

# *The*

# WALLINGFORD

## *Neighborhood Plan*

### *Vision statement*

**We envision Wallingford as a community**

- Where neighbors are encouraged to know one another, to celebrate together, and to join in making decisions about the future of the community
- Where people value the safety and education of children, and welcome residents of all ages, incomes and cultures,
- Where people can work and shop at a variety of local businesses, and where those businesses can thrive
- Where people feel safe and comfortable walking, riding a bicycle, using public transportation, . . . driving a vehicle, and where streets are pleasant public places
- Where citizens practice responsible stewardship of the architectural, cultural, and natural environment, so that everyone may enjoy the green spaces, intimate scale, and historic character of the neighborhood.



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## Chapter I

# *Overview of the Plan*

## Destination: Wallingford

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**W**e envision Wallingford as a community that steadily continues to get better, without losing the best of what we have. This neighborhood plan represents aspirations for our future that will, as they are realized, sustain our community even as it grows and matures. WEaving Wallingford, one of the key concepts to arise from this plan, will provide new and better means of communicating and sharing resources, and will help the community to act strategically to meet our needs, fulfill our dreams, and celebrate our successes. Through this effort, we look forward to a community better able to join together, as informed citizens and as volunteers, to make decisions and to make good things happen. WEaving Wallingford will strengthen the community organizations that make Wallingford work, and help keep the goals of this Plan in sight over time.



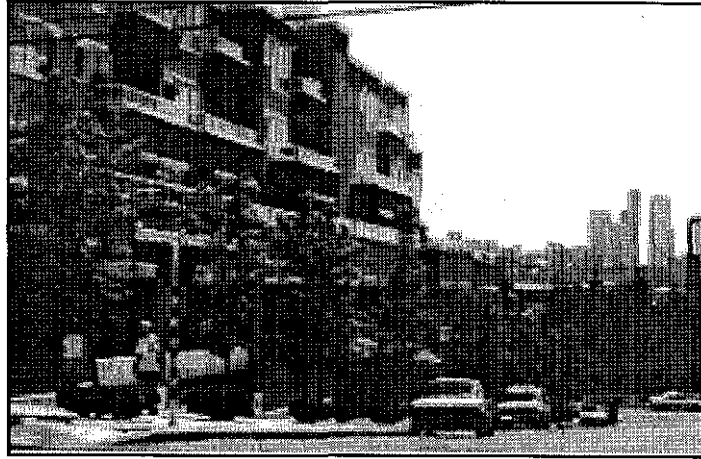
Wallingford's educational facilities and programs will be preserved and improved through increased community activism on behalf of excellent schools and better community dialogue with the Seattle School District. Public school facilities will be even greater community assets than they are now, with more community-wide use for recreation and continuing education, and appropriate public investment in their upkeep and improvement. Our library will have a permanent home, with room to grow into an

important center of community activity. The safety of children and people of all ages will be enhanced by pedestrian improvements, measures to reduce traffic problems on our narrow neighborhood streets, and a more extensive Block Watch network. Children will have opportunities to learn about civic involvement through community activities and information on the Web, and will join with adults in making decisions about our community's future.

People of various backgrounds will increasingly find Wallingford a welcoming and supportive community, aided by neighbors who reach out, and community activities that celebrate our diverse heritage.

Wallingford will experiment with modest means of encouraging the diversity we value, such as helping elderly people stay in their homes by facilitating creation of Accessory Dwelling Units. Volunteers and human service organizations will join together to assist those in need, and neighbors will be better informed of where to find help when it is needed.

While the cost of living in Wallingford will likely rise, Wallingford will continue to provide a wide range of housing opportunities for all stages in life, with services located close to home and affordable and convenient transportation alternatives available to everyone. By keeping zoning as it currently stands, we can ensure the stability that the community needs to cope with the growth already allowed by our zoning. By developing design guidelines for key areas of our neighborhood, such as along several



parts of N 45th St. and along Stone Way north of 40th St., we can ensure that the quality of life for those who live in Wallingford will not be lost as residential and commercial property develops. Information about our neighborhood's natural, architectural, and cultural history will be embodied in these guidelines and will also help guide the overall stewardship of our environment, from landmarks like the public schools and the Good Shepherd Center to the tiniest bungalows, from Lake Union, Gas Works Park, the playfields and playgrounds, to our street trees and backyards. We will celebrate our best green spaces and architecture in community-wide events that reward the many people who maintain and create them.

We envision a community that finds most of the goods and services we need close to home in thriving commercial areas (such as along 45th St. and Stone Way) with many locally owned businesses. Shared parking resources, improved business district marketing, and increased patronage by neighborhood residents will help ensure the well-being of our business community. The needs of the growing number of home-based businesses will be met by new services and facilities in the commercial area, and their presence will strengthen the business community in Wallingford, at the same time as it reduces the need for travel outside the neighborhood for employment. Pedestrian and traffic improvements and place-making design elements will reinforce the small-town character of our business district while facilitating smooth movement of people to and through the area.

Transportation alternatives, including walking, bicycling, busing, and driving, will be made easier and safer with improvements to arterials and neighborhood access streets. Especially on side streets that have become regular shortcuts or have wide roadways that encourage higher speeds than are safe for residential areas, traffic calming devices will help control both speed and volume without reducing mobility. Arterials will be made more efficient for transit, pedestrians, and adjoining businesses without reducing capacity or restricting the movement of goods. We will develop sensible street plans for each major corridor that are tailored to the areas they serve. Changes in commercial street configurations will be developed and implemented only with approval and endorsement the majority of businesses on those streets. The streets of Wallingford, already famous for their views of Lake Union and downtown, will become the new living room of our community, uniting rather than dividing neighbors, and will continue to accumulate the richness and variety that makes a walk in Wallingford a destination in itself. Just imagine.



**Chapter II**

# Wallingford Planning History

Wallingford has had a long and successful history of neighborhood planning. The 1996-98 effort is no exception to this rule. The level of community involvement in planning and land use has been very high continuously since at least the Neighborhood Improvement Plans of the late 60's and early 70's.

The new effort at neighborhood planning in the City of Seattle also galvanized a significant effort in Wallingford, called Team Wallingford. And the commitment of the planning team to encourage participation and its record of successfully involving the community at every step derives at least in part from this historical trust of the community and in community involvement.

The city of Seattle in the 1996-1998 Neighborhood Planning program also demanded high levels of community outreach and participation, and provided the necessary backing for

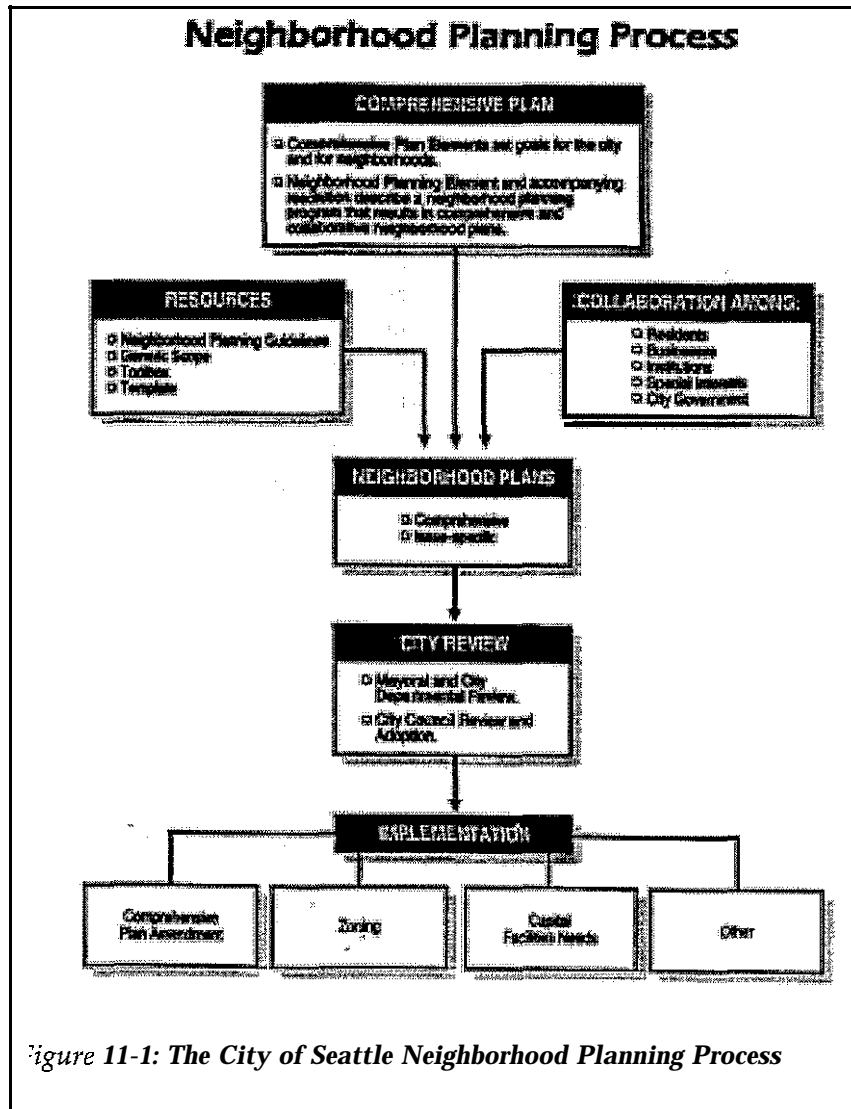


Figure 11-1: The City of Seattle Neighborhood Planning Process

communication with the entire community of residents, businesses, and absentee landlords. This unprecedented commitment to continuous outreach provided Team Wallingford the support it needed to carry out an ambitious and far-reaching community involvement strategy that reached into virtually every corner of the community.

