opportunities for residents of nearby communities** (i.e. South Park / Georgetown), in makers space districts close to those communities.
- Consider the allowance of a **limited quantity of affordable workforce housing**, targeted to employees in maritime / industrial / logistics sectors.



# Potential Updated Industrial Zoning

-  **Maritime, Manufacturing and Logistics zone: 86%**
-  **Industry/Innovation zone: 8%**  
½ mile radius from light rail stations and current Industrial Commercial areas.
-  **Urban Industrial zone: 6%**  
Near urban villages and neighborhood areas.
-  **New Mixed Use zones.** Georgetown, South Park, Judkins Park, Ballard.
-  **Retain Industrial Commercial.**  
Outside of MICs.



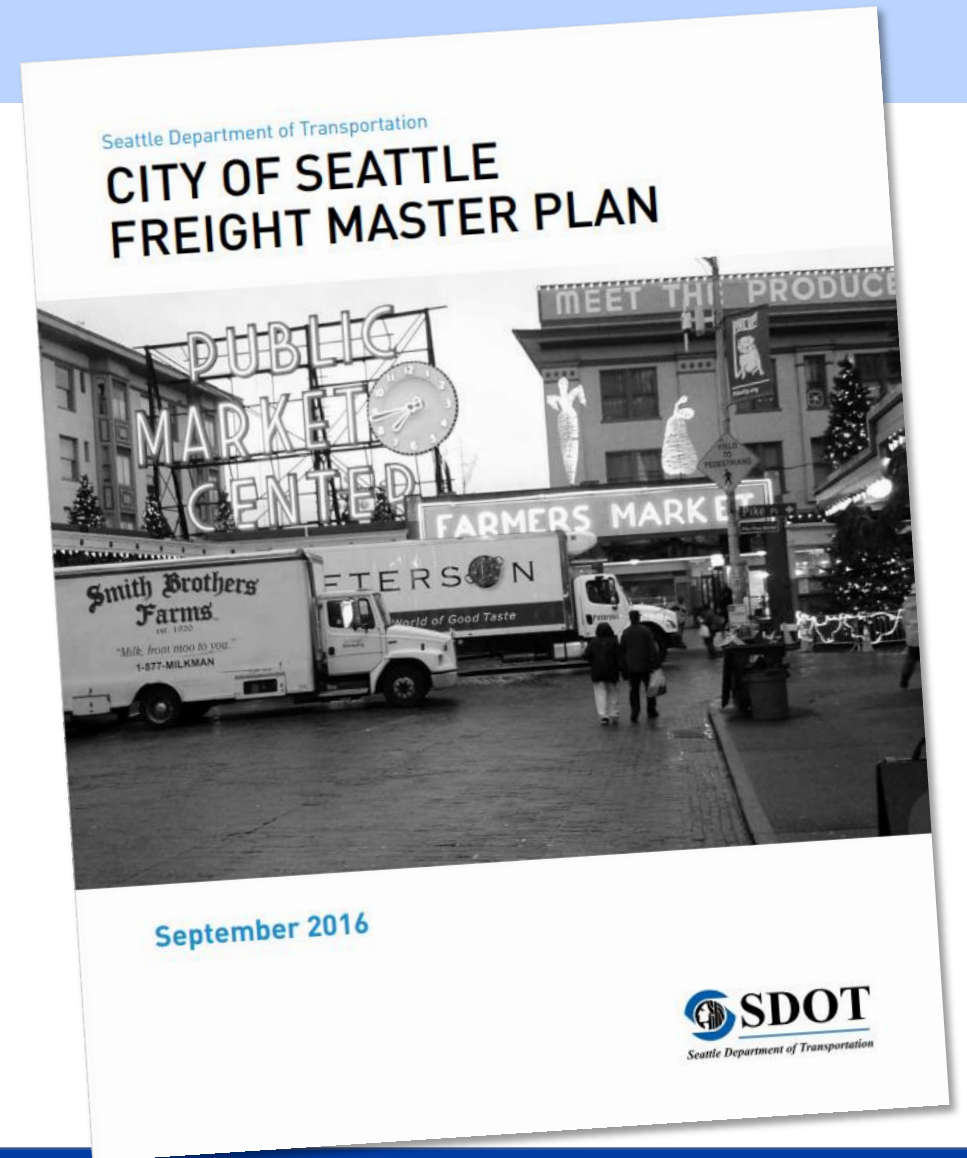
# Corresponding Investments

## Freight-Supportive Mobility Investments

- Currently exploring freight priority allocations in Seattle's transportation levy renewal (2024/25).
- Electric truck charging stations
- Truck-only parking regulations

## Workforce Development

- Increased allocation for employer-based career connected learning in the 2022 budget.



# Thank You

Geoff Wentlandt, AICP  
Land Use Policy Manager  
Office of Planning and Community Development (OPCD)  
[Geoffrey.Wentlandt@Seattle.gov](mailto:Geoffrey.Wentlandt@Seattle.gov)

[Industrial and Maritime Strategy - OPCD | seattle.gov](#)

[Duwamish Valley Program - Environment | seattle.gov](#)

