



Ballard Urban Design and Transportation Framework

Meeting # 17: Zoning and Development Standards Process

Where we are:

UDTF

- Finalizing OPCD content
- Finalizing SDOT content

OPCD Implementing Recommendations

- Zoning and Development Standards Legislation – draft outline
- Ballard specific Design Guidelines – kick off February/March
- Streetscape design – draft concepts presented at Nov open house

Next Steps:

Zoning and Development Standards: Legislation

- Law review, internal review, SEPA review
- Present preliminary outline to UDaT
- Public outreach
- Mayor staff briefing
- Public review of OPCD draft
- Revisions/Recommendations
- Council Review Process

Design Guidelines

- Kick off work with UDaT in February/March

Streetscape Concepts

- Present final draft concepts to community in March/April

Opportunities for Input:

Zoning and Development Standards Legislation, Design Guidelines

Informal opportunities to share input

- UDaT meetings - touchpoints
- Briefings to community groups – CBRA, EBCA, Landmarks etc.
- Optional community open house with OPCD draft

Formal opportunities to comment

- SEPA comment period
- Public hearings during legislative process
- Letter of support
- Street concepts: comment period prior to adoption

Recommendations at a glance

Draft Location-Specific Recommendations

1. Rezone to NC to support pedestrian-oriented building design.
2. Extend Pedestrian Zone to support a walkable commercial core.
3. Encourage office development to strengthen the commercial core, support transit and create jobs close to where people live.
4. Design street concepts for 22nd Ave, 56th St and Ballard Ave to improve the walking environment between neighborhood destinations.
5. Encourage neighborhood-serving sales and services at key intersections by implementing RC zoning at those locations.
6. Implement development standards that will support a pedestrian-oriented public realm for residents of all ages.
7. Support the neighborhood's northward residential transition through the appropriate placement and design of ground-related residences, shops and restaurants.
8. Consider IC zone revisions within the UV that will favor industrial and manufacturing uses at street level while allowing maker/local production uses above to increase job density.
9. Improve access to Salmon Bay while supporting ongoing maritime and industrial mobility and business needs.
10. Rezone to midrise multifamily (MR) zone to support higher density residential development close to commercial and civic amenities, open space and transit.

Draft Area-Wide Recommendations

- Improve NC3 development standards to respond to massing & scale concerns due to Ballard's long blocks and large parcels.
- Draft neighborhood design guidelines for the commercial core.
- Improve use of existing open spaces.
- Support affordable housing adjacent to the commercial core.

Strategic Coordination Opportunities

1. Seattle Public Utilities West Ship Canal CSO Reduction Project
2. Burke-Gilman Trail Extension Project (Missing Link)
3. DPR Threading the Needle Waterfront Open Space Project
4. ST3/SDOT Ballard to Downtown Enhanced Transit Corridor
5. SDOT Market/45th Transit Improvement Project

