

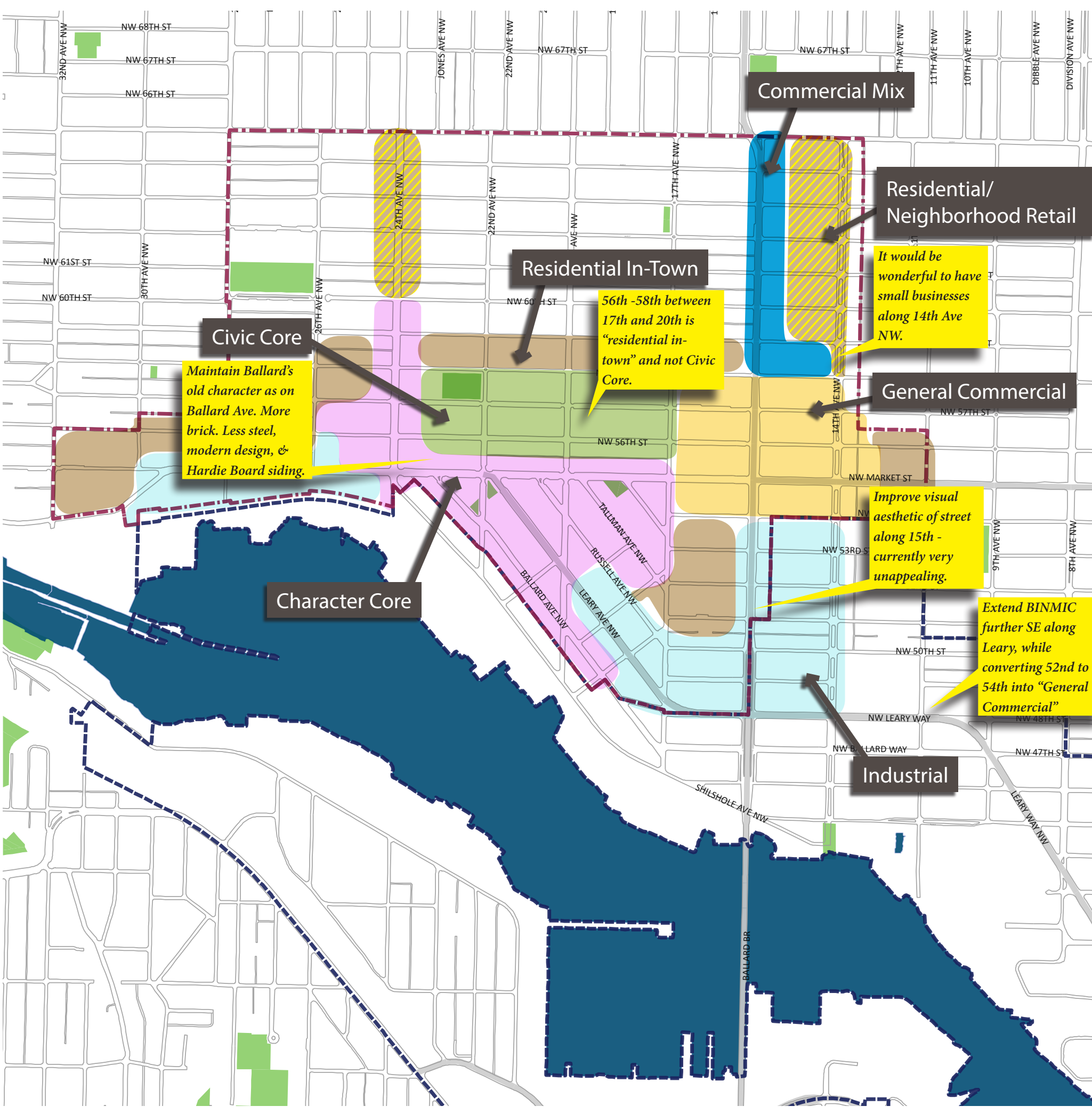
City of Seattle
Department of Planning and Development

**Public Comments received at
Ballard Urban Design and Transportation
Open House May 7, 2015**

Public comments on Post-it notes are highlighted in yellow on maps. Comment Card comments are on Page 8.

