

Ballard - Interbay Land Use Corridor Study

Interbay Zoning Alternatives February 13, 2013

Support manufacturing as a source of jobs and innovation.

Recognize industrial land close to downtown as a unique asset and opportunity.

Reimagine underutilized lands to capitalize on emerging trends and demand.

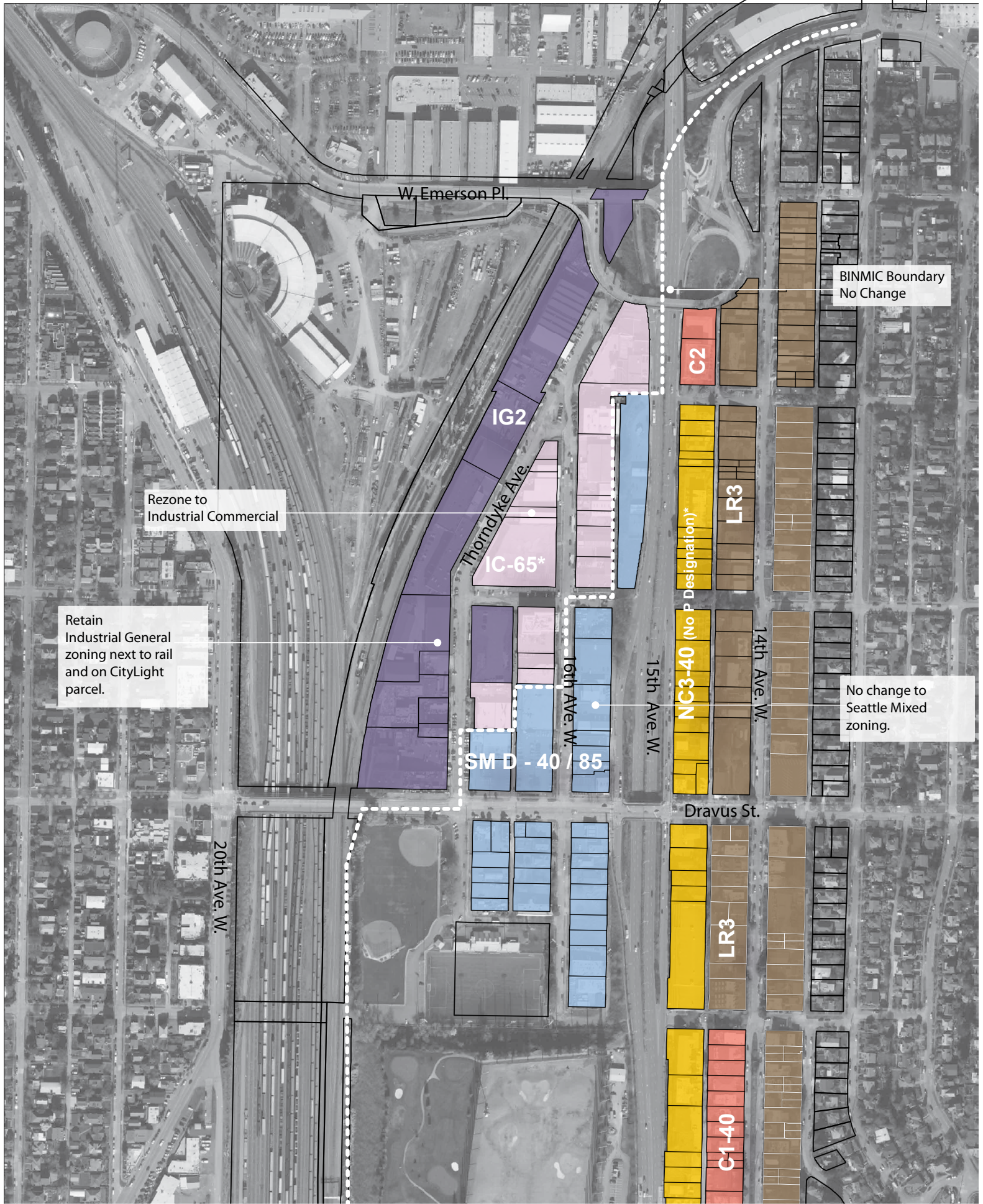
Increase flexibility and mixing to spur new investment.

Continue to support the citywide growth strategy and defer new urban villages.

Consider long term impacts of climate change on industrial land.

Zoning Alt. A - Dravus Area

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|---|-----------------------------------|---|---|
| City Parks / Open Space | Commercial: C1, C2 | Major Institutional Overlay: MIO | Parcels Proposed for Amendment |
| Interbay Study Area Boundary | Neighborhood Commercial: NC1, NC3 | Lowrise Multifamily: LR1, LR2, LR3 | Industrial General : IG1, IG2 |
| Ballard Interbay Northend Manufacturing Industrial Center (BINMIC) Boundary | Seattle Mixed Dravus: SM-D | Single Family Residential: SF5000, SF7200, SF9600 | Industrial Commercial and Industrial Business: IC, IB |



Zoning Alt. A - Dravus Area

Description

Minor change to allow more flexibility within the industrial area. increase flexibility for office uses and commercial uses within size limits on parcels not adjacent to the rail line.

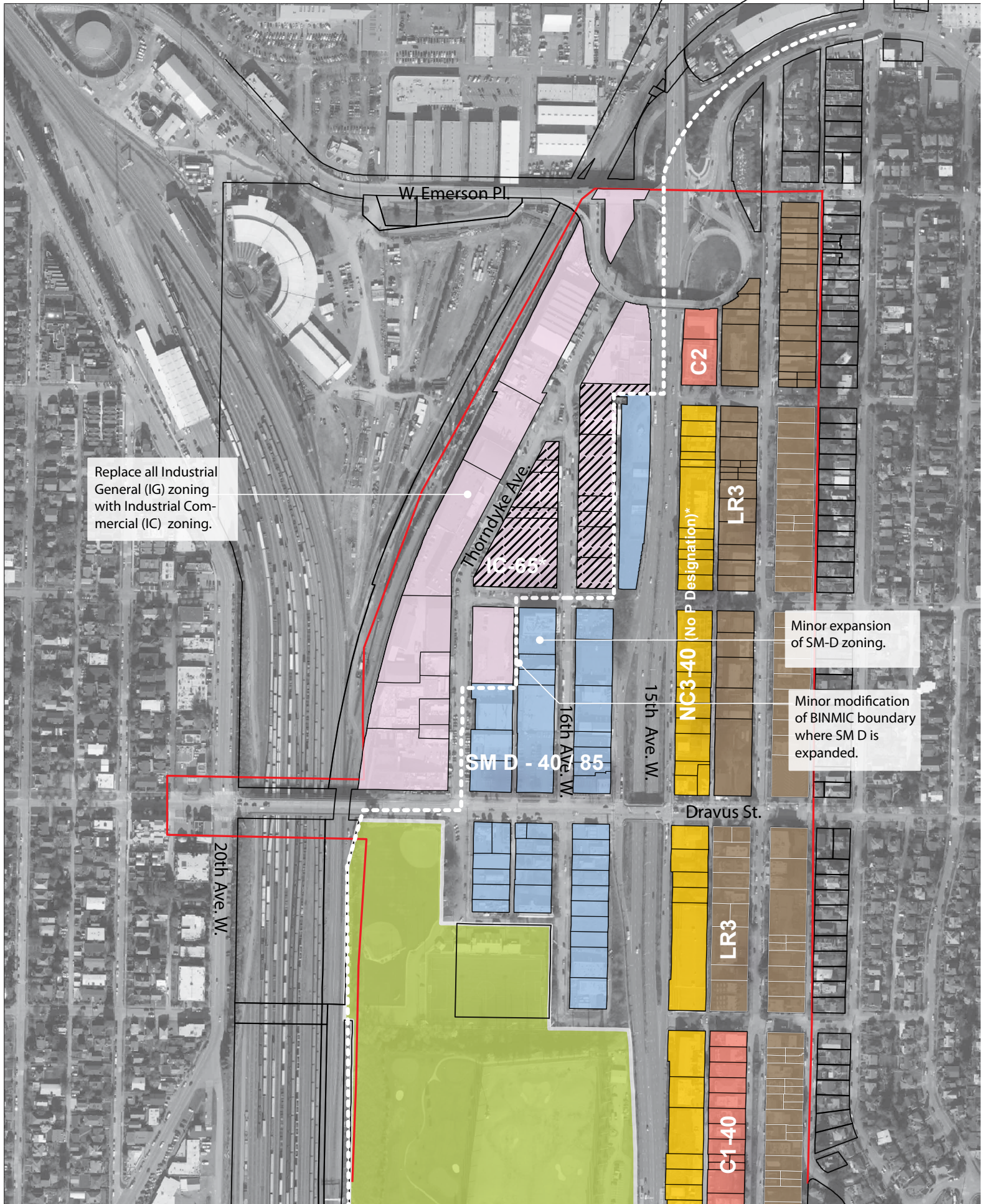
- No change to BINMIC boundary
- Retains Industrial General zoning adjacent to railyards
- Allows flexibility by changing some Industrial General to Industrial Commercial
- No expansion of residential use
- No pedestrian designation along 15th.

