



# Crown Hill/Ballard Neighborhood Plan

*May 1998*

**CROWN HILL/BALLARD  
NEIGHBORHOOD PLANNING ASSOCIATION**

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*Crown Hill/Ballard Neighborhood Plan*

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## **SECTION 1. INTRODUCTION AND SUMMARY OF PLAN**

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Crown Hill and Ballard are poised for an exciting future as the population and economic vitality of our community grow. We are lucky to have assets including a strong historical identity, public waterways, economic diversity and stability, and motivated and active citizens.

Because of these assets, we are well positioned to build on our historic strengths as we move into the 21<sup>st</sup> century. The challenge will be to manage growth so that our high quality of life is retained. To meet that challenge, Crown Hill and Ballard joined forces in 1995 to plan for our community and incorporated as the Crown Hill/Ballard Neighborhood Planning Association (CH/B NPA) to do this work together.

### **Phase I Outreach**

During Phase I of the neighborhood planning process, CH/B NPA used a variety of methods to reach out and gather feedback from the community. Throughout a year of collecting information from hundreds of people, several general themes emerged:

- People like the, small-town feeling of our community, they like the single-family nature of the neighborhoods, and they like having diverse businesses close enough to walk to.
- People have concerns about too much traffic, too few jobs, and buildings that do not “fit” the rest of the community.
- People want more trees and parks, a completed Burke-Gilman Trail, strong economic vitality, and a regional library. “ ” “ ” “

### **Phase II Planning**

As Phase I drew to a close at the end of 1996, preparations began for Phase II activities. A 15-member Board of Directors was elected from the community to carry on the task of developing plans to meet the visions that emerged in Phase I. These 15 members, as well as many other interested residents and business owners, have put in thousands of volunteer hours addressing hundreds of different elements that go into making up a strong and healthy community. For example,

- Developing a comprehensive and creative business revitalization strategy for Crown Hill and central Ballard that recognizes the importance of small local businesses in creating awareness of our community as a place to come. . . .”
- Preparing neighborhood-specific design guidelines that acknowledge our history, respect the scale and character of existing buildings in commercial districts, and promote responsible development.
- Developing a comprehensive transportation strategy that honors commercial and industrial transportation needs for movement of goods, including possible rail use.
- Creating a public-private partnership to make sure local government understands” and supports community priorities.

- **Supporting existing zoning for stability.**
- **Maintaining and further developing the balance and vitality of all three business sectors—industrial, commercial, and retail—with emphasis on a variety of goods and services.**
- **Developing an ongoing publicity campaign with, brochures and kiosks to promote Ballard as a healthy “city within a city” with a Scandinavian and maritime heritage, a strong residential base, a rich past, and a great future.**
- **Encouraging tourism and making our community more attractive to visitors through such strategies as linking the Locks and the Ballard Landmark District with central Ballard.**

Hundreds of hours of workshops, focus groups, town meetings, and committee meetings have been held to solicit community response along the way. ‘Citizens have’ been kept informed through the Ballard News Tribune and issues of the CH/B NPA newsletter Connections throughout the planning process. In April 1998, a Validation Issue was mailed to households, business and property owners in or near Crown Hill and Ballard urban villages leading to the culmination of these efforts, two public validation meetings.

The Crown Hill/Ballard Neighborhood Planning Association Board reviewed all the comments it received by the May 18 comment deadline. Based on the comments received, the Board recommended revisions to its final plan for submittal to City Council. The Board presented its plan to the Neighborhoods, Growth Planning, and Civic Engagement Committee of the ‘City Council on May 26, 1998. Council will hold a public hearing to receive comments on the plan on June 30. Following this hearing, there will ,” be a Council discussion of the plan midsummer. If there are no substantive changes to ‘the plan, it is expected that Council will approve and adopt the plan in late summer.



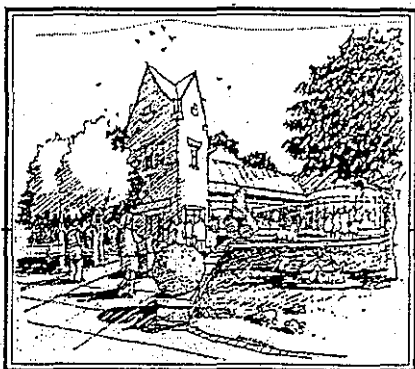
## SECTION 3. SUMMARY OF PLAN ELEMENTS

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### A. Ballard Municipal Center and Institutions

Planning for the Ballard Municipal Center arose out of the need for an improved and expanded public library. From this starting point, neighborhood planners recognized the merit of a combining the library with other public facilities to provide a strong community focal point. ”

#### ***Ballard Municipal Center proposal responds to community priorities.***



CH/B NPA looks to the “Ballard Municipal Center” as a unifying strategy for implementing planning efforts

The need for a community municipal center as a unifying community facility emerged from all of the topical areas” of the CH/B NPA:

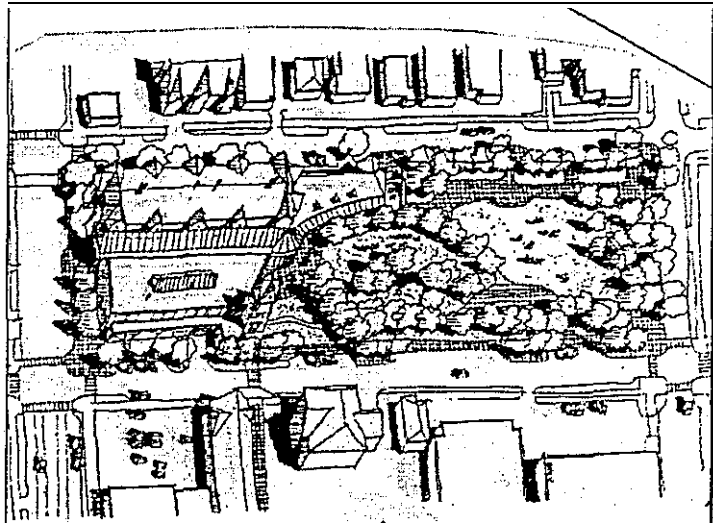
- Residential Development and Open Space and Recreation: A majority of projected high-density residential development will occur in the Ballard Hub area; direct access to public open spaces within ¼ mile of such housing is required by Seattle’s Comprehensive Plan.
- Transportation and Economic Development: Making the hub area attractive to new residents becomes critical to achieving the densities which make mass transit efficient; attracting users to the Ballard Hub area will also increase economic stability for commercial and retail businesses.
- m Institutions and Human Services User demand on public services and service agencies has increased to the point where facilities housing them are grossly inadequate in both size and serviceability.
- Arts and Culture: Providing an “identity” for the community will draw visitors to the many attractions surrounding Ballard and will help define the “heart” of our community.

#### ***Puffing it all together***

The Ballard Municipal Center concept will create a single site (collocation) where public services, facilities, and amenities will be easy to get to and pleasant to use. It could include:

- New Ballard Branch Library, with minimum 15,000 square feet and significantly upgraded technology capability
- Neighborhood Service Center and associated City of Seattle offices, e.g., magistrate, police, etc.

- Public meeting space suitable for art/cultural displays, performances and a dance facility
- 2-acre public open/green space suitable for use by all age groups and enhanced by public *art* "works"
- Public parking for the facility
- Multifamily mixed-income housing on three to four levels above ground-level public services



Possible space for service providers, e.g., family support center, senior services

- Commercial lease space potential

### ***Finding a site for it***

Siting would likely be within the urban commercial core near higher-density residential areas. Access priorities are as follows:

- Pedestrian access to retail and service core, which may include one or more covered walkway(s) linking the BMC with commercial establishments, particularly the Market Street business corridor
- Convenience to public transportation routes and stops
- Access that is "safe" and "friendly" to high-volume pedestrian, bicycle, and wheelchair traffic
- Sufficient land for a park

### ***Getting it done***

Implementation will require additional study, consulting and design, public input, programming and financial development. A BMC Citizens' Advisory Committee has been formed to work with the City on specific planning issues.

### ***New Ballard Branch Library Cornerstone of Ballard Municipal Center.***

Recognizing the need for a new library facility, CH/B NPA recommends the following for upgrading the Ballard Branch Library (BBL):

- A minimum of 15,000 square feet is needed to meet the current and expected demands of (1) space for additional and expanded collections, especially resource and reference sections; (2) study and research area; (3) general reading and (separate) children's "areas; (4) additional computer stations and technology support;



(5) multimedia equipped class and meeting space; (6) increased storage capacity; and (7) upgraded book processing and staff service area.

- New construction is recommended. The existing facility could be expanded to a maximum of 15,000 square feet, but would eliminate parking and surrounding green space. Preliminary estimates indicate that new construction could, in fact, cost less than remodeling, while yielding more usable space and preserving an option for parking.
- Siting within the urban retail/service core is viewed as an absolute necessity (area bounded by 24th NW, 15<sup>th</sup> NW, NW 65<sup>th</sup>, and NW Market),
- Collocation of the BBL with other municipal and community service outlets is urged
- A capability upgrade of the BBL to serve as an Enhanced Area Resource Center (EARC) is recommended. It is expected that other institutions and programs for lifelong learning will develop and expand in this area, thus increasing demand for the support capabilities of an EARC.

### ***CH/B NPA Institutions Commit fee Looked at Various Facilities***

- Webster School Site: The CH/B NPA Board strongly supports the Nordic Heritage Museum's efforts to retain the short-term use of this facility at a reasonable and fair price. A 5-year lease has been signed. Further, an additional 5 year lease will be available as needed.
- Nordic Heritage Museum: The Board also encourages the Nordic Heritage Museum to begin the search for a new site in the Ballard area.
- Monroe School Site: At the end of the School District's temporary use of Monroe School, the following recommendations will be pursued: (1) A nonprofit arts organization within Ballard be formed to contract for usage of the building, (2) a continuing education center be developed to complement NSCC, (3) community use be found to make the Center a vital asset to the neighborhood. Planning for the site should include parking, recreation, and open space.
- Northwest Senior Center: Although the Northwest Senior Activity Center (NSAC) is a private, nonprofit agency, the City is urged to promote and support its vital presence by continuing to provide a stable, long-term facility consistent with the needs of an increasing "senior population."

