

Zoning Comparison

Industrial General 2 (IG2)



Office

Allowed use.

25,000 sf maximum size limit for each office use.

45' (~4 story) existing height limit.



Retail

Allowed use.

25,000 sf maximum size limit for each retail use.

The small (south) portion of the Interbay Urban Center retail complex is about 25,000 sf.



Restaurants, Bars

Allowed use.

Restaurants: 5,000 sf maximum size of use limit.

Bars: 3,000 sf maximum size of use limit.

The Red Mill Burger in Interbay is about 5,000 sf.



General Manufacturing

Allowed use.

Manufacturing and industrial uses such as Kerf - a custom design build furniture maker are allowed.

Floor Area Ratio (FAR): Maximum 2.5

Building sf can be up to 2.5 times the area of the site.

Residential Uses - Not Allowed
(Homes, Condominiums, Apartments)

April, 2013

Industrial Commercial (IC)



Office

Allowed use.

No maximum size limit for office uses.

65' (~5-6 story) recommended height limit (IC-65) zone.



Retail

Allowed use.

75,000 sf maximum size limit for each retail use.

The larger (north) portion of the Interbay Urban Center retail complex is about 75,000 sf.



Restaurants, Bars

Allowed use.

Restaurants: No maximum size limit.

Bars: No maximum size limit.

Larger restaurants like Tutta Bella in Wallingford are allowed.



General Manufacturing

Allowed use.

Manufacturing and industrial uses such as Meyer Wells - a custom furniture maker and reclaimer of wood products are allowed.

Floor Area Ratio (FAR): Maximum 2.5

(Except in some specific areas of the city such as the stadium area, and South Lake Union FAR is increased to 3.0 or higher.)

Building sf can be up to 2.5 times the area of the site.

Residential Uses - Not Allowed
(Homes, Condominiums, Apartments)

Preliminary Recommendation Mix of Land Uses, Activities, Character

April, 2013

This display is meant to represent the general mix of uses and activities, as well as the overall character that could take place in Interbay under the preliminary land use recommendation.

We want to hear from you. If you have ideas, comments or suggestions, please share them on the comment cards or with DPD staff.



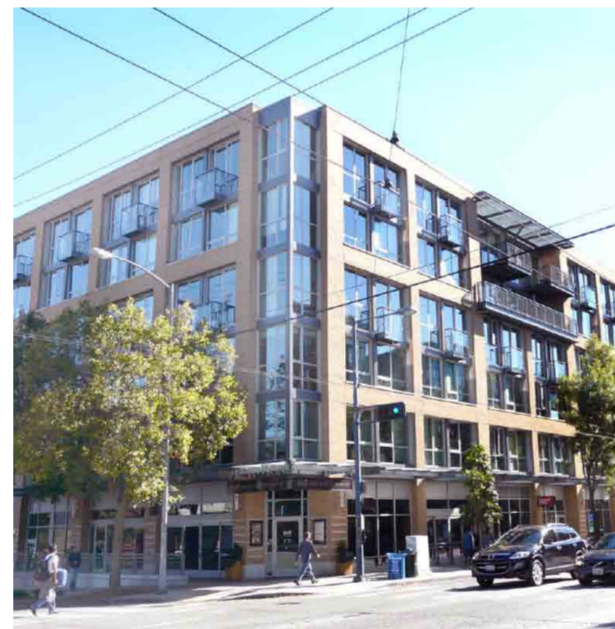
Local Production, Distribution, Repair



Office Development



Supporting Retail Services



Niche / Speciality Manufacturing

Housing nearby, but not mixed with industry.



Adaptive Reuse of Buildings



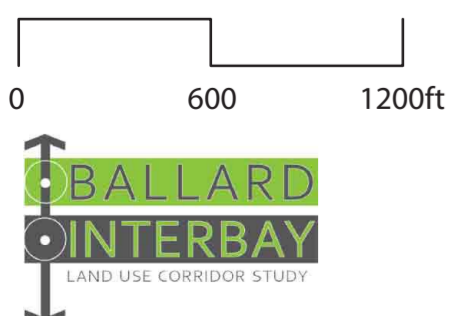
Industrial Heritage & Character.



Improved infrastructure and public realm.



Industrial Compatible Uses



Key Observations

One of Seattle's highest volume arterial roadways. (Compare below.)

Highest volumes crossing over Ballard bridge.

Bulk of traffic volume is not from uses or generators in the study area.

Major truck streets (15th, Nickerson) high truck volumes.

Known east-west traffic constraints at Dravus St. onramps to 15th.

Relatively large traffic signal spacing. No signals north of Dravus St. for 5,500 ft. to Leary Way.

Comparison Arterial Streets (AWDT Volumes)

- 15th Ave. near Dravus: 43,602
- Rainier Ave.: 37,400
- Westlake Ave in SLU: 26,200
- Boren Ave. on 1st Hill: 25,400
- NE 85th St. near SR99: 18,900
- E. Madison St.: 15,800
- Eastlake Ave: 15,200

Average Weekly Daily Traffic (AWDT) Volume***

■ Arterial Roadway - Principal

▬ Arterial Roadway - Minor

▬ Arterial Roadway - Collector

○ Intersection Level of Service (LOS)

☀ Traffic Signal Location

▬ Study Area Boundary

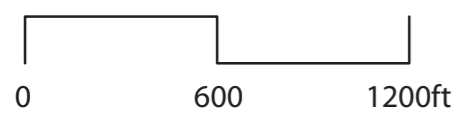
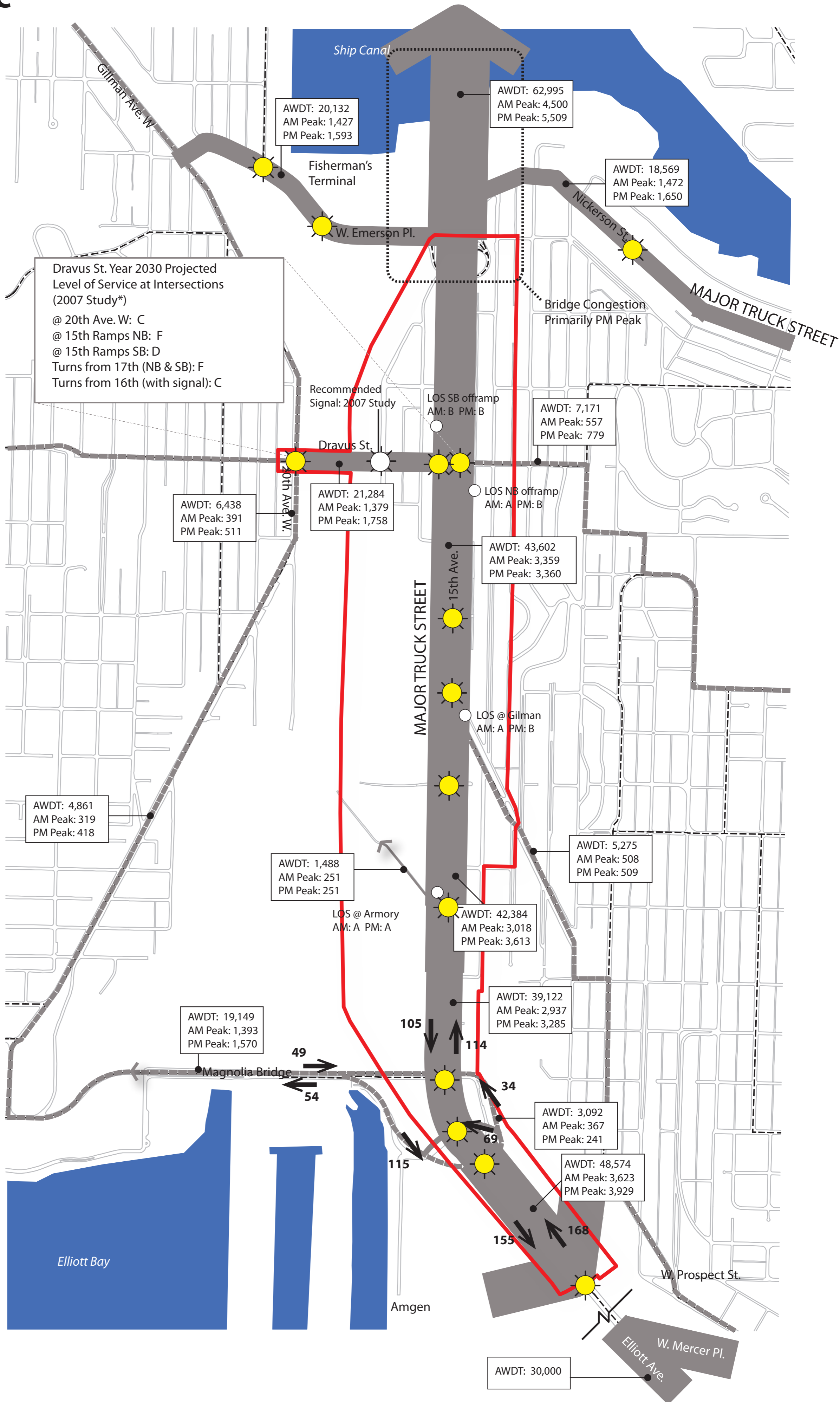
2030 estimated mid-day peak hour truck volumes (Magnolia Bridge EIS**)

