



Urban Design and Transportation Working Group Ballard Urban Design Framework

Meeting # 13: Zoning Direction & UDF Graphics

Agenda

- | | | |
|-------------|---|-------------------|
| 4:00 | Intro & Questions
Recent activities | Tom and Catherine |
| 4:15 | Zoning Ideas to Achieve UDaT Objectives | David |
| 4:45 | Draft V2 of UDF | David & Aditi |
| 5:00 | Review of Comments/Decision Agenda to Date | David |
| 5:30 | May 7 UDaT and Community Meeting | David |
| 5:30 | Adjourn | |

Previous Zoning Discussions

15th at Market

- ✓ Neighborhood Commercial
- ✓ Pedestrian Designation
- ✓ Promote Office on upper floors

56th Street-Level Uses

- ✓ Promote Small Commercial Spaces
- ✓ Drive-thru not appropriate
- ✓ Uses can vary

22nd & 24th Ave

22nd Ave

- ✓ Street level uses should be commercial from Market to intersection of 57th
- ✓ Upper stories can vary (restaurant?)
- ✓ Church appropriate at 58th
- ✓ Promote small commercial spaces
- ✓ 57th and 58th are residential east of 22nd intersection.

24th

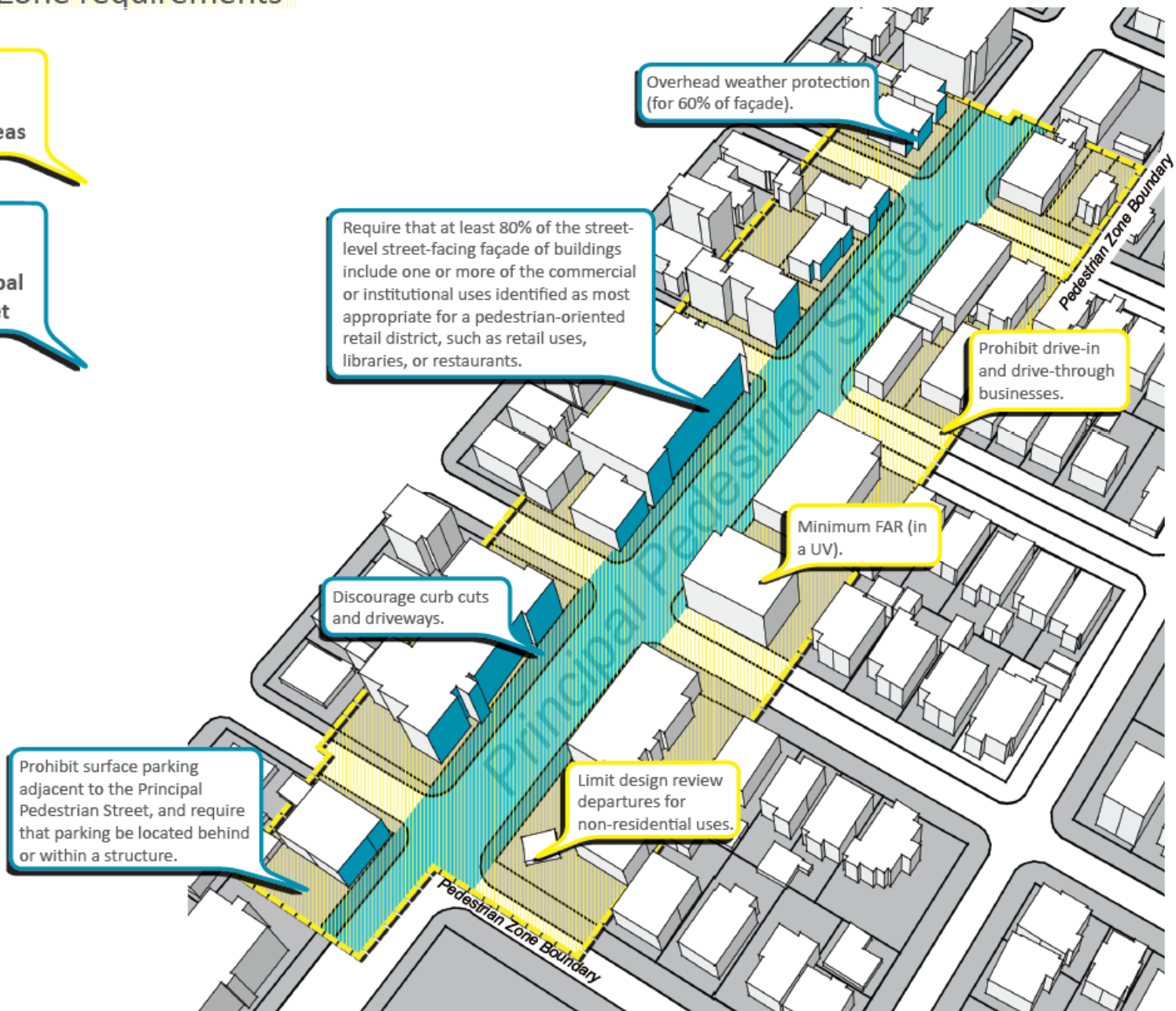
- ✓ Small commercial spaces (RC designation) still appropriate. Commercial use allowed
- ✓ Commercial uses on north side of intersections



Pedestrian Zone requirements

Requirements throughout P-designated areas

Additional requirements along the Principal Pedestrian Street




Overall Zoning Guidance

- Focuses on *intent* in order to provide flexibility.
- Will engage with UDaT after UDF is complete and we develop zoning legislation.




Overall Zoning Guidance


1. Zoning


 Consider rezoning to Neighborhood Commercial. Existing zoning is Commercial (C1-65).


 Existing Pedestrian Zone

 Consider expanding the Pedestrian Zone designation in these areas. New underlying zone is typically Neighborhood Commercial (NC).

2. Overall Uses

 Encourage employment generating office uses on upper floors in this area by allowing single-purpose development to achieve the highest level of FAR available in the zone and height limit.


 Discourage departures from street level residential development standards. Consider prohibiting live-work.

 Prioritize residential uses on the street level. Discourage departures from street level residential development standards.

3. Street Level Uses

 Prioritize commercial uses on the street level.

