

Ballard - Interbay Land Use Corridor Study

Preliminary Zoning & Land Use Recommendations April 3, 2013

Planning Principles

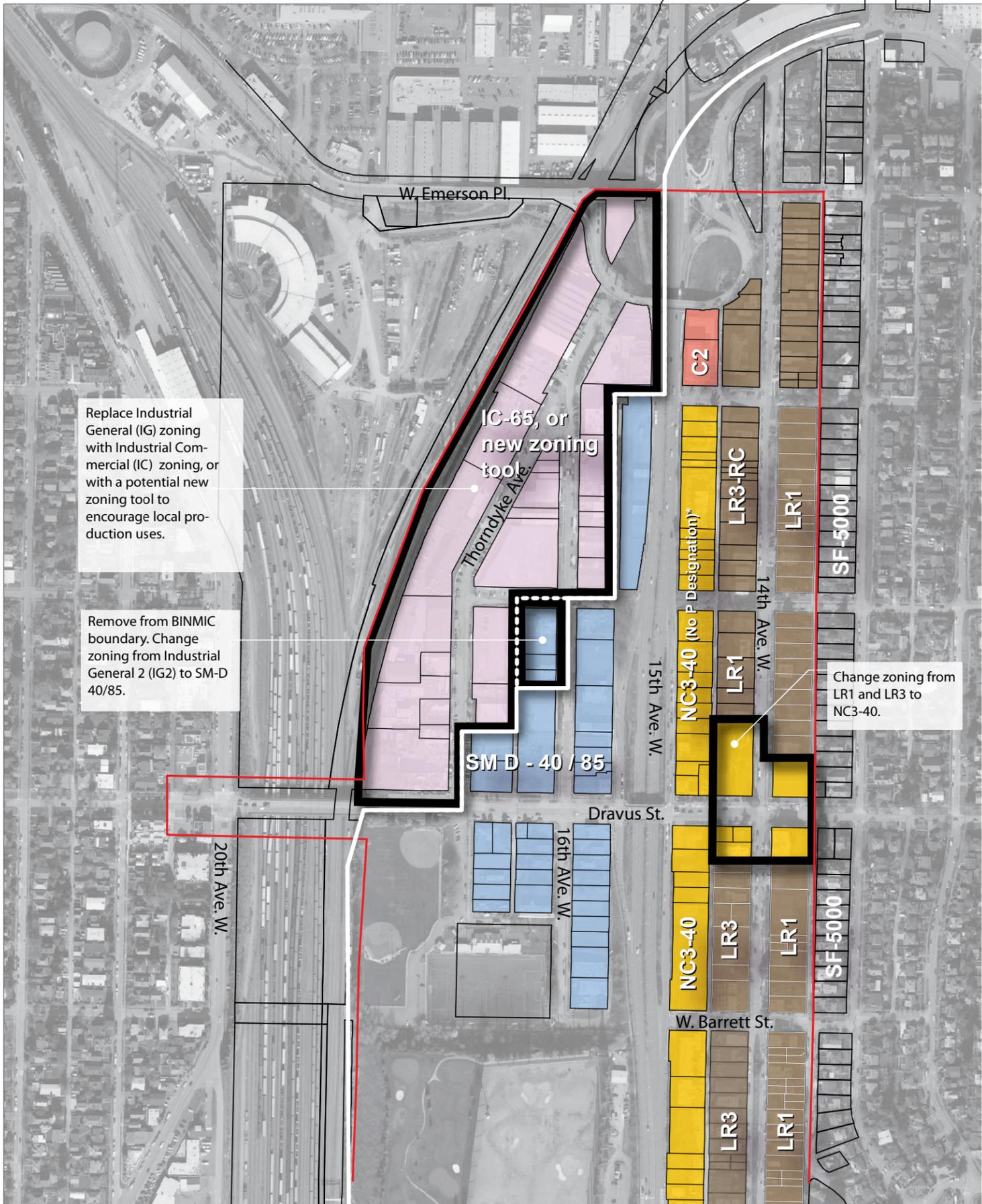
- Growth of the service sector will drive market demand for new office and commercial development.
- Production, distribution and repair (PDR) represents a small but important source of services, jobs and innovation.
- Some, but not all, PDR uses conflict with mixed-use.
- Industrial land close to downtown is a scarce asset and unique opportunity.
- A long view of future land use in Interbay is needed.
- Higher value uses outbid lower value uses.
- In a growing city, traffic congestion can be mitigated, but not eliminated.

Goals

- Maintain a balance of office, retail and PDR uses.
- Encourage reuse of existing industrial building stock on small parcels to increase the supply of affordable PDR space.
- Support the citywide growth strategy to direct most population and job growth to walkable urban centers and villages.
- Support continued infill development in residential areas as allowed by current zoning.
- Make walking, biking, transit a more attractive mode of transportation for those living and working in Interbay.
- Continue to accommodate large volumes of traffic and seek to mitigate impacts of new development.

