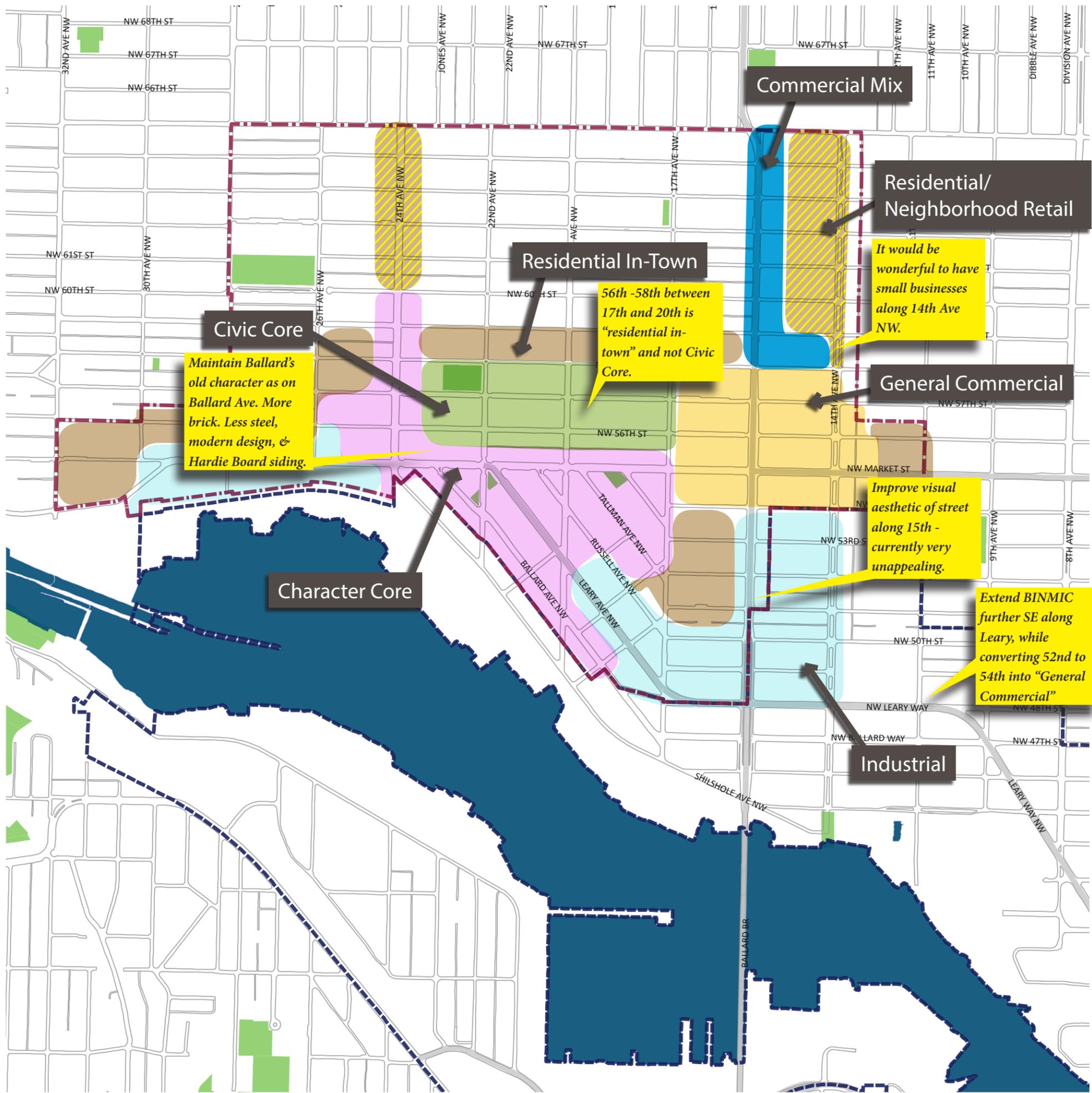


# Character and Role

Public comments received at the May 7 Open House are highlighted in yellow.



