

Ballard UDF Open House May 7, 2014 NOTES

LEARNING ABOUT YOU AND BALLARD

Put a dot on the statement that best describes your connection to Ballard.

- | | |
|--|------|
| 1. I live in Ballard. | (64) |
| 2. I work in Ballard. | (3) |
| 3. I live and work in Ballard. | (10) |
| 4. I own a business in Ballard. | (6) |
| 5. I live, work and play in Ballard. | (10) |
| 6. I regularly visit the neighborhood. | (5) |
| 7. I sometimes visit the neighborhood. | (0) |
| 8. I got to school in Ballard. | (0) |

For how many years have you been connected to the Ballard neighborhood?

- | | |
|---------------|------|
| 0-1 | (7) |
| 2-5 | (19) |
| 6-10 | (16) |
| 11-20 | (21) |
| 20 or more | (16) |
| My whole Life | (5) |

If you live in Ballard, do you own or rent?

- | | |
|----------------------|------|
| Rent | (25) |
| Own | (44) |
| Live Outside Ballard | (4) |

Did previous generations of your family have a connection with Ballard?

- | | |
|-----|------|
| Yes | (14) |
| No | (53) |

Put dots on your top five reasons for living, working, shopping or visiting in the core of Ballard.

- | | |
|--|------|
| Walkability | (53) |
| Restaurants, shopping, atmosphere and character | (49) |
| Accessibility by Transit | (31) |
| Creative energy, cultural activities, live entertainment | (28) |
| Active Lifestyle | (27) |
| Parks and Open Space | (25) |
| Affordability | (12) |
| Safety | (11) |
| Family History | (9) |
| Diverse Community | (7) |
| Jobs | (4) |
| Schools in greater Ballard | (3) |

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Comments:

- Affordability. When I bought, it was affordable. Not sure I could do that now, and place I bought had off-street secure parking.
 - 20+ years ago
 - Keeping cost of living affordable to people who work in non-profits, teach and other humanities/social service fields!
- Restaurants , shopping, atmosphere and character. Sunlight on sidewalks, no slums.
- Walkability. Within 5 miles of work. In a snowstorm I could walk home.
- Better and safer streets. Add more parking.
- Better designed and greater diversity of buildings. Buildings not built by Texas companies – owner built homes.

Put dots on your top five priorities for improving the core of Ballard.

Preparing for future transit investments	(43)
Preserving the historic core.	(38)
Supporting housing affordability	(30)
Creating active public spaces and integrating views of nature and streetscapes.	(32)
Better designed and greater diversity of buildings.	(30)
Protecting Ballard’s industry while balancing commercial, residential and industrial growth.	(28)
Strengthening the economic vibrancy of Ballard’s core.	(26)
Better and safer streets.	(23)
More open space and play areas.	(20)
More variety and number of jobs.	(16)

LIVABILITY

What we’ve heard so far . . .

1) Declining housing affordability is a concern. (10)

Think: People. Think Nature. Think: 99%. Think: Great public transportation – bus, train, subway.

After 18 years renting, we had to pay 60% increase when we moved!!!

2) Declining affordability means that fewer families and seniors can choose to live in the core of Ballard. (6)

- Housing affordability for families is a big issue.

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3) Development should be balanced with neighborhood amenities such as transit and open space (9)

- We are losing way too many trees!
- Need better transit NOW!
- Wish I could take a train from Ballard to downtown. Stay off roads.
- More transit and bike lanes/routes.
- Better transit from Ballard to the rest of Seattle and Link!
- Transit is a major priority for me. It is the only way to decrease the pressure for more parking and congested streets. People like Ballard because it is walkable, but it could be better.
- I shouldn't have to feel like I need a car to live in Ballard – i.e. better transit and bike connections.

4) New development can displace convenient amenities from the core of Ballard. (2)

5) The quality of sidewalks and intersections, availability of parking and access to public transportation are concerns for the elderly. (3)

- **These things are of concern to everyone.** (1)

6) The loss of traditional stores is a concern. (1)

Comments:

Transit

- Diversity of Age and Race in Ballard – With #'s like this, why are we still building primarily for this age group? This development is COSTING us diversity.
- The development of all of these fancy “looking” condos reflects the interests of the developers and people migrating in, not the people of Ballard!
- Please address these issues: 1) Market Street traffic flow direction. 2) NOAA's “Open Beach” value (began in 1970! – re: yacht moorage piers) 3) Golden Garden's Beach House & picnic park on beach.
- Traffic in and out of Ballard is awful! We need better bus access to Capitol Hill and cross-Seattle routes.

Bike/Pedestrian

- Make Ballard Ave. be a pedestrian/bike street – no cars. (1)
- Bike friendly (safe bike lanes).
- Ballard Ave. bike/pedestrian street would be so much better!
- Walker friendly (places to sit, safe from cars/wheels).
- Very poor condition of streets – bad for cars and bicyclists. (1)

Parking

- Also, my friends are always complaining about how tough it is to park/access Ballard.
- Parking

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Design Quality Growth

- I've heard new residential development exceeded goals for last strategic plan. If this is so, City needs to seriously lessen encouragement for any more new residential development.
- Loss of light, no design review → poor building design. (7)
- Maintaining character of existing neighborhood while offering more affordable and varied housing, and improving transit to maintain connection to city as a whole.
- Lack of sunlight – on sidewalks – scary tall buildings looking like slums.
- Keep Ballard's streetscape varied – not all high rise, pedestrian scale. (1)
- Crappy design of new MF housing generally.
- If I wanted to live in Belltown, I would! Ballard is less dense and more livable.
- 1) Cluster-like buildings. 2) Design Review. 3) Neighborhood Planning. 4) Tree protection. 5) Too high commercial rent will turn us into franchise central.
- Trash control around businesses and housing density.
- Density is vital!
- And people . . .
- Want: Nature friendly (native plants, more green space)
- It is unfair to favor development at expense of – in lieu of parking necessary for businesses and visitors to residents of central Ballard.
- Balance access to H2O around Shilshole with preservation of industrial uses.
- Keep Ballard mixed income and affordable.

