

Georgetown and South Park Community Engagement

Industrial Maritime Strategy and Other Community Investments



City of Seattle

Manufacturing / Industrial Centers (MICs)

Two MICs in Seattle

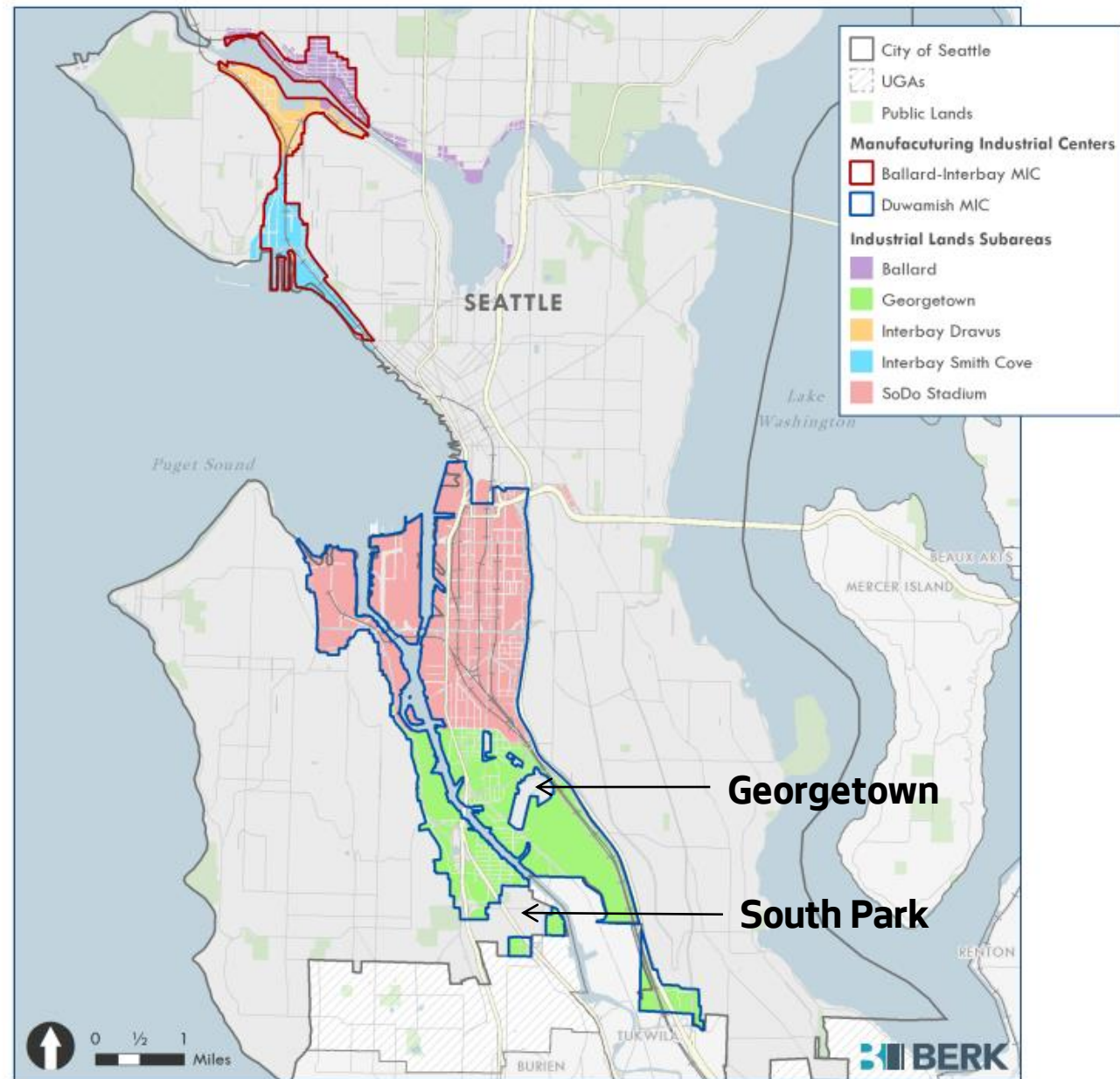
- Ballard Interbay Northend (BINMIC)
- Greater Duwamish (Duwamish MIC)

