



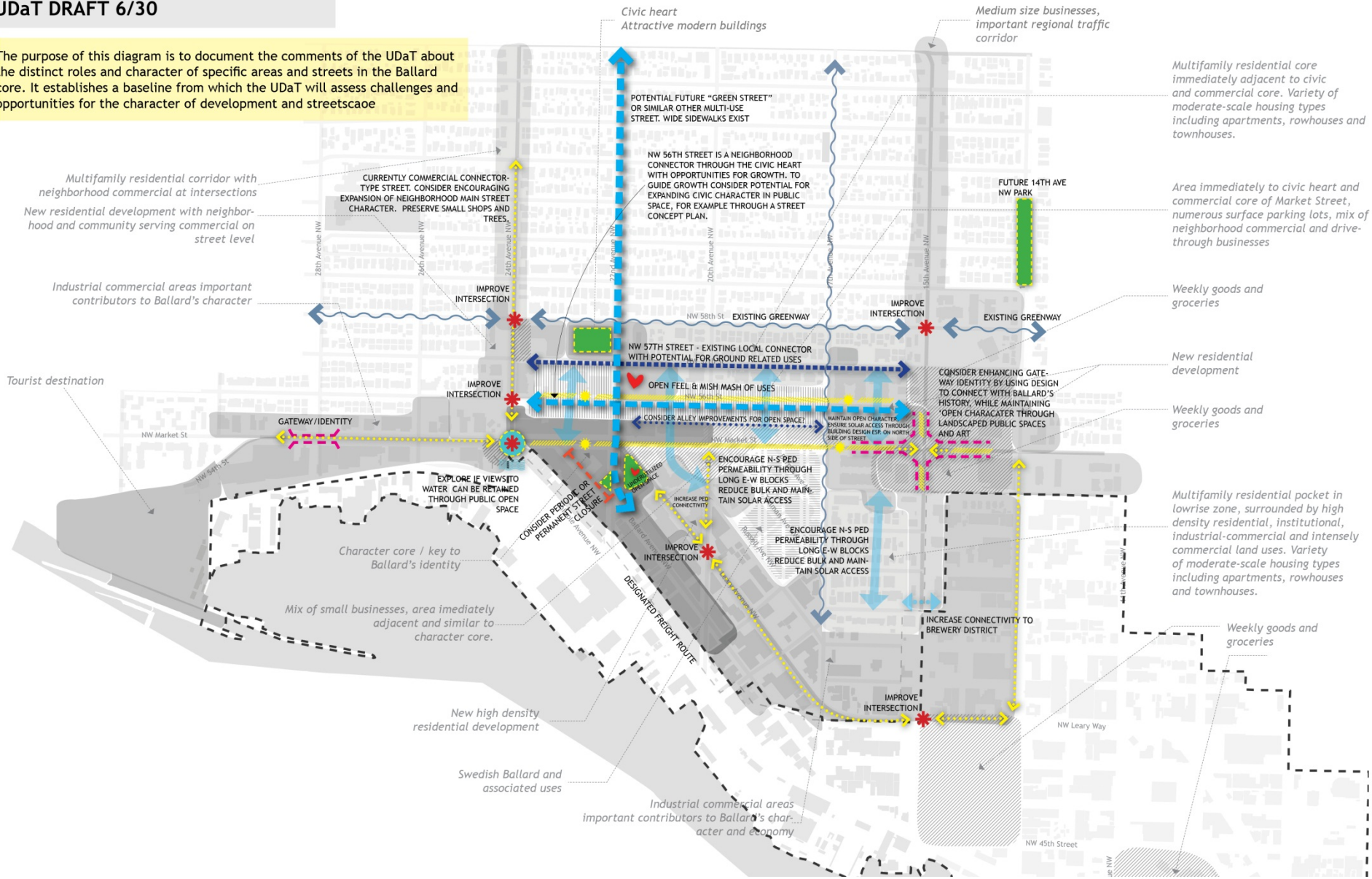
Urban Design and Transportation Working Group
Ballard Urban Design Framework

