

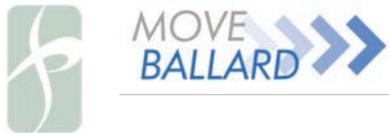
Move Ballard

- *Multi-modal transportation plan for the Ballard Hub Urban Village*
- *Goal: Identify and prioritize near-term transportation improvements for all modes (pedestrians, bicyclists, transit, auto & freight) in response to the area's rapid recent growth*
- *Evaluate potential HCT station areas, identify access improvements, and station character*

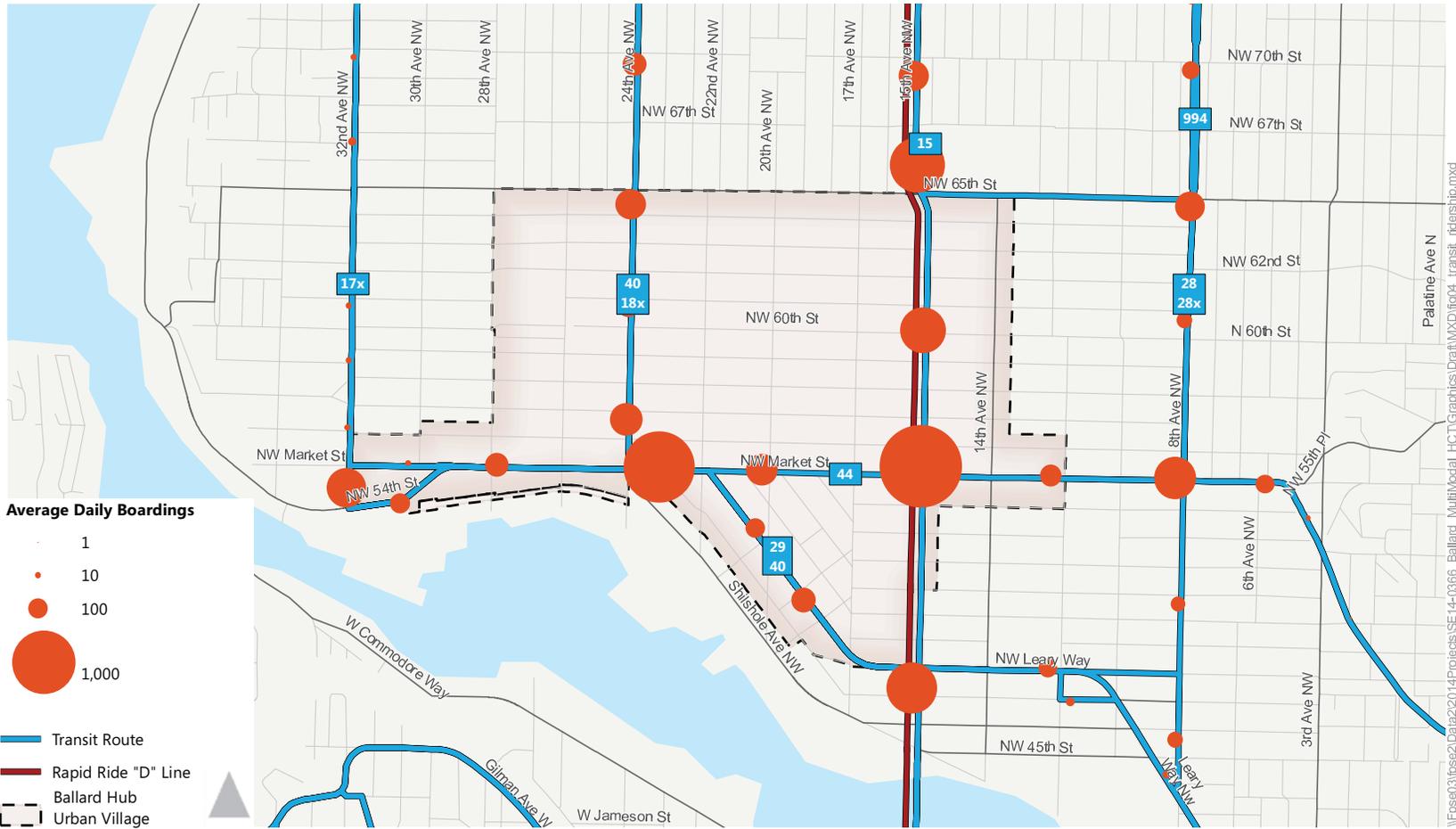




PM Peak Hour



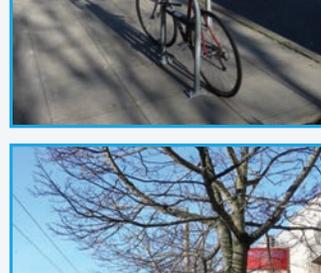
Transit Routes, Bicycle Facilities, Traffic Volumes, and Major Truck Streets



Transit Routes and Average Daily Boardings by Stop

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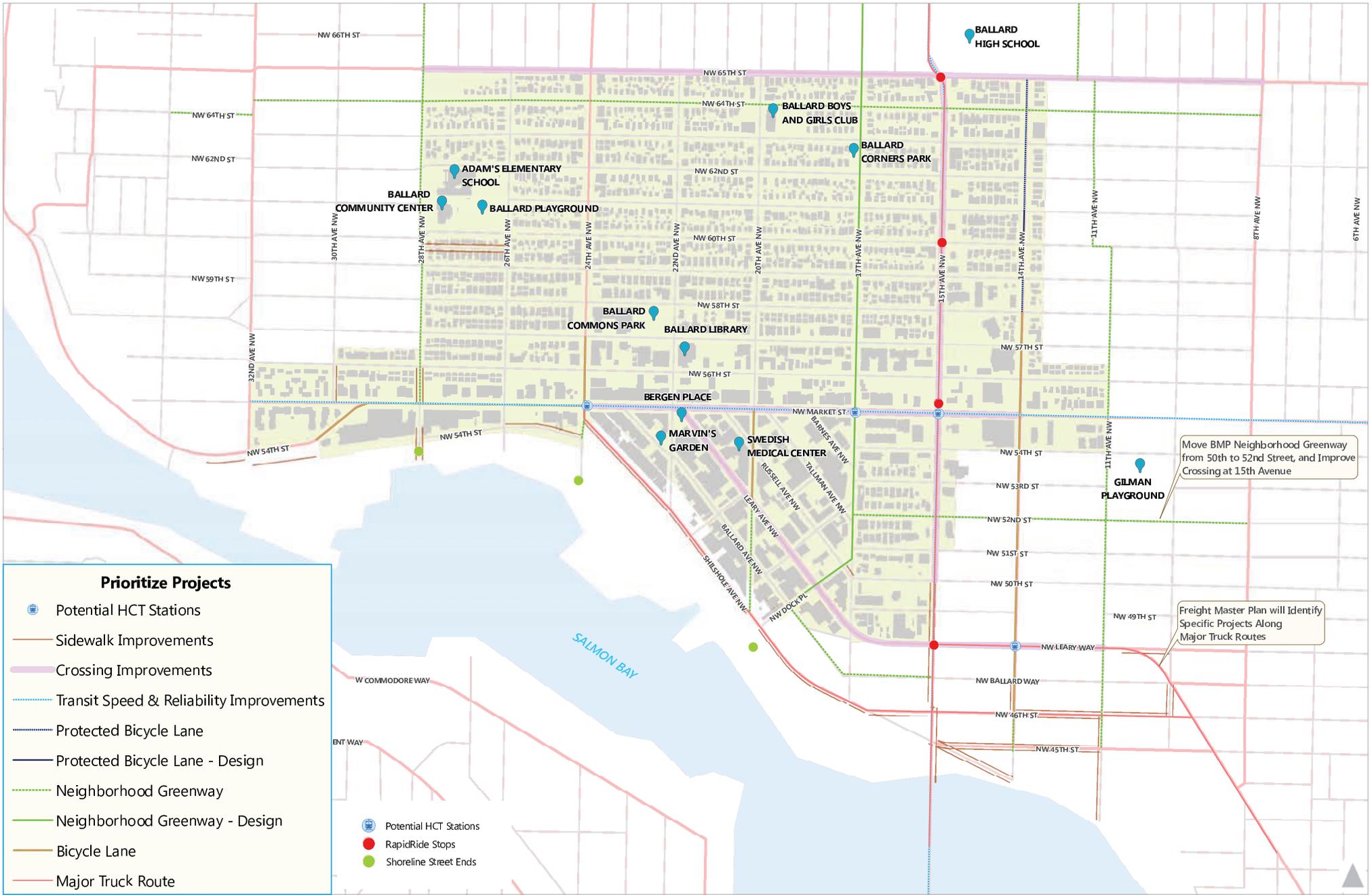
GOOD QUALITY



