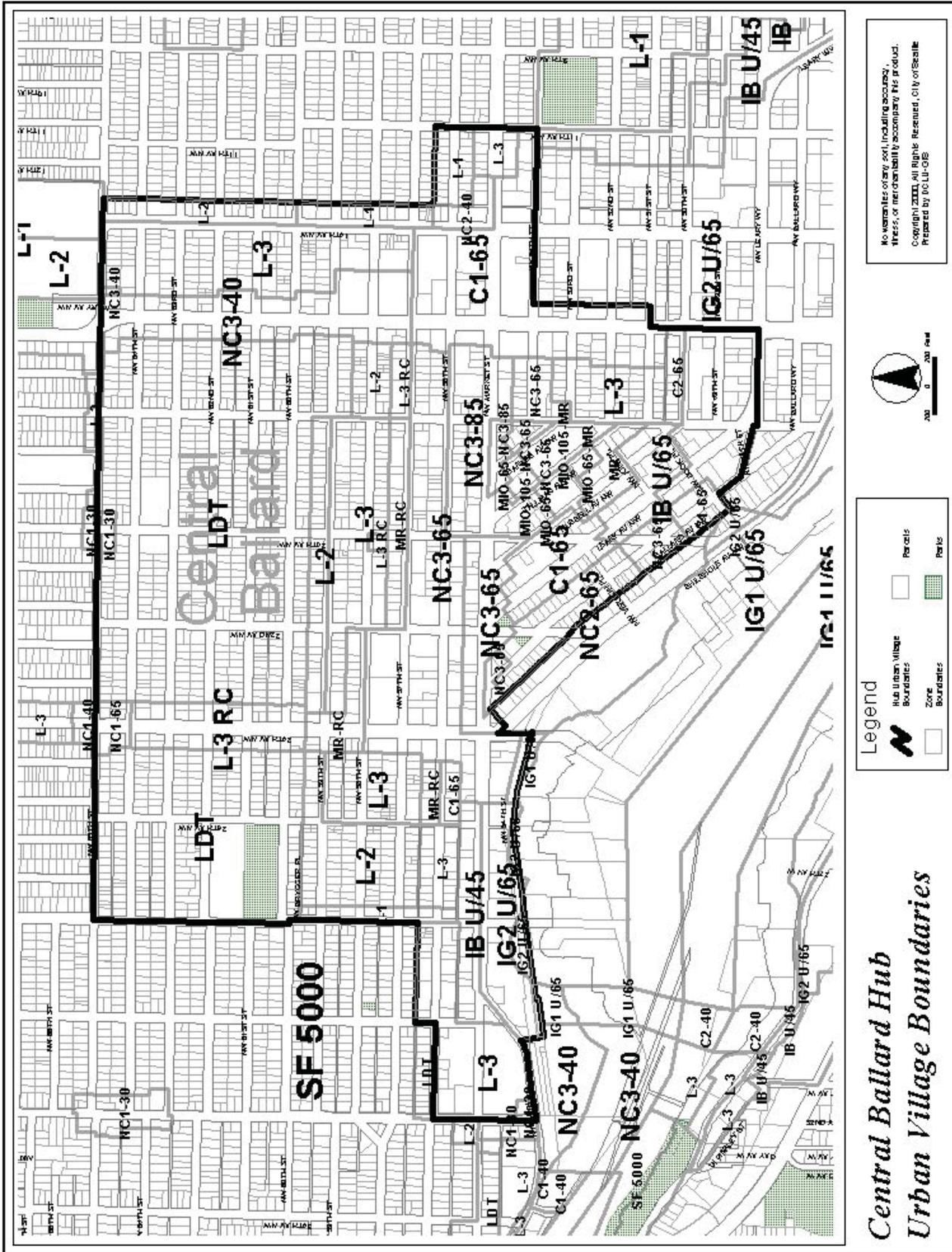
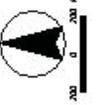


