



Urban Design and Transportation Working Group Ballard Urban Design Framework

Meeting # 11: Zoning Emerging Direction & Transportation

Agenda

1. Public Outreach – Potential Public Restroom Sites

2. Multimodal Transportation Analysis & Station Area Assessment

- Walking Tour
- DECA Architecture

3. Discuss existing zoning and emerging directions for:

Last meeting:

- ✓ 15th Ave and Market St intersection
- ✓ 56th St street level uses
- ✓ 24th and 22nd Ave corridor

This meeting:

- Pedestrian zone

4. Announcements

- Next meeting – March 5; Venue?

Previous 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

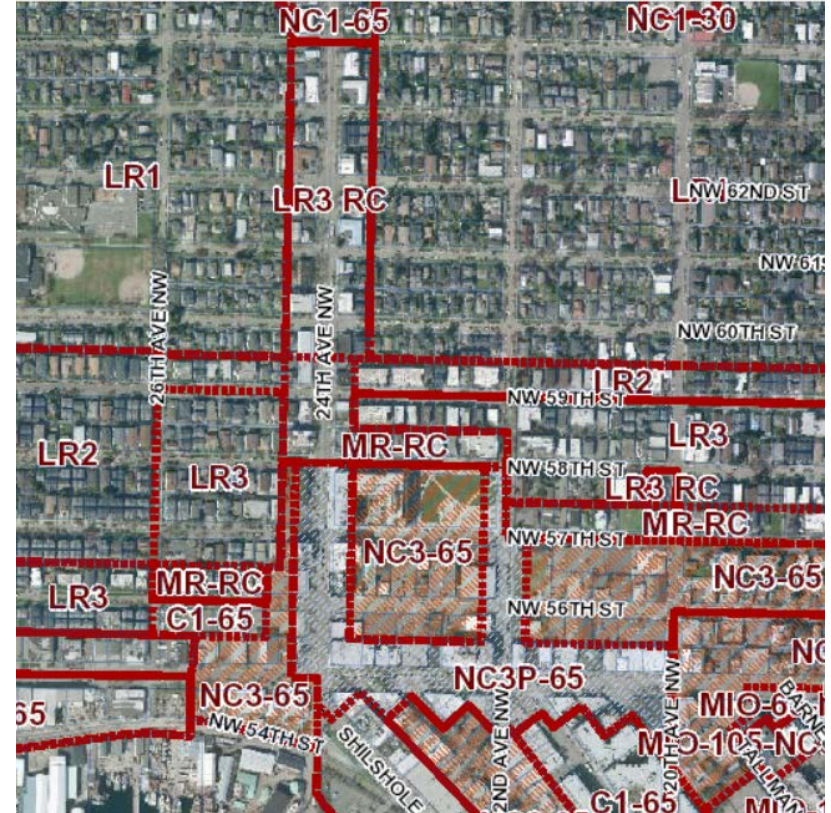
22nd & 24th Ave

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 Designation

To preserve or encourage an intensely retail and pedestrian-oriented shopping district where non-auto modes of transportation are strongly favored, and the following characteristics can be achieved.

- Variety and a large number of retail/service activities
- Uninterrupted commercial frontage
- Pedestrian interest and activity
- Minimal pedestrian-auto conflicts

Locational Criteria:

- Pedestrian district surrounded by residential areas
- Commercial node in an urban center or urban village
- NC zone areas on both sides of an arterial, or across a park or other activity center
- Excellent access for pedestrians, transit and cyclists

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)

