1. Industrial/Commercial Corridor

Key Direction
Protection of industrial land for industrial use.

Description
Light industrial and smaller retail uses continue to dominate. A small urban node evolves near Dravus Street. Eastside of the corridor hosts a mix of retail, commercial, storage, warehouse and industrial uses.

Pros/Cons
+ Industrial land/space remains affordable
+ Land speculation declines, greater certainty for tenant businesses
+ Minimal traffic impacts
+ No change in policy needed

- Lack services for adjacent communities
- Low intensity uses increase (storage, warehouse)
- Transit service not supported by land use

Potential Actions
Few or no zoning changes.
Maintain the current BiNMIC boundary

Assumptions
Demand for affordable industrial land, small format retail and warehouse space is strong. Existing businesses desire proximity to downtown, but have few alternatives. Protecting opportunities for traditional industry for the long term in Interbay is important. Reinvestment in industrial uses is economically feasible and can increase over time. New development of higher uses will raise land values, increase conflicts and displace industry.
1. Ind/Comm Corridor

Character images for descriptive purposes

- Only Small Commercial / Retail Sales
- Light & Heavy Industry & Manufacturing
- Freight & Trucks
- Less compact use of land
- Warehousing & Storage
- Auto Service & Repair
- Limit Residences & Offices
General Land Use Concept

- **Parcels Proposed for Amendment**
  - **Urban Mixed-Use**: Multi-family residential, office, pedestrian-oriented retail, Mixed-use or single-use building types including live/work.
  - **Commercial**: Auto-oriented retail, office. Single-use building types.
  - **Multi-family residential**: Apartments, condos. Single use buildings.
  - **Urban Industrial**: Small manufacturing and artisan production such as food, beverage, apparel, design, furniture, custom or small run manufacturing. Industrial or flex building types.
  - **Industrial Mixed-Use**: Light industrial, office, retail, but no residential. Industrial or flex building types.
  - **Light / Heavy Industrial**: Wide range of industrial uses such as storage, warehouse, manufacturing.

- **City Parks / Open Space**

**Interbay Study Area Boundary**

- **Ballard Interbay Northend Manufacturing Industrial Center (BINMIC) Boundary**

**Zone Acres Percent**

- **C1-40**: 19.3 acres / 7.3%
- **C2-40**: 52.3 acres / 19.7%
- **IB U/45**: 3.4 acres / 1.3%
- **IC-45**: 32.0 acres / 12.1%
- **IG1 U/45**: 5.8 acres / 2.2%
- **IG2 U/45**: 77.7 acres / 29.3%
- **LR1**: 15.4 acres / 5.8%
- **LR2**: 2.3 acres / 0.9%
- **LR3**: 25.2 acres / 9.5%
- **NC2-40**: 0.8 acres / 0.3%
- **NC3-40**: 12.4 acres / 4.7%
- **SF**: 0.4 acres / 0.2%
- **SM/D**: 40-85 acres / 17.9%

Total: 265 acres / 100.0%

**Light / Heavy Industrial**

Wide range of industrial uses such as storage, warehouse, manufacturing.

**Urban Mixed-Use**

Multi-family, office, pedestrian oriented retail.

**Multi-family Residential**

Along 15th further away from nodes. Transitions to Queen Anne neighborhood.

**Commercial**

Auto-oriented retail, office. Single use building types.

**Industrial Mixed-Use**

Light industrial, office, retail, but no residential or flex buildings.

**Light / Heavy Industrial**

Wide range of low impact uses such as storage, warehouse, wholesale and distributions, film production.

**Ballard Interbay Northend Manufacturing Industrial Center (BINMIC) Boundary**

- **Armory Property**
- **Magnolia Bridge**
- **Amgen**
- **Dravus St.**
- **20th Ave. W.**
- **W. Prospect St.**
- **Nickerson St.**
- **W. Armory Way**
- **W. Emerson Pl.**
- **W. Prospect St.**

- **Elliott Bay**
- **Ship Canal**

- **Magnolia Bridge**
- **Amgen**
- **Dravus St.**
- **20th Ave. W.**
- **W. Prospect St.**
- **Nickerson St.**
- **W. Armory Way**
- **W. Emerson Pl.**
- **W. Prospect St.**

Alt. 1 - Industrial / Commercial Corridor

DRAFT Jan. 2013
2. Local Production District

Key Direction
Support niche/custom urban manufacturing and production.

Description
Industrial lands develop in ways that support growing opportunities for locally-produced, customized, specialized, small lot production. Urban amenities are desirable and supportive. Integrates retail and production uses. Small parcels accommodate independent businesses, and large parcel offers centralized management of campus-like environment.

Pros/ Cons
+ leverages location and urban amenity
+ encourages reinvestment and job intensive site utilization
+ more transit supportive
+ minimizes conflicts with residential
+ minimizes traffic impacts

- requires non-land use strategies
- uncertainty re: needs of small urban manufacturers
- limited services for adjacent communities

Potential Actions
Minor modifications to the BINMIC boundary.
More flexibility including conversion and adaptive reuse of structures.
Rezones/Overlays in certain areas to allow flexibility.
Limits on the amount and type of residential.
Tools to ensure industrially-compatible uses and designs.

Assumptions
Demand for locally produced goods is growing.
Changes in technology, communication and productions present new opportunities for manufacturing.
Smaller, cleaner manufacturing occupies smaller footprints and is more compatible.
Affordability is major challenge.
A broader range of uses can be compatible with new production activities.
There is a value in capitalizing on industrial heritage and character while allowing the area to change.
2. Local Production District

Character images for descriptive purposes

Office & Research

Supporting Commercial / Services

Niche / Speciality Production

Compatible Residential Some Places

More Job Intensive Use of Sites


Industrial Compatible Uses
General Land Use Concept

- **Parcels Proposed for Amendment**
  - **Urban Mixed-Use:** Multi-family residential, office, pedestrian-oriented retail, Mixed-use or single-use building types including live/work
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- **City Parks / Open Space**

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**Interbay Study Area Boundary**

**Ballard Interbay Northend Manufacturing Industrial Center (BINMIC) Boundary**

**Urban Industrial**
New production uses. Flexible building types. Mix of uses.

**Urban Mixed-Use**
Strengthen at and around the 15th / Dravus node.

**Multi-family Residential**
Along 15th further away from nodes. Transitions to Queen Anne neighborhood.

**Urban Mixed-Use**
Limited pocket on smaller commercial parcels on 15th.

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**Zones and Acre Percentages**

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265 100.0%
3. Urban Village

Key Direction
Intensify and diversify land uses.

Description
A mixed-use urban center with live, work, play environment. Residential uses expand. Retail and recreation expand to serve local population and adjacent communities.

Pros/ Cons
+ maximizes land values and tax revenue
+ increases supply of affordable housing
+ encourages redevelopment
+ more transit supportive
+ more services for adjacent communities
+ minimizes conflicts as industrial use declines

- traffic impacts on BINMIC freight traffic
- loss of family wage jobs
- competition for industrial sites close to downtown increase
- draws growth away from other urban villages

Potential Actions
Consider modifications to the BINMIC boundary.
Consider comprehensive plan designation as a hub urban village growth area.
Explore rezones or overlays to encourage more urban mixed use or transit-supportive development.

Assumptions
Industrial uses are declining. Vacancy and underutilization will increase.
High demand for retail uses for primary market area- Queen Anne and Magnolia.
An urban village between downtown and Ballard is needed.
Impacts of increased intensity of land uses can be managed and mitigated.
3. Urban Village

Character images for descriptive purposes

- Improved Sidewalks & Public Spaces
- Large & Small Commercial & Retail Services
- Higher Density Residential
- Open Space & Recreation
- Balanced, Mixed Transportation
General Land Use Concept

- **Urban Mixed Use:** Multi-family residential, office, pedestrian-oriented retail, Mixed-use or single-use building types including live/work.

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- **City Parks / Open Space**

- **Interbay Study Area Boundary**

- **Ballard Interbay Northend Manufacturing Industrial Center (BINMIC) Boundary**

### Urban Mixed-Use
- Strengthen and expand at the 15th / Dravus node. Replaces industrial land uses.

### Multi-family Residential
- Along 15th further away from nodes. Transitions to Queen Anne neighborhood.

### Commercial
- Auto-oriented and larger footprint retail and office uses. Serves Interbay and other nearby neighborhoods.

### Urban Mixed-Use
- Strengthen at the 15th / Armory Way node.

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