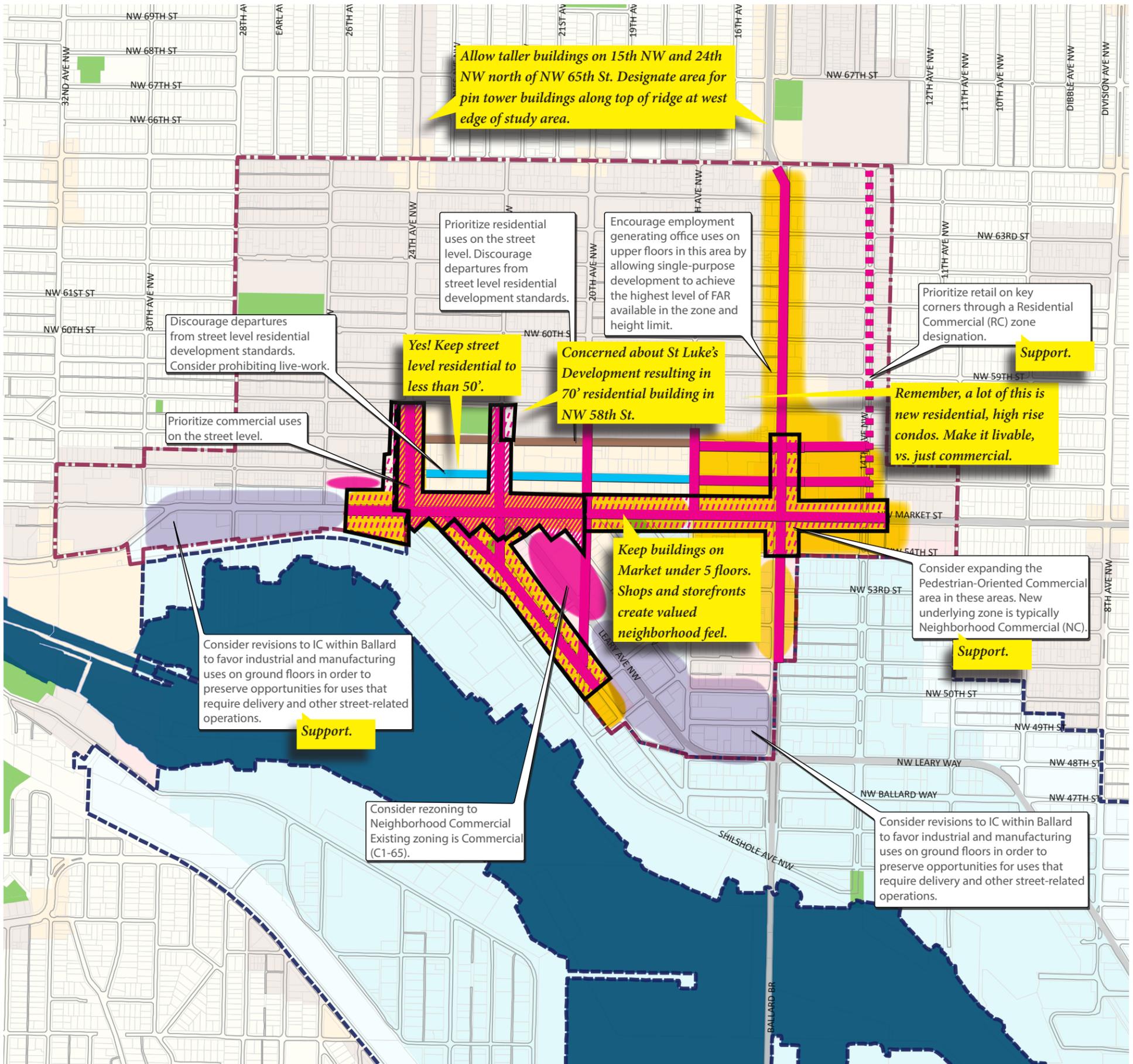
## Character Areas

- Character Core
- Civic Core
- General Commercial
- Commercial Mix
- Residential In-Town
- Industrial

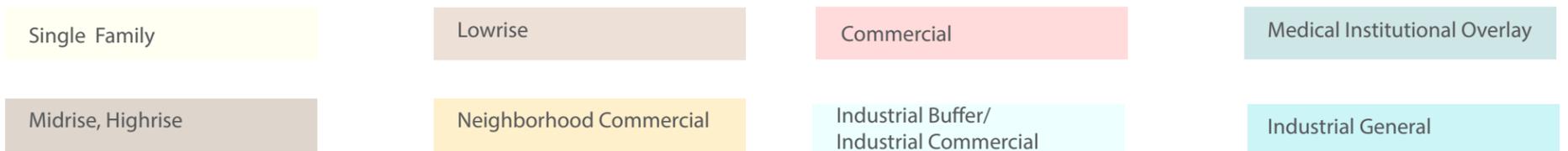
Need benches.