For background information, please refer to the Ballard, Municipal Center Planning Document I and the Institutions Committee Recommendations.

## **B. Ballard Arts & Culture**

Arts and Culture Committee recommendations included the following:

### ***Arts Ballard Brings Public Art Alive***

The need for an arts council to identify and promote arts issues, improve connections and communication among arts organizations and facilities, and to seek funding for these activities was identified by the CH/B NPA Arts & Culture (A&C) Committee

following Phase I forums. Additional arts and cultural issues that require long-range planning also indicated the need for an arts council.

The A&C Committee has applied its resources to the founding of this organization. Arts Ballard was formed with a public organizational meeting and the writing of bylaws in January 1997. A board of directors was selected and the council has received its IRS 501©(3) and Washington State nonprofit corporation status.

The A&C Committee produced the first issue of Arts Ballard News, the arts council quarterly newsletter, during the summer of 1997. Work begun by a public art subcommittee will be the foundation of a continuing Public Art committee within Arts Ballard. A few of the A&C Committee recommendations that will be carried on by the arts council include (1) kiosks for central Ballard, the Locks, and Crown Hill; (2) public art throughout the area; (3) redevelopment of Bergen Place; and, most importantly (4) the continuation of Arts Ballard. An assessment of facilities required in the Ballard community has been completed and a report on future development possibilities has been produced and is available for review at the Neighborhood Service Center by calling Kathy Spencer (684-4060).

In addition to the above, Arts Ballard is planning a variety of tasks, including the development of art space (such as artists' live/work spaces, studios, schools, and galleries) and the development of arts and cultural activities for the community and tourists (such as film festivals, arts fairs, gallery walks, music festivals, and theater events). Partnerships with existing organizations, such as the Ballard Historical Society and the Nordic Heritage Museum celebrate our community's cultural heritage. The quarterly newsletter informs the community of artistic, cultural, and historic resources/events.

A diverse and active arts community exists in the Ballard/Crown Hill area. Arts Ballard welcomes new members and people interested in joining committees to further its goals. Please call the Arts Ballard voice mail at 206 789-8816 for additional information.

### ***Community Kiosks***

One of the first visions to come from the Arts and Culture Committee was establishment of community information kiosks.

Three kiosks have been proposed for the Ballard Locks, Bergen Place, and Crown Hill. These kiosks will go a long way in community building-by providing both public art and information access. They will also affect economic development by attracting and directing tourists.

Arts Ballard will be focusing on the kiosks as a top, priority.

### ***Public Art to include Gateways to Crown Hill/Ballard***

On behalf of the Arts and Culture Committee, the Ballard Public Art Subcommittee completed a comprehensive survey of the existing public art in Ballard and Crown Hill and drew up a basic list of important sites for future public art. Some examples from this list include:

- 14<sup>th</sup> Avenue NW (from Ship Canal to NW 65<sup>th</sup>) A number of public art works are proposed in this approximately 1-mile-long median. The art works will take many forms, including paving, fountains, mobiles, and sculptures.
- Marvin Gardens (Ballard Avenue at Vernon Place) It is proposed that the art work include water and sculpture and reflect humor or whimsy. The site is the location of the Old Ballard City Hall Bell Tower state centennial monument and has been developed as a public park.
- Crown Hill District Some of the art proposed for Crown Hill include a median sculpture on 15th Avenue, a redesigned bus shelter at 15th and 85th to express a Crown Hill identity, and transformation of existing pedestrian overpass at the top of Holman Road into a dynamic gateway to Crown Hill.
- Ballard Avenue (from Market Street to the Ballard Bridge) A wide variety of artistic expressions, including paving, etching into brick and stone surfaces, silhouettes, bas relief, and three-dimensional sculpture, is being considered. In addition, light fixtures, signage, benches; planters, and other street amenities will enhance the public pleasure of this Historic Landmark District.

### ***Proposed Redesign of Bergen Place Park***

The central location of the park is ideal for redevelopment to establish a new, visually appealing image and pedestrian amenity for downtown Ballard. It is currently considered underutilized, generally uninviting, and does not continue to support the image of a thriving shopping district. The goal is to establish a place of civic pride. CH/B NPA offers the following program elements as potential improvements to Bergen Place:

- Develop a lighted fountain as the park's focal point to add visual excitement, sound, movement, and light. The fountain will serve as a landmark and celebrate Ballard's strong connection to water, draw people into the park, alleviate traffic noise, and provide a local gathering spot.
- Open up the park visually to improve sight lines and provide more light, safety, and sense of space. Remove and recycle existing awning and light poles and grade and pave site to **create** a level performing area with low steps for seating. Undertake any removal or replacement of existing trees only after careful public consideration.
- Include new, coordinated, high-quality street furnishings and paving.
- Install pedestrian-scaled, custom or artist-designed street light poles and fixtures. Replace **existing** street lights on Market and at park with warmer, more inviting pedestrian/civic light posts.
- Redesign new park and adjacent 22nd Avenue NW to serve as a Saturday Farmer's Market to draw shoppers and restaurant patrons to downtown Ballard.