Sources:

* 2007 Interbay Overlay Plan - Hefron

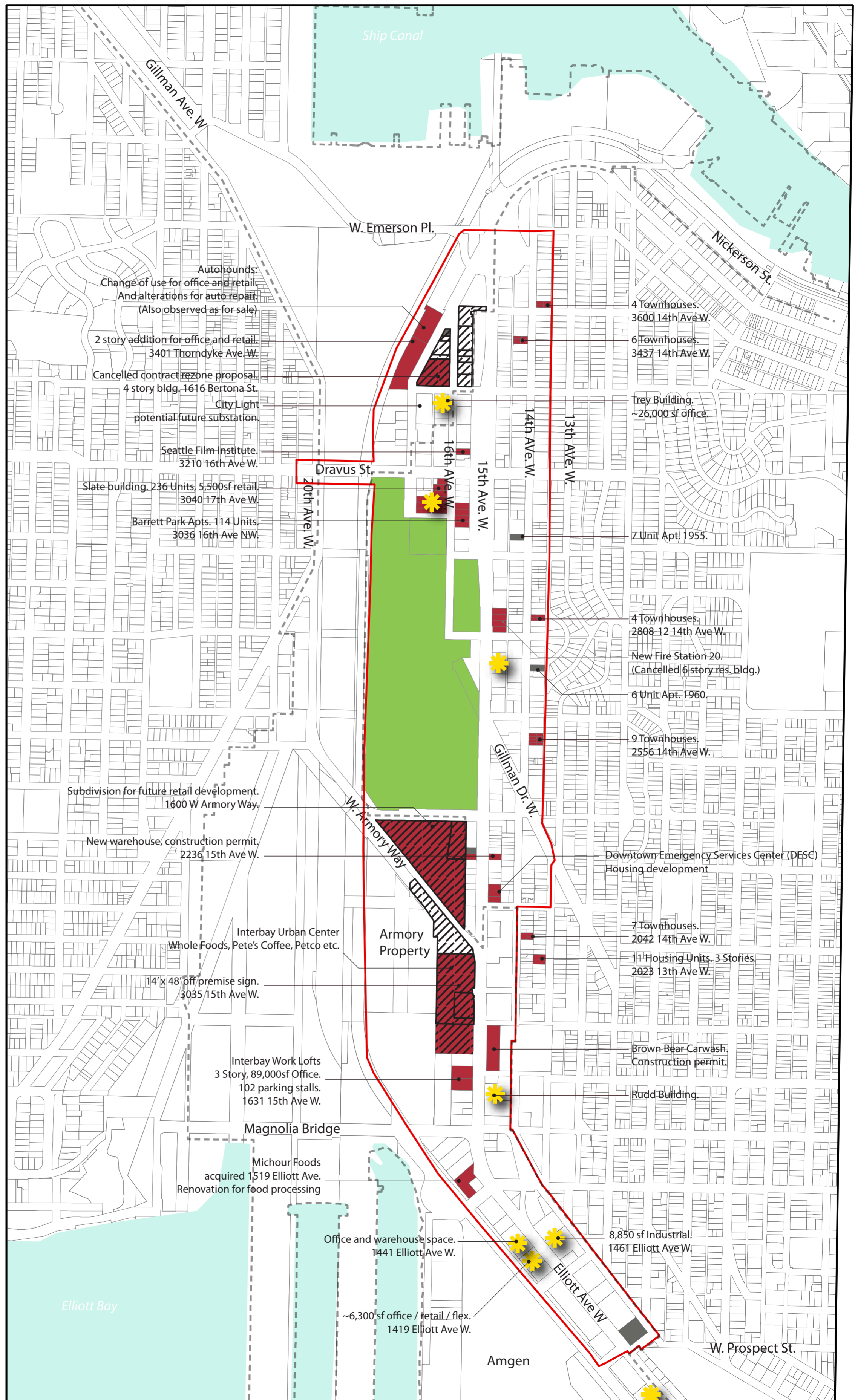
** 2004 Magnolia Bridge Replacement EIS








*** City of Seattle SDOT GIS data



Recent Development Activity & For Sale / Lease Property

April, 2013



-  Requested Comprehensive Plan amendments
-  Recent / future development activity
-  Observed for sale property
-  Observed for lease space
-  Open Space
-  Interbay Study Area Boundary
-  Ballard Interbay Northend Manufacturing Industrial Center (BINMIC) Boundary

0 600 1200ft



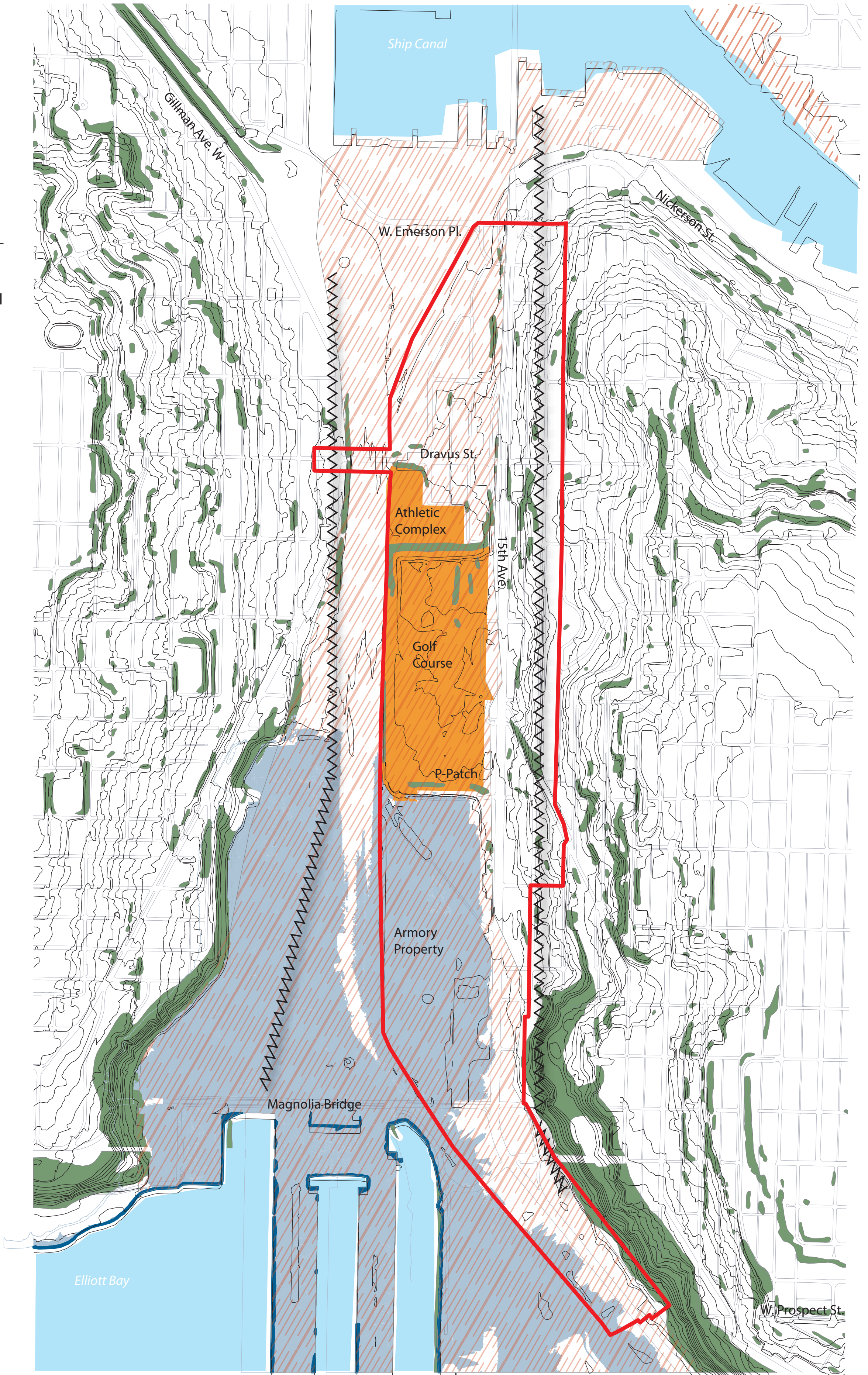
Key Observations









Flat valley floor.