Make Urban Village livable. Green Space. Prevent high-rises that block sunlight.

# Recommendations: Zoning and Land Use

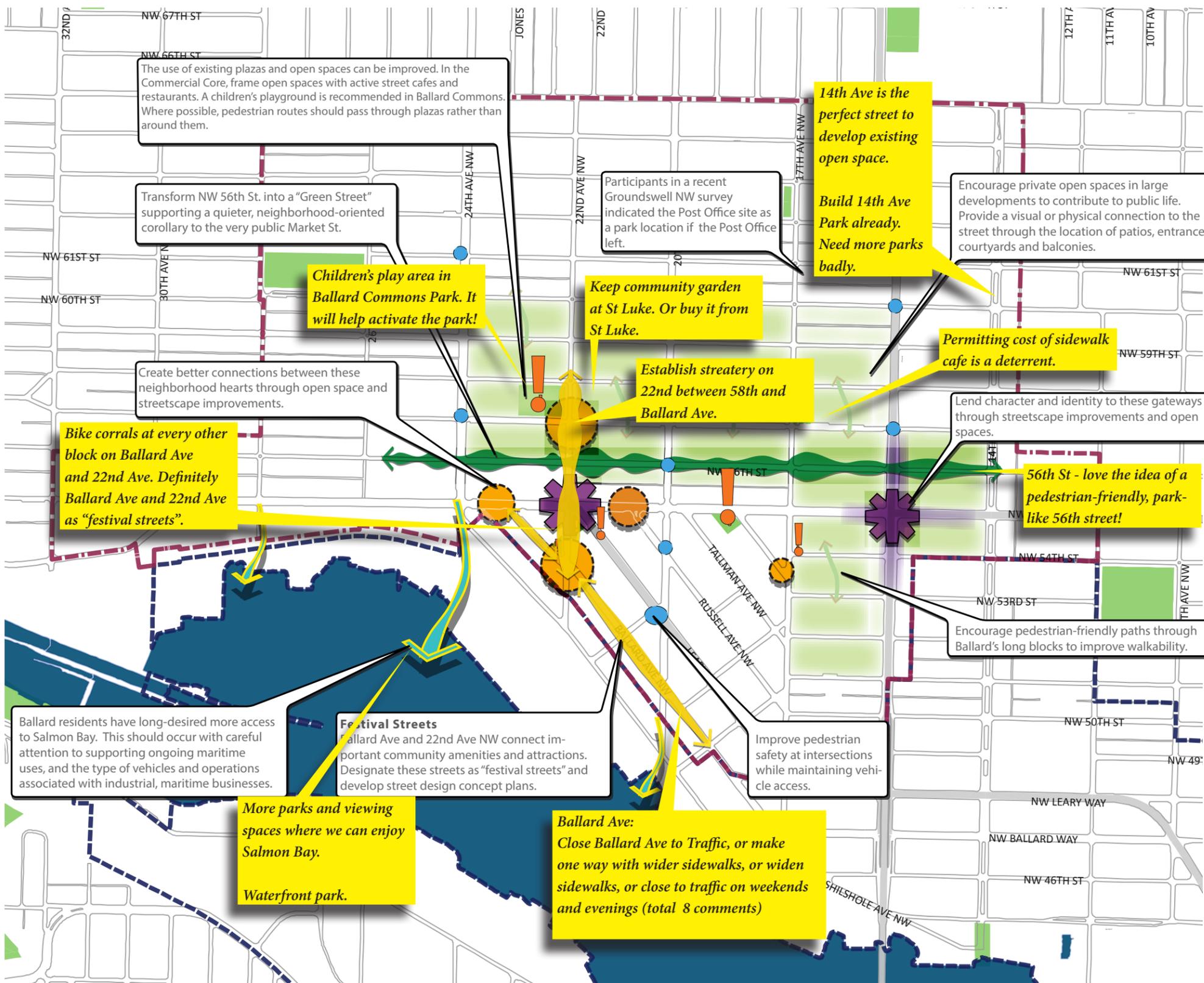


## Existing Zoning



Discourage vertically oriented individual dwelling units that are unusable by the elderly/limited mobility. Approve houses that are better than townhouses.

