

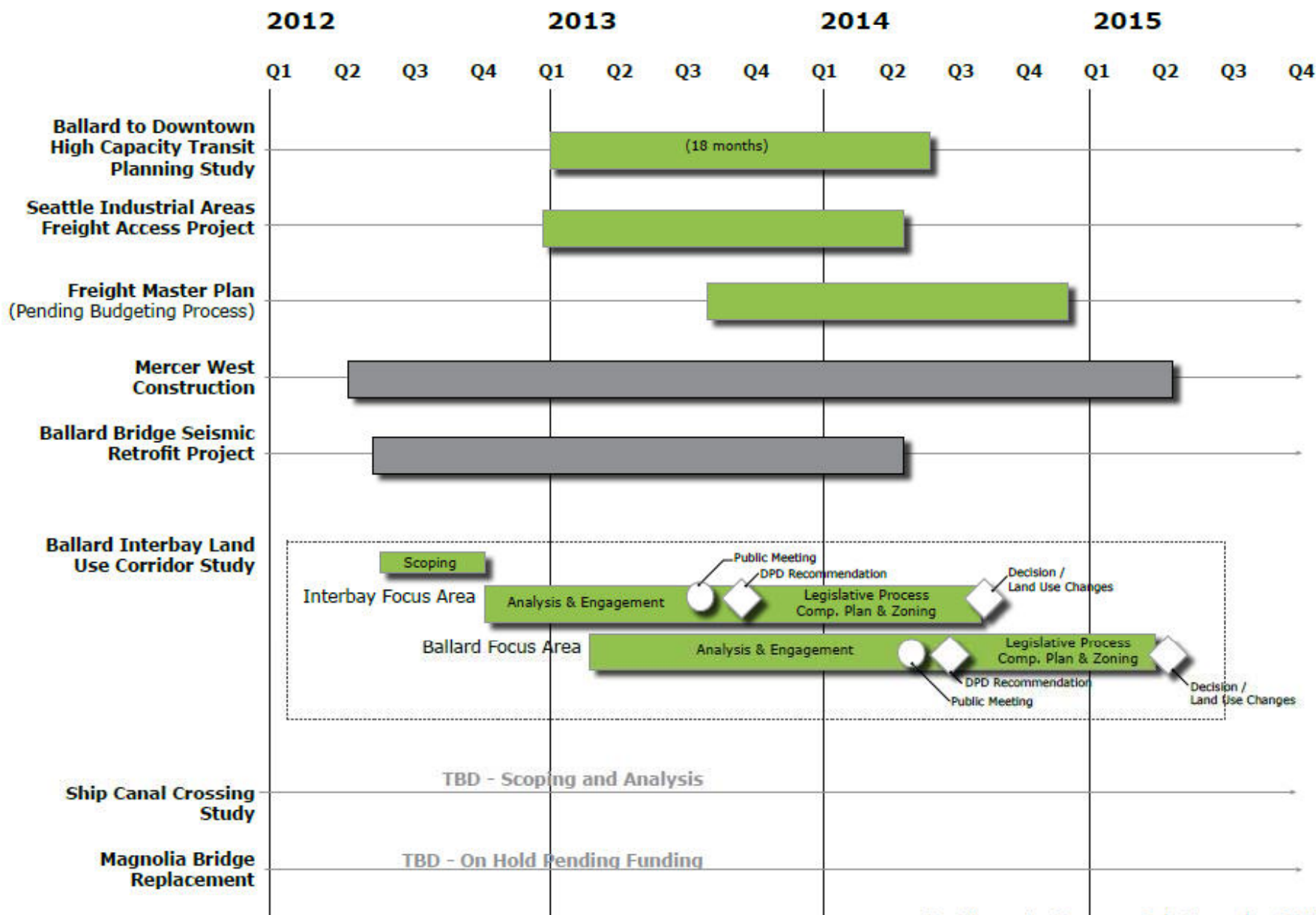
↑
BALLARD
INTERBAY
↓
LAND USE CORRIDOR STUDY

Purpose

- Mix and balance of land uses
- Potential development related to transit investments
- Opportunities for an improved public realm



Timeline - Planning & Construction Projects Related to 15th Ave. Corridor



For Discussion Purposes Only November 2012

Outreach

- Website & listserve
- Working Group
- Briefings
- Small business chats
- Media
- Walking Tour
- **Community Meeting!**



Initial Concerns



- Traffic congestion
- Connections to Magnolia
- Residential, especially affordable housing
- Retail to serve adjacent communities
- Living wage / industrial jobs
- Coordinate with other planning studies