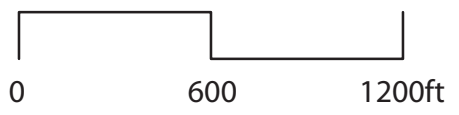
Areas of historic fill.

Topographical buffer between corridor and adjacent neighborhoods.

Potentially vulnerable in natural disasters or extreme long term sea level rise scenarios in Elliott Bay.



-  Potential Noise Affects
-  Historic Landfill Site
-  Year 2100 - Maximum Potential Sea Level Rise Estimate (88 inches)
-  Year 2100 - Potential Sea Level Rise Estimate (50 inches)
-  Steep Slopes (40% +)
-  Potential Liquefaction Area
-  10' Contours
-  Interbay Study Boundary



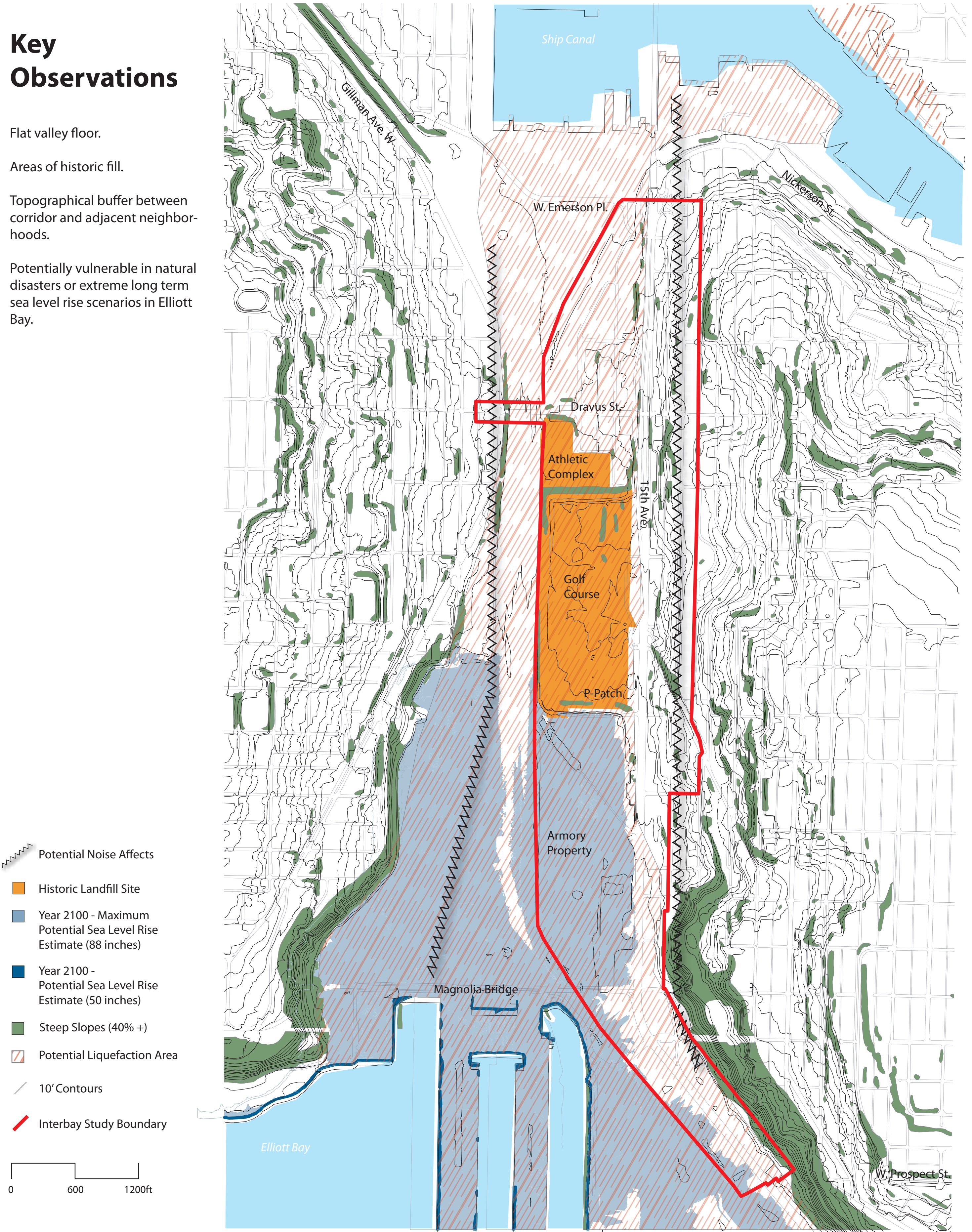
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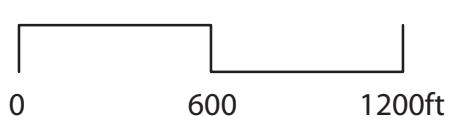
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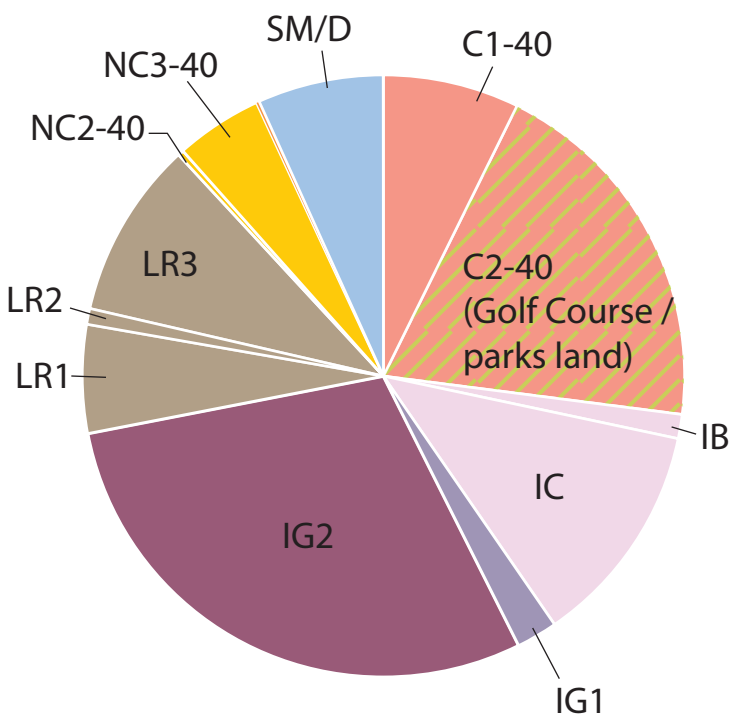
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-  Steep Slopes (40%+)
-  Potential Liquefaction Area
-  10' Contours
-  Interbay Study Boundary



Current Zoning (General)

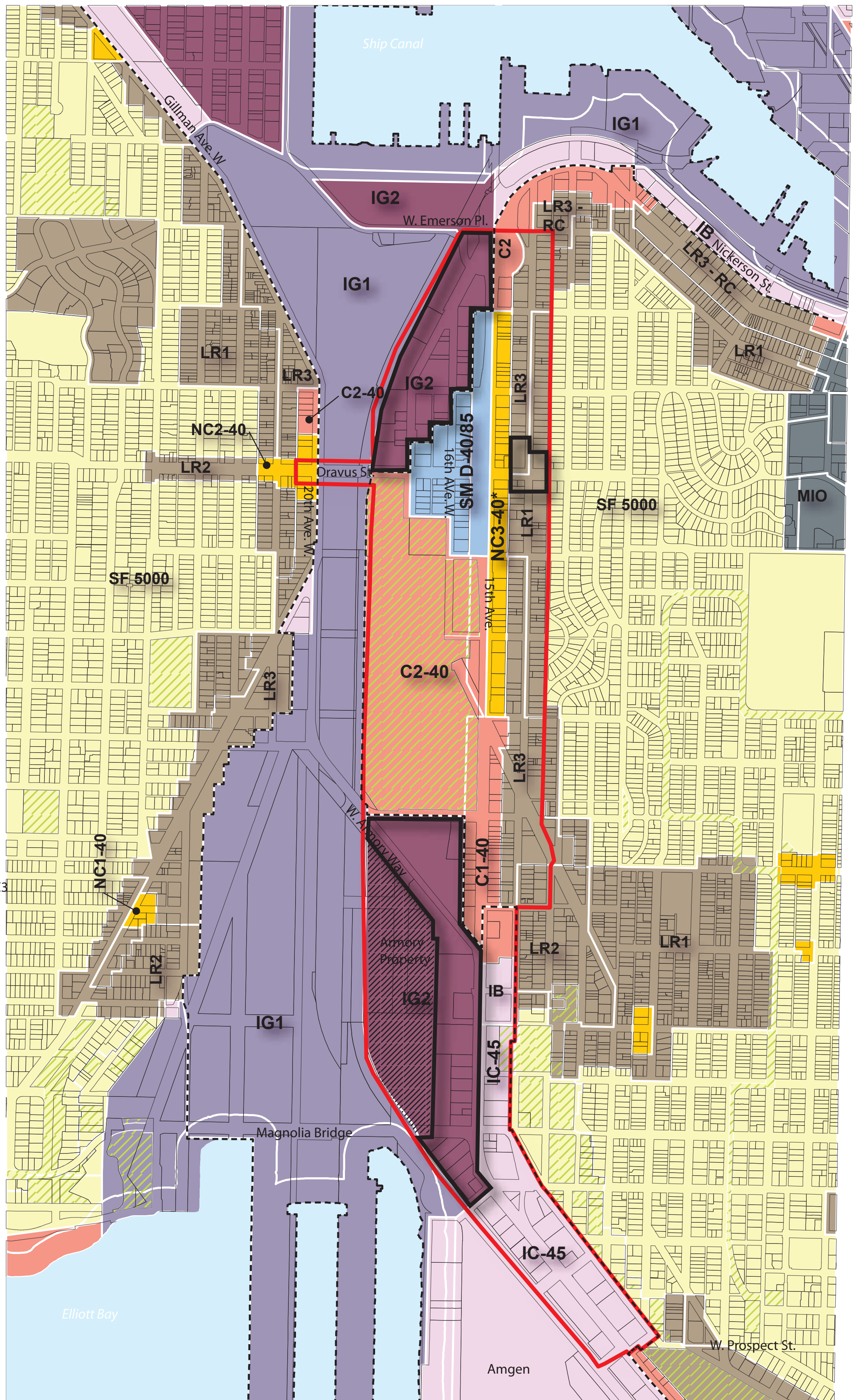
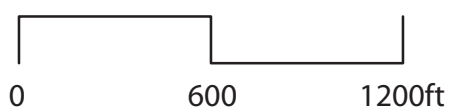
April, 2013