Public comments on Post-it notes are highlighted in yellow on maps. Comment Card comments are on Page 8.

Character and Role



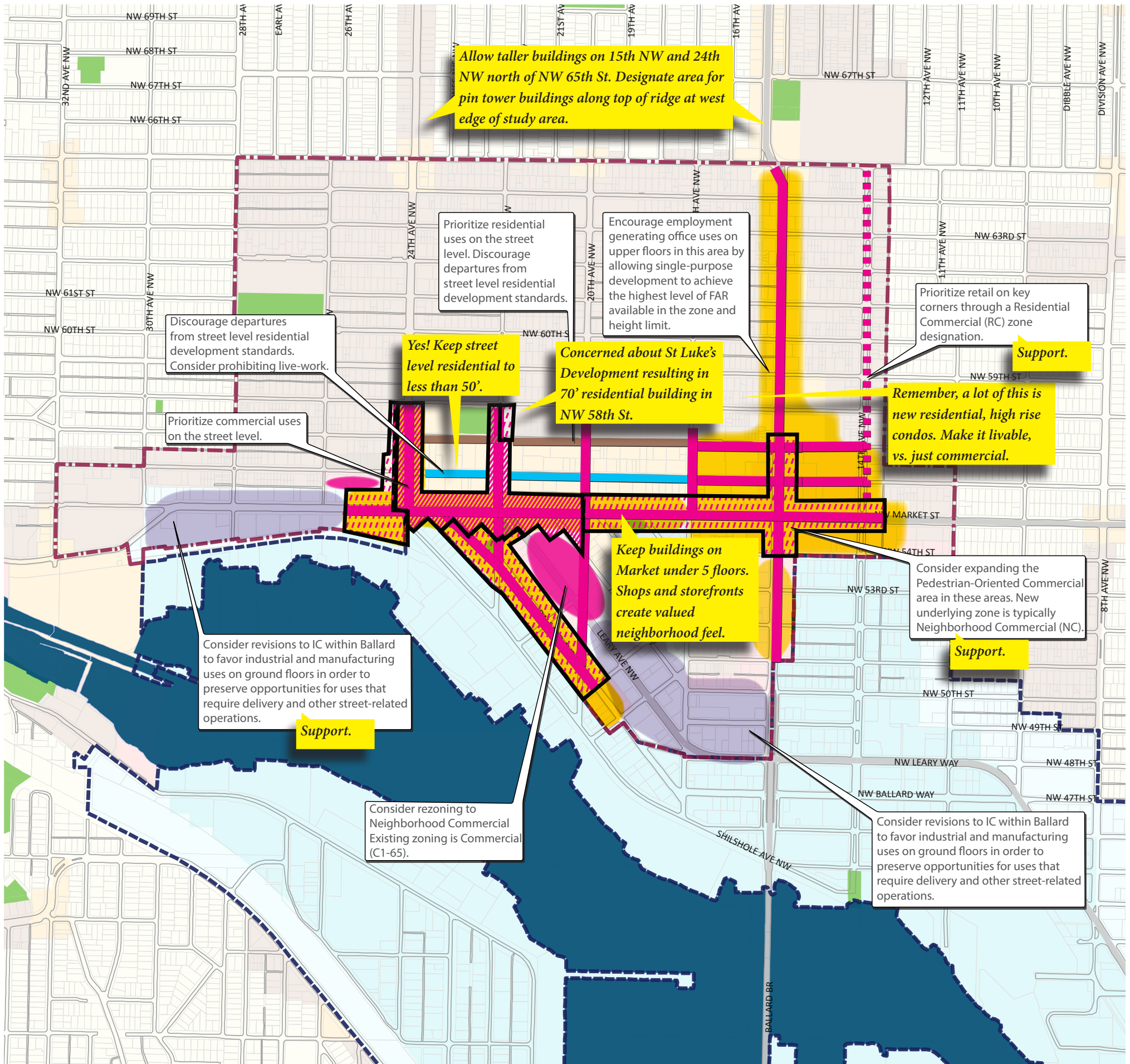
Character Areas

- 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



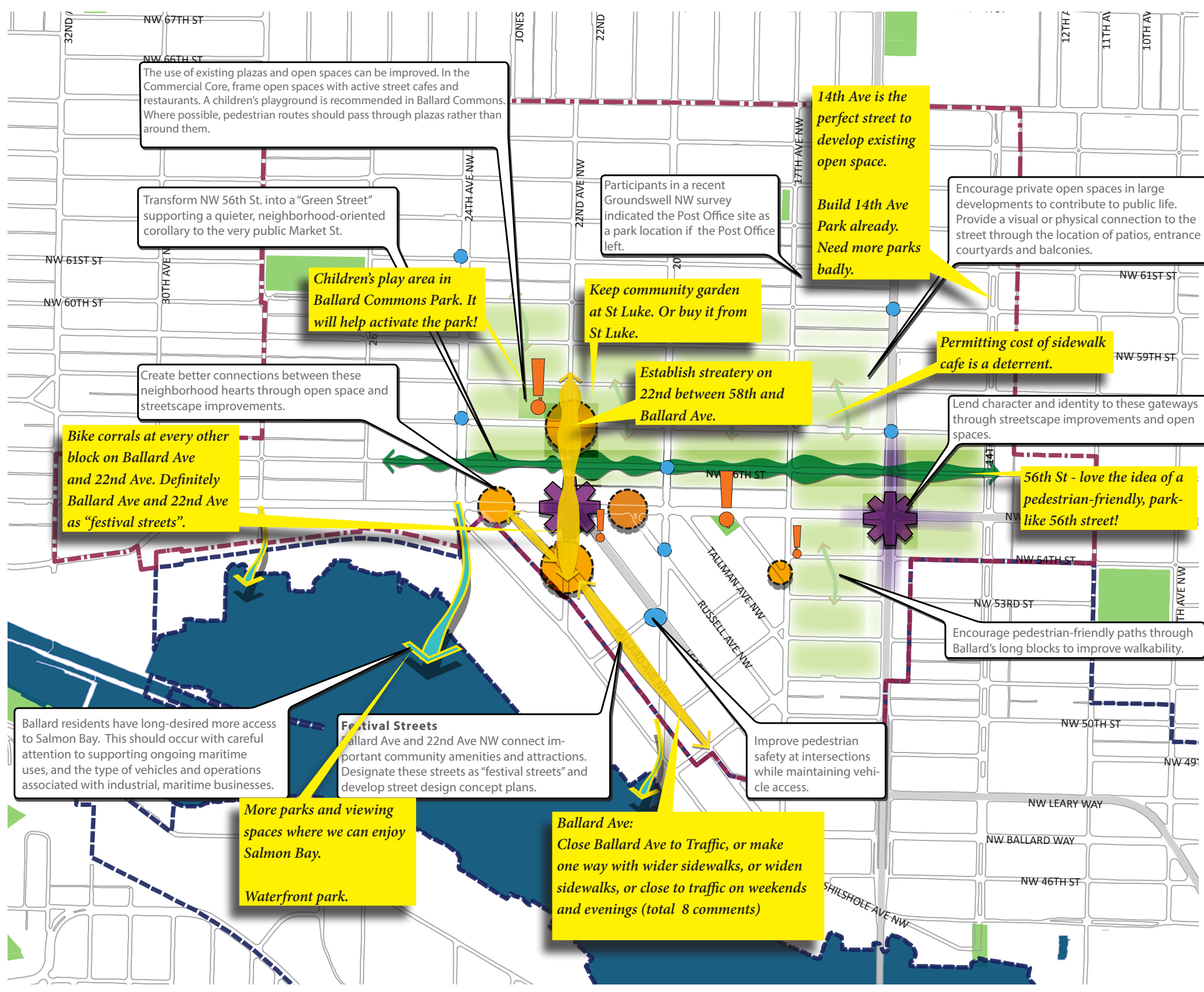
Existing Zoning

Single Family	Lowrise	Commercial	Medical Institutional Overlay
Midrise, Highrise	Neighborhood Commercial	Industrial Buffer/ Industrial Commercial	Industrial General

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

Public comments on Post-it notes are highlighted in yellow on maps. Comment Card comments are on Page 8.

