Land Use Policies

- Ballard Interbay Northend Manufacturing/Industrial Center Neighborhood Plan (April 1998)
- City of Seattle Comprehensive Plan
- Land Use Code

Industrial

- Preserve/protect industrial land for industrial uses, especially maritime and rail-related uses
- Allow but limit commercial uses that reinforce industrial character
- 2007 Ordinance to reduce the size limits for certain non-industrial uses
- Allow a broader range of uses, where the industrial function of the area is less established
- Buffer industrial from residential and pedestrian-oriented commercial uses
- Prohibit residential uses
- Living wage is high priority

Commercial/ Mixed Use

- Distinguish between pedestrian-oriented and auto-oriented commercial areas
- Encourage mixed-use, pedestrian-oriented commercial in urban villages
- Affordable housing
- Allow greater height and density near W. Dravus Street for affordable housing

Areas Outside Urban Villages and MICs

- Generally remain as existing
- Modest low-density growth (15% of HH growth)
- Encourage density and mixed-use near higher capacity transit

Trends + Market Demand

National

- Unique economic conditions
- Continued growth of service economy, but also growth in manufacturing (resurgence, on-shoring)
- Growing productivity and automation
- Uncertainty about future of low skill, low entry barrier jobs
- Increase in small, craft or artisan manufacturing
- Blending of industrial / service activities
- On-line retailing
- Rising demand for industrial land for non-industrial uses
- Industrial intensification, particularly near transit investments

Market Outlook for BINMIC

- Industrial - Demand for industrial space in BINMIC, especially small (<10,000 sf) industrial tenants and owner/users
- Office - Steady demand for waterfront or water-proximate; little demand for speculative office space
- Biotech - South Lake Union area that are expected to meet the demand
- Retail - Significant demand for destination retail–big box stores in the Interbay area
- Flex Space – Some demand–small and easily over supplied