Pedestrian Zone Designation

-  Pedestrian "P" suffix zones
-  Future "P" 23.47C.005A

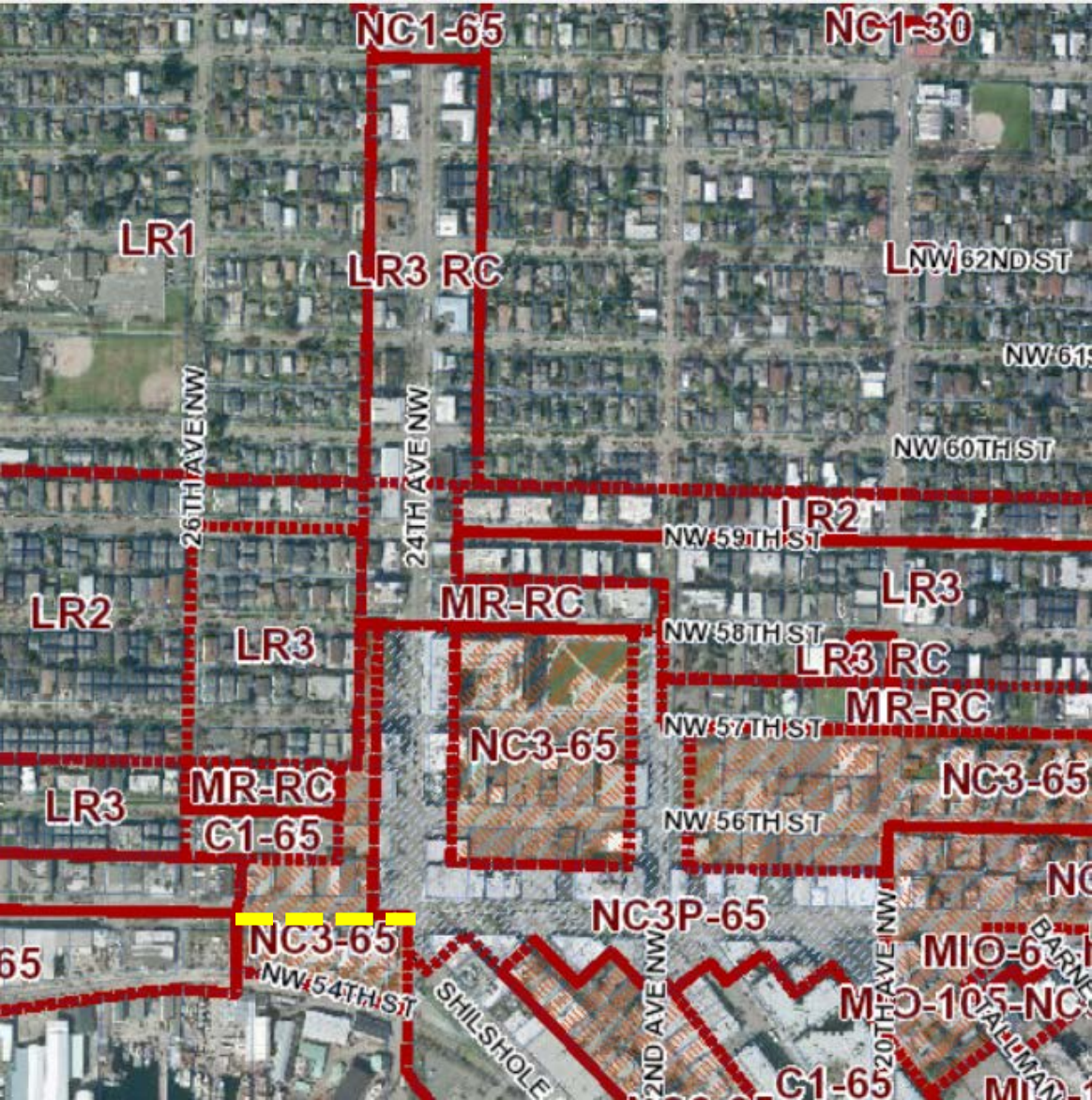
Existing zoning

Potential P-Designations

- a. Market St west of 24th Ave
- b. Ballard Ave in Historic District
- c. 22nd Ave between Market and 57th
- d. Market between 2th and 14th
- e. 15th between Market and 54th
- f. 15th north of Market

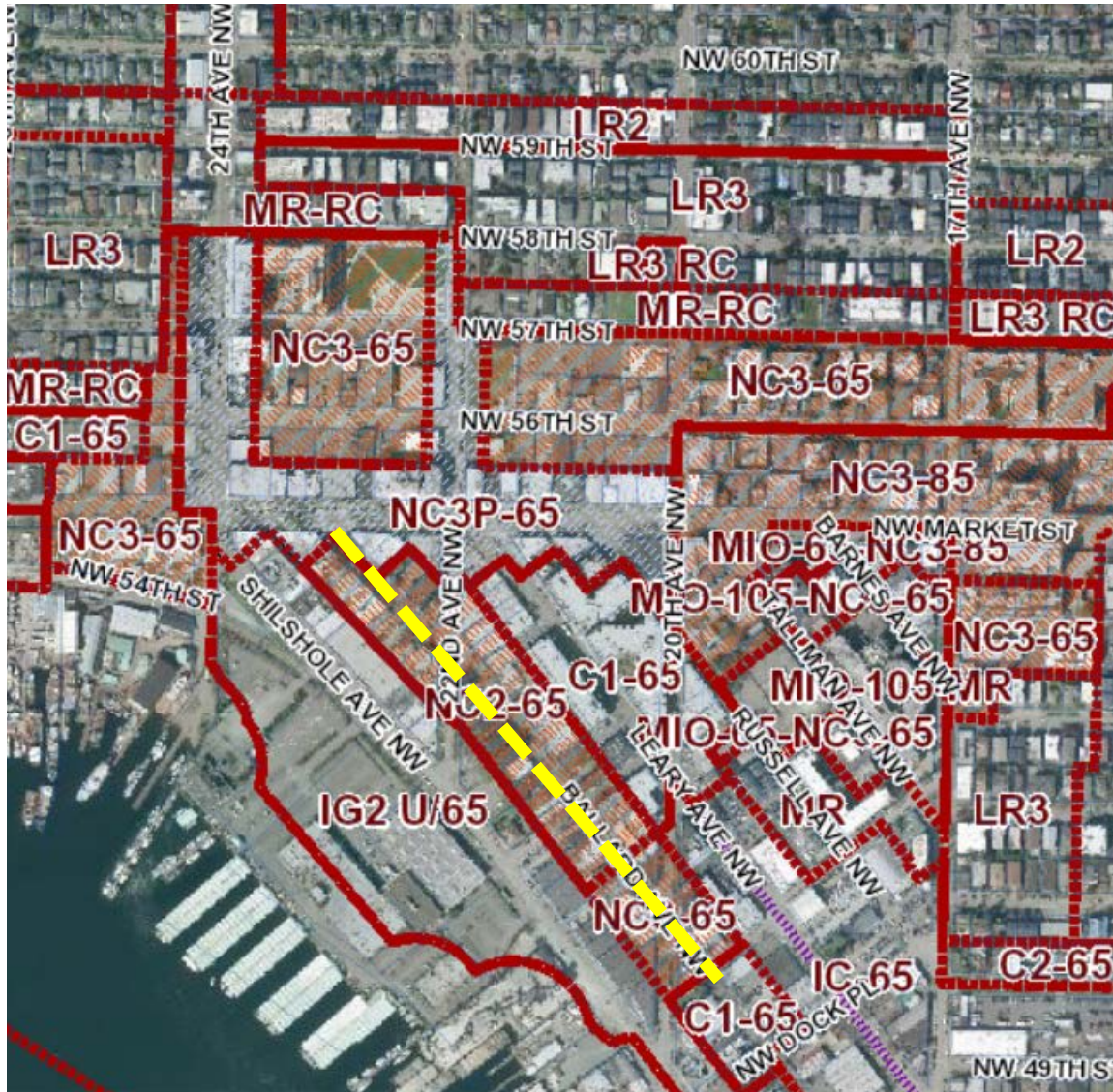


A. Market West of 24th Ave Existing Zoning



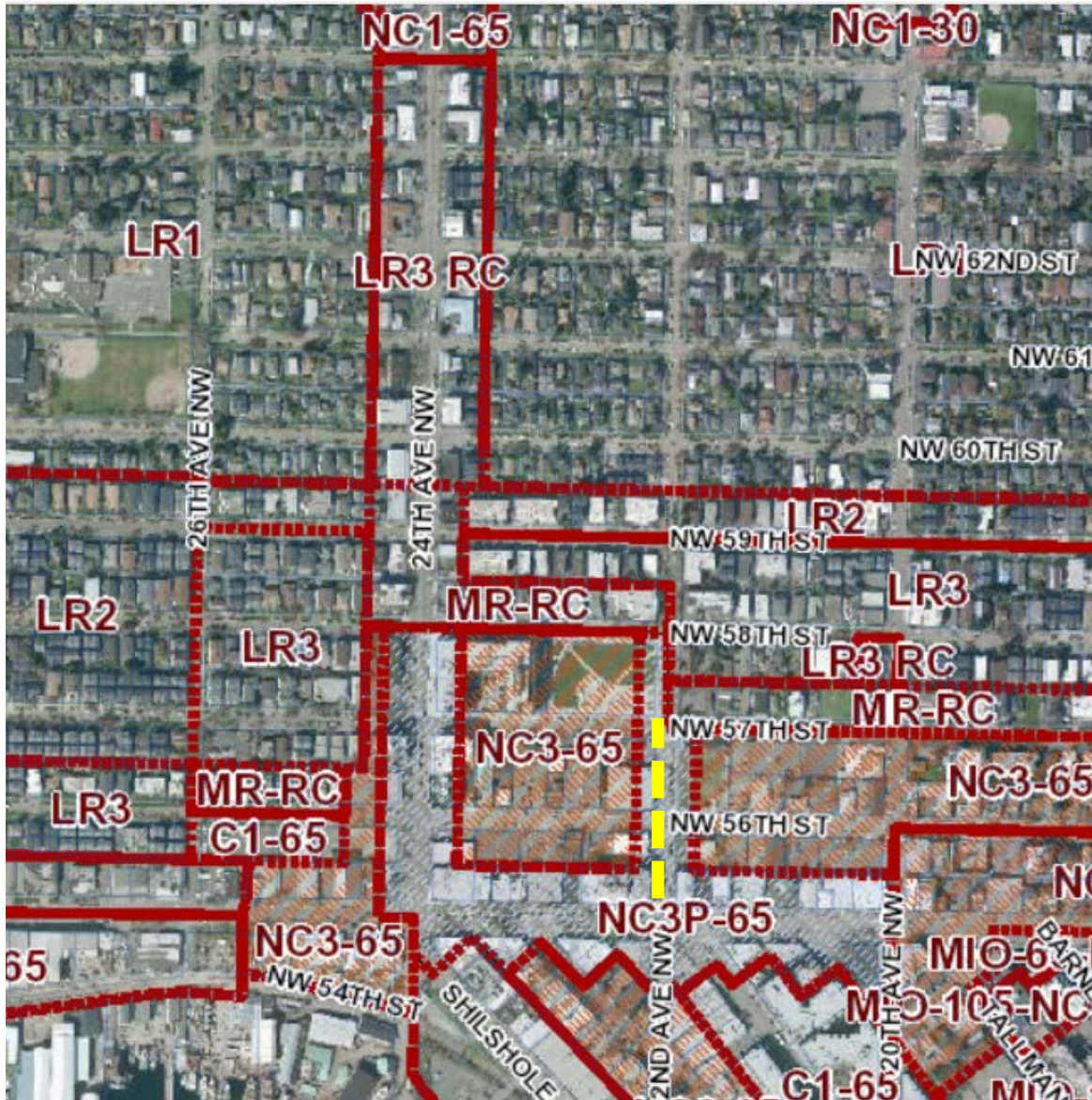
NC3 P65 Larger pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses; use restrictions