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

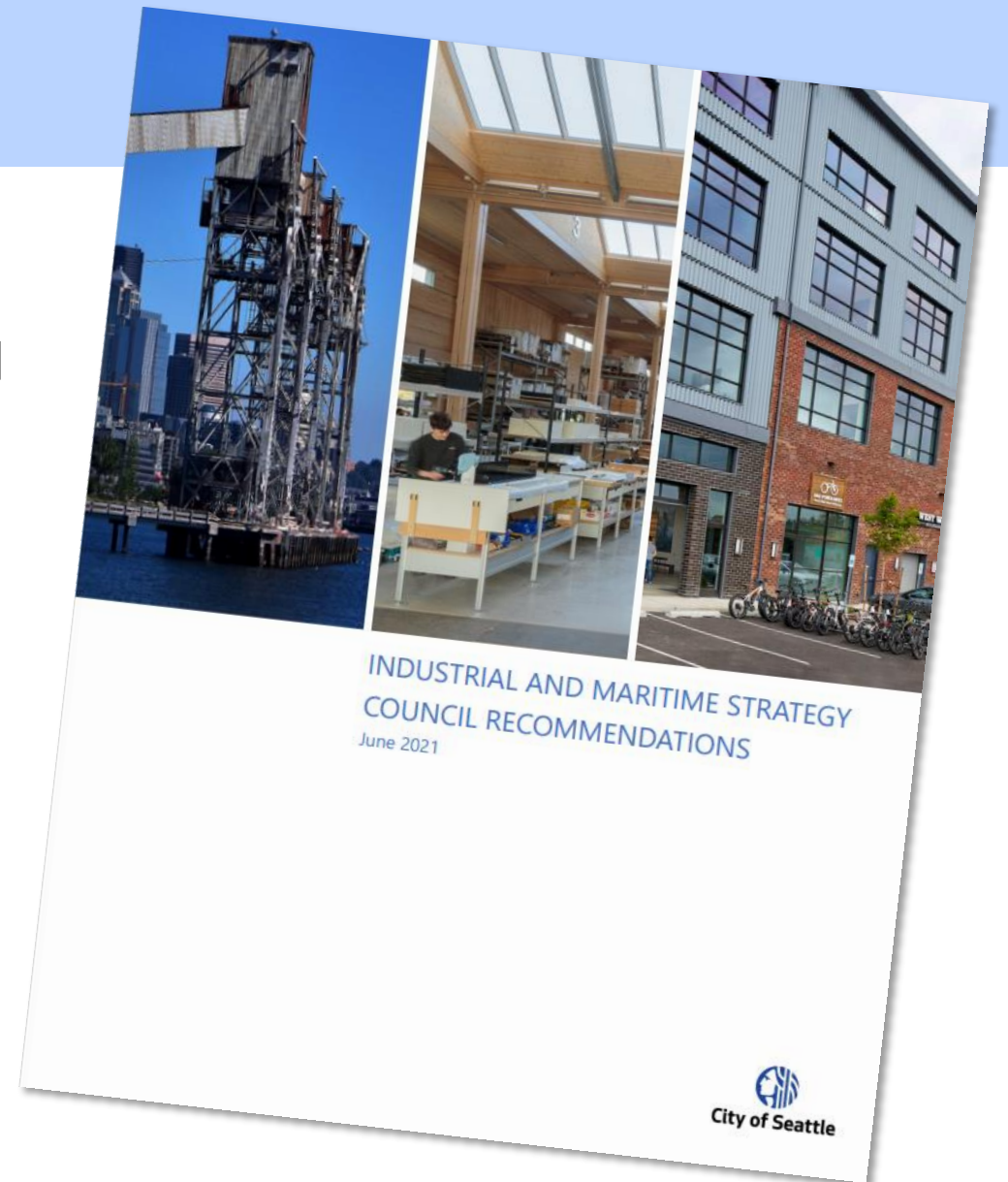
Irreplaceable assets

- Deep water port and waterways
- Freight and rail infrastructure



Industrial and Maritime Strategy

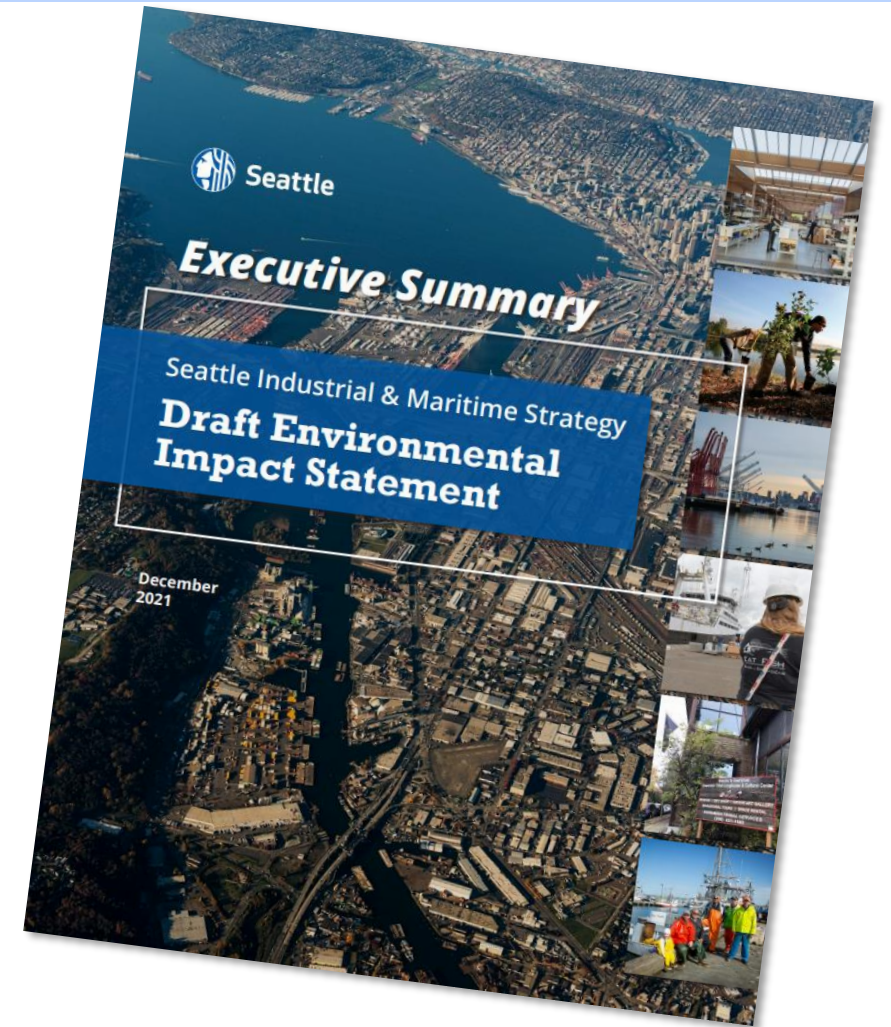
- The City is studying changes to zoning rules for land in the MICs.
- The changes could affect:
 - Types and sizes of new buildings
 - The kinds of activities that are allowed
- An Environmental Impact Statement (EIS) is prepared before changes are approved.



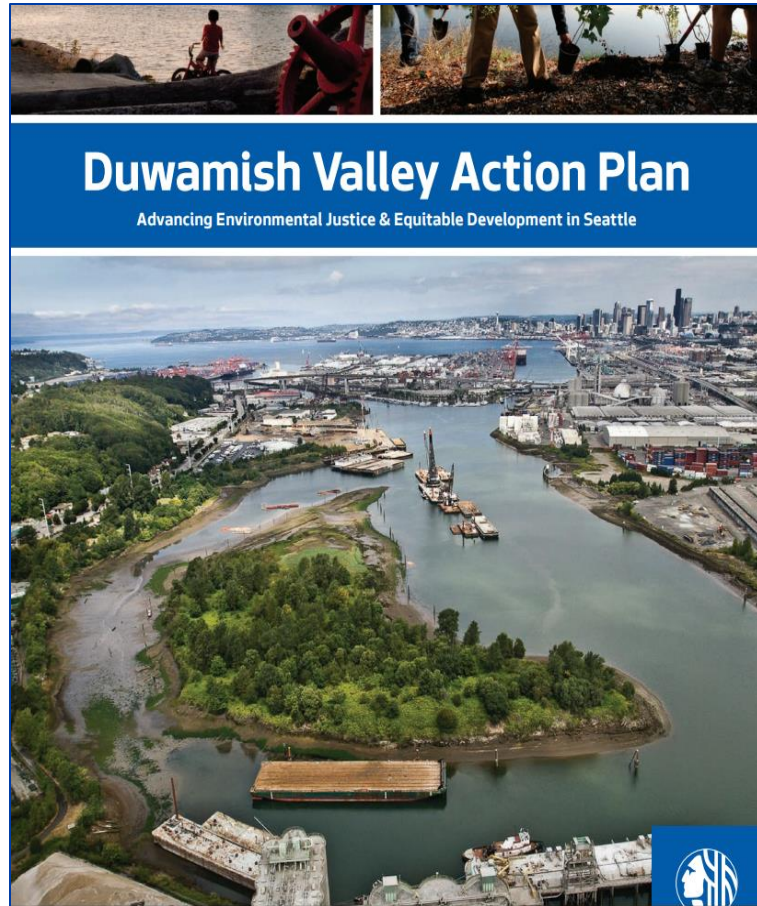
Environmental Impact Statement (EIS) Alternatives

An EIS studies a range of alternatives to:

- Identify potential adverse impacts on the built and natural environment.
- Learn about trade-offs of policy choices.
- Compare action alternatives to a no-action alternative.