For background information, please refer to the Ballard Arts and Culture planning document.

## **C. Strengthening Human Services in Northwest Seattle Planning for the Future**

Human Services Committee recommendations include the following:

### ***Ballard Family Center a Reality***

The Ballard Family Center" had its beginning in 1995 through a resolution from the Safer Ballard Committee. Its planning began with a \$5,000 Small and Simple grant from the Department of Neighborhoods. On March 16, 1996, the "Lift Four Voice for Ballard Families" Summit was held to determine the needs and resources for the neighborhood.

The CH/B NPA took on the role of Lead Sponsor (along with Swedish Medical Center/Ballard). A Leadership Team was established and focus groups were held during 1996 to plan for funding and developing the center. A contract was signed with the Center for Human Services to handle the administration of the BFC. Over \$220,000 was committed from the City of Seattle and King County for two years of operation. In February 1997, a coordinator was hired and the process of looking for a facility began.

A facility was found, leased, and renovated, and the Ballard Family Center Grand Opening was held January 31, 1998; with the first day of operation on February 2.

### ***Labor of Love***

The new Ballard Family Center has been a "labor of love" for the dozens of volunteers who have devoted thousands of hours from the early idea stage to its current daily operation. The BFC is located at 5449 Ballard Avenue NW and is open 5 days a week (Tuesday through Saturday until June 6 when summer schedule begins). The BFC held its Grand Opening on January 31 and welcomed over 500 community members through its doors. A highlight of the Grand Opening was the display of a drawing donated to the Ballard Family Center by local glass artist Dale Chihuly.

### ***Human Services Network is Networking***

One of the desired outcomes of the planning efforts of the Human Services Committee was a Human Resources Council. In the committee's discussions, a different vision evolved. Instead of a council, the Committee has sought to establish a Network of Human Service Providers in and for the Ballard and Crown Hill neighborhoods.

Over 40 people attended the first meeting in June 1997. The Network is continuing to meet monthly and is in the process of recruiting an "outreach worker or team."

A goal of the network is to address some of the following topics:

- Undersexed groups youth, seniors, immigrants, minorities, gays and lesbians, people with disabilities, homeless people, low-income and single-parent families
- Service areas: education, health care (alcohol and drug abuse, domestic violence, public hygiene), affordable housing, public safety, transportation, emergency services, child care, job training
- Programs: senior/youth mentoring, after-school youth programs, transient center, emergency service center, computer classes, parenting and elderly care training

Service" providers interested in becoming a part of the Network can contact Judy Schultz at 784-2387 for more information on upcoming events,

### ***Human Services Directory Available***

A Human Services Directory was created during summer 1997 at the instigation of the CH/B NPA Human Services Committee. The Directory was created by centralizing and organizing information and human services in Ballard. The Intent of the Directory' is to make community members aware of available services, aid service providers in referral and networking, and document successful services as well as gaps in service provisions.

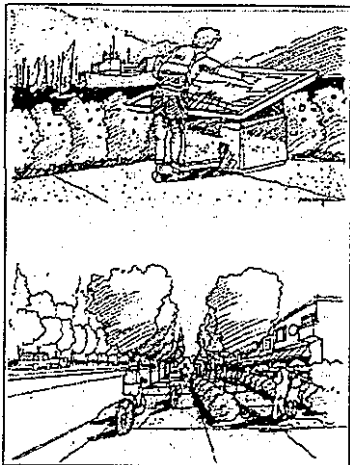
The Directory is aimed at serving community members, service providers, and planners. It is available at the Ballard Family Center and Neighborhood Service Center with copies provided to all service providers, schools, community centers, etc.

For background information, please see the document entitled Strengthening Human Services in Northwest Seattle Planning for the Future.

### **D. Crown Hill/Ballard Open Space & Recreation**

Open Space, and Recreation Committee recommendations included the following:

#### ***Completion of the Burke-Gilman Trail***



In September 1997, CH/B NPA issued the following policy statement: "Extend the Burke-Gilman Trail through Ballard within the existing rail right-of-way and on to Golden Gardens Park."

Completion of the Burke-Gilman Trail through Ballard will offer transportation, recreation, open space, environmental, and economic benefits to the Ballard community, the city, and the region.

Proposals from CH/B NPA include (1) completing the Burke-Gilman trail through Ballard along railroad right-of-way between 1<sup>st</sup> NW and the Locks; (2) ensuring appropriate design to maximize safety for trail users and minimize impacts on adjacent industrial activities; (3)

developing public art along the trail using 1% for Arts funding; (4) completing purchase of pending acquisition under DoPAR's Open Space Program of "Shilshole Park; (5) improving the shoreline access at 34th NW street end; and (6) siting a community kiosk near the trail as it passes the Hiram Chittenden Locks.