POOR QUALITY



Existing Multimodal Facilities in Ballard



SIDEWALK IMPROVEMENTS



CROSSING IMPROVEMENTS



STREETSCAPE IMPROVEMENTS



FESTIVAL STREET



PARKLETS/STREATERIES



FREIGHT ACCESS IMPROVEMENTS



TRAFFIC CALMING



TRAFFIC SIGNAL TIMING IMPROVEMENTS



TRANSIT SPEED AND RELIABILITY



TRANSIT STOP IMPROVEMENTS



BICYCLE CORRAL



BICYCLE SHARROW



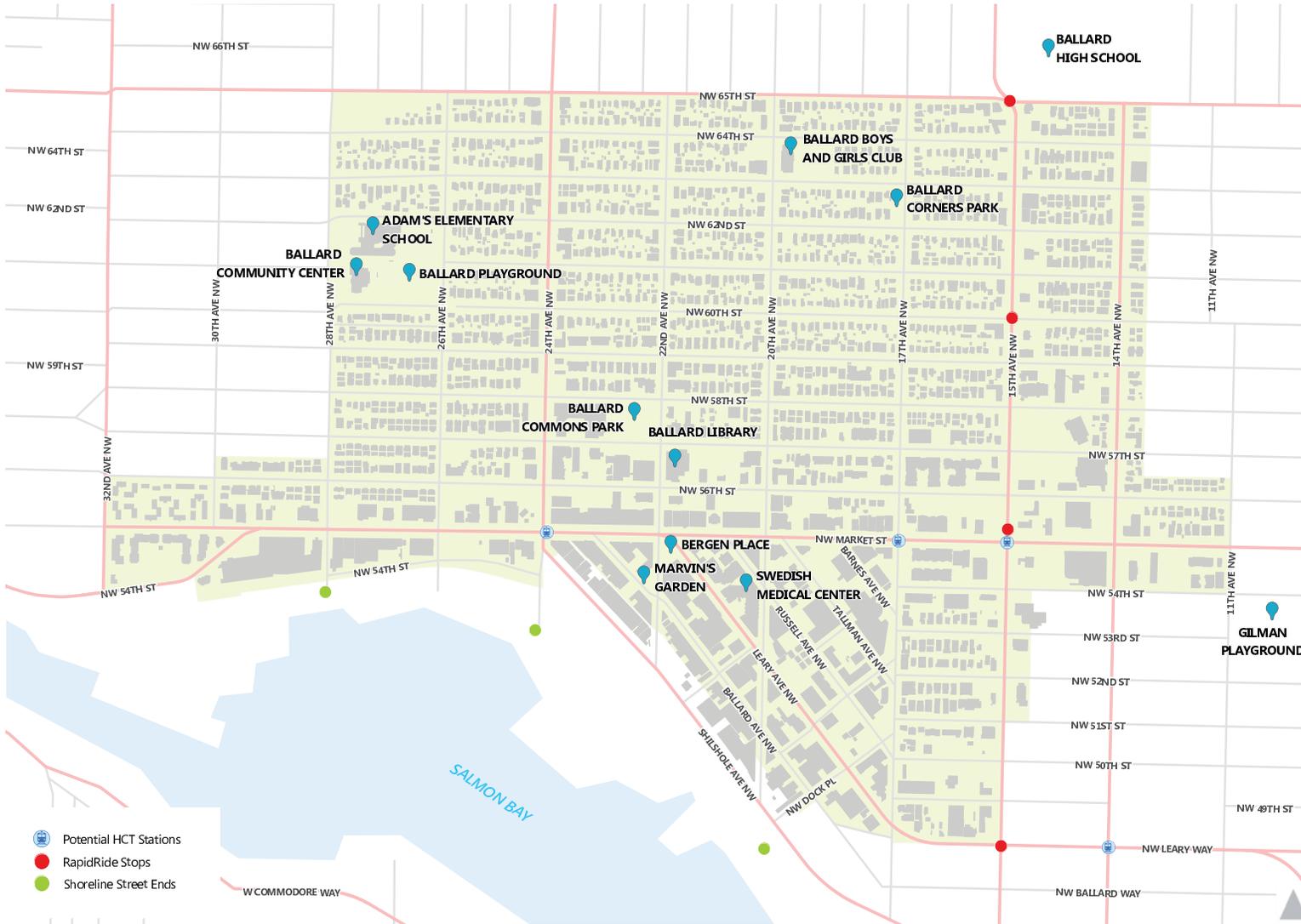
BICYCLE LANE



PROTECTED BICYCLE LANE



BIKE SHARE STATION



Potential Station Area Evaluation Criteria

- **Population:** Residential Density
- **Places:** Retail + Services
- **Destinations:** Employment
- **Pedestrian/Bicycle:** Block density + bikeways
- **Demographics:** Transit reliant populations (low income, seniors, 0-car hh)
- **Potential:** Underutilized land (excluding single family/industrial)
- **Performance:** Existing + projected transit ridership
- **Other?**



BUILDING PROTOTYPES

PROTOTYPE A MIXED-USE EMPLOYMENT



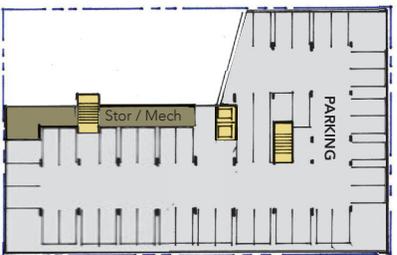
Sites on major commercial streets in close proximity to high capacity transit are poised to become highly desirable employment centers. Transit access will drive demand for new office and retail space close to neighborhood amenities and easily accessible to a growing workforce. These new buildings will generate jobs and give employers a competitive edge in attracting talent.

ZONING
C1-65
COST
\$\$\$

Site: 25,600 sf / 0.59 acres / 128 ft x 200 ft
Max. FAR: 4.25:1 (108,800 sf)
Height Limit: 65 ft

Building Area: 103,000 gsf above grade / 402.1 FAR
Building Height: 65 ft / 6 stories
Const. Type: Type I/A, sprinklered (for rating subst)
Occupancies: B, M, S-2
Parking: 53 stalls + 2 loading
0.55 stalls per 1,000 sf

- Close to station, high employment density
- Active ground floor retail with large windows
- Class A office space with an industrial edge
- Close to shopping, restaurants and night life
- Public open space and green space at street level
- Pedestrian friendly design
- Structured underground parking



PLAN Basement
20,300 gsf



PLAN Ground Level
22,000 gsf



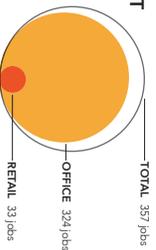
PLAN Levels 2-6
18,000 gsf (9,000 sf at L6)



	Basement	Ground	L2-6 (ea. floor)	Total
Parking	20,300	4,200		26,500
Retail		15,800		15,800
Office			18,000*	81,000
				123,300 sf (incl. Ismmt)