Duwamish Valley Action Plan



The City is working with community on other investments in parallel with the Industrial and Maritime strategy.

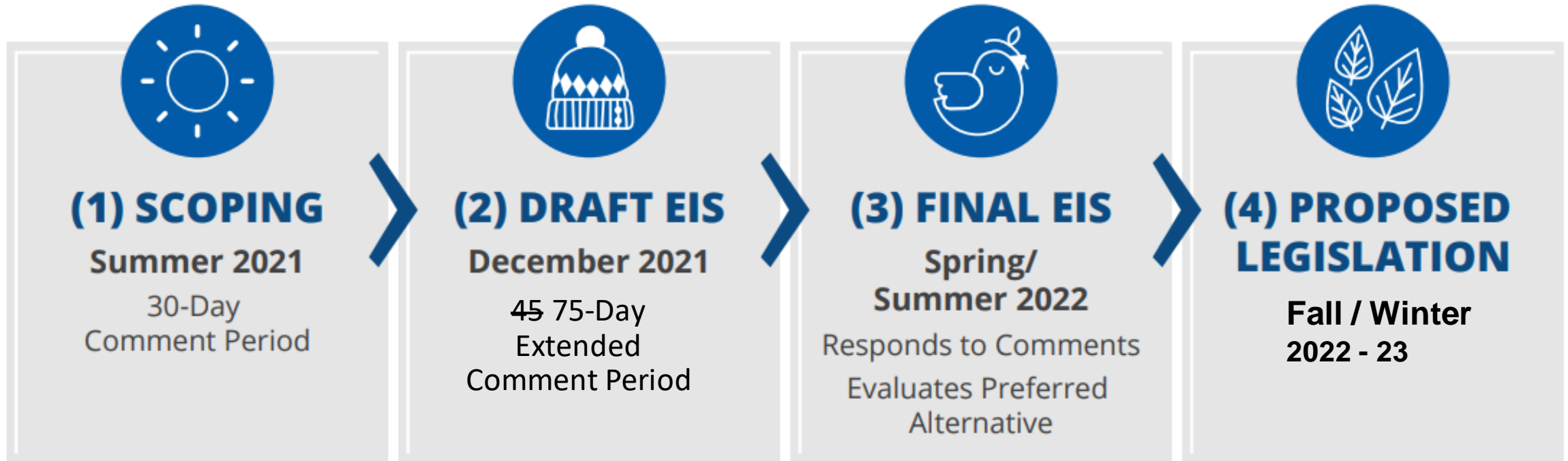


Aligned Investments

- New and renovated parks
- Affordable housing
- New and renovated community spaces
- Drainage and water
- Mobility



Environmental Impact Statement (EIS) Process



The City extended the Draft EIS comment period an additional 30 days to March 2. Special extension for Georgetown and South Park communities to **April 15th**.

