

Director's Report

Rezone of Industrial Lands within the Ballard Hub Urban Village

Section I - Overview

Introduction

The Department of Planning and Development (DPD) proposes to rezone industrial areas within the Ballard Hub Urban Village (HUV). The Ballard HUV rezone is divided into three subareas:

- Subarea 1: The north side of Market St., between 24th Ave. NW and 30th Ave. NW, currently zoned Industrial Buffer (IB) U/45 and Commercial 1(C1)-65. Subarea 1 is approximately 3.5 acres.
- Subarea 2: The south side of Market St., between 26th Ave. NW, and 30th Ave. NW (includes one parcel to the east of 26th Ave. NW), currently zoned General Industrial 2 (IG2) U/65. Subarea 2 is approximately 5.9 acres.
- Subarea 2: The area around Leary Ave. NW, between 15th Ave. NW and 20th Ave. NW, currently zoned IB-U/65, IG2-U/65, Midrise (MR) and C1-65. Subarea 3 is approximately 10.8 acres.

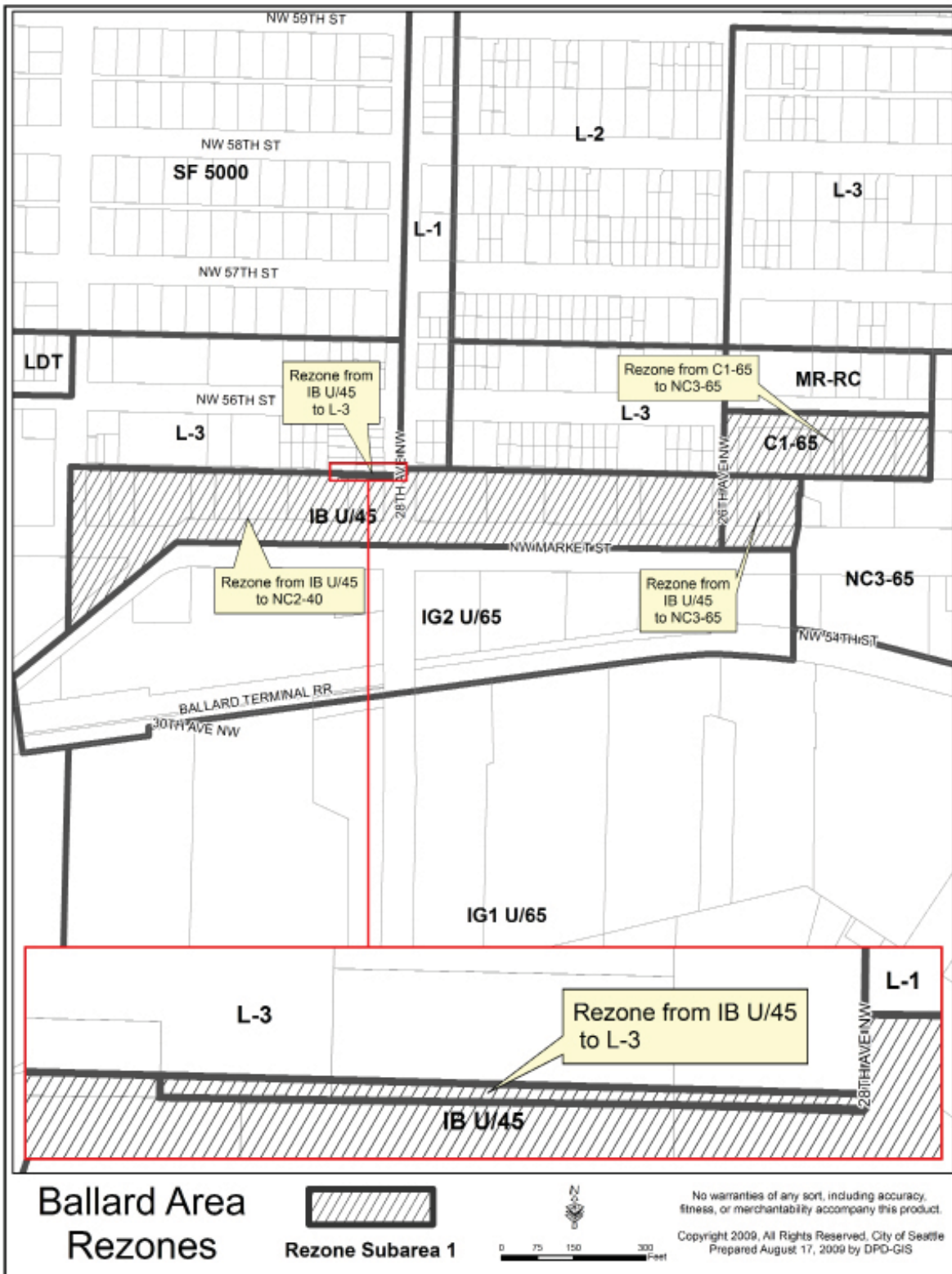
This report examines the general rezone criteria and policy basis for rezoning industrial land within the Ballard HUV, followed by a review of the specific function and locational criteria for each of the recommended subarea rezones. Appendix A contains tables associated with the general rezone criteria found in the Land Use Code section of Seattle's Municipal Code (SMC) Chapter 23.34 for the proposed Neighborhood Commercial (NC) and IC zones.

In addition to subarea rezone recommendations, DPD proposes the following text amendments for all Industrial Commercial zones within designated urban villages and urban centers:

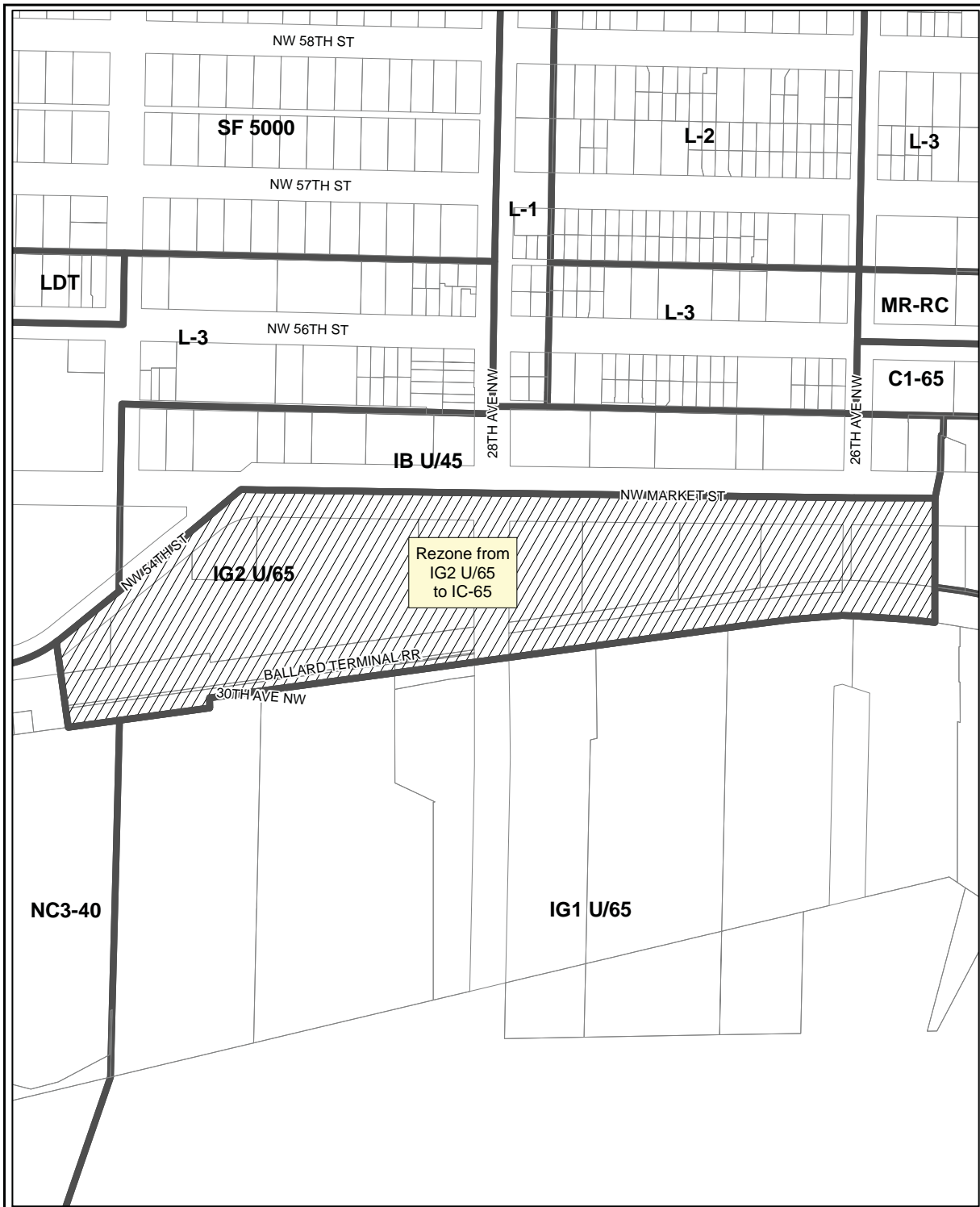
- Design Review
- Green Factor

The following three maps provide geographic details of the three subareas and show both the existing and the recommended zoning designations.