The events outlined below give a flavor of this effort.

#### General Meetings:

Team Wallingford began holding monthly meetings in February 1995 (7 to 9pm at the Wallingford Senior Center in the Good Shepherd Center, 4649 Sunnyside Ave. N.) and has had one on the 2nd Wednesday of each month, at the same time, in the same place EVERY month since. That makes 40 meetings to date.

#### Phone Tree:

Each monthly meeting (with a few exceptions) has been announced in the *North Central Outlook* and in the Wallingford Community Council's *Wallpaper*; and some have been in the *Seattle Press* (as a bi-weekly, they have a very long lead time). For a while, a phone tree announced each meeting to everyone on our list. Later, members were notified by e-mail, community newsletters, weeklies, etc. in addition to other sources,

#### News Articles:

There have been periodic articles and interviews publicizing Team Wallingford efforts in the two local news publications (*North Central Outlook*, *Seattle Press*) and in WCC's *Wallpaper* (see Appendix, "News Articles," for sample headlines). In response to a suggestion from us, the *North Central Outlook* began featuring a special Wallingford section ("The Wallingford Outlook") every month, including news and information about Team Wallingford. (see Appendix, "News Articles," for a partial listing.)

#### Surveys:

Team Wallingford has attempted to survey all stakeholders five times throughout the 3+ year process. Three of the instruments were mailed to all households in the planning area (over 8,000); one was mailed only to 1,200 persons in a combined database from the Community Council, Team Wallingford, the Chamber of Commerce and the Senior Center; and one was hand distributed over the course of 7 months and mailed only to all non-resident property owners from a list provided by the City. The Business Work Group also conducted two surveys targeting business stakeholders. Return rates were a bit disappointing for the business surveys as well as some of the general surveys, but we feel they served as valuable awareness /education tools for the entire community. (See Appendix, "Surveys," for distributions and return results)

#### Newsletters, Flyers & New Member Packets:

Since October 1996 Team Wallingford has published 5 newsletters (see Appendix, "Newsletters," for a list) and several flyers announcing upcoming events, highlighting specific issues or concerns, and publicizing efforts to date. In addition to being mailed throughout the neighborhood, newsletters (and any TW flyers) have been placed in all the "third space" locations we could find in the community that



would agree to it, including the 3 community “kiosks” at the Roadrunner cafe (now Irwin’s), the Wallingford-Wilmet Library, and Honeybear Bakery. When the new QFC opened (replacing Food Giant), they gave us space beside the outdoor espresso stand to share with the Community Council and the Chamber, for announcements and information.

“New Member Packets” that include up-to-date information on Team Wallingford planning efforts were handed out to all who attended general meetings, or to anyone who asked for one via numerous access channels to Team Wallingford. All TW flyers and “New Member Packets” were also distributed at Community Council, Chamber of Commerce, and special neighborhood meetings or events held while they were relevant.

#### Accessing Team Wallingford:

- **Telephone Hotline:** *Team* Wallingford has maintained a phone number almost since its inception. Until June 1997 it was primarily a voice mail number (633-0807), but after that it was the home phone number of a volunteer (Judy Walton, 632-4557), who helped an average of 2-3 callers a month.
- **E-mail:** Volunteer Chris MacKenzie (weavers@nwtik.com) maintains the principal e-mail site for Team Wallingford. In addition to responding to e-mail requests/messages, she puts out an “e-news” letter with community news and announcements of upcoming Team Wallingford meetings and events. Currently there are over 270 people on the e-mail list.
- **Web site:** Information about Team Wallingford activities can be accessed in two ways:
  - via a link from [www.wallingford.org](http://www.wallingford.org), a neighborhood web-site initiated by Team Wallingford in late 1996.
  - directly via the city’s web site at [www.pan.ci.seattle.wa.us/commnty/wallingford/teamwall.htm](http://www.pan.ci.seattle.wa.us/commnty/wallingford/teamwall.htm)

#### Participation in Neighborhood Events:

TW volunteers have maintained a booth at, participated in, and/or helped organize some of the major neighborhood events, including

- . Wallingford Seafair Kiddie’s Parade (participated in, July 1996)
- 1st Annual Wallingford Gardens Tour (organized, participated in, April 1998)
- Pumpkin Push in Gas Works Park (organized, Fall 1996)
- . Wallingford Wurst Festival at St. Benedict’s School (maintained booth, 3 years in a row)

In addition, TW has initiated neighborhood events such as tree-plantings, sidewalk/parking lot cleanups, and a “Welcome to Wallingford” event for Ballard students assigned temporarily to Lincoln High during Ballard High School reconstruction.

Finally, TW volunteers have participated in at least two NPO-sponsored “Neighborhood Open Houses” (one at Fred Hutchinson, and one at Seattle Center) where plans were shared with other neighborhoods and with the general public.

## Major Team Wallingford Outreach Events:

**“Road Show” Presentations:** Volunteers took the Team Wallingford planning efforts “on the road in the summer of 1996, making public presentations at several neighborhoods schools and churches, the Wallingford Chamber of Commerce, the Wallingford Community Council, and the Fremont Urban Neighborhood Coalition (FUNC).

**Workshops:** Two all-day intensive workshops – one on housing (7/97) and one on Urban Village boundaries (9/97) - were held to identify neighborhood concerns and refine work group plans. The Housing Workshop included a walking tour of the neighborhood that was very successful, culminating in an exchange of new ideas over lunch in Gas Works Park.

**Money Game:** The consultants helped develop this community outreach tool, which was “played at various events, including the Wallingford Wurst Festival and the Urban Village Workshop. The idea was to give participants a way to prioritize their wishes, based on estimated costs of each proposed project. Results were tabulated and distributed to the community, and used to refine elements of the Plan, particularly regarding capital facilities and transportation.

### Community-wide Events:

- . First Outreach Event (Saturday, May 18, 1996, 11 am - 3 pm, at Lincoln High),
  - . *Purpose:* Introduction to the planning process and Outreach.
  - *Attendance* About 50 people.
- Wallingford 20/20 Event (Wednesday, November 6, 1996, 3-7 pm, at St. Benedict’s School),
  - *Purpose* Validation of Key Issues identified by Survey #1/Outreach.
  - *Attendance* Over 200 people.
- . Alternatives Fair (Tuesday, November 18, 1997, 4-8:30 pm, at St. Benedict’s School.)
  - . *Purpose:* Validate alternatives proposed by TW for Key Issues/Outreach.
  - *Attendance* About 200 people,
- Validation Fair (Saturday, June 20, 1998, 11 am - 3 pm, at St. Benedict’s School),
  - . *Purpose:* Validate Final Plan Proposals.
  - . *Attendance* 90+ people.

## Outreach to Surrounding Neighborhoods:

Through designated “liaisons; the TW steering committee was kept apprised of planning proposals by its two neighbors to the north and west, and likewise they were made aware of our proposals. Links with the University District to the east were not kept up as well, although near the final stages greater efforts were made to publicize each others’ plans. Unfortunately, it was not always possible for neighboring planning groups to “get the word out” to everyone in their community, and this caused some surprises to people at the boundaries of two neighborhoods, who may not have been aware of proposals that could affect them. (In particular, this was the case with some Stone Way Ave merchants who claimed not to have heard about TW proposals for the street until the last minute.)