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

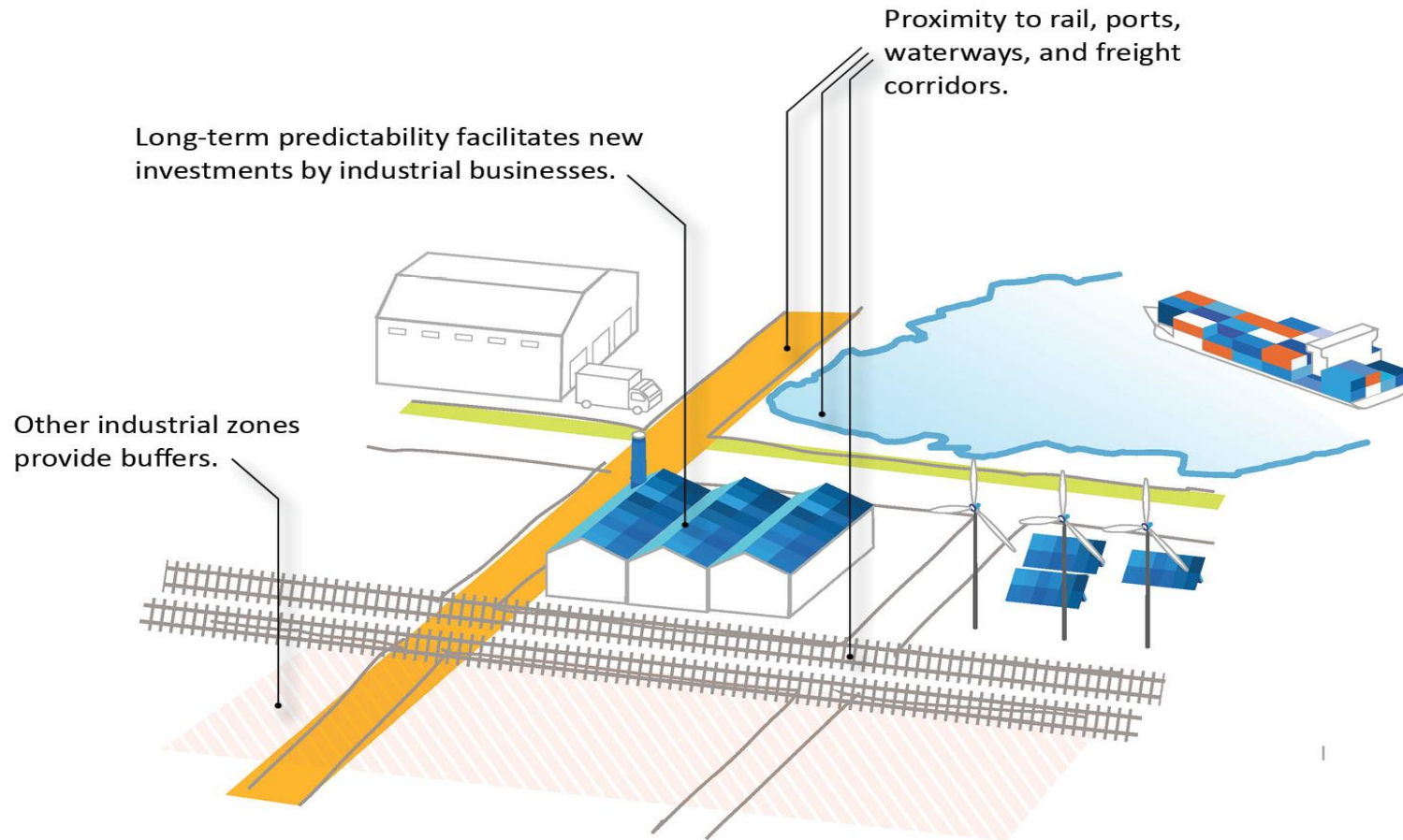
URBAN INDUSTRIAL

Foster vibrant districts that support local manufacturing and entrepreneurship

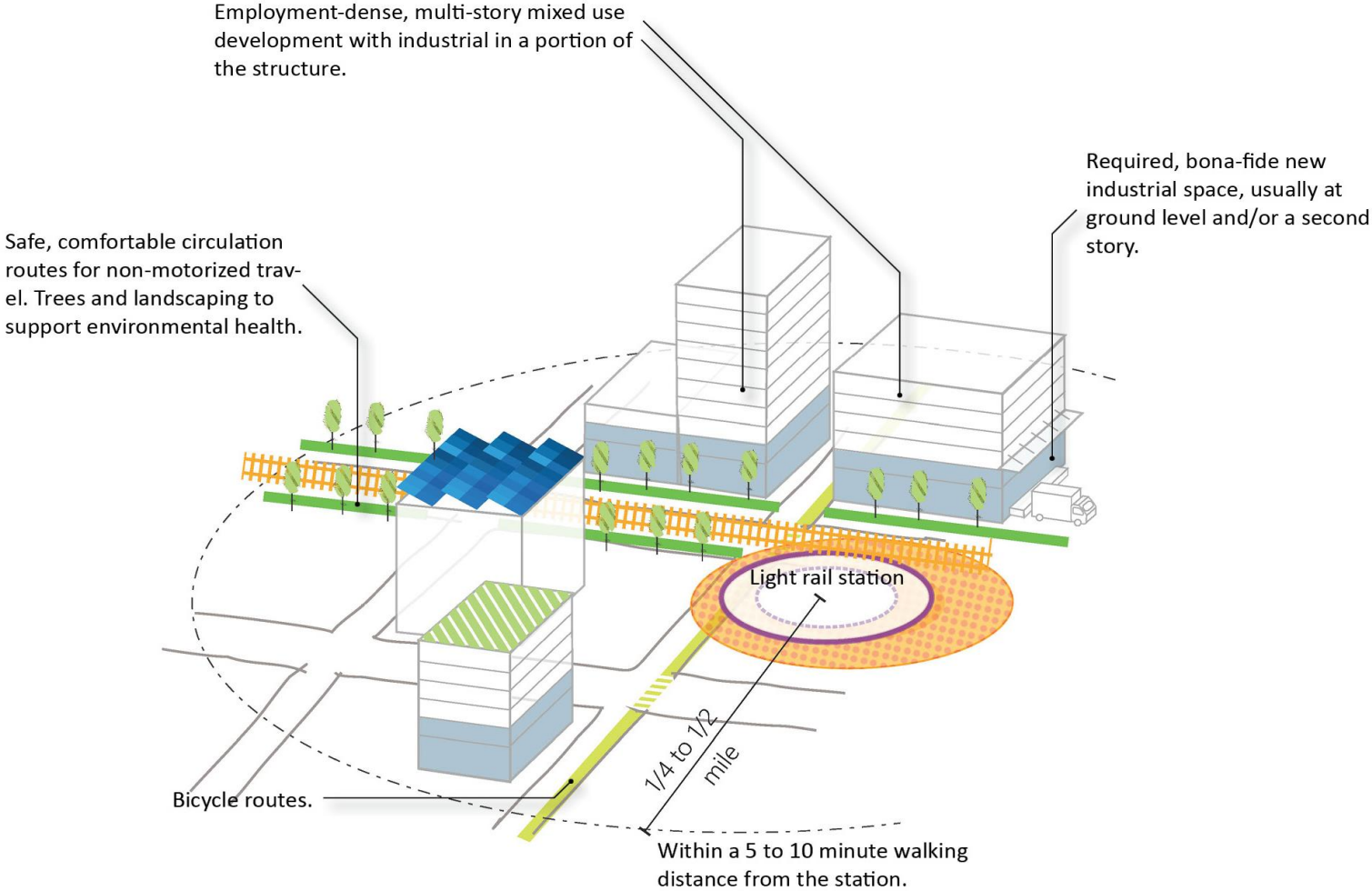
The City's Comprehensive Plan and zoning code would be changed to reflect these new land use concepts.



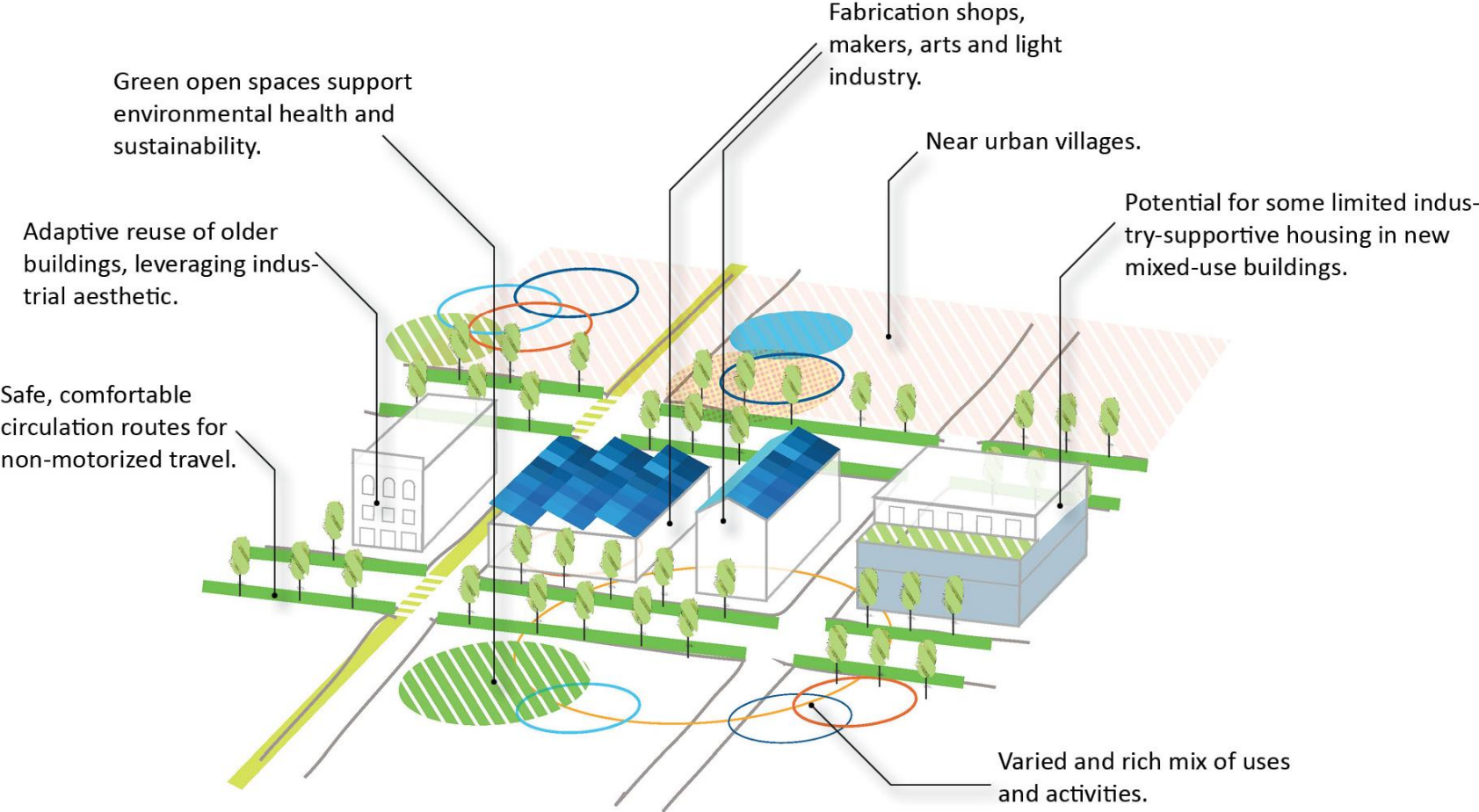
Maritime, Manufacturing and Logistics (MML)



Industry and Innovation (II)

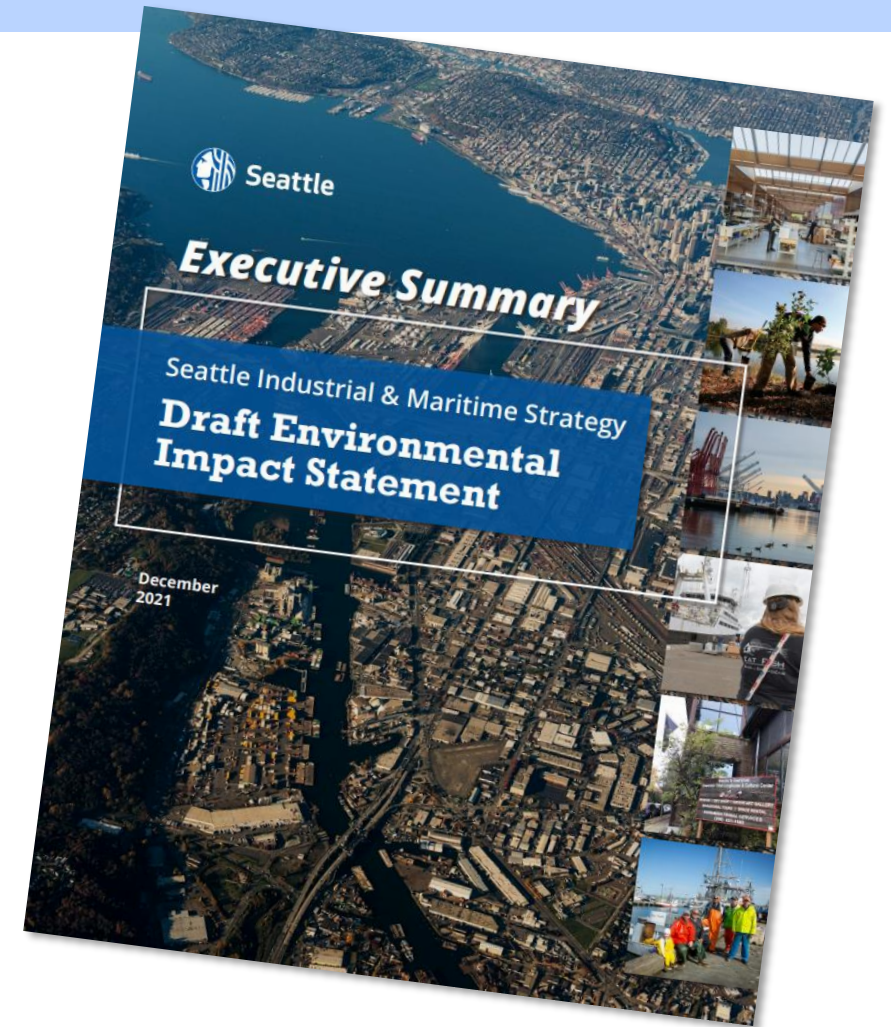


Urban Industrial (UI)






Elements Studied in the Draft EIS

- Soils/Geology
- Noise
- Air Quality
- Contamination
- Parks and Open Space
- Transportation
- Water Resources
- Plants and Animals
- Light and Glare
- Land and Shoreline Use
- Housing
- Historic, Archeological, and Cultural Resources
- Public Services
- Utilities

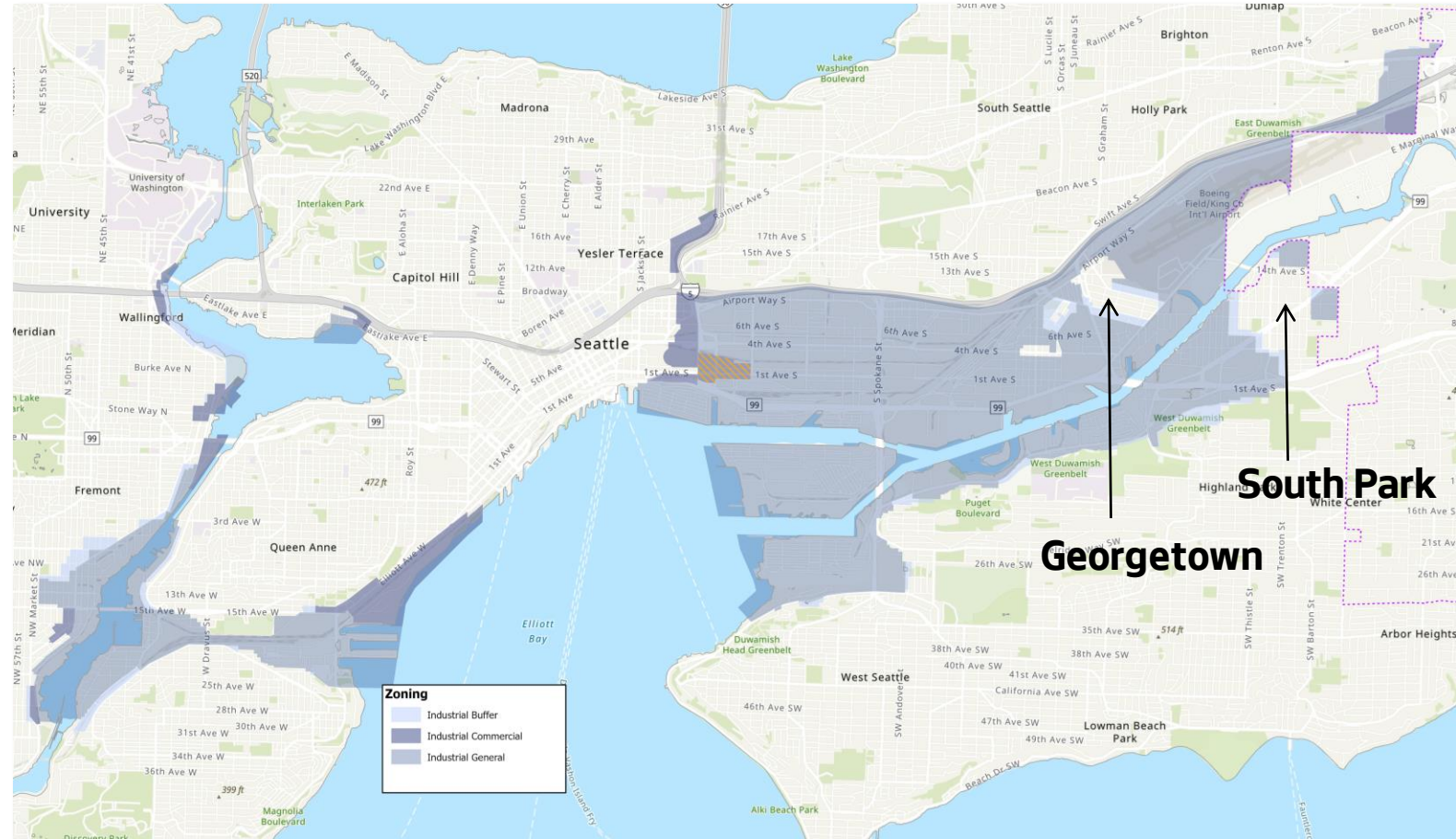


Draft EIS Alternative 1 - No Action

-  Industrial General: 90 %
-  Industrial Commercial: 5%
-  Industrial Buffer 5%


Existing zoning and land use policies.


No new residential uses are permitted other than existing provisions for Caretakers/Artists Studios



Draft EIS Alternative 4 - Expanded - Future of Industry

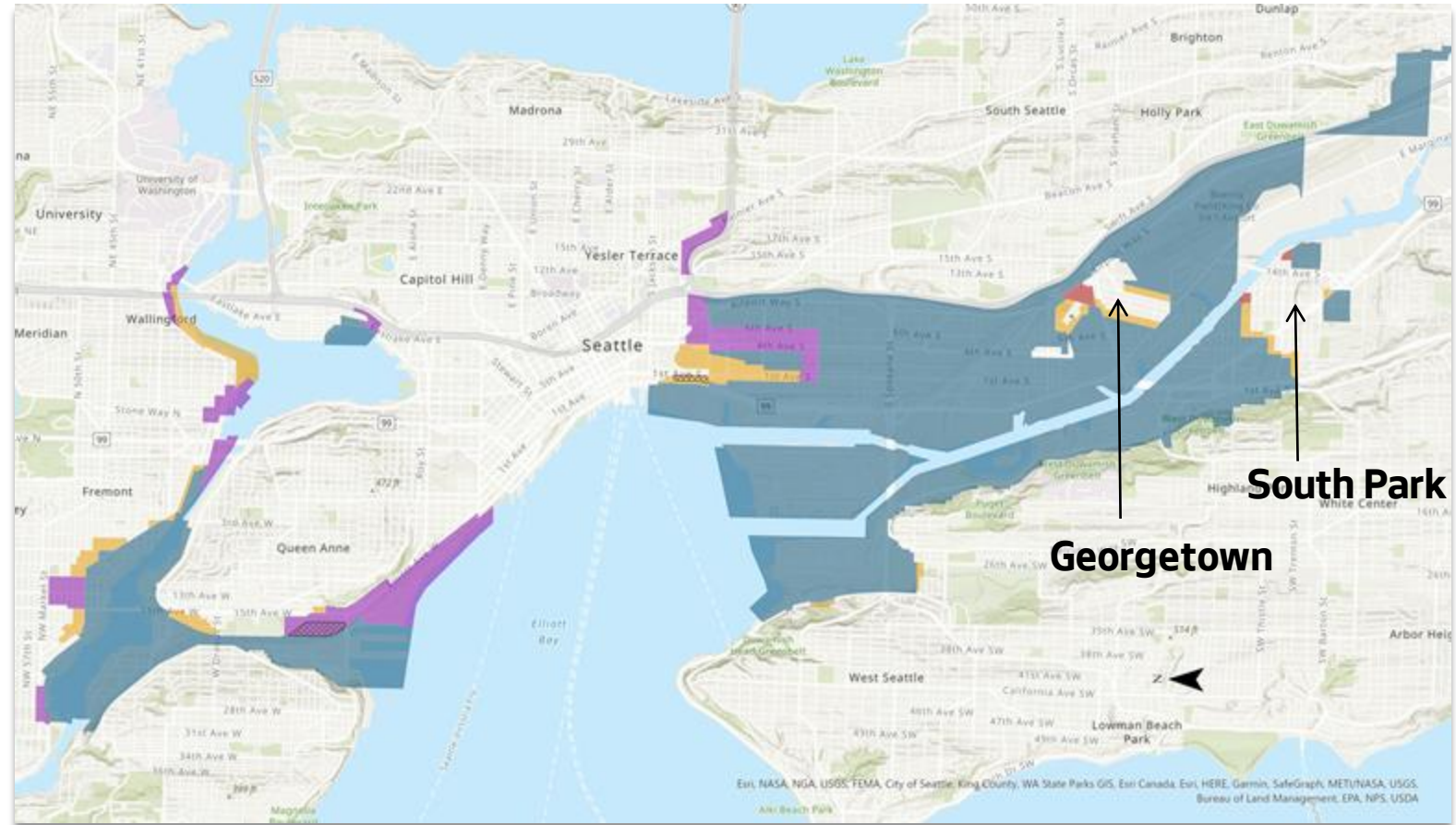
 **Maritime, Manufacturing and Logistics zone: 86%**