# Ballard *Municipal Center* Design Guidelines



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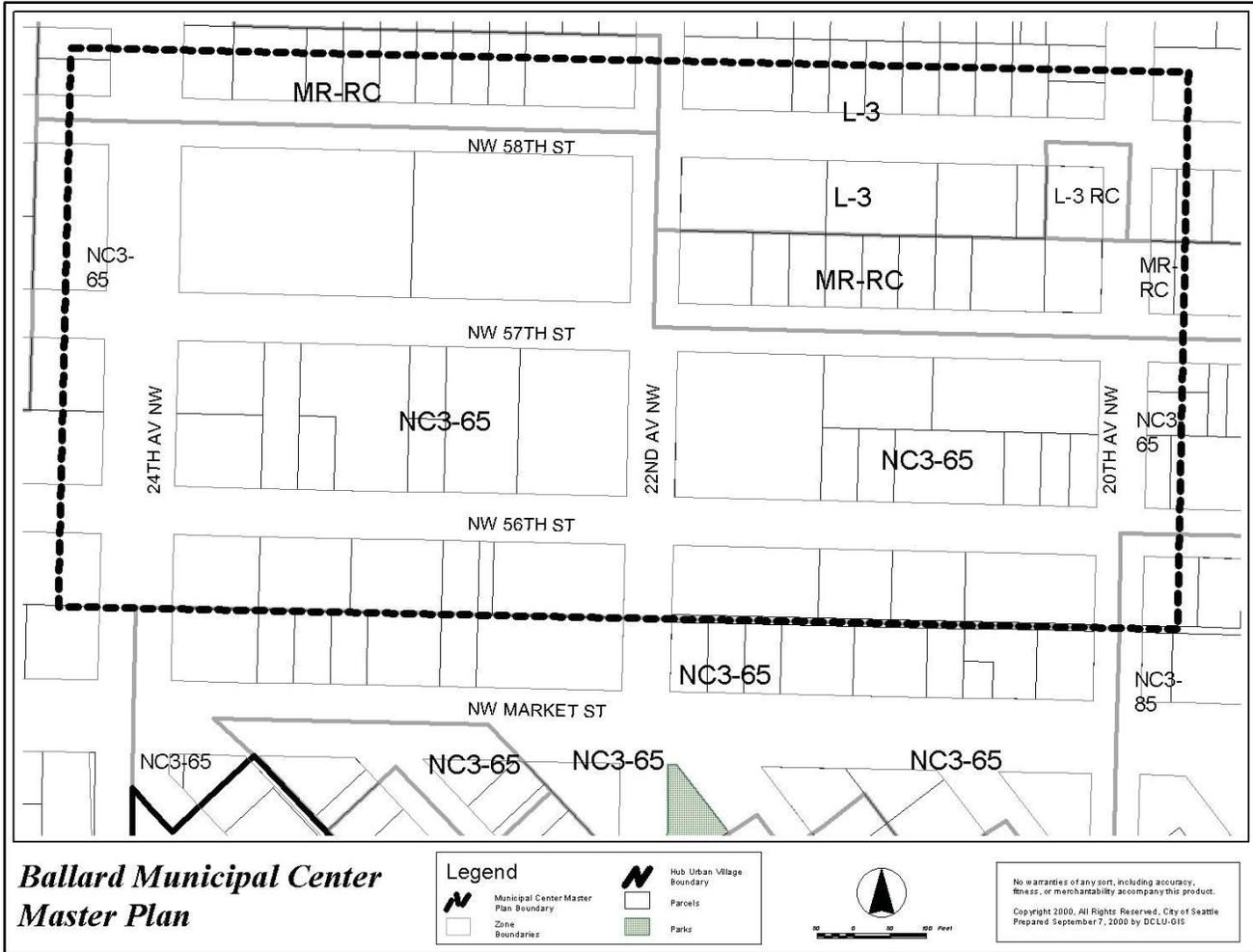
**Legend**

- Hub Urban Village Boundaries
- Zone Boundaries
- Parcels

**Central Ballard Hub  
 Urban Village Boundaries**

**Map 1: Central Ballard Hub Urban Village**

*For the most up-to-date zoning designations, please refer to the official City of Seattle zoning map.*



**Map 2: BMC Master Plan Area**

**Zone Designations:**  
**SF 5000** (Single Family), **LDT** (Lowrise, Duplex, Triplex), **L1, L2, L3** (Lowrise 1, 2 and 3), **MR** (Midrise), **RC** (Residential Commercial), **NC2, NC3** (Neighborhood Commercial 2, 3), **C1** (Commercial 1), **MIO** (Major Institution Overlay), **P2** (Pedestrian Overlay)

The Ballard Municipal Center Design Guidelines apply within the Municipal Center Master Plan Boundary.