Zoning Alt. A Interbay - Dravus Focus Area

Parcel ID	Present Use Descr.	Taxpayer of record (fall '12)	Sq. Ft. Lot	Zone Change	Comp. Plan Change
2770602685	Vacant(Industrial)	TED & ANTONIA GROSS PROPERT	6000	IG2 to IC-65	None
2771102300	Vacant(Industrial)	VANDERWEL ART	3444	IG2 to IC-65	None
2770602690	Office Building	TREY LLC	18000	IG2 to IC-65	None
2771102340	Industrial(Gen Purpose)	NEPTUNE PACIFIC ASSOC LLC	14300	IG2 to IC-65	None
2770603165	Vacant(Industrial)	RE-EVAULATION COUNSELING	6000	IG2 to IC-65	None
2770602680	Vacant(Industrial)	TED & ANTONIA GROSS PROPERT	6000	IG2 to IC-65	None
2770603140	Industrial(Gen Purpose)	HATCH FAMILY LLC	24000	IG2 to IC-65	None
2770603170	Warehouse	RATIONAL ISLAND PUBLISHERS	12000	IG2 to IC-65	None
2771101675	Warehouse	READ PRODUCTS INC	42750	IG2 to IC-65	None
2771102345	Warehouse	NEPTUNE PACIFIC ASSOCIATES	5600	IG2 to IC-65	None
2771102355	Vacant(Industrial)	INTERBAY RISING WEST LLC	51000	IG2 to IC-65	None
2771102305	Warehouse	VOGT JOHN D & THELMA E	3440	IG2 to IC-65	None
2770602600	Office Building	BARNES BROOKE	18700	IG2 to IC-65	None
2770603130	Industrial(Light)	MOOERS BUILDING ASSOC LLC	24088	IG2 to IC-65	None
2770603180	Warehouse	E T TOWING INC	12000	IG2 to IC-65	None
2770603160	Industrial(Heavy)	OLSEN RODNEY E	6000	IG2 to IC-65	None
Total Acres Comp. Plan Change			5.8		
Total Acres Zoning Change			0		

Zoning Alt. B - Dravus Area

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|---|-----------------------------------|---|---|
| City Parks / Open Space | Commercial: C1, C2 | Major Institutional Overlay: MIO | Parcels Proposed for Amendment |
| Interbay Study Area Boundary | Neighborhood Commercial: NC1, NC3 | Lowrise Multifamily: LR1, LR2, LR3 | Industrial General : IG1, IG2 |
| Ballard Interbay Northend Manufacturing Industrial Center (BINMIC) Boundary | Seattle Mixed Dravus: SM-D | Single Family Residential: SF5000, SF7200, SF9600 | Industrial Commercial and Industrial Business: IC, IB |



Zoning Alt. B - Dravus Area

Description

Allow more flexibility throughout the industrial area, and make a small extension of mixed use zoning to reflect existing land use. increase flexibility for office uses and commercial uses within size limits on all parcels in the industrial area - even adjacent to the rail line.

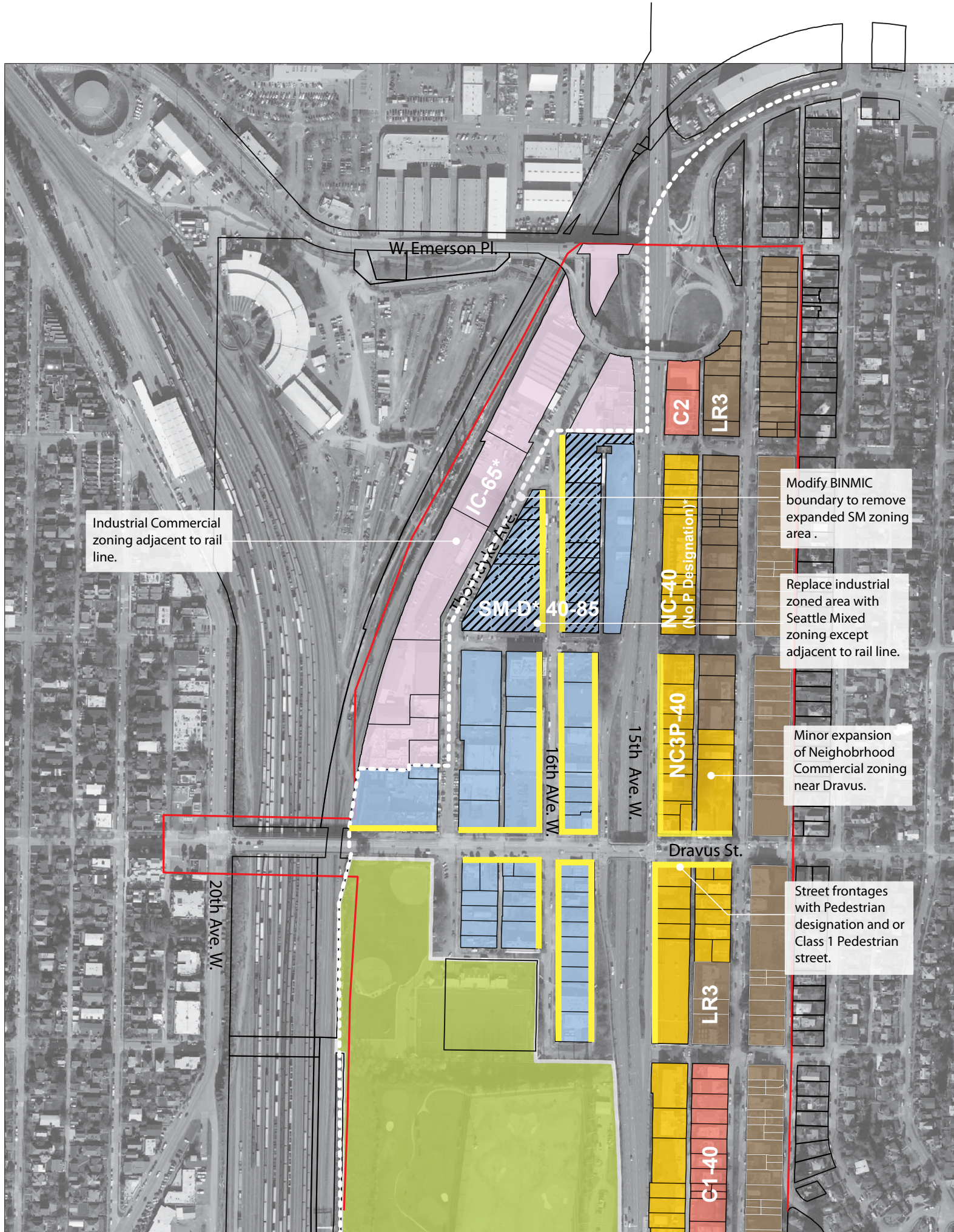
- Remove four parcels from the BINMIC boundary
- Change all Industrial General zoning to Industrial Commercial zoning.
- Expands Seattle Mixed zoning, allowing residential uses on four parcels.
- No Pedestrian designation along 15th.

