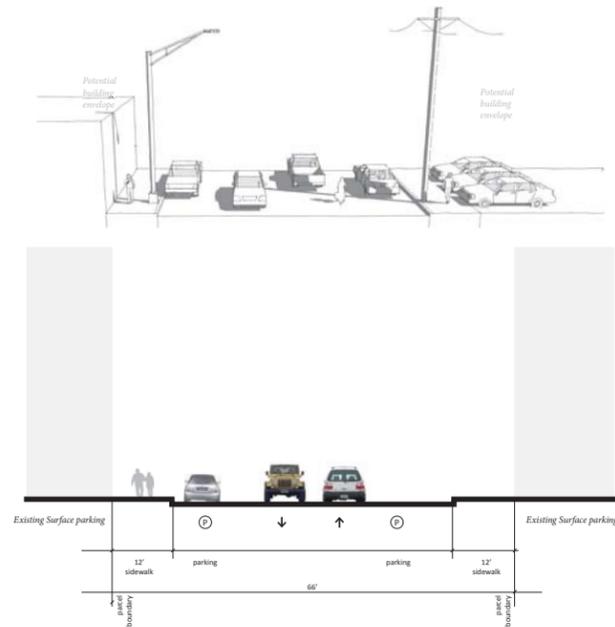


NW 56th St Street Concept: Preliminary Direction

extents: between 24th Ave NW and 14th Ave NW

Existing Conditions



Existing Section



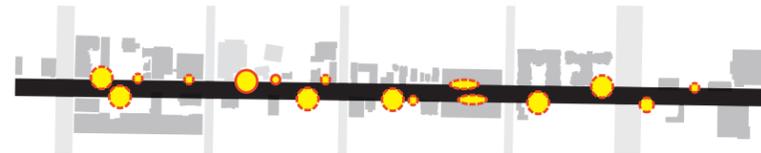
Existing Conditions

Overall Concepts

Define a gateway to Civic Core by raising the intersection or changing the paving material at 22nd Ave and 56th St intersection.



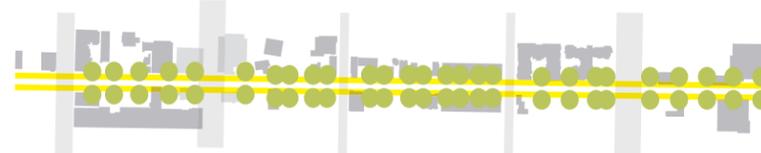
Similar to the Library and Greenfire, create eddies of activity and landscaping in small setbacks spaces along sidewalk.



Encourage active commercial uses at corners and individual private residential entrances along block faces.



Widen sidewalks and add landscaping between sidewalk and roadway.

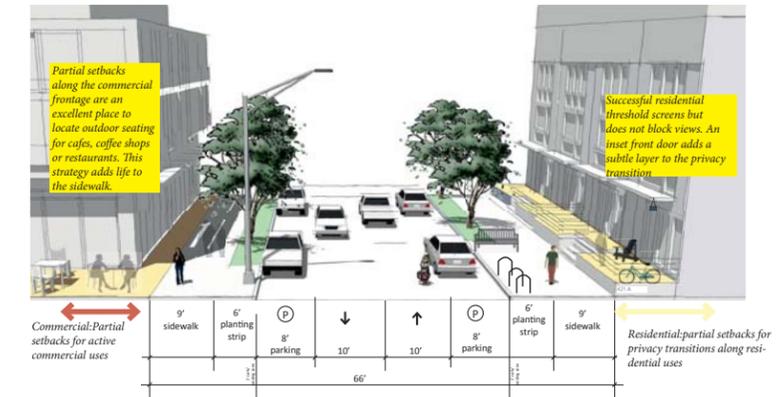


Maintain existing on-street parking.



Draft Concept

View looking down the street



Proposed Typical Section

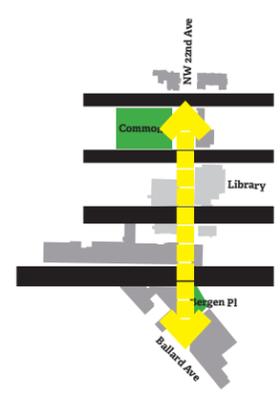


Proposed Typical Plan

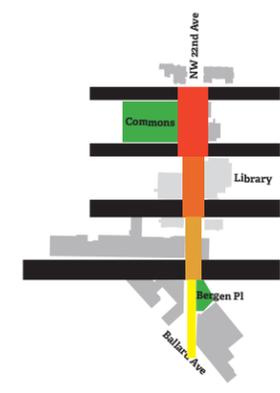


22nd Ave NW Concept- Preliminary Direction

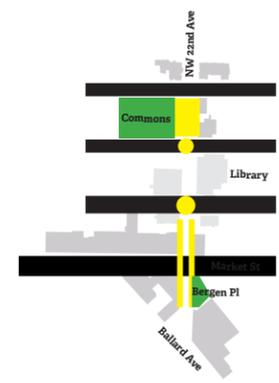
Overall Concepts



Strengthen the connection between the civic core, commercial core and historic Ballard through the choice of paving materials and design elements.