Map A: Subarea 1

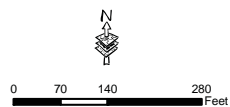


Map B: Subarea 2



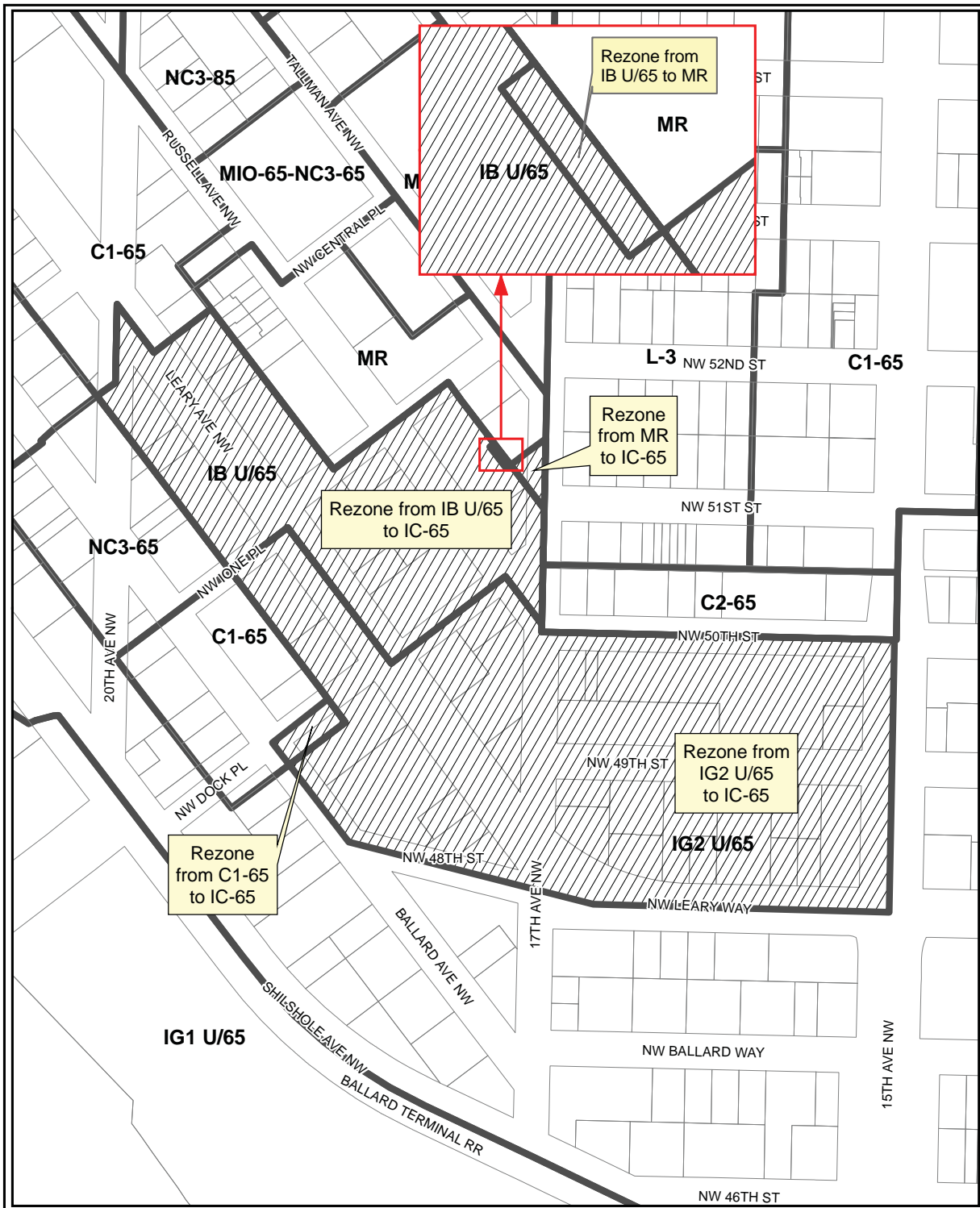
**Ballard Area
Rezones**

 **Rezone Subarea 2**




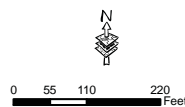
No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.
Copyright 2009, All Rights Reserved, City of Seattle
Prepared August 17, 2009 by DPD-GIS

Map C: Subarea 3



Ballard Area Rezoning

 **Rezone Subarea 3**



No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.
Copyright 2009, All Rights Reserved, City of Seattle
Prepared August 17, 2009 by DPD-GIS

Background

In December, 2007, City Council adopted Resolution 31026, which directed DPD to examine the boundaries of industrial-zoned land. At the same time, Council adopted an amendment to the Comprehensive Plan, which discourages certain industrial zones within urban villages. There are three urban villages that contain industrial zones: Ballard, Fremont and Eastlake. This report focuses exclusively on Ballard; there is a separate review underway in Fremont, and DPD plans to look at the industrial zones in the Eastlake Urban Village in 2010. DPD is also addressing the industrial zones inside urban centers as part of two other planning efforts, one for South Downtown and one for South Lake Union.

Due to the recommended change from an industrial zone to a commercial zone, Subarea 1 will require an amendment to the Comprehensive Plan's Future Land Use Map, prior to City Council approval of the proposed rezone. DPD and the Mayor have recommended this Future Land Use Map change as part of a package of Comprehensive Plan amendments that Council will consider in early 2010.

Existing Conditions

The Ballard HUV has experienced a significant amount of redevelopment in the past 10 years. Heavy industrial and maritime uses once dominated the rezoned subareas, but they have evolved to contain a more commercial development, although there is still a thriving maritime/industrial presence found in BINMIC, which is directly adjacent to the Ballard HUV. The existing zoning in the subareas shows on the subarea maps above.

The following are the functional descriptions, according to the Land Use Code, for the three primary *existing zones* in the proposed rezoned areas:

General Industrial 1 (IG2): An area that provides opportunities for manufacturing and industrial uses and related activity, where these activities are already established and viable, and their accessibility by rail and/or waterway make them a specialized and limited land resource.

Industrial Buffer (IB): An area that provides an appropriate transition between industrial areas and adjacent residential zones, or commercial zones having a residential orientation and/or pedestrian character.

Commercial 1 (C1): To provide for an auto-oriented, primarily retail/service commercial area that serves surrounding neighborhoods and the larger community, citywide, or regional clientele.

In April 2008, DPD and Council Member Sally Clark received a letter from the Ballard Chamber of Commerce (Appendix C), indicating concern that as residential uses supplanted retail and office uses in Ballard's commercial core, those businesses, in turn, were displacing industrial users in the neighboring BINMIC. Industrial land values in BINMIC are typically 50-70% less than land within the commercial core, and therefore face tremendous pressure to redevelop. The Ballard Chamber of Commerce has continued to express interest in having commercial, office, and retail

uses develop outside of BINMIC and within walking distance of Ballard's commercial core but without the pressure of competing with residential development.

There have been additional proposals to rezone sections of the proposed rezone area. In 2008 and 2009, the owners of the former Nelson Chevrolet site, the largest parcel in subarea 3, requested a Comprehensive Plan amendment to rezone from IG2, to a commercial designation that would allow for greater commercial use of the area.

The City's Comprehensive Plan

The Comprehensive Plan provides guidance for rezoning industrial land within designated urban villages and urban centers, specifically:

Land Use Element

LU147.1 – IG Zones are most appropriately located in the designated manufacturing/ industrial centers, where impacts from the types of industrial uses these zones permit are less likely to affect residential or commercial uses. Outside of manufacturing/ industrial centers, IG zones may be appropriate along waterways in order to provide land for maritime uses.

LU147.2 – Industrial zones are generally not appropriate within urban centers or urban villages, since these are places where the City encourages concentrations of residential uses. However, in locations where a center or village abuts a manufacturing/industrial center, the IC zone within the center or village may provide an appropriate transition to help separate residential uses from heavier industrial activities.

In addition to the general provisions of the Comprehensive Plan, most neighborhoods have neighborhood plans that have been adopted by the city. The relevant goals and policies of the Ballard Neighborhood Plan are discussed in Section II of this plan, as part of the analysis of the general rezone criteria.

Outreach

City staff worked with stakeholders in Ballard throughout the process of developing recommendations. Representatives from the Chamber of Commerce, industry, real estate, small business and residential interests advised city staff on desired outcomes of the proposed rezone process.

After developing preliminary recommendations, DPD made presentations to the Ballard District Council and the Ballard-Interbay Northend Manufacturing and Industrial Center (BINMIC) Action Team. Both organizations provided comments on the proposed recommendations. DPD also hosted a public open house to answer questions and solicit feedback from impacted property owners and neighbors. The open house was held in October 2009, with approximately 45 people attending and providing feedback. In addition, DPD staff received seven comments from property owners who were unable to attend the meeting. Appendix B contains the written comments that DPD received.

Proposed Rezones for the Ballard Hub Urban Village

Based on analysis of current use patterns, the historical use of the area, alignment with both general rezone criteria and locational criteria, and public input, DPD prepared draft rezone recommendations for the three subareas in the Ballard HUV. Section III of this report provides locational analysis for the proposed rezones, but as an overview of the changes, the Land Use Code provides the following functional descriptions for the primary proposed zoning in the rezone area:

Industrial Commercial (IC): The Land Use Code says the IC zone is intended to promote development of businesses which incorporate a mix of industrial and commercial activities, including light manufacturing and research and development, while accommodating a wide range of other employment activities.

Neighborhood Commercial 2 (NC2): To support or encourage a pedestrian-oriented shopping area that provides a full range of household and personal goods and services, including convenience and specialty goods, to the surrounding neighborhoods, and that accommodates other uses that are compatible with the retail character of the area such as housing or offices.

Neighborhood Commercial 3 (NC3): A larger pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses.

DPD prepared a SEPA checklist for the proposed rezones and issued a Determination of Non-Significance on November 12, 2009. Future development proposals on property affected by the rezone and that exceed SEPA thresholds will require independent environmental analysis of the impacts associated with such a proposal.

Section II - General Rezone Criteria

In evaluating proposed rezones, SMC 23.34.008 provides general rezone criteria that are used to form a detailed analysis to determine if the proposed rezone is an appropriate fit for a neighborhood. This section provides detailed analysis of the general rezone criteria as it applies to the entire rezone area. Section III discusses the functional criteria for each individual subarea, which assess the likelihood that the area proposed to be rezoned would function as intended. Appendix A contains tables associated with the general rezone criteria found in the Land Use Code section of SMC Chapter 23.34 for the proposed NC and IC zones.

SMC 23.34.007, states that “no single criterion or group of criteria is applied as an absolute requirement or test of the appropriateness of a zone designation, nor is there a hierarchy or priority of rezone considerations, unless a provision indicates the intent to constitute a requirement or sole criterion... Compliance with the provisions of Chapter 23.34 constitutes compliance with the Comprehensive Plan for the purpose of reviewing proposed rezones...”

Zoned Capacity

As outlined in the Comprehensive Plan, Ballard’s 2004-2024 housing target is 1,000 units. As of September 2009, Ballard is currently at 134% of its target. Ballard’s job target for 2004-2024 is 750; to date 61% of that target has been met.

Given that the proposed rezone will, for the most part, transition a heavy industrial (IG) zone to a more commercial zoning designation (IC), this rezone proposal has the potential to increase Ballard’s capacity to provide for jobs in the urban village. Commercial uses generally accommodate more employees per square foot and the IC zone allows for more commercial use than the IG2 zone. The increased employment capacity in the IC zone better balances the more limited job opportunities with the level of residential development that has occurred in Ballard.

Match Between Zone Criteria and Area Characteristics

The locational criteria for each subarea are discussed in the next section of this report.

Zoning History and Precedential Effect

All three subareas have a long history of both commercial and industrial zoning designations. Zoning maps from 1923 indicate that subareas 1 and 2 were designated for Commercial Use, as was the majority of subarea 3, with the exception of blocks adjacent to 15th Ave. NW, which were designated Manufacturing Use.

Zoning maps from 1947 indicate very little change from 1923. Subarea 1 was designated Commercial District, while the majority of subarea 2 was also designated Commercial District, with the exception of one parcel (currently a storage warehouse), designated First Manufacturing District. Subarea 3 was designated entirely Commercial District, with the exception of one block facing Leary, between 15th Ave. and 17th Ave., which was zoned First Manufacturing District.