*9,000 sf at level 6

EMPLOYMENT MIX:



EMPLOYMENT DENSITY:



SITE ACTIVITY:



BUILDING PROTOTYPES

PROTOTYPE B INDUSTRIAL OFFICE



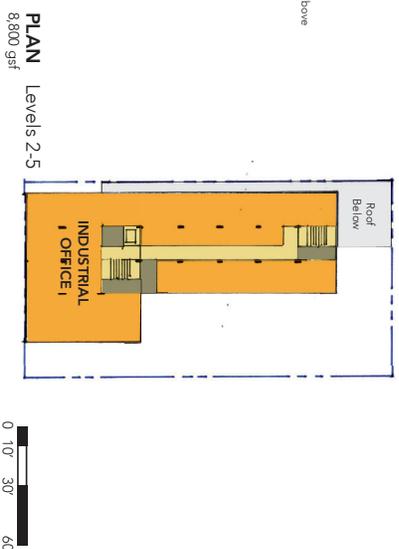
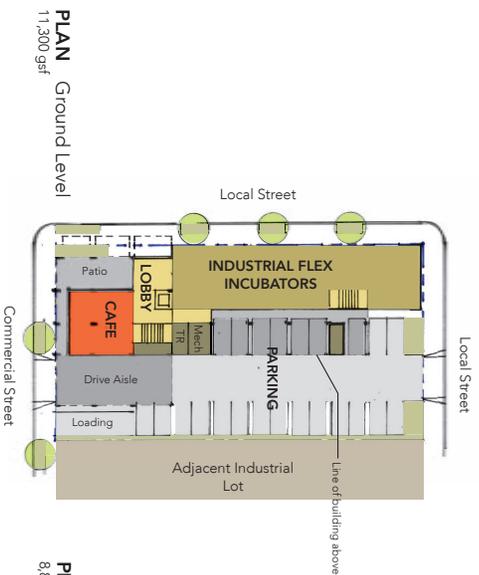
With high capacity transit in place, demand for affordable office space that is convenient to transit will increase. Many office uses are compatible with industrial uses and may even benefit from proximity to them. An industrial office type development still allows industrial uses to function while leveraging the benefits of transit to increase employment density and development in industrial zones.

ZONING IC-65
COST \$\$\$

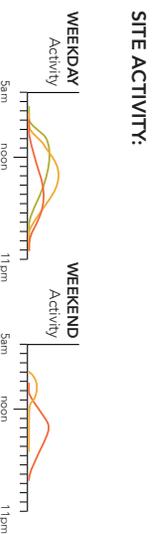
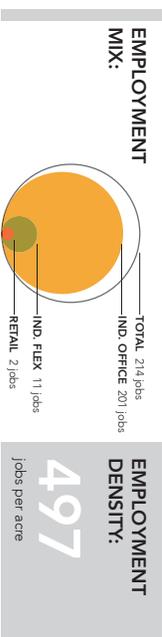
Site: 18,800 sf / 0.43 acres / 100 ft x 188 ft
Max. FAR: 2.5:1 (47,000 sf)
Height Limit: 65 ft

Building Area: 46,500 gsf / 0.96:1 FAR
Building Height: 59 ft / 5 stories
Const. Type: Type IIIA sprinklered (for rating subst.)
Occupancies: B-F-1, S-2
Parking: 23 stalls + 1 loading
0.54 stalls per 1,000 sf

- Light industrial space at ground level with storefront flexibility
- Tuck-under parking
- Upper floor office uses that are compatible with industrial uses
- Minimal finishes, exposed structure, industrial feel
- Incubator functionality
- Single small ground level retail/cafe space for amenity



Ground	12.5 (lea. floor)	Total
Parking	3,900	3,900
Industrial Flex	6,300	6,300
Retail	1,100	1,100
Office	8,800	35,200
		46,500 sf



BUILDING PROTOTYPES

PROTOTYPE C MULTI-STORY INDUSTRIAL

As transit drives density and the district becomes more attractive to employers and employees, industrial users will start to develop vertically, increasing employment density and opportunities for small and developing businesses.