 **Industry/Innovation zone: 8%**
Greater than ½ mile radius from light rail stations and current Industrial Commercial areas.

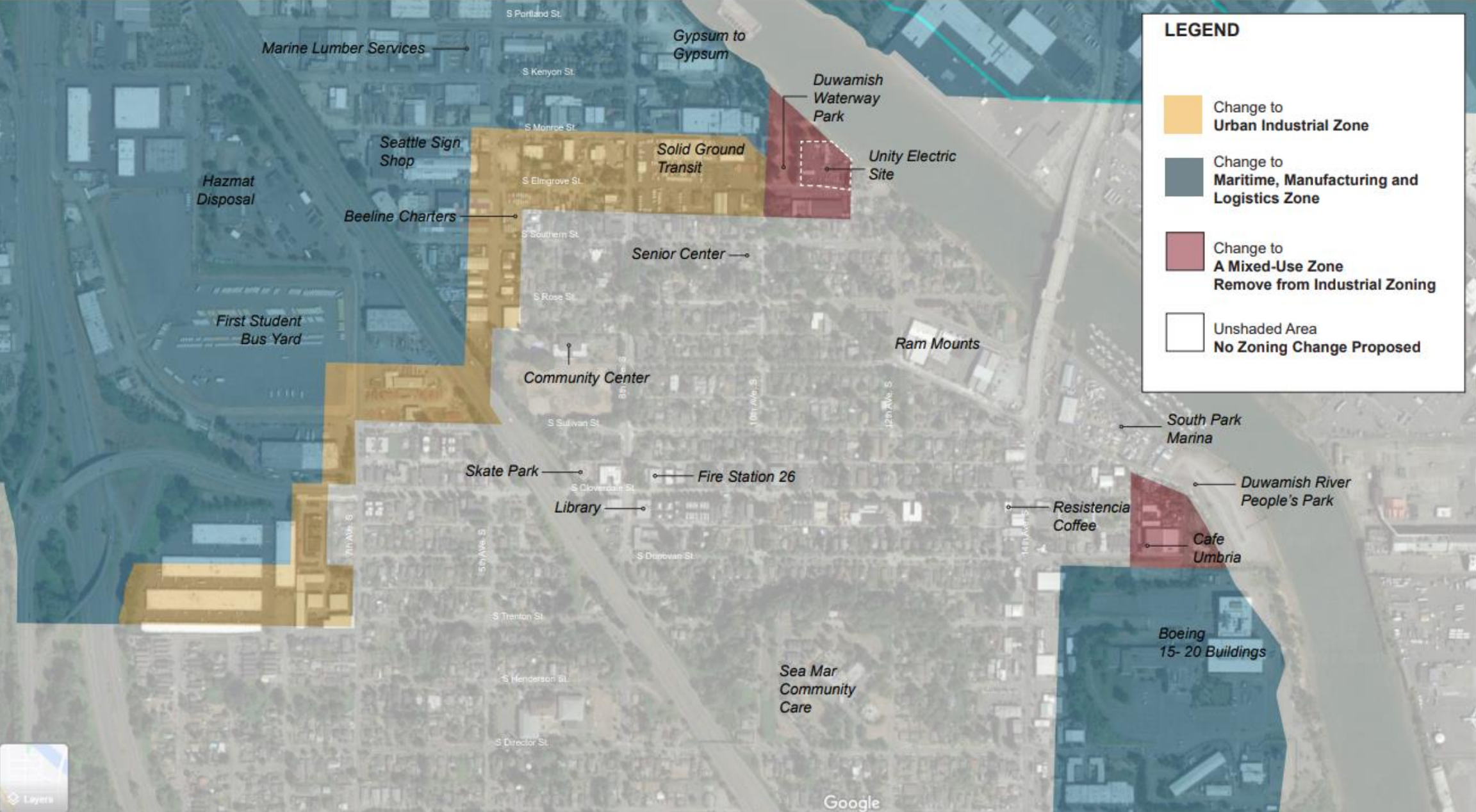
 **Urban Industrial zone: 6%**
Includes expanded industry supportive housing with potential for ~2,000 units.

Removes focused land in Georgetown and South Park from the MIC.

Permits lodging in the Stadium Transition Area Overlay District



EIS Alternatives 3 and 4 - South Park



LEGEND

- Change to **Urban Industrial Zone**
- Change to **Maritime, Manufacturing and Logistics Zone**
- Change to **A Mixed-Use Zone Remove from Industrial Zoning**
- Unshaded Area **No Zoning Change Proposed**



Google

Unity Electric Site Planning

1. Use "Principals of Public Space for Communities of Color"
2. Support community priorities
 - Community supportive services
 - Open spaces and access to the river
 - Restore aquatic habitat
 - Cultural activities and uses
3. Create a consensus-based site plan.
4. Develop environmental cleanup strategy.



Impacts and Mitigation

- **Impacts** are changes to the environment that result from the land use proposal.
- The Draft EIS shows impacts that result from each alternative.
- The Draft EIS also shows what happens if nothing is changed.
- **Mitigations** are action that can reduce negative impacts to make them less harmful.
- Sometimes mitigations eliminate negative impacts.
- Sometimes mitigations reduce but don't eliminate impacts.



Air Quality

Impacts

Pollutants under all alternatives will decrease in the future.