By 1973 all three subareas were entirely zoned Industrial General and remained as such until the mid-1980s when the IB, IC and IG1 and IG2 zoning categories were introduced. None of the subareas has undergone a rezone since that time.

Neighborhood Plans

City Council recognized the Crown Hill/Ballard Neighborhood Plan as part of the Seattle Comprehensive Plan on June 12, 2000. In general, the proposed rezone fits with the overall intent of the Crown Hill/Ballard Neighborhood Plan to create a more pedestrian-oriented community, with a balance of residential, commercial and industrial activity.

The majority of the parcels affected by the rezone proposal could eventually take advantage of the option for commercial/office uses. This continues a trend in the Ballard HUV; although there is industrial zoning in place within BINIMC, outside of BINMIC boundaries there is a gradual transition away from traditional industrial uses.

The following goals and policies of the Crown Hill/Ballard Neighborhood Plan are particularly relevant to the current rezone proposal:

Economic Development:

CH/B-G1 – A defined, vital, accessible mixed use core with residential and commercial activity in the Ballard Hub Urban Village and Crown Hill Residential Urban Village.

CH/B-P3 – Strive to create a mix of locally-owned, unique businesses and regional and national retailers.

CH/B-P4 – Encourage tourists visiting the Ballard Locks to patronize businesses in the neighborhood.

Transportation:

CH/B-P10 – Strive to improve the pedestrian environment along NW Market St. while retaining its function as a principal arterial.

Zoning Principles

Subarea 1: Current zoning is IB and C1. Designated as a principal arterial, NW Market St. provides a distinct break between the proposed IC zone on the south side of the street and the proposed NC zone on the north side of the street. The lots in the area of the proposed NC2 zone (and the current commercial activity) face south toward NW Market and abut lowrise multifamily zoning to the north. An alley provides a well-defined break between the lowrise residential uses along the north property line and the commercial activity fronting NW Market St.

The height limits for the majority of subarea 2 will be reduced from 45 to 40 feet for consistency with established height standards for NC zones. The exception to the 40-foot height limit is for the two parcels east of 26th Ave. on the northeast boundary of the rezone area. These two parcels directly abut an area zoned C1-65 and NC3-65. DPD proposes that the entire block, including the C1-65 parcels be rezoned to NC3-65 in order to establish a consistent zoning pattern for the entire block. This will also rectify two instances of split zoning between NC3-65 and C1-65, and make the entire block NC3-65. This provides gradual transition to lower heights from east to west down Market St., with 26th Ave. NW providing a logical break between NC2-40 and NC3-65 zones.

There is one parcel in subarea 1 that is zoned L3, but due to split zoning, has less than 500 sq. ft. of the parcel zoned IB. The proposed rezone will ensure that the entire parcel is consistently zoned L3 with the parcel boundaries in alignment with the zone boundary.

Subarea 2: Current zoning is IG2. An existing railroad corridor (currently in use by Ballard Terminal Railroad) provides a well-defined break between the heavy industrial, water-dependent uses of the IG1 zone in BINMIC, and the commercial uses that have evolved along NW Market St. Rezoning subarea 2 to IC would provide an additional buffer to the industrial uses along the water by allowing for the gradual transition from industrial to commercial, and provide a buffer between the industrial users in BINMIC and residential uses that could occur under the proposed zoning on the north side of NW Market St. No changes in height are proposed; building height limits in subarea 2 would remain at 65 feet.

In March 2009, City Council passed Ordinance 122925 that amended the Land Use Code to allow museums in new buildings on IG2 zoned parcels within the Ballard HUV and abutting Market St. This amendment allows the Nordic Heritage Museum to build a new facility in this area. Previously, the Code permitted museums only in buildings existing as of October 5, 1987. In order to be consistent with the intent of Ordinance 122925, and because this proposed rezone would eliminate all IG2 zoning that abuts Market St. in the Ballard HUV, that allowance for museums in new structures would need to be added to the IC zone.

Subarea 3: Current zoning is IG2, C1, MR, and IB. This subarea generally follows the curve of NW Leary Way, with 15th Ave. NW providing a boundary to the east and 20th Ave. NW to the west. Along its southern portion, Leary Way and Ballard Ave. provide a separation from the IG-zoned land within BINMIC boundaries. The proposed rezone to IC will provide a gradual transition from the heavy industrial uses that are encouraged in BINMIC to the NC, C and lowrise multifamily zones to the north and east of this subarea.

There are several instances of split zoning in subarea 3, where the parcel boundaries do not align with the zoning boundaries. There is one 22,626 sq. ft. parcel at the northeast corner of NW Lone Pl. and Russell Ave. NW that is zoned IB, but due to split zoning, has approximately 1,300 sq. ft. of the parcel zoned MR. The proposed rezone will change the entire parcel to IC zoning so that the parcel boundaries align with the zone boundaries.

Another parcel on the same block, fronting Tallman Ave. NW and 17th Ave. NW is also split zoned MR and IB. A small portion of the lot is zoned IB U/65 and to resolve this split zone issue, DPD recommends rezoning the entire parcel to MR.

Finally, there is another parcel in subarea 3 at the northeast corner of NW Dock Pl. and Leary Ave. that contains 3,000 sq. ft. of land that is within the Ballard Historic District. The 3,000 sq. ft. portion of the parcel that lies in the Historic District is zoned C1-65, with the remaining 15,800 sq. ft. of the parcel zoned IG2-U/65. To resolve this split zone issue, DPD recommends rezoning the entire parcel to IC-65.

Impact Evaluation

Subarea 1: The greatest impact to this subarea comes from the change to a commercial zoning designation, NC2-40, which allows for the development of retail, office and residential uses. Although there will be a 5 foot decrease in the height limit to 40, rather than 45 feet, there will be an increase in the allowed floor-area ratio (FAR) from 2.5 to 3.0, or 3.25 for mixed use development. The increased FAR could mean there would be more employees and visitors in the area than under current zoning, bringing more vehicle trips and placing more demand on public services.

Limiting the allowable structure height to 40 feet allows future redevelopment on the south side of Market St. that builds to the maximum proposed height there of 65 feet to serve as a sound buffer for the heavier industrial uses found in the BINMIC area along the waterfront. Reducing the proposed height limit of 40 feet is consistent with NC zoning designation and will not cause significant impacts on the adjacent multifamily zone.

The proposed subarea 1 rezone would allow for the possibility of residential development. There is one building that contains artists' space in subarea 1, and several users of that space have expressed concern about the possible impact to property values that this rezone might have, specifically a potential increase in property taxes.

Subarea 1 is outside of the Shoreline District. There is a very small amount of designated steep slope area, midway between 28th and 30th Ave. NW. The site is currently developed, and the proposed rezone would not increase the impacts to this area.

The area is considered safe for pedestrians, as there are sidewalks the entire length of Market St., and the businesses receive foot traffic from the surrounding residential area. NW Market St. is a designated principal arterial that serves industrial users on the western edge of the BINMIC boundary, as well as traffic to and from Shilshole Marina and Golden Gardens.

The area is well-served by Metro bus service, with the 17, 44, and 46 routes running on a frequent basis. There is also a high level of bus service further east along Market St. and on 15th Ave. NW, which are both within walking distance, and easily accessible by a bus transfer. Along with the increased employment opportunities, a higher number of employees will have a greater potential impact on public services and transportation facilities.

Subarea 2: The proposed IC zone for this area would allow for more office and retail development than is currently allowed under the IG2 zoning. The proposed Nordic Heritage Museum has announced plans to occupy nearly all of the land in this area east of 28th Ave. NW. The area west of 28th Ave. NW consists of three small parcels and one large lot currently used as a storage facility, with some associated small commercial development along Market St.

Subarea 2 contains a small part of one parcel that overlaps into the Shoreline District by approximately 10,000 sq. ft., but otherwise contains no critical areas. That portion of the lot has a shoreline designation of Urban Industrial, which carries a maximum height of 35 feet that applies only to the area within the Urban Industrial shoreline designation. SMC 23.68.072 lists the

potential exceptions to this 35' height limit. There are no view corridor restrictions associated with any part of this rezone, and it is unlikely that any views will be impacted.

NW Market St. is a designated principal arterial that serves industrial users on the western edge of the BINMIC boundary, as well as traffic to and from Shilshole Marina and Golden Gardens. The area is well-served by Metro bus service, with the 17, 44, and 46 routes running on a frequent basis. There is also a high level of bus service further east along Market St. and on 15th Ave. NW, which are both within walking distance, and easily accessible by a bus transfer. Along with the increased employment opportunities, a higher number of employees will have a greater potential impact on public services and transportation facilities.

The area is considered safe for pedestrians along the sidewalks of Market St. as there are sidewalks the entire length of the street. There is public access to a small pocket park along the water at the 28th Ave. NW St. end. This park is outside the rezone area and will not be directly impacted by the zoning change.

There is no proposed change in the current height limit of 65 feet. The IC zone limits the size of structures by setting a maximum floor area ratio (FAR) of 2.5. With a FAR limit of 2.5, redevelopment of the largest parcel (119,500 sq. ft.) in the area could result in a 298,750 sq. ft. commercial building, a significant increase in the amount of commercial space available in this part of Ballard. This type of development could help provide additional space to allow continued job growth in the neighborhood.

Although the FAR ratio of 2.5 applies to all industrial land, the biggest potential impact comes from the change to size of use limits in IC zoning. IC has a size of use limit of 75,000 sq. ft. for retail and lodging/entertainment, and no size-of-use limits for offices. By contrast, the current IG2 zone has limits of 10,000 sq. ft. for lodging/entertainment and a 25,000 sq. ft. limit for retail and office use.

Subarea 3: Subarea 3 is the largest of the three areas being considered in Ballard. The entire subarea is proposed to be rezoned from IB and IG2 to IC. Subarea 3 is not part of the Shoreline District, and there are no critical areas present. There is no proposed change in the height limit; the limit will remain 65 feet, which is consistent with the surrounding height limits and should have no impact on views.

This subarea is well-served by transit, with several bus stops located in the area. This subarea also has good access to 15th Ave. NW, a major arterial that connects traffic to destinations south and north. Along with the increased employment opportunities, the higher the number of employees will have more potential impact on public services and transportation facilities.

As with subarea 2, an FAR of 2.5 applies to the proposed IC zoning in this subarea. IC has a size-of-use limit of 75,000 sq. ft. for both retail and lodging/entertainment, and no size-of-use limits for offices. The IB zone limits these uses to 10,000 SF, and IG 2 has limits of 10,000 SF for lodging/entertainment and 25,000 SF for retail and office use. If all of the rezone area were to take advantage of the full rezone potential under IC zoning, there is the potential for 1,195,467 sq. ft. of commercial space.

Changed Circumstances

In general, Ballard has undergone significant changes in the past 10 years, as the neighborhood within the HUV boundaries has seen new mixed-use and residential developments replace former low-scale retail and commercial uses. Subareas 1 and 2 have undergone the greatest amount of change in use. Relocating the Nordic Heritage Museum to subarea 2 will likely further alter the character of this portion of Market St.

Subarea 3 has seen the least amount of change, which is in large part due to the fact that it has not functioned in a major industrial capacity for quite some time. While there are some industrial businesses in the area, it is dominated by commercial uses. Recent development north of the area has brought many more residential units within relatively close proximity. Changed circumstances specific to each subarea are discussed in the locational criteria section of this report.

Overlay Districts

A small portion of one lot (noted previously) in subarea 2 is located within the Shoreline District. In addition there is one parcel in subarea 3 at the northeast corner of NW Dock Pl. and Leary Ave. that contains 3,000 sq. ft. of land that is within the Ballard Historic District. The Ballard Historic District was created by the Seattle City Council in 1976.

The 3,000 sq. ft. portion of the parcel that lies in the Historic District is zoned C1-65, with the remaining 15,800 sq. ft. of the parcel zoned IG2-U/65. There is an historic coal shed on the parcel, which is currently used as a pipe yard. To resolve this split zone issue, DPD recommends rezoning the entire parcel to IC-65. This would not change the historic district designation.

Critical Areas

Subarea 1 contains a very small amount of designated steep slope area, midway between 28th and 30th Ave. NW. The site is currently developed, and the proposed rezone would not increase the impacts to this area. There are no other critical areas present in any of the rezone subareas.

Section III - Subarea Locational Criteria

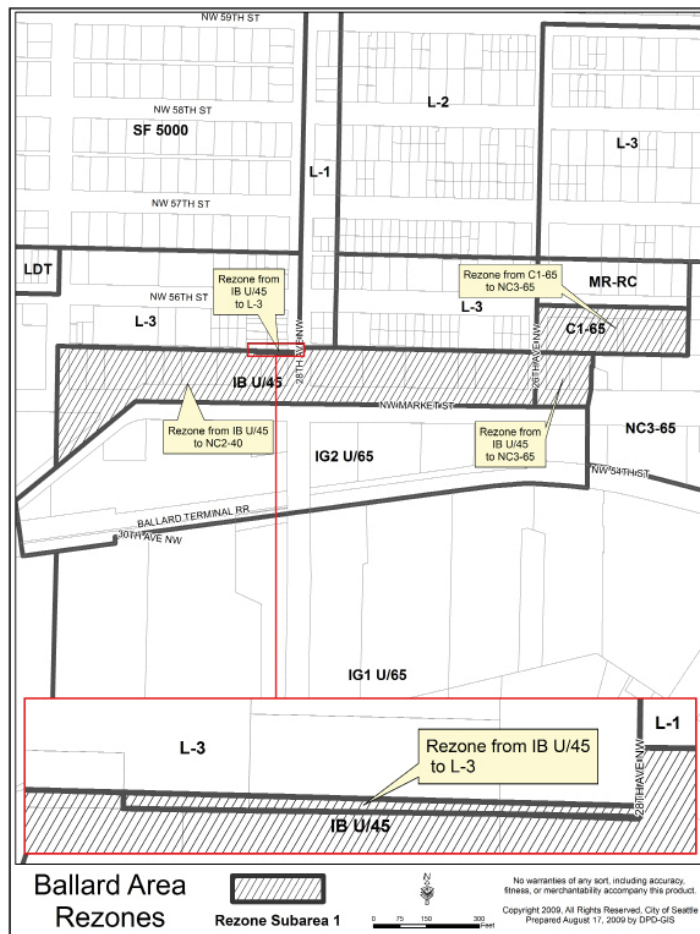
In addition to evaluating the general appropriateness, or fit, of a rezone, SMC Section 23.34 also provides function and locational criteria specific to each zone. This section of the report provides a detailed analysis of the function and location criteria that is specific to each subarea of the proposed rezone.

SMC Section 23.34.008 states that “the most appropriate zone designation shall be that for which the provisions for designation of the zone type and the locational criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation.”

Rezoning Analysis for Subarea 1

Subarea 1 is located on the north side of the western end of NW Market St., between 30th Ave. NW and 26th Ave. NW. It includes two parcels immediately to the east of 26th Ave. NW. The area includes two blocks of land on the north side of Market St. that is bounded by the following:

Map A: Subarea 1



- South: NW Market St.
- East: NC3-65, with a commercial business
- North: L3 zoning, with townhouse development, except that east of 26th Ave. NW, the properties to the north are zoned C1-65
- West: 30th Ave. NW, which is adjacent to L3 zoning with townhouse development

Market St. is designated a principal arterial, and carries a light load of industrial traffic to and from the northern end of BINMIC. The area is well-served by Metro bus service, which runs through the center of the commercial district at 15th and Market, with at least one line continuing west down Market St. to Golden Gardens Park.

Subarea 1

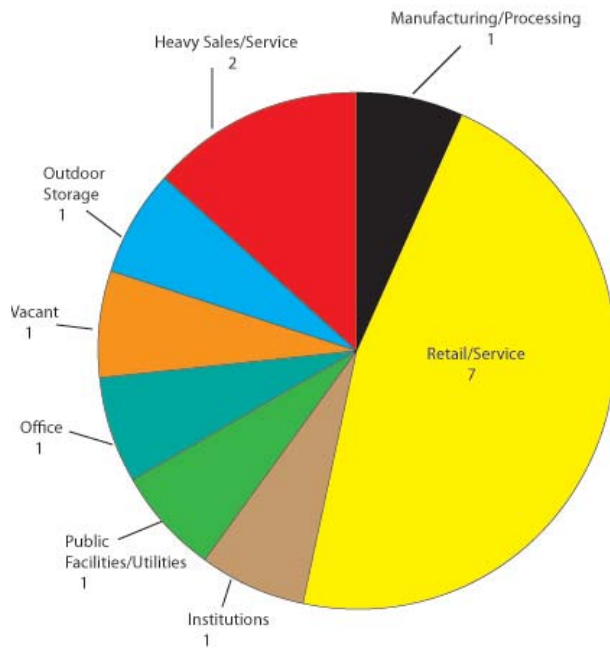


Figure 1

Uses

Subarea 1 contains 15 parcels spread east-west along NW Market St. Subarea 1 also includes four lots on the south side of NW 56th St. between 24th Ave. NW and unimproved 26th Ave. NW, currently zoned C1-65. Including these parcels in the rezone to NC, would resolve three cases of split-zoned properties, and render the entire block more compatible with the character of the Ballard HUV.

Historically, subarea 1 has served as transition zone from the heavier industrial users in the IG2 zone to the south, across Market St. and has evolved to be predominately commercial. The majority of uses fall within the retail sales/service category, and include a restaurant, bar, liquor store, automotive repair shop, small deli and grocery, artist work space/studios, real estate office building, VFW hall, and several parcels associated with a retail lumber sales and warehouse. One of the parcels is vacant. Figure 1 demonstrates the breakdown of uses.

Non-Conforming Uses

Under the proposed rezone to NC2-40 there is one heavy sales and services use that would become nonconforming. Under the proposed rezone to NC3-65, there is one outdoor storage use that would become non-conforming.

SUBAREA 1: Function and Locational Criteria for NC2
Recommendation: Rezone from IB to NC2-40

Adopted Criteria	Meets Criteria			Analysis
	Yes	No	Maybe	
<p>A. Function. To support or encourage a pedestrian-oriented shopping area that provides a full range of household and personal goods and services, including convenience and specialty goods, to the surrounding neighborhoods, and that accommodates other uses that are compatible with the retail character of the area such as housing or offices, where the following characteristics can be achieved:</p> <ol style="list-style-type: none"> 1. A variety of small to medium-sized neighborhood-serving businesses; 2. Continuous storefronts built to the front lot line; 3. An atmosphere attractive to pedestrians; 4. Shoppers can drive to the area, but walk from store to store. 				<p>Subarea 1 consists of 15 small to medium sized parcels with uses that are predominantly commercial in nature. Buildings range from office and artists' space, to a bar, restaurant, and small grocery store, most of which are used by residents of the adjacent residential mixed-use zones.</p> <p>The lots in this subarea are small and in close proximity to a residential area. Most of the existing storefronts are built to the front lot line, are oriented toward the sidewalk, and are nearly continuous. There is continuous sidewalk along Market St., and attractive pedestrian destinations at both ends of the area – downtown Ballard to the east, and the Chittenden Locks and Shilshole Bay to the west. Designation as an NC2 zone would require any redevelopment to continue this pattern, and further enhance the pedestrian realm.</p>
	X			
	X			
	X			
	X			

SUBAREA 1: Function and Locational Criteria for NC2
Recommendation: Rezone from IB to NC2-40

Adopted Criteria	Meets Criteria			Analysis
	Yes	No	Maybe	
<p>B. Locational Criteria. A Neighborhood Commercial 2 zone designation is most appropriate on land that is generally characterized by the following conditions:</p> <ol style="list-style-type: none"> 1. Primary business districts in residential urban villages, secondary business districts in urban centers or hub urban villages, or business districts, outside of urban villages, that extend for more than approximately two blocks; 2. Located on streets with good capacity, such as principal and minor arterials, but generally not on major transportation corridors; 3. Lack of strong edges to buffer the residential areas; 4. A mix of small and medium sized parcels; 5. Limited or moderate transit service. 				<p>The approximately two blocks of subarea 1 form a secondary business district inside the Ballard Hub Urban Village, and front NW Market St., a principal arterial.</p> <p>NW Market St. is a moderate, but not major transportation corridor, serving the northern end of the BINMIC area, as well as regional destinations such as the Hiram Chittenden Locks, Shilshole Bay Marina, and Golden Gardens Park. There is good bus service to the area, and Market St. has enough capacity to serve transit, as well as personal vehicle and freight use.</p> <p>Parcels range from small to medium size. There is an alley between the lots in this subarea and the residential zone that border on the north.</p>
	X			
	X			
	X			
	X			
	X			