#### ***Developing Playfields at Crown Hill School Site Another Top Priority***

Recognizing the valuable asset provided by the Crown Hill School site, it is recommended that the Seattle Parks Department move to acquire and redevelop the facility into a community sports field complex. Also, CH/B NPA supports retention of Small Faces Child Care as a community resource and asset. Recommendations from the CH/B NPA Board include:

- Developing the bulk of the site for safe and usable playfields and other open space

- Working with the Parks Department and State of Washington to assist with funding from contribution related to development of the Seahawks Stadium
- Ensuring adequate parking at redeveloped site to avoid spillover parking into residential areas
- Ensuring consistent levels of Metro transit to the site
- Providing improvements to more southerly portions of 15th NW to facilitate ease of access to the site
- Providing public art on site
- Possibly locating public kiosk on site
- Continuing lease with community-serving daycare facility
- Considering site as a location for relocating senior center

***Crown Hill/Ballard in Immediate Need*** of Green Space and Recreation Facilities

Based on “the results of Phase I and Phase II planning and with the help of members from a broad cross-section of community organizations, CH/B NPA has forged a vision for open space and recreation comprised of the following three action principles: (1) Acquire and develop new open space and recreation (OS/R) sites and facilities; (2) enhance existing OS/R sites and facilities; (3) create a network of “green links” that connect OS/R sites. Some of the recommendations for accomplishing this vision include:

- Preserving all City and School District owned properties that are proposed for sale for open space and community uses
- Preserving all street end public rights-of-way for future water, view, or pedestrian access
- Preserving vacant surplus City properties for open space
- Preserving remaining natural vegetated areas
- Completing purchase of pending acquisitions under open space program, including Sunset Hill Greenbelt
- Continue pursuing acquisition of open space as defined by BOSC
- Increasing staff at Ballard and Loyal Heights Community Centers
- Assisting, neighborhood OS/R organizations in project support
- Developing “Hidden Beach Trail” along Seaview Avenue
- Providing a 2-acre park within the hub urban village to accommodate additional residential density called for in the Comprehensive Plan”
- Developing street access at 28<sup>th</sup> Avenue NW
- Developing and showcasing green links/green streets in the Ballard Hub Urban Village

## ***A Variety of “Green Links” are Proposed***

“Greening” the Crown Hill/Ballard district will require utilization of existing public rights of way. A network of parkways could provide the community with a connective green framework of tree-lined arterials.

- **Boulevards:** Arterials with planted center medians address the need to increase trees along streets while calming traffic. All of the major Crown Hill/Ballard arterials should be considered for boulevard improvements. Recommendations include continuing the 8th NW planted median from NW 65<sup>th</sup> to Leary Way and the 14th NW median to Market Street.
- **Green streets:** The City’s designation of green streets can be an important means to increase open space in the district.
- **Green links:** Establishing green links includes increasing street trees and landscaping within the public right-of-way and within adjacent private property. It also consists of connecting primary OS/R sites to each other, as well as transit facilities and other public facilities. This can be done by creating pedestrian friendly walkways with amenities such as benches, lighting, litter receptacles, artwork, decorative, pavement, information kiosks, etc.
- **Street trees:** Re-Tree Ballard is continuing to slowly increase the number of street trees in the greater Ballard area. This 1 1-year program has evolved into a very successful citizen-based program. These efforts are supported by CH/B NPA and should continue to be supported by community residents, and the City until the work of expanding and enhancing the district’s urban forest is complete.
- **Residential yards:** Green streets, linking various parts of the neighborhood, can be given a strong boost through the participation of neighborhood residents.’ Efforts should be made to educate and encourage property owners to use plants other than turf for wildlife and native species revegetation.
- **Gateways:** Both Crown Hill and Ballard are deficient in identifying entry into the district. Gateways are needed on all the main routes leading into the district.. In addition, a series of gateways are proposed surrounding the commercial area in the Ballard HUB Urban Village.
- **Other trails:** [n addition to the completion of the Burke-Gilman Trail, a variety of other trails exist and should be further developed. These include trails through the Sunset Greenbelt, Golden Gardens, and the undeveloped ravines in the north half of the district.
- **Sidewalks:** Sidewalks make streets more pedestrian friendly. The City should be urged **to** make completion of sidewalks a priority-on the streets that don’t currently have them,
- **Street ends:** Street ends are valued for their views and access to waterways and are essential to linking the Crown Hill/Ballard District to Salmon Bay. It is imperative that street ends remain in public hands and be preserved for public access.

For background information, please refer to the Crown Hill/Ballard Open Space & Recreation Plan Phase II.

## E. Crown Hill/Ballard /Ballard Economic Development

Economic Development Committee recommendations include the following:

### ***Forming CDC is Key to Economic Development in Ballard and Crown Hill ,***

#### ***Community Development Corporations are proposed for economic revitalization***

Establishing a CDC is one of the top recommendations for economic development in Ballard and Crown Hill. In the future, CH/B NPA will work with the City of Seattle's Office of Economic Development to secure funding for the formation and staffing of a CDC.