Zoning Alt. B Interbay - Dravus Focus Area

Parcel ID	Present Use Descr.	Taxpayer of record (fall '12)	Sq. Ft. Lot	Zone Change	Comp. Plan Change
2771102575	Vacant(Industrial)	CASCADE FAMILY LLC	7990	IG2 to IC-65	None
2771102300	Vacant(Industrial)	VANDERWEL ART	3444	IG2 to IC-65	None
2771102620	Vacant(Industrial)	CASCADE FAMILY LLC	7050	IG2 to IC-65	None
2771102200	Warehouse	BOW LLC	39905	IG2 to IC-65	None
2771102340	Industrial(Gen Purpose)	NEPTUNE PACIFIC ASSOC LLC	14300	IG2 to IC-65	None
2770603165	Vacant(Industrial)	RE-EVAULATION COUNSELING	6000	IG2 to IC-65	None
2770602605	Vacant(Industrial)	SEATTLE CITY OF SCL	33500	IG2 to IC-65	None
2770603140	Industrial(Gen Purpose)	HATCH FAMILY LLC	24000	IG2 to IC-65	None
2770603170	Warehouse	RATIONAL ISLAND PUBLISHERS	12000	IG2 to IC-65	None
2771101675	Warehouse	READ PRODUCTS INC	42750	IG2 to IC-65	None
2771102345	Warehouse	NEPTUNE PACIFIC ASSOCIATES	5600	IG2 to IC-65	None
2771102355	Vacant(Industrial)	INTERBAY RISING WEST LLC	51000	IG2 to IC-65	None
2771102475	Industrial(Gen Purpose)	CASCADE FAMILY LLC	31425	IG2 to IC-65	None
2771102570	Office Building	HOWARD ENTERPRISES	4230	IG2 to IC-65	None
2771101760	Warehouse	READ PRODUCTS INC	90494	IG2 to IC-65	None
2771102250	Industrial(Gen Purpose)	INTERBAY BUILDING LLC	60250	IG2 to IC-65	None
2771102305	Warehouse	VOGT JOHN D & THELMA E	3440	IG2 to IC-65	None
2771102515	Industrial(Gen Purpose)	KELLER FAMILY PROPERTIES LLC	54430	IG2 to IC-65	None
2770603130	Industrial(Light)	MOOERS BUILDING ASSOC LLC	24088	IG2 to IC-65	None
2770603180	Warehouse	E T TOWING INC	12000	IG2 to IC-65	None
2770603160	Industrial(Heavy)	OLSEN RODNEY E	6000	IG2 to IC-65	None
2771102421	Industrial(Gen Purpose)	WHC PROPERTIES L L C	47535	IG2 to IC-65	None
			13.3	Subtotal (acres)	
2770602685	Vacant(Industrial)	TED & ANTONIA GROSS PROPERT	6000	IG2 to SM D-40/85	Ind to Comm Mixed Use
2770602690	Office Building	TREY LLC	18000	IG2 to SM D-40/85	Ind to Comm Mixed Use
2770602680	Vacant(Industrial)	TED & ANTONIA GROSS PROPERT	6000	IG2 to SM D-40/85	Ind to Comm Mixed Use
2770602600	Office Building	BARNES BROOKE	18700	IG2 to SM D-40/85	Ind to Comm Mixed Use
			1.1	Subtotal (acres)	
		Total Acres Comp. Plan Change	1.1	acres	
		Total Acres Zoning Change	14.5	acres	

Zoning Alt. C - Dravus Area

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Industrial Commercial zoning adjacent to rail line.

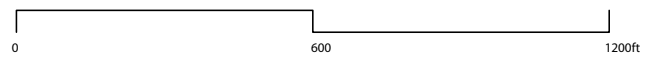
Modify BINMIC boundary to remove expanded SM zoning area.

Replace industrial zoned area with Seattle Mixed zoning except adjacent to rail line.

Minor expansion of Neighborhood Commercial zoning near Dravus.

Street frontages with Pedestrian designation and or Class 1 Pedestrian street.

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|---|-----------------------------------|---|---|
| City Parks / Open Space | Commercial: C1, C2 | Major Institutional Overlay: MIO | Parcels Proposed for Amendment |
| Interbay Study Area Boundary | Neighborhood Commercial: NC1, NC3 | Lowrise Multifamily: LR1, LR2, LR3 | Industrial General : IG1, IG2 |
| Ballard Interbay Northend Manufacturing Industrial Center (BINMIC) Boundary | Seattle Mixed Dravus: SM-D | Single Family Residential: SF5000, SF7200, SF9600 | Industrial Commercial and Industrial Business: IC, IB |



Zoning Alt. C - Dravus Area

Description

Significant change towards a mixed use neighborhood, and a reduction of the Industrial area. Remove parcels not nest to the rail line from the Industrial and allow for a broad mix of uses including housing. Make other changes to support a mixed use neighborhood including minor extension of Neighborhood Commercial zoning near Dravus and adding standards for pedestrian oriented streets.

- Remove 8.7 acres from the BINMIC
- Remove all Industrial General zoning
- Expands Seattle Mixed zoning to industrial lands except adjacent to the rail line
- Retain Industrial Commercial zoning adjacent to the rail line.
- Extend Neighborhood Commercial zoning for a full block along Dravus St. east of 15th
- Pedestrian designation along 15th
- Create a Class 1 Pedestrian Street along Dravus and along 16th Ave.