Public Safety

- Neighborhood policing re-established. (4)
- More police presence in central Ballard.
- Public drunkenness in parks. 2 deaths in Ballard Commons. (4)
- Increased homeless campers in residential streets – no parking enforcement. (1)

LIVABILITY: HOUSING FOR FAMILIES

As you get older or as your family grows or changes, do you anticipate becoming or continuing to be a Ballard resident?

Yes	(28)
Yes but I have concerns	(22)
No	(4)
No Definite Plans	(4)

Comments:

- Affordability and density and loss of Ballard's character.

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- Ballard's character is being destroyed by over-development. (1)
- Too much density in housing.
 - Urban design is lacking.
 - Overbuilt
 - Lack of parking.
 - More transit is too far in future.
- Housing affordability
- Overbuilding – No Design Review Board. (2)
- Property taxes.
- I am a single dad with an 11-month old. The new MF housing stock is nice, but it is high amenity, and this costs a lot. 2-bedrooms are out of reach for my single budget.
- Overbuilding and the change from ownership to rental. (2)
- Increasing property taxes, increasing crime (1)
- Finding a home to buy.
- Affordability for disabled as well as elderly.
- AFFORDABILITY – I currently rent and plan on buying a condo **hopefully** in Ballard.
- Not the way it's going!
- Rent up, yards down. No!!!
- How are you defining households?
- We have enough housing now – other neighborhoods can absorb the demand!
- How are you defining families? Households?
- By preserving single family housing on the periphery of the neighborhood, you have desirable housing for families – affordability is the issue! (1)
- I anticipate being forced out by the City Council and DPD's development.
- Will I continue to be able to afford it though?
- Temporary industrial workers and guards, retired military, RV Park for/at 14th Ave NW and NW 54th (e.g. McDonald parking lot); or Hess property near the Rapid Ride Metro bus services as a connector.
- What is a family friendly building?

How important is it to encourage affordable family-appropriate housing development in the core of Ballard?

Very Important	(46)
Not Important	(3)
Neutral	(4)

Comments

- You are forcing out established families.
- Own not rent (2)
- Yes! ↓homeless, ↑family affordability.
- Diversity of ages, families, couples, singles needed for real community.

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- The development I see isn't for families. It's for young couples and singles. Who are you kidding? (1)

The Seattle Planning Commission suggests the following actions to encourage family-appropriate housing in Seattle.

Adopt a formal definition of family sized housing and family-friendly buildings. (16)

Foster a larger supply of family friendly lowrise and midrise multifamily housing through zoning regulations and design guidelines. (19)

Ensure that bonus development provisions and incentive zoning programs work to encourage family-sized units. (9)

3+bedroom units. (12)

Encourage the creation of more family-friendly housing through innovative design and construction. (25)

In affordable housing programs, include a strong priority for families with children. (13)

Written Comments:

- But, small units for Seniors . . .
- Too much talk, not enough action. (1)
- Include open space and gardens in development of large buildings.

Livability: Diversity

What are the challenges faced by elderly residents in the core of Ballard?

Housing Costs	(18)
Safe Public Spaces	(15)
Unsafe Streets	(10)
Poor Sidewalks	(21)
Connectivity and Transit	(13)

Comments:

- A need for more crosswalks (4)
- Paris – or someplace in Europe has wider street margins, open spaces, buildings off set back from street.
- Many of us have limited vision so:
Marked crosswalks and curb cuts painted bright.
- Take Metro away from King County – create Seattle only transit – bus, train, light rail.

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- Highly regarded quality, but affordable restaurants, stores, and cultural venues.

How can we encourage an even more racially, culturally and economically diverse population?

Housing Affordability	(38)
Improved Transit	(27)
Community spaces (eg. P-Patches)	(13)
Small Business Grants	(12)
Inclusive Community Events	(10)
Family-sized Housing	(7)

Comments:

- Interesting and diverse festivals and events where all people feel welcomed, given opportunities to enjoy.
- With all the recent building of homes without adequate parking, why is light rail still just a “possibility” in Ballard
- Better ears (listeners) in City depts.

How can we make the core of Ballard a more family and child-friendly place?

Affordable Housing	(33)
More Open+Play Space	(20)
Safer Streets	(19)
Family-sized Housing	(11)
More Day-Care Facilities	(5)

Comments:

- Bring back the bowling alley
- Too late [for affordable housing]
- Stop building that caters to yuppies.
- Encourage family-friendly businesses (not just bars!). Chuck’s Hop Shop is a great example! (2)
- Bike-A-Duct on Shilshole.
- More than one dog park.
- Crack down on street campers on residential streets (2).
- Less permissive homeless campers in residential areas.
- Some small apts. – people should be able to rent separately rather than share rent!
- Crack down on public drunkenness and drug dealing in and around Ballard Commons Park.
- So why are you tearing down family homes and forcing them out with grotesque development?

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LIVABILITY: BUSINESSES

What do you like about Ballard's commercial core?

- Once parked in Ballard, I can walk to everything!
- I can get most of my needs/entertain in Ballard without having to go to other neighborhoods.
- Farmer's Market, Ballard historical protection of buildings on Ballard Avenue, availability of services (pharmacy, food, shoe store, etc.)
- Love proximity of great food, services, stores, open space – can enjoy with families and young kids!
- Walkability – Farmer's Market, Bartell's, library.
- I can walk from my apartment to enjoy shops, eating, socializing, and playing. Historical core is beautiful and so rare in Seattle. The scale is perfect. (1)
- It's walkable and pleasant; nice diversity of shops.
- Diversity of business – vitality of street life (people on street).
- Diversity of businesses, and ability for small businesses to have a chance.
- Reasonable diversity is good and necessary for VITAL, VITAL Ballard!
- Walkable, historic
- The historic feel of the shops.
- Blending of historic preservation and building renovation.
- Many places to connect with people.
- Small, casual. Love library!
- Right now, empty of meaning.