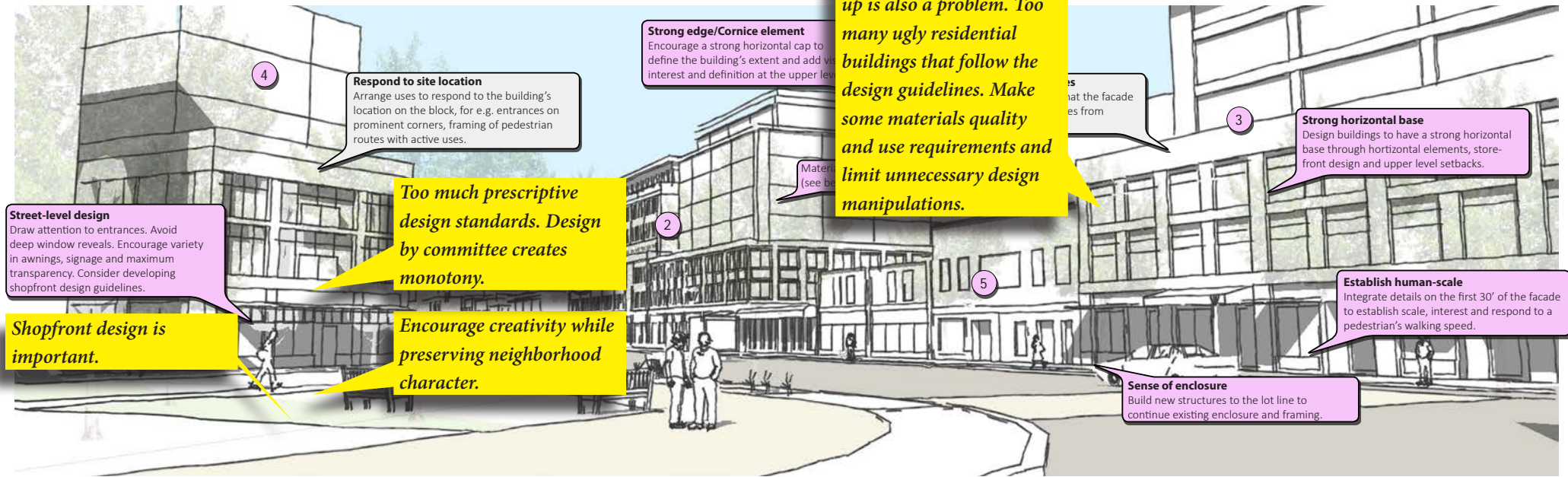
Recommendations: Streetscape & Open Space



Public comments on Post-it notes are highlighted in yellow on maps. Comment Card comments are on Page 8.

Recommendations: Character Core

Buildings



Street-level design
Draw attention to entrances. Avoid deep window reveals. Encourage variety in awnings, signage and maximum transparency. Consider developing shopfront design guidelines.

Shopfront design is important.

Respond to site location
Arrange uses to respond to the building's location on the block, for e.g. entrances on prominent corners, framing of pedestrian routes with active uses.

Strong edge/Cornice element
Encourage a strong horizontal cap to define the building's extent and add visual interest and definition at the upper level.

Materials
(see below)

Strong horizontal base
Design buildings to have a strong horizontal base through horizontal elements, store-front design and upper level setbacks.

Establish human-scale
Integrate details on the first 30' of the facade to establish scale, interest and respond to a pedestrian's walking speed.

Sense of enclosure
Build new structures to the lot line to continue existing enclosure and framing.

While massive is a problem, too much broken up is also a problem. Too many ugly residential buildings that follow the design guidelines. Make some materials quality and use requirements and limit unnecessary design manipulations.

Too much prescriptive design standards. Design by committee creates monotony.

Encourage creativity while preserving neighborhood character.

1. Development Standards

- 1**
Maximum structure width: Consider a maximum structure width to help integrate buildings into their context.
- 2**
Upper-level separation: After the first 3 floors (~35'), consider requiring an upper-level separation between structures adjacent to the same east-west street. Another way to think of this is maximum floor plate size.
- 3**
Upper-level setbacks: Consider requiring upper-level set backs along east-west streets for structures exceeding **good idea**

- 65' in height. The primary facade's height should respond to the street's scale and function and could be between 35' and 45'.
- 4**
Office uses: Prioritize employment uses above street level commercial uses in the Character Core. Consider allowing single-purpose buildings to achieve the highest allowable FAR.
- 5**
Preserve existing character: Explore incentives to preserve older buildings in the character core (outside the Ballard Ave Landmark District) that meet certain criteria. **good idea**

Pedestrian Zone: Consider extending the pedestrian zone designation as per Map XX on Page XX.

2. Design Guidance

Pink boxes call out specific recommendations for the Character Core

More street trees and more brick on structures to tie into old Ballard.

3. Materials

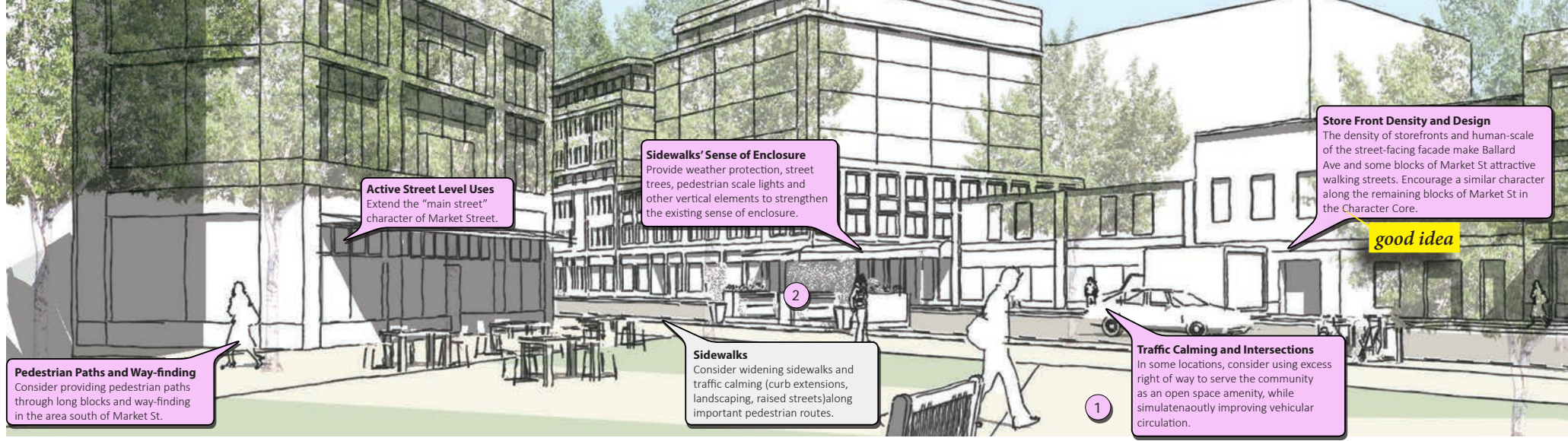
Scale and Context: Reflect the larger scale of buildings through the choice of materials. Reinforce the historic character with restrained use of high quality materials. Changing materials to reduce perceived bulk is discouraged. Brick and stone masonry are preferred for the first 30-40 feet. Metal and other industrial finishes can be used to complement traditional materials or create interesting contrast. Integrate building form, structure, function and material.

Sense of permanence: Convey a sense of structural permanence through the choice of materials.

Clear design approach: Pursue one clear design approach while responding to existing structures. Example approaches include restoration, replication, complementary additions, differential contrast and assertive contrast.



Streetscape and Open Space



Active Street Level Uses
Extend the "main street" character of Market Street.

Sidewalks' Sense of Enclosure
Provide weather protection, street trees, pedestrian scale lights and other vertical elements to strengthen the existing sense of enclosure.

Store Front Density and Design
The density of storefronts and human-scale of the street-facing facade make Ballard Ave and some blocks of Market St attractive walking streets. Encourage a similar character along the remaining blocks of Market St in the Character Core. **good idea**

Pedestrian Paths and Way-finding
Consider providing pedestrian paths through long blocks and way-finding in the area south of Market St.

Sidewalks
Consider widening sidewalks and traffic calming (curb extensions, landscaping, raised streets) along important pedestrian routes.

Traffic Calming and Intersections
In some locations, consider using excess right of way to serve the community as an open space amenity, while simultaneously improving vehicular circulation.

1. Streetscape

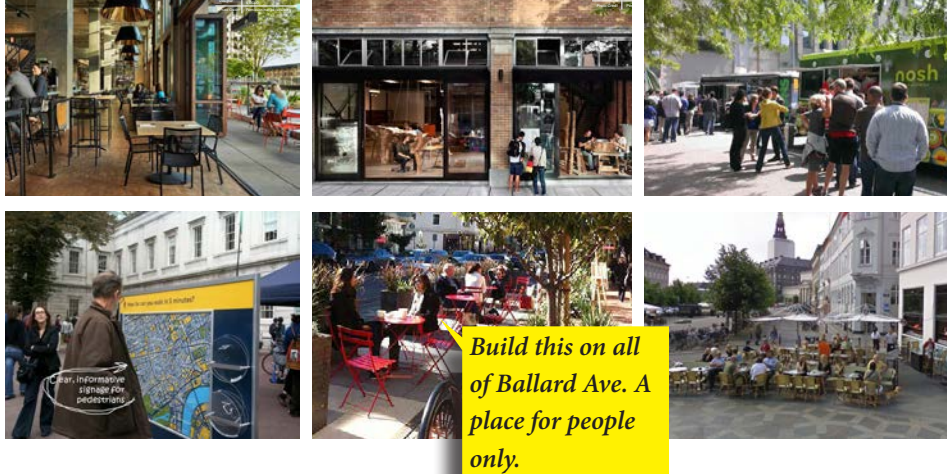
Pink boxes call out specific recommendations for the Character Core.

2. Open Space

Festival Streets
Consider designating 22nd Ave NW and Ballard Ave as "Festival Streets" (see map on Page XX for extents). Create a street concept plan for 22nd Ave NW.

Waterfront
Work with the community and City agencies on more access to Salmon Bay. This should occur with careful attention to supporting ongoing maritime uses, and the type of vehicles and operations associated with industrial, maritime businesses.

- 1**
Better Integrate existing open space into daily life
Better integrate existing open space into daily life by encouraging activity generating uses around existing open space, and orienting buildings so that entrances and private open spaces create a physical or visual connection with existing open spaces.
- 2**
Smaller Interventions
Integrate parklets and other strategies to extend curbside activity at appropriate locations.



Build this on all of Ballard Ave. A place for people only.

Public comments on Post-it notes are highlighted in yellow on maps. Comment Card comments are on Page 8.

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.

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.

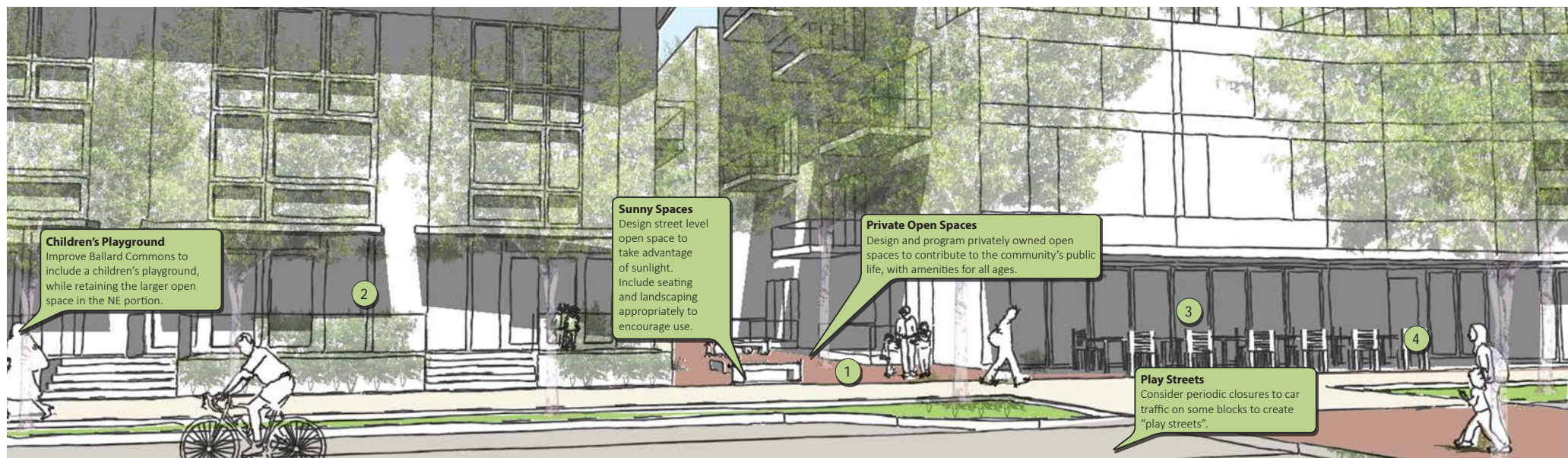
Here Here to the statement "randomly changing materials". Timeless materials of substance is the need.

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).

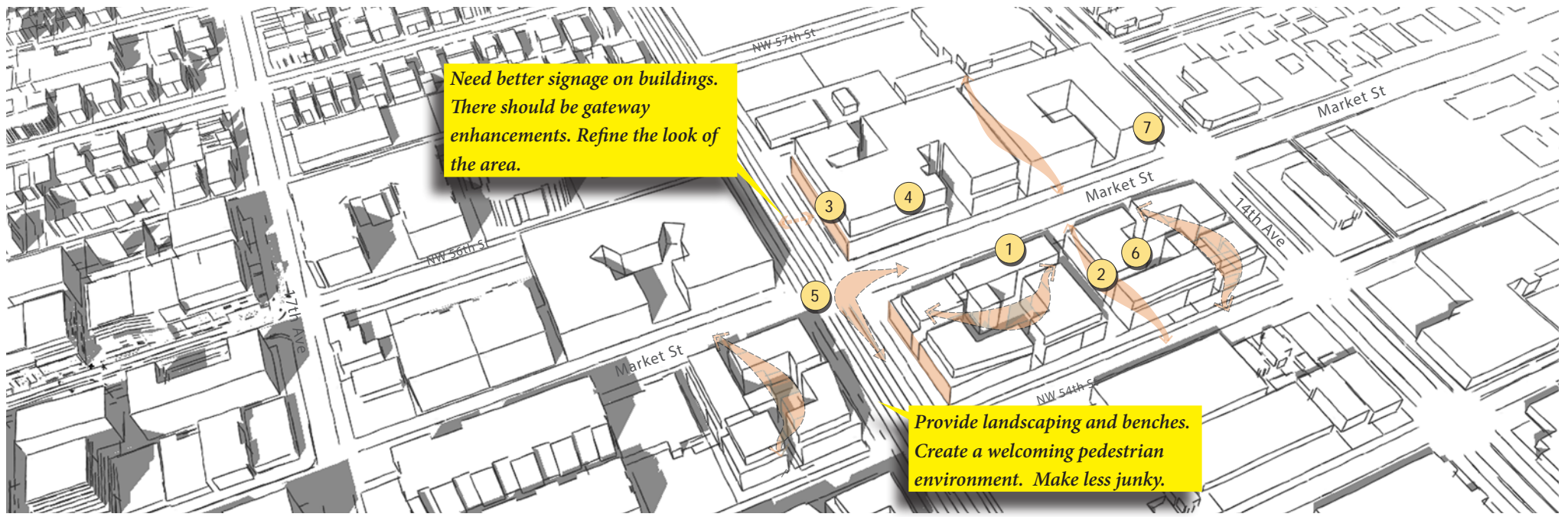
- 3 Street Level Uses** Consider changes to development standards to create a balance between commercial and residential street level uses. Incorporate smaller and more affordable retail spaces with a high degree of shop-front transparency. Provide visually distinguishable individual row-house entries 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

- Sunny Spaces** Design street level open space to take advantage of sunlight. Include seating and landscaping appropriately to encourage use.
 - Private Open Spaces** Design and program privately owned open spaces to contribute to the community's public life, with amenities for all ages.
 - 3 Play Streets** Consider periodic closures to car traffic on some blocks to create "play streets".
 - Green boxes call out specific recommendations for the Civic Core
-

Public comments on Post-it notes are highlighted in yellow on maps. Comment Card comments are on Page 8.

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.

Separation of buildings is very important.

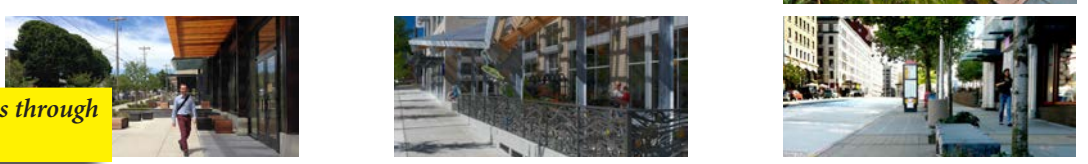
2. Design Guidance

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.

- 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.

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

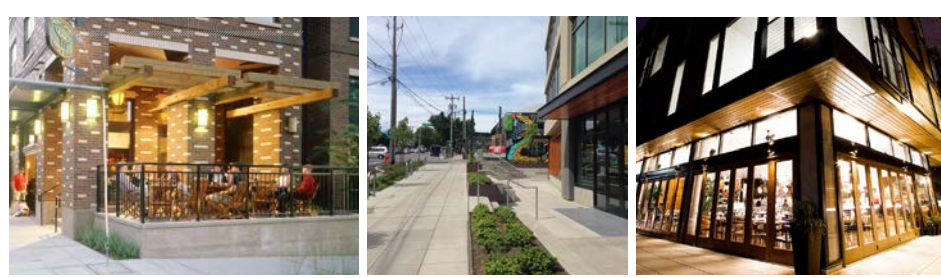


Recommendations: Neighborhood Retail



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.



Comments on Comment Cards

Land Use, Design and Zoning

- Ballard needs to be a complete community, with places to live, work, shop, places to eat and places to recreate. Ballard has a strong industrial history. We can't lose that. Find a way to reinvent it without pushing it out. Visually, Ballard should be a strong and pleasant place to visit, not the current competition to achieve the ugliest building in Seattle. There are too many contenders already. This is a failure of design review and the design review process. Large, simple and beautifully detailed buildings are better than a mish-mash of forms and materials in an attempt to somehow create the impression of a smaller scale. The rash of townhouses also diminishes the capacity of Ballard to accommodate all users. A house where the living spaces start on the second floor is not usable for all people. Require a greater percentage of living space on the ground floor for developments, and accessory apartments rather than lot subdivisions.
- Pedestrian friendly. SAVE old historic buildings and homes. If density is needed employ some class like the brownstones in Brooklyn NOT modern cold townhouses that DON'T FIT IN. More trees and green space. infrastructure concurrency (transit, police, fire, road improvements, stormwater abatements) BEFORE any additional upzoning.
- Less disruptive/wasteful urban infill. Can we find a way to add/improve density in older homes without eliminating our architectural history?
- Disallow new development that are out of scale with historical residences. We can have density with less height allowing more healthy urban tree canopy.
- Limit development so some greenspace @ street level is maintained. Right now we have townhouse canyons. More affordable housing - inclusive and welcoming community.
- Continue great traditions like festivals, Sunday Market, good streetscape, density, walkability.
- Avoid boxy buildings built to lot lines. No human scale or inviting. Hold developers more accountable for infrastructure improvements.

Transportation

- Ballard needs to be easily connected to the rest of the city. There are too many points of constriction, like the Ballard Bridge. Providing better, dependable bike, pedestrian and transit connection will reduce car traffic. It's already a walkable community; make it one that people can get to without a car.
- Please finish the missing link and promote cycling for Ballardites of all ages. I love the play streets idea. Could the street down to Golden Gardens be car-free on Sundays to connect to the bike trail and create a Sunday cycling loop? The Ballard terminal railroad is almost never used and seems like an obstacle to other uses.
- Pedestrian crosswalk on 8th (2) Connect Missing Link.
- Ballard bridge bike and ADA accessible.
- Vastly widen bike route across Ballard Bridge. Bike corrals on Ballard Ave. (4)
- Light rail
- Grade separated transit is an urgent need.
- Can we block off Ballard Ave to car traffic completely, not just on farmers market days? Bring Pronto bike share to Ballard.
- Better transit linkages to other major neighborhoods, not just downtown (a more viable urban village strategy!)