Existing Situation

Production



Distribution



Repair



Recreation



Retail



Residential



Office



Institutional



Storage and Parking



Adjacent Uses



Existing Land Use



- Dominant land uses include open space, residential and industrial
- Only 8% is vacant

Jobs & Population



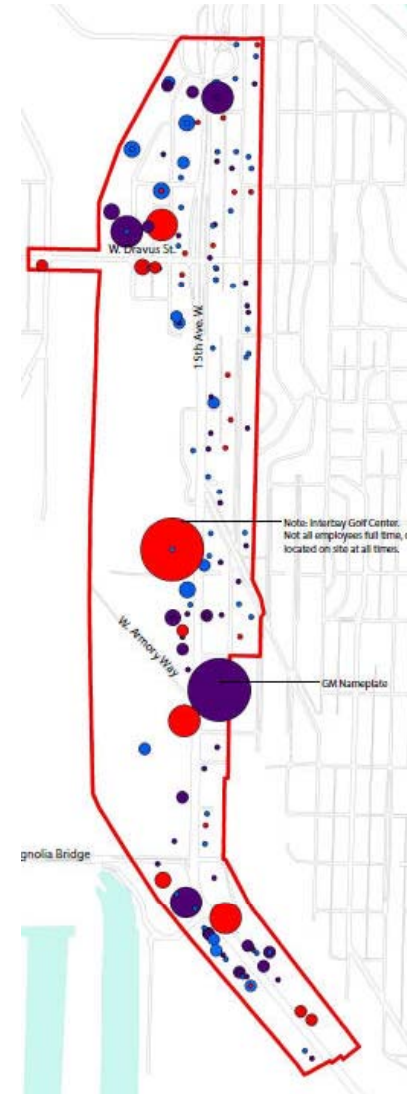
- 2,600 jobs
 - 35% services
 - 23% manufacturing
 - 19% wholesale/utilities
 - 14% retail
- 3,000 people

Source: 2010 Census; Washington State ESD, Puget Sound Regional Council

Businesses

- About 2,700 employees
- About 235 businesses
- Small Businesses
 - 181 businesses with 10 or fewer employees
 - 216 with 10,000 sf of space or less
 - 9 with 30,000 sf+ of space
- 28 involved in manufacturing

Source: 2011 Hoover's Survey Data



Roads and Traffic

- High volume arterials
- Major truck streets (15th & Nickerson)
- Limited east/west connections
- Poor condition of roads in industrial areas



Transit

- Rapid Ride frequent transit
- Key stations
- Business Access & Transit Lanes
- Car2Go car sharing service area



Environmental Constraints

- ❑ Steep slopes
- ❑ Fill and poor soils
- ❑ Potential hazards
- ❑ Historic landfill





Trends

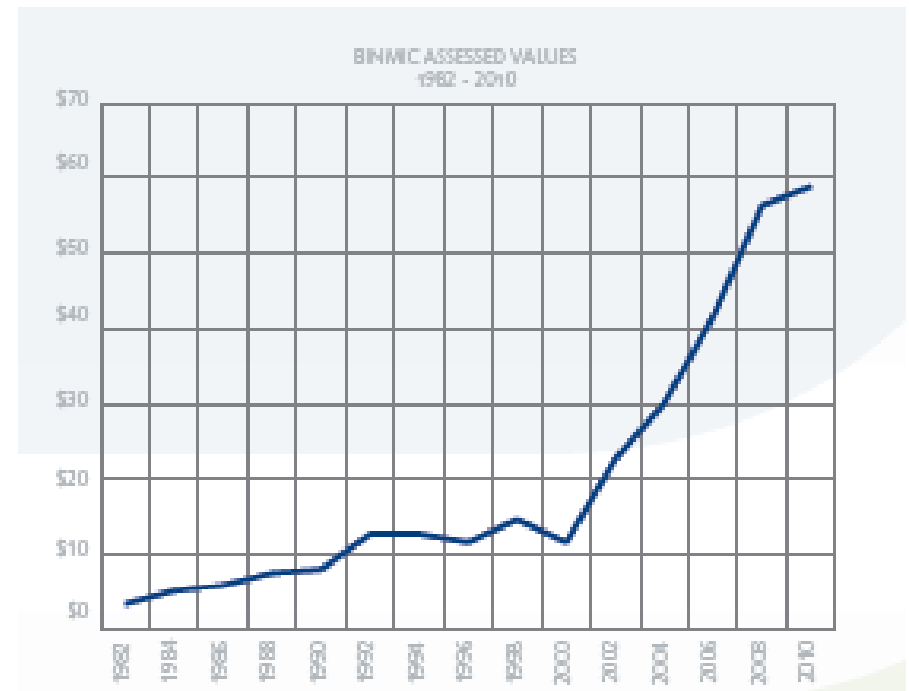
Recent Activity

- New development
- Renovations
- Requested Comp Plan Amendments
- Subdivision of industrial parcels
- Armory approaching end of useful life
- Sites for sale or lease