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



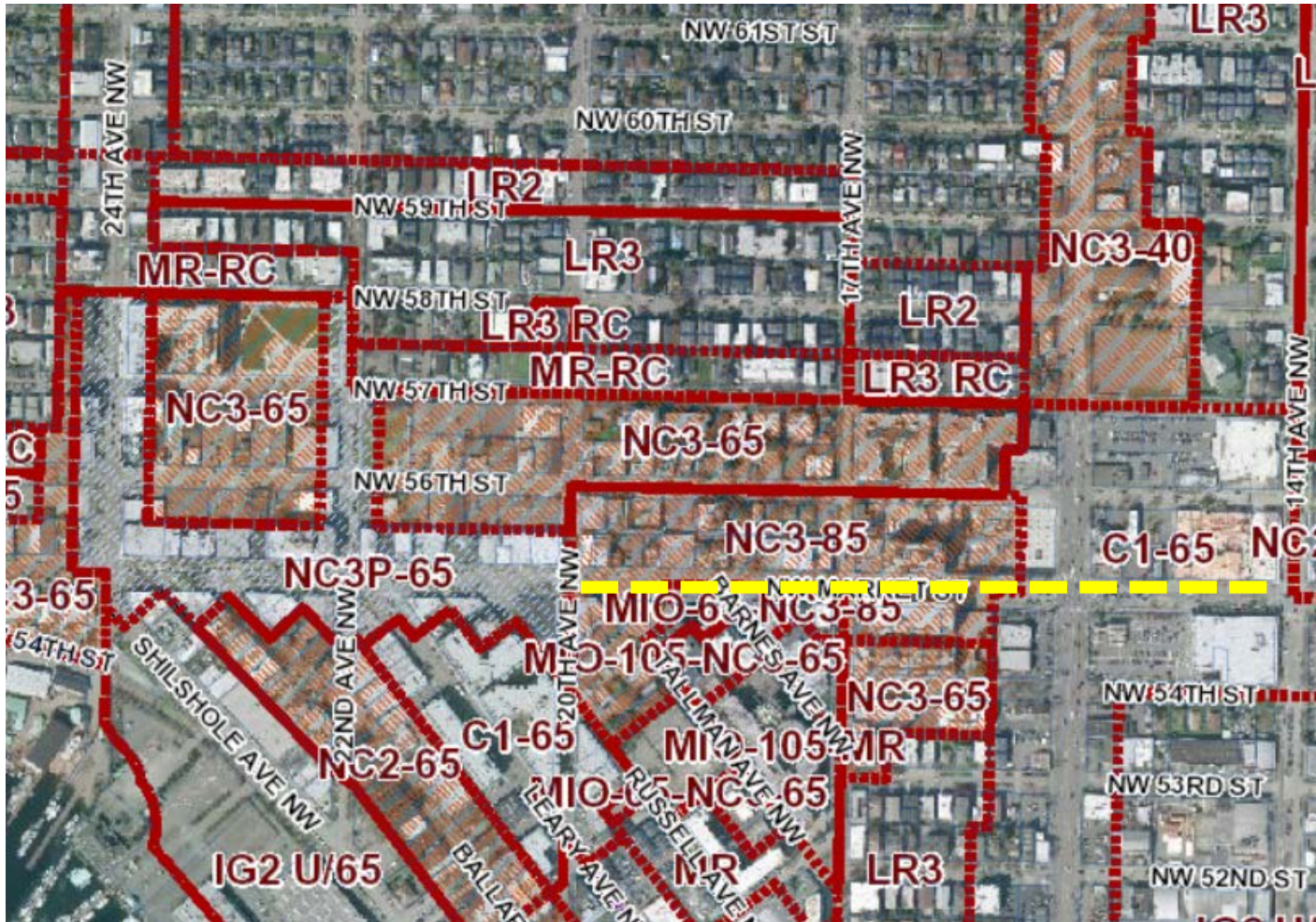
NC3 65 Larger shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses

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

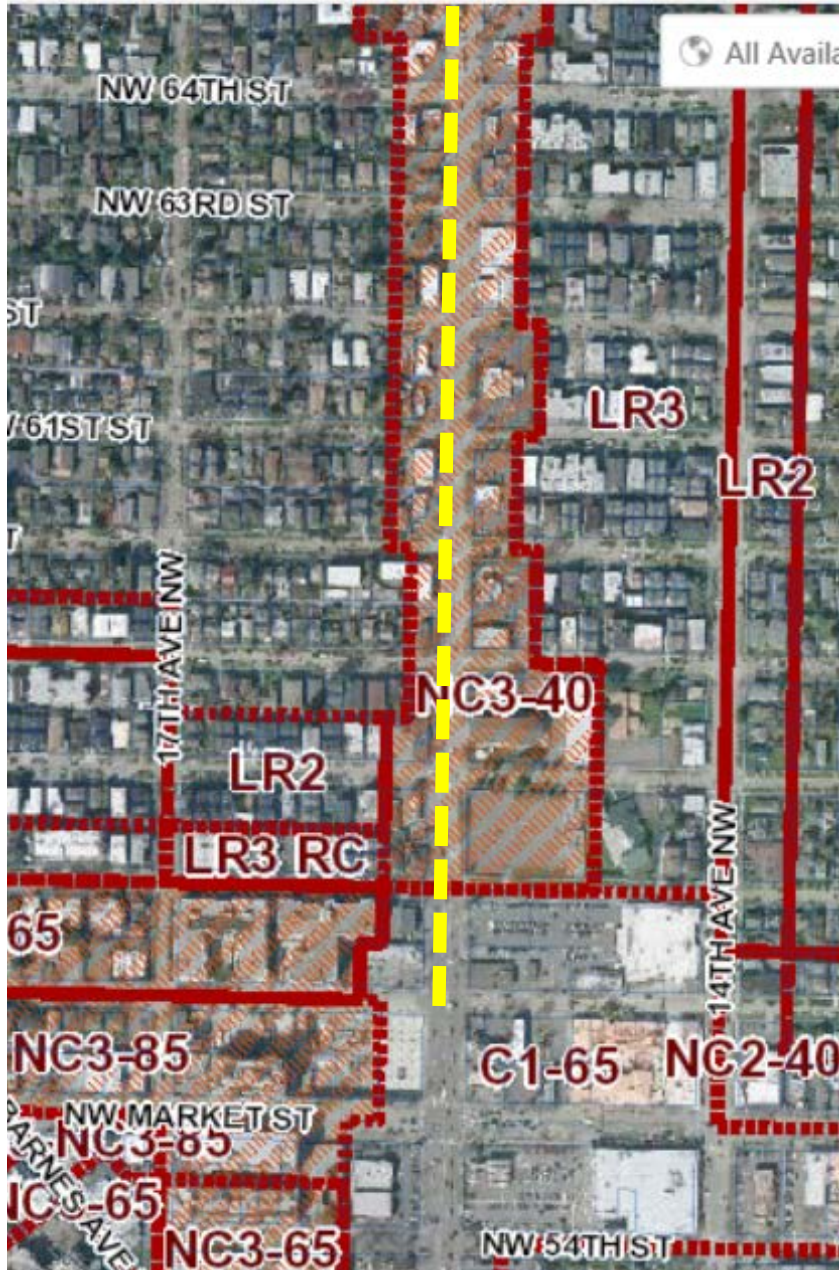
RC Street level low intensity shops and services to neighborhood while preserving residential character