Meeting # 4: Open Space
July 3, 2014

EXISTING ROLE AND CHARACTER

UDaT DRAFT 6/30

The purpose of this diagram is to document the comments of the UDaT about the distinct roles and character of specific areas and streets in the Ballard core. It establishes a baseline from which the UDaT will assess challenges and opportunities for the character of development and streetscape



Multifamily residential corridor with neighborhood commercial at intersections
New residential development with neighborhood and community serving commercial on street level

Industrial commercial areas important contributors to Ballard's character

Tourist destination

CURRENTLY COMMERCIAL CONNECTOR-TYPE STREET. CONSIDER ENCOURAGING EXPANSION OF NEIGHBORHOOD MAIN STREET CHARACTER. PRESERVE SMALL SHOPS AND TREES.

Civic heart
Attractive modern buildings

POTENTIAL FUTURE "GREEN STREET" OR SIMILAR OTHER MULTI-USE STREET. WIDE SIDEWALKS EXIST

NW 56TH STREET IS A NEIGHBORHOOD CONNECTOR THROUGH THE CIVIC HEART WITH OPPORTUNITIES FOR GROWTH. TO GUIDE GROWTH CONSIDER POTENTIAL FOR EXPANDING CIVIC CHARACTER IN PUBLIC SPACE, FOR EXAMPLE THROUGH A STREET CONCEPT PLAN.

Medium size businesses, important regional traffic corridor

Multifamily residential core immediately adjacent to civic and commercial core. Variety of moderate-scale housing types including apartments, rowhouses and townhouses.

Area immediately to civic heart and commercial core of Market Street, numerous surface parking lots, mix of neighborhood commercial and drive-through businesses

Weekly goods and groceries

New residential development

Weekly goods and groceries

Multifamily residential pocket in lowrise zone, surrounded by high density residential, institutional-commercial and intensely commercial land uses. Variety of moderate-scale housing types including apartments, rowhouses and townhouses.

Weekly goods and groceries

IMPROVE INTERSECTION

IMPROVE INTERSECTION

IMPROVE INTERSECTION

IMPROVE INTERSECTION

NW 57TH STREET - EXISTING LOCAL CONNECTOR WITH POTENTIAL FOR GROUND RELATED USES

OPEN FEEL & MISH MASH OF USES

CONSIDER ALLEY IMPROVEMENTS FOR OPEN SPACE!

ENCOURAGE N-S PED PERMEABILITY THROUGH LONG E-W BLOCKS. REDUCE BULK AND MAINTAIN SOLAR ACCESS

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CONSIDER ENHANCING GATEWAY IDENTITY BY USING DESIGN TO CONNECT WITH BALLARD'S HISTORY, WHILE MAINTAINING 'OPEN CHARACTER THROUGH LANDSCAPED PUBLIC SPACES AND ART

EXPLORE IE VIEWS TO WATER CAN BE RETAINED THROUGH PUBLIC OPEN SPACE

CONSIDER PERIODIC OR PERMANENT STREET CLOSURE

DESIGNATED FREIGHT ROUTE

INCREASE CONNECTIVITY TO BREWERY DISTRICT

Mix of small businesses, area immediately adjacent and similar to character core.

Character core / key to Ballard's identity

New high density residential development

Swedish Ballard and associated uses

Industrial commercial areas important contributors to Ballard's character and economy

NW Leary Way

NW 45th Street

28th Avenue NW

26th Avenue NW

24th Avenue NW

22nd Avenue NW

20th Avenue NW

15th Avenue NW

NW 58th St

NW 57th St

NW 56th St

NW 55th St

NW Market St

NW 94th St

NW Leary Way

NW 45th Street

Our Discussion So Far

We have begun looking at building and streetscape character in different areas.