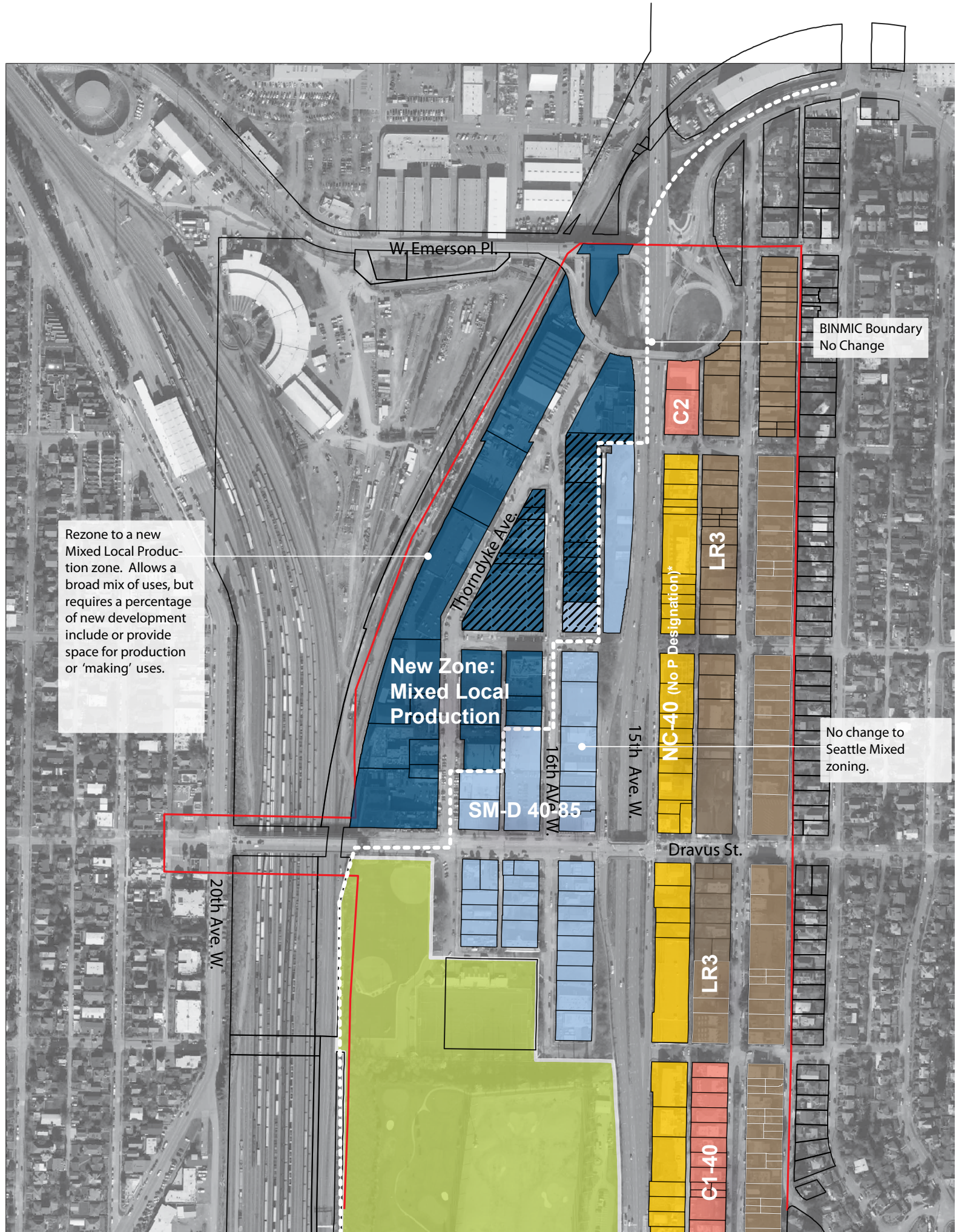
Zoning Alt. C Interbay - Dravus Focus Area

Parcel ID	Present Use Descr.	Taxpayer of record (fall '12)	Sq. Ft. Lot	Zone Change	Comp. Plan Change
2771102200	Warehouse	BOW LLC	39905	IG2 to IC-65	None
2771102575	Vacant(Industrial)	CASCADE FAMILY LLC	7990	IG2 to IC-65	None
2771102620	Vacant(Industrial)	CASCADE FAMILY LLC	7050	IG2 to IC-65	None
2771101675	Warehouse	READ PRODUCTS INC	42750	IG2 to IC-65	None
2771102475	Industrial(Gen Purpose)	CASCADE FAMILY LLC	31425	IG2 to IC-65	None
2771102570	Office Building	HOWARD ENTERPRISES	4230	IG2 to IC-65	None
2771101760	Warehouse	READ PRODUCTS INC	90494	IG2 to IC-65	None
2771102250	Industrial(Gen Purpose)	INTERBAY BUILDING LLC	60250	IG2 to IC-65	None
2771102421	Industrial(Gen Purpose)	WHC PROPERTIES L L C	47535	IG2 to IC-65	None
			7.6	Subtotal (acres)	
2771102515	Industrial(Gen Purpose)	KELLER FAMILY PROPERTIES LLC	54430	IG2 to SM D/40-85	Ind to Comm Mixed Use
2770602685	Vacant(Industrial)	TED & ANTONIA GROSS PROPERT	6000	IG2 to SM D/40-85	Ind to Comm Mixed Use
2771102300	Vacant(Industrial)	VANDERWEL ART	3444	IG2 to SM D/40-85	Ind to Comm Mixed Use
2770602690	Office Building	TREY LLC	18000	IG2 to SM D/40-85	Ind to Comm Mixed Use
2771102340	Industrial(Gen Purpose)	NEPTUNE PACIFIC ASSOC LLC	14300	IG2 to SM D/40-85	Ind to Comm Mixed Use
2770603165	Vacant(Industrial)	RE-EVAULATION COUNSELING	6000	IG2 to SM D/40-85	Ind to Comm Mixed Use
2770602605	Vacant(Industrial)	SEATTLE CITY OF SCL	33500	IG2 to SM D/40-85	Ind to Comm Mixed Use
2770602680	Vacant(Industrial)	TED & ANTONIA GROSS PROPERT	6000	IG2 to SM D/40-85	Ind to Comm Mixed Use
2770603140	Industrial(Gen Purpose)	HATCH FAMILY LLC	24000	IG2 to SM D/40-85	Ind to Comm Mixed Use
2770603170	Warehouse	RATIONAL ISLAND PUBLISHERS	12000	IG2 to SM D/40-85	Ind to Comm Mixed Use
2771102345	Warehouse	NEPTUNE PACIFIC ASSOCIATES	5600	IG2 to SM D/40-85	Ind to Comm Mixed Use
2771102355	Vacant(Industrial)	INTERBAY RISING WEST LLC	51000	IG2 to SM D/40-85	Ind to Comm Mixed Use
2771102305	Warehouse	VOGT JOHN D & THELMA E	3440	IG2 to SM D/40-85	Ind to Comm Mixed Use
2770602600	Office Building	BARNES BROOKE	18700	IG2 to SM D/40-85	Ind to Comm Mixed Use
2770603130	Industrial(Light)	MOOERS BUILDING ASSOC LLC	24088	IG2 to SM D/40-85	Ind to Comm Mixed Use
2770603180	Warehouse	E T TOWING INC	12000	IG2 to SM D/40-85	Ind to Comm Mixed Use
2770603160	Industrial(Heavy)	OLSEN RODNEY E	6000	IG2 to SM D/40-85	Ind to Comm Mixed Use
			6.9	Subtotal (acres)	
2770603810	4-Plex	HOATH JAMES I+MAHAN MARY E	6000	LR1 to NC3-40	MF to Comm Mixed Use
2770603820	Duplex	BRYANT WILLIAM M JR	3000	LR1 to NC3-40	MF to Comm Mixed Use
2770603785	Single Family(Res Use/Zone)	ST ONGE TERESA	4500	LR1 to NC3-40	MF to Comm Mixed Use
2770603805	4-Plex	GAUDIOSO LLC	6000	LR1 to NC3-40	MF to Comm Mixed Use
2770603821	Single Family(Res Use/Zone)	PRIMOZICH JEAN F	3000	LR1 to NC3-40	MF to Comm Mixed Use
2770603800	Apartment	LADD JAMES R+BARBARA H	6000	LR1 to NC3-40	MF to Comm Mixed Use
2770603780	Duplex	H&G PARTNERS LLC	4500	LR1 to NC3-40	MF to Comm Mixed Use
8094200000	Condominium(Residential)		6000	LR1 to NC3-40	MF to Comm Mixed Use
			0.9	Subtotal (acres)	
2770603655	Apartment	PEEK KENNETH W	6000	LR3 to NC2-40	MF to Comm Mixed Use
2770603660	4-Plex	JACOBS DAVID V	6000	LR3 to NC2-40	MF to Comm Mixed Use
2770603650	Church/Welfare/Relig Srvc	CCAS PROPERTY & CONST	30000	LR3 to NC2-40	MF to Comm Mixed Use
			1.0	Subtotal (acres)	
		Total Acres Comp. Plan Change	8.7	acres	
		Total Acres Zoning Change	16.3	acres	



Zoning Alt. D - Dravus Area

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|---|-----------------------------------|---|---|
| City Parks / Open Space | Commercial: C1, C2 | Major Institutional Overlay: MIO | Parcels Proposed for Amendment |
| Interbay Study Area Boundary | Neighborhood Commercial: NC1, NC3 | Lowrise Multifamily: LR1, LR2, LR3 | Industrial General : IG1, IG2 |
| Ballard Interbay Northend Manufacturing Industrial Center (BINMIC) Boundary | Seattle Mixed Dravus: SM-D | Single Family Residential: SF5000, SF7200, SF9600 | Industrial Commercial and Industrial Business: IC, IB |



Zoning Alt. D - Dravus Area

Description

Create a new Mixed Local Production district that builds on industrial heritage. A new approach to allow a broad mix of commercial and office uses land uses in compact development. At the same time, require a percentage of all new development to provide some space for production uses.

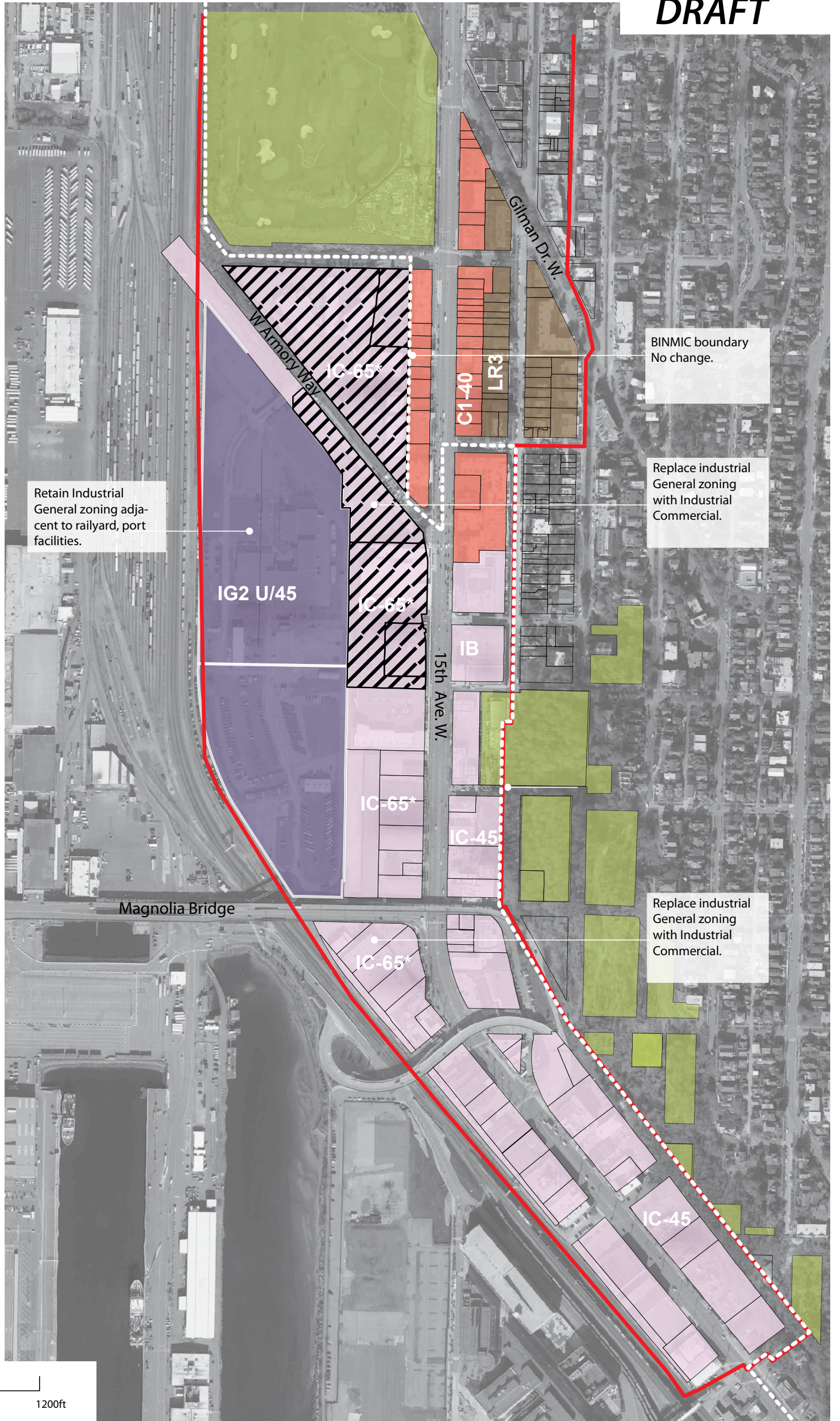
- No change to BINMIC required
- New zoning tool (Mixed Local Production)
- Allow Commercial and Office uses to ~65' and ~ 4.0 FAR without size limits.
- Require ~25% of new development to include or provide space for production uses













Zoning Alt. D Interbay - Dravus Focus Area

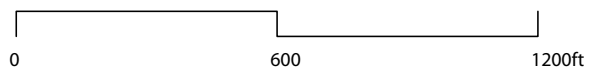
Parcel ID	Present Use Descr.	Taxpayer of record (fall '12)	Sq. Ft. Lot	Zone Change	Comp. Plan Change
2771102575	Vacant(Industrial)	CASCADE FAMILY LLC	7990	IG2 to MLP	None
2770602685	Vacant(Industrial)	TED & ANTONIA GROSS PROPERT	6000	IG2 to MLP	None
2771102300	Vacant(Industrial)	VANDERWEL ART	3444	IG2 to MLP	None
2771102620	Vacant(Industrial)	CASCADE FAMILY LLC	7050	IG2 to MLP	None
2770602690	Office Building	TREY LLC	18000	IG2 to MLP	None
2771102200	Warehouse	BOW LLC	39905	IG2 to MLP	None
2771102340	Industrial(Gen Purpose)	NEPTUNE PACIFIC ASSOC LLC	14300	IG2 to MLP	None
2770603165	Vacant(Industrial)	RE-EVAULATION COUNSELING	6000	IG2 to MLP	None
2770602605	Vacant(Industrial)	SEATTLE CITY OF SCL	33500	IG2 to MLP	None
2770602680	Vacant(Industrial)	TED & ANTONIA GROSS PROPERT	6000	IG2 to MLP	None
2770603140	Industrial(Gen Purpose)	HATCH FAMILY LLC	24000	IG2 to MLP	None
2770603170	Warehouse	RATIONAL ISLAND PUBLISHERS	12000	IG2 to MLP	None
2771101675	Warehouse	READ PRODUCTS INC	42750	IG2 to MLP	None
2771102345	Warehouse	NEPTUNE PACIFIC ASSOCIATES	5600	IG2 to MLP	None
2771102355	Vacant(Industrial)	INTERBAY RISING WEST LLC	51000	IG2 to MLP	None
2771102475	Industrial(Gen Purpose)	CASCADE FAMILY LLC	31425	IG2 to MLP	None
2771102570	Office Building	HOWARD ENTERPRISES	4230	IG2 to MLP	None
2771101760	Warehouse	READ PRODUCTS INC	90494	IG2 to MLP	None
2771102250	Industrial(Gen Purpose)	INTERBAY BUILDING LLC	60250	IG2 to MLP	None
2771102305	Warehouse	VOGT JOHN D & THELMA E	3440	IG2 to MLP	None
2771102515	Industrial(Gen Purpose)	KELLER FAMILY PROPERTIES LLC	54430	IG2 to MLP	None
2770602600	Office Building	BARNES BROOKE	18700	IG2 to MLP	None
2770603130	Industrial(Light)	MOOERS BUILDING ASSOC LLC	24088	IG2 to MLP	None
2770603180	Warehouse	E T TOWING INC	12000	IG2 to MLP	None
2770603160	Industrial(Heavy)	OLSEN RODNEY E	6000	IG2 to MLP	None
2771102421	Industrial(Gen Purpose)	WHC PROPERTIES L L C	47535	IG2 to MLP	None
		Total Acres Comp. Plan Change	0.0	acres	
		Total Acres Zoning Change	14.5	acres	

Zoning Alt. A Armory Area

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-  Parcels Proposed for Amendment
-  Industrial General : IG1, IG2
-  Industrial Commercial and Industrial Business: IC, IB
-  Commercial: C1, C2
-  Neighborhood Commercial: NC1, NC3
-  Seattle Mixed Dravus: SM-D
-  Major Institutional Overlay: MIO
-  Lowrise Multifamily: LR1, LR2, LR3
-  Single Family Residential: SF5000, SF7200, SF9600
-  City Parks / Open Space
-  Interbay Study Area Boundary
-  Ballard Interbay Northend Manufacturing Industrial Center (BINMIC) Boundary



Zoning Alt. A - Armory Area

Description

Allow more flexibility within the industrial area, and extend the Industrial Commercial corridor seen along Elliott Ave. northward along 15th Ave. Retain the armory site in Industrial General zoning for industrial use or additional future land use action.

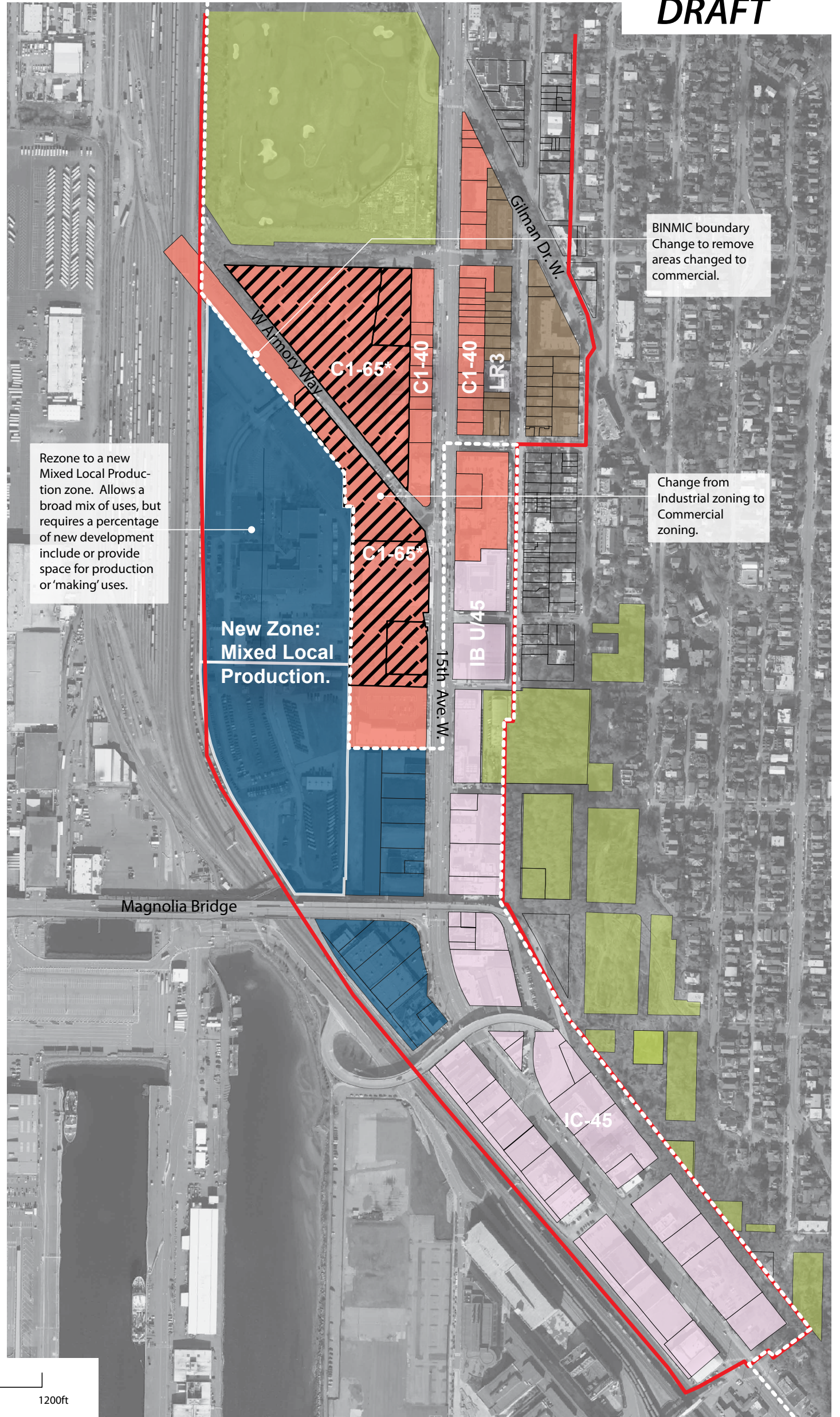
- No change to BINMIC boundary
- Allows flexibility by changing most Industrial General to Industrial Commercial
- Retains Industrial General zoning on Armory properties
- No expansion of residential use

