

1. Industrial/Commerical Corridor

Key Direction

Protection of industrial land for industrial use.

Description

Light industrial and smaller retail uses continue to dominant. 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.

Exisitng 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













Limit Residences
& Offices

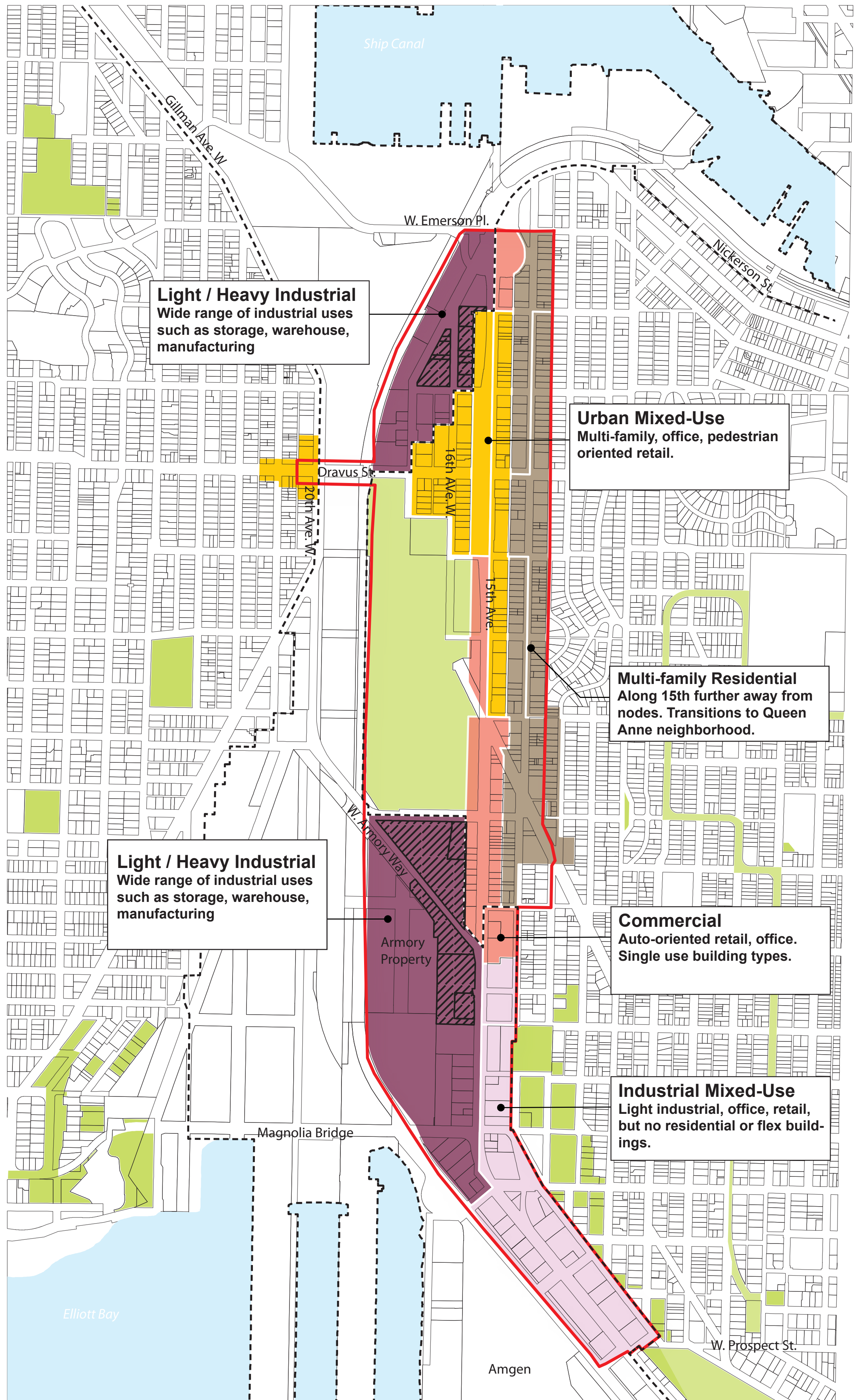
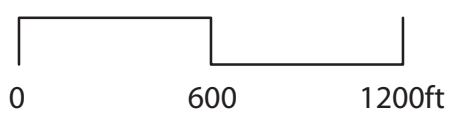