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



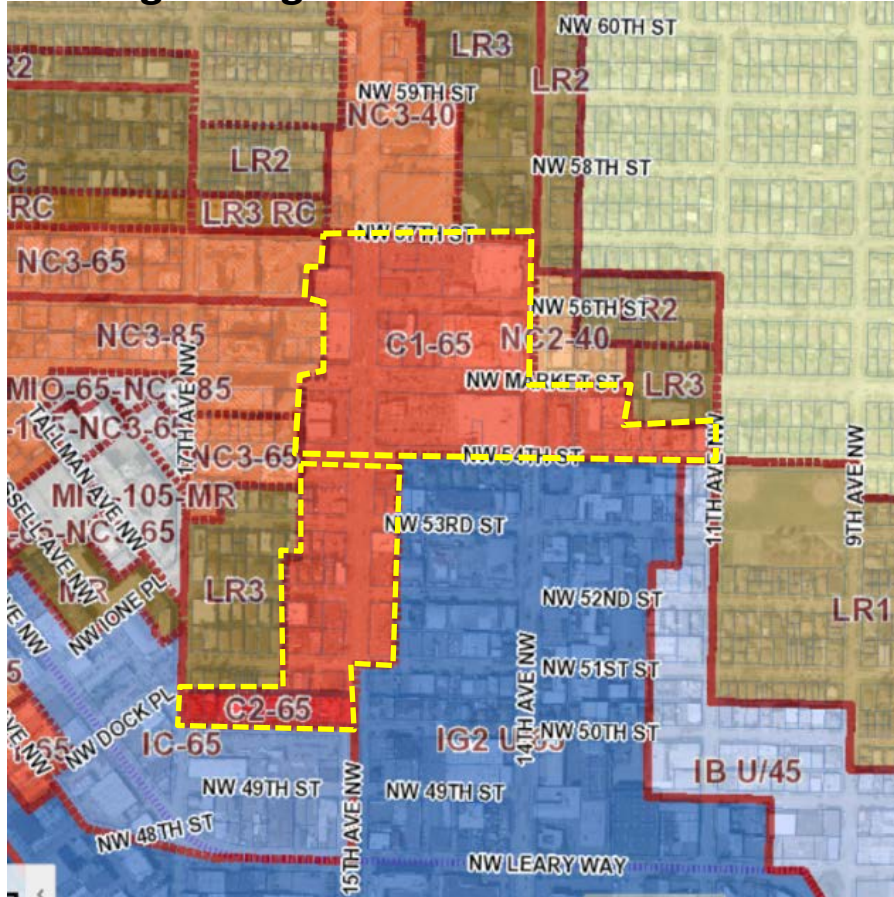
NC3 65 Larger shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses

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

15th Ave & Market St intersection – P Designation

15th Ave South of 54th

Existing zoning



Existing land use



C1 65 & C2 65 : Auto-oriented, primarily retail/service commercial area serving surrounding neighborhoods as well as a citywide or regional clientele

- Retail/Service
- Office
- Parking

Emerging directions

1. Create **gateway and sense of place**; Improve beauty, identity and comfort
2. Encourage **active pedestrian-oriented street level uses** that engage with both 15th and Market
3. Encourage **employment generating uses above**
4. **Improve pedestrian environment** - street level and/or upper level; Improve intersection
5. Maintain existing role of **meeting weekly needs for good and services**

Potential Changes

Design buildings for pedestrian's speed and scale

- **Uses:** active uses and destinations on street level
- **Design:** transparency and interest at street level
- **Scale:** street level & upper level setbacks

Encourage commercial buildings (without a residential component)

- employment generating uses above street level active commercial
- allow large supermarkets

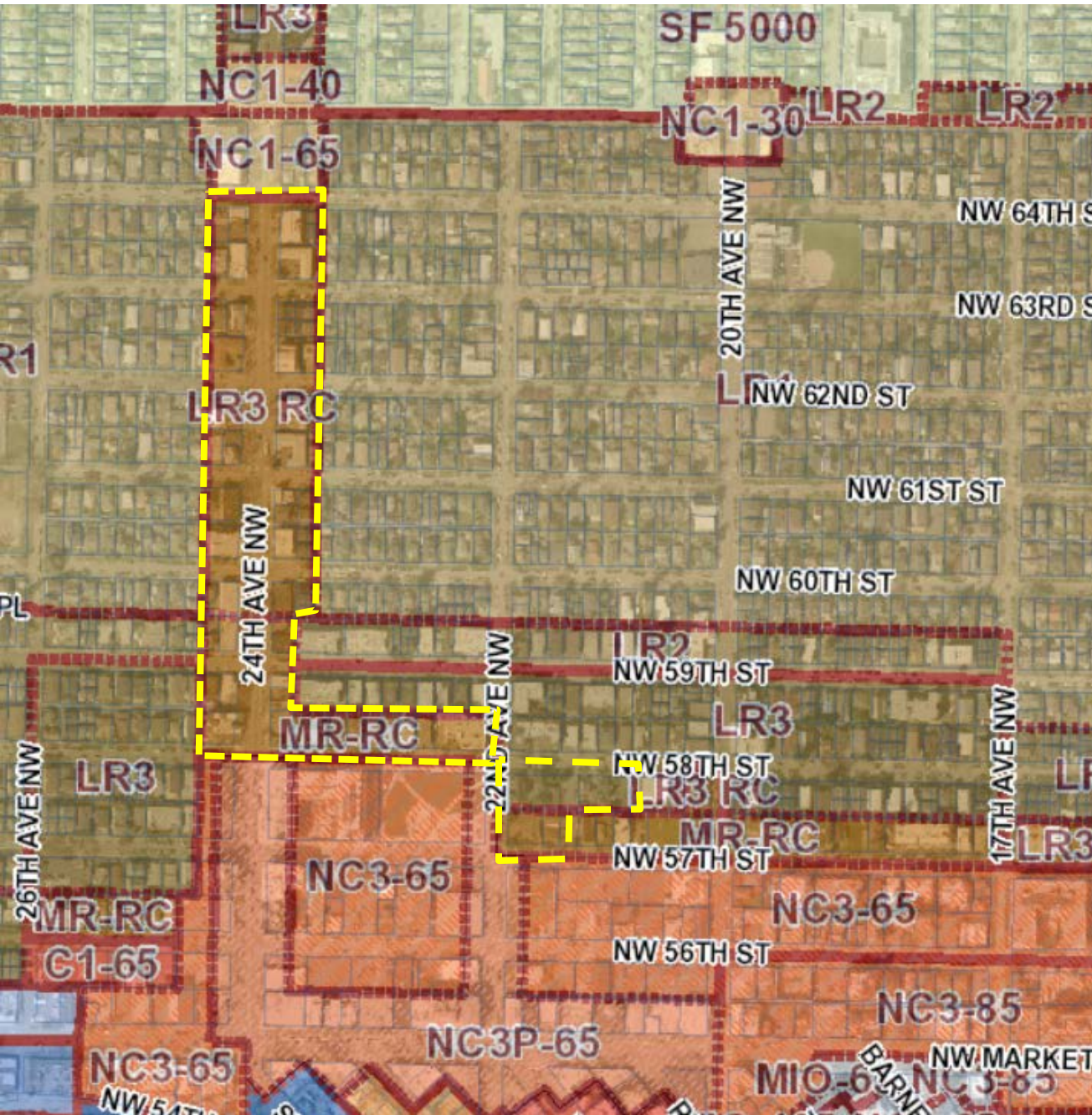
Make this an attractive and functional place to be in.