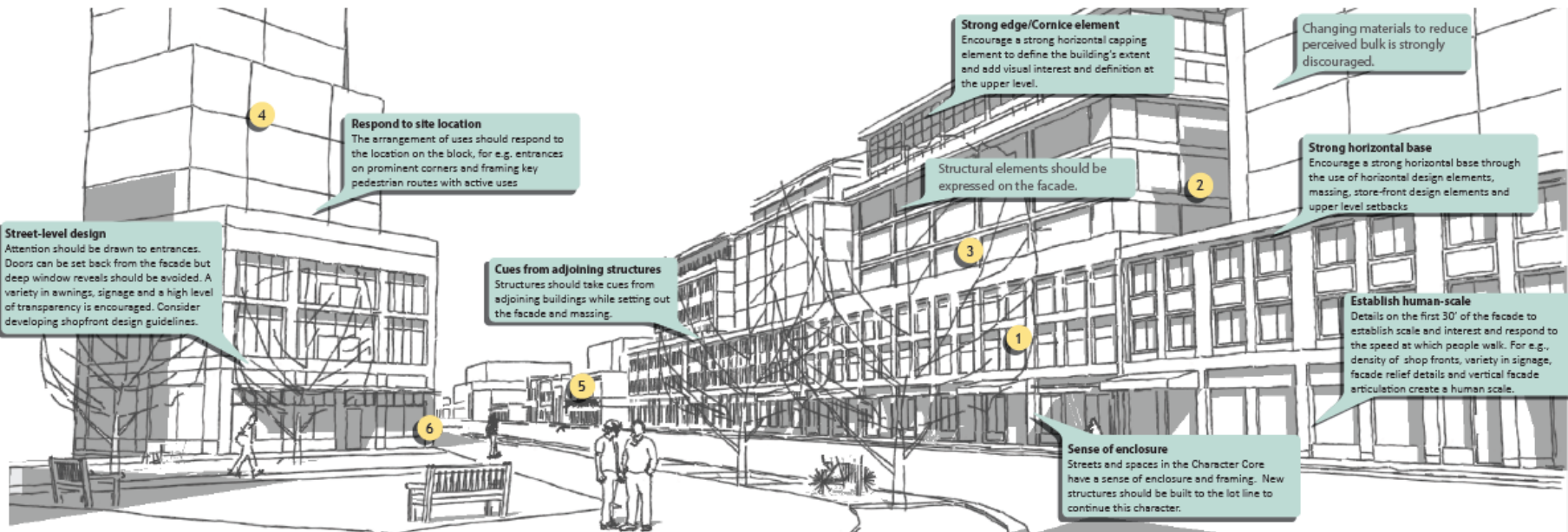
 Prioritize retail on key corners through a Residential Commercial (RC) zone designation.

 Consider revisions to IC within Ballard to favor industrial and manufacturing uses on ground floors in order to preserve opportunities for uses that require delivery and other street-related operations.

Urban Design Guidance - Character Core

Character Core - Buildings

4. CHARACTER AREA RECOMMENDATIONS



Street-level design
Attention should be drawn to entrances. Doors can be set back from the facade but deep window reveals should be avoided. A variety in awnings, signage and a high level of transparency is encouraged. Consider developing shopfront design guidelines.

Respond to site location
The arrangement of uses should respond to the location on the block, for e.g. entrances on prominent corners and framing key pedestrian routes with active uses

Cues from adjoining structures
Structures should take cues from adjoining buildings while setting out the facade and massing.

Strong edge/Cornice element
Encourage a strong horizontal capping element to define the building's extent and add visual interest and definition at the upper level.

Changing materials to reduce perceived bulk is strongly discouraged.

Structural elements should be expressed on the facade.

Strong horizontal base
Encourage a strong horizontal base through the use of horizontal design elements, massing, store-front design elements and upper level setbacks

Establish human-scale
Details on the first 30' of the facade to establish scale and interest and respond to the speed at which people walk. For e.g. density of shop fronts, variety in signage, facade relief details and vertical facade articulation create a human scale.

Sense of enclosure
Streets and spaces in the Character Core have a sense of enclosure and framing. New structures should be built to the lot line to continue this character.

1. Development Regulations

1
Maximum structure width: Consider a maximum structure width of 150'.

exceeding 65' in height. The primary facade's height should respond to the street's scale and function and should be between 35' and 45'.

2
Upper-level separation: After the first 3 floors (~35'), consider requiring an upper-level separation between structures adjacent to the same east-west street. (Another way to think of this is maximum floor plate size.)

4
Office uses: Prioritize employment uses above street level commercial uses in the Character Core. Consider allowing single-purpose buildings to achieve the highest allowable FAR.

3
Upper-level setbacks: Consider requiring upper-level set backs along east-west streets for structures

5
Preserve existing character: Explore incentives to preserve older buildings in the character core (but outside the Ballard Ave Landmark District) that meet certain criteria.

6
Pedestrian Zone: Consider extending the pedestrian zone designation as per Map XX on Page XX.

2. Design Guidance

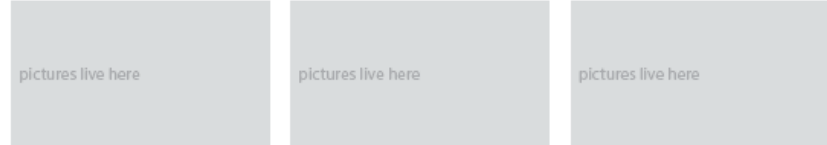
Refer to the call-out boxes for design guidance recommendations for the Character Core

3. Materials

Scale and Context: Materials should reflect the larger scale of buildings. Development should reinforce the historic character of restrained use of high quality materials. Changing materials to reduce perceived bulk is strongly discouraged. Brick and stone masonry are preferred for the first 30-40 feet. Metal and other industrial finishes can be used to complement traditional materials or create interesting contrast. Building form, structure, function and material should be integrated.

Sense of permanence: The choice of materials should convey a sense of structural permanence. Design details should reinforce this quality, for example, upper level windows can be set deep into the reveal or structural elements can be expressed in the facade.

Clear design approach: In the character core, new structures should pursue one clear design approach while responding to existing structures. Example approaches include restoration, replication, complementary additions, differential contrast and assertive contrast.



Urban Design Guidance - Character Core

Character Core - Streetscape and Open Space

4. CHARACTER AREA RECOMMENDATIONS



Pedestrian Paths and Way-finding

Consider providing pedestrian paths through long blocks and way-finding in the area south of Market St where the two street grids intersect.

Active Street Level Uses

Extend the "main street" character of Market Street. Consider extending the Pedestrian Zone designation as per map XX on Page XX in the Character Core.

Sidewalks' Sense of Enclosure

Encourage the provision of weather protection, street trees, pedestrian scale lights and other vertical elements to strengthen the existing sense of enclosure.

Store Front Density and Design

Ballard Ave and some blocks of Market St are attractive walking streets due to density of storefronts and human-scale of the street-facing facade. Encourage a similar character along the remaining blocks of Market St in the Character Core.

Sidewalks

Consider widening sidewalks and traffic calming (curb extensions, landscaping, raised streets) along important pedestrian routes.

Traffic Calming and Intersections

In some locations, excess right of way may be reallocated to serve the community as an open space amenity, while better meeting circulation needs.

1. Streetscape

Refer to the call-out boxes for streetscape recommendations for the Character Core

2. Open Space

1

Festival Streets

Consider designating 22nd Ave NW and Ballard Ave as "Festival Streets" (see map on Page XX for extents). Create a street concept plan for 22nd Ave NW.

2

Waterfront

Work with the community and City agencies on more access to Salmon Bay. This should occur with careful attention to supporting ongoing maritime uses, and the type of vehicles and operations associated with industrial, maritime businesses.

3

Better Integrate existing open space into daily life

Better integrate existing open space into daily life by encouraging activity generating uses around existing open space, and orienting buildings so that entrances and private open spaces create a physical or visual connection with existing open spaces.