# Recommendations: Streetscape & Open Space





# Recommendations: Civic Core

## Buildings



### 1. Development Standards

- 1**  
**Maximum structure width:**  
Consider a maximum structure width to help integrate buildings into existing context.
- 2**  
**Separation**  
Consider requiring a 30' separation between structures exceeding a certain width.
- 3**  
**Setbacks**  
Consider requiring setbacks for part of the frontage along east-west streets. Encourage active uses, landscaping and residential entrances in setbacks.
- 4**  
**Upper level setbacks**  
Consider upper level setbacks at 35' along east-west streets for structures 65' and taller.
- 5**  
**Street level uses**  
Encourage clearly residential or commercial street level uses and associated ground-related development standards and smaller and affordable retail space to maintain a diversity in services and stores. Discourage departures from ground-related residential development standards.
- 6**  
**Sustainable buildings**  
Encourage green stormwater infrastructure, green roofs and participation in the Green Building programs.

**Additional Recommendations: Surface parking and drive-throughs**  
Consider prohibiting street facing surface parking and drive-through businesses on NW 56th St to minimize the number of curb cuts on a highly-used pedestrian route. Where possible parking and service access should be from an alley or a side street.

**Continue Alley**  
Explore incentives to continue alley between Market St NW and NW 56th west to NW 24th Ave.

### 2. Design Guidance

Green boxes call out specific recommendations for the Civic Core

*Design guidelines that encourage innovative architecture while keeping with the existing heritage, thereby avoiding cheap caricatures of old buildings.*

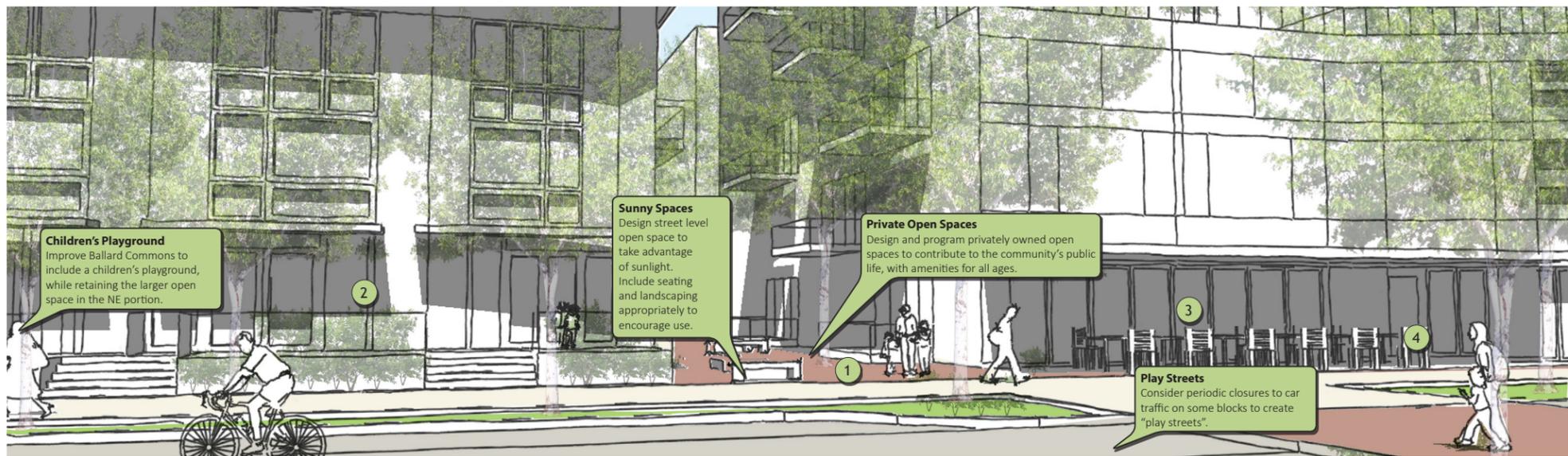
*Here Here to the statement "randomly changing materials". Timeless materials of substance is the need.*

### 3. Materials

Use clean and modern materials such as metal, wood, glass and brick that are in keeping with large-scale development in the Civic Core. Energy saving and advanced technology and materials are encouraged. Bold colors and volumes as expressed in the Ballard Library and Greenfire buildings are encouraged. Avoid residential-scale materials such as vinyl siding on larger buildings. The structure's form and materials should respond to each other and changes in material should accompany a real change in form or plane. Randomly perceived bulk is discouraged.



## Streetscape and Open Space



### 1. Streetscape

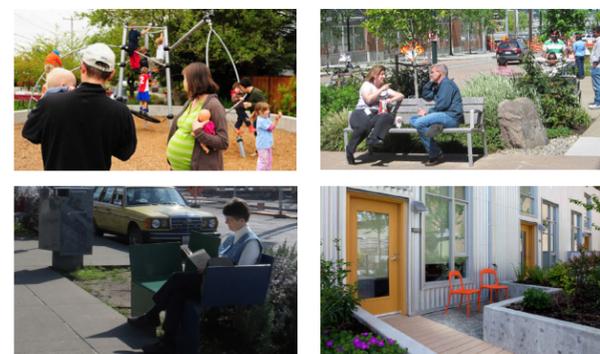
- Festival streets**  
Ballard Ave and 22nd Ave NW connect important community amenities, gateways and attractions. People come together on these streets for a variety of neighborhood festivals. Consider designating these as "festival streets" with street design concept plans to guide future development to better meet the community's needs of these streets.
- Traffic Calming**  
Landscape curb extensions are desired on NW 56th St and 57th St.
- Curb Cuts**  
Minimize curb cuts on NW 56th St to reduce pedestrian-vehicle conflicts. Where possible, provide parking and service access through alleys and side streets.
- Green Street**  
NW 56th St is a low traffic-volume street with two neighborhood icons - the Ballard Library and the Greenfire Campus are on NW 56th St. Through undulating street frontages that create alternating pockets or "side rooms" of activity and landscaping these buildings establish a dynamic and human relationship with the street. Designate NW 56th St as a green street and develop a street design concept plan to create a linear park-like street.
- 1**  
**Pedestrian pathways**  
Improve the ease of walking in the Civic Core by providing pedestrian paths through long blocks.

- 2**  
**Relationship of building to the street**  
In the Civic Core, set buildings back for some portion of their east-west facade to form "side rooms" or "eddies" of activity. Use setbacks for active street level uses such as outdoor dining or seating. Set back or raise street level residential units from the sidewalk. Provide visually distinguishable individual residential unit entries to row-houses. Use design elements in setbacks along residential units (e.g. hedges, paving changes, stoops, porches) to indicate the transition from public (sidewalk) to private (dwelling).

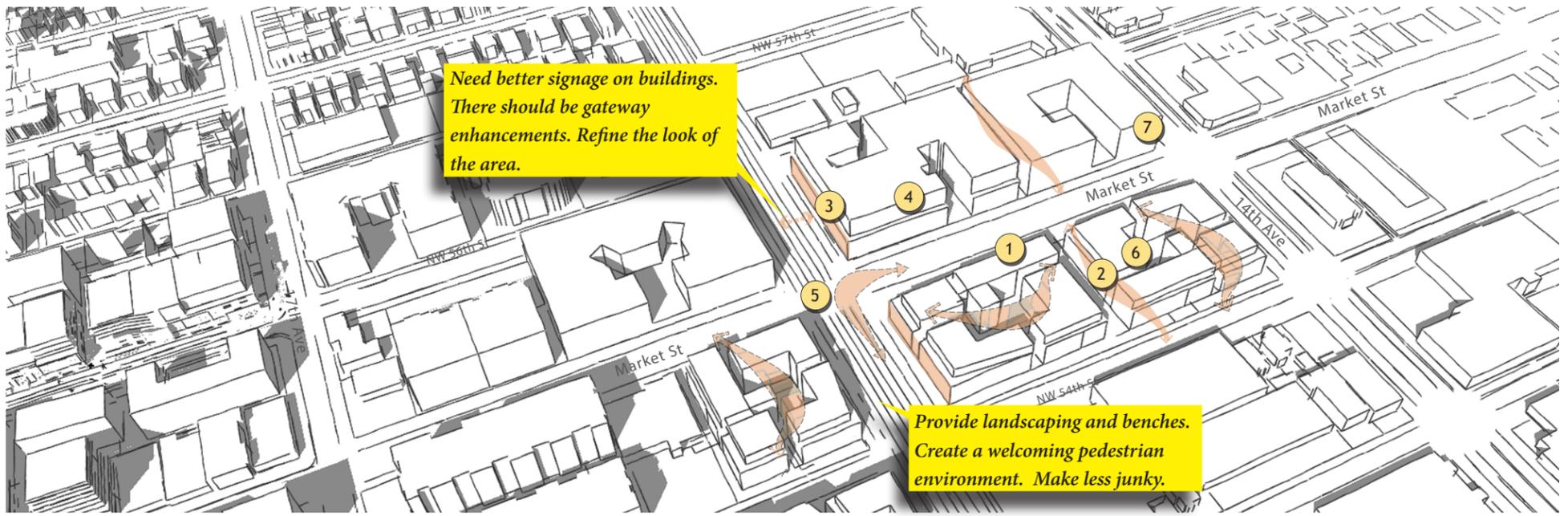
- 3**  
**Street Level Uses**  
Consider changes to development standards to create a balance between commercial and residential street level uses. Incorporate smaller and more affordable retail spaces with a high degree of shop-front transparency. Provide visually distinguishable individual row-house entries to create an engaging street edge.
- 4**  
**Sense of Enclosure**  
In the Civic Core, desirable streets sections and public spaces are created through an undulating and playful building edge programmed with landscaping, interesting forms, active uses, walls and projecting flat roofs. Design new buildings to strengthen this character.

