

Manufacturing/Industrial Center Criteria Report



Seattle Ballard-Interbay-Northend MIC

Designation Recommendation

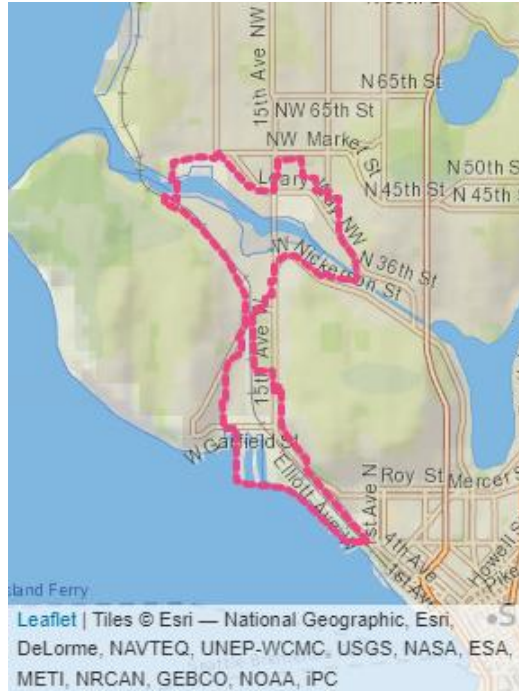
Conditionally redesignate Ballard-Interbay-Northend (BINMIC) as a manufacturing/industrial center under the Regional Centers Framework, provided the city meets applicable regional criteria. The center supports VISION 2050's goals to preserve and grow industrial employment.

To meet conditions, the city will complete the following by December 31, 2027:

- Adopt a subarea plan for the center and provide a draft of the plan for early PSRC review,
- Complete a market study demonstrating that BINMIC can achieve the minimum required share of industrial employment and that recommended actions have been implemented, and
- Demonstrate progress toward increasing the share of industrial employment in the center.

PSRC will review the regional center in 2028 to evaluate whether sufficient progress has been made to demonstrate the center meets regional criteria.

Background



The Ballard-Interbay-Northend manufacturing/industrial center (BINMIC) is located in the northwest part of the City of Seattle and extends some 3 miles from the northwest corner of downtown Seattle to Ballard. The industrially zoned BINMIC is an active urban industrial center with a diverse mix of businesses. The center spans from Elliott Bay to Salmon Bay and includes some of the city’s most productive working waterfront, wharfs, shipyards, and rail yards.

Evaluation of Manufacturing/Industrial Centers Requirements

Status Icons:

✔ On track
 ⚠ Needs attention
 ⊖ Does not meet criteria
 — N/A

Criteria	Status
Center Type	— Industrial Employment Center
Existing jobs: 10,000 minimum	✔ BINMIC currently has 17,480 jobs which meets the criteria.
Planned jobs: 20,000 minimum	✔ BINMIC is planning for 23,240 jobs which meets the criteria.
Industrial Employment: Minimum 50% of all jobs classified as industrial	⊖ 39% of jobs are classified as industrial jobs which does not meet the criteria.

Criteria		Status
Size: no minimum size requirements for Industrial Employment Centers	—	The Ballard-Interbay MIC is currently 1,249 acres.
Transit or transportation demand management strategies	✔	BINMIC is within a transit service district with bus rapid transit and bus service and is also planning for light rail service.
Core Industrial Uses: at least 75% of land area	⚠	90% industrial zoning. Given employment changes in the center, the city should continue to monitor conditions to ensure that zoning is strictly limiting commercial and residential uses.
Industrial Retention Strategies	⚠	Policies in the comprehensive plan and city's Industrial and Maritime Strategy to foster and retain an industrial employment base. This topic should be explored in the MIC subarea plan.
Market Potential: Demonstrated capacity to support growth targets	—	A market study was not required. Since 2010, the center has added 2,530 total jobs but has lost 630 industrial jobs.
Center Subarea Plan	⊘	The city has not adopted a subarea plan for the center. Please see recommended designation conditions regarding adoption of the subarea plan.

Jurisdiction Comments / Additional Context

Thank you for the opportunity to comment on the Manufacturing/Industrial Center Criteria Report for the Ballard Interbay Northend Manufacturing/Industrial Center (BINMIC). Our comments address the criteria and status where the BINMIC falls short of PSRC benchmarks.

Criteria: Minimum 50% of all jobs classified as industrial

Status: 39% of jobs are classified as industrial jobs which does not meet the criteria.

Seattle comments:

Seattle has a goal of maintaining and growing a healthy industrial and maritime economic and employment base in the BINMIC. As recently as 2015, the percentage of jobs in the BINMIC that were classified as industrial met PSRC's 50% criterion. While since that time, there has been a modest loss of some industrial jobs, a larger impact occurred through a shift in uses, particularly the new Expedia campus, that added non-industrial jobs on sites within the "Industrial Commercial" zone. The result puts the BINMIC currently below the required PSRC threshold, and in response to this trend the city has taken important steps to protect existing industrial uses and to plan for expanded industrial activity and employment, including:

- Eliminated the Industrial Commercial Zone.
- Established stronger size of use limits for incompatible land uses in the BINMIC and made ministorage a prohibited use.
- Amended the Comprehensive Plan to require future redevelopment of the Armory National Guard site (26 acres) be subject to a master planning process and that future uses be limited to industrial uses.
- Supported the Port of Seattle T-91 Uplands redevelopment to provide up 420,000 square feet of industrial space.

Criteria: Core Industrial Uses: at least 75% of land area

Status: 90% industrial zoning. Given employment changes in the center, the city should continue to monitor conditions to ensure that zoning is strictly limiting commercial and residential uses.

Seattle comments:

Seattle will continue to closely monitor employment trends in the BINMIC. In the meantime, the city has taken actions to support industrial land uses in the following ways:

- Industrial zoning reforms enacted in 2023 address this issue by reducing the maximum allowable size of noncompatible uses such as offices, grocery stores, medical clinics and others. This legislation also prohibits ministorage uses that were displacing industrial activity. Comprehensive Plan policies limiting removal of land from the BINMIC to major updates will make land use policy more predictable and dampen speculative pressure that can result in industrial displacement. As noted earlier, Comprehensive Plan policies require that the

National Guard Armory site be redeveloped with industrial uses following a master planning process.

Criteria: Industrial Retention Strategies

Status: Policies in the comprehensive plan and city's Industrial and Maritime Strategy to foster and retain an industrial employment base. This topic should be explored in the MIC subarea plan.

Seattle comments:

Seattle recently released for public comment draft MIC plans for both the BINMIC and the Greater Duwamish MIC which discuss and apply the strategies discussed above to achieve land use predictability and to limit incompatible uses.

Subarea/Centers Plan

Criteria: Subarea/Centers Plan

Status: The city has not adopted a subarea plan for the center. Please see recommended designation conditions regarding adoption of the subarea plan.

Seattle comments:

On April 6, 2026, the city released a draft BINMIC Subarea Plan for public comment. It is anticipated that the City Council will adopt this plan in 2026.