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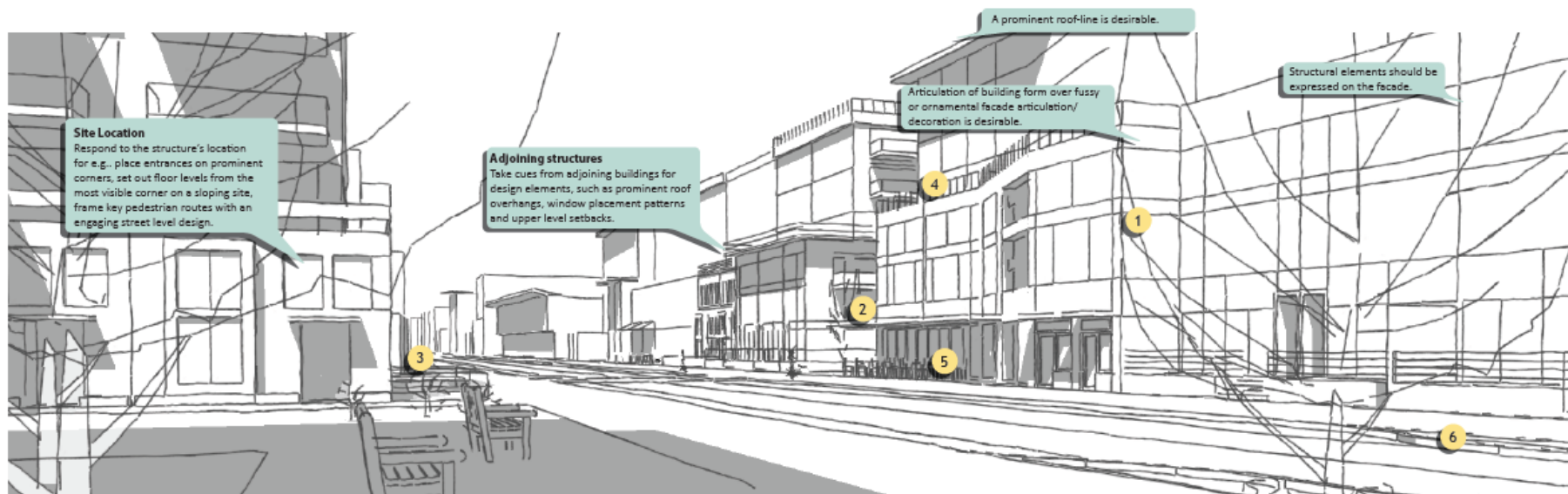
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Urban Design Guidance – Civic Core

Civic Core - Buildings

4. CHARACTER AREA RECOMMENDATIONS



1. Development Regulations

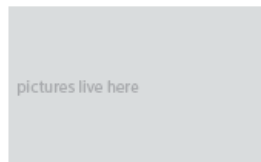
- 1**
Maximum structure width:
Consider a maximum structure width of 150'.
- 2**
Separation
Consider requiring a 30' separation between structures adjacent to the same east-west street.
- 3**
Setbacks
Consider requiring setbacks for part of the frontage along east-west streets. Encourage active uses, landscaping and residential entrances in setbacks.

- 4**
Upper level setbacks
Consider upper level setbacks at 35' along east-west streets for structures exceeding 65' in height.
- 5**
Street level uses
Encourage clearly residential or commercial street level uses in the Civic Core with associated ground-related development standards. Discourage departures from ground related residential development standards. Encourage smaller and more affordable retail spaces to maintain a diversity in services and stores.

- 6**
Surface parking and drive-throughs
Consider prohibiting street facing surface parking and drive-through businesses on NW 56th St to minimize the number of curb cuts on a highly-used pedestrian route. Where possible parking and service access should be from an alley or a side street.
- 7**
Sustainable buildings
Encourage sustainable building practices in the Civic Core. For example, green stormwater infrastructure and green roofs.

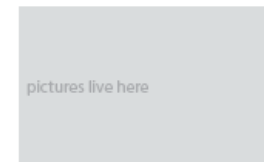
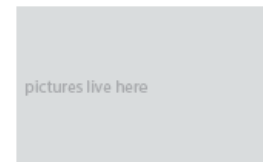
2. Design Guidance

Refer to the call-out boxes for design guidance recommendations for the Civic Core



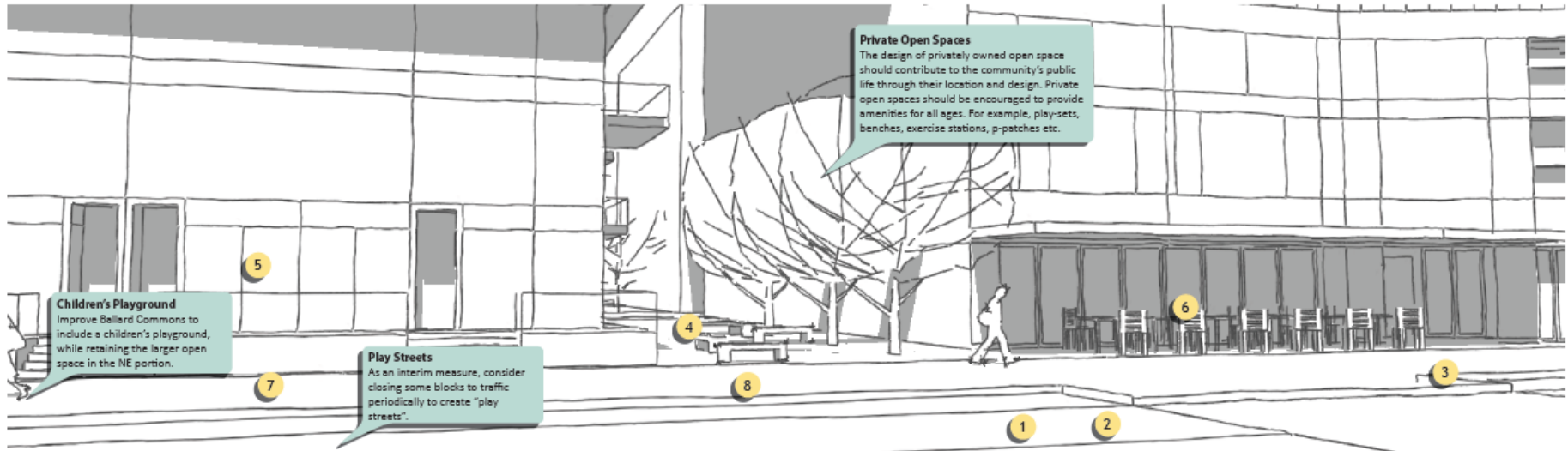
3. Materials

Clean, modern, industrial materials such as metal, wood glass and brick are desirable in the Civic Core. Energy saving and advanced technology and materials are encouraged. Bold colors and volumes as expressed in the Ballard Library and Greenfire buildings are encouraged. Residential-scale materials such as vinyl siding should be avoided on larger buildings. The structure's form and materials should respond to each other and changes in material should accompany a real change in form or plane. Changing materials to reduce perceived bulk is strongly discouraged.