## **How Many People Have Gotten Involved?**

- Average attendance at monthly meetings is now 30-40 people, up from 12-15 in the early months.
- We have close to 400 names on our mailing list, of people who have given TW their names and addresses either at a meeting, by phoned, or e-mailed, or have made personal contact indicating interest.
- Very active participants (defined as people who attend at least 3 TW meetings monthly) grew in the last phase. The TW Steering Committee, numbering 14 members, has been meeting hi-weekly throughout the 3+ year process. When Phase II began in the winter of 1997, the number of active members went up to 88 total – 78 people who composed the TW work groups and leadership plus an additional 10 participants on the Planning Review Board.

## **Partial Listing of Major Outreach Tools**

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### **News Articles (Partial Listing):**

“Wallingford, the search for community input.” North Central Outlook, 2/21/96.

“Support the team.” North Central Outlook, 11/6/96.

“Wallingford looks toward 2020.” Seattle Press, 10/23/96.

“Team Wallingford prepares for planning event.” North Central Outlook, 10/30/96.

“Team Wallingford needs volunteers.” Seattle Press, 1/15/97.

“Women with a plain four organizers are among the prime movers of Team Wallingford.” North Central Outlook, 3/26/97.

“Wallingford plans for future.” North Central Outlook, 5/21/97.

“Neighbors welcome students to Lincoln.” North Central Outlook, 8/6/97.

“Wallingford welcomes Ballard Beavers.” Seattle Press, 8/13/97.

“Fun and games for Team Wallingford planning committee.” University Herald, 8/20/97.

“Wallingford creates master plan.” North Central Outlook, 10/1/97.

Special Neighborhood Section “The Wallingford Urban Villager,” Seattle Press, 10/8/97.

“Planning efforts leave leaders skeptical.” North Central Outlook, 10/22/97.

“Wallingford community planners tackle affordable housing.” North Central Outlook, 11/12/97.

The Wallingford Outlook “Planning-survey results are in, residents share views.” North Central Outlook, 12/17/97.

The Wallingford Outlook “Catch the Wallingford Spirit” (plus other articles) North Central Outlook, 1/28/98.

### **Surveys:**

- Survey #1/Apr-Ott '96. (Outreach)

- **Distribution:** Team Wallingford members hand-distributed and collected most of the thousand copies of our first survey (a time-consuming process that used many volunteer hours) in the between April and October, 1996. Distribution included a special effort to reach all businesses and a mailing to all non-resident property owners from a list provided by NPO.
- **Response: Completed "Outreach Phase" surveys numbered 285.**
- Survey #2/Nov. '96. (Key Issues)
  - **Distribution:** We mailed our second survey to every household in the planning area (over 8,000 copies mailed) in October 1996. This "Key Issues" survey was also presented at the November Validation Event.
  - **Response: A total of 237 completed surveys were returned.**
- Survey #3/Jun, '97. (within the Phase H Kick-off newsletter),
  - **Distribution** In *the s-er* of 1997, we surveyed opinions on Human Services only via newsletter with a limited distribution (due to the lack of funds). It was mailed to 1,200 residents including neighborhood organization members (Community Council, Chamber of Commerce, and Senior Center) and the Team Wallingford mailing list.
  - **Response: Only 11 completed surveys were returned,**
- Survey #4/Nov, '97. (Alternatives Fair)
  - **Distribution** Distributed 8,000+ copies to all households within planning area within newsletter announcing Alternatives Fair held on Nov. 18. Also distributed similar questionnaire to over 200 persons in attendance at the event.
  - **Response: Results: 217 surveys returned from mailing & 74 questionnaires from event**
- Survey #5/May, '98. (Plan Validation)
  - **Distribution:** In spring of 1998, a final survey was distributed via Newsletter mailed to 8,000+ to all households in planning area, placed in strategic locations, and made available at the final validation event. Neighbors were also given a chance to fill out surveys at several neighborhood events where public comment was solicited.
  - **Response: A total of 70 surveys and 16 letters were received in response,**

Business Work Group Surveys. Using volunteer hours, Team Wallingford's Business Work Group conducted two of its own surveys – one for the nearly 800 storefronts, and one for the 800 home-based businesses.

Newsletters:

- 1) **Team Wallingford Newsletter: Creating a Clear Vision.** 10/96
  - Purpose Publicize Vision Statement. Identify Key Issues. Distribute survey.
  - Distribution Mailed to all 8,000+ households in planning area.
- 2) **Team Wallingford News. 12/21/96.**
  - **Purpose** Distribute survey results to TW survey respondents.
  - Distribution Mailed to 250 people; placed in kiosks; available at Community Council and TW meetings..

- 3) **Team Wallingford Neighborhood News**, Vol I, #1. 7/97.
  - Purpose Phase II Kick-off/Recruit Workgroup participants
  - Distribution. Mailed to 1,200 names in combined neighborhood organizations' database,
- 4) **Team Wallingford Neighborhood News**, Vol 1, #2. 11/97.
  - Purpose: Announce Alternatives Fair event. Present alternatives, deliver survey.
  - Distribution Mailed to 8,000+ households in planning area,
- 5) **Wallingford Neighborhood News** ("Your Plan is Done!") Vol 2, #1. /98.
  - Purpose Announce Validation event. Present final TW proposals, deliver survey.
  - Distribution: Mailed to 8,000+ households in planning area.

## Chapter III

# Key Projects for Wallingford

The following projects have been grouped and identified as “key projects” by Team Wallingford. Though they are the key strategies which the city has invited the community to identify for priority consideration, they are not all the projects the community considers important. There are many other important projects in this Plan.

### I. Revitalize and Enhance the 45th Street Business District

The Wallingford community especially values the small, locally owned businesses that line the primary shopping district along N 45th St. Several plan elements examine and recommend steps to be taken to insure its continued economic vitality, and enhance its position as the heart of a “small town in the big city.” These recommendations, taken together, are perhaps the highest priority in the community. They include:

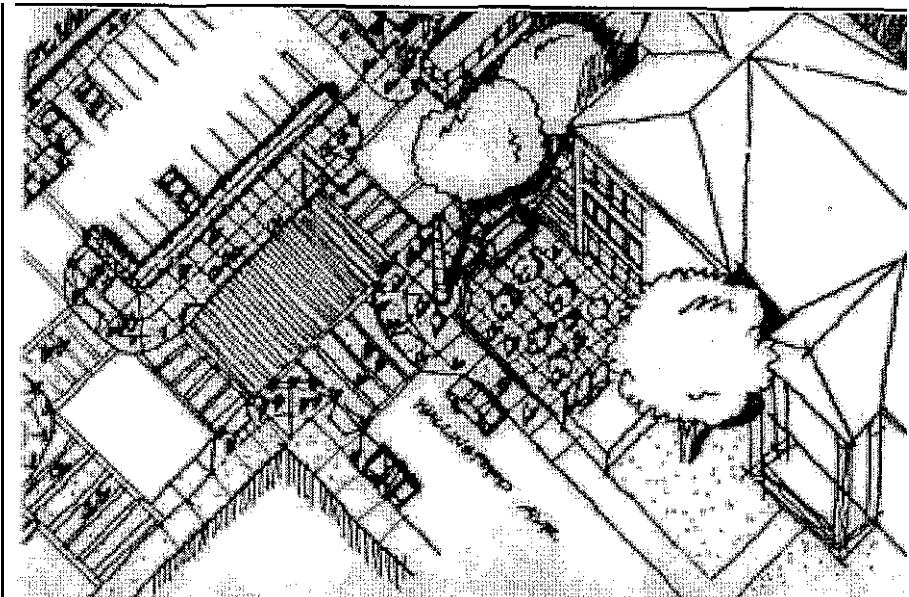


Figure III-1: Bird's eye view of N. 45<sup>th</sup> & Wallingford Ave. “place making” proposal

- Designation of the Wallingford Urban Village. (UV-1; H-1) In this area it is essential to provide viable ground floor commercial space in all new developments within commercial zones. (UV-2.3)
- Signs on I-5 exits at N 50th and N 45th streets (and on

Stone Way and N 46th coming from Ballard) directing through traffic onto the 50th Street Corridor and local shopping traffic onto the 45th Street Corridor. (TR -2, TR - 4)

- Expediting a series, of modest 45th Street Corridor transportation enhancements to encourage pedestrian use, transit access, and bicycles. (TR -4)
- . *The 45th Street identity /placemaking project, creating an urban plaza at 45th St. and Wallingford Ave. and using art and other identifiers to create a coherent image of the area. (BH-4;TR-4)*
- As part of the 45<sup>th</sup> Street Corridor plan, developing a parking management association and sharing parking resources along N 45th (BH-2) to solve the main perceived problem with the Wallingford business district - parking. In the future, the neighborhood may possibly reconsider the feasibility of a parking structure along this Corridor.
- . Steps to increase business cohesiveness and vitality. (BH-5)
- . Exploring a Business Improvement Area (BH Strategy #1) to increase Chamber of Commerce viability, visibility, and health. (BH-5)

## II. Build the Sense and Value of the Community

The WEaving Wallingford concept (see Chapter VIII, Community Building) is an innovative approach to building community, holding it together, and getting things done. It is not only a key *integrated* activity, it is the key *integrating* activity for neighborhood collaboration and Plan stewardship building on the outcomes of this planning effort and promoting continued strategic planning for growth. WEaving Wallingford hopes to break down the anonymity of the city and create a sense of shared values and common destiny that characterizes smaller communities. This can largely be achieved through improved communication and projects and events that bring neighbors together for friendship, fun, and the benefit of the neighborhood.

