Planning Principles

• Growth of the service sector will drive market demand for new office and commercial development.
• Production, distribution and repair (PDR) represents a small but important source of services, jobs and innovation.
• Some, but not all, PDR uses conflict with mixed-use.
• Industrial land close to downtown is a scarce asset and unique opportunity.
• A long view of future land use in Interbay is needed.
• Higher value uses outbid lower value uses.
• In a growing city, traffic congestion can be mitigated, but not eliminated.

Goals

• Maintain a balance of office, retail and PDR uses.
• Encourage reuse of existing industrial building stock on small parcels to increase the supply of affordable PDR space.
• Support the citywide growth strategy to direct most population and job growth to walkable urban centers and villages.
• Support continued infill development in residential areas as allowed by current zoning.
• Make walking, biking, transit a more attractive mode of transportation for those living and working in Interbay.
• Continue to accommodate large volumes of traffic and seek to mitigate impacts of new development.
Zoning & Land Use Recommendation
Dravus Area

April 8, 2013

- Remove from BINMIC boundary. Change zoning from Industrial General 2 (IG2) to SM-D 40/85.
- Replace Industrial General (IG) zoning with Industrial Commercial (IC) zoning, or with a potential new zoning tool to encourage local production uses.
- Change zoning from LR1 and LR3 to NC3-40.

City Parks / Open Space
Interbay Study Area Boundary
Ballard Interbay Northend Manufacturing Industrial Center (BINMIC) Boundary

Commer: 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
Industrial General: IG1, IG2
Industrial Commercial and Industrial Buffer: IC, IB

[Map showing zoning changes]
Zoning & Land Use Recommendation
Dravus Area

Description

Retain industrial land closest to the BNSF railway track.
• Encourage production, distribution and repair businesses to remain.
• Buffer the adjacent mixed-use district and the BSNF Ballmer Yard.
• Restrict the development of heavy manufacturing close to mixed-use district.
• Do not allow further expansion of residential.
• Avoid creating non-conforming uses.
• Avoid zoning fragmentation - too many zones within a small area.
• Recognize the unique industrial character and function of Interbay.
• Take advantage of proximity to Downtown, Ballard and frequent transit service.

Options for zoning:
A.) The existing Industrial Commercial (IC) zone with a 65’ height limit; or
B.) A new industrial zoning tool intended to sustain a mix of local production and other commercial uses

Make a minor correction to the BINMIC boundary and rezone to Seattle Mixed Dravus.
• Reflect the existing use (QFC grocery, Trey office building).
• Completes pedestrian-oriented zoning on both sides of 16th Avenue W.
• Use grade change to separate mixed use and industrial zone.
• Encourage the existing SM-D zone to infill and intensify.
• Confirm boundary the SM-D zone.
• Does not affect existing industrial development or create nonconforming use.

Expand the area of Neighborhood Commercial 3 (NC3-40) along W Dravus St. by rezoning 6 parcels of land currently zoned Lowrise 1 and Lowrise 3 RC.
• Create a stronger east/west pedestrian connection east of 15th Ave.
• Emphasize the mixed-use character of W Dravus St. with activating street level use.

Summary

• Change from IG2 to IC-65 or New Zoning Tool: **15.5 Acres, 25 Parcels**
• Change from IG2 to SM-D 40 / 85 and remove from BINMIC: **0.7 Acres, 3 Parcels**
• Change from LR1 and LR3 to NC3-40: **1.6 Acres, 6 Parcels**
Zoning & Land Use Recommendation Armory Area

Change from Industrial General 2 zoning (IG2) to Industrial Commercial, or a new zoning tool to encourage local production uses.

26 acre Armory site. Consider future change from IG2 through a contract rezone with considerations for:
- Possible future uses
- Large format retail
- Offices
- Manufacturing
- Coordinated site plan
- Public realm upgrades
- Access / traffic study

No change at this time.

Area of proposed zoning change
- Industrial General: IG1, IG2
- Industrial Commercial and Industrial Buffer: 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 Northeast Manufacturing Industrial Center (BINMIC) Boundary
Zoning & Land Use Recommendation
Armory Area

Description
Retain industrial zoning.
- Prohibit residential use west of 15th Avenue W. reflecting environmental impacts and risks.
- Increase flexibility on industrial lands fronting on the 15th Ave. corridor.
- Allow a broader range of uses, and greater mixing between industry and compact forms of office and commercial development.
- Make no changes to the BINMIC boundary.

Options for Zoning:
  A.) The existing Industrial Commercial (IC) zone with a 65’ height limit; or
  B.) A new industrial zoning tool intended for a mix of local production and other commercial uses.

No change at this time to Industrial General 2 (IG2) zoning on the large, 26 acre, Armory site.
- Recognize both the tremendous opportunity and uncertainty associated with this well-located, large-sized site.
- Continue to monitor the Washington National Guard facility planning process and potential future land use action including a change to existing zoning.
- If site becomes available, encourage thoughtful redevelopment that could include office, large format retail and industrial uses.
- Provide opportunity for large format retail within the city limits with coordinated planning for infrastructure, access, and urban design.
- Continue to study and evaluate potential future uses.

Summary
- Change from IG2 to IC-65 or New Zoning Tool: **23.1 Acres, 19 Parcels**
- Defer any change at this time to IG2 on Armory site: **26 Acres, 1 Parcel**