BINMIC Market Study

- Industrial
 - Strongest demand from small industrial tenants and owner/users
- Office
 - Strongest demand for waterfront / water proximate property
- Biotech
 - Focused in the amenity-laden South Lake Union area
- Retail
 - Substantial demand for destination retail; retailer would need 10 to 15 acres appropriately zoned
- Flex
 - Small user base and easily over supplied



Source: Kidder Matthews, Dec 2010

Manufacturing & Production Trends

- On-shoring
- Advanced manufacturing/
mass customization
- Internet tools
- Maker movement
- Changing consumer demand
- Artisan/ artisanal production
- As conflicts decrease,
competition for land and
space increase
- New advocates



Why PDR?

Industrial

- ❑ Large, corporate
- ❑ Large sites, factories
- ❑ Remote locations
- ❑ Major impacts -noise, smoke stacks, pollution
- ❑ Assembly lines, mass production
- ❑ Declining, moved out of cities



Production, Distribution & Repair

- ❑ Small, entrepreneurs
- ❑ Smaller spaces, workshops
- ❑ Convenient locations
- ❑ Minor impacts - traffic
- ❑ Craft, customized, artisan, locally made
- ❑ Vibrant, still here

Preliminary Recommendations

Interbay

Land Use Concepts



Industrial/
Commercial
Corridor

- There was room for change

Local Production
District

- Good to aim for a balance

Urban Village

- Complete transition might make sense in 50 years

Goals



Balance of
commercial
and PDR uses



Support the
citywide
growth
strategy



Make
walking,
biking, transit
a more
attractive



Mitigate
traffic
impacts of
new
development

Industrial Zones

General Industrial (IG-2)

Allows a broad range of manufacturing / commercial uses

Stricter maximum use limits

Office
Retail
Restaurant

Industrial Commercial (IC)