Zoning & Land Use Recommendation Dravus Area

DRAFT
April 8, 2013



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|---|-----------------------------------|---|---|
| City Parks / Open Space | Commeria : C1, C2 | Major Institutional Overlay: MIO | Area of proposed zoning change |
| Interbay Study Area Boundary | Neighborhood Commercial: NC1, NC3 | Lowrise Multifamily: LR1, LR2, LR3 | Industrial General : IG1, IG2 |
| Ballard Interbay Northend Manufacturing Industrial Center (BINMIC) Boundary | Seattle Mixed Dravus: SM-D | Single Family Residential: SF5000, SF7200, SF9600 | Industrial Commercial and Industrial Buffer: IC, IB |



Zoning & Land Use Recommendation

Dravus Area

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 the 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 service.

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

Make a 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.

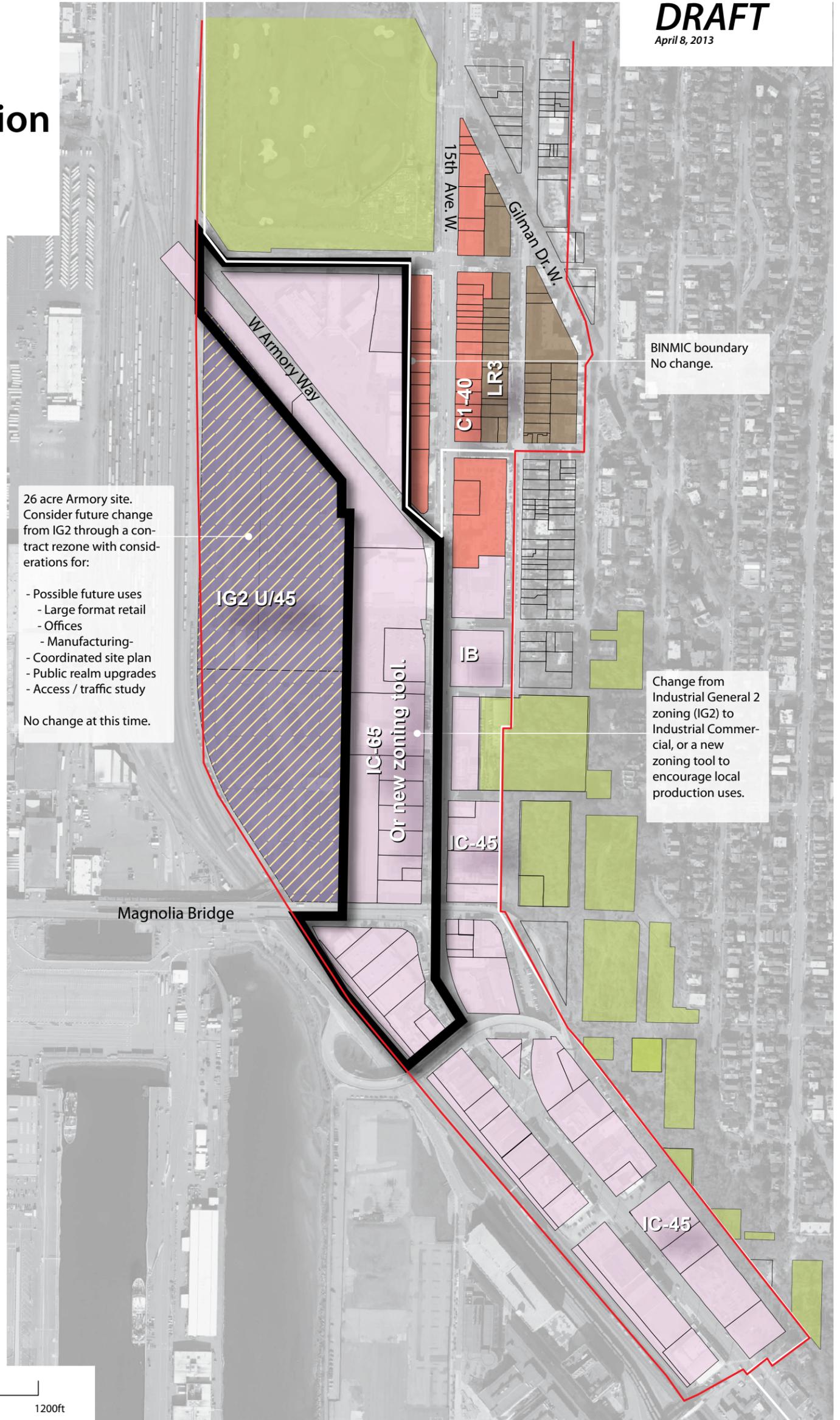
- Create a stronger east/west pedestrian connection east of 15th Ave.
- Emphasize the mixed-use character of W Dravus St. with activating street level use.

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**

Zoning & Land Use Recommendation Armory Area

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April 8, 2013



26 acre Armory site.
Consider future change from IG2 through a contract rezone with considerations for:

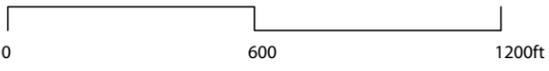
- Possible future uses
- Large format retail
- Offices
- Manufacturing-
- Coordinated site plan
- Public realm upgrades
- Access / traffic study

No change at this time.

BINMIC boundary
No change.

Change from Industrial General 2 zoning (IG2) to Industrial Commercial, or a new zoning tool to encourage local production uses.

-  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



Zoning & Land Use Recommendation

Armory Area

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.

No change at this time to 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**