Key Observations



C1-40	7%
C2-40	20%
IB	1%
IC-45	12%
IG1	2%
IG2	29%
LR1	6%
LR2	1%
LR3	10%
NC2-40	<1%
NC3-40	5%
SF	<1%
SM/D 40-85	7%

- Areas recommended for potential zoning change
- Area recommended for possible future zoning change - through contract rezone process or planned use and development agreement.
- Industrial General : IG1, IG2
- Industrial Commercial and Industrial Buffer: IC, IB
- Commercial: C1, C2
- Neighborhood Commercial: NC1, NC2, NC3
- * Indicates "potential pedestrian zone" Neighborhood Commercial area
- Seattle Mixed Dravus: SM-D
- Major Institutional Overlay: MIO
- Lowrise Multifamily: LR1, LR2, LR3
- Single Family Residential: SF5000
- City Parks / Open Space (Not a zoning designation)
- Interbay Study Area Boundary
- Ballard Interbay Northend Manufacturing Industrial Center (BINMIC) Boundary



Interbay Businesses & Employment

Source: 2011 Hoover's Survey Data

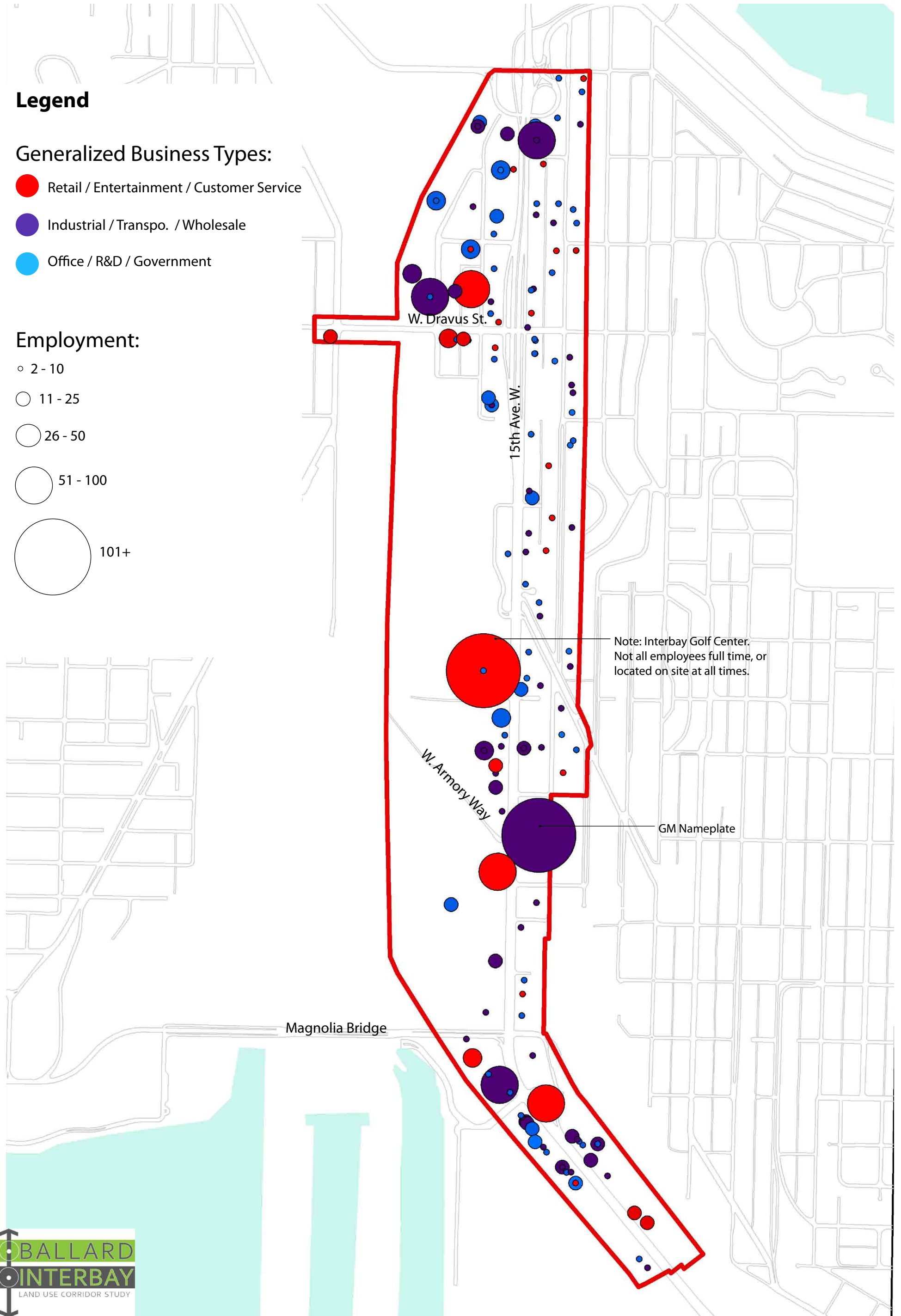
Legend

Generalized Business Types:

- Retail / Entertainment / Customer Service
- Industrial / Transpo. / Wholesale
- Office / R&D / Government

Employment:

- 2 - 10
- 11 - 25
- 26 - 50
- 51 - 100
- 101+

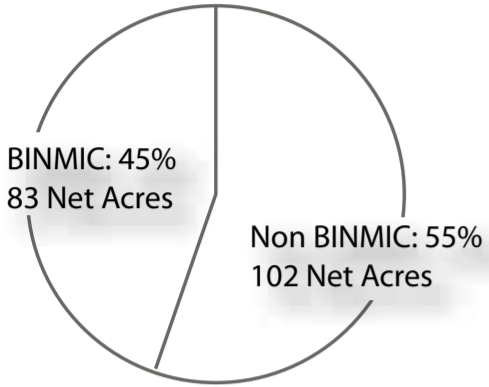


Existing Land Uses

April, 2013

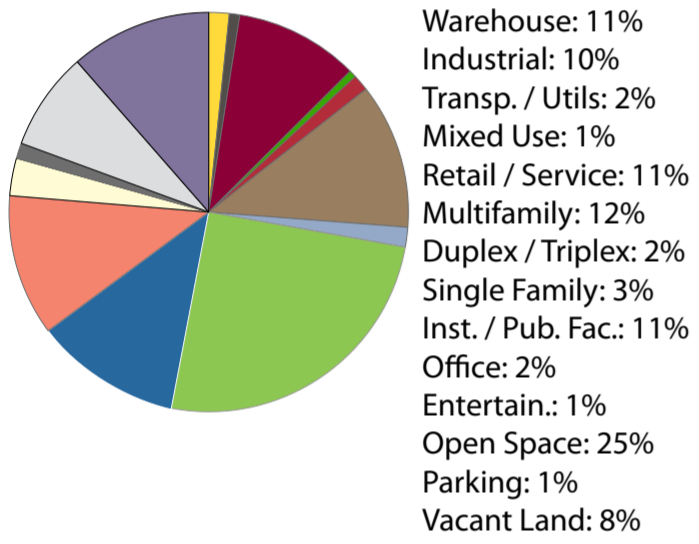
Key Observations

Study Area:
 185 Net Acres (Non-ROW Land)
 265 Gross Acres (Including ROW)
 Right of Way (ROW) = public streets



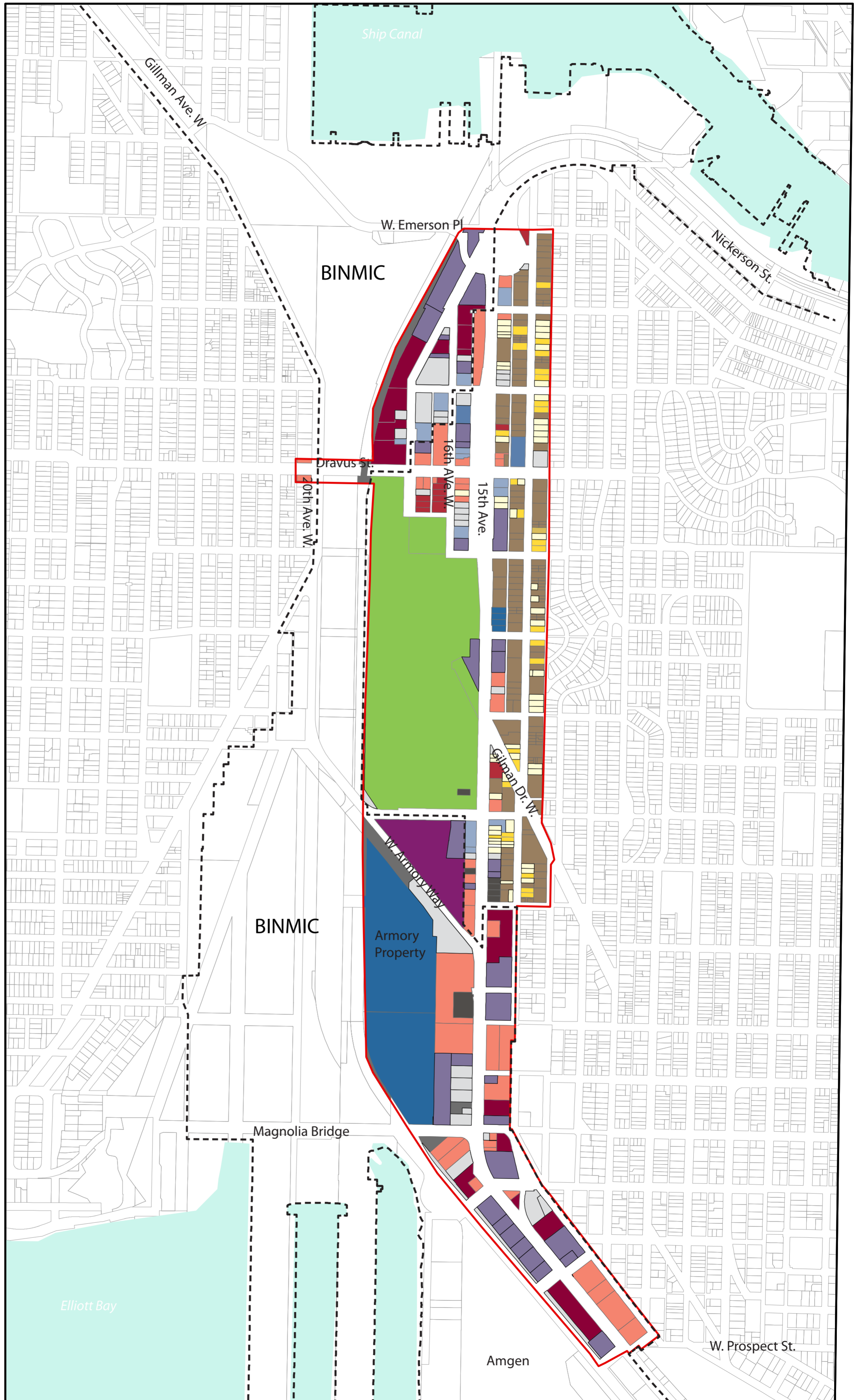
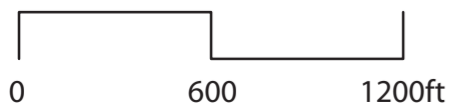
Ballard Interbay Northend
 Manufacturing Industrial Center
 (BINMIC)

Existing Land Use: Total Study Area



Land use percentages are approximate based on DPD GIS land use codes, spring 2013.

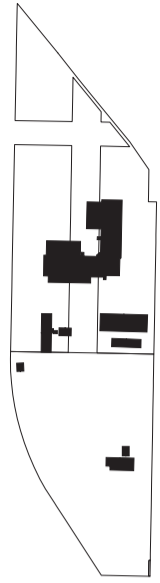
- Industrial
- Warehouse / Storage
- Transportation / Utilities
- Mixed Use
- Retail / Services
- Multifamily
- Duplex / Triplex
- Single family
- Institution / Public Facility
- Office
- Entertainment
- Open Space
- Parking
- Vacant Land
- Interbay Study Area Boundary
- Ballard Interbay Northend Manufacturing Industrial Center (BINMIC) Boundary



Large Format Retail

April, 2013

Building footprint examples displayed at equal scale.



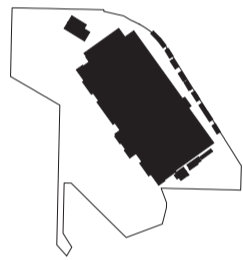
Interbay Armory Site

26 Acres
National Guard training
Response during emergency events
76,086 nsf government services building



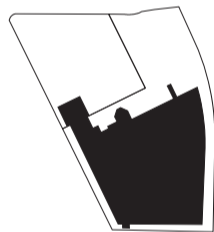
University Village

31 Acres
Parking Garage
100,000+ nsf U Village
Shopping Center
126,000 nsf Grocery



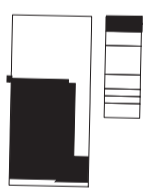
Fred Meyer - Ballard

12.6 Acres
164,647 nsf retail store.



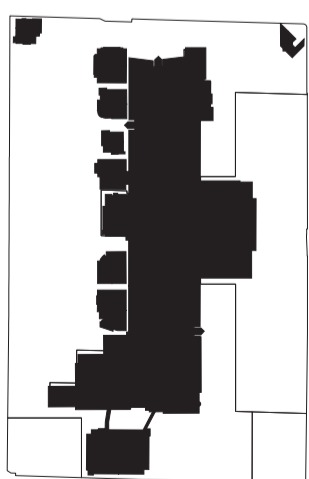
Lowe's - Mt. Baker, Seattle

13 Acres
291,940 nsf retail store.



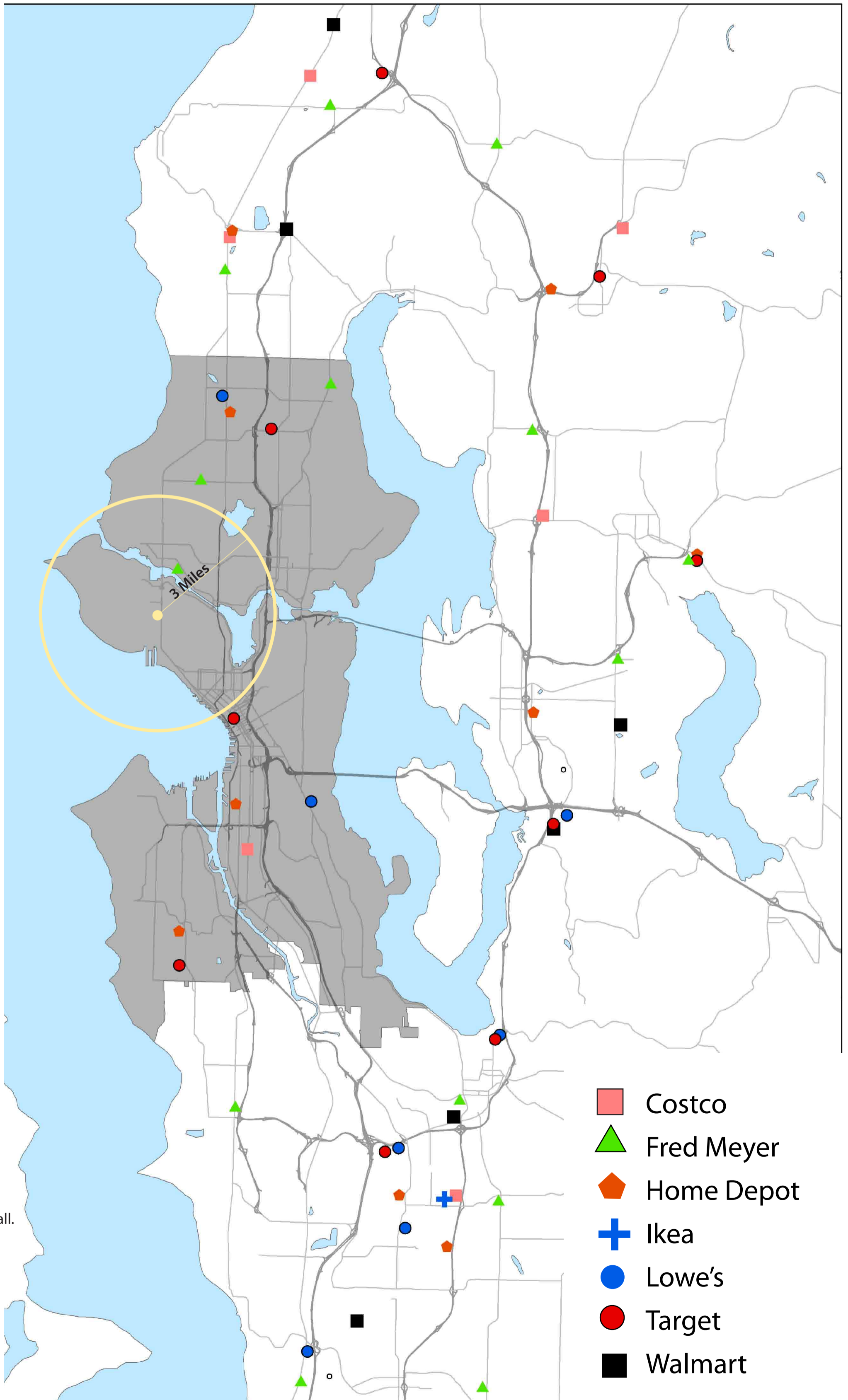
Home Depot - SoDo

6.2 Acres
107,930 nsf retail store



Northgate Mall

54.6 Acres
~700,000 nsf shopping center / mall.

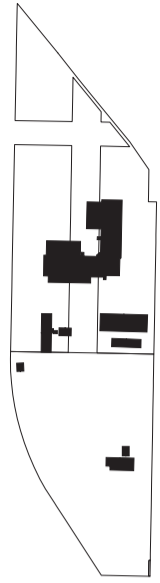


- Costco
- ▲ Fred Meyer
- ◆ Home Depot
- + Ikea
- Lowe's
- Target
- Walmart

Large Format Retail

April, 2013

Building footprint examples displayed at equal scale.



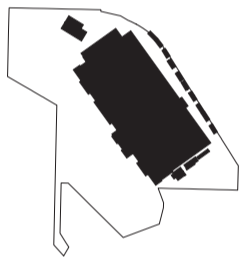
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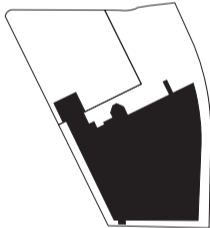
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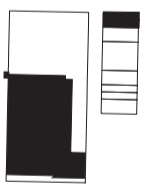
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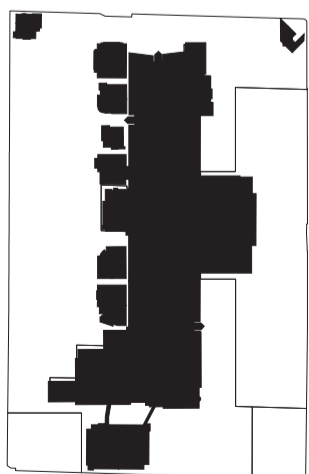
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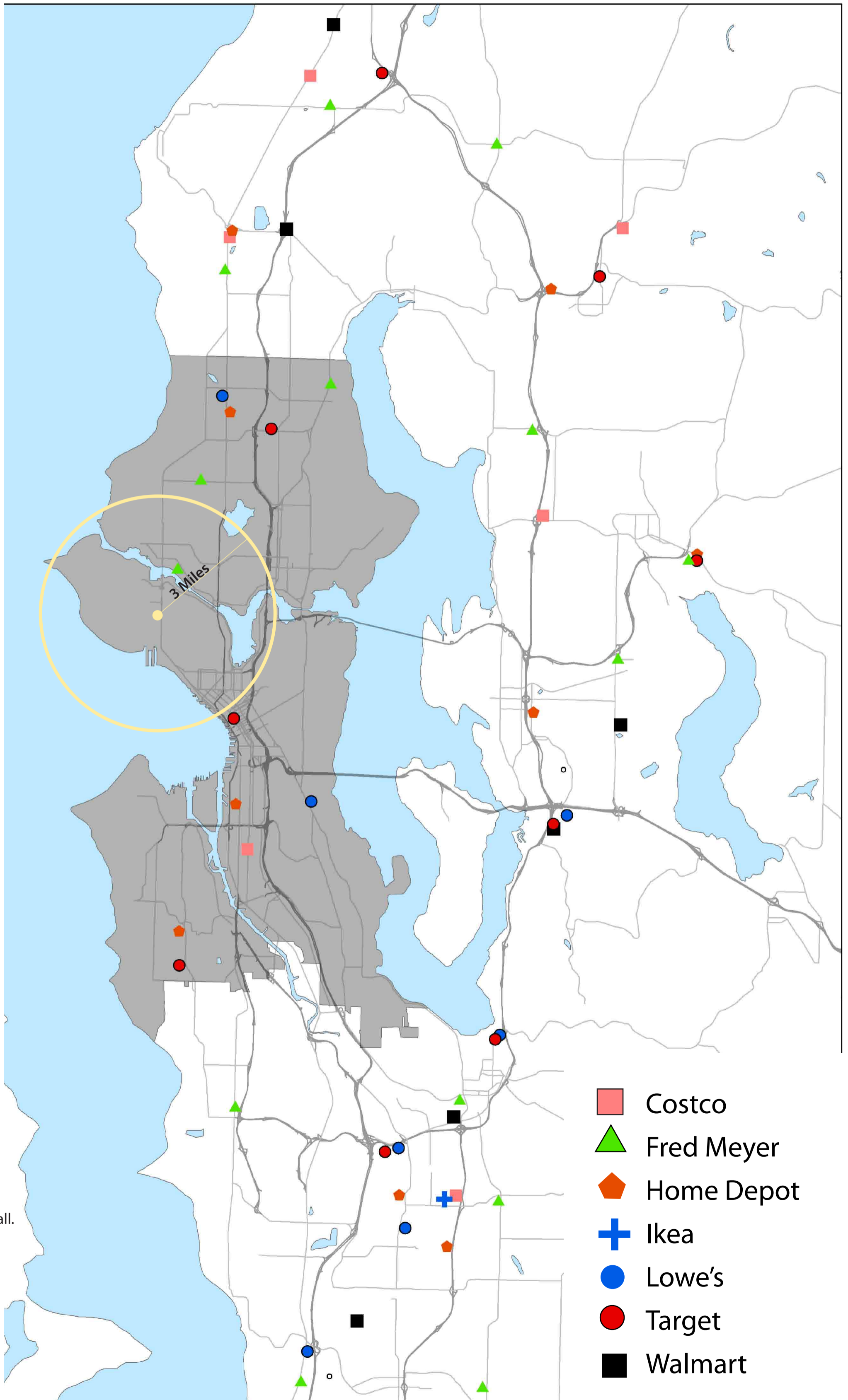
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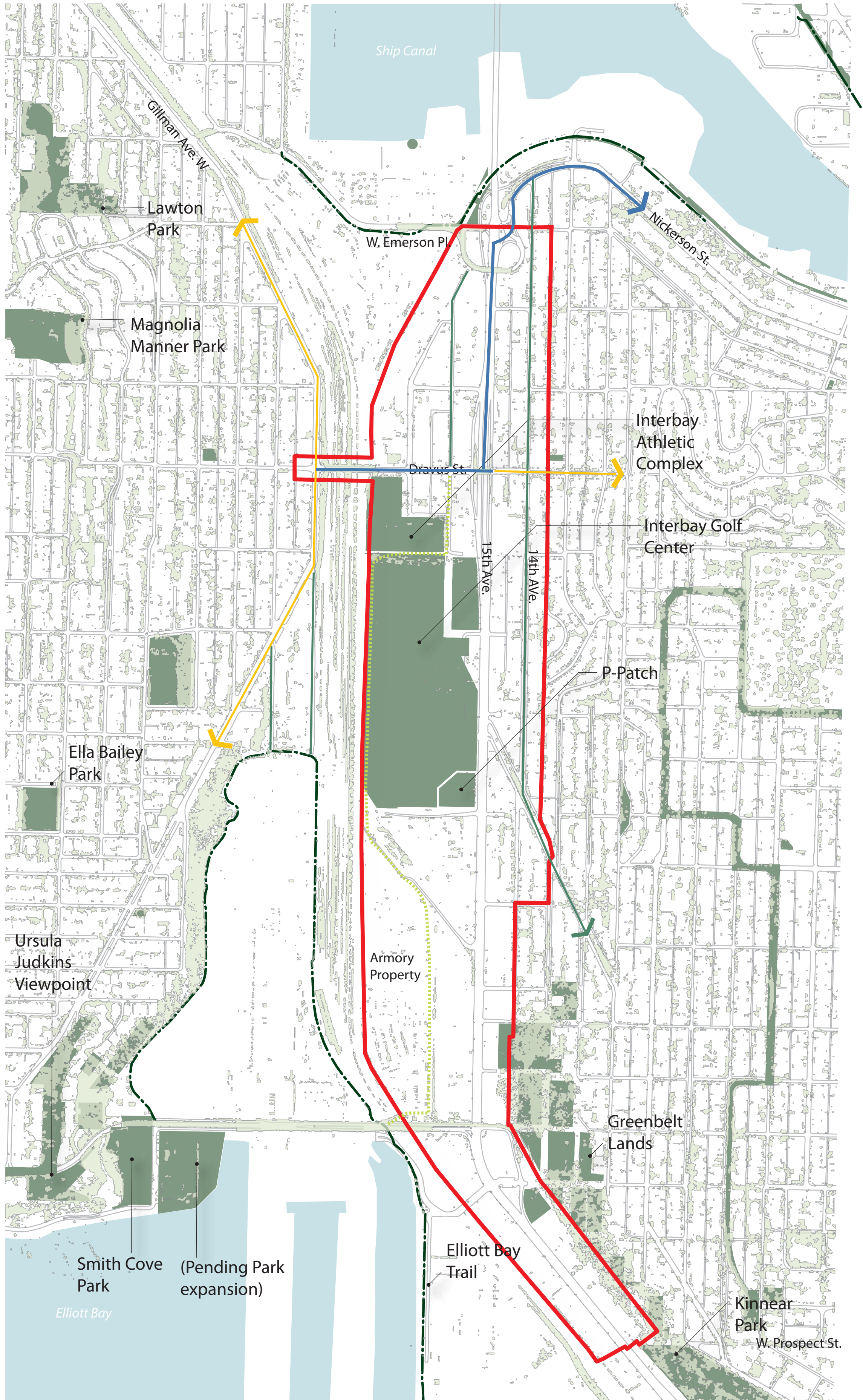
- Costco
- Fred Meyer
- Home Depot
- Ikea
- Lowe's
- Target
- Walmart

Key Observations

A lot of park land adjacent to or within the corridor.

Good access to recreational and open space resources.

Limited tree canopy.

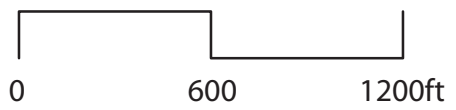


- City Property, Parks
- Tree Canopy
- Study Area Boundary

Bicycle Master Plan Update
DRAFT Bike Network
(Study area vicinity only)









- Multi Use Trail (Off Street)
- In Street Major Separation
- In Street Minor Separation
- Enhanced Street

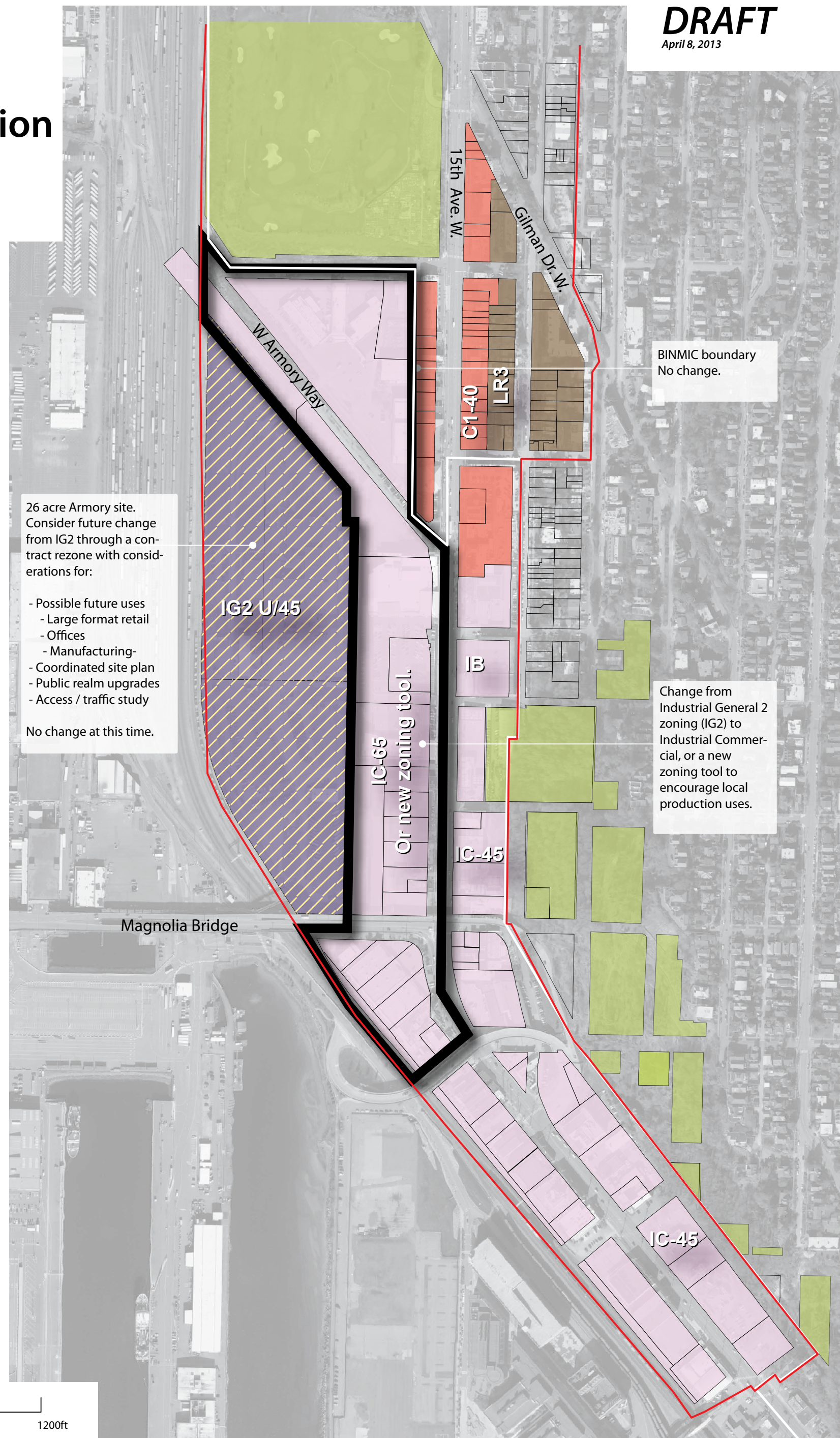
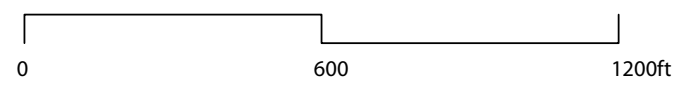
Stakeholder Working Group
Concept Trail Route



Zoning & Land Use Recommendation Armory Area

DRAFT
April 8, 2013

-  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 Northend Manufacturing Industrial Center (BINMIC) Boundary



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.
- Extends the development pattern of retail and office development to in the corridor.
- 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

Retain existing Industrial General 2 (IG2) zoning on the large, 26 acre, Armory site.

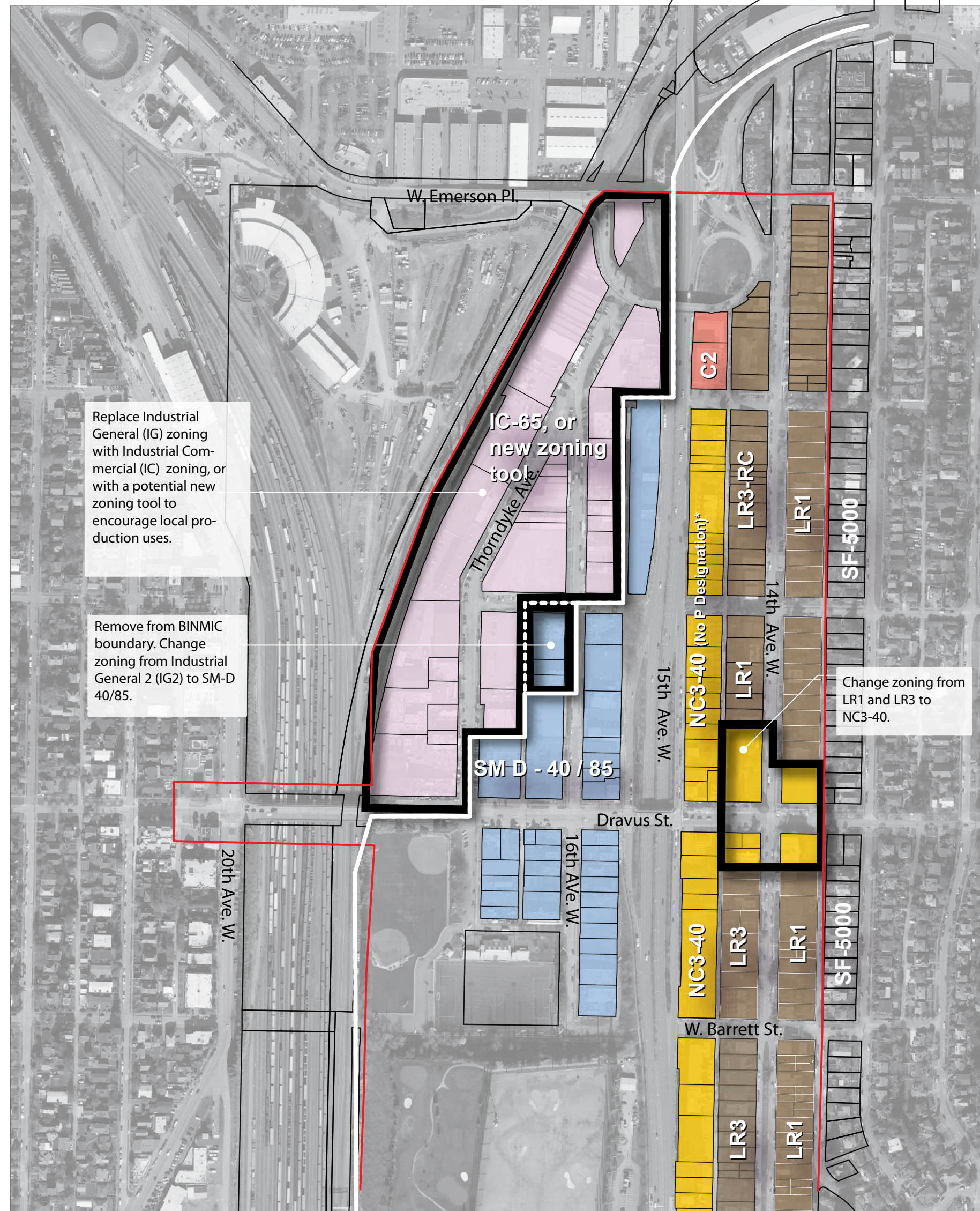
- Recognize both the tremendous opportunity and uncertainty associated with this well-located, large-sized site.
- Continue to monitor the Washington National Guard facility planning process and potential future land use action including a change to existing zoning.
- If site becomes available, encourage 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**

Zoning & Land Use Recommendation Dravus Area

DRAFT
April 8, 2013



Replace Industrial General (IG) zoning with Industrial Commercial (IC) zoning, or with a potential new zoning tool to encourage local production uses.

Remove from BINMIC boundary. Change zoning from Industrial General 2 (IG2) to SM-D 40/85.

Change zoning from LR1 and LR3 to NC3-40.

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 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.

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

Minor correction to the BINMIC boundary and rezone to Seattle Mixed Dravus.

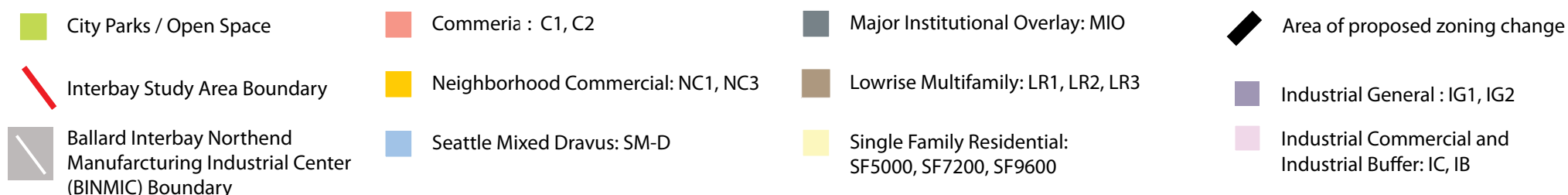
- Reflect the existing use (QFC grocery, Trey office building).
- Completes pedestrian-oriented zoning on both sides of 16th Avenue W.
- Use grade change to separate mixed use and industrial zone.
- Encourage the existing SM-D zone to infill and intensify.
- Confirm boundary the SM-D zone.
- Does not 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.

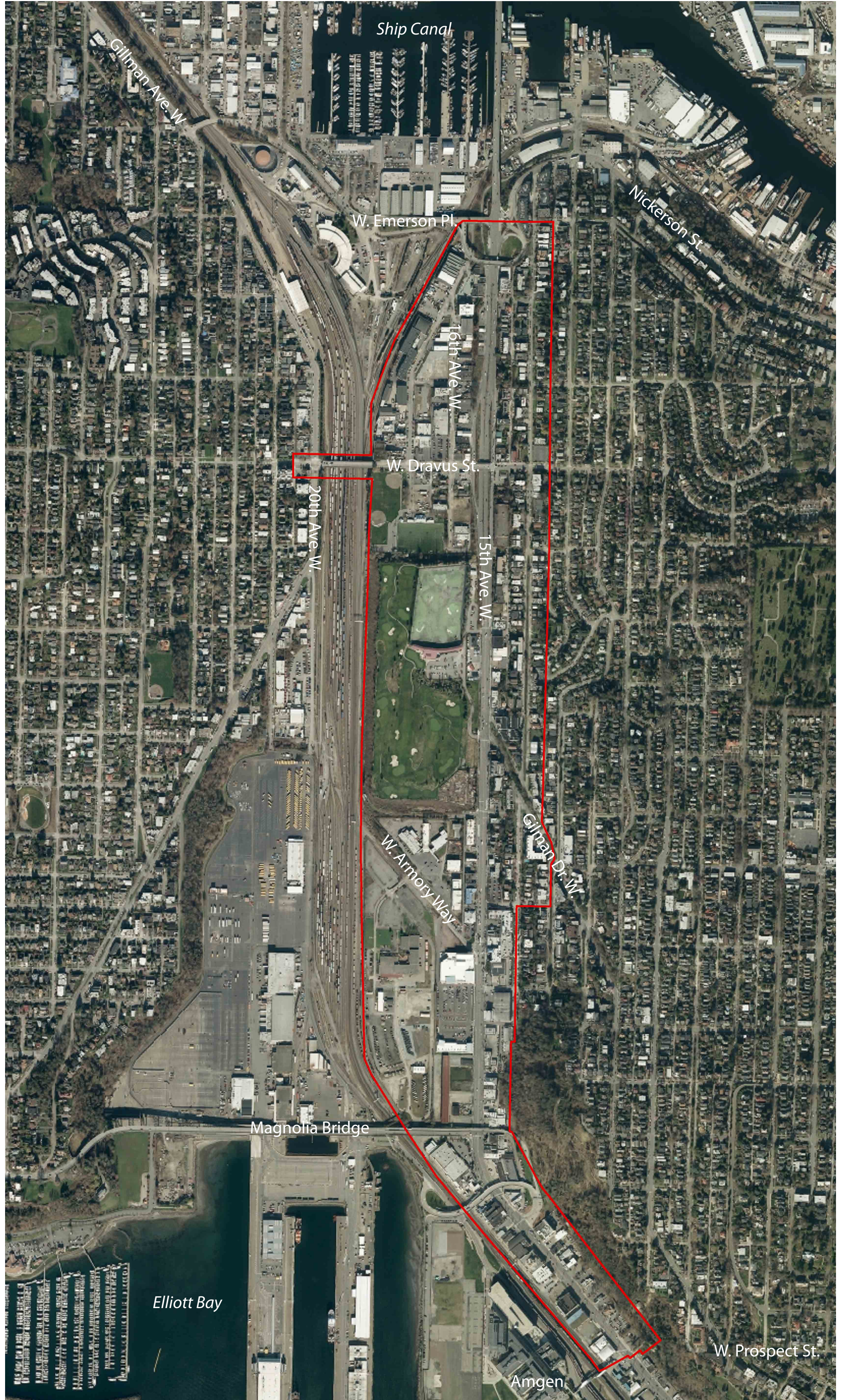
Summary


- 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**



Interbay Study Area

April, 2013



 Interbay Study Area Boundary