Allows same uses as IG except heavy manufacturing

Fewer maximum use limits

Retail

Office

General Industrial (IG-2 45)
25,000 sf maximum use limit



Industrial Commercial (IC-65)
No maximum use limit



Retail

General Industrial (IG-2 45)
25,000 sf maximum use limit



Industrial Commercial (IC-65)
75,000 sf maximum use limit



Restaurant

General Industrial (IG-2 45)
5,000 sf maximum use limit

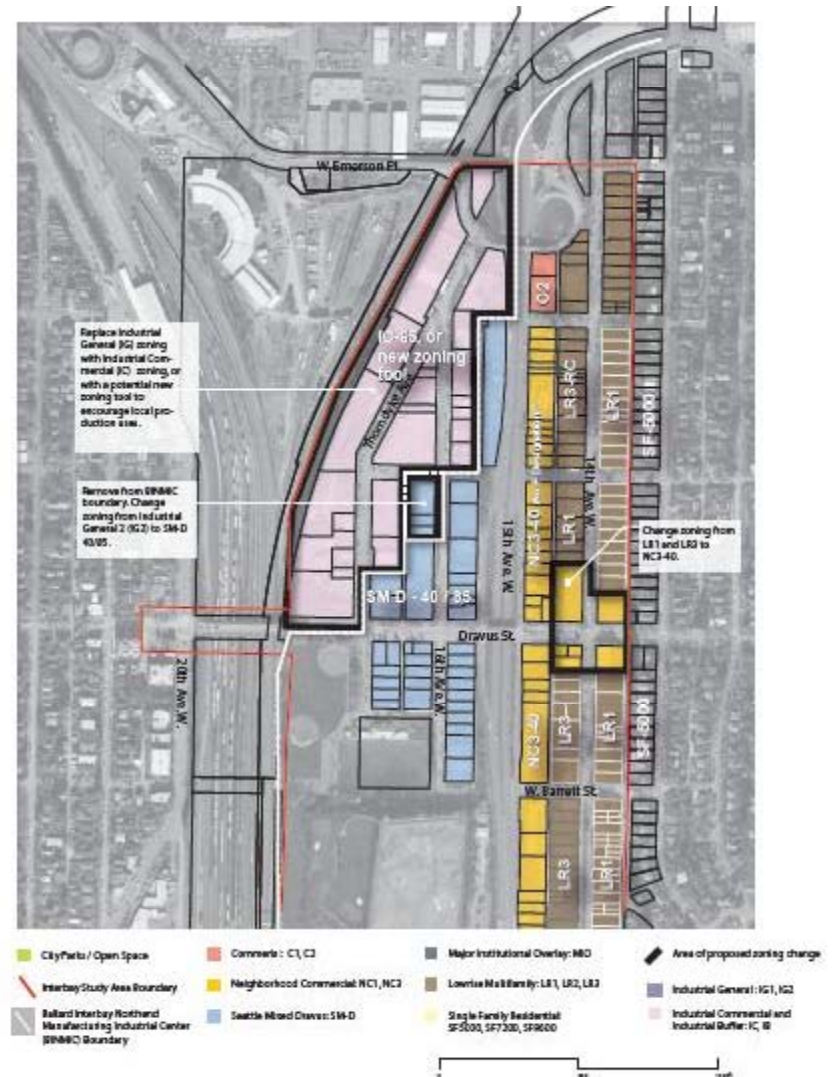


Industrial Commercial (IC-65)
no maximum use limit

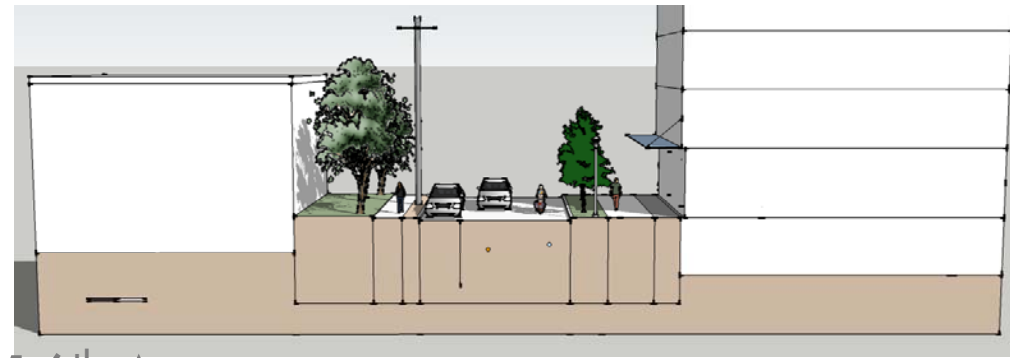
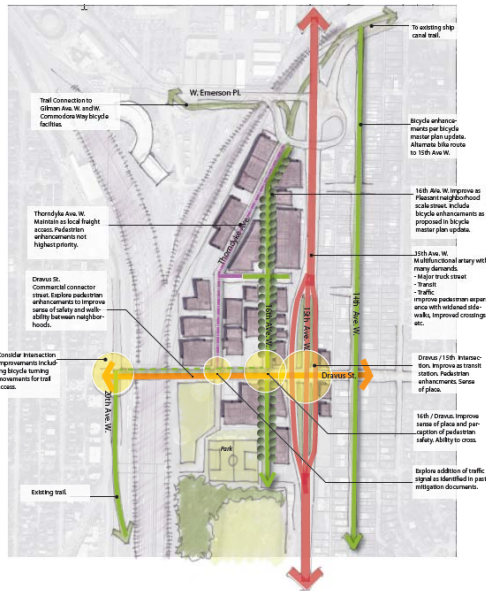