What stores or services are missing or needed in Ballard's commercial core?

- Interesting businesses with unique items. Sad to see La Tienda close. They had great gifts. And the occasional item for oneself ☺.
- Real stores – hardware, restaurants, bars, solid clothing, keep or ↑book stores, ↓retail space in new buildings.
- Small department store.
- Sporting goods store like REI.
- All-ages spot, laundromat, outdoor recreational gear.
- Laundromat.
- Everything but bars, restaurants and financial institutions, cheap stores . . . i.e., need more fashion, consumer goods, etc.
- More affordable shops and restaurants.
- Will soon need a drugstore west of 15th once the Bartell's on 22nd closes.
- More retail, salad bar.
- Foreign restaurants, basic services.
- Bakery – so sad Great Harvest closed! More retail shops, large used bookstore, art galleries – (1)

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- Butcher (Call Bill the Butcher) (1)
- Bagels and lox, more office buildings.
- Chicago Pizza not skinny NY Frisbees.
- European style market, open hanger with stalls.
- Non-chains.
- Transportation improvement.
- Transportation improvement. (1)
- Waterfront access points (24th Ave.)
- Child-friendly small businesses, Farmer's Market at least 4 days/week.
- More snacks!
- More trash control and police in core area.

What can be done to make Ballard's commercial core a more desirable destination?

- More parking in BINMIC leased on weekends.
- Parking.
- Better transportation and parking.
- MORE PARKING – i.e. parking garage. (1)
- Parking!
- Parking
- Parking: Getting bad. City must require developers to provide 1 space to park for each unit in new condos/apts., especially in light of transit cuts.
- Parking, small, well-lit, 2 – 3 level parking decks.
- Build large central parking facility. Option: Pay lots for restaurants – i.e. from library after hours. Win-win!
- Street and business improvements on Shilshole Ave.
- Fewer bars, more parking.
- Less bars, more diversity in eating establishments. Outdoor eating spaces, please. (1)
- Better transit connections – faster, more frequent, able to get across town.
- Market Street needs to be repaired.
- More transit – especially light rail!
- Improved transit frequency and route options. Remove free parking in historical and market core.
- Build rapid transit to Ballard. Eliminate parking minimums.
- Discourage Ballardites from driving into core by having an intra-Ballard circular bus route.
- Make Ballard be walk/bike only – could be a great(er!) place to stroll – meet – enjoy.
- Build and encourage neighborhood identity – work with community to maintain it.
- I'd like to see some cultural resource planning or arts master plan or something to make explicit a real sense of place. I feel we could lose that, though some things are good, e.g. the library.
- Need more programming for Ballard Commons. Presence of people drinking and using drugs in and around the Commons is worsening and troubling. (1)

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- More green spaces – walk, bike friendly, better transit.
- Waterfront access.
- Diversity in our economy. Attract inspiring businesses.

What do Ballard's businesses need?

- Less beer, breweries (1)
- Parking and rents
- Parking (6)
- Central parking garage (like U-Village).
- Remove free parking from business core to improve circulation and discourage driving. Need more diverse shopping. LESS BARS. (3)
- Historical Ballard Ave. should be for people, not cars.
- Hotel or accommodations for out of town family visits.
- Land ownership, not landlords waiting for the next target.
- Coordinated promotions and parking.
- More balanced commercial landlord \$ rates – it shouldn't just be about \$.
- Citywide WiFi.
- They should drop the lawsuit, and let the City build the missing link!
- Throttle development. 3 – 5 cranes on the skyline looks – and is – reckless. (4)
- Concern about increasing commercial rents driving out indie businesses.
- Family, Trees, Plants.

Put dots on the map where more stores and services are needed in the core of downtown Ballard.

- New construction at old library site also overhangs (almost) the north sidewalk – who wants to live there (28th & Market)?
- Building almost OVERHANGS sidewalk. This is a very serious slum project – who allowed this? Is there parking? Who wants to live in this? (Market & 24th).
- Leave our marine industry! Even if we eat all the fish, we can still enjoy boating.
- Shilshole can have - needs more retail.
- Office space on Market? Employment.

Written Comments

- Preserve Industrial in vicinity of 1st East to 11th, 52nd to Shilshole/Salmon Bay (south of 45th).

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CONNECTIVITY

Streets: Safety and comfort

How can Ballard's streets (including sidewalks and bike lanes) be made safer for users of different ages and abilities?

Pedestrian

- 57th/20th dangerous intersection – crossing . 3 senior housing facilities.
- More crosswalks, esp. on 57th & 20th.
- All way pedestrian crossing at 22nd & Market.
- The 5-way intersection at 20th is dangerous for pedestrians , especially during Farmer's Market.
- Make Ballard Ave. a ped/bike street! At minimum a complete/green street. Decrease appeal to cars.
- Curb cuts universally – pot holes fixed – wheelchair user.
- Fix pedestrian lighting at 15th & Leary under bridge.
- Stage traffic lights to allow pedestrians time to cross at 22nd/Leary/Market.
- Linden trees along 57th (btw. 15th 22nd) drop sticky flowers →get on the wheels of walkers, so it's dangerous/messy.
- Curb bulbs at key crossings that make pedestrians more visible. Keep parked cars further from intersection , and make crossing distance shorter.
- West Seattle has 4-way crosswalks on California. Crossing any non-lighted intersection is becoming more difficult for both cars and pedestrians.
- Straighten sidewalks – too many broken pavers.
- More crosswalks across Leary. (3)
- Make Ballard Ave. a ped/bike Boulevard. (1)
- Retire 22nd between Leary/Ballard Ave., and make it part of xxx accessible to peds and bikes.