Urban Design Guidance – Civic Core

Civic Core - Streetscape and Open Space



Private Open Spaces
The design of privately owned open space should contribute to the community's public life through their location and design. Private open spaces should be encouraged to provide amenities for all ages. For example, play-sets, benches, exercise stations, p-patches etc.

Children's Playground
Improve Ballard Commons to include a children's playground, while retaining the larger open space in the NE portion.

Play Streets
As an interim measure, consider closing some blocks to traffic periodically to create "play streets".

1. Streetscape

1
Festival streets
Ballard Ave and 22nd Ave NW connect important community amenities, gateways and attractions. People come together on these streets for a variety of neighborhood festivals. Consider designating these as "festival streets" with street design concept plans to guide future development to better meet the community's needs of these streets. Raised streets, changes in paving, utilities for markets, street furniture and landscaping should be considered.

2
Woonerf or shared street
NW 56th St is a low traffic-volume street. Two iconic neighborhood structures - the Ballard Library and the

Greenfire Campus are on NW 56th St. Through undulating street frontages that create alternating pockets or "side rooms" of activity and landscaping these buildings establish a dynamic and human relationship with the street. NW 56th St is recommended to be designated as a neighborhood green street with a street design concept plan to guide future development to strengthen this character effectively creating a linear park-like shared street.

3
Traffic Calming
Landscaped curb extensions are desired along sections of the sidewalk along major pedestrian routes and at intersections (NW 56th St and 57th St)

4
Pedestrian pathways
The ease of walking in the Civic Core should be improved by providing pedestrian paths through long blocks.

5
Relationship of building to the street
In the Civic Core, buildings should be set back for some portion of their east-west facade to form "side rooms" or "eddies" of activity. Setbacks can be used for active street level uses such as outdoor dining or seating. If street level residential uses are provided, they should be setback or raised from the sidewalk. Visually distinguishable individual residential unit entries should be provided. Design elements in setbacks along residential units

(e.g. hedges, paving changes, stoops, porches) should be used to indicate the transition from public (sidewalk) to private (dwelling).

6
Street Level Uses
A balance between commercial and residential street level uses with appropriate development standards is desired. Where retail spaces are provided at the sidewalk level, smaller and more affordable spaces with a high degree of shop front transparency are desired. Visually distinguishable individual residential unit entries should be provided to create an engaging street edge.

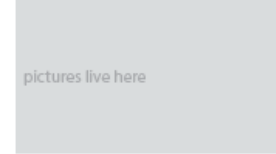
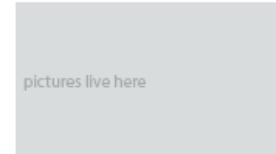
7
Sense of Enclosure
In the Civic Core, desirable streets

sections and public spaces are defined by an undulating and playful boundary that is defined by landscaping, interesting building forms, active uses, walls and projecting flat roofs.

8
Curb Cuts
Curb cuts on NW 56th St should be prohibited to minimize pedestrian-vehicle conflicts. Where possible parking and service access should be through alleys and side streets.

2. Open Space

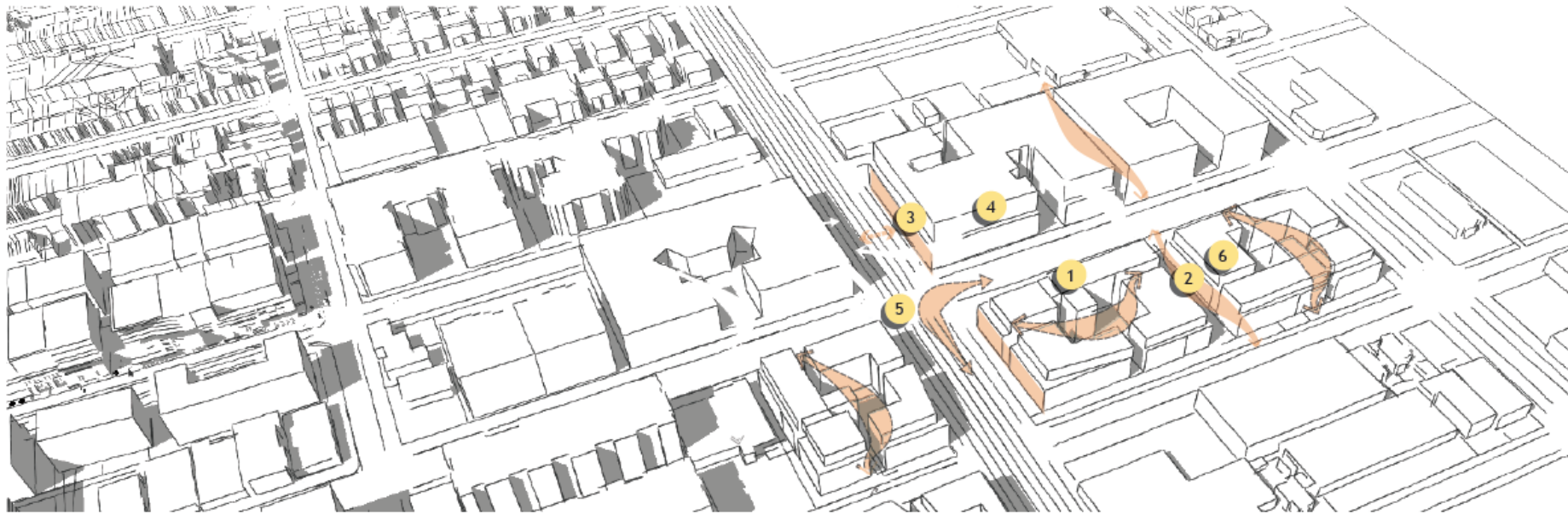
Refer to the call-out boxes for open space recommendations for the Civic Core



Urban Design Guidance – Commercial Center

Commercial Center

4. CHARACTER AREA RECOMMENDATIONS



1. Development Regulations

1

Maximum Structure Width
Consider a maximum structure width of 150’.

2

Separation
Consider requiring a 30’ separation between structures adjacent to the same east-west street.

3

Setbacks
Consider requiring setbacks along major arterials. Encourage the provision of active uses and landscaping in these setbacks.

4

Upper level setbacks
Consider requiring upper level setbacks at 45’.

5

Weekly goods and services
Community-wide Commercial Center meets the weekly and monthly needs for goods and services. Encourage urban format grocery stores, pharmacies and similar uses on the street level with compatible active uses along the sidewalk, for e.g. cafes, restaurants, shoe repair etc. Encourage activity-generating uses on corner locations.

6

Office uses
Prioritize employment uses above street level commercial uses. Consider allowing single-purpose buildings to achieve the highest allowable FAR.

2. Sense of Place

Consider guiding principles to create a sense of place at the intersection of 15th Ave NW and NW Market St through an integrated building design, streetscape and landscaping strategy.

- Generous pedestrian amenities at transit stops;
- Encourage a mix of uses that will ensure activity through the evening and weekends;
- Create a landscaped buffer

- between pedestrians and traffic;
- Design buildings to respond to location through the placement of active uses on corners.
- Encourage structures to engage with major arterials at the street level.
- Consider courtyards or plazas with seating and landscaping to establish a human scale context for

- the structure and its occupants.
- The presence of high traffic volumes creates a challenging walking environment. Consider through-block pedestrian pathways with some active uses to connect local destinations as well as provide an opportunity for exercise and relaxation for building occupants.