Proposals from CH/B NPA that can be put into effect by a CDC include:

- Initiating Main Street programs to enhance streetscapes and storefronts
- Speeding the permit process of impending projects within retail cores
- Expanding Crown Hill/Ballard's image from a Scandinavian enclave to a family-friendly neighborhood that offers the best of Seattle living from retail to restaurants to water activities and parks
- Developing a parking strategy, signage, and "way-finding" concept to help shoppers navigate

#### ***A CDC is a Community Development Corporation***

It is a nonprofit organization dedicated to following up" on development opportunities that would not likely be otherwise undertaken by public or private developers.

A CDC is comprised of community 'members and others interested in working with property owners, businesses, community organizations, and government entities to establish coordinated activities for a vital neighborhood environment.

The goal of these activities is to define strategies, implement planning and urban design efforts, organize and manage functions—such as marketing and image creation, security, promotions, maintenance, streetscape improvements, parking, development, and property leasing.

The CDC would ensure that the community is maintained and"developed "... in the form of a complete and integrated community containing housing, shops, work places, schools, parks, and civic facilities.,, "

#### ***Ballard Business Revitalization Vital***

A "Downtown Ballard Revitalization Survey" was sent to over 230 businesses in the core retail/service area of Ballard in May 1997. The survey, sponsored by CH/B NPA, the Ballard Merchants' Association, and the Ballard Chamber of Commerce, was the first step in a project to evaluate and provide approaches for the revitalization of Ballard's economy.

The project was funded through a grant received from the Federal Economic Development Administration and Seattle's Economic Development Office. A steering



committee recommended the formation of a local BIA (Business Improvement Association) to work on projects that will help revitalize businesses in Ballard.

For background information, please refer to the document entitled Crown Hill/Ballard Ballard Economic Development Phase II.

## F. Crown Hill/Ballard Neighborhood Plan Transportation

Transportation Committee recommendations include the following:

### ***Excellent in-City Transportation System High on Mayor's Priorities List***

One of the Mayor's four immediate priorities is developing an excellent in-city transportation system. This is also high on the CH/B NPA Transportation Committee priority list.

Phase I and II efforts in transportation were intense. As a result, a detailed background study by Perteet Engineering (consultant to CH/B NPA) provides a review and analysis of project areas for transportation improvements. Some resulting recommendations follow:

- Improve pedestrian safety and comfort on 15<sup>th</sup> with landscaped center medians with slip lanes at 85<sup>th</sup> and at the Crown Hill School site.
- Stripe bicycle lanes on 20<sup>th</sup> and 28th.
- Enhance pedestrian connections on 28th from the Ballard Community Center to the street end at Salmon Bay. Complete curb and sidewalk. Provide curb extensions on Market Street.
- Support consolidation and enhance Metro bus stops on Market Street between 24th and 8th. Provide Metro bus stop consolidation and improve stops on NW Market east and west of Leary and on 24<sup>th</sup>.
- Provide bicycle lanes on 24<sup>th</sup> Ave. NW from NW Market to NW 85th St. This would include a 3 lane configuration beginning a few blocks north of NW Market Street.
- Provide curb bulbs at intersections and restripe parking on NW 56th and 57<sup>th</sup> to accommodate back-in angle parking between 29th and 24th.
- Prevent cut-through traffic on 83rd east and west of 15<sup>th</sup>.
- Restore two-way travel on Ballard Avenue to improve access for all modes of travel and include traffic calming enhancements to prevent cut-through traffic.
- Provide safer bicycle access to Ballard Avenue for westbound travel on 45<sup>th</sup> and 46th (via Shilshole and 17<sup>th</sup>). Consider striping, signage, and structural improvements.
- Enhance the mid-block crossing on Market Street at Ballard Ave. Consider a single wide crossing area of pigmented, textured concrete with flashing yellow lights that allow pedestrians to cross at all times.
- Enhance pedestrian crossing of 24<sup>th</sup> north of Market Street with curb bulbs and medians where appropriate,
- Complete bicycle lanes on 8<sup>th</sup> from 105<sup>th</sup> to the Burke-Gilman Trail..

- Provide traffic calming measures on 32<sup>nd</sup> between 58th and 77th. Consider curb bulbs at 64<sup>th</sup>, 65<sup>th</sup>, 75<sup>th</sup>, and 77<sup>th</sup>.
- Provide traffic calming measures on 67th at 16<sup>th</sup>, 17<sup>th</sup>, and 18<sup>th</sup>.
- Provide traffic calming measures on 22<sup>nd</sup> at 59<sup>th</sup>, 61<sup>st</sup>, and 67th.
- Improve physical appearance and pedestrian safety and comfort on 15<sup>th</sup> at 65th and 67<sup>th</sup>. Construct landscaped medians with slip lanes on 15<sup>th</sup> north and south, of left turn lanes at 65<sup>th</sup>.

### ***Commuter Rail Station in Ballard***

The Regional Transit Authority's (RTA) "Sound Move" transportation plan became law when it was passed by voters in November 1996. Everyone in the RTA region has begun paying sales and vehicle taxes to finance three integrated transportation modes: light rail, express bus, and commuter rail. CH/B NPA was tasked with studying a location and design for a commuter rail station as part of the overall required environmental impact statement (EIS). This will preserve the opportunity for a future connection if there is funding and a station is warranted.