Bikes

- Clear, physical barriered bike lanes not just paint, cars on cross-paint no problem.
- Provide off-street parking so cars are not on the streets.
- Re-route Burke Gilman off the street.
- Bike-A-Duct over Shilshole Ave.
- More greenways. Finish the missing link
- Connecting bike lanes from Golden Gardens to Burke Gilman. Separate bike lanes with dividers.
- Explore the idea of a bike box at the 22nd/Leary Market intersection to improve safety.
- ↑And, for cars and during rush hour. (1)
- Traffic calming on Leary Ave. → flash speed to slow down traffic.
- Complete the “missing link”.
- Provide central, low-cost parking alternatives so businesses survive.

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- Connect Burke Gilman from Fred Meyer to Locks. Safer bike route on Ballard Bridge.
- Post bike laws – Peds first!
- Signage on Westlake Ave. to slow down cyclists.
- Improve sidewalks. Keep bikes off sidewalks.
- License bicyclists to ensure they know rules of road. Also return stolen bikes to them.
- Intersection ramps; flush, plumb sidewalks.
- The bicycle bikeway is unsafe. Confusing to drivers and no physical protection. Crossing Shilshole is dangerous.
- Permanent “no parking” at southwest corner of Market/24th/Shilshole intersection. Parking too tight for intersection.
- Why not indicate work commute?!
- Police bike patrols

MOBILITY: Transit & Transport

What we've heard so far . .

1. Safely integrate freight (3) automobile (3), bicycle (12) and pedestrian traffic. (6)
2. Implement the Ballard to Downtown Seattle high capacity transit rail corridor. (6)
3. Improve sidewalks (4)
 Improve streets, repair surfaces.
4. Improve intersections of N-S and angled street grids. (1)
5. Improve pedestrian and bicycle connectivity across 15th Ave. NW. (6)
6. Long east-west blocks limit north-south pedestrian connectivity. (1)
 - Alley or breaks on building (esp. block long new ones).
 - Make the traffic light at 58th and 15th more responsive to peds/bikes.
 It is slow.
7. Create pedestrian and bicycle only streets. (5)
8. Parking is a concern in the core of downtown Ballard. (9)
 - a. I know people who gave up coming to Ballard because of parking.
 - b. Parking is a concern in the core of Ballard and in residential areas.
 - c. Ballard needs new short-term parking like Smart & Park in Portland?
 - d. But, congestion is a far greater concern (2)
9. Connections to Burke-Gilman Trail (6)
 - a. Complete BGT now!
 - b. Separate bikes from Shilshole Ave. traffic either by bikeway (very difficult) or by putting on a different street, or on flyover (expensive).
10. Improve quality of pedestrian scale lighting and street landscaping. (7)

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Written comments:

- Work from home (1)
- Want real public transportation. Not bogged down, no plan, Metro – Seattle transit, please.

Put dots on the types of transportation that you use more than 2-3 times per week.

WALK	(46)
BUS	(36)
CAR ALONE	(28)
BIKE	(19)
CAR SHARE	(8) total – 1 Metro Vanpool, 1 Car2go
CAR WITH FRIENDS	(7)
Do you most often WALK to...	
Get to local amenities	(44)
Get to a bus stop	(40)
Exercise & recreation	(32)
Get to local parks	(31)
Get to work	(13)
I do not walk in Ballard	No response

What would make walking an easier choice for you?

- Make 15th more pedestrian friendly.
- Better sidewalks and walk signs.
- Current large potholes make me scared for my safety on Ballard streets in my wheelchair.
- Need road diet and crosswalks on Leary between 17th and 20th.
- Add crosswalks to Leary. Continuous crosswalks on Ballard Ave. Push car activity out or reduce.

Do you most often BIKE to...

Get to a bus stop	(40)
Exercise & recreation	(18)
Get to work	(12)
Get to local amenities	(9)
I do not bike	(7)
Get to local parks	(6)
Other.. (Use a post it)	No response

What would make biking an easier choice for you?

- 1) New back! 2) Bike storage.
- More bike parking in the core. Finish the missing link.
- Complete the Burke Gilman Trail. (5)
- More responsive light at 58th across 15th.

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- Bike share for Seattle.
- N-S (not 24th) cycle track!
- Less arthritis.
- Put bike on shuttle bus to get through Ballard.

Do you most often ride the BUS to...

Get to work	(26)
Get to local amenities	(7)
I do not ride the bus	(3)
Get to local parks	(2)

Other.. (Use a post it)

- The bus does not run to Shilshole very often, so can't get to this park, waterfront, or marina by bus on regular basis.
- Downtown (1)
- Theatre (1)
- Shopping (12)
- Downtown – Symphony

What would make riding the bus an easier choice for you?

- More frequent, more direct to downtown (no stops on Queen Anne). Intra-Ballard connections (especially east-west).
- More frequent service. Transit that is reliable (on time) and fast. Also, a wide span of service.
- Where bus doesn't work:
 1. Disabled/elderly
 2. Packages
 3. Non-transit routes
 4. Many errands
 5. Speed
- If I only needed one bus to get to Capitol Hill.
- More frequent.
- South Lake Union trolley allows easier access to board and exit. Wish more trolley/rail than bus.

Additional written comments:

- Angle parking – Ballard Ave.
- Parking both sides of residential streets.
- 90th is used by bicyclists and is dangerous because cars cross it on back streets quickly.
- 70th →greenway.

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- Putting a bike lane on 17th NW from Shilshole north – highly dangerous! Post office, bad street conditions, traffic circles, high residential density/condos, narrowing lanes – SDOT's 2014 priority?
- Burke-Gilman and industrial access can easily integrate on Shilshole.
- Keep industry on Shilshole. I think the Ballard Railway is brilliant.

MOBILITY: Access to Services and Healthy Food

How easy is it to get to the weekly goods and services that you need within this neighborhood? (For eg. Pharmacy, groceries, library.)

VERY EASY	(50)
Moderately EASY	(5)
Neither EASY nor difficult	No response
Moderately difficult	No response
Difficult	No response

Written comment: If I didn't live here, I probably wouldn't come here to shop.

How do you get to the places where you buy groceries to prepare your own food?

WALK	(43)
BIKE	(6), scooter
CAR SHARE	(6)
CAR ALONE	(36)
BUS	(4)

Written comments:

- Remove parking meters – like Mercer Island and like Magnolia and Fremont (unless they have them now).
- City Design Team – You allowed all the density – but are not providing infrastructure to support this. If we all got into cars at once, no one would MOVE. More transit. (1)

How easy is it to get to healthy food that is appropriate to your culture within this neighborhood?

VERY EASY	(44)
Moderately EASY	(15)
Neither EASY nor difficult	(1)
Moderately difficult	(1)
Difficult	(3)

How do you and/or your family get to your favorite park from your home?

WALK	(45)
BIKE	(10), scooter

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CAR SHARE	(7)
CAR ALONE	(9)
BUS	No response

Written comments:

- We need regular bus service to Shilshole and the marina. We have lots of visitors that come to Ballard by boat!
- Shilshole/Garden Gardens need better bus!!

MOBILITY: Preparing for high capacity transit

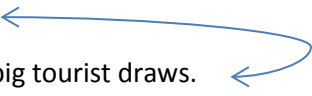
What are your big ideas for better transit connections within Ballard and to the rest of Seattle?

- Monorail!
- Monorail – Paul Allen got one, why not Ballard!
- Monorail. Bike-only bridge over Salmon Bay. (2)
- Light Rail and street car (build both!). We need it now, and we need the **street (ST3) stuff**. (1)
- Trolley street car to Fremont and Queen Anne.
- Streetcar (surface road) on Leary between Fremont and Ballard. Light Rail will take too long and be expensive. Feasibility of crossing Ship Canal near Ballard Bridge is not good. Pedestrian/transit crossing in Fremont **as part** of street car is more cost effective. Also, pick up more ridership.
- Ballard→downtown (no Queen Anne).
- Speed the D with lights – no QA connection.
- Circulator shuttles for the neighborhood.
- Circular – especially east/west within Ballard.
- Crosstown service to Capitol Hill (3)
- Maintain express service to downtown. Improve North and East connections to transit. (1)
- Maintain all day transit service and peak period express.
- Transit – particularly high capacity transit should be grade separated and not subject to bridge delays.
- Don't run at-grade in the city center. (1)
- Corridor B from downtown and out to 15th/Elliot – then combination surface/elev. up 15th across Salmon Bay – then back underground under 15th NW.
- Alternative to 15th Ave Bridge for bike + walk + bus + train?
- Pedestrian hit and injured by bicyclist last week on Ballard Bridge.
- Better bike lane on Ballard bridge.
- Fewer roads for cars
 - Train
 - ↑bus – fast lanes, no cars.
- Bike rental stations scattered around city.

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- Westlake Ave N. already traumatized by Mercer and tunnel construction. Business failures. (E)
- No street cars for distance travel . . .ever.

What opportunities will high capacity transit bring to the core of downtown Ballard?

- Support more office business with “reverse commute”.
- More vistas.
- A bigger economy (tourists \$). 
- Ballard Locks, Shilshole already big tourist draws.
- What it brings to Vancouver, B.C., Washington D.C., N.Y, N.Y→Life/Ease
- Not enough money to pay for it.
- Fewer people will like that they have to drive in the core and park. (1)
- Need light rail coming to Ballard.

What are your concerns for a high capacity transit station in the core of Ballard?

- With the crazy rate of development here, Ballard should be fast-tracked for light rail!!! (Seriously. Do something).
- Housing density has happened already. Street network in West Ballard is quite congested. We need more transit capacity ASAP!
- None – Just get it going. Stop talk. Just do it. (3)
- The buses do not allow independence for wheelchair users left and strapped in – is degrading and frustrating. The rail allows independence on and off without assistance.
- That bus lines serving 24th Ave and 32nd Ave (heading north) will limit service and stops. (1)
- Doesn't service riders further north in Ballard. Look at demographics, please.
- Need it sooner than it can be built. (Need it now). (1)
- \$ - See the Federal Grant to PSRC.
- Insensitive and unaffordable housing affecting the character around transit stations.

Map your destinations in Ballard

Photo

Written Comments

- We need the transit before we welcome new developers.
- 17th Ave NW – Fix the off-road gravel so some cars can pass when traffic stalls for the bridge.
- Like the adaptive reuse – Black Ball projects – Kicking Boot, 3-story building by Bastille, Walrus and Carpenter.
- Simplify adaptive reuse permit process.
- Apartment complexes geared towards families (small playground as well as adult gyms), so they don't have to move to suburbs!
- Bike lanes to open public spaces such as Ballard Locks.
- 1) Historic churches 2) Representative worker cottage (e.g. 60th NW, west of 20th). 3) Primary historical residential (Victorians/Tudors).
- Focus development (or, limit it to) U.V. Make a new HUV if needed.

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- Apartment buildings with young people eventually have families→to keep them, build pocket parks.
- Fix the side gravel area. Needs to be maintained.
- Work hard on traffic flow at even rush hour. North and West.
- Access to D-line on Market.
- Historical Ballard – Leave marine docks and access to water. Leave industrial corridor.
- Density near Hale’s Ales.
- Sunset Hill View Park (3) and Golden Gardens (4)
- Ballard Ave is great destination – history, shopping, dining, Sunday market.
- Is that Ballard? Mecina + Shilshole Park.
- Need more access to water – one reason the Locks are a favorite.
- Need public transportation back to Golden Gardens!
- Ballard Ave has it all – character, scale, interest, and nice sidewalks.
- Hot Ballard Ave.

CHARACTER

Mapping Urban Character

Blue dot – for buildings and spaces in the core of Ballard that you would like to preserve.

- Ballard Avenue
- Swedish Ballard
- Maritime uses

Yellow dot – for the spaces and areas that you would like to improve.

- Markey west of 24th
- Shilshole Ave near 24th (Yankee Diner)
- Key intersections
- Ballard Blocks 2

Green dot – for the best areas to welcome new residents in the core of Ballard.

- Along NW 56th St
- 15th Ave NW & 14th up to NW 60th
- Along Leary Ave NW

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ELEMENTS TO CONSIDER WHILE GUIDING BUILDING DESIGN

SUSTAINABLE DESIGN

Sustainability in the public realm is supported.

- Yes! (far right-hand photo)

OPEN SPACE

Flexible open space design encourages intergenerational mingling and creative activities. Safety achieved through design.

- No sun – dark light (far left-hand photo)
- Yes! (far left-hand photo)

Open space is used to create public connections through the site while maintaining privacy through design.

- Good example! (far right-hand photo)
- Too much cement. (1)

MASSING

A podium or stepped-back building form creates a pedestrian scale frontage allowing sunlight to penetrate to the ground and avoiding a tunnel like public realm.

- More trees open green in front of all new buildings.
- Slum like (2nd left hand photo).

RELATION TO SIDEWALKS

The first floor is designed for uses and spaces that relate to and enhance sidewalk activity, safety and character.

- Penetrate the long expanses of the new high rises at street level for pedestrian friendly interaction. Perhaps height, step.
- Height stepped back for pedestrian level friendly facades, etc.

ARCHITECTURAL DETAILS

Lack of detailing on the first floor can create bland public spaces.

- Park – scary to walk at night. (Refers to area by far right-hand photo).

STORMWATER MANAGEMENT

(No content)

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CHARACTER: Elements to Consider in Streetscape Design

Written Comments

- People squatting in their cars/RV near 14th & Leary Wy NW.
- 65th seems arbitrary as village boundary.
- Rooftop open spaces
 - Privacy and safety concerns
 - LR zones
- 49th & Leary
 - Better to protect this industrial hub and offer more access to waterfront south of Market at 28th to 24th. (1)

Historic Ballard with pedestrian scale buildings, brick-paved streets and small businesses

- Historic Ballard great!

Single family residences in the transition areas between industrial and commercial zones.

- Quality matters more than height.
- Variety is good if well designed. (1)
 - More variety
- Not all commercial streets that are fully built need to have all street-level retail.
- Development on Market is fine. It's a corridor.
- More multifamily north of 65th.

What are your preferences for building design?

Photo

Use this space to share examples and ideas of successful places and buildings that you have seen or experienced.

- Vancouver, B.C. has gardens as frontage for large buildings. Ballard – too much concrete – inadequate setback. (1)
- Piazzas and plazas in Europe/Latin America – great gathering areas. Where are our central meeting/open spaces???
- European cities – think about it.
- Oslo!!! Check out their architecture.
- Walkable cities in Scandinavia and Germany inspire sustainability such as Copenhagen and Munich.
- Copenhagen, Denmark, Nyhaun and the main pedestrian street.
- Davis Square in Somerville, MA. Great transit options yet away from the city core. Walking, biking, transit.

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What are some of the spaces and buildings in Ballard that work and do not work for you?

Big, Bulky and Bland

- Too many apartment buildings – enough already. (1)
- Apartment buildings too BIG and are ugly. (1)
- All these new mega apartments are not set back, too close to sidewalk. Also, very ugly!
- Too many drab colors and ugly buildings. Love Greenfire – want more like that. (1)
- Bulky, artificially broken up with seemingly random use of color and material. Yuck.
- New apartment building on 24th and Market is way too large, out of scale.
- Most of the new condos on 24th Ave. don't work except "The Daniel" (does work).
- Ballard can handle a lot more growth, but the new buildings (midrise) are often remarkably ugly, e.g. the one at 15th & Market, and the Mark 24 – design guidelines?
- Sudden and too high and dense. Concentration of multi-story residential buildings in one street or small area.
- Urbana Apartments is totally out of scale with the neighborhood. Very unfriendly to pedestrians. (1)
- Bulky new buildings – too tall and out of scale.
- All of the new condos at Market, 15th, 24th are awful.
- The monolithic complex going up on 24th and Market – so ugly. Not even balconies. Looks like a prison.
- New condo buildings are remarkably similar and bland. More of same will suffocate visual interest.
- Too many building and garish colors allowed.

Design Process & Design

- Reviewed by the community in which it will reside. They pay the price for bad design.
- Public comments on development aren't listened to.
- Need more careful thought processes and design to create beauty on Market Street.
- PLEASE address site and context.
- Buildings should be integrated into Ballard's historic charm! Huge buildings like the Urbana or new townhomes feel soulless and just functional. Old Ballard is one of Seattle's most beautiful neighborhoods, and this should be preserved through thoughtful design.
- Cohesion – design, pallet of materials, massing.
- Elemental architecture is the rage right now. No diversity in design!
- Get back from sidewalk, not overhanging! Get back at least 20'.
- Sidewalks enlarged to accommodate bike racks and pedestrians.
- Wider sidewalks and better building treatment where building meets sidewalk.
- We need more street trees and sidewalk cafes. (1)
- Walkable – Building design that evokes Ballard's values and also not allowing buildings or complexes entire blocks, breezeways.

Ballard UDF Open House May 7, 2014 NOTES

- Walkable cities are to human scale – do not have buildings looming over one – provide rest for the eye of beauty.
- More street trees, more sidewalk cafes . . . please, please, please.
- Incentives for buildings that provide public areas such as Ballard Commons. (1)
- Ballard Commons works for some open play space – need more open space.
- Apartment buildings need to have open spaces and play structures for children. (1)
- Houses should have enough yard space for a family garden.
- No rooftop access – privacy concerns.
- Buildings with rooftop or atrium cafes and restaurant – open to public.
- Love Greenfire, library in Ballard. (1)
- Greenlife is beautiful, aside from gated grand-level garden space.
- Greenfire.
- I love Greenfire – a tall apartment building, but doesn't feel oppressive or monolithic.
- Transit is great, but Ballard needs parking too. I use transit, but also have cars that need a place to park. (1)
- I love colors.
- Retail space at ground level of residential buildings needs to be filled to improve safety and vitality.
- Increasing density is a given, but please don't make Ballard into South Lake Union #2.
- Cluster like buildings – no multiplex and single together.
- Condos that offer family-appropriate options.
- Parking for every unit. (3)
- Need more permeable parking. And, rain gardens instead of cement up to sidewalk. (1)
- Cultural influences from Scandinavia is an asset in Ballard. Should be used to enhance livability of the community.
- Developers pay lip service to the Scandinavian heritage of the area – names such as Hjarta and Leva – real acknowledgement of this heritage would be lots of green space accompanying multi-family dwellings – large lawns and courtyards – lots of open space, not built to the edge of the sidewalk with building taking the whole footprint. That is bad 19th century Scandinavian design in cities.
- Cottage style housing. (1)
- Small, self-contained units with visual privacy in yard – individual yards for gardening. SENIOR (1)
- Thin, tall buildings to keep sun pouring onto the street. (1)
- Tall building in core preserves single family neighborhoods.
- Buildings with height should have upper story setbacks.
- Yaletown, Vancouver, B.C. – light, air, scale
- Infrastructure not on par with growth – parking, sewer, water.
- Added numbers should mean attention to streets. It is unrealistic to think that most of the apartment dwellers will not have cars that will end up on the street.

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- Preserve the working nature of Leary/Shilshole Ave.
- Free wifi in public parks.
- Preserve older building structure, build on top of quality structures. Require developers to have public space/design for buildings →3 stories.
- Ballard has exceeded development capacity. (2)
- 56th between 17th and 24th – no trees. (3)
- Activate 56th! ↑
- Sandborn Building (Ballard Ave) offers small office, so people can live and work in Ballard.
- Not enough underground parking in news buildings. (1)
- Leary needs careful work/guidance to help good transition and change over time.
- Need more public mass transit and safe and friendly pedestrian and public spaces.
- Crappy townhouse complexes with fenced off “yards” creating a wall effect along the sidewalk.

CHARACTER

What we've heard so far . .

- 1. There needs to be a balance between open space and buildings. (2)**
 - Get more trees, plants, park with all the new buildings!
 - Ballard based Design Guidelines and local oversight (role in decision). 1980 bulk zoning is NOT looking good. (2)
 - For a neighbor with walkability, the resulting streetscape at pedestrian level is becoming unfriendly with the new high rises with so little opportunity to interact or relate. (1)
- 2. Some of the new multifamily buildings seem too tall and bulky and do not fit into the existing context. (5)**
 - Delete rooftop open space. Enforce existing code that requires it to be at ground level.
 - Building – need to have interesting architectural features, not bland boxes.
 - Newer buildings lack character.
 - No rooftop access.
 - They block natural light.
 - They steal light, views, open space, and privacy that used to belong to this neighborhood.
 - Keep in scale to neighborhood.
 - Bulky ↑ “bread loaves” – not tall enough! (1)
- 3. The library building, Greenfire Campus, and the buildings at 22nd Ave and Market Street can inspire future building designs.**
 - Agree.
 - New homes feel too close to sidewalk.
- 4. Older commercial buildings on Market Street and Ballard Avenue define the neighborhood's identity and character. (2)**

Ballard UDF Open House May 7, 2014 NOTES

5. The Ballard Commons Park and Ballard Avenue can inspire the development of new public spaces in the core of Ballard.

- There needs to be a Design Review Board for buildings and residential for residents. (5)
- Do not allow anything new over 3 stories. (2)
- That's too low (3 stories) ↑.
- Zone or rezone. Eliminate homeless parking along 57th. Pick up trash. (2)
- This list is pretty good. (2)
- Need more green space – more gathering space – be careful to cluster like buildings on the same block. (1)
- Newer townhomes have poor street presence. (1)
- Banish poorly built townhouse complexes.
- More permeable paving. (1)
- We need a venue for comment on development. (1)
- Ugh, “AVA” with the orange glass – hideous! That (to me) is worse than the size/bulk. Who ok'd that? (1)
- Keep “low-rise” profile of buildings – Market between 17th and 22nd.
- Taller, thin buildings with open space at ground level.
- The design with front and back buildings and parking drive between is really awful.
- Preserve/encourage smaller apartment buildings (10 – 15 units).
- Cookie cutter design is a concern.
- More public art → and better.
- Henry for Ballard Mayor!
- Design competitions to encourage innovative design ideas to share streets with historic buildings.
- Path along the water.
- 24th Avenue is becoming a canyon of tall buildings - - with no light.
- The garden at St. Luke's is a wonderful place of beauty and peace.
- Lots should allow development to lot lines.
- Can we preserve Ballard's character and increase affordable housing? How?
- Considering that there will be continual growth in Ballard, we should demand sustainable, green, eco-friendly buildings with energy efficient lights, appliances, heating.
- Xxx Ballard Commons “Heart of Ballard”.
- Hell, no! Ballard has the highest number of combined sewer overflows in the city.
- Allowed per year: 2, Ballard in 2013: 92!
- Is sewer/water infrastructure in place to support development?

Ballard UDF Open House May 7, 2014 NOTES

ELEMENTS TO CONSIDER WHILE GUIDING STREET DESIGN

CONTEXT & NETWORK

- Street ends serving waterfront access and public views.

LANE WIDTHS AND TRAVEL MODES (1)

SIDEWALKS

- Get rid of cars, more piazzas.
- Set pedestrian x-walk for all walk (2) (x26)
- Close Ballard Ave. to traffic from Market to Vernon (1)

INTERSECTIONS AND SPEED

- Bike lanes so no bikes running over pedestrians! Get rid of cars.
- Parking at 24th/Market and the Bartell building will create major traffic – solution?
- That looks good – no building and trees to block views of intersection (photo of brick-laden plaza).

CURB EXTENSIONS

- Whatever can come – to work and back (1st & ...) with less than 1 (or 2) transfers!
- Only if we have \$ - see FHTA letter to PSRC.

TRANSIT

- Yes!

Existing Street Character

Photo

NW 24th Street is a residential throughway street

- NW 24th Street is a residential throughway street – Dedicated bike lane!
- I do think the 3-lane idea for 24th has reduced accidents. Slows cars – but safer I go through neighborhood instead of 24th.

58th Ave NW is a completed neighborhood greenway. 17th Ave NW is a proposed neighborhood greenway.

- Greenway should cut over from 17th to 22nd at 58th (heading south). The post office area (and south of it) on 17th is way too congested/dangerous.
- 17th Greenway - post office block is congested and a hazard now.

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- What do all those painted lines mean anyway? 58th St NW is a low-budget joke! A few humps, and some striping. (1) – Agreed!

Leary Ave NW is a mixed use street.

- Need more parking! Too many no parking signs! Need to ↑street parking in available spaces!
- Use street more like Sunday market. Close streets for pedestrians. (1)

Ballard Avenue NW is a civic street.

- If parking accessible nearby so late + night businesses and restaurants could survive. Remember freight too.

WHAT ARE YOUR PREFERENCES FOR THE DESIGN OF BALLARD'S STREET NETWORK?

Use this space to share examples and ideas of successful streets that you have seen or experienced.

Let your travels to other cities, countries and Seattle neighborhoods inspire these examples.

- Again, the crosswalk system in West Seattle on California.
- Buses are full or being cut. (1)
- Needs to be more parking to keep people coming to Ballard (1)
- More parking, more buses.
- Need more transit before more density. (4)
- More and better transit may solve some of these problems. Get Northgate Way back running!
- Vancouver and Toronto have parking and sidewalks underground – do the same under Ballard Ave.
- Kneiz Mehailerns Ulica in Belgrade for the pedestrian quality and focus.
- People and bikes are not looking when crossing on 20th Ave NW and 58th and Market – DANGEROUS.
- What do all those stripes mean? Need to make it look like a crosswalk with flashing light.
- Some pedestrian malls.
- Close Leary on Sundays!
- Reduce or eliminate parking minimum.
- Hawthorne Blvd. in Portland.
- Regardless of BGT or not, Shilshole needs HELP!
- Have camera lights help pay for Metro, or remove them.
- A dingy dock for the urban village for person commuting by boat.
- The new Bell Street downtown.
- Please – wide sidewalks that are maintained. (2)
- Copenhagen has dedicated bike commuter lanes – 12 mph with traffic, it's coordinated.
- Art that engages passersby. (1)

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- Ballard Ave is a vibrant part of this community. Street scale, trees, businesses all contribute to positive experience.
- Ballard Ave!
- Ballard Ave enjoyed by people of all ages – so popular and inviting.
- Ballard Ave – a great place to walk. Love the parking on Shilshole that is used by the workers during the day and folks going out at night.
- Highline in NYC. Blend of industry and walkability.
- 3rd St. in Santa Monica, CA.
- COMPLETE STREETS – for all users/modes.
- In Europe somewhere, buildings set back away from intersections – this allows visibility of walkers and cars and light!!
- Thru-block pedestrian walkways on long Market St blocks – e.g. MEWS in London, Princeton, NJ.
- Make Sunday a pedestrian-only street on Market. (1)
- Grade separated bikeways make people safe and happy.
- Integrate stormwater management – swales/plantings, etc. Portland has some nice examples.

What are some of the streets in Ballard that work or do not work for you?

- Need light rail coming/connecting to Ballard with rest of the city.
- 22nd and Market need all directions pedestrian light. (2)
- Activate 56th!
- Russell and Lone – make it a 4-way stop.
- Market and 22nd and 20th.
- Arterial streets are poorly maintained and very rough – start with the basics!
- I love the bikeway, but 4th Ave NW and 58th St. needs a 4-way stop now. Bikes have to wait for too many cars.
- There needs to be a distinct trail for the Burke-Gilman Trail through Ballard Center. (1)
- Leary and 20th, 58th and 24th.
- Leary and 54th – awful intersection for pedestrians.
- Leary Ave. crosswalks highly dangerous, in part because street is so wide. Need full stoplights for crosswalks. (2)
- 15th and Leary needs better pedestrian light timing.
- 17th and Leary left is dangerous. (1)
- 20th and Leary ☹️
- Need better pedestrian crossings at Leary Way and 15th Ave NW. Also, to some extent on NW 65th.
- 15th is a gapping divide in an otherwise dense urban fabric. Needs more pedestrian friendly elements: street trees, boulevard, other elements to soften the traffic and noise.
- I love the greenway! (I go out of my way to take that street!).
- Ballard Bridge needs huge overhaul to be more walkable. It feels like taking my life in my hands so close to traffic on such a narrow sidewalk. Magnolia and Queen Anne are so close by! Let's make it a more pleasant journey to get there. (1)

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- Ballard Bridge – when the bridge goes up at 6pm. It is still rush hour in Seattle.
- Intersection across from QFC is dangerous!