Urban Design Guidance – Commercial Mixed

Commercial Mixed

4. CHARACTER AREA RECOMMENDATIONS



1. Development Regulations

1

Active corner uses

Consider encouraging small pedestrian oriented retail on certain key corners along 15th Ave NW and 14th Ave NW providing low intensity commercial uses. Where possible, locate these amenities close to existing or future bus stop locations or pedestrian crosswalks across 14th Ave NW and 15th Ave NW.

2

Curb cuts

Minimize points at which driveways cross sidewalks on 15th Ave. NW. Consider shared access, providing access from side streets. Limit impacts to adjacent residential zoned sites.

3

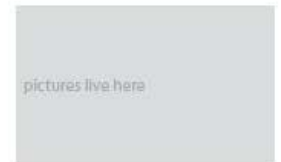
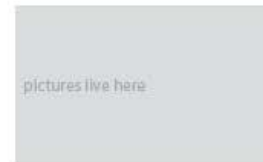
Better sidewalks and more landscaping

Consider wider sidewalks and a strong vertical element separating pedestrians and traffic on 15th Ave. NW. This could be through landscaping, art or other street furniture.

4

Pedestrian and bicycle crossings

Where possible, improve intersections for pedestrians and cyclists.



Comments to Date

Parking Management

- Organization
- Structures
- 56th - restricting parking lots to enhance the pedestrian experience? Role vis-a-vis creating pedestrian environment on Market Street.

Transportation – increase focus in UDF

- All Modes
- Light Rail Station Location - Preference for western location

Office Development - Is there support for more office development (like proposed for 1th & Market to increase jobs? – pg 22

Entertainment Hub

Market Street

- Emphasize strategies to maintain Market Street as a landmark street
- Prevent a wall of 6 to 7 story apartments and condominiums

Review guiding principles p 3

St. Lukes - Can we provide clearer direction on St' Lukes? p 38

Residences / Housing

- What about subdivisions in area north of 58th?
- Affordable housing for families and seniors

Open Space / Parks

- Where will we include more direction on open space responding to Groundswell NW report?
- Character of 57th – more green and open space p 30
- How can public spaces be created along 15th? P 42

Pedestrian Zone Designation

Development Standards

- Drive-ways may not cross the sidewalk unless it's the only means of access
- Parking areas must be located to the rear, or within the building
- Drive-in lanes are prohibited
- Within urban centers or villages, or Station Area Overlay Districts, require a minimum size (floor area ratio) for new development

New Standards / Proposed Changes:

- Broader range of uses at the street level to help reduce vacancies and provide a variety of shops and services (office uses)
- Eliminate waivers to parking requirements for street-level uses required by pedestrian zones (use existing parking requirements)
- Overhead weather protection
- In live-work units, require the work area to front the street & be min 15' deep
- Transparent areas must allow views into and out of the structure

Pedestrian Zone Designation

Allowed uses at street level

- General sales and services
- Major durables retail sales
- Eating and drinking
- Lodging Theaters & spectator sports
- Indoor sports and recreation
- Medical services
- Rail transit facilities
- Museum
- Community club or centers
- Religious facility
- Library
- Schools
- Parks, open space
- Arts facilities (in Pike/Pine)
- Automotive retail sales and service (in an existing structure in Pike/Pine)

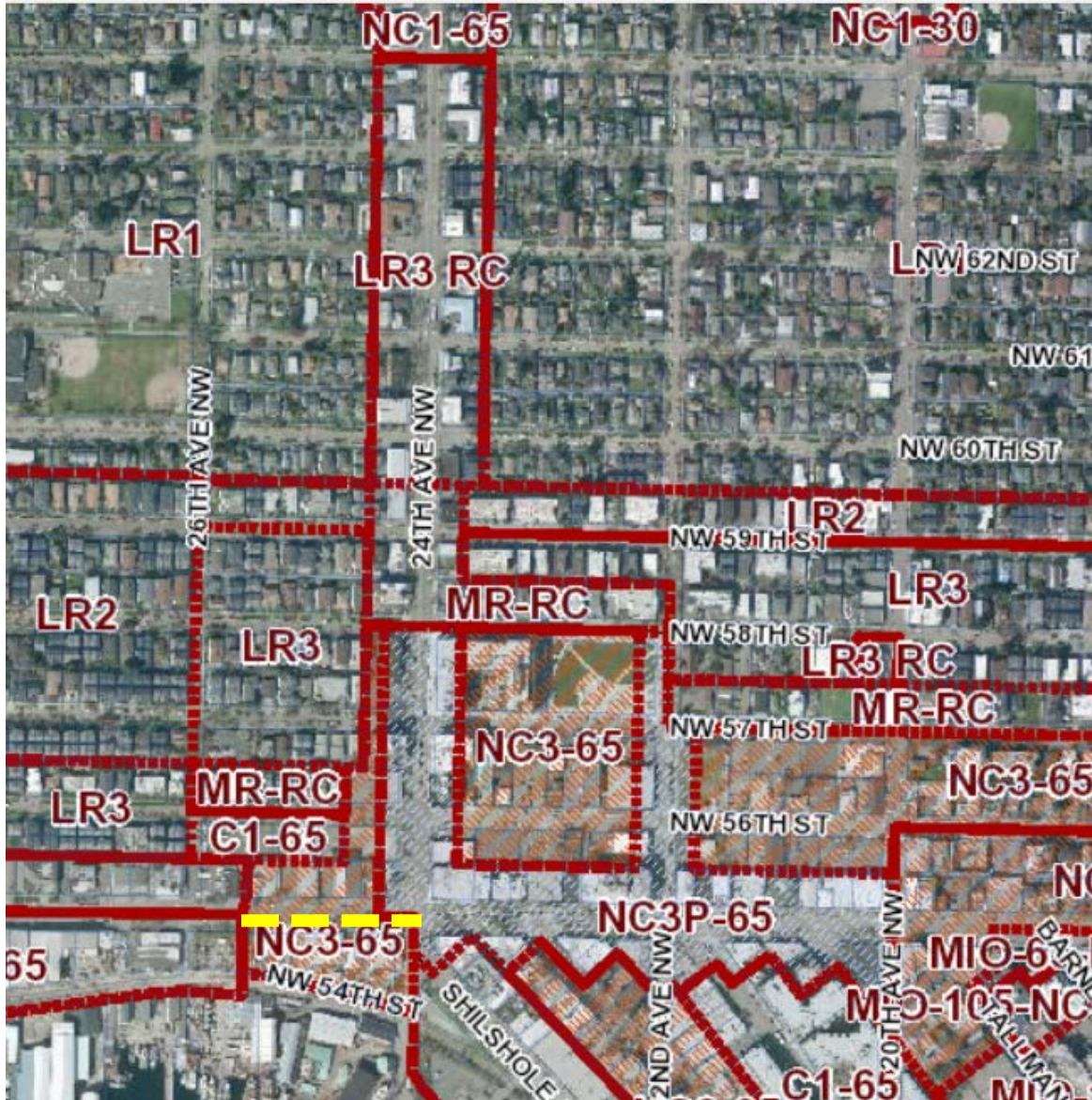
Proposed added uses

- Community garden
- Food processing and craft work
- Offices ((limiting the width of the frontage along the main street) to ensure that larger, less active, office spaces do not dominate the street frontage)
- Sales & Services, heavy (eg. Office and rest supplies, medical labs, banks etc)
- Adult care center
- Childcare center
- College / University
- Family support center
- Institute for advanced study
- Private club
- School, vocational or fine arts
- Arts facility

Prohibited uses at street level

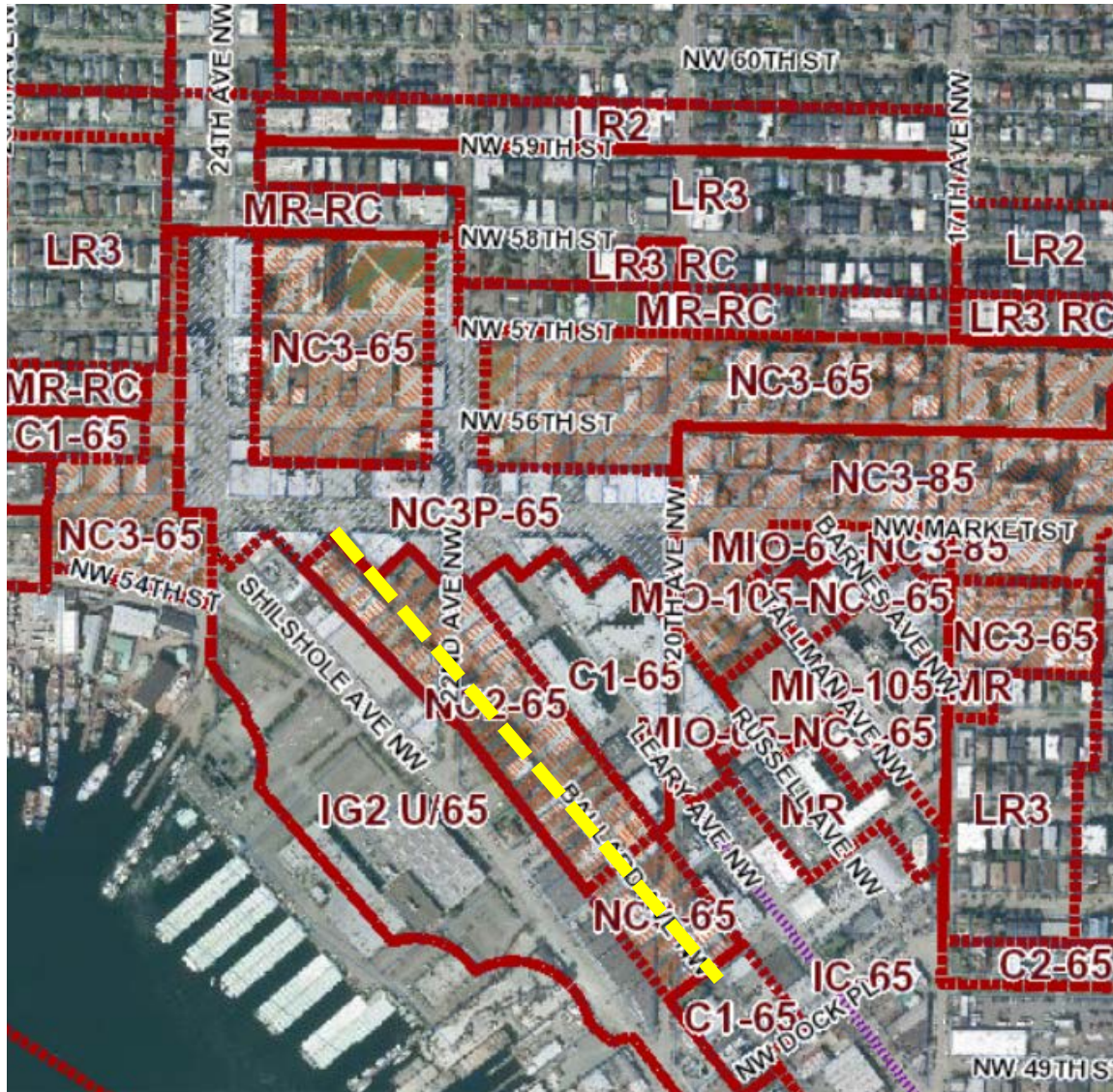
- Residential use and live-work (limited to 20% of frontage)
- Gas stations and other businesses with drive-in lanes (prohibited anywhere in a Pedestrian zone)
- Surface parking (prohibited as the principal use anywhere in a Pedestrian zone)
- Hospitals, major institutions,
- R & D labs,
- agricultural uses (except community gardens),
- heavy commercial sales and services, entertainment uses (except sports and rec, theatres and spectator sports)

A. Market West of 24th Ave Existing Zoning



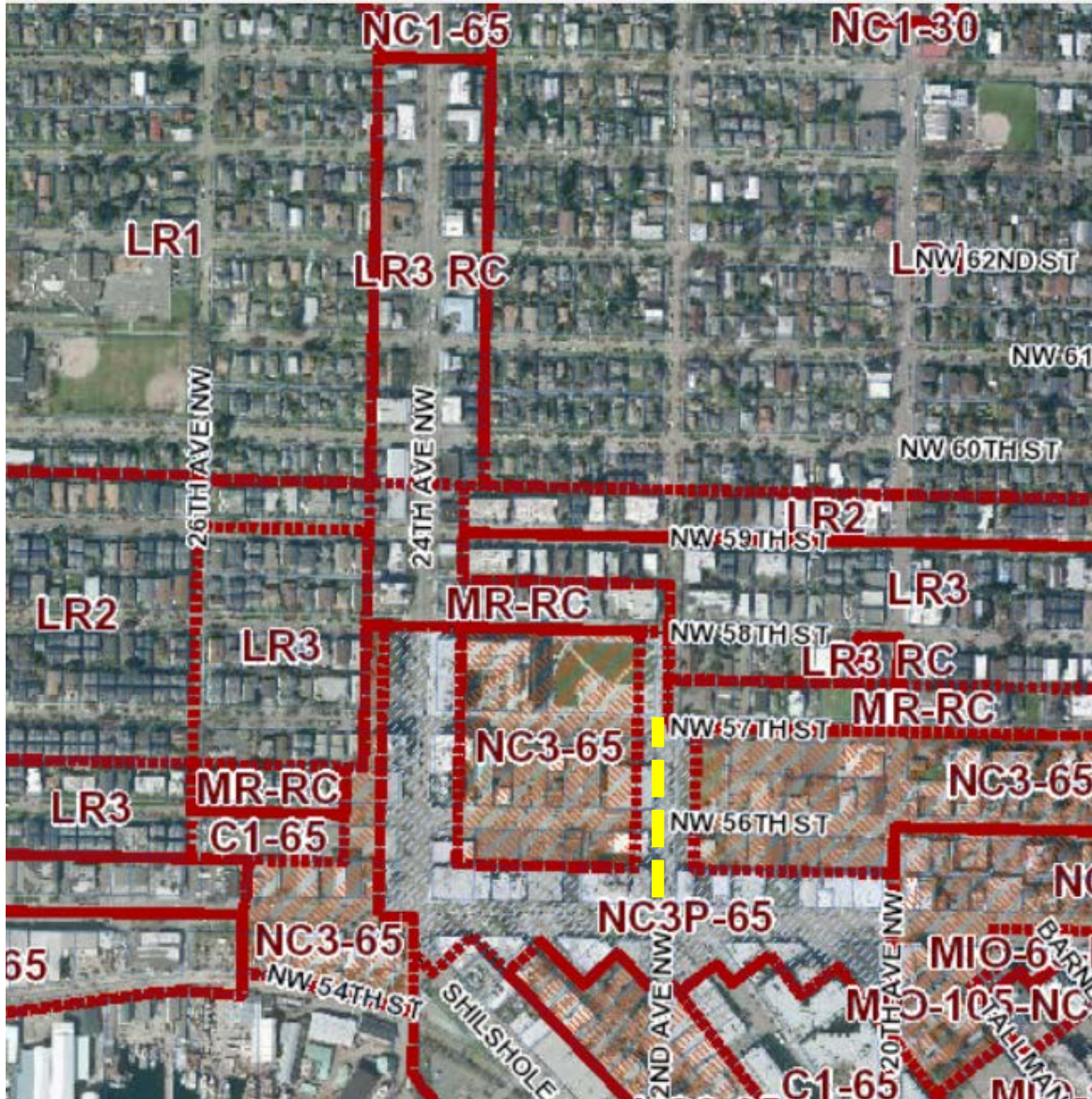
NC3 P65 Larger pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses; use restrictions