Mike Podowski

DPD Design Guidelines Ordinance ATT 3

August 13, 2012

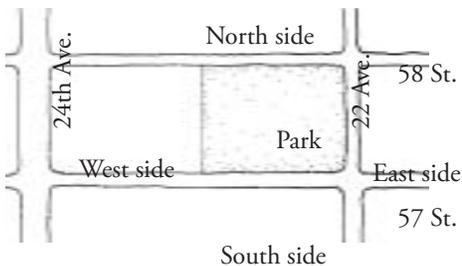
Version #1

# CS2

## Urban Pattern and Form

### *Citywide Guideline:*

Strengthen the most desirable characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.



### **Ballard Supplemental Guidance**

#### **Site Planning Context**

The BMC Master Plan envisions a civic district and identifies sites for a park, library, Neighborhood Service Center and potential senior center in Ballard's core urban village area. These elements are envisioned to comprise a new 'center' for the community. A new park is the centerpiece of this vision, characterized by a broad lawn for public gatherings and linked to the surrounding neighborhoods by pedestrian-oriented streetscapes.

A co-located new library and Neighborhood Service Center on 22nd Ave. NW, either directly south or southeast of the park, is planned. New mid-rise residential units and retail space adjacent to the park will add to the vitality of the master plan area. In general, the plan proposes a mix of residential, mixed use, commercial, cultural and civic uses.

#### **Responding to Site Characteristics**

##### **Development Surrounding The Park**

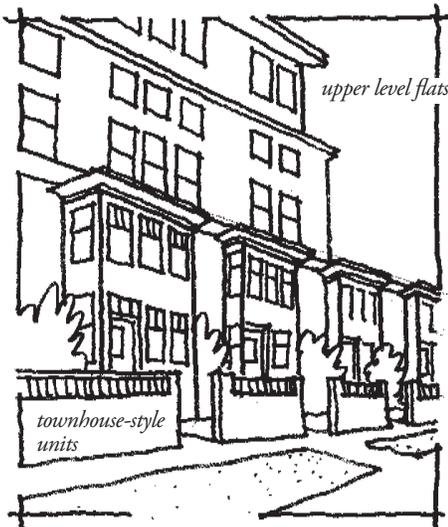
**West, North, and East Sides of the Park:** Buildings are encouraged to create a consistent two-story street wall with ground related entries. Development above the base should be set back and/or modulated to increase solar exposure to the street and other public places.

**South Side of the Park:** Cultural and civic uses are planned in this area. However, if mixed use development occurs, a consistent street wall with a two-story minimum base is encouraged. Development should be set back above the two-story height and/or modulated in a manner that enhances solar exposure to the park.

##### **Streetscape Compatibility**

##### **Development Surrounding The Park**

**West, North and East sides of the Park:** Townhouse style design is appropriate at street level adjacent to the park. Residential developments that provide units that directly access the public right-of-way are preferred since they help enliven the street environment. Sidewalk-related spaces should appear safe and welcoming.



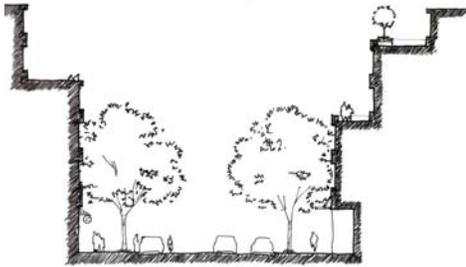
*A maximum 10-foot setback to allow for the desired transition from townhouse units to the public right-of-way is encouraged.*

Mike Podowski

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Version #1



*Building developments should set back above a consistent street wall to allow sunlight in.*

**South Side of the Park:** If mixed use development occurs around the park, it is desirable to provide active storefronts along the entire south edge of NW 57th Street, west of 22nd Avenue NW, and a consistent street wall with a two story minimum height.

**Mixed Use and Residential on East--West Streets:** Buildings should maintain a consistent street wall up to a minimum of two story development and provide a setback(s), particularly on the south side of the street, beyond three stories to enhance solar access to the street and avoid a 'canyon'. Deviations from the consistent street wall should be allowed for public usable open spaces.

Where appropriate, mid-block pedestrian connections are strongly encouraged. The Design Review Board may consider a departure to reduce open space requirements in exchange for a mid-block pedestrian connection. Such spaces shall be sited and designed in a manner that are clearly public in nature and engaging to pedestrians.

## Height, Bulk and Scale Compatibility

### Development Surrounding The Park

**West, North and East sides of the Park:** In general, the overall development massing should maximize the solar access to the park through careful massing arrangement of the upper levels, set back above a two story base containing townhouse style units.

**South Sides:** Civic and cultural uses are anticipated to be developed along the south edge of the park. However, if mixed use development does occur, it should provide a consistent street wall with a two-story minimum height. Development should be set back above the two story height and/or modulate the facade to enhance solar exposure to the park.

**Mixed Use Development on North-South Avenues:** Buildings should maintain a consistent street wall up to a minimum of two stories and provide a setback(s), particularly on the west side of the avenue, beyond three stories to enhance solar access to the street and avoid a canyon effect.

### Mixed Use and Residential Development on East-West Streets:

Same as above, except with setbacks particularly on the south side of the street beyond three stories to enhance solar access to the street. Buildings should provide facade modulations that break down the scale of larger developments to recall the underlying original 50' parcel widths.

**Townhouse/Retail-related Departures:** *In providing solar access through design treatments such as significant modulation and setbacks above townhouse units, the Design Review Board may consider allowing an additional floor level (not to exceed 9 ft.) in height.*

*If retail and/or townhouse units are placed along the mid-block connection with active facades and identifiable entries, the Board may consider an additional floor level (not to exceed 9 ft.) in height (provided that the additional height is set back and does not diminish solar access to the park).*

*The Board may consider exceptions of up to 10 ft. from the recommended consistent street wall for public usable open space. Design should provide facade modulation that breaks down the scale of larger development to recall the underlying original 50 ft. parcel width.*

# PL1

## Open Space Connectivity

### *Citywide Guideline:*

Open space should complement and contribute to the network of open spaces around the site and the connections among them.

### ***Ballard Supplemental Guidance***

#### **Pedestrian Open Spaces and Entrances**

The Master Plan places particular emphasis on connecting development-related pedestrian activity to the street and clearly defining public space.

# PL2

## Walkability

### *Citywide Guideline:*

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

### ***Ballard Supplemental Guidance***

#### **Entrances Visible from the Street**

##### **Development Surrounding the Park**

**West side:** Access to the front doors of townhouse residences should be provided via a paved and well lit pedestrian connection.

The non-residential development west of the park should provide at least two separate retail entrances on 24th Avenue NW. Residential access (both vehicular and pedestrian) is most appropriate on NW 58th Street.

##### **Streets**

The mid block pedestrian connection should foster social contact in a safe environment. New development is highly encouraged to front retail and/or townhouse style units on the mid block connection at street level. To further promote vitality and safety in the pedestrian experience, entries to retail and townhouse units should be placed in an identifiable and engaging manner.

*As implied in the discussion above, this type of development includes a mix of uses within close proximity of one another. As a result, walking is promoted and therefore if retail or townhouse style development is provided to the satisfaction of the Design Review Board, a design departure to allow for an exemption (similar to a P2 overlay) to the parking requirement for the mid block fronting retail use(s) may be considered. Also, if townhouse style development is provided at the street level, an additional floor level in height may be considered as a departure by the Board. This additional floor area is meant to encourage human scale, ground-related units at street level, which typically results in less density.*

#### **Human Activity**

##### **Development Surrounding the Park**

**South sides:** Setbacks from the property line should be allowed up to ten feet consistent with pedestrian zoning requirements for outdoor activity.

##### **Mixed Use Development on Avenues**

Commercial uses are encouraged to set back in order to provide opportunities for pedestrian activities where appropriate.

## Pedestrian Open Spaces and Entrances

The Master Plan places particular emphasis on connecting development-related pedestrian activity to the street and clearly defining public space.

New development is encouraged to contribute to a mid-block, north-south connection system for pedestrians. Active, pedestrian-oriented commercial design and/or ground related townhouse units are encouraged to extend from the street facing facade and front the pedestrian connection path, thereby contributing visual interest and more opportunity for social contact.

### Considerations

Open commercial facades that encourage pedestrians to look into the building interior; configure retail space to attract tenants with activity that will spill out onto the sidewalk; street front open space that features artwork, street furniture, and landscaping; and multiple building entries.

*A reduction in a development's open space or lot coverage requirement may be granted in return for landscape and hardscape treatment that provides and/or enhances the pedestrian connection.*

### Avenues

The Design Review Board may consider relaxing setback requirements for Pedestrian Zones at street corners, in exchange for providing generous, usable open space or well-designed indoor/outdoor retail-lined spaces.

### Mixed Use Development

Continuous overhead weather protecting canopies are encouraged on buildings adjacent to the sidewalk. Transparent or translucent canopies along the length of the street provide welcome weather protection, define the pedestrian realm, and reduce the scale of taller buildings.

### Considerations

Overhead weather protection should be designed with consideration given to :

- the overall architectural concept of the building;
- uses occurring in the building (entries, commercial space) or adjacent environment (bus stops);
- continuity with weather protection provided on nearby buildings;
- the scale of the space defined by the height and depth of the weather protection; and
- when opaque material is used, the illumination of the underside.

# PL3

## Street-Level Interaction

### *Citywide Guideline:*

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

### ***Ballard Supplemental Guidance***

#### **Transition Between Residence and Street**

**West side of the park:** For residential units with direct access to the street, a ten foot landscaped setback or pedestrian walkway immediately adjacent to the park property edge is recommended with a low landscaped fence or low hedge to help define the relationship between the property and the park edge.

**North and East sides:** New development should provide a landscaped fence or low, dense hedge to help define the street edge. No more than a ten foot setback to provide an effective transition between townhouse units and the public realm is desirable.

In general, the landscaped setback from the park to the building edge should be integrated as an extension of the mid-block pedestrian connection system.

#### **Single Use Residential**

Townhouse or other residential developments that have direct unit entrances on the sidewalk are encouraged. New development should mark the property line with a landscaped fence or low hedge planting to enhance the continuity of the street.

# DC1

## Project Uses and Activities

### *Citywide Guideline:*

Optimize the arrangement of uses and activities on site.

### ***Ballard Supplemental Guidance***

#### **Parking and Vehicle Access**

In Neighborhood Commercial (NC) zones, vehicular entrances are discouraged on the avenues. When absolutely necessary, they should be limited to right turn ingress and egress only.

Vehicular access to sites is most appropriate along NW 56th, 57th, and 58th Streets. Commercial vehicular access is most appropriate on NW 56th and/or NW 57th Streets.

New at-grade parking areas should minimize exposure to the street edge. At-grade parking areas and driveways are discouraged directly adjacent to the park.

Where curbcuts are provided, the number and width should be minimized.

#### **Blank Walls**

##### **Development Surrounding the Park**

Active, open, interesting building facades are strongly encouraged, particularly on sites adjacent to the park.

#### **Visual Impacts of Parking Structures**

When surface parking and/or first level parking adjacent to the park is unavoidable, it should be concealed in an attractive manner through the use of screening devices such as landscaping (e.g. low hedge), artwork, well executed fencing, walls, and use of site topography to provide a buffer between the parking area and the public realm. New at-grade parking areas are discouraged directly adjacent to the park.

#### **Screening of Dumpsters, Utilities and Service Areas**

Service areas, loading docks and refuse should be internal to the development or carefully screened, especially on sites directly adjacent to the park.

# DC2 Architectural Concept

## *Citywide Guideline:*

Develop an architectural concept that will result in a unified, functional and harmonious design that fits well on the site and within its surroundings.

## ***Ballard Supplemental Guidance***

### **Architectural Context**

In general, the Master Plan intends to guide the development attractive and high quality new commercial, mixed use and residential buildings that clearly define the public street spaces, maximize solar access to the street/park and provide a delightful and vibrant pedestrian environment.

**Institutional Development:** The design of institutional buildings should be distinguished from commercial and residential buildings by location on the site, materials and massing. A building with public uses should exhibit a civic presence through careful attention to its relationship with the public realm. A primary entrance, building form, and architectural elements should be designed and scaled to reflect the public activities contained within.

# DC4

## Exterior Elements and Finishes

### *Citywide Guideline:*

Use appropriate and high quality elements and finishes for the building and its open spaces.

### ***Ballard Supplemental Guidance***

#### **Exterior Finish Materials**

New development should exhibit craftsmanship through the use of durable, attractive materials. Building materials and interesting details found on older buildings on Market Street and the Ballard Avenue Landmark District should be recalled.