Dravus Area

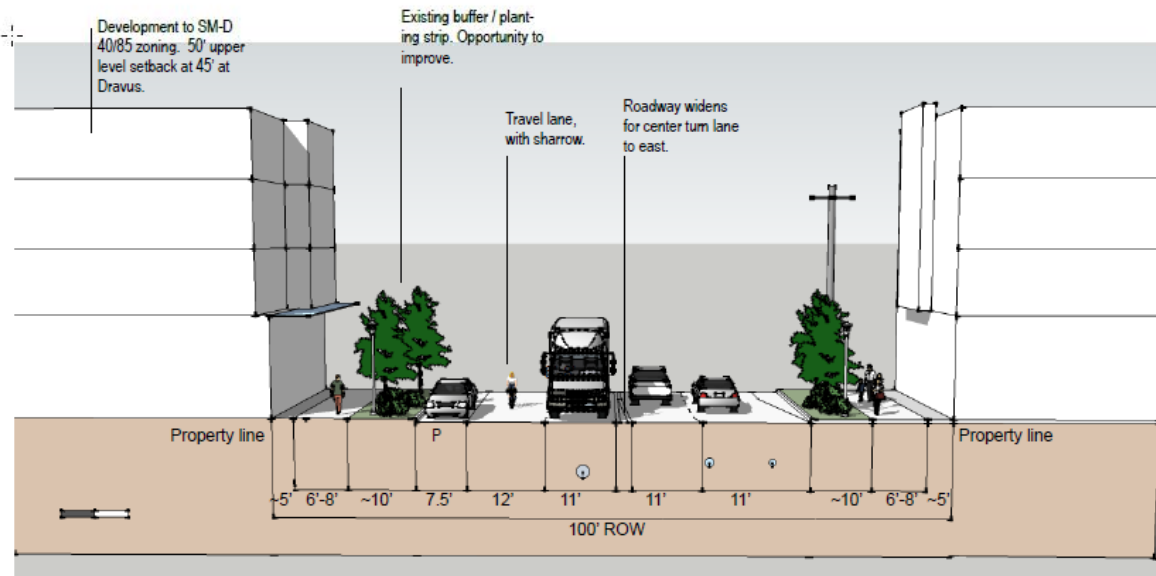
- Maintain the BINMIC boundary, but use more flexible zoning
 - IG2 to IC-65, IB or New Zone
 - 15.5 Acres, 25 Parcels
- Strengthen pedestrian character of 16th Avenue and Dravus Street
 - IG2 to SM-D 40/85
 - 0.7 Acres, 3 Parcels
 - LR1/LR3 to NC3-40
 - 1.6 Acres, 6 Parcels
 - Remove pedestrian designation from 15th Avenue W



Future Pedestrian Character



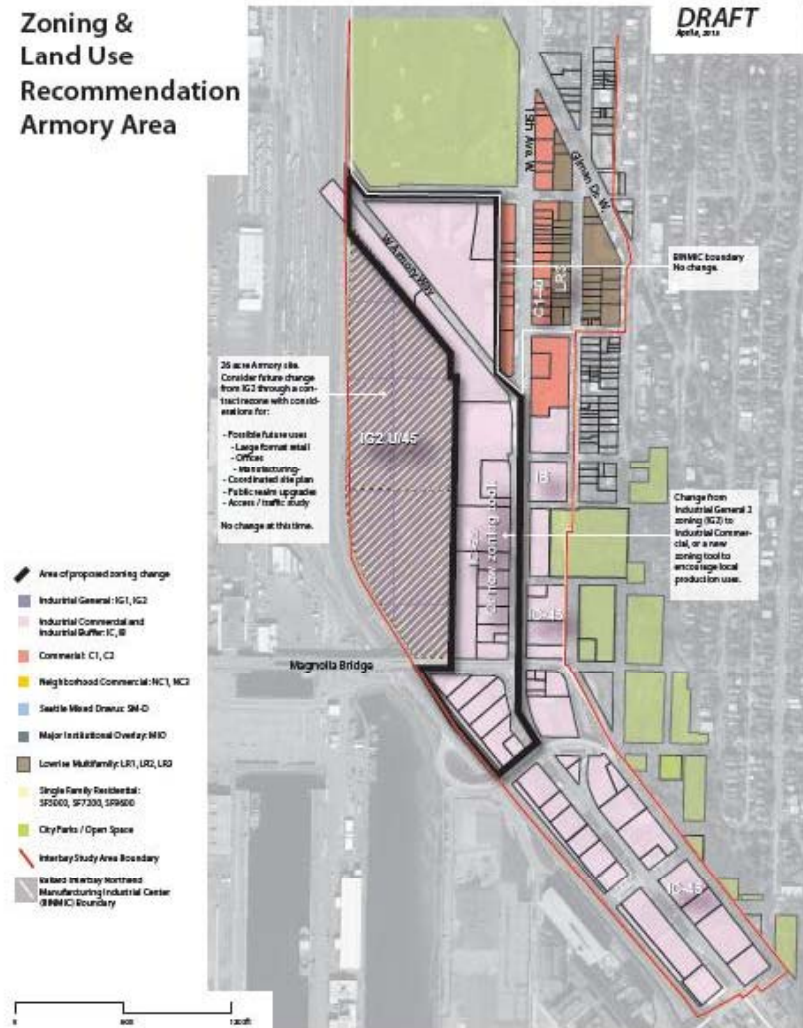
16th Ave



Dravus St

Armory Area

- Do not expand residential west of 15th Avenue W
- Maintain the BINMIC boundary, but use more flexible zoning
 - Change from IG2 to IC-65, IB or New Zoning Tool
 - 23.1 Acres, 19 Parcels
- Support the expansion of retail (or other non-residential uses) on Armory site through contract rezone
 - Defer any change to IG2 on Armory site
 - 26 Acres, 1 Parcel



What's Next