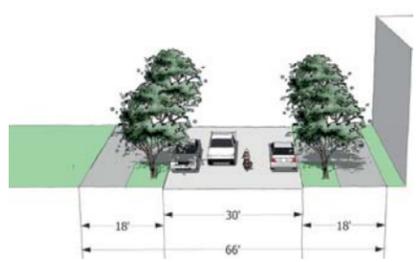


Nw 22nd Ave connects Ballard Ave, Ballard Commons, and Market St. The design should support a transition in traffic speeds through traffic calming and choice of design elements and materials.

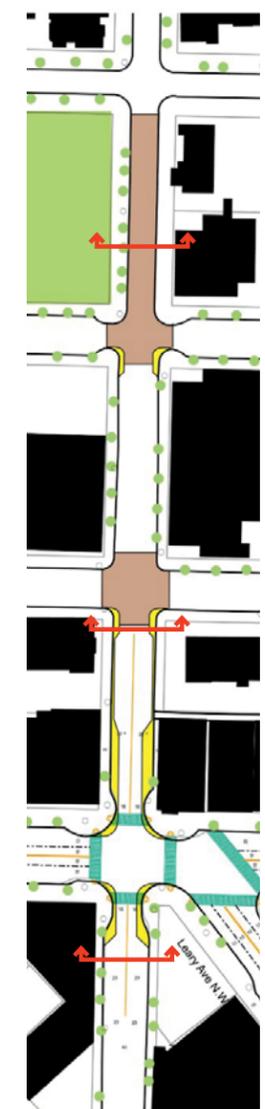


Needs of existing and future adjacent businesses should be met. The street should be adaptable to closures for community events. Existing open spaces should be integrated into the public realm through the choice of materials and street furniture.

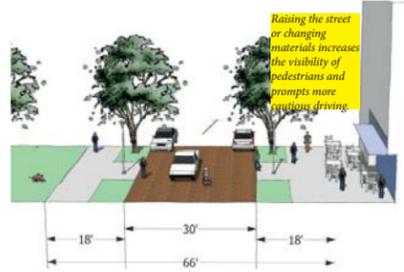
Existing - at Ballard Commons



Proposed Plan



Proposed - at Ballard Commons



Raised street

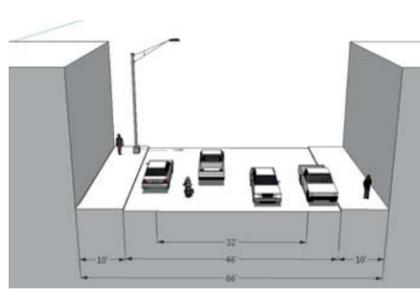


Special materials

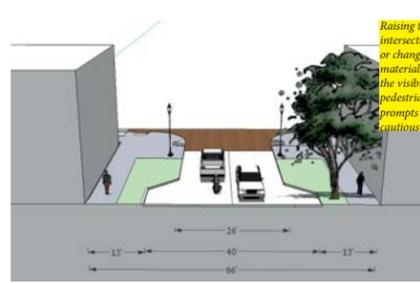


Pedestrian Lights

Existing - at NW 56th St and 22nd Ave NW



Proposed - at NW 56th St and 22nd Ave NW



Special materials at intersection



Landscaping

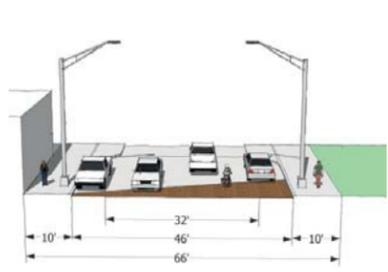


Street trees

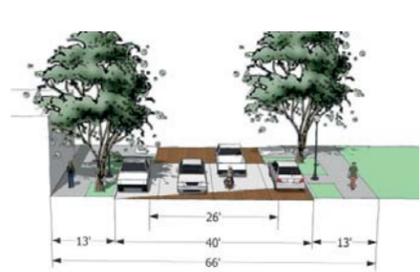


Widened sidewalks

Existing - at Bergen Place Park



Proposed - at Bergen Place Park



Widened sidewalks

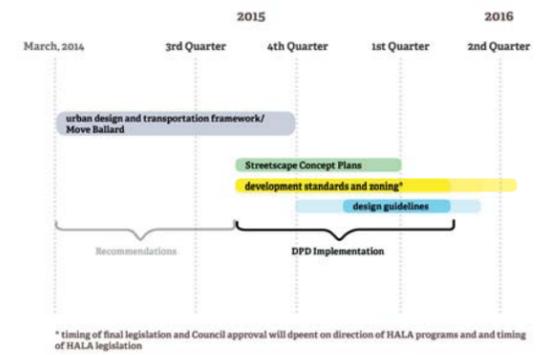


Street trees



Accommodate festivals

Ballard Urban Design and Transportation Framework (UDTF)



Draft Urban Design and Land Use Recommendations Summary

Draft Area-Wide Recommendations

- Improve NC3 development standards to respond to massing & scale concerns
- 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

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 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 industrial 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.*

* Implementation timing depends on direction of HALA programs and legislation.
 ^^ Future implementation action.

