



**Interbay Working Group Meeting  
April 3, 2013**

**Attendees:**

Adam Iwaszuk, WA Army National Guard  
Adam Silvers, Resident  
Bob Beebe, KG Investment Management  
Carol Pawlak, Amgen  
Charles Wathen, Interbay Urban Center  
Gene Hogle, Magnolia Community Club  
Jeffrey Hummel, Hummel Architects, Interbay Urban Center  
John Coney, Queen Anne Community Council /Uptown Alliance  
Joseph Gellings, Port of Seattle  
Kent Angier, Kauri Investments  
Martin Kaplan, Queen Anne Community Council  
Steve Gillespie, Foster Pepper

**City Staff:**

Patrice Carroll, Senior Planner, DPD  
Geoff Wentlandt, Senior Planner/ Urban Designer, DPD  
Michael James, SDOT – Ballard Transit Expansion Study

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At this meeting we will present and discuss preliminary recommendations for the Interbay study area.

**Preliminary Recommendations**

DPD's preliminary recommendations for the North Area near Dravus Street include:

- a minor change to the BINMIC boundary
- changing areas zoned IG2 to a more flexible industrial zone (IC or a new zoning tool) that would encourage more reinvestment in commercial and production space
- removing the "future potential P-zone designation from the NC zone which would allow residential uses at street level along 15<sup>th</sup> Avenue W.
- small expansion of the NC zone on Dravus Street east of 15<sup>th</sup> Avenue W to encourage a more pedestrian friendly active street frontage on Dravus Street.

DPD's preliminary recommendations for the South Area include:

- no change to the BINMIC boundary

- no change at this time on the Armory site, but consider future contract rezone request that could accommodate a range of commercial uses including large format retail
- changing remaining areas zoned IG2 to IC-65

Comments on Preliminary Recommendations:

- Armory site should be rezoned now.
  - Leaving the Armory site zoned as IG2 is depressing – it will stay that way for the next 30 years.
  - Process to entitle the Armory site through a contract rezone will be a 6-year process.
  - The contract rezone is a highly political process, and will be affected because this is an election year.
- Interbay should be rezoned to allow more residential development.
  - Interbay has great potential for mixing residential and commercial – these recommendations miss that opportunity.
  - Interbay is a great area for residential because of the proximity to frequent transit service (Rapid Ride), future high capacity transit, and recreational resources.
  - The city has a critical need for more affordable housing and this area could play a role in fulfilling that need.
  - ULI conference highlighted the affordable housing crisis in Seattle. There are not a lot of options for affordable housing close to downtown.
  - Poor soils will make development a bit more expensive.
- Interbay is not the Dwamish MIC. W should not treat them the same.
- Washington National Guard will need to replace their facility and will use value of current property to fund new facility. A low value on current property will affect ability to build a new facility.
- Don't agree with more residential development or more commercial development. Need to protect industrial jobs.
- Should we figure out what we want to see at the Armory now?
- This is a 25-year plan – this could be a regional anchor.
- These recommendations do not represent a vision.
- The land is too valuable to remain industrial. A car repair business can be there, but will have to change more for their services.
- If the city wants to subsidize industrial development, it should do it in other ways.
- What about cannabis production – that could be a good industrial use for Interbay.
- The proposed NC zoning is a church. Is there some redevelopment proposed? (Answer – there is not a redevelopment proposal.)

**Other Comments**

- DESC is about to acquire a site in Interbay for affordable housing.

- Is the walking /biking trail concept (discussed at March 8 meeting) moving forward? (Answer – SDOT is evaluating for inclusion in the Bicycle Master Plan Network Map).