- Decrease are because of requirements in industrial operating permits and better vehicle and vessel emissions control.
- Greenhouse gas emissions will decrease under all action alternatives but will decrease more under the no action alternative.

Mitigation

- Apply Seattle Energy Code and 2013 Climate Action Plan and 2018 strategy to new buildings.
- More vehicle charging infrastructure for commercial and industrial vehicles.
- Accelerate electrification of terminals and docks on Seattle waterways.
- Separate residences and sensitive uses from freeways, railways, and port facilities.



Transportation

Impacts

- Traffic volumes and travel times increase due to growth throughout the city. This occurs if no changes are made and with the action alternatives.
- The potential changes will result in more people biking, walking in areas with incomplete infrastructure.
- These impacts would be worse under alternatives 3 and 4 because of greater growth.

Mitigations

- Invest heavily in bicycle and pedestrian improvements especially in areas where there will be more growth.
- Implement transportation systems management and operations improvements



Open Space and Recreation

Impacts

- The potential changes will increase demand on existing parks due to increased employment.
- New open space would be needed to meet city standards under the alternatives with the greatest change.
- Removal of land from industrial zones in South Park would increase access to the river.

Mitigations

- Apply better landscaping and tree planting requirements in the new Urban Industrial zone.
- Create linear parks and trails and increase connectivity between parks.
- Continue planning by the Seattle Parks District to address needs.



Noise

Impacts

- Noise levels within South Park and Georgetown exceed the Department of Housing and Urban Development standard for residential areas.
- Traffic on roads is expected to continue to be the primary source of noise and would increase with new development.

Mitigations

- Require project specific noise impact assessments.
- Limit proximity of new residential development to major noise sources.
- Require higher noise protection standards in new residential buildings.



Comment on the Draft EIS

Comment About:

- Where additional analysis is needed
- If information is incomplete or needs correction
- How alternatives can be modified or improved
- **Potential mitigation**

Note: Existing community priorities could be effective mitigations.



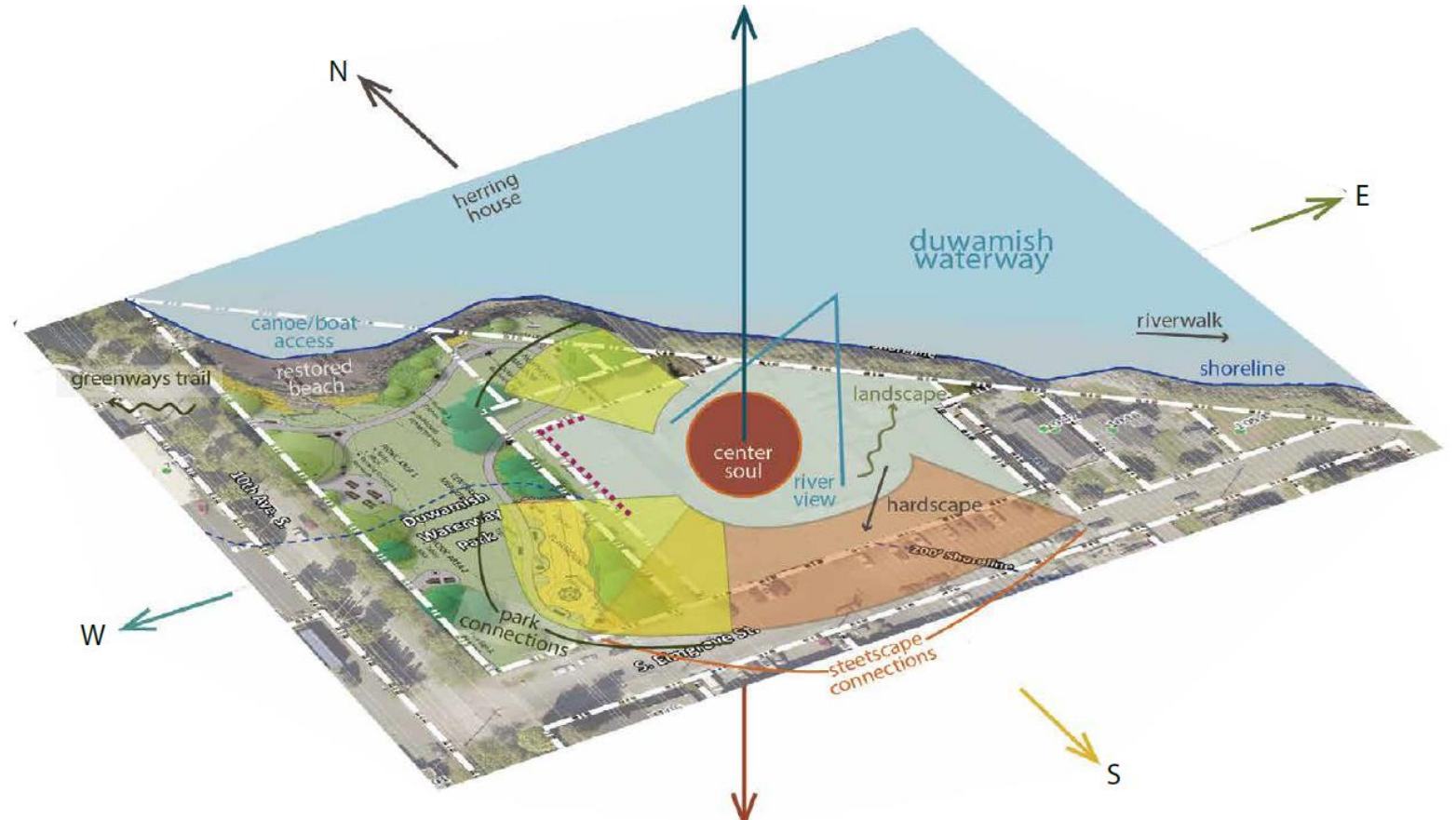
Comment on the Unity Electric Site Plan

What are your priorities?

- Community Supportive Services?
- Open Spaces and River Access?
- Aquatic Habitat?
- Cultural Activities?
- Other?

Where should these be located, and how they relate to each other?

Indigenous Mapping



To review the Draft EIS, supporting materials, and comment:

- [Industrial and Maritime Strategy - OPCD | seattle.gov](https://www.seattle.gov/opcd/Industrial-and-Maritime-Strategy)

To read about the Duwamish Valley Program actions:

- [Duwamish Valley Program - Environment | seattle.gov](https://www.seattle.gov/environment/Duwamish-Valley-Program)