Auto
Service
& Repair



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 low impact uses such as storage, warehouse, wholesale and distributions, film production.
-  City Parks / Open Space
-  Interbay Study Area Boundary
-  Ballard Interbay Northend Manufacturing Industrial Center (BINMIC) Boundary



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.
- Rezoning/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 local ly produced goods is growing.
- Changes in technology, communication and prodcutions 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













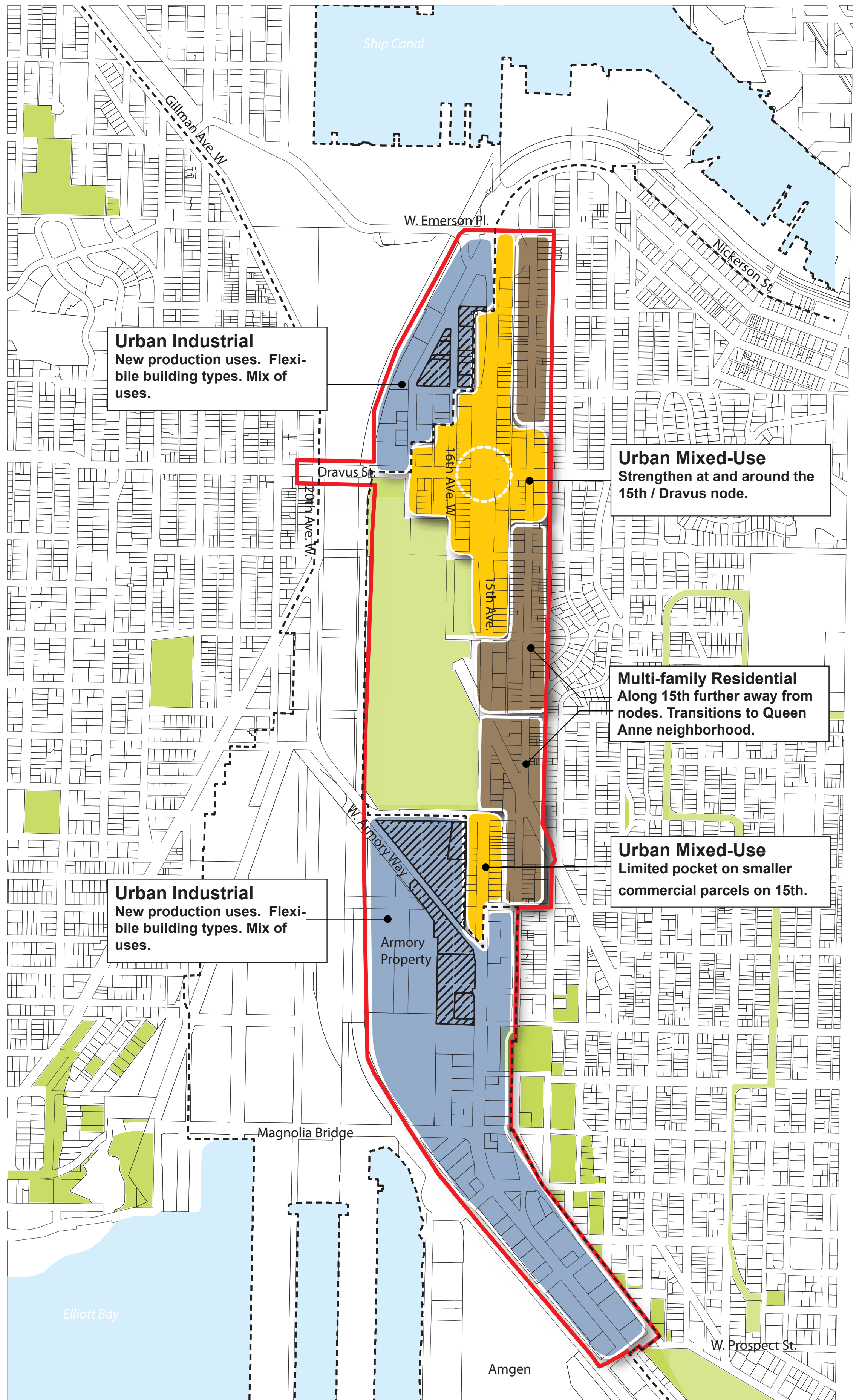
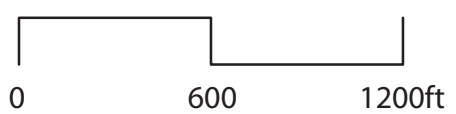
Industrial Heritage & Character. Adaptive Reuse.



Industrial Compatible Uses

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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.



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