

# Policy Considerations: Manufacturing Land Uses & Jobs (EV-G & EV-H)

## Topic: Manufacturing Land Uses & Jobs

**Policy question:** Strengthen protections for manufacturing land uses and jobs or allow for additional flexibility in manufacturing and industrial areas?

There is a tension between protecting manufacturing land uses and jobs and increasing use flexibility in manufacturing in industrial areas, which face pressure to change and redevelop.

## History

Manufacturing, particularly aerospace-related advanced manufacturing, is one of Redmond’s key business clusters. Manufacturing and industrial land uses make up 6.7% of Redmond’s total land use, 8.3% of jobs in Redmond, and 10% of jobs in the Puget Sound region. Manufacturing jobs declined more than other Redmond jobs sectors, at 14 percent (1,273 jobs) between 1995 and 2019.

	1995 Redmond Jobs	1995 % of total Redmond Jobs	2019 Redmond Jobs	2019 % of total Redmond jobs	Change in Jobs	% Change over time
<b>Manufacturing</b>	9,226	19.5%	7,953	8.3%	(1,273)	-14%
<b>TOTAL REDMOND JOBS</b>	<b>47,405</b>	<b>100%</b>	<b>95,501</b>	<b>100%</b>	<b>48,096</b>	<b>101%</b>

Manufacturing and industrial zoning helps keep prices for industrial land and buildings lower than land and buildings in commercial and mixed-use zones. This makes land and buildings in such zones attractive for investment speculation for non-industrial uses. In zones where manufacturing and industrial uses compete with commercial, office, and residential uses, the latter can command higher rent, making it harder for industrial businesses to be profitable or new businesses to locate there.

## Trends

Manufacturing Locations: The Willows Road corridor includes light manufacturing and the Southeast Redmond area is home to manufacturing, research and development, light industry, wholesale, assembly, and distribution businesses.

Types of Manufacturing & Industrial Uses: Redmond continues to attract high tech businesses with a growing research and development and technology manufacturing base that support these businesses. Additionally, there has been a trend to see these spaces be utilized by beer and wine tasting rooms, and a desire for more boutique uses such as artisan work and sales space.

## Stakeholder Feedback

Providing for flexibility: “Makers spaces”; co-working warehousing; limited retail; and ‘just in time’ manufacturing support small-business, tech-friendly practices, and builds resiliency. Plan for flexible spaces for office, manufacturing, and retail to be ready for changes in the market.

Living wage jobs: Manufacturing jobs are living wage, middle income jobs. From one stakeholder: “The city not only needs to maintain the accommodating zoning but also create an environment that supports manufacturing. This ripples into transportation, ease of commuting, permitted adjacent uses, environmental, etc.”

Analysis

EV-G Maintain Manufacturing Land Uses & Jobs			
EV-H - Review policies for “Artisan and Craft ” businesses that blend light manufacturing and retail zones and support makers spaces.			
Option	1: Strengthen policy protections for manufacturing land uses and jobs to prevent encroachment from other development demands and pressure.	2: Allow for more use flexibility within the Manufacturing Park land use designation or change the land use designation for some areas currently designated Manufacturing Park , to allow more supporting, accessory, and complementary uses.	3. Maintain existing policies for Manufacturing and Industrial land uses.
<b>Potential Strategies</b>			
Potential Strategies	<ul style="list-style-type: none"> <li>• <u>Pursue Industrial Center Designation in SE Redmond</u>: Demonstrates commitment to ongoing manufacturing and industrial land uses and makes the area more competitive for transportation funding from PSRC and King County.</li> <li>• <u>Limit Non-Industrial Uses</u>: Uses policies and implementing regulations, such as size restrictions for office and retail uses in certain zones; refines definitions for consistency with emerging trends &amp; best practices; outright prohibition of certain uses &amp; conditional uses to preserve land uses.</li> <li>• <u>Business Assistance for Key Industries</u>: Uses incentives such as economic development loan programs and business assistance services that target emerging industries.</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Adjust Manufacturing Park policies</u>: Maintains intent of these areas while allowing for additional uses that are supportive of emerging industry trends and needs of artisan or craft enterprises.</li> <li>• <u>Flexibility Near Transit</u>: Adds opportunities for more flexibility in manufacturing areas near frequent transit (TOD areas).</li> <li>• <u>Limit Non-Industrial Uses Through Regulation</u>: Uses policies and implementing regulations, such as size restrictions for office and retail uses in certain zones; refines definitions for consistency with emerging trends &amp; best practices; outright prohibition of certain uses &amp; conditional uses to preserve land uses.</li> <li>• <u>Expand Mixed Use Land Use Designations</u>: Let the market determine the best use for the lands that are currently designated for manufacturing.</li> </ul>	<ul style="list-style-type: none"> <li>• <u>No Change</u>: Maintains existing policies for manufacturing and industrial land uses.</li> </ul>
<b>Themes Analysis</b>			
Equity & Inclusion	Better preserves legacy businesses and living-wage jobs  Keeps price/sq foot manageable for manufacturing	Provides for flexibility that supports emerging, existing, small-, women-, and BIPOC-owned businesses  Land for manufacturing uses may become less affordable as broader uses are allowed	Preserves existing land uses and living wage jobs as far as the market will allow
Sustainability	May impede redevelopment to uses favored by market forces alone	May support 10-minute communities	

<p><b>Resiliency</b></p>	<p>Provides clarity and long-term reassurance to manufacturing businesses</p>	<p>Flexibility can provide for unforeseen changes in the market</p> <p>Provides retail options to expand viability for manufacturing businesses such as pottery, small batch food, tasting rooms</p> <p>May move away from traditional manufacturing &amp; industrial jobs, increasing the diversity of job types</p>	
<p><b>Other Considerations</b></p>	<p>Protection of these land uses would direct non-industrial uses to other areas of the city</p>		