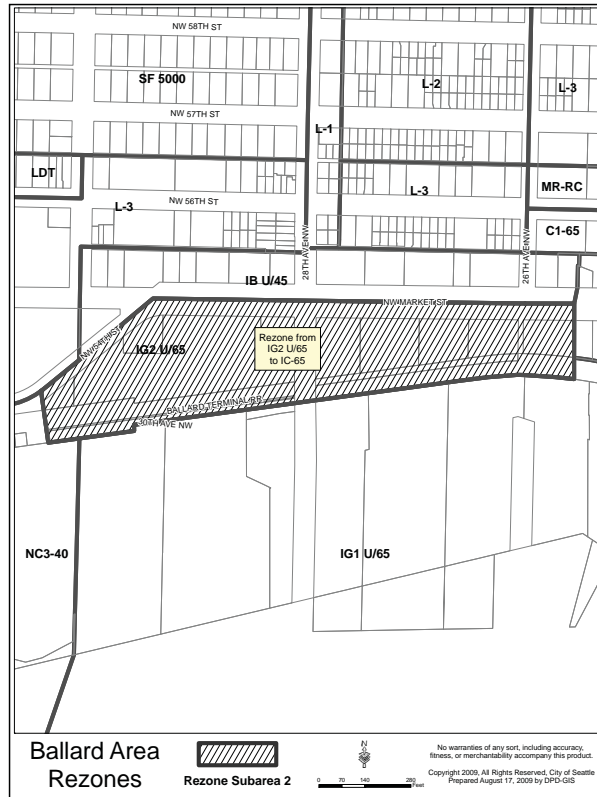
**SUBAREA 1: Function and Locational Criteria For NC3
Recommendation: Rezone from IB and C1 to NC3-65**

Adopted Criteria	Meets Criteria			Analysis
	Yes	No	Maybe	
<p>A. Function. To support or encourage a pedestrian-oriented shopping district that serves the surrounding neighborhood and a larger community, citywide, or regional clientele; that provides comparison shopping for a wide range of retail goods and services; that incorporates offices, business support services, and residences that are compatible with the retail character of the area; and where the following characteristics can be achieved:</p> <ol style="list-style-type: none"> 1. A variety of sizes and types of retail and other commercial businesses at St. level; 2. Continuous storefronts or residences built to the front lot line; 3. Intense pedestrian activity; 4. Shoppers can drive to the area, but walk around from store to store; 5. Transit is an important means of access. 				<p>This block of proposed NC3-65 is bounded by NW Market St. on the south and NW 56th St. to the north. The west boundary of the block is 26th Ave. NW, and 24th Ave. NW forms the eastern boundary.</p> <p>The south-facing side of the block fronts NW Market St. and, with a few exceptions, has commercial storefronts facing on to the St. One exception within the rezone area is an outdoor storage area associated with a lumber yard.</p>
	X			
			X	
			X	
	X			
	X			

**SUBAREA 1: Function and Locational Criteria For NC3
Recommendation: Rezone from IB and C1 to NC3-65**

Adopted Criteria	Meets Criteria			Analysis
	Yes	No	Maybe	
<p>B. Locational Criteria. A Neighborhood Commercial 3 zone designation is most appropriate on land that is generally characterized by the following conditions:</p> <ol style="list-style-type: none"> 1. The primary business district in an urban center or hub urban village; 2. Served by a principal arterial; 3. Separated from low-density residential areas by physical edges, less-intense commercial areas or more intense residential areas; 4. Excellent transit service. 				<p>This section of Ballard is served by two principal arterials: NW Market St. and 24th Ave. NW. There area is well-served by transit and these blocks serve as a slightly less used extension of the primary business district in Ballard’s HUV. Commercial development has expanded west down Market St. from the principal business district, higher density residential uses have occurred along 24th Ave., north of this subarea.</p> <p>This area is separated from low-density single-family areas by higher density multifamily lowrise and midrise zones.</p>
	X			
	X			
	X			
	X			

Map B: Subarea 2



Rezone Analysis for Subarea 2

Subarea 2 is located at the southwestern tip of the Ballard Hub Urban Village between Market St on the north and the industrial uses in BINMIC to the south. The area includes nearly three blocks of land, encompassed by the following:

- South: Railroad Corridor
- East: Neighborhood Commercial zones
- North: Market St. and Industrial Buffer zone (proposed for NC2-40)
- West: Neighborhood Commercial and Lowrise zones

Uses

Subarea 2 is composed of nine parcels of land, mostly general commercial and light industrial use. A glass manufacturer, metal manufacturer, auto services, parking lot, restaurant/bar and various retail sales businesses are located in the area. The proposed rezone would not create any nonconforming uses in subarea 2. Figure 2 demonstrates the breakdown of uses.

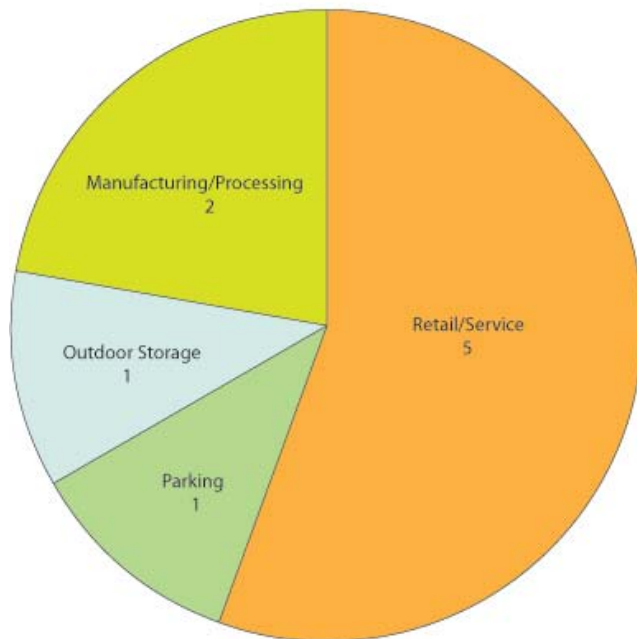


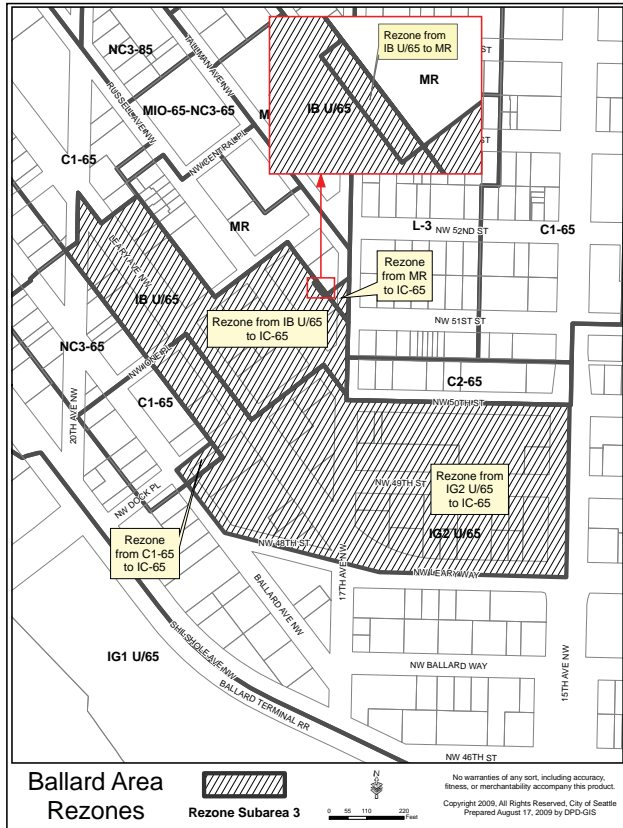
Figure 2

SUBAREA 2: Locational Criteria for IC Recommendation: Rezone from IG2 to IC				
Adopted Criteria	Meets Criteria			Analysis
	Yes	No	Maybe	
A. Areas with amenities such as shoreline views, proximity to downtown, or access to public open spaces that could provide an attraction for new businesses, particularly new technology-oriented and research and development activities which might otherwise be likely to seek locations outside the City.	X			The subject area has shoreline views of the Lake Washington Ship Canal. The large parcels may be attractive to firms searching for a place to locate a research and development campus. However, a rezone to IC is not necessary to accommodate research and development laboratories which are permitted under the current IG zoning.
B. Areas in close proximity to major institutions capable of providing support for new technology-oriented and research and development businesses.		X		The subject area is not particularly close to any major institutions that would support new technology or research and development activities, with the possible exception of the Ballard Campus of Swedish Hospital. However, the hospital is much closer to subarea 3. Pending funding, the Nordic Heritage Museum plans to move to the subject site area.
C. Former industrial areas which are undergoing a transition to predominantly commercial or mixed commercial and industrial activity, but where transportation and/or other infrastructure capacities are constrained and can only accommodate modest growth without major improvements.			X	Subarea 2 has seen a shift in uses from industrial to commercial, and the proposed change in zoning from IG to IC will allow more commercial development to occur. The transportation capacity is limited to mainly NW Market St. in subarea 2. Increased commercial activity in this subarea, including the Nordic Heritage Museum, could lead to increased traffic along NW Market St. However, the area is relatively well-served by transit, which could help with the mobility of workers and visitors in this area.

SUBAREA 2: Locational Criteria for IC
Recommendation: Rezone from IG2 to IC

Adopted Criteria	Meets Criteria			Analysis
	Yes	No	Maybe	
D. Areas where there is an existing concentration of technology-oriented and research and development uses which may be subject to displacement by commercial development.		X		There are currently no existing concentrations of technology oriented and research & development uses which may be displaced.
E. Areas which are underutilized and, through substantial redevelopment, could provide the type of campus-like environment attractive for new technology-oriented industrial and commercial development.	X			The size of the parcels in the area combined with its location and proximity to transportation routes could make it attractive for campus-like development or other large scale industrial/commercial developments.

Map C: Subarea 3



Rezone Analysis for Subarea 3

Subarea 3 is located at the southern tip of the Ballard HUV between the commercial core and industrial land to the south. The area includes nearly six blocks of land, encompassed by the following:

- South: BINMIC
- East: 15th Ave. NW
- North: Commercial and low-rise residential zones and Swedish Hospital Ballard Campus
- West/North: A diversity of commercial uses, the Ballard Ave. Historic District

Both 15th Ave. NW and NW Leary Way that traverse the area are identified by SDOT as “principal arterial” and “major truck street” respectively. 15th Ave. NW carries high volumes of traffic, particularly during commute times. Both streets serve trucks destined for the industrial shoreline area to the south and the central commercial area to the north of the study area.

Uses

Over ten acres of land are divided among thirty-five parcels in mostly general commercial and light industrial uses. An auto dealer, numerous services and other small retail businesses are located in the area, as are three multifamily residential buildings. Historically, subarea 3 has served as a transition between the water-dependent industrial uses to the south and the Ballard business district to the north and east. Numerous properties contain warehouse structures that provide storage and a range of commercial services to other businesses in the area. The proposed rezone would not create any nonconforming uses in subarea 3. Figure 3 demonstrates the breakdown of uses.