Zoning Alt. A Interbay - Armory Focus Area

Parcel ID	Present Use Descr.	Taxpayer of record (fall '12)	Sq. Ft. Lot	Zone Change	Comp. Plan Change
7666201685	Vacant(Commercial)	BEREZAN MANAGEMENT	25600	IG2 to IC-65	None
7666201690	Warehouse	BEREZAN MANAGEMENT LTD	32400	IG2 to IC-65	None
7666201695	Vacant(Industrial)	BEREZAN MANAGEMTN LTD	25900	IG2 to IC-65	None
7666201681	Right of Way/Utility, Road	BNSF	11571	IG2 to IC-65	None
7666201460	Retail Store	INTERBAY URBAN CENTER	145021	IG2 to IC-65	None
7666201491	Parking(Commercial Lot)	INTERBAY URBAN CENTER	33794	IG2 to IC-65	None
7666201627	Retail(Line/Strip)	INTERBAY URBAN CENTER	77146	IG2 to IC-65	None
2325039045	Vacant(Industrial)	INTERBAY URBAN INVESTORS	95816	IG2 to IC-65	None
7666201675	Utility, Public	KING COUNTY-WASTE WATER	15500	IG2 to IC-65	None
2771600911	Warehouse	PORT 106 LLC	41095	IG2 to IC-65	None
2771600910	Office Building	PORT 106 LLC	292723	IG2 to IC-65	None
7666201605	Vacant(Industrial)	PORT OF SEATTLE	17800	IG2 to IC-65	None
7666201595	Vacant(Industrial)	PORT OF SEATTLE	17360	IG2 to IC-65	None
7666201600	Vacant(Industrial)	PORT OF SEATTLE	3900	IG2 to IC-65	None
7666201620	Warehouse	PORT OF SEATTLE	17800	IG2 to IC-65	None
7666201560	Warehouse	PORT OF SEATTLE	78874	IG2 to IC-65	None
7666201601	Terminal(Auto/Bus/Other)	PORT OF SEATTLE	13900	IG2 to IC-65	None
7666201610	Vacant(Industrial)	TRIAD INTERBAY LLC	17800	IG2 to IC-65	None
7666201617	Vacant(Industrial)	TRIAD INTERBAY LLC	17800	IG2 to IC-65	None
7666201700	Industrial(Heavy)	TURNER AND PEASE CO	25933	IG2 to IC-65	None
7666201705	Service Building	WATKINS JOHN F	8000	IG2 to IC-65	None
Total Acres Comp. Plan Change			0.0	acres	
Total Acres Zoning Change			23.3	acres	

Zoning Alt. B Armory Area













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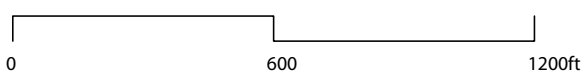


Rezone to a new Mixed Local Production zone. Allows a broad mix of uses, but requires a percentage of new development include or provide space for production or 'making' uses.

BINMIC boundary Change to remove areas changed to commercial.

Change from Industrial zoning to Commercial zoning.

-  Parcels Proposed for Amendment
-  Industrial General : IG1, IG2
-  Industrial Commercial and Industrial Business: IC, IB
-  Commercial: C1, C2
-  Neighborhood Commercial: NC1, NC3
-  Seattle Mixed Dravus: SM-D
-  Major Institutional Overlay: MIO
-  Lowrise Multifamily: LR1, LR2, LR3
-  Single Family Residential: SF5000, SF7200, SF9600
-  City Parks / Open Space
-  Interbay Study Area Boundary
-  Ballard Interbay Northend Manufacturing Industrial Center (BINMIC) Boundary



Zoning Alt. B - Armory Area

Description

Support an expansion of commercial / retail activities near W. Armory Way, and create a Mixed Local Production district that builds on industrial heritage.

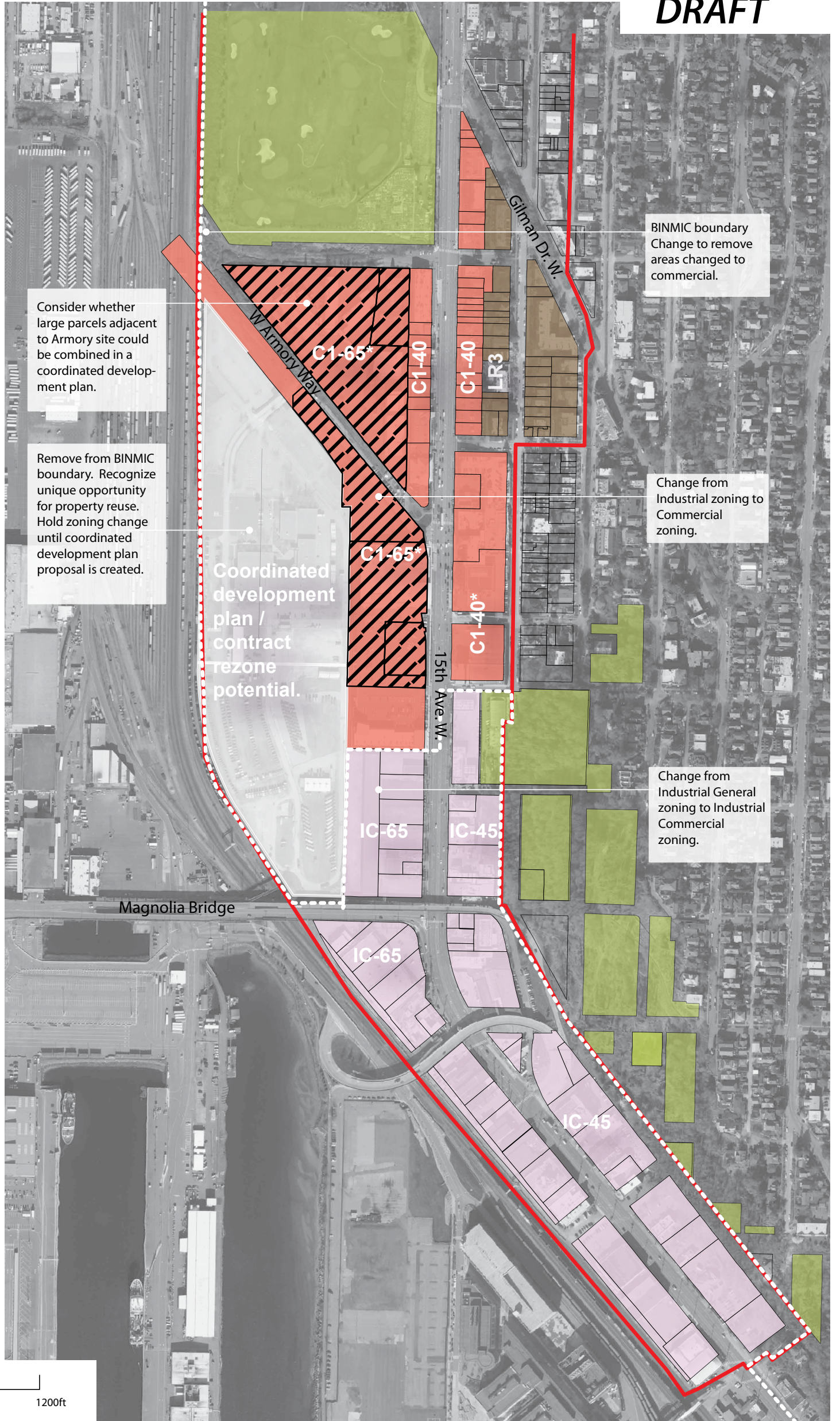
- Remove properties near W. Armory Way from BINMIC (15.7 acres) and change to Commercial
- Remove Industrial General zoning throughout
- Apply new zoning tool (Mixed Local Production) for Armory site and other properties
- Allow Commercial and Office uses to ~65' and ~ 4.0 FAR without size limits.
- Require ~25% of new development to include or provide space for production uses.