Example configurations

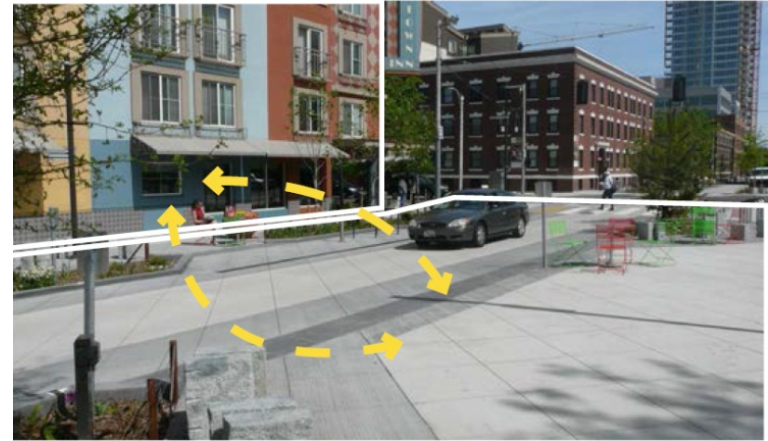
Sidewalk Zones



Street level uses



Street level design



Streets as Public Spaces



Parklets enhance sidewalk area



Green Street - Bell Street Park Boulevard



Festival Street - Temporary Closure



Permanent closures to traffic

Image source: NACTO



Ballard Open Space Project

The Ballard Open Space Plan will improve the quality of life and livability of Ballard by sharing your thoughts and engaging with your neighbors to identify **opportunities for new parks, parks improvements, open space** and other place making ideas in Ballard.

- Gain a better understanding of Ballard’s current and future open space needs
- Identify opportunities to create and enhance parks and public open spaces in the greater Ballard area.

Ballard UDF

The UDF will **focus on streetscapes and private open space**, illustrating how they work together connect and support the fabric of the downtown Ballard core.

- How well do existing spaces work? How can connections be improved or gaps filled?
- How can existing and future spaces provide the greatest benefits to the neighborhood?
- Identify open space opportunities, and define 3+ reasons people would consistently use it.

What We've Heard

The Ballard Partnership for Smart Growth Urban Design Principals include:

- Create a hierarchy of **great streets** and public spaces (with special attention to Market Street as well as Ballard Avenue)..
- Create effective **connections** between private and public spaces.
- Protect and support **sustainability and green spaces**.
- Consider views and connections to iconic **streetscape, nature, and the water**.

Phase 1 UDF comments indicate that:

- Walkability is one of the top things valued about Ballard
- Existing Parks are well-loved (inappropriate behavior is a problem)
- Safe parks are key to supporting children and the elderly
- Development should include more open space (roof top, plazas, kids spaces)
- New smaller parks are needed (if “safe”)
- *The amount and character of growth is more pressing issue.*

Elements of Open Space

The UDF will focus on streetscapes and private open space, illustrating how they work together connect and support the fabric of the downtown Ballard core.

Open Space: Green i.e. predominantly soft surfaced space within the urban environment. This may be legally accessible to all, have partially restricted access or be private e.g. private gardens attached to dwellings,

And

Public Space: Hard surfaced spaces within the urban environment but excluding the vehicle carriageways of roads and open air surface car parking areas.

- **Public/Civic Parks**



- **Streets & Connections**

- Festival Streets
- Green Streets
- Sidewalks
- Alleys



- **Private Plazas**



- **Private Open Space**



Public / Civic Parks

Golden Gardens



Hiram Chittenden
Locks



Ballard Commons



Bergen Place



Marvin's Garden



Streets & Connections

Ballard Ave



22nd Ave



Market Street

Bell Street
(downtown)



Plazas

Greenfire Campus



Ballard Swedish



Library



Brooks Headquarters
(Wallymont)



