

### NEIGHBORHOOD PLAN

#### Key Strategies

- A. **Ballard Municipal Center** – redevelopment of a large block in downtown Ballard, bounded by 24th NW on the west, 22nd NW on the east, NW 57th on the south and NW 58th on the north to include a park, library, and service center.
- B. **Burke-Gilman Trail** – Extend the Burke-Gilman Trail through Ballard within the existing rail right-of-way and on to Golden Gardens Park. Completion of the Burke-Gilman Trail through Ballard will offer transportation, recreation, and open space, environmental and economic benefits to the Ballard community, the city and the region.
- C. **Crown Hill School** – Acquire and redevelop the facility into a community sports field complex to retain the Small Faces Child Care Facility.
- D. **Commuter Rail** – Establish the location for a commuter rail station that would be accessible to all users including those with disabilities.

#### Web Links

Neighborhood Plans:  
[WWW.SEATTLE.GOV/NEIGHBORHOODS/NPI/PLANS](http://WWW.SEATTLE.GOV/NEIGHBORHOODS/NPI/PLANS)

Neighborhood Status Reports:  
[WWW.SEATTLE.GOV/DPD/PLANNING/NEIGHBORHOOD\\_PLANNING/STATUSREPORTS](http://WWW.SEATTLE.GOV/DPD/PLANNING/NEIGHBORHOOD_PLANNING/STATUSREPORTS)



Ballard Sunday Market

#### Community Investment

- The Ballard Civic Center includes a new branch library, a Neighborhood Services Center and the 1.5 acre Ballard Commons Park – featuring lawns, seating, a water feature that doubles as a children’s play feature in warm weather, accessible sidewalks and a skate bowl. Within the four block area around the civic center, several development projects are in varying degrees of planning and construction adding about 550 new housing units. As part of the Ballard Municipal Center Master Plan, midblock crossing facilities have been enhanced and through-block pedestrian passages to provide convenient access from the Center to NW Market Street.
- Seattle Department of Transportation (SDOT) has completed three of the final four segments of the Burke-Gilman Trail since 2001. The City of Seattle finished the 8th Avenue Northwest to 11th Avenue Northwest segment in 2001, the Ballard Locks to Northwest 60th Street segment in 2005 and the Northwest 60th Street to Golden Gardens segment in the spring of 2008. In spring of 2009, SDOT completed design and environmental review for that segment of the trail commonly known as the “missing link” which will complete the stretch between 11th Ave NW and the Ballard Locks.
- The former Crown Hill Elementary building officially became the property of Small Faces Child Development Center on June 30 2009. The Crown Hill Project team, made up of representatives of 10 different groups and non-profit organizations, worked through a three year process to secure the building, and surrounding property for perpetual community and park use. A combination of State and City monies were used to secure the building. This 1.71-acre acquisition is one of several relating to preserving surplus Seattle School District property for park use. Parks and Green Spaces Levy development funding of \$1.2 million will contribute to completing the design and construction of the park. Fire Station 35 will use a portion of the Holman Road frontage for temporary use while its permanent facility is being upgraded. Design efforts initiated under the Pro Parks Levy can now continue with the completion of this acquisition and the passing of the new Parks and Green Spaces Levy.
- Several improvements to the pedestrian environment called for in the Crown Hill Ballard Neighborhood Plan have been made including: a crossing at NW Market and 28th Ave. NW, the replacement of sidewalks on the west side of Ballard Avenue NW between NW 20th and NW Market Streets as were those on the east side of Ballard Avenue NW between NW Vernon Pl. and NW Market Street.
- Several improvements to neighborhood parks and associated facilities have been completed including: a renovation of the Golden Gardens bathhouse; the redevelopment of Bergen place; ballfield improvements at Gilman Park and Loyal Heights; the installation of an interpretive sign at Sunset Hill View Park; and the restoration of landscape around Ballard pool building.
- Shoreline access has been improved at the 34th Ave. NW street end, along the Burke-Gilman Trail, through the Salmon Bay Natural Area acquisition and development project.
- Public art has been an integral component in many capital improvements including: the “Ballard Gateway” on the Ballard Bridge, artworks in the Ballard Library and Service Center, artwork in the new Civic Center Park and Bergen Place Park. An artist has recently been selected to develop the public art planned for the Salmon Bay Natural Area.

# BALLARD HOUSING & EMPLOYMENT

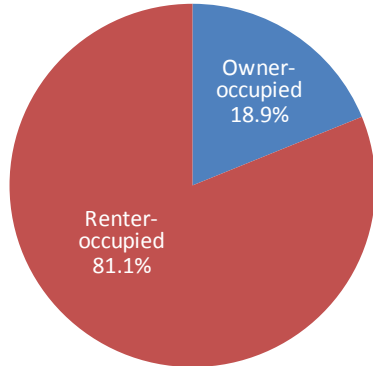
Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for Ballard Hub.

## Comprehensive Plan 2024 Growth Targets

Ballard Source: Comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/Ac.)
	425	5,010	12	1,000	14	4,780	11	750	13

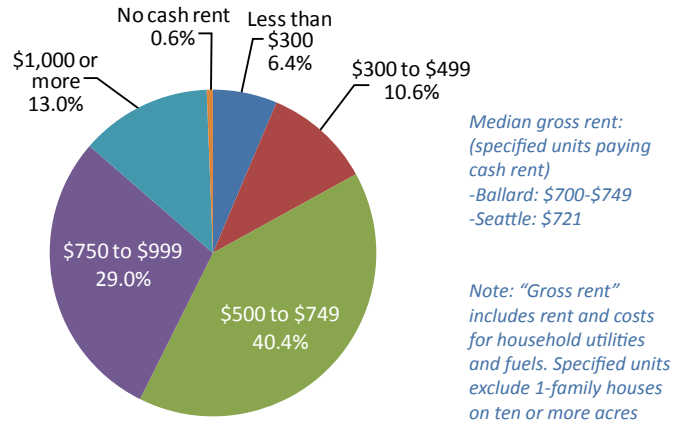
## Renter/Owner

for all occupied housing units



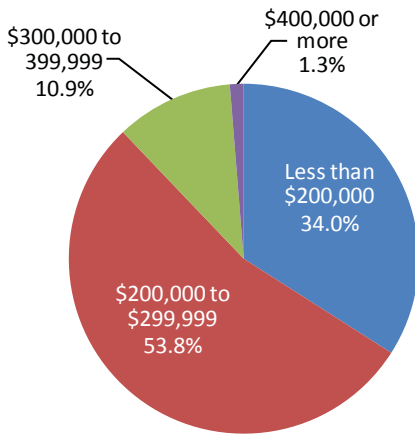
## Gross Rent

for specified renter-occupied units



## Home Value

for specified owner-occupied units

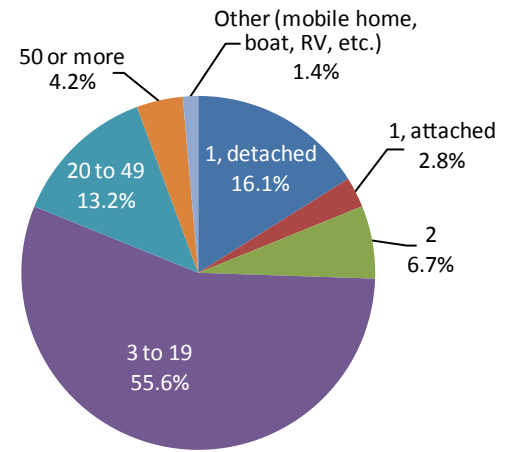


Median home value:  
-Ballard: \$225,503  
-Seattle as a whole: \$259,600

Note: "Specified owner-occupied units" exclude mobile homes, units (such as condominiums) in multi-unit buildings, and houses on ten or more acres.

## Number of Units in Structure

for all housing units

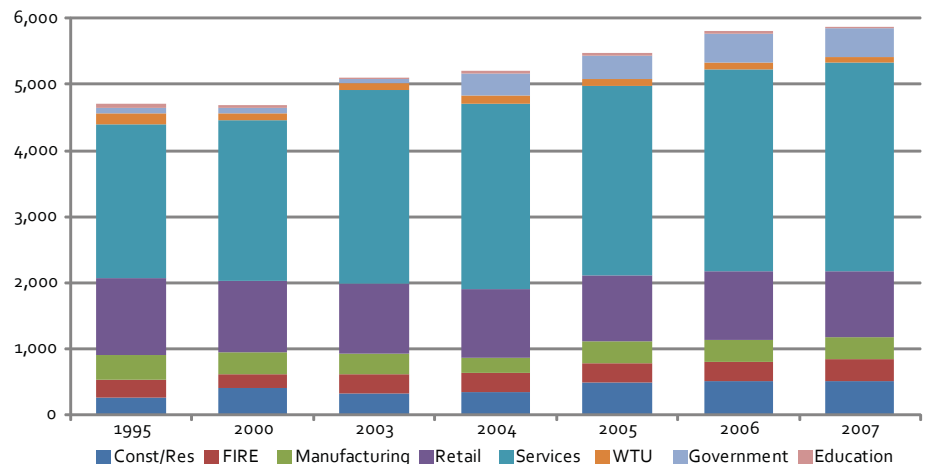


## Development Capacity

calculated as of 2007

Housing	4,239 units
Commercial	2,367,585 (square feet)
Jobs	7,490

## Employment by Sector

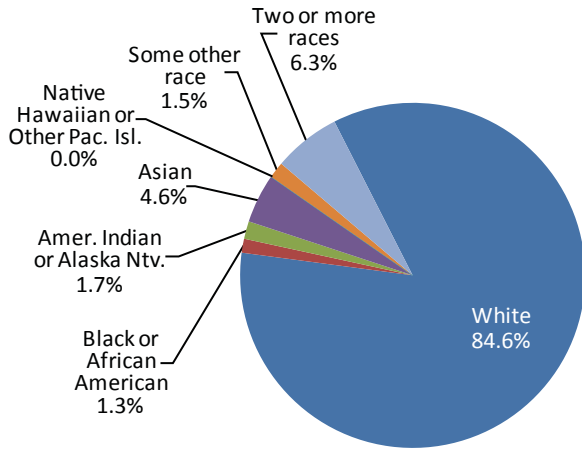


# BALLARD DEMOGRAPHIC SUMMARY

Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for Ballard Hub.

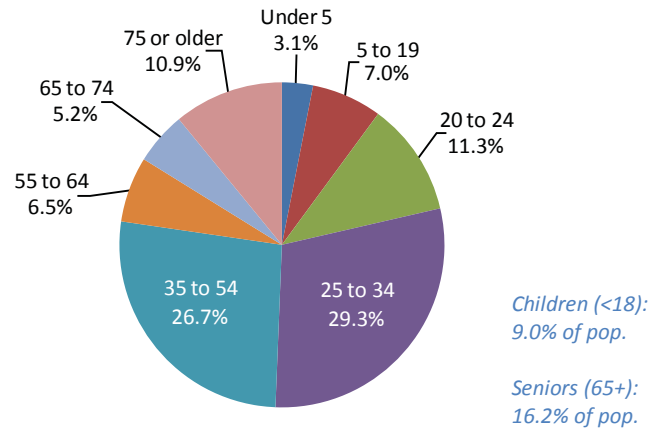
Population	2000	2007*
*estimate	7,743	8,150

## Race



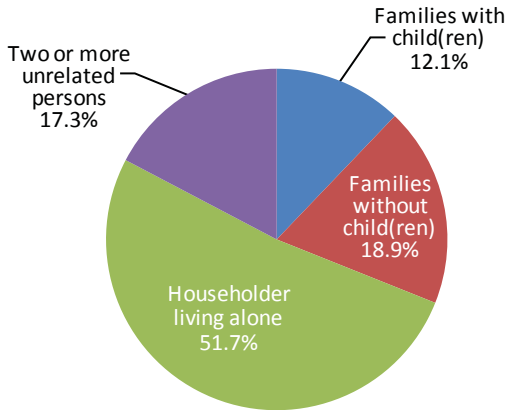
**Latino/Hispanic ethnicity**  
(of any race): 4.9% of population

## Age



## Household Type

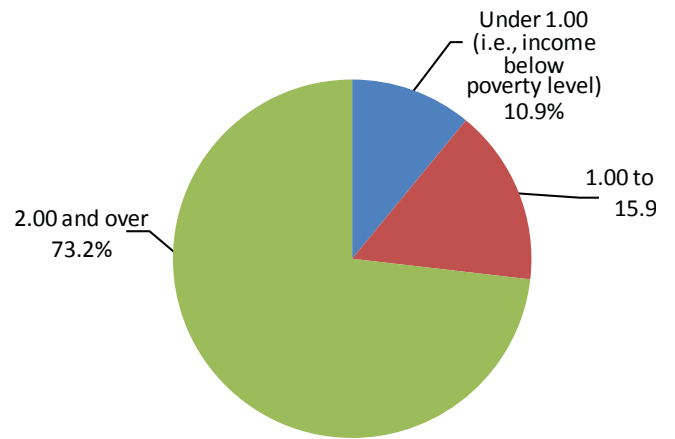
for all households



Note: "Children" refers to related children under 18 years of age

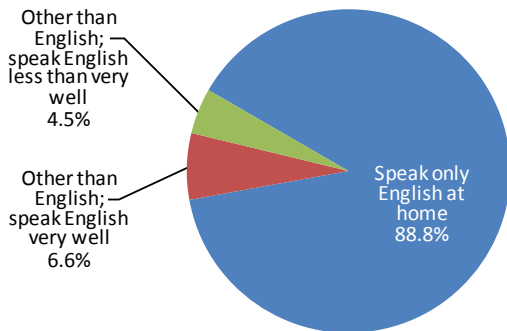
## Ratio of Income to Poverty

for persons for whom poverty status is determined



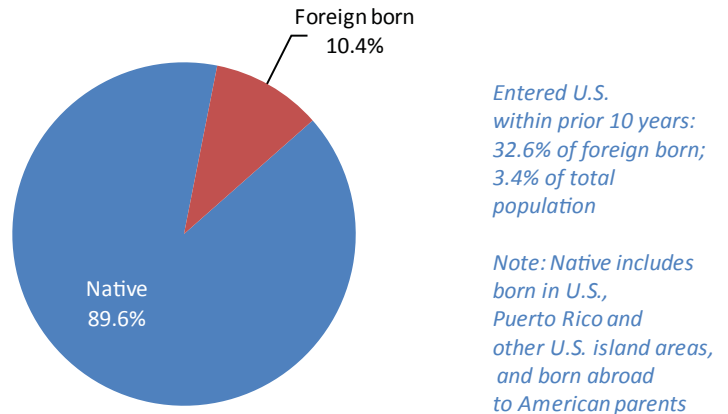
## Language Spoken at Home

for persons 5 years and older



Total speaking language other than English at home: 11.1%

## Place of Birth



# CROWN HILL HOUSING & EMPLOYMENT

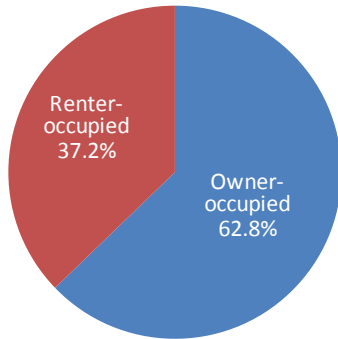
Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for Crown Hill Residential Urban Village.

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	173	1,110	6	250	8	N/A	N/A	N/A	N/A

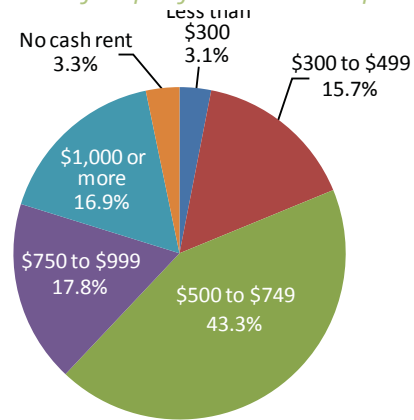
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## Gross Rent

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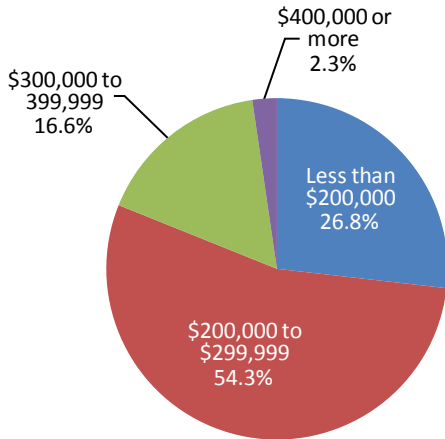


Median gross rent:  
(specified units paying cash rent)  
-Crown Hill: \$650-\$699  
-Seattle: \$721

Note: "Gross rent" includes rent and costs for household utilities and fuels. Specified units exclude 1-family houses on ten or more acres

## Home Value

for specified owner-occupied units

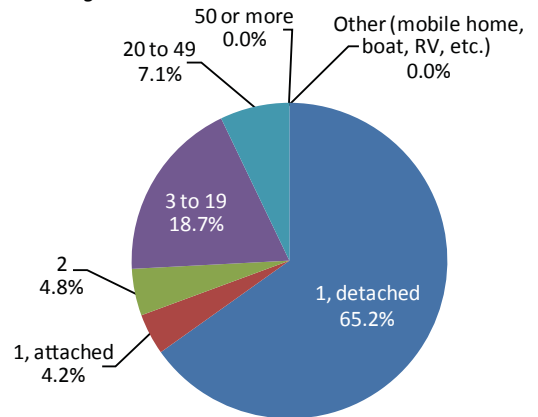


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for all housing units

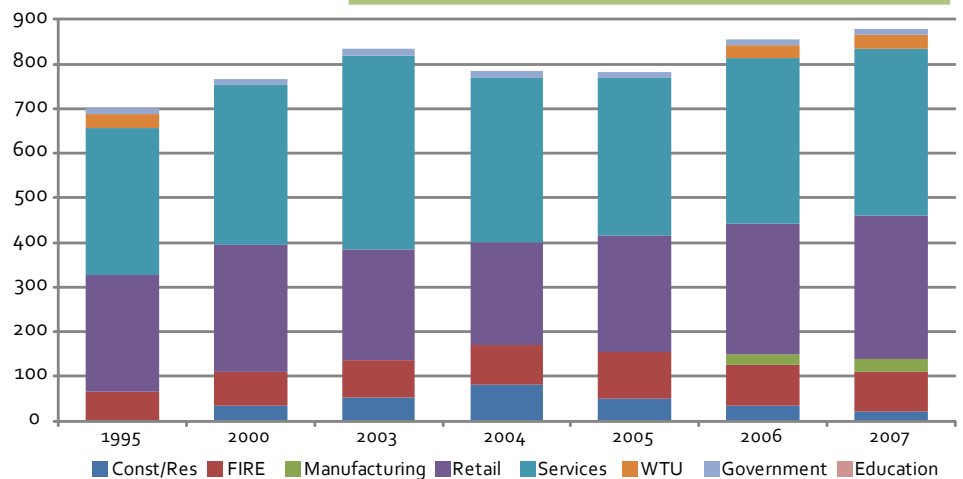


## Development Capacity

calculated as of 2007

Housing	1,212 units
Commercial	81,807 (square feet)
Jobs	273

## Employment by Sector

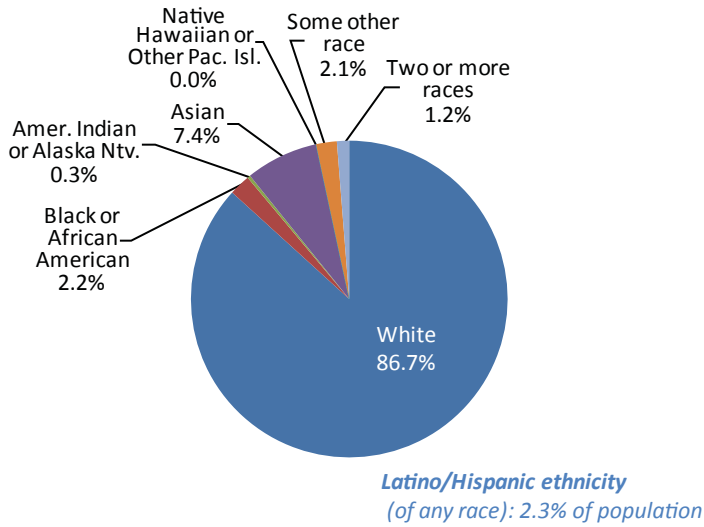


# CROWN HILL DEMOGRAPHIC SUMMARY

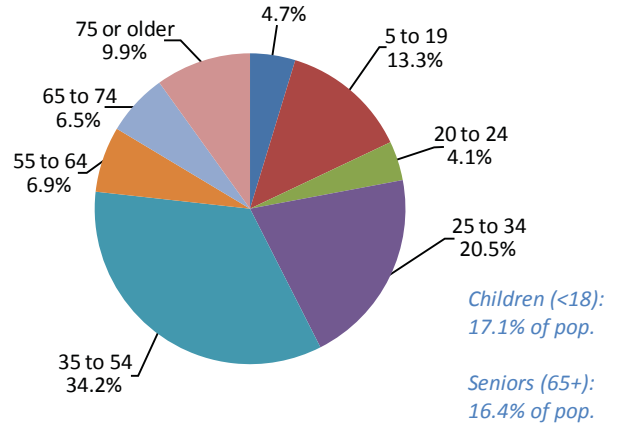
Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for Crownhill Residential Urban Village.

Population	2000	2007*
*estimate	2,641	2,710

## Race

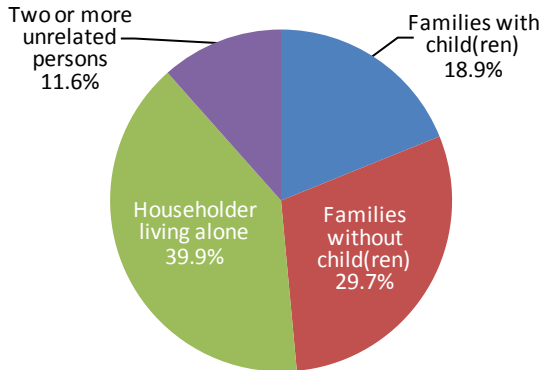


## Age



## Household Type

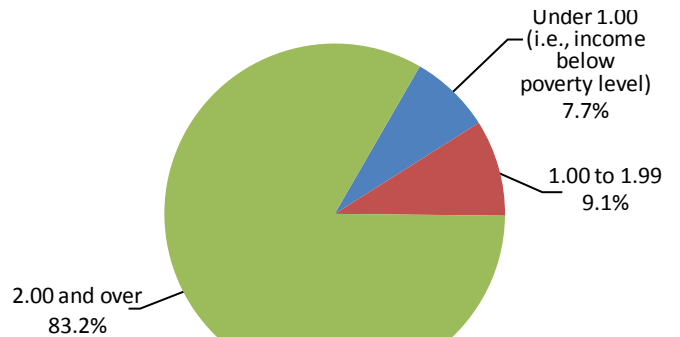
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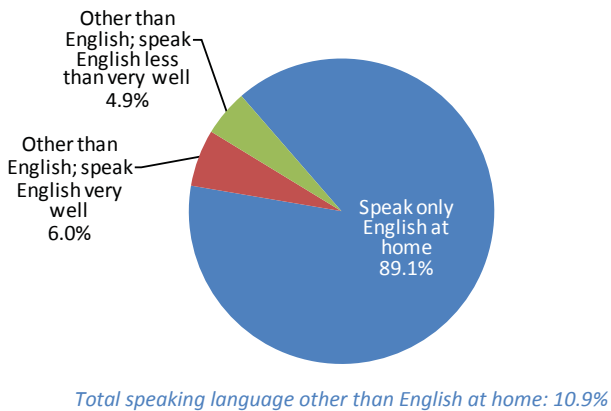
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