B. Ballard Ave Existing Zoning



NC2 65 Moderate (commercial) density shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail

C. 22nd Ave Existing Zoning



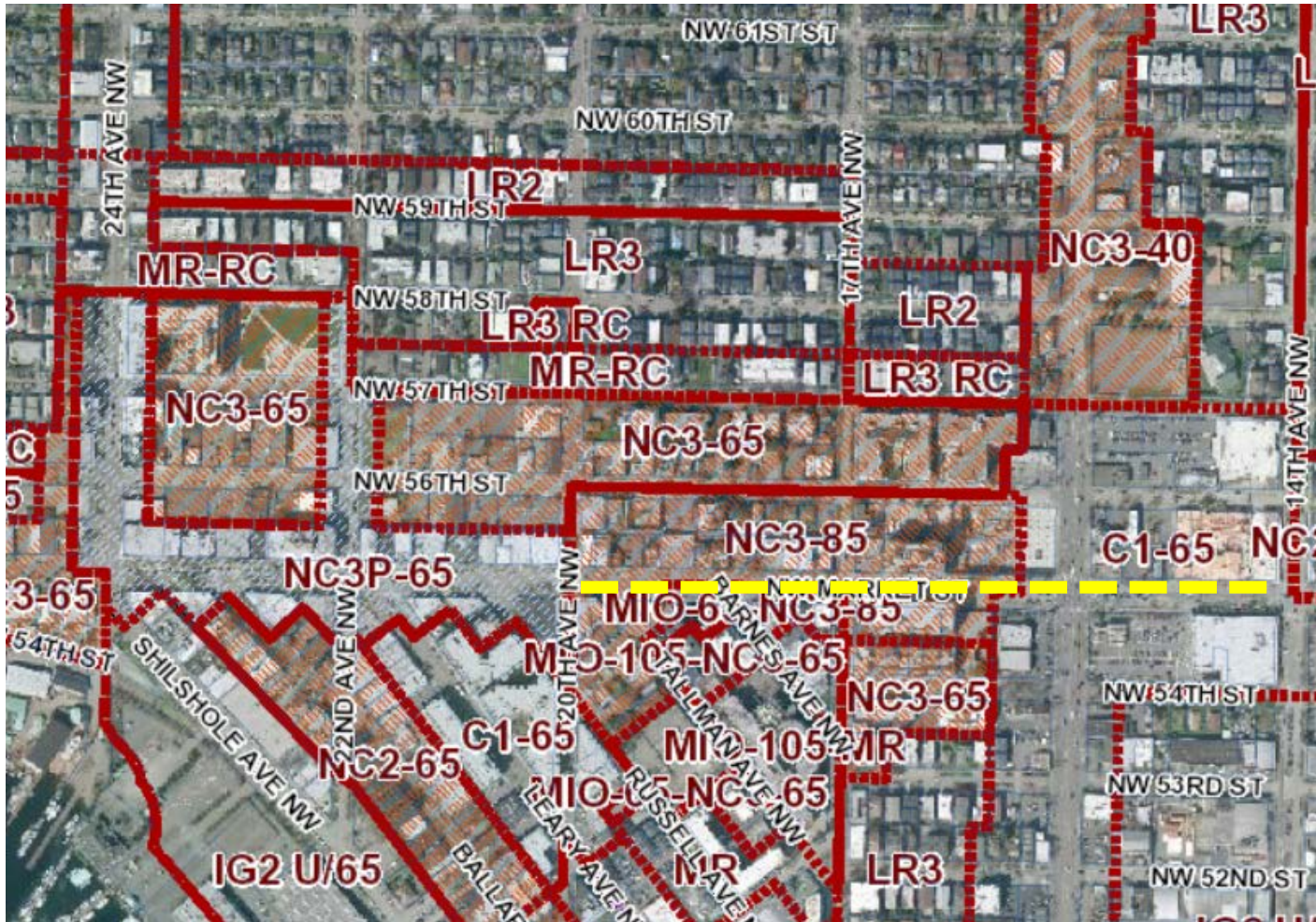
NC3 65 Larger shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses

MR Midrise apartment buildings without density limit, only FAR limit; 65-85'

LR3 3-story lowrise apartment buildings or townhouses with a density limit, FAR and lot coverage limit

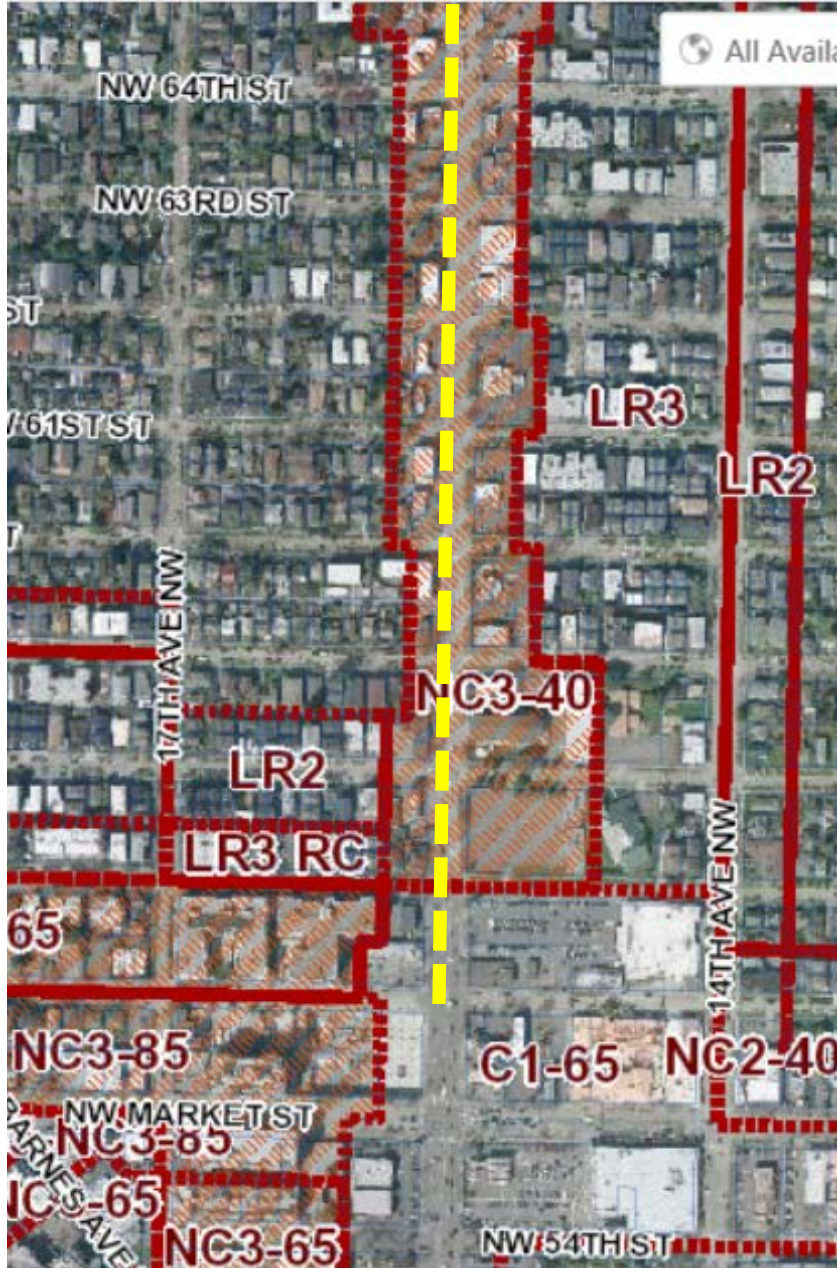
RC Street level low intensity shops and services to neighborhood while preserving residential character

D. Market East of 20th Existing Zoning



NC3 65 Larger shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses

D. Market East of 20th Existing Zoning



NC3 65 Larger shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses

C1 65 : Auto-oriented, primarily retail/service commercial area serving surrounding neighborhoods as well as a citywide or regional clientele

NC1-40; NC2-40



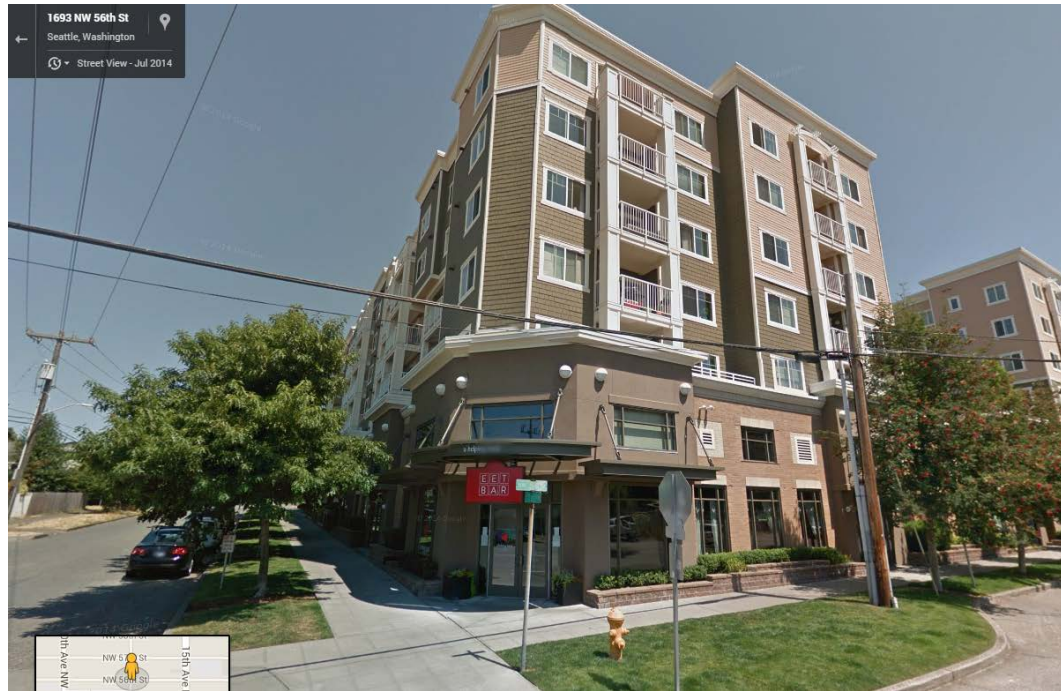
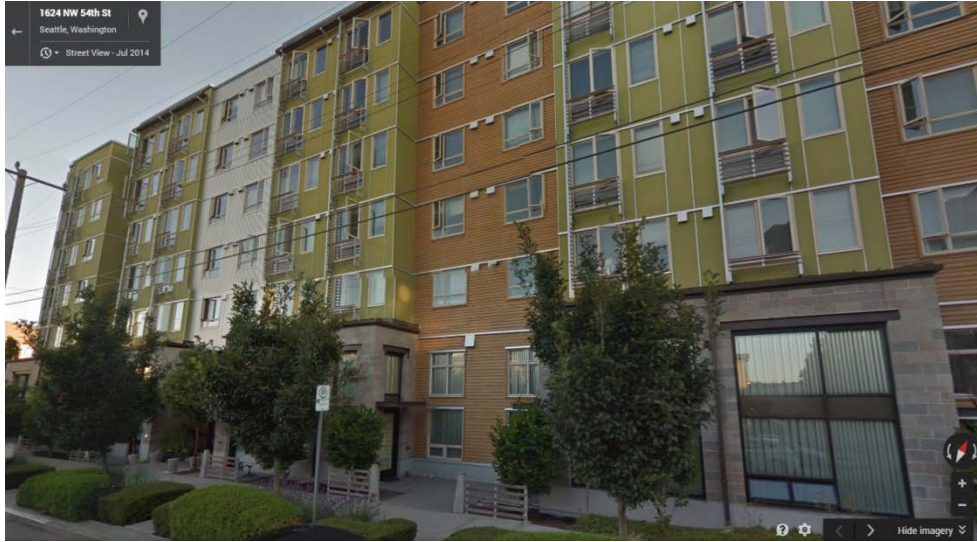
NC1-40; NC1-65



NC3 P -65



NC3 -65



NC3-85