Private Open Space

Ava



Tallman & Canal Station



Balconies



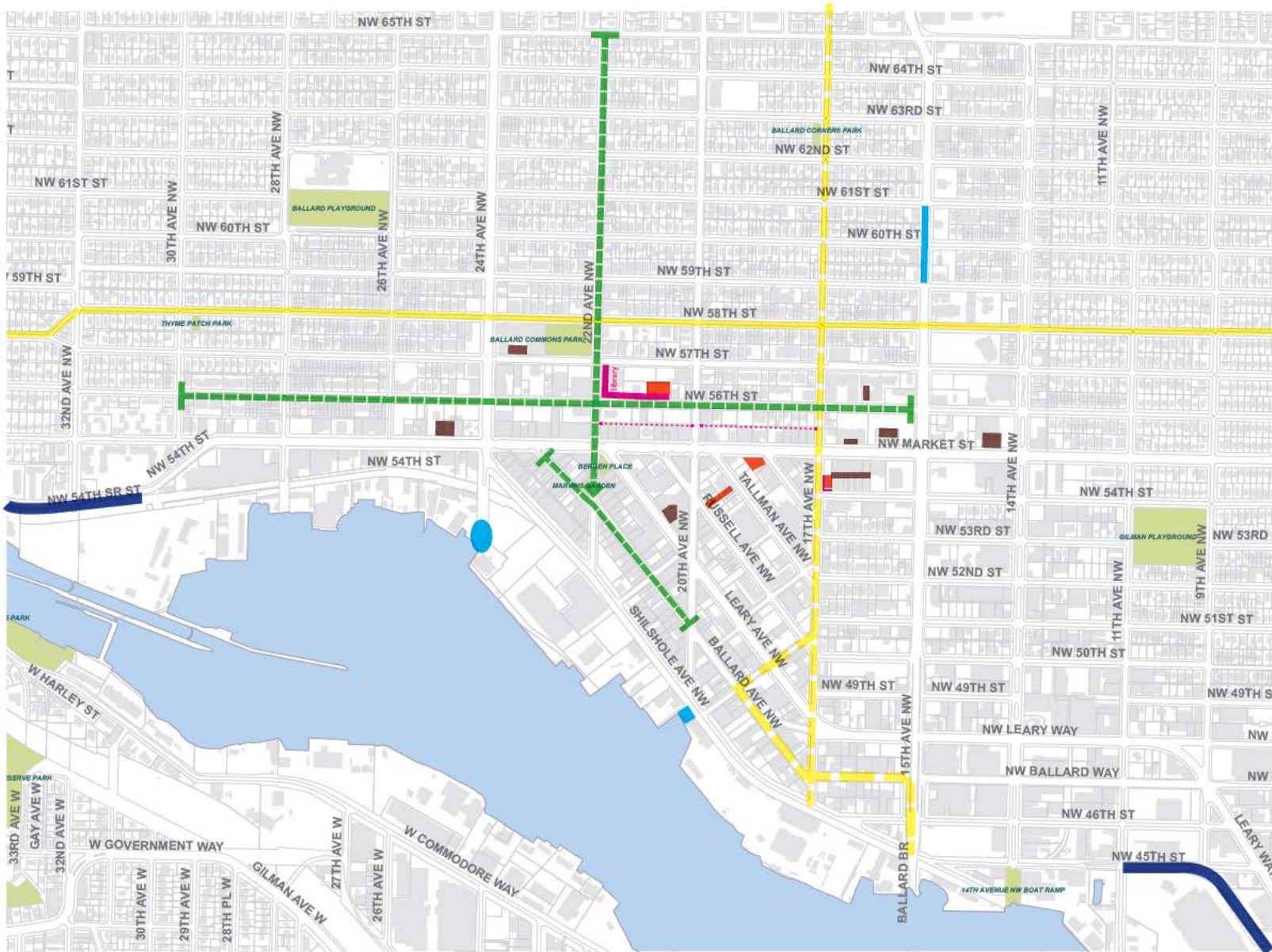
Stoops



Questions

- How well do existing spaces fit to form a network? How can connections be improved or gaps filled?
- How can existing and future spaces provide the greatest benefits to the neighborhood's future role, function and character?
- Define open space (park, privately-owned, through block pathway, woonerf etc), and characterize uses would activate it (3+ reasons people would consistently use it)?

Questions



- EXISTING PARK
- POTENTIAL OPEN SPACE
- EXISTING CIVIC/OPEN SPACE ALONG SIDE-WALK
- POTENTIAL MULTI-USE STREET/GREEN STREET
- EXISTING NEIGHBORHOOD GREENWAY
- POTENTIAL NEIGHBORHOOD GREENWAY
- THE BURKE GILMAN TRAIL
- EXISTING ALLEY
- PUBLICLY ACCESSIBLE PRIVATE OPEN SPACE
- PRIVATE OPEN SPACE