Ballard voters support the transportation system. More importantly, however, Ballard was politically conspicuous as starting and leading a grassroots campaign in support of the vote. Many funding decisions have yet to be made, and Ballard hopes to get a commuter rail station.

At least five technically feasible sites have been identified between the ship canal rail trestle and Golden Gardens Park. All locations have positive and negative attributes.

The station would be a simple loading platform to board the trains. Some weather protection, seating, and security provisions and lighting would be included. No tall structures are required or planned. "The station would be accessible to all disabled users.

For background information, please refer to the document entitled Crown Hill/Ballard Neighborhood Plan Transportation Element.

## G. Crown Hill/Ballard Residential Development

Residential Development Committee recommendations include the following:

### ***Managed Growth is Essential for Multifamily and Affordable Housing***

Seattle's new mayor has recently devoted his efforts toward the role of "affordable housing" in the growth and development of Seattle neighborhoods. CH/B NPA addressed, beginning in Phase 1, the issue of affordable and appropriate housing in those areas surrounding Ballard zoned for multifamily development.

The following recommendations have been proposed by the Residential Development Committee to support the Mayor's goal of growth with grace:

- Support the development of a Ballard Municipal Center, which will include mixed-income, multifamily housing and adjacent green space.

- Develop new regulations. for accessory dwelling units in LDT, L1, and L2 zones (single-family homes, duplexes, triplexes, and small apartments) that would allow freestanding units, including cottages and garage conversions, to encourage preservation of existing homes and neighborhoods.
- Amend existing requirements for accessory dwelling units to permit “rounding up” to the next higher number of units when a lot includes at least half the amount of square footage needed for an. additional unit.. Include a parking analysis to determine if on-street capacity can accommodate additional accessory dwelling units.
- Work with residents and architects to develop a Matching Fund application for preparation of a renovation guide to encourage and assist when existing single homes are converted into ground-related multifamily homes in all existing multifamily zones,
- m Develop a model live/work project for artists in the Ballard Avenue Landmark District.
- Work with residents of Sunset Hill to develop a Matching Fund application to explore design review and possible changes to DCLU codes to ensure that new “mega” houses achieve better fit with the surrounding community.

The City of Seattle Strategic Planning Office projects there will be 1,520 new households in Ballard and 310 in Crown Hill by the year 2015. Because of the magnitude of this growth, the Phase II residential development planning effort is not a comprehensive plan for all housing issues in our area. Ensuring adequate housing for our diverse population is an immense and critical task which will require further, in-depth study and recommendations.

### *Infill Development in Crown Hill and Ballard*

One aspect of the residential planning process for CH/B NPA included a “community visioning survey.” The survey was conducted in the summer of 1997 at two different meetings: A Residential Development Committee meeting and at a community-wide town hall meeting at the Nordic Heritage Museum. Close to 200 people participated in the survey at these events. .

The survey was designed to get citizen reaction to samples of infill development (the process of building a new or renovating an existing house on a block with an established pattern).

At the two meetings, participants were shown 28 sample images from Seattle and other cities which they rated on a scale ranging from highly appropriate to highly inappropriate. The results of the survey show appropriate infill includes older examples as well as compatibly designed contemporary developments in Crown Hill and Ballard neighborhoods. The survey also demonstrated that new development, appropriately designed, is acceptable to neighbors.

For background information, please refer to the document entitled the Crown Hill/Ballard Residential Development.

## SECTION 4. COMPREHENSIVE PLAN AMENDMENTS

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This section lists the neighborhood specific goals and policies developed by the CH/B NPA with support from the City's Strategic Planning Office. These goals and policies are to be added to the City's Comprehensive Plan. In addition, some amendments to the Comprehensive Plan are required to confirm the designation, boundaries and growth targets for the Ballard Hub Urban Village and the Crown Hill Residential Urban Village. These amendments are shown in this section,

### Crown Hill/Ballard Neighborhood Specific Goals and Policies

#### *Economic Development*

- G1:** A defined, vital, accessible mixed use core with residential and commercial activity in the Ballard Hub Urban Village and Crown Hill Residential Urban Village.
- CH/B 1:** Employ economic development strategies that build on Ballard's history and welcome the variety of traditions represented in the area's population and businesses to create a family-friendly neighborhood that offers the best of Seattle living.
- CH/B 2:** Improve the attractiveness of the business areas in the Ballard Hub Urban Village and the Crown Hill Residential Urban Village to businesses, residents and shoppers through creation of pleasant streetscapes and public spaces.
- CH/B 3:** Strive to create a mix of locally-owned, unique businesses and regional and national retailers.
- CHIB 4:** Encourage tourists visiting the Ballard Locks to patronize businesses in the neighborhood.

#### *Residential Development*

- G2:** A community with housing types that range from single family to moderate density multifamily.
- G3:** A civic complex in the core of the Ballard Hub Urban Village that incorporates moderate density housing as well as public open space and other public and private services.
- CH/B 5:** Accommodate the majority of new housing units and increases in density in the core areas of the Ballard and Crown Hill urban villages.
- CH/B 6:** Maintain the physical character of the single family-zoned areas outside the core areas of the Ballard and Crown Hill urban villages.