- landscaping and generous sidewalks
- integrate transit waiting areas into building design
- variety of things to do to create a sense of place

Zoning analysis

	C1-65	NC3-65	Pedestrian Zone
Typical Land uses	Auto oriented stores	Supermarkets, offices, hotels, restaurants	Pedestrian oriented non-residential uses
Street level uses	Non residential on arterials; Residential limited to 20% of arterial façade, no limit on non arterials	No limit on mix of residential and commercial uses	Pedestrian oriented non residential uses, potential to animate sidewalk. Drive-in & drive-thru businesses prohibited
Street level non-residential design	No requirements for nonresidential structures, or when not across from a residential zone.	Transparency required for 60% of a street-facing facade. Commercial uses avg. depth of 30', and min height of 13'.	Underlying zone
Parking location and access	No restrictions generally.	At rear or side of buildings (limited to 60'); curb cuts are limited	Surface parking prohibited adjacent to principle pedestrian street
Min FAR	None	None	2 for 65' height
Max FAR	4.25; 4.75 if mixed use	4.25; 4.75 if mixed use	-
Maximum size of commercial uses	No size limits for most uses; 25,000-4000 s. f. for warehouses, wholesale	No size limits for most uses; 25,000 s.f. for wholesaling/ light manufacturing	Underlying zone

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

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

Emerging directions

22nd Ave. NW

1. Civic oriented development
2. Active street level uses and visual surveillance of Ballard Commons
3. Festival Street – Connection to Market St.
4. St. Luke's redevelopment interest

24th Ave. NW

1. Expand pedestrian oriented commercial on 24th
2. Encourage human scaled building elements
3. Preserve existing in town multifamily residential areas (affordability and character)
4. Improve pedestrian crossings and landscaping

Questions

22nd Ave. NW

How to reinforce Civic Character with new development?

- Commercial and or institution mix at street level?
- Upper story uses?
- Increased density?

What size commercial uses and where?

Transitions to residential zones?

24th Ave .NW

Is the intention to preserve existing uses or expand or create new ones?

- Preserve existing building forms?
- Preserve perceived affordability?
- Preserve presence of commercial at those locations?

Should commercial uses be 'allowed' or 'required'?

Is it a Ped zone?

What size of commercial uses are desired?

What would be the northern extent of the commercial area?

How important is it to maintain existing residential area?

22nd Ave Zoning analysis

MR-RC

Multifamily residential

Typical Land uses

Street level uses

4,000 s.f. max of live work, sales & services, restaurants, offices, food processing, no drive in; except convenience stores may be 10,000 s.f.

Street level non-residential design

Parking location and access

On or below ground level only; except on sloping sites, where two levels may be ok. At rear or side of buildings; screening required

Min FAR

Max FAR

Only FAR limit : 3.2

Maximum size of commercial uses

65'-85'

NC3-65

Supermarkets, offices, hotels, restaurants

No limit on mix of residential and commercial uses

Transparency required for 60% of a street-facing facade. Commercial uses avg. depth of 30', and min height of 13'.

At rear or side of buildings (limited to 60'); curb cuts are limited

None

4.25; 4.75 if mixed use

No size limits for most uses; 25,000 s.f. for wholesaling/light manufacturing

Pedestrian Zone

Pedestrian oriented non-residential uses

Pedestrian oriented non residential uses, potential to animate sidewalk. Drive-in & drive-thru businesses prohibited

Underlying zone

Surface parking prohibited adjacent to principle pedestrian street

2 for 65' height

-

Underlying zone

24th Ave Zoning Analysis

RC

Street level uses

Live work, sales and services, restaurants, offices, food processing, retail sales, business support services; drive in businesses prohibited

Location of commercial uses

On or below ground level only; except on sloping sites, where two levels may be ok

Maximum size of commercial uses

Generally 4,000 s.f. except in MR zones multipurpose convenience stores may be 10,000 s.f.

Parking location

Parking location depends on underlying residential zone.

Density limit

?

Height

?