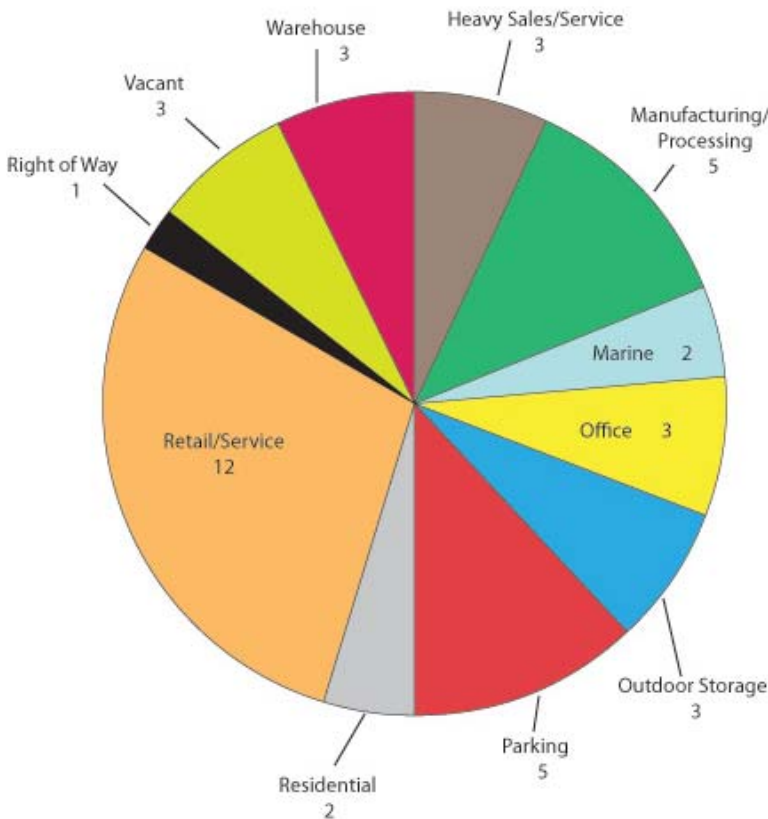


Figure 3

SUBAREA 3: Locational Criteria for IC
Recommendation: Rezone from IG and IB to IC

Adopted Criteria	Meets Criteria			Analysis
	Yes	No	Maybe	
A. Areas with amenities such as shoreline views, proximity to downtown, or access to public open spaces that could provide an attraction for new businesses, particularly new technology-oriented and research and development activities which might otherwise be likely to seek locations outside the City.			X	Subarea 3 is located at the edge of the Ballard commercial district, including the Old Ballard retail core. Both districts feature numerous pedestrian amenities with opportunities for walking and shopping. The Ballard Commons and Bergen Place park, a small triangular open space, are located approximately a quarter mile away. Several points of public shoreline access to the ship canal are found close by, but are not in the rezone area; most are relatively undeveloped.
B. Areas in close proximity to major institutions capable of providing support for new technology-oriented and research and development businesses.	X			This area is located immediately south of the Ballard Campus of Swedish Hospital. The University of Washington is located about 4 miles east. Other technology-oriented uses (e.g. Adobe, etc.) are located on the north side of the ship canal within two miles of subarea 3.

SUBAREA 3: Locational Criteria for IC
Recommendation: Rezone from IG and IB to IC

Adopted Criteria	Meets Criteria			Analysis
	Yes	No	Maybe	
C. Former industrial areas which are undergoing a transition to predominantly commercial or mixed commercial and industrial activity, but where transportation and/or other infrastructure capacities are constrained and can only accommodate modest growth without major improvements.	X			<p>Subarea 3 has traditionally served as a location for light industry and support services to water-dependent industrial uses along the ship canal. Numerous light industrial and small-scale production operations are present in the area. The area also contains service and retail uses, including a vacant lot that once featured an auto dealership and associated services.</p> <p>Subarea 3 is also located at the edge of the Ballard Ave. Historic District. Several small-scale retail businesses are located within the area.</p> <p>Two arterials cross through subarea 3. 15th Ave. NW defines the eastern edge of the area and serves large volumes of traffic. Leary Way NW is a major arterial that bisects this area. Some streets within and around subarea 3 are in need of significant improvement.</p> <p>Some roadways to the south lack sidewalks and are clearly designed for use by large trucks, although a number of in subarea 3 are relatively narrow and not designed for large trucks.</p>

SUBAREA 3: Locational Criteria for IC
Recommendation: Rezone from IG and IB to IC

Adopted Criteria	Meets Criteria			Analysis
	Yes	No	Maybe	
D. Areas where there is an existing concentration of technology-oriented and research and development uses which may be subject to displacement by commercial development.		X		No technology-oriented or research/development uses are located in the subarea, and therefore no displacement of existing businesses is anticipated. However, numerous technology-oriented businesses are located on the north side of the ship canal in areas to the east. New “high tech” businesses in subarea 3 could complement the emerging technology service sector in north Seattle.
E. Areas which are underutilized and, through substantial redevelopment, could provide the type of campus-like environment attractive for new technology-oriented industrial and commercial development.	X			Numerous parcels within subarea 3 are underdeveloped, including six parcels that are in surface parking use or are vacant. Some land assembly has taken place, including 1.4 acres of land comprising a former auto dealership lot that is currently vacant. Other parcels feature small wood structures that are likely to undergo redevelopment over time.

Additional Proposed Recommendations for IC Zoning in Urban Villages and Urban Centers

In addition to Ballard, there are several other urban centers and urban villages that have IC zoning within their boundaries that will be required to meet the requirements of Design Review and Green Factor. These include: Fremont, Eastlake, and University Community. Requirements for Design Review and Green Factor for IC zoning in the South Lake Union, Chinatown-International District and Pioneer Square Urban Villages have been addressed in separate planning processes. DPD recommends that all IC zoning within urban village boundaries be required to meet the same standards for Green Factor as other commercial development projects (.30).

Design Review

Requirements for Design Review currently apply only to commercial and multifamily developments that exceed certain size thresholds in specific zones. The Design Review Program is intended to:

- Encourage better design and site planning that enhances the character of the city and ensures that new development fits sensitively into neighborhoods;
- Provide flexibility in the application of development standards; and,
- Improve communication and participation among developers, neighbors, and the City early in the design and siting of new development.

Green Factor

The Green Factor is a landscape requirement designed to increase the quantity and quality of planted areas in Seattle while allowing flexibility for developers and designers to meet development standards. The Green Factor was first adopted as part of the Neighborhood Business District Strategy (NBDS), and currently applies to new development in commercial and neighborhood commercial zones outside of downtown, and is proposed for multifamily residential zones and the South Downtown planning area.

The City's Comprehensive Plan calls for the City to accommodate growth by increasing density in urban centers and urban villages. To ensure that these objectives are achieved with minimal disruption to the existing character of the area, members of the community expressed a desire for adequate attention to the design of new projects, especially given the large amount of land that will be impacted by this proposed rezone. Under current IC development standards, there are no design requirements for new projects; therefore, DPD is recommending that developments in IC zones within urban villages meet Green Factor requirements and be subject to the City's Design Review process. These recommendations are intended to help produce new development in urban village locations that is better integrated into its surroundings and that will address the priority design concerns of the local community.

Summary of Recommendations

In summary, DPD proposes the following:

1) Subarea rezone recommendations:

Subarea 1: Rezone the north side of Market St., between 24th Ave. NW and 30th Ave. NW from IB-U/45 and C1-65 to L3, NC2-40 and NC3-65.

Subarea 2: Rezone the south side of Market St., between 26th Ave. NW, and 30th Ave. NW (including one parcel to the east of 26th Ave. NW), from IG2-65 to IC-65.

Subarea 3: Rezone the area around Leary Ave. NW, between 15th Ave. NW and 20th Ave. NW, from IB-65, IG2-65, MR and C1-65 to IC-65.

2) Require all new development in the IC zones within urban villages and urban centers to meet the commercial standard of .30 for Green Factor.

3) Require design review for new development in the IC zone within urban villages and urban centers.

This proposed rezone for industrial lands within the Ballard HUV is supported by specific policies found in the Comprehensive Plan. In general, members of the Ballard community have expressed their support for the proposed rezone because it will help to balance the amount of housing growth that Ballard has recently experienced, by creating the opportunity for more jobs. Requirements for Green Factor and design review will help to ensure a higher standard of design, greater sustainability of new development and more meaningful community participation in the development process.

Section IV - Appendices

Appendix A: General Rezone Criteria For Proposed Zones

General Rezone Criteria for Neighborhood Commercial				
Adopted Criteria	Meets Criteria			Analysis
	Yes	No	Maybe	
A. The encroachment of commercial development into residential areas shall be discouraged.	X			Although zoned IB, the area is currently functioning in a commercial, rather than industrial capacity. There are several eating and drinking establishments and other commercial uses that currently border the L3 zone to the north. This rezone would not result in any expansion of commercial activity into any residential area.
B. Areas meeting the locational criteria for single-family designation may be designated as certain neighborhood commercial zones as provided in Section 23.34.010.				Not applicable. Given the commercial activity of this subarea, it does not meet the locational criteria for single-family designation. This area is separated from low-density single-family areas by higher density multifamily low-rise and midrise zones.
C. Preferred configuration of commercial zones shall not conflict with the preferred configuration and edge protection of residential zones as established in Sections 23.34.010 and 23.34.011 of the Seattle Municipal Code.	X			Because this subarea is currently functioning in a commercial capacity, designation as a commercial zone will not conflict with the configuration and edge protection of the residential zone to the north.

General Rezone Criteria for Neighborhood Commercial				
Adopted Criteria	Meets Criteria			Analysis
	Yes	No	Maybe	
D. Compact, concentrated commercial areas, or nodes, shall be preferred to diffuse, sprawling commercial areas.			X	Commercial and industrial businesses have been long been present along Market St. Given the historical precedent for commercial activity throughout rezone subarea 1, NC2 zoning would not be out of character. The Ballard Urban Village has evolved to be a commercial node, with Ballard Ave., Market St., and 24th Ave. NW providing a wide variety of commercial services for the growing residential population of Ballard.
E. The preservation and improvement of existing commercial areas shall be preferred to the creation of new business districts.	X			Despite the IB zone designation, the area is already functioning in a commercial capacity, an immediate adjunct to the principal commercial district. Rezoning to NC2 could expand the opportunities for improving the existing commercial areas.

General Rezone Criteria for Industrial Commercial				
Adopted Criteria	Meets Criteria			Analysis
	Yes	No	Maybe	
A. Industrial zones are intended to support existing industrial activity and related businesses and provide for new industrial development, as well as increased employment opportunities.	X			The proposed rezone is to change the designation of two areas from one industrial zone to another industrial zone. The rezone from IG2 U/65 to IC-65 would allow for development of businesses that include a mix of industrial and commercial activity. The rezone would also accommodate a wider range of employment activities.
B. Industrial areas are generally well-served by rail, truck, and water transportation facilities and do not require direct vehicular access through residential zones.	X			The subareas are well-served by arterials and truck routes and have direct access to Leary Way, 15th Ave. NW and Market St.
C. Relative isolation from residential zones either by distance or physical barriers shall be preferred in the creation of new industrial zones.	X			Both subareas that would be rezoned to IC are separated from other zones – by a major arterial in the case of subarea 2 and by commercial zones adjoining subarea 3. The exception is the MR zone that directly borders a portion of subarea 3. However, since the rezone is to another industrial zone, there is not expected to be any additional industrial impact on residential uses in that MR zone.

General Rezone Criteria for Industrial Commercial				
Adopted Criteria	Meets Criteria			Analysis
	Yes	No	Maybe	
D. Areas where the infrastructure (streets, water, sewer, electrical, and other facilities) are adequate, or can be upgraded at a reasonable cost, are preferred to accommodate an industrial designation.	X			The infrastructure is adequate for current and future industrial uses. No detailed analysis has been prepared for potential commercial uses that would be permitted by this rezone.
E1. Increasing industrially-zoned land shall be favorably considered when such action will provide additional opportunities for business expansion, retention of manufacturing opportunities in Seattle, or increase employment, especially employment that adds to or maintains the diversity of job opportunities in Seattle. Land proposed to be assigned to an industrial designation shall be suitable for manufacturing, research and development and other industrial uses and shall meet the locational criteria for the industrial zone.	X			The rezone to IC would not increase industrially zoned land, but would change the specific industrial zoning in two areas. The rezone to IC would allow a broader range of commercial uses in the two subareas. Commercial uses, in particular, tend to have higher employment densities than industrial activities, and so the proposed zoning change could increase employment on the site. With its proximity to Salmon Bay and the traditional industrial activities in BINMIC, the site is adequately suited for a range of industrial uses.

General Rezone Criteria for Industrial Commercial				
Adopted Criteria	Meets Criteria			Analysis
	Yes	No	Maybe	
E.2. The rezone shall enhance and strengthen the industrial character of an area.	X			Both subareas that would be rezoned to IC are separated from other zones – by a major arterial in the case of subarea 2 and by commercial zones adjoining subarea 3. The exception is the MR zone that directly borders a portion of subarea 3. However, since the rezone is to another industrial zone, there is not expected to be any additional industrial impact on residential uses in that MR zone.
F. In determining appropriate boundaries with residentially and commercially zoned land, the appropriate location and rezone criteria shall be considered.		X		Because the proposed IC zone allows more non-industrial uses than the existing IG2 zone, it is less likely to strengthen the industrial character of the area. Although IC zoning would allow industrial uses to continue and new ones to occur, the rezone could encourage more commercial development in these areas.
G. Rezoning of industrial land to a less-intensive zone shall be discouraged unless most of the following can be shown... 1) The area does not meet the locational criteria for the zone		X		The rezone from the IG zone to an IC zone would be a change to a less intensive zone because it allows more non-industrial uses in the area; however, the proposed zone is also an industrial zone.

General Rezone Criteria for Industrial Commercial				
Adopted Criteria	Meets Criteria			Analysis
	Yes	No	Maybe	
G.2) The rezone does not decrease industrial development and employment potential, especially manufacturing employment		X		The IC zone would prohibit some heavy manufacturing uses that are permitted in the current IG or IB zones. Therefore, the rezone would potentially decrease future manufacturing employment in the area. Until a specific development proposal is made, it is not possible to determine what effect the rezone will have on manufacturing employment.
G.3) The rezone would not result in existing industrial uses becoming nonconforming.	X			There are no existing uses in the area that would be prohibited by the proposed IC zone.
G.4) The area clearly functions as a residential or commercial zone, has little or no potential for industrial development, and would not lead to further encroachment of residential, office, or retail uses into industrially zoned land located adjacent to or near the proposed rezone.	X			The majority of the two subareas currently have a commercial function, with remnants of industrial uses present. The rezone from IG to IC will accommodate the existing and future commercial uses, while allowing for industrial uses to be permitted in the area.
G.5) The rezone shall be consistent with the Seattle Shoreline Master Program.	X			There is a very small portion on one lot in subarea 2 that is within the Shoreline District. The rest of the rezone areas are outside of the Shoreline District.

General Rezone Criteria for Industrial Commercial				
Adopted Criteria	Meets Criteria			Analysis
	Yes	No	Maybe	
G.6) The area is not part of an adopted Manufacturing/Industrial Center (MIC)	X			The area is not part of an adopted Manufacturing/Industrial Center but is adjacent to Ballard Interbay Northend Manufacturing/Industrial Center (BINMIC) and is separated from BINMIC by railroad or street rights-of way.
H. In general, a transition in scale and character shall be provided between zones. A gradual change in height limit or an area of transition (e.g., commercial zone between residential and industrial zones) shall be provided when the area lacks physical edges. Rezones shall achieve a better separation between residential and industrial zones, significantly reducing or eliminating major land use conflicts in the area. The following elements shall be considered physical edges or buffers: 1. Natural features such as topographic breaks, lakes, streams, ravines, and shorelines; 2. Freeways, expressways, other major arterials, and railroad tracks, 3. Changes in St. layout and block orientation; 4. Open spaces and green spaces.	X			The proposed height limit is the same as the current height limit; therefore, there is no change in transition. The rezone areas do not directly border current residential or commercial zones (although the north side of NW Market St. is proposed for NC2 zoning), and physical features, arterials and topography, define the edges of the site.

General Rezone Criteria for Industrial Commercial				
Adopted Criteria	Meets Criteria			Analysis
	Yes	No	Maybe	
I. Consideration shall be given to whether the area is primarily industrial, commercial, residential, or a mix, and whether the area is fully developed and in need of room for expansion, or minimally developed with vacant parcels and structures.	X			The areas primarily function as commercial, with a few parcels still in industrial uses. There are limited vacant parcels or structures in the subject areas.

Appendix B: Public Comments

From: Paul Hunsinger [paul@limbacklumber.com]
Sent: Wednesday, October 14, 2009 2:59 PM
To: Petzel, Andrea
Subject: Re: Ballard re zoning

Hi Andrea, Paul from Limback Lumber Co, I regret to say Bill or I cannot make it tomorrow night. Just so you know, if it matters, we are pretty well fine with the zoning change.

I have been told that if there is a change, it will not effect us in anyway, as long we keep operating our business like we always have,

We look forward to future correspondance, and Im sure we'll here plenty from our neighbors.

Sincerely

Paul Hunsinger

----- Original Message -----

From: Petzel, Andrea

To: Paul Hunsinger

Sent: Tuesday, September 29, 2009 2:37 PM

Subject: RE: Ballard re zoning

Hi Paul,

It's good to hear from you, an actual property owner. Hopefully you will be able to attend our meeting.

As for noise...there's one noise ordinance, with different allowable decibel levels, depending on the district of the sending and the receiving district (so, where the noise is happening, and where it's being heard). There's also some differences in the amount that's allowed whether it's daytime, nighttime or weekends. The best source of information is the chart "Maximum Permissible Noise Levels" at the bottom of this website, DPD's noise abatement program:

http://www.seattle.gov/dpd/Enforcement/Noise_Abatement/Maximum_Noise_Levels_Allowed/default.asp

If you have specific questions, the two noise inspectors David George and Jeff Stalter can help you out (although David is on vacation until Oct. 5th, so check in with Jeff).

I hope this helps, please let me know if you have any additional questions.

Thanks,
Andrea

Andrea Petzel
LEED AP, CSBA
Senior Urban Planner
City of Seattle - DPD
700 5th Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

From: joan stuart ross [joanstuartross@gmail.com]
Sent: Friday, October 16, 2009 10:44 PM
To: Petzel, Andrea
Cc: jay; beth@ballardchamber.com; Kappy Trigg; mona Lang; john clark gleason; Rosemary Sylvanus Antel; Killoren, Michael; dionne
Subject: Re: Ballard Hub Urban Village rezone

BallardWorks
2856 NW Market Street
Seattle, WA 98107

16 October 2009

Dear Andrea, Interested Citizens and Fellow Artists,

Along with Jay Lazerwitz and Dionne Haroutunian, John Gleason and I are co-owners of BallardWorks. BallardWorks is an artist-studio building with 19 individual studio workspaces, two artist-owned businesses and a total of 23 individual tenant-artists. We have worked and continue to work hard to upgrade this formerly vacant manufacturing building so that local artists can rent amenable workspace here at an affordable rate. Only seven artists have left the building in the past six years--two have moved out of state and five left to set up their own individual studios. Our studios are always filled immediately and the request for our spaces is ongoing and constant.

Because of our affordable rent and our community-oriented care-taking of the building and of our artist-tenants, BallardWorks is a landmark and a model for other artists' spaces--for those in the immediate Ballard neighborhood and in other Seattle neighborhoods as well. With respect to Fremont's artists' concerns, now that most former Fremont artists have been driven out of Fremont by high rents and its ongoing commercial development, it's nice that the city is realizing its mistakes there--we do not want this to happen to Ballard. Of course, we realize that commercial development in our own industrial neighborhood has been going on over the last many years; we and other concerned artists and lay-citizens have consistently opposed this kind of rampant commercial development in Fremont and in Ballard.

John Gleason and I join the voice to oppose any change in the zoning of our building and our neighborhood. Everything that has been said so far about this issue points to the fact that re-zoning would significantly and negatively impact the cost for artists to rent work space at BallardWorks. We at BallardWorks provide a definite service to Ballard and to the city of Seattle--a city that locally and nationally touts its support of the arts and of artists' and their need for affordable workspace.

We do not intend to sell our BallardWorks building and lot for a huge residential condo development.

Please keep us informed of all of the details of this process (that we have just recently heard about) so that we may make our important community-based concerns heard.

Sincerely,

Joan Stuart Ross
John Clark Gleason

From: Rosemary Sylvanus Antel [rantel@seanet.com]
Sent: Friday, October 16, 2009 7:53 PM
To: Petzel, Andrea
Subject: Ballard Hub Urban Village Rezone

Hi Andrea,

Thanks for speaking with me Thursday afternoon. I still have a couple of questions I would appreciate having answered.

1. I see from the website
(<http://www.seattle.gov/dpd/Planning/BallardURV/Overview/default.asp>)
that "DPD staff has been working with a group of neighborhood representatives to develop a proposal to rezone..." I would like to have the names and contact information of these neighborhood representatives.

2. I still have some questions about exactly how the existing and proposed zones differ. I looked for the zoning definitions on your website, but have been unable to find them so I can compare the allowable uses directly myself. Could you inform me of a website with this info or mail me copies of the land use code that defines allowable uses for IB U/45 zoned parcels and for NC2-40 zoned parcels?