#### *Transportation*

- G4:** A transportation system that supports residential, commercial and civic activity in the core of the Ballard and Crown Hill urban villages, and encourages people to use transit and non-motorized transportation modes.

- CH/B 7:** Improve mobility for people using all modes of transportation to,” within and around the Ballard Hub Urban Village to increase retail, commercial and civic activity and within, around and to the Crown Hill Urban village to serve the residents and businesses there.
- CH/B 8:** Emphasize accessibility by transit, bicycle and pedestrians in the downtown Ballard area.
- CH/B 9:** Preserve the function of 15th Avenue NW as a principal arterial and a major truck street, but strive to overcome the street as a barrier that isolates the neighborhood areas to the east and west from each other and to improve its contribution to the visual character of Crown Hill and Ballard.
- CH/B 10:** Strive to improve the pedestrian environment along NW Market Street while retaining its function” as a principal arterial.
- CH/B 11:** Take advantage of present and future economic, cultural and open space developments to enhance the bicycle and pedestrian network.
- CH/B 12:** Ensure that Ballard residents and businesses are served by the Regional Transit Authority and King County/Metro systems.

### ***Recreation and Open Space***

- G5:** A neighborhood with open space, parks and recreation sites connected by a network of “green links,” that offer a full range of active and passive recreational opportunities to area residents and visitors, throughout Crown Hill/Ballard.
- CH/B 13:** Increase the range of recreation opportunities and types of open space available in the neighborhood through the development of new facilities, including, but not limited to passive parks, tennis courts, basketball courts, ballfields, play areas, marine and shoreline parks, pedestrian-friendly walkways, trails (including the Burke-Gilman), and gateways.
- CH/B 14:** Enhance existing open space and recreation sites and facilities throughout Crown/Hill Ballard.
- CH/B 15:** Create opportunities for people to experience the natural environment through the preservation of publicly-owned forested areas, encouraging community gardening (P-patches), and tree planting on private property and in the public right-of-way, and creating access to views “and waterways.

### ***Arts and Culture***

- G6:** A rich, diverse and accessible cultural life that serves as the basis for neighborhood identity and helps build a livable community,
- CH/B 16:** Promote Ballard as a hub of arts, culture and entertainment.
- CH/B 17:** Engage in cultural activities that promote community revitalization and historic preservation.
- CH/B 18:** Encourage the development of indoor and outdoor facilities in which cultural activities can take place,

CH/B 19: Address the lack of affordable live/work spaces for artists and others in Seattle through promoting the adaptive reuse of historic buildings in the Ballard Landmark District and other nearby areas as appropriate.

CH/B 20: Seek to attract industrial uses that could have a symbiotic relations with the local arts community, including but not limited to, glass blowing facilities, welding and metalwork shops, facilities that recycle materials into usable objects, woodworking facilities, or large-scale ceramics.

CH/B 21: Define and promote Crown Hill/Ballard's identity by establishing a series of welcoming gateways, such as landscaped areas or artworks, at key entry points to the neighborhood.

### *Human Services*

G7: A caring community that nurtures and supports all its members, particularly the most vulnerable, including children, youth and the elderly.

CH/B 22: Create a strong network with multiple access points that link neighborhood organizations and service providers to fully utilize resources and to improve the awareness and use of services among those that need them *in* Crown Hill/Ballard,

### *Capital Facilities and Utilities*

The goals and policies of the capital facilities and "utilities elements of the Comprehensive Plan express vision of the Crown Hill/Ballard neighborhood.

## Amendments To The Comprehensive "Plan Land Use" Element

L33: Preliminarily designate the following ~~seven~~ locations as hub urban villages (Land Use Figure 1), subject to future objective analysis in the neighborhood planning process:

#### 1. Ballard

- ~~1.2.~~ West Seattle Junction
- ~~2.3.~~ Lake City
- ~~3.4.~~ Fremont
- ~~4.5.~~ Aurora at N 130<sup>th</sup>
- ~~5.6.~~ Rainier Avenue/1-90
- ~~6.7.~~ South Lake Union

Designate the following locations as hub urban villages (Land Use Figure 1):

#### 1. Ballard

L44: (add new paragraph following existing policy)

Designate residential urban villages as shown on Land Use Figure 1, above.

L54: "" (add new paragraph following existing policy)

Designate neighborhood anchor locations as shown on Land Use Figure 1, above.

G36 (add new paragraphs following existing policy)

Achieve the following 20-year growth targets in hub urban villages:

|                | <u>Residential Growth</u>      | <u>Employment Growth</u> |
|----------------|--------------------------------|--------------------------|
| <u>Ballard</u> | <u>approx. 1520 households</u> | <u>approx. 3700 iobs</u> |

Achieve the following 20-year growth targets in residential urban villages:

|                   | <u>Residential Growth</u>     |
|-------------------|-------------------------------|
| <u>Crown Hill</u> | <u>approx. 310 households</u> |

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