LR

Apartments, townhouses, rowhouses, childcare, community center, schools, education

Only if RC suffix

Only if RC suffix

At rear or side of buildings; screening required

Townhouses: 1unit/1,600 s.f. of lot area or 1.4 FAR
Apartments: 1 unit/800 s.f. of lot area or 2.0 FAR

Generally 40'

MR

Live work, sales and services, restaurants, offices, food processing, retail sales, business support services; drive in businesses prohibited;

On or below ground level only; except on sloping sites, where two levels may be ok

Generally 4,000 s.f. except in MR zones multipurpose convenience stores may be 10,000 s.f.

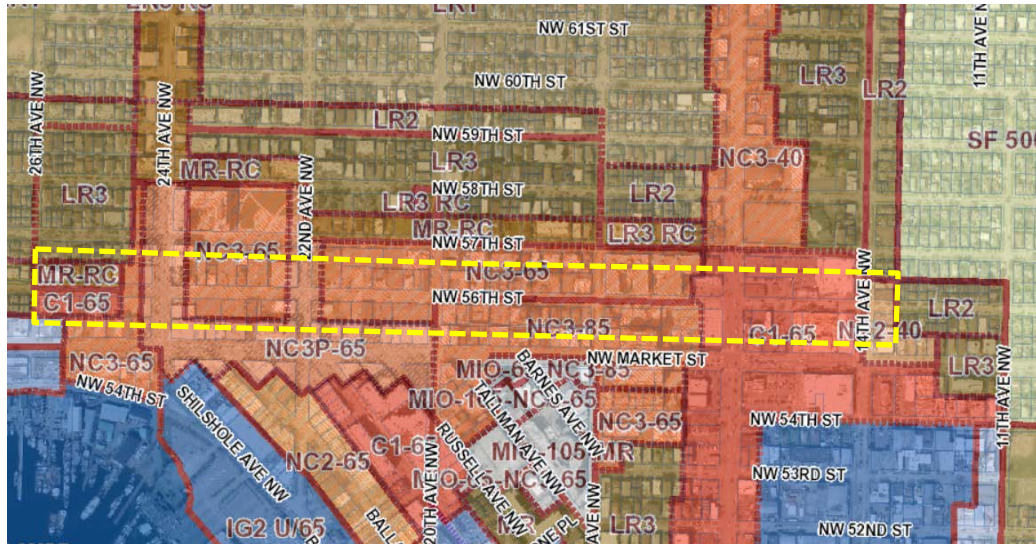
At rear or side of buildings; screening required

Only FAR limit : 3.2

65'-85'

56th St Street Level

Existing zoning



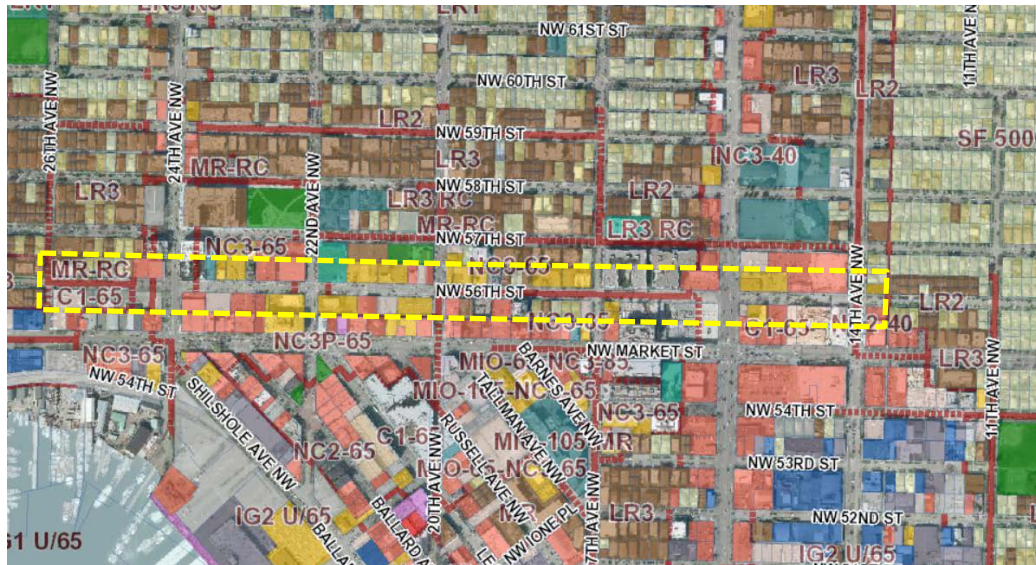
NC3 65/85

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

C1 65

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

Existing land use



- Retail/Service
- Office
- Public Facilities
- Parking

Emerging directions

1. Create a safe and pleasant walking street

- engaging uses on street level
- pedestrian amenities
- minimize curb cuts
- shared street / slow traffic speeds
- high level of landscaping

2. Encourage human scaled building elements

- shop front length and design
- building length
- massing and height

3. Encourage smaller shop sizes

- affordability
- variety
- meet needs of immediate neighborhood

4. Encourage sustainable design

5. Limit surface parking

Potential Changes

Street level should be clearly residential or commercial

If commercial street level uses

- transparency and active uses
- shop entrances relate to the sidewalk
- seating or engaging design in setback (not screening)

If residential street level use

- separated from sidewalk for privacy
- residential design features – small setbacks, porches, stoops, balconies, landscaping
- design to encourage natural surveillance - prominent entry ways, active uses
- limit departures to setback and grade standards

Shop sizes

- smaller shops
- smaller shop fronts to create variety and interest
- loading from alleys

Enriching environment

civic oriented features— learning landscapes, edible gardens, GSI, art, play features