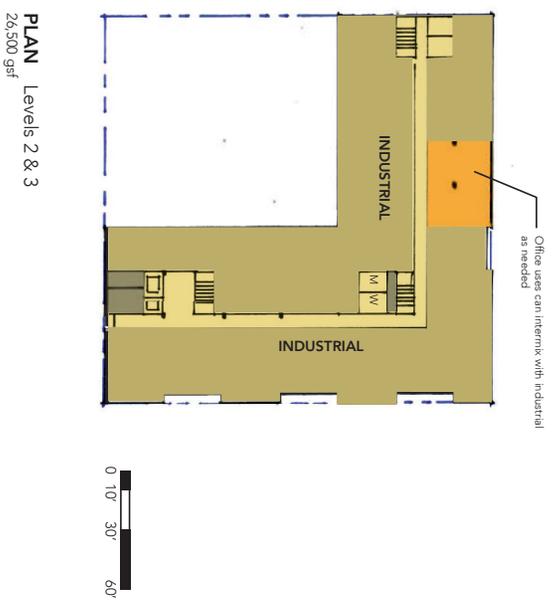
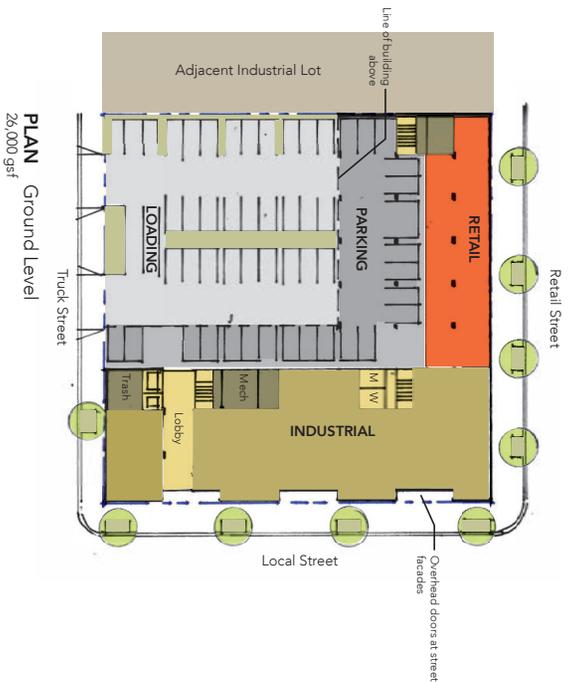
ZONING
COST

IG2 U/65
\$5.25

Site: 40,000 sf / 0.92 acres / 200 ft x 200 ft
Max. FAR: 2.5:1 (100,000 sf)
Height Limit: 65 ft

Building Area: 79,000 gsf / 1,98.1 FAR
Building Height: 42 ft / 3 stories
Const. Type: Type IIB, sprinklered (unrated stl frame)
Occupancies: F-1, B, M, S-2
Parking: 52 stalls + 2 loading
0.74 stalls per 1,000 sf

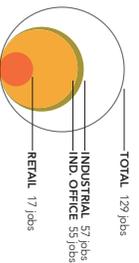
- Equipped with large truck loading and freight elevator access
- High floor-to-floor heights (14 ft+) for industrial users
- Up to 25,000 sf office and retail uses mixed in with industrial
- Trash chute
- Maximize economical on-grade parking
- Ground floor spaces for industrial users who need storefront
- Industrial look and feel with active ground floor



	Ground	Level 2	Level 3	Total
Parking	8,300			8,300
Industrial	9,700	21,500	21,500	52,700
Retail	8,000			8,000
Industrial Office		5,000*	5,000*	10,000*
				79,000 sf

*assume 20% office at upper floors

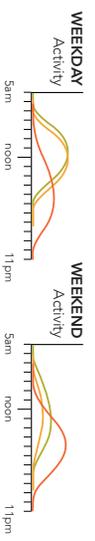
EMPLOYMENT MIX:



EMPLOYMENT DENSITY:

140
jobs per acre

SITE ACTIVITY:



BUILDING PROTOTYPES PROTOTYPE D INDUSTRIAL TOD



Industrial uses can benefit from transit proximity. With less need for parking, increased access and amenities for the workforce, and well-planned freight access, industrial uses can thrive near station areas.

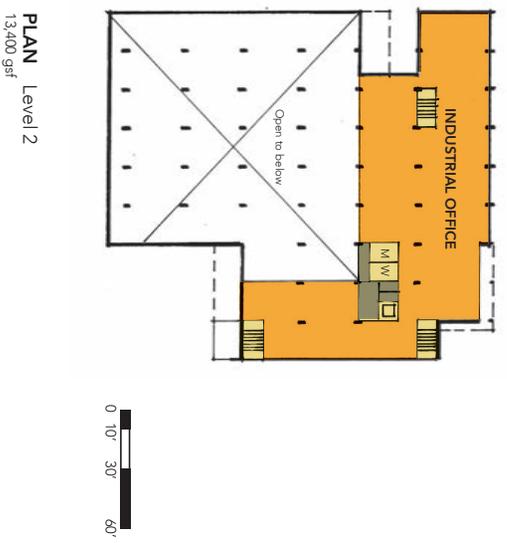
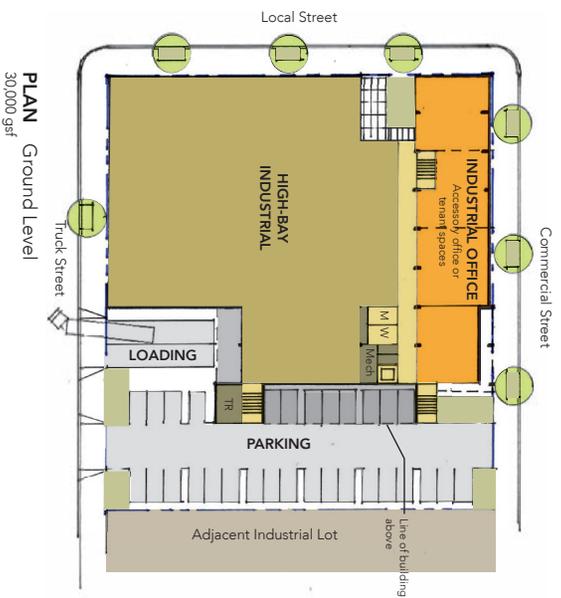
ZONING COST

IG2 U/65
\$555

Site: 45,000 sf / 1.03 acres / 200 ft x 225 ft
Max. FAR: 2.5:1 (112,500 sf)
Height Limit: 65 ft

Building Area: 43,400 gsf / 0.96:1 FAR
Building Height: 26 ft / 2 stories
Const. Type: Type VB, sprinklered
Occupancies: F-1, B
Parking: 30 stalls + 2 loading
0.69 stalls per 1,000 sf

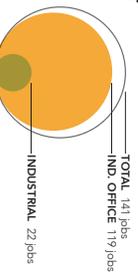
- High bay industrial space with truck loading facility
- Loading facilities oriented to truck street
- Street level offices could be leased to smaller tenants
- Up to 25,000 sf office and retail uses mixed in with industrial
- Some truck under parking to maximize density
- Through-block access offers additional flexibility
- Industrial look and feel with active street facade



	Ground	Level 2	Total
Parking	1,500		1,500
Industrial	21,000		21,000
Industrial Office	7,500	13,400	20,900
			43,400 sf

EMPLOYMENT MIX:

TOTAL: 141 jobs
IND. OFFICE: 119 jobs



EMPLOYMENT DENSITY:

136
jobs per acre

SITE ACTIVITY:

