Street Design Concept Plans

What are they:
Features such as street lights, wide sidewalks, landscaping, and street furniture can contribute to the unique character of a block or entire neighborhood.

Concept Plans establish a unified design for these features to guide incremental improvements by both public and private actors to result in an excellent and functional street.

Concept Plans are intended for adoption as an appendix to Seattle’s Right-of-Way Improvement Manual (ROWIM), Chapter 6.

Where and why:
1. 22nd Ave NW, NW 56 St and Ballard Ave, connect important neighborhood destinations and the areas seeing most new growth. They are places for gathering for community events and festivals, such as the Farmers market and SeafoodFest.

2. Through the UDTF project, we heard that residents and visitors love the walkability of Ballard. We also heard a strong interest in improving the quality and safety of these pedestrian connections and gathering spaces.

3. As Ballard welcomes more residents, these streets will need to safely accommodate more pedestrians and community events. At the same time, careful design is needed to ensure smooth movement of necessary goods, services, parking and all modes of travel.

4. Concept Plans will guide new buildings to strengthen those features that are loved by the community and improve those that can be better.

Timeline:
Implementation of Concept Plans will occur over time through public sector projects, private development and/or grants.

Approved Concept Plans can improve the predictability of street improvements for the community and developers.

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<tr>
<th>2014-15</th>
<th>Fall, 2015</th>
<th>Q1, 2016 Pre-Final Draft</th>
<th>Q1, 2016 Finalize + Director’s Rule Adoption</th>
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<td>UDF</td>
<td>Preliminary Concepts</td>
<td>Pre-Final Draft</td>
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public input public input public input
**NW 56th St Street Concept: Preliminary Direction**

**Existing Conditions**

**Overall Concepts**

Define a gateway to Civic Core by raising the intersection or changing the paving material at 22nd Ave and 58th 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
Overall Concepts

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

Existing - at Ballard Commons

Proposed Plan

Proposed - at Ballard Commons

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.

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

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

Elevation of materials.

Proposed - at Bergen Place Park

Proposed - at Bergen Place Park

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 NW 56th St and 22nd Ave NW

Existing - at Bergen Place Park

Accommodate festivals

Raising the intersection or changing materials increases the visibility of pedestrians and prompts more cautious driving.

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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.