Street level zoning analysis

	Desired character	NC3-65/85	Pedestrian Zone
Typical Land uses	Neighborhood serving commercial serving all ages with a civic sensibility	Supermarkets, offices, hotels, restaurants, drug stores, apartments	Pedestrian oriented non-residential uses
Street level uses	Variety of urban, infill style commercial or ground related residential	No limit on mix of residential and commercial uses	Pedestrian oriented non residential uses, potential to animate sidewalk. Drive-in & drive-thru businesses prohibited
Street level non-residential design	Transparent commercial or appropriately designed residential	Transparency required for 60% of a street-facing facade. Commercial uses avg. depth of 30', and min height of 13'.	Underlying zone
Parking location and access	?	At rear or side of buildings (limited to 60'); curbs cuts are limited	Surface parking prohibited adjacent to principle pedestrian street
Maximum size of commercial uses	? (New Bartells store will be 14,000 s.f.; new restaurant in that building is 7,000 s.f.)	No size limits for most uses; 25,000 s.f. for wholesaling/ light manufacturing	Underlying zone
Min FAR	?	None	2 for 65' height
Max FAR	?	4.25; 4.75 if mixed use	

Local Production

Existing zoning

Character and Role: what we heard..

1. CHARACTER CORE

Ballard's Downtown is centered on its "main streets." It's defined by an inviting mix of historic and heritage buildings, and a welcoming business district with shops, restaurants and bars, and services. It is desired that this character be extended north of Market on 24th Ave for a few blocks.

2. CIVIC CORE

The Civic & Community Core has a quieter character of civic activities and community-oriented businesses, and a variety of residences. The tree-lined streets include more intimate open spaces giving a unifying public character.

3. RESIDENTIAL

Multifamily neighborhoods provide in-town living opportunities.

Along 24th Ave and 14th Ave, some amount of small neighborhood-serving retail is desired at intersections on arterials.

4. COMMERCIAL MIX

Local commercial corridor provides opportunities for a mix of local businesses serving adjacent neighborhoods as well as services and shops serving the north-west Seattle area. Has potential for office and moderate density residential on upper floors which take advantage of the transit and auto access.

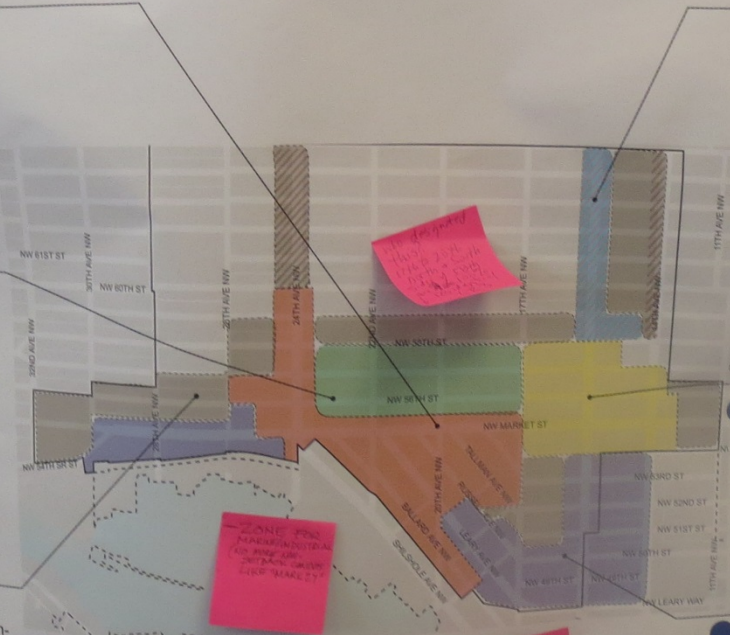
Along 15th Ave, some amount of small neighborhood-serving retail is desired at intersections on arterials.

5. COMMERCIAL CENTER

Community-wide Commercial meets the weekly and monthly for goods and services. It has potential for dense offices and residences on upper floors. Active storefronts and generous sidewalks balance the transportation volumes.

6. INDUSTRIAL

Industrial-commercial emphasizes "maker" and production uses that embody the continuing tradition of people who use their hand and minds to create. It is both utilitarian and urban. The streets can be navigated by trucks and walkers, and some businesses have a retail element, while others are wholesale or industry focused.



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NC1-40; NC2-40



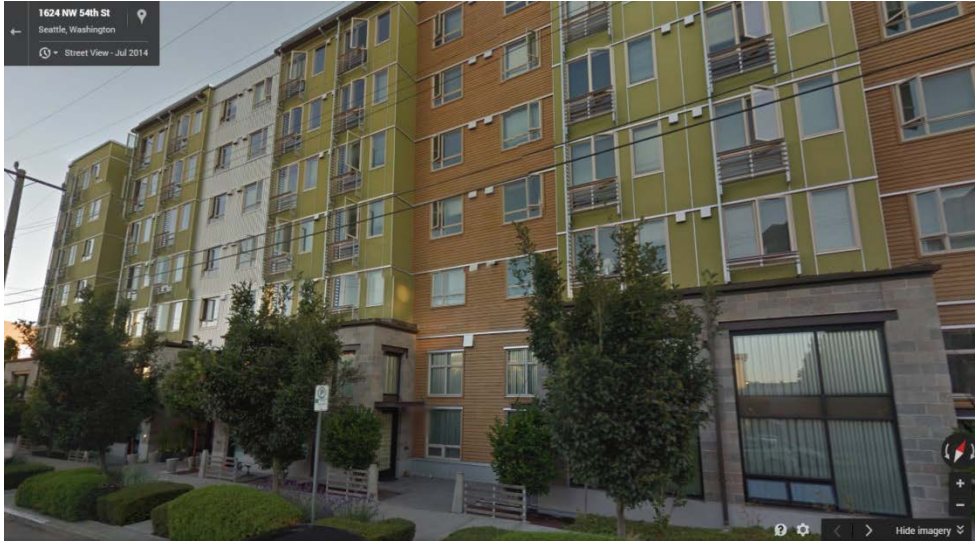
NC1-40; NC1-65



NC3 P -65



NC3 -65



NC3-85