3. I would like to see the proposed time line for the rezone process and if rezoning occurs when it is expected to take effect.

Although I am not a property owner in the affected area, I own property nearby and I rent an art studio in a building that is within the proposed rezone area North of the West end of Market Street. I am quite concerned about changes that will A. Raise property taxes, B. Permit residential development on a very busy street, C. Increase cars that will be parked in the adjoining neighborhood.

Since the Locks parking lot was made into pay parking, a lot of tourists are parking up in the neighborhood rather than in the lot. This creates problems for neighborhood owners and renters.

Rosemary Antel
3226 NW 67th Street
Seattle, WA 98117-6027
2067813252
rosemaryantel@gmail.com
rosemaryantel.com

From: Thomas Buford [thomasabuford@yahoo.com]
Sent: Wednesday, October 07, 2009 1:55 PM
To: Petzel, Andrea
Subject: Ballar Urban Village Rezone

Andrea,

I live at 2808 NW 56th St and am keenly interested in this rezone. I fully support this rezoning but I cannot make the meeting that is currently set for October 15. Is there a method by which I can register my support without attending the meeting?

Thank you,

Thomas Buford

Ballard Hub Urban Village Rezone
October 15, 2009

WE WANT TO HEAR FROM YOU!

Was the open house informative? Yes No

Did you feel that your concerns were heard and/or recorded? Yes No

Do you own property in the rezone area? Yes No

Questions or Comments:

I was unable to attend the Open House exposure of the City Staff rezoning recommendations within Ballard Rezone Subarea 3. Our family has this land in a "holding pattern" and we think the staff, led by Mr. Hauger, is recommending the right land use. I am a ¼ owner of the Nelson Chevrolet property. My sisters and I look forward to contributing toward making Ballard a viable place of green employment and as more of a retail destination. There is enough old fashioned, polluting industrial inside the BINMIC boundaries. Based on what I have heard from my brother Stan Nelson and Ron Sudderth, I fully support the staff's IC U/65 recommendation.



Return this form or send e-mail to:

Andrea Petzel
Seattle Department of
Planning and Development
PO Box 34019
Seattle, WA 98124-4019

Tel (206) 615-1256
Fax (206) 233-7883
E-mail: andrea.petzel@seattle.gov

If you have questions about the Ballard Hub Urban Village Rezone,
please include your name and contact information.

Ballard Hub Urban Village Rezone
October 15, 2009

WE WANT TO HEAR FROM YOU!


Was the open house informative? Yes No

Did you feel that your concerns were heard and/or recorded? Yes No

Do you own property in the rezone area? Yes No

Questions or Comments:

I am a member of the "Nelson Chevrolet Family", and agreed with our rezone consultant and land use attorney that we would cancel our original Comprehensive Plan Amendment Application and accept a direct rezoning to IC U/65. The staff has so recommended. My brother attended, as did Ron Sudderth, and based on their comments as a result of having attended the Open House last week, I fully support the IC U/65 recommendation.



Return this form or send e-mail to:

Andrea Petzel
Seattle Department of
Planning and Development
PO Box 34019
Seattle, WA 98124-4019

Tel (206) 615-1256
Fax (206) 233-7883
E-mail: andrea.petzel@seattle.gov

If you have questions about the Ballard Hub Urban Village Rezone,
please include your name and contact information.

Ballard Hub Urban Village Rezone
October 15, 2009

WE WANT TO HEAR FROM YOU!

Was the open house informative? Yes No

Did you feel that your concerns were heard and/or recorded? Yes No

Do you own property in the rezone area? Yes No

Questions or Comments:

I attended and I fully support the staff rezoning recommendations within Rezone Subarea 3 from IGU2/65 to Industrial commercial (IC U/65). I believe that my extended family and I are the largest landowners inside this Subarea, and we urge adoption of the staff's recommendations by the City Council. We are particularly pleased that the staff is recommending retention of the 65' height limit. Please let me know the date and time when the City Council will have this rezone action on its agenda so that additional members of the Nelson family can attend at that time.



Stan Nelson III
651 NW 163rd Street
Shoreline, WA 98177

Return this form or send e-mail to:

Andrea Petzel
Seattle Department of
Planning and Development
PO Box 34019
Seattle, WA 98124-4019

Tel (206) 615-1256
Fax (206) 233-7883
E-mail: andrea.petzel@seattle.gov

If you have questions about the Ballard Hub Urban Village Rezone,
please include your name and contact information.

Ballard Hub Urban Village Rezone
October 15, 2009

WE WANT TO HEAR FROM YOU!

Was the open house informative?

Yes No

Did you feel that your concerns were heard and/or recorded?

Yes No

Do you own property in the rezone area?

Yes No

Questions or Comments:

Very good.

Kirk Johnson

Kirk Johnson

Return this form or send e-mail to:

Andrea Petzel
Seattle Department of
Planning and Development
PO Box 34019
Seattle, WA 98124-4019

Tel (206) 615-1256
Fax (206) 233-7883
E-mail: andrea.petzel@seattle.gov

If you have questions about the Ballard Hub Urban Village Rezone,
please include your name and contact information.

Ballard Hub Urban Village Rezone
October 15, 2009

WE WANT TO HEAR FROM YOU!

Was the open house informative? Yes No

Did you feel that your concerns were heard and/or recorded? Yes No

Do you own property in the rezone area? Yes No

Questions or Comments:

RE: CITY OF SEATTLE STAFF REZONING RECOMMENDATIONS , BALLARD SUBAREA 3:

I am an owner of the SBFP ("Nelson Chevrolet") property in Ballard. I have been informed that the city is recommending a rezone of our property from IGU2-65' to IC 65'. I strongly support this land use change. This will allow us to redevelop almost a full block into something modern and productive, contributing something back to Ballard for the use and enjoyment of future generations. Thank you for supporting this very positive step.



Return this form or send e-mail to:

Andrea Petzel
Seattle Department of
Planning and Development
PO Box 34019
Seattle, WA 98124-4019

Tel (206) 615-1256
Fax (206) 233-7883
E-mail: andrea.petzel@seattle.gov

If you have questions about the Ballard Hub Urban Village Rezone,
please include your name and contact information.

Appendix C: Letter from the Ballard Chamber of Commerce, 4/9/08



April 9, 2008

Councilmember Sally Clark
PO Box 34025
Seattle, WA 98124-4025

Dear Councilmember Clark,

The Ballard Chamber of Commerce and BINMIC Action Committee are interested in working with the City of Seattle to determine the best use of industrial land in the Ballard Urban Village to maintain a balanced community that has been the hallmark of Ballard since its formation in the late 1880's. To this end, we have a general agreement between the two organizations as to the initial steps to move toward this goal.

Background:

The Ballard Commercial Core (BCC) area has, in recent years, experienced an extraordinary amount of redevelopment of its NC-3 and C-1 zoned land. In large part, this has taken the form of residential development with only "token" amounts of new ground floor commercial space. Please refer to Exhibit "A" and "B" for a summary of Ballard development since 2000. This development pressure on Ballard's Commercial zones has dramatically escalated the value of this land thereby encouraging retail and office uses to migrate to nearby properties zoned for industrial use where land values are 50% to 70% less. An example of this is Ballard Blocks 1 and 2 in the IG 2 zone in the BINMIC where over 200,000 SF of office space and 140,000 SF of retail/commercial space is being developed on land which might otherwise continue to support industrial activity.

We are concerned that the BCC is being overwhelmed by high density, residential development which does not provide adequate opportunity for retail, office and mix of other commercial services which maintains the economic vitality of a business district.

- Commercial uses cannot compete with residential development in the BCC to purchase property and develop it for primarily commercial use.
- Parking is limited in the BCC because of the trend towards pedestrian zones which require less parking for business and because of the Ballard Historic District where properties are not permitted to be redeveloped to provide parking.
- For the most part, parking in mixed use buildings is gated and not accessible to the public.

P (206) 784-9705
F (206) 783-8154
E info@ballardchamber.com
W www.ballardchamber.com

the **BALLARD CHAMBER OF COMMERCE**

2208 NW Market Street – Suite 100
Ballard, Washington 98107

On the other hand, commercial, retail and office development have thrived on industrial land in BINMIC (Fred Meyer, Ballard Blocks I, PATH, Mars Hill Church, Porchlight and DSHS.)

Why:

- Land costs are up to 50% less than in NC 3 / C 1 zoned areas that allow residential mixed use development. Reason: residential use (except for caretaker unit or artist studio) is prohibited in industrial zones.
- Availability of abundant parking.
- Construct larger projects that provide economies of size and are designed only for commercial activities with no residential component.

Questions:

- What can be done to provide a commercial area for Ballard that is outside of the BINMIC and within walking distance of the BCC?
- Will residents living in the BCC walk or drive from Market Street to commercial and retail uses on industrial lands in the BINMIC?
- How can commercial developers be motivated to develop industrial lands outside of BINMIC and closer to "Ballard Commercial Core"?

The Ballard Chamber of Commerce and BINMIC Action Committee have joined together to develop a concept that works toward continuing the heritage that Ballard remains a balanced community with residential, commercial and industrial sectors complimenting each other for the benefit of the Urban Village and BINMIC.

Our organizations propose to the City of Seattle that we have a dialogue on achieving the following goals:

1. Use industrial zoned land within the boundaries of the Urban Village and outside of the BINMIC, to provide commercial area in Ballard that will not be dominated by the residential component of mixed use development.
2. Use industrial land outside of BINMIC to protect industrial land within the BINMIC, by encouraging office/retail/commercial uses in the industrial areas outside of BINMIC greater than currently allowed on IG 2 zoned land and not allowing residential uses. This will allow the industrial land within the Urban Village adjoining the BINMIC serve as the buffer between residential and industrial uses.
3. Ensure the continued economic vitality of Ballard by providing office/retail/commercial activities within walking distance of the Ballard Commercial Core that is developing as residential area with "token commercial" in most instances.
4. To change land use within the Ballard Urban Village for the benefit of the community and to help maintain a balanced community with residential, commercial and industrial components. Furthermore, to accomplish this goal by adding value to the affected land and not reducing its value.

Attached hereto is a map showing the industrial areas (colored yellow) within the Ballard Urban Village that are zoned industrial and are the subject of this letter.

The Ballard Chamber and the BINMIC AC believe that there is an opportunity to move towards the resolution of land use issues that have spiraled out of balance during this rapid growth period from 2000 to 2008 in the City of Seattle. We look forward to discussing and working towards a resolution of our concerns.

Respectfully,



Brent Siewert
President, Ballard Chamber of Commerce



John Kane
Chairman, BINMIC Action Committee

cc: Nathan Torgelson, City of Seattle - Office of Policy & Management
Steve Cohn, President - Ballard District Council

Attachment