Zoning Alt. B Interbay - Armory Focus Area

Parcel ID	Present Use Descr.	Taxpayer of record (fall '12)	Sq. Ft. Lot	Zone Change	Comp. Plan Change
7666201460	Retail Store	INTERBAY URBAN CENTER	145021	IG2 to C1-65	Ind to Comm Mixed Use
7666201491	Parking(Commercial Lot)	INTERBAY URBAN CENTER	33794	IG2 to C1-65	Ind to Comm Mixed Use
7666201627	Retail(Line/Strip)	INTERBAY URBAN CENTER	77146	IG2 to C1-65	Ind to Comm Mixed Use
2325039045	Vacant(Industrial)	INTERBAY URBAN INVESTORS	95816	IG2 to C1-65	Ind to Comm Mixed Use
2771600911	Warehouse	PORT 106 LLC	41095	IG2 to C1-65	Ind to Comm Mixed Use
2771600910	Office Building	PORT 106 LLC	292723	IG2 to C1-65	Ind to Comm Mixed Use
			15.7	Subtotal (acres)	
7666201685	Vacant(Commercial)	BEREZAN MANAGEMENT	25600	IG2 to MLP	None
7666201690	Warehouse	BEREZAN MANAGEMENT LTD	32400	IG2 to MLP	None
7666201695	Vacant(Industrial)	BEREZAN MANAGEMTN LTD	25900	IG2 to MLP	None
7666201681	Right of Way/Utility, Road	BNSF	11571	IG2 to MLP	None
7666201675	Utility, Public	KING COUNTY-WASTE WATER	15500	IG2 to MLP	None
7666201605	Vacant(Industrial)	PORT OF SEATTLE	17800	IG2 to MLP	None
7666201595	Vacant(Industrial)	PORT OF SEATTLE	17360	IG2 to MLP	None
7666201600	Vacant(Industrial)	PORT OF SEATTLE	3900	IG2 to MLP	None
7666201620	Warehouse	PORT OF SEATTLE	17800	IG2 to MLP	None
7666201560	Warehouse	PORT OF SEATTLE	78874	IG2 to MLP	None
7666201601	Terminal(Auto/Bus/Other)	PORT OF SEATTLE	13900	IG2 to MLP	None
7666201150	Governmental Service	STATE OF WASHINGTON	1132560	IG2 to MLP	None
7666201610	Vacant(Industrial)	TRIAD INTERBAY LLC	17800	IG2 to MLP	None
7666201617	Vacant(Industrial)	TRIAD INTERBAY LLC	17800	IG2 to MLP	None
7666201700	Industrial(Heavy)	TURNER AND PEASE CO	25933	IG2 to MLP	None
7666201705	Service Building	WATKINS JOHN F	8000	IG2 to MLP	None
			33.6	Subtotal (acres)	
		Total Acres Comp. Plan Change	15.7	acres	
		Total Acres Zoning Change	49.3	acres	

Zoning Alt. C Armory Area

DRAFT



Consider whether large parcels adjacent to Armory site could be combined in a coordinated development plan.













Remove from BINMIC boundary. Recognize unique opportunity for property reuse. Hold zoning change until coordinated development plan proposal is created.

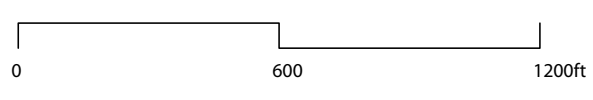
Coordinated development plan / contract rezone potential.

BINMIC boundary Change to remove areas changed to commercial.

Change from Industrial zoning to Commercial zoning.

Change from Industrial General zoning to Industrial Commercial zoning.

-  Parcels Proposed for Amendment
-  Industrial General : IG1, IG2
-  Industrial Commercial and Industrial Business: IC, IB
-  Commercial: C1, C2
-  Neighborhood Commercial: NC1, NC3
-  Seattle Mixed Dravus: SM-D
-  Major Institutional Overlay: MIO
-  Lowrise Multifamily: LR1, LR2, LR3
-  Single Family Residential: SF5000, SF7200, SF9600
-  City Parks / Open Space
-  Interbay Study Area Boundary
-  Ballard Interbay Northend Manufacturing Industrial Center (BINMIC) Boundary



Zoning Alt. C - Armory Area

Description

Enable development of a commercial / retail hub that could serve nearby neighborhoods and a broader citywide clientele. Ensure well functioning development by requiring a coordinated development plan for the 26 acre armory property.

- Remove properties near W. Armory Way from BINMIC (15.7 acres) and change to Commercial
- Remove the 26 acre BINMiC
- Remove Industrial General zoning throughout
- Apply new zoning tool (Mixed Local Production) for Armory site and other properties
- Allow Commercial and Office uses to ~65' and ~ 4.0 FAR without size limits.

Zoning Alt. C

Interbay - Armory Focus Area

Parcel ID	Present Use Descr.	Taxpayer of record (fall '12)	Sq. Ft. Lot	Zone Change	Comp. Plan Change
7666201685	Vacant(Commercial)	BEREZAN MANAGEMENT	25600	IG2 to IC-65	None
7666201690	Warehouse	BEREZAN MANAGEMENT LTD	32400	IG2 to IC-65	None
7666201695	Vacant(Industrial)	BEREZAN MANAGEMTN LTD	25900	IG2 to IC-65	None
7666201681	Right of Way/Utility, Road	BNSF	11571	IG2 to IC-65	None
7666201675	Utility, Public	KING COUNTY-WASTE WATER	15500	IG2 to IC-65	None
7666201605	Vacant(Industrial)	PORT OF SEATTLE	17800	IG2 to IC-65	None
7666201595	Vacant(Industrial)	PORT OF SEATTLE	17360	IG2 to IC-65	None
7666201600	Vacant(Industrial)	PORT OF SEATTLE	3900	IG2 to IC-65	None
7666201620	Warehouse	PORT OF SEATTLE	17800	IG2 to IC-65	None
7666201560	Warehouse	PORT OF SEATTLE	78874	IG2 to IC-65	None
7666201601	Terminal(Auto/Bus/Other)	PORT OF SEATTLE	13900	IG2 to IC-65	None
7666201610	Vacant(Industrial)	TRIAD INTERBAY LLC	17800	IG2 to IC-65	None
7666201617	Vacant(Industrial)	TRIAD INTERBAY LLC	17800	IG2 to IC-65	None
7666201700	Industrial(Heavy)	TURNER AND PEASE CO	25933	IG2 to IC-65	None
7666201705	Service Building	WATKINS JOHN F	8000	IG2 to IC-65	None
			7.6	Subtotal (acres)	
7666201460	Retail Store	INTERBAY URBAN CENTER	145021	IG2 to C1-65	Ind to Comm Mixed Use
7666201491	Parking(Commercial Lot)	INTERBAY URBAN CENTER	33794	IG2 to C1-65	Ind to Comm Mixed Use
7666201627	Retail(Line/Strip)	INTERBAY URBAN CENTER	77146	IG2 to C1-65	Ind to Comm Mixed Use
2325039045	Vacant(Industrial)	INTERBAY URBAN INVESTORS	95816	IG2 to C1-65	Ind to Comm Mixed Use
2771600911	Warehouse	PORT 106 LLC	41095	IG2 to C1-65	Ind to Comm Mixed Use
2771600910	Office Building	PORT 106 LLC	292723	IG2 to C1-65	Ind to Comm Mixed Use
			15.7	Subtotal (acres)	
2771602645	Warehouse	USPS SEATTLE POST OFFICE	47250	IB to C1-40	Ind to Comm Mixed Use
2771604950	Warehouse	URBAN SELF STORAGE	46200	IB to C1-40	Ind to Comm Mixed Use
			2.1	Subtotal (acres)	
2771602600	Industrial(Light)	GM NAMEPLATE INC	72712	None	Ind to Comm Mixed Use
2771602595	Vet/Animal Control Srvc	COE STANLEY B	14437	None	Ind to Comm Mixed Use
			2.0	Subtotal (acres)	
7666201150	Governmental Service	STATE OF WASHINGTON	1132560	IG2 to Coord. Plan	Ind to Comm Mixed Use
			26	Subtotal (acres)	
Total Acres Comp. Plan Change			43.7	acres	
Total Acres Zoning Change			51.5	acres	