### 2. Open Space

Green boxes call out specific recommendations for the Civic Core



# Recommendations: General Commercial



## 1. Development Standards

- 1**  
**Maximum structure width:**  
Consider a maximum structure width to help integrate buildings into existing context.
- 2**  
**Separation**  
Consider requiring separation between structures exceeding a certain length.
- 3**  
**Setbacks**  
Consider requiring setbacks along major arterials. Encourage active uses and landscaping in setbacks.

- 4**  
**Upper level setbacks**  
Consider requiring upper level setbacks.
- 5**  
**Weekly goods and services**  
Community-wide Commercial Center meets the weekly and monthly needs for goods and services. Encourage urban format grocery stores, pharmacies and similar uses on the street level with compatible active uses along the sidewalk, for e.g. cafes, restaurants, shoe repair etc. Encourage activity-generating uses on corner locations.

- 6**  
**Office uses**  
Prioritize employment uses above street level commercial uses. Consider allowing single-purpose buildings to achieve the highest allowable FAR.
- 7**  
**Mix Uses**  
Encourage a mix of uses that will generate activity through the weekday, evenings and weekends.

## 2. Design Guidance

Consider new design guidelines to create a sense of place at the intersection of 15th Ave NW and NW Market St by:

- Incorporating generous pedestrian amenities at transit stops;
- Creating a landscaped buffer between pedestrians and traffic;
- Designing buildings to respond to location through the placement of active uses on corners.
- Ensuring buildings engage with major arterials at the street level.
- Incorporating courtyards or plazas with seating and landscaping to establish a human scale context for the structure and its occupants.
- Considering through-block pedestrian pathways with active uses to connect local destinations and provide an open space amenity for building occupants.



**Separation of buildings is very important.**

**Add mid-block connections through blocks like 56th to Market.**

# Recommendations: Neighborhood Retail



## 1. Development Standards

- 1**  
**Active corner uses**  
Consider encouraging small pedestrian oriented retail on certain key corners along 15th Ave NW and 14th Ave NW providing low intensity commercial uses. Where possible, locate these amenities close to existing or future bus stop locations or pedestrian crosswalks across 14th Ave NW and 15th Ave NW.

- 2**  
**Curb cuts**  
Minimize points at which driveways cross sidewalks on 15th Ave. NW. Encourage shared access and access from side streets. Limit impacts to adjacent residential zoned sites.

- 3**  
**Better sidewalks and more landscaping**  
Consider options for creating wider sidewalks. Use changes in elevation and landscaping to create a vertical to buffer pedestrians from traffic. This could be through landscaping, art or street furniture.

- 4**  
**Pedestrian and bicycle crossings**  
Where possible, improve intersections for pedestrians and cyclists.