WEaving Wallingford is a multi-pronged effort to link all elements of the community - residents, organizations, business groups, human service providers, neighborhood resources, and even City Hall through a series of five separate "networks" coordinated from a central office in the 45<sup>th</sup> St. business district. Proposed activities have been carefully chosen to carry out the community's expressed desires for more of a "small town" feeling, while producing other desirable outcomes such as neighborhood inclusiveness and increased civic engagement.

A start-up grant to get this project in motion immediately is a high priority in order to continue our forward progress. Many of the WEaving Wallingford elements - a Web site, e-news, projects and events, better relationships with City Departments, and the 1,500 member (and growing) community-contact list - are in place right now; but they'll fade away without a way to sustain and nurture them.

The concept also calls for a commitment from within City Departments to continue the City-Neighborhood teamwork that began as a result of neighborhood planning. As soon as possible, the City should consider providing staffing changes, perhaps a City "ombudsman", rotating Departmental contacts, or other designated liaison who would help Wallingford navigate City Hall when the Neighborhood Planning Office goes away. At the same time, we hope the City explores the potentials for neighborhood empowerment that has grown out of planning, perhaps by finding a way to foster the creation of a WEaving Wallingford-like organization in every City neighborhood so we can all grow strong together.

Team Wallingford has chosen the establishment of WEaving Wallingford's community office as the preferred use of our early implementation funding. The proposed office space is intended to be shared with the Community Council and the Chamber of Commerce, filling an enormous need in a neighborhood without any permanent community work spaces. The office, together with the overlapping leadership among the Council, Chamber, and WEaving Wallingford (see diagram of organizational structure in Chapter VIII) will build neighborhood strength by allowing many activities to become joint projects of the three organizations working as a team. Among the most important of these is stewardship over the Neighborhood Plan. Given the immediacy of the need for such an organization, and the substantial benefits to be gained, we're confident this is our wisest choice.

### **III. Calm Traffic and Enhance the Pedestrian Environment**

Traffic calming and enhancing pedestrian access throughout the neighborhood consistently rose to the top of most surveys, both in terms of issues people complained about most, and solutions that were rated most highly. One of the highest impacts the community faces is the prevalence of automobile traffic and its current supremacy on the roadways. The Wallingford neighborhood would like to enhance the vision of the Urban Village as a place where it is pleasant to walk and use alternate transportation, where streetscapes are lively, friendly places, and where roadways serve as public access for walkers, bikers, and transit users as well as for cars.

Key to this re-design of the neighborhood are incremental improvements that result in greater pedestrian access and sense of safety throughout the neighborhood. We have grouped several projects that, taken together, represent some of the highest priority projects identified by the community. These include:

#### **Pedestrian and Bicycle Improvements**

- Implement "Wallingford Steps" project --a pedestrian connection from the south end of Wallingford Ave to Gas Works Park (near-term).
- Install a pedestrian signal at NE 50th St, and 1st Ave NE (near-term).
- Design and install pedestrian crossings and refuges at N 46th and N 47th intersections with Stone Way N (near-term and mid-term).

#### **Traffic Calming**

- Design and install traffic control devices to reduce speeds on:
  - . Latona Ave NE and Thackeray Pl. NE between NE 42nd and NE 50th streets (near-term).
  - . 5th Ave NE, south of NE 45th St. (near-term).
  - . N 46th St. between Meridian Ave N and Stone Way N (near-term). Consider angle parking.
  - . N/NE 47th St. between Green Lake Way N and Stone Way N and between Meridian Ave N and 5th Ave NE (near-term).
  - . N/NE 56th St. between Meridian Ave N and Latona Ave NE (near-term).
- Improve signal at N 50th St., Stone Way N, and Green Lake Way N to avoid delays and reduce cut-through traffic on adjoining residential streets (near-term),



- Consider extending 5th Ave NE from NE 42nd St. to NE 40th St. (going under the freeway) to reduce traffic near Latona School (mid-term).

The southern portion of Wallingford, along the Lake Union waterfront, did not receive as much attention during the planning process; in large part this was because there is a stable land pattern of predominantly single-family homes from N. 45th St. to N. 34<sup>th</sup> St., and from I-5 to Stone Way. However, the Wallingford Steps project — an improvement that would link the bluffs along 34th Ave N with the shoreline and the Burke-Gilman Trail at Gas Works Park received high ratings in the “Money Game” prioritizing activity.

## Chapter IV

# The Wallingford Urban Village

In 1994, the Wallingford neighborhood was designated a Residential Urban Village because it meets specific criteria established by the Seattle City Council. The City's Comprehensive Plan, adopted the same year, describes Residential Urban Villages in the following manner:

"Residential Urban Villages are intended for concentrations of low to moderate densities of predominately residential development with a compatible mix of support services and employment." (Land Use Goal 6)

As a result of Wallingford's designation as a Residential Urban Village, the City proposed the establishment of Residential Urban Village boundaries intended to define a portion of the neighborhood which, under current zoning, could accommodate additional growth and in which certain City goals and policies would be pursued. The proposed boundaries are shown in Figure IV-1.

The existing pedestrian and commercial district along 45th Street already creates a center for transit, services, and residential development. Nearby corridors, such as the Stone Way corridor, complement the mix of support services and employment, and have

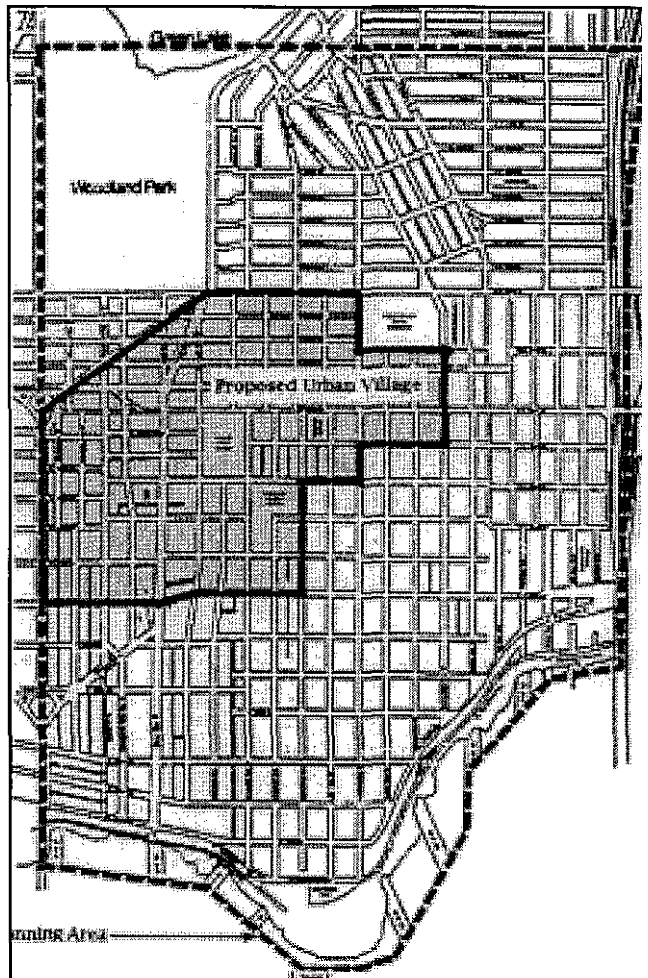
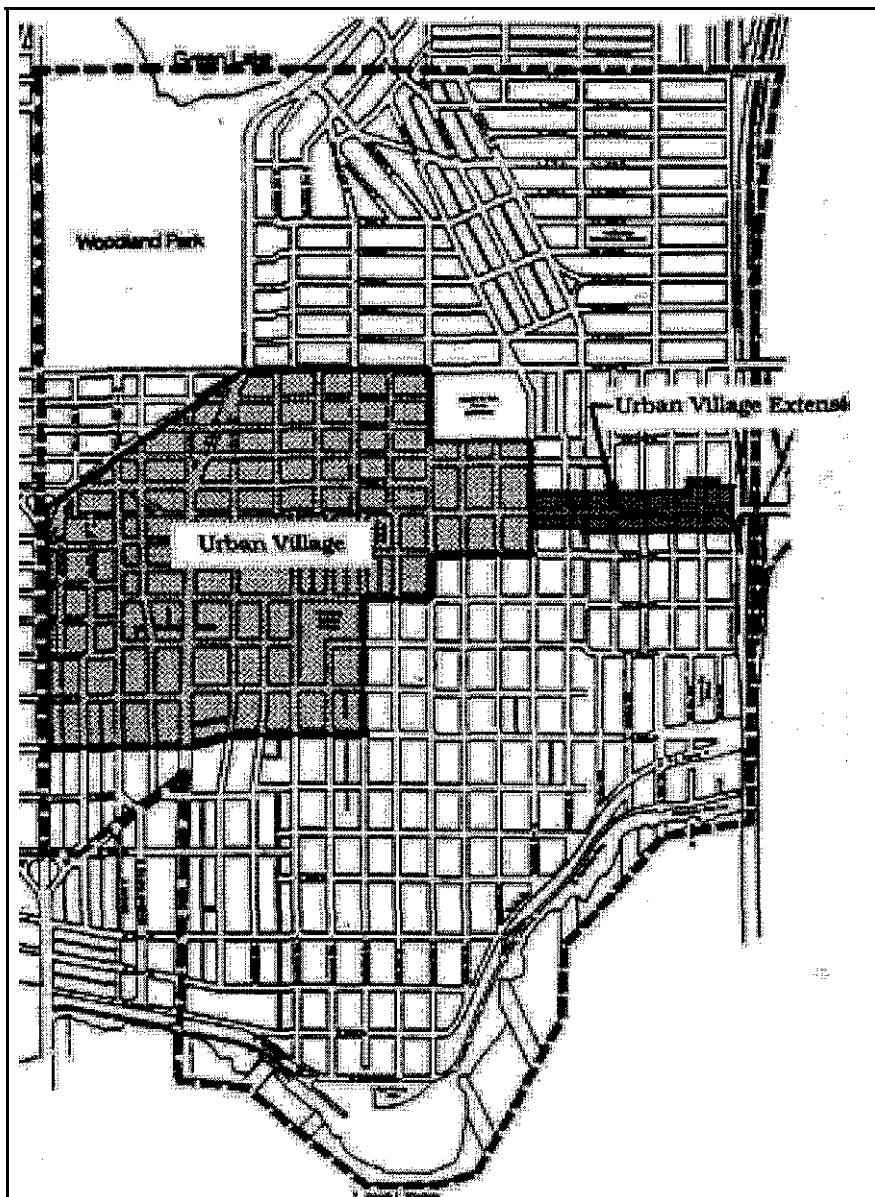


Figure IV-1: Wallingford Urban Village Boundary, as initially proposed in the Comprehensive Plan

some capacity for growth. The 45th Street and Stone Way corridors comprise much of the area included within the proposed boundaries of Wallingford’s Residential Urban Village.

Most of Wallingford is comprised of architecturally attractive single-family homes, which are experiencing “escalating sales prices (and property taxes) due to the increasing desirability of Wallingford as a place to live. This includes almost all the area outside of the Residential Urban Village. The Comprehensive Plan specifically addresses such areas:



“Allow limited amounts of development . . . outside . . . urban villages to maintain the general intensity of development that already characterizes these areas, and to direct the . . . growth to village and center locations?” (Land Use Goal G28)

Areas outside of the village are intended to remain low density, primarily residential areas, and single family areas should continue to be protected except where otherwise determined through neighborhood planning.

In the Comprehensive Plan, designation as a Residential Urban Village is accompanied by a growth planning estimate. This estimate suggests the amount of household growth which the designated area is expected to absorb as its portion of the City’s growth

Figure IV-2: Recommended Urban Village Boundary over the next 15 to 20 Years.

When the neighborhood plan

is adopted, the planning estimate becomes a growth target.

In March 1996, City data indicated that, under existing zoning, the capacity for housing growth within the proposed Residential Urban Village boundaries was 495 units, providing sufficient capacity within the Village to meet the planning estimate. In addition, City records reviewed in March 1997 showed that permits for 218 new housing units had been issued for projects within the proposed boundaries since January 1994. Most, if not all, of this new construction has since been completed. Clearly, the number of housing units built since the Comprehensive Plan was adopted already exceeds the planning estimate. For these reasons, no change in Wallingford's existing neighborhood zoning is required to meet growth estimates proposed by the City. However, a concerted effort maybe needed to meet concurrency requirements.

GROWTH PLANNING ESTIMATE FOR THE PROPOSED WALLINGFORD RESIDENTIAL URBAN VILLAGE	
Land Area:	245 Acres in Proposed Urban village
Existing Households (1990):	1,973 (8.1 Households/Acre)
Planning Estimate	200 Additional Households
Households by 2010	2,173 Households (8.9 Households/Acre)

A basic philosophy of Seattle's Comprehensive Plan is to guide growth to areas where capacity exists. Expended services and capital improvements should accompany this growth in order to better support it when it occurs. A "reasonable effort" must be made to provide "services, facilities and incentives to accommodate the targeted growth." Thus, the creation of the Residential Urban Village is intended to focus public investment where it will best support the housing growth.

## Urban Village Goals and Policies

The Wallingford Plan recommends the following policies related to the Urban Village designation and the City's action related to the designation.

### UV-1: Urban Village Boundaries

Neighborhoods have been offered the opportunity to modify the proposed boundaries through the neighborhood planning process. If modifications are not recommended by the neighborhood, the boundaries proposed in the Comprehensive Plan are adopted by default.

The Wallingford community has elected to modify its boundaries

**1.1: The neighborhood plan recommends ratifying the Residential Urban Village boundaries proposed by the City of Seattle in the 1994 Comprehensive Plan with two exceptions:**

**1.1.1: Extend the eastern portion of the Urban Village along 45th Street to the freeway. The border of this eastward extension should coincide exactly with the edge of commercial and immediately adjacent lowrise zones along 45th Street and should not intrude into single-family zones ( Figure IV -2).**

**1.1.2 Wallingford proposes these boundaries with the understanding that they maybe modified with the adoption of the Fremont Neighborhood Plan, particularly in the area**

west of Stone Way and south of North 45th Street. If the Fremont Plan, once developed, incorporates goals and policies for this area that are the same as, or complimentary to, Wallingford's goals and policies, Wallingford would prefer to share this area with Fremont. If the citizens of this area identify different goals for portions of this area through the Fremont planning process, Wallingford would support redrawing the boundaries of the two villages to reflect these differences.

**UV-2: Land Use Changes**

Some land use rules that apply only inside urban villages only come into effect after an urban village boundary has been established through neighborhood planning.

Normally in Seattle, single family areas may not be rezoned unless the applicant can demonstrate that the area to be rezoned does not meet the criteria for single family designation. However, single family areas within the urban village may be upzoned to RSL, RSL-T, LDT, LI, NC1-30/L1, NC2-30/L1, NC3-30/L1, L1-RC if the single family areas meet certain conditions (chiefly that they be within a certain distance of a designated principle commercial street of the village; see Section 23.34.010 of the Land Use Code).

Use of the RSL, RSL-T, LDT and L1 zones to upzone existing single family areas is restricted to properties within the urban village boundaries. Also, the NC2/R, NC3/R and MR zones may only be used within urban village boundaries (see Sections 23.34.024, 23.34.077, and 23.34.079 of the Land Use "Code).

Finally, the locational criteria for some lowrise zones can be interpreted more loosely within villages (see for example L3 criteria at 23.34.020; and L4 criteria at 23.34.022)

As noted above, analysis shows there is adequate zoned development capacity now within Wallingford to absorb many more housing units than are included in Wallingford's housing target; additional capacity is not required and could be detrimental to the neighborhood. Also, recent construction in

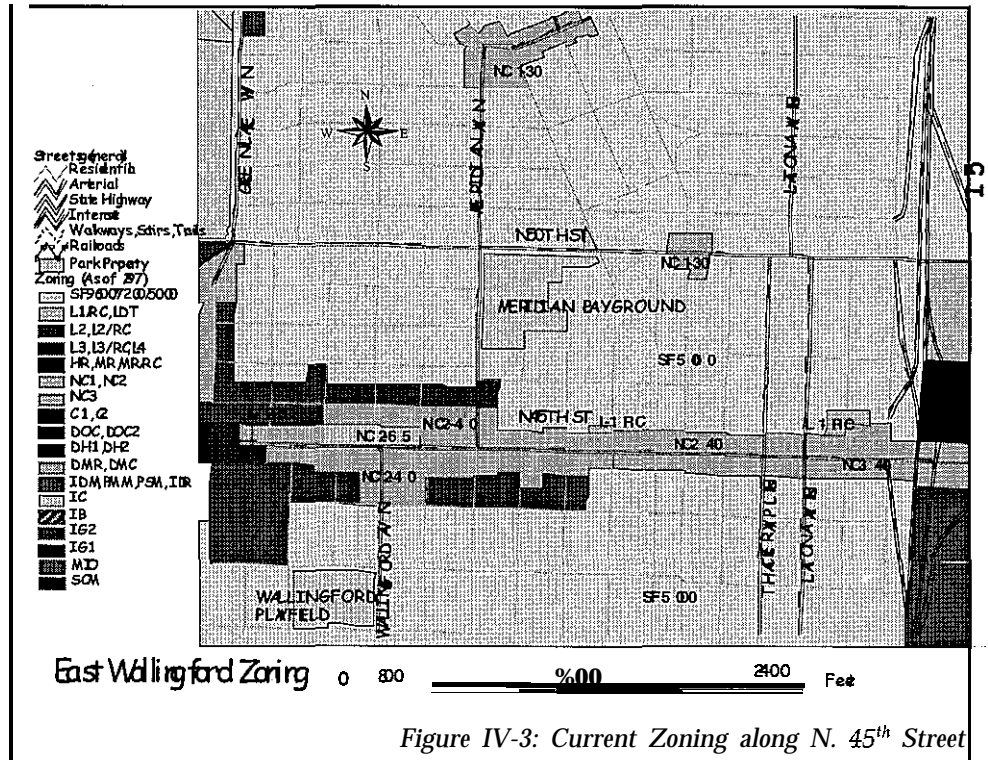


Figure IV-3: Current Zoning along N. 45th Street

commercial zones suggests that the City may have been greatly underestimated existing capacity. Because of these factors, the following policies are adopted for the purpose of guiding future development in Wallingford:

2.1: No changes to zoning, or relaxation of current development standards, should be instituted inside or outside the Residential Urban Village Boundary except as proposed below.

2.2 Protect the Character and the Integrity of the Existing Single Family Areas.

2.2.1: It is the intent of the Neighborhood Plan that the City not up zone areas within the Wallingford Planning Area which are currently zoned SF (Single Family) whether inside or outside of the proposed Residential Urban Village.

2.2.2 It is the intent of the Neighborhood Plan that the City not change the current development standards for SF (Single Family) zones whether inside or outside the Residential Urban Village. Leave the present regulations regarding SF zones as they are now.

2.3 Discourage single purpose residential structures in the key business district along 45th Street in NC (Neighborhood Commercial) and C (Commercial) zones. Incentives should not be provided in these areas for developing housing only.

2.4: Two specific Land Use changes should be considered in the future.

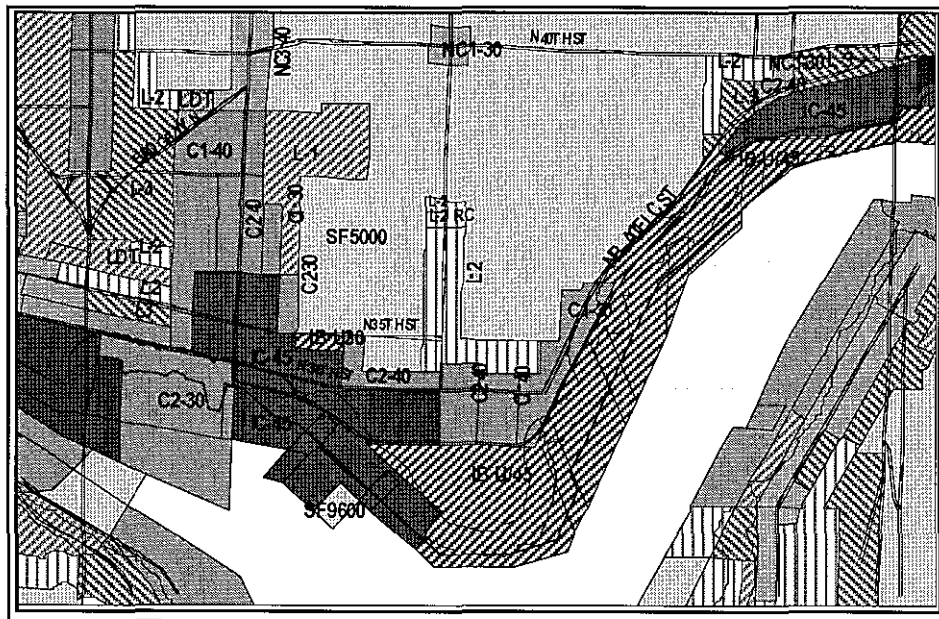


Figure IV-4: Current Zoning, South Wallingford

2.4.1: In order to develop more ownership options, some areas currently zoned Lowrise 2 may be considered for rezone to RSL (Residential Small Lot).

2.4.2 In order to reduce the impact of anticipated growth on adjacent areas, the community may wish to reconsider the zoning along Stone Way between 40th and 45th Streets, possibly

downzoning areas currently zoned NC2-40 (Neighborhood Commercial 2 with a 40 foot height limit) to NC2-30 (Neighborhood Commercial 2 with a 30 foot height limit

- 2.2.1 No upzone of areas within the Wallingford Planning Area which are currently zoned single family (i.e., with SF as prefix to designation, such as SF5000) whether inside or outside of the proposed Urban Village throughout the term of the current plan (i.e., at least until 2014).

### UV-3: Design Review

The Wallingford neighborhood has capacity and demand for many more housing units in its Commercial, Neighborhood Commercial, and Lowrise zones. Since growth is likely to continue beyond targeted levels, Wallingford would like to provide guidance for those who wish to develop housing in these locations and encourage them to meet community standards for design.



Figure IV-5

Developers may find that developing in areas where the community has discussed project level design guidelines will be more predictable and affordable. In addition, the business community has articulated a need for design guidelines to preserve the special character of the shopping district (see Business Health).

- 3.1: Develop general design guidelines for all multifamily and commercial zones in Wallingford, with site specific guidelines for some key lots. An incentive maybe offered to developers who want to apply within these guidelines, such as the ability to step directly to the "second" design review meeting that would otherwise likely be required, reducing costs and possibly some delays. Other aspects of the design review process, including the ability to ask for departures, would still apply.

#### Steps:

- Obtain services of a design professional or planner to assist the community in developing general guidelines.
- Conduct a visual preference survey among key stakeholder groups.
- Develop guidelines for neighborhood commercial and multi-family areas in Wallingford's Residential Urban Village,
- Identify key properties likely to be developed with housing, including mixed use proposals, and likely to set a substantial precedent for design of new projects in these corridors.
- Develop site-specific guidelines for key properties using DCLU processes (with costs covered by City).
- Establish a review process that strongly involves the neighborhood and that identifies those who will review projects on behalf of the neighborhood.
- Assemble Wallingford guidelines for adoption by City Council.

General guidelines would apply to all projects in Wallingford in the normal review process. A developer with a project to be located on a key site would not be required to present the proposal at the normal initial pre-design meeting if plans address the guidelines for the site. The developer would still be required to present to the second meeting. Developers would have the option of asking for departures, though such requests might make it necessary to present to more than one meeting. The neighborhood would find ways to assist businesses that want to make changes to existing buildings in order to comport more closely with the general guidelines.

- 3.2 Require design review for all multi-family and commercial development as well as projects located in the RSL zone (should such a zone be adopted in Wallingford in the future). Single family houses and industrial development will not be included in the design review program.

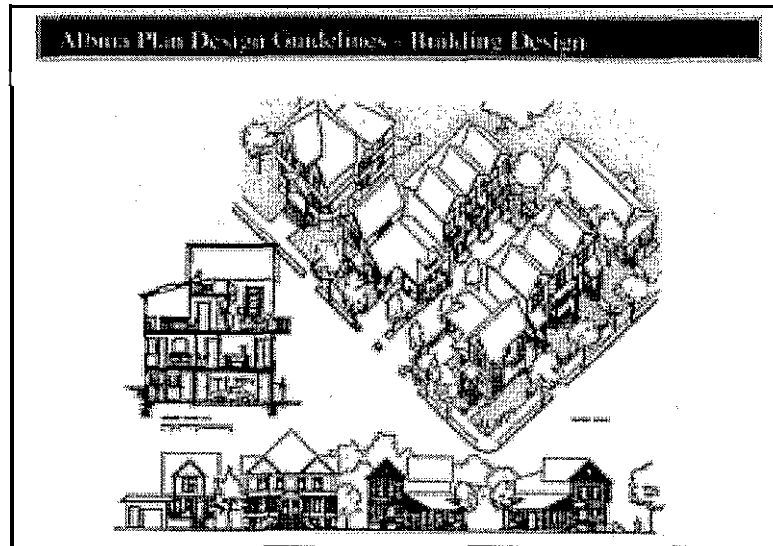


Figure IV-6: Design Review helps new projects fit into the neighborhood

#### UV-4: Open Space

In order to meet Comprehensive Plan goals, there should be one acre of village open space per 1,000 households in Wallingford Residential Urban Village (i.e., 2.17 acres of open space). Village open space is a dedicated open space of at least 10,000 square feet that is publicly accessible and usable for recreation and social activities.

All moderate density areas in the Wallingford Urban Village should be within 1/8 mile of a village open space that is between 1/4 and 1 acre in size, or within 1/4 mile of a village open space that is larger than 1 acre. All low density areas in the Wallingford Urban Village should be within 1/4 mile of a village open space.

There should be one facility for indoor public assembly in the Residential Urban Village and there should be one dedicated community garden in the Residential Urban Village.

Finally, the entire Wallingford neighborhood should be served by one acre of "breathing room open space" for each 100 residents and 1/4 to 1/2 acre of "usable open space" within 1/4 to 1/2 mile of every resident.

It is clear that, using these criteria, there is a lack of open space serving the residents of the Residential Urban Village along the central portion of its western edge. Two proposals were considered to address this issue:



**4.1: Close one block of Woodland Park Avenue and redevelop as a community garden with some limited open space; or**

**4.2: Develop open space at the northwest corner of the Lincoln Site. This would serve about half of the neglected area.**

**The eastern most portion of the Residential Urban Village extension also fails to meet the criteria.**

**The Wallingford Residential Urban Village is served largely by open spaces that are outside the Residential Urban Village boundaries, and which serve an area larger than the Village itself. Future analysis in cooperation with the City and additional surveying needs to be done before an approach to Urban Village open space can be finalized. In addition, it is not clear that portions of the Wallingford Planning Area not included within the Residential Urban Village boundaries are adequately served, and a more thorough review of open space policy and availability throughout the entire neighborhood needs to be undertaken.**

### **UV-5. Ensure Concurrency**

**The Wallingford Neighborhood Plan is intended to guide the City in making a “reasonable effort” to provide “services, facilities and incentives to accommodate the targeted growth required by the Comprehensive Plan. In addition to the specific recommendations occurring elsewhere in the neighborhood plan, the following policies are proposed**

**5.1: Make infrastructure maintenance within the Residential Urban Village a higher priority than for areas outside the Residential Urban Village. In addition, heavily shared facilities should have priority for maintenance over facilities not as heavily shared.**

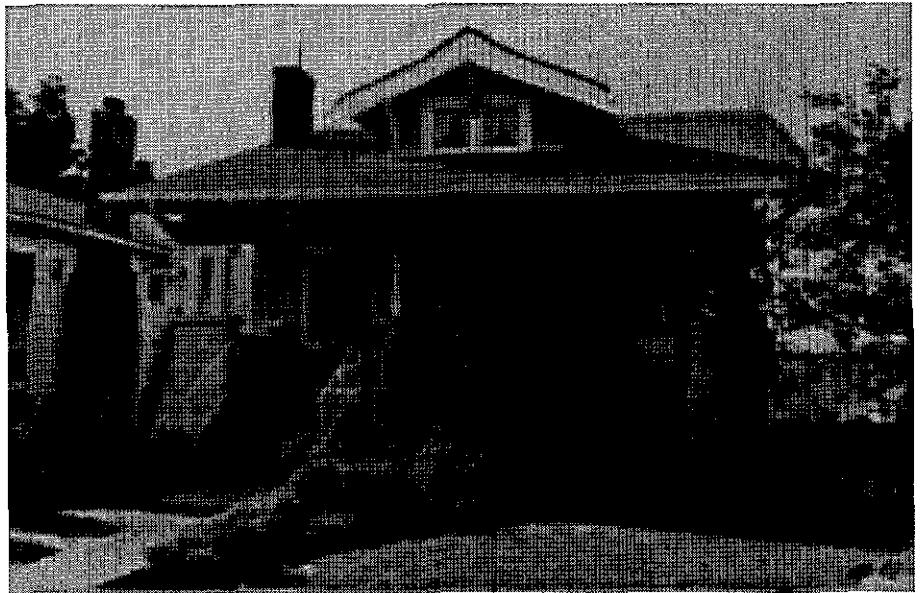
**5.2 Require developers to pay fees to support the provision of amenities. Fees should be collected throughout the City; however, the money should be held in escrow, and then only used for projects in the neighborhood that bears the impacts.**



## Chapter V

# Housing

The Housing goals were developed out of a combination of Phase I surveys, workshops and Vision Statement goals, and the Phase II Housing and Urban Village workshops, housing walking tour and work group discussions. In both Phase I and II, surveys and community comments continually turned to housing affordability and character. Surveys also indicated a need for affordable housing for a greater diversity of incomes, ages, and families, and a desire to maintain the single-family character and architectural quality of Wallingford.



## Planning Background

A Housing Profile (Appendix A) evaluated the city's housing targets, existing zoning, and potential future conditions to establish that the area did, in fact, have ample zoning to meet growth beyond the city's target, and did in fact have several sources of moderate income housing in addition to its traditional and recognized single-family bungalow.

Discussions in the community leading up to the development of alternatives delved further into this difficult topic and found some divisions within the community.

One resource person at a Housing Workshop held early in the process threw out a challenging statement “There is no real constituency for affordable housing.” By this he meant that current neighborhood residents are ambivalent because growing housing values add to their estates, low-income housing providers are focused on the area of the market where they get their funding, and developers and financial institutions (when housing pressures allow them to) focus on the higher end of the market because it is more profitable and reliable. This leaves the people in the lower middle, whom affordable housing is intended to serve, without a true advocate. These families, because they are typically young and renters, have no geographic base and little organized political strength to carry forward a consistent advocacy, and there is no one with an undiluted interest to clearly and forcefully advocate for them.

This ambivalence may be reflected in the difference between the housing goals, which are broad and reflect the highest concern of the community about diversity and affordability, and the lack of consensus about specific strategies to address these goals. Indeed, at the workshop, the most intriguing question was whether there was an addressable problem regarding housing at all.

Some community members recommended zoning changes to accommodate a greater variety of housing types in the community, and to support home ownership at lower levels of income. While this idea received a slim majority of support when presented at the alternatives event, other community members expressed the opinion that localized strategies, particularly zoning changes, could do little to arrest the trends toward increasing housing prices, and would most likely result in more profit for the developers of the housing. Many felt that the jobs/housing imbalance in the city created upward pressure on housing prices that would overwhelm any local efforts. This notion is supported by regional data suggesting that Seattle housing prices are directly related to the rate of employment growth. In the end, no consensus for zoning changes could be arrived at, though the possibility of downzoning some L-2 areas to RSL zoning in the future was held as a possibility based on conditions in the neighborhood.

Likewise, early discussions focused on the idea of active partnering with Community Development Corporations, or even creating a new one, to *intervene* in the market to help ensure affordability over the long term. Ultimately, however, there was not enough trust in creating a new non-profit corporation, and many held to the idea that there were ample opportunities in the current market for a variety of types of families to rent or own in the Wallingford area. New multi-family units along Aurora, and the housing stock along I-5 and near the Fremont industrial areas were cited as areas where students, new families, and others could find affordable housing. Again, consensus on a pro-active strategy was unavailable, though the community appears committed to the broad goals.

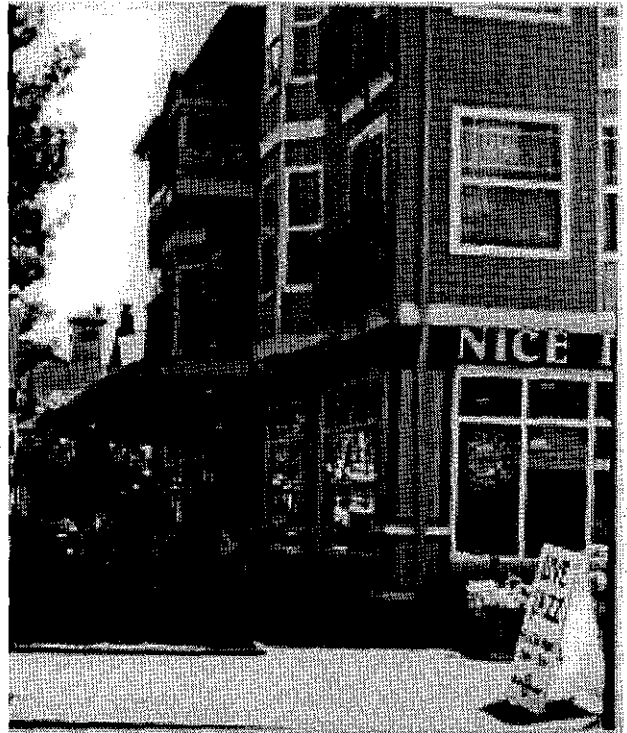


Figure V-2: Housing over retail is a preferred housing style in the City's comprehensive plan

Recognizing, however, that the community perception ran counter to city-wide perceptions, a series of benchmarks were proposed to evaluate the housing conditions in Wallingford over a longer term. The plan recommends that these benchmarks be evaluated every three to six years over the life of the plan to see whether progress is being made toward Wallingford housing goals. If progress toward those goals is not being made, it is recommended that new strategic options be brought before the community for discussion and possible adoption.

While there are few housing strategies that require significant new resources, there is envisioned to be a community stewardship organization — presumably WEaving Wallingford (see Chapter XIII) — that will work with developers, the City, realtors, and non-profits to implement the goals of the plan, and will ensure the monitoring functions implied by the benchmarking.

## Housing Strategy

The key Housing goals and proposals recognize that Wallingford has ample zoning capacity to more than fulfill its Comprehensive Plan growth target for housing. Additional growth beyond



*Figure V-3: Mixed single- and multi-family housing along N. 34th* providing affordable homes, and extending tenancy by providing housing to serve residents at all the stages of life.

those targets should be tied to decisions affecting public investments in infrastructure, services and amenities that are necessary, under the City's Comprehensive Plan rationale, to serve the additional population. Capital investments should be concentrated in the areas where future significant residential growth is expected.

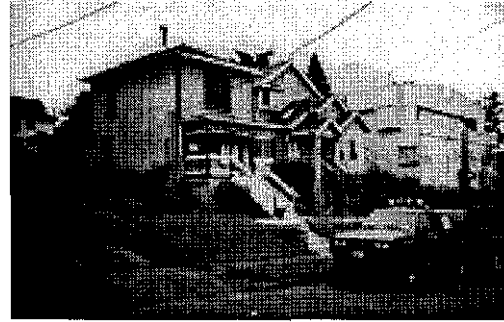
Wallingford is also committed to seeking ways of meeting the needs of diverse populations and families, and exploring innovative approaches to

This strategy will include the following:

- Participation in a City sponsored Accessory Dwelling Units (ADUs) demonstration project that will provide consumer-friendly loan packages and technical support to groups such as elderly home owners and low-income residents. It will strategically locate ADUs throughout the Wallingford Planning Area. However, participation in the program should be accompanied by strict enforcement of owner-occupant and off-street parking requirements.
- Seek opportunities to work with non-profit housing organizations, Shared Equity Partners, Real Estate Investment Trusts (REITs), Co-Housing groups, Federal and City sponsored first-time buyer programs and special needs providers to locate housing within the Residential Urban Village boundaries. The community is particularly interested in encouraging housing types and strategies that allow residents ownership and equity investment in the neighborhood
- Encourage and allow live-work interim use of commercial space in mixed-use multi-family development, where the viability of ground floor exclusive commercial use is questionable

except in areas where single-purpose residential structures are discouraged by Wallingford's Urban Village policies (see Chapter IV).

The final leg of the Wallingford housing strategy is to make certain that new housing developments in the community serve the overall community sense of design and esthetics — building “neighborhood” as we build housing. This — coupled with the recommended strategy of timed capital investments to serve new growth — is likely to create greater community acceptance and enthusiasm about new housing growth.



*Figure V-4: A mix of housing styles*

To accomplish this goal, the plan recommends creating specific neighborhood design guidelines for multi-family and commercial development, expanding the Design Review process to include all multi-family, neighborhood commercial, and commercial zones, and developing a simplified design review process for smaller projects using neighborhood design guidelines (see Chapter IV).

## **Complete Housing Goals and Policies:**

### **H-1: Accept More Housing Growth than City Target**

Wallingford has ample capacity for housing development both within the Residential Urban Village and throughout the neighborhood. Wallingford has already met the target projected for the Village, and demand for additional units is high. Since Wallingford expects to easily develop beyond the level projected in the Comprehensive Plan during the planning period, no land in Wallingford needs to be rezoned to allow higher housing density.

With its current zoned capacity, the Wallingford Residential Urban Village will likely accommodate some 200-300 units of new housing above the growth estimate. Since this represents a share of the growth currently anticipated for other neighborhoods in Seattle, the City should evaluate amending the quotas for other neighborhoods accordingly.

At the same time, it is incumbent upon the city — legally and politically — to ensure that growth beyond Comprehensive Plan targets is expeditiously accompanied by additional City investments in neighborhood facilities and infrastructure. Without a strong, binding commitment to these investments from the city, there is strong sentiment within the neighborhood to press for a moratorium on new permits until such time as those additional investments are secured. The basis for this action would be in the strong language regarding concurrency in the State Growth Management Act.

#### ***Tactics:***

- 1.1 Adopt City policy directing City departments to give greater priority to those neighborhoods exceeding their Comp Plan quotas for new housing units, or accept growth above targets only on the condition that the city invest in streetscape

improvements, open space and community facilities in the high-growth areas of the neighborhood,

**Benchmarks:**

- *Number of new units in the urban village;*
- *Total number of new units in the Wallingford planning area;*
- *City Investment in Wallingford.*

**H-2 Home Ownership Increase**

In 1990 approximately 46% of Wallingford’s residents lived in homes they owned. Trends projected by the City show that number is expected to decline as home ownership declines citywide. Home ownership provides the most certain way of ensuring long term affordability of housing, creates an equity stake for those who own, and helps ensure a strong interest in sustaining the qualities of the community that we hold dear. It is Wallingford’s goal to substantially increase the rate of home ownership by the end of the planning period.

**Tactics:**

- 2.1 Provide seminars, or a housing and home ownership center, for people who need assistance buying in Wallingford to link them to information resources as well as possible financial assistance;
- 2.2 Encourage development of condominium, co-op, and townhouse alternatives through incentives, negotiation, and activities linking financial institutions to potential developers;
- 2.3 Develop and encourage equity-sharing, and homeownership assistance programs in Wallingford and throughout the city.

**Benchmarks:**

- *Home ownership rates.*

**H-3 Rental Livability**

Wallingford is expected to remain a place where a majority of residents are renters, It is Wallingford’s goal to ensure that all residents, and particularly those who rent, have adequate access to public necessities (such as streets, parks, open spaces, library, and public meeting rooms), as well as to amenities that increase livability. This is intended to facilitate an increase in long term tenancy in the neighborhood. It is also important to incorporate renters into the life of the whole community in more specific and accessible ways.

**Tactics:**

- 3.1 Develop an urban amenity preference



*Figure V-5: Attractive three-story multi-family housing.*

list for areas where there is the greatest concentration of multi-family rental housing to make certain that those areas are not undeserved by public amenities and facilities. The preference list would include: high street and sidewalk maintenance values, location of a P-Patch nearby, streetscaping for open space, playgrounds, and walking/bike paths.

**Benchmarks:**

- *Average length of tenancy rates;*
- *Vacancy rates.*

**H-4 Accessible Units**

Because Wallingford has many older single-family and multi-family structures, and many of these are built on steeply sloping lots, we have few ADA accessible dwellings for rent or sale. Such limitations make it difficult for some individuals with disabilities to find a place to live in Wallingford, or to remain here after becoming disabled.

**Tactics:**

- 4.1 Develop a volunteer base to help adapt homes to ADA accessibility;
- 4.2 Obtain private or public grant funds to help elderly or fixed income disabled persons adapt their homes.

**Benchmark:**

- *number of ADA accessible units.*

**H-5 Housing for a Wide Range of Incomes**

Wallingford currently has a wide range of income levels in its population; however, new purchasers in the neighborhood must generally be of upper middle income to afford current prices. In time, the diversity that gives Wallingford its character could be lost. It is Wallingford's goal to ensure that at least 15% of the housing sold in Wallingford will be affordable to families earning 75 to 100% of median income, 10% affordable to people earning 75% or less of the median income, and 5% of the of the units affordable to people earning less than 50 0% of the median income. A prevailing current tactic for housing affordability is increasing unit density in multi-family zones. While unit size is an excellent predictor of construction cost in new units, it is not always a good predictor of per capita cost (for instance two persons sharing a larger two bedroom unit may each pay less for housing than one person renting a studio apartment)

**Tactics:**

- 5.1 Work with non-profit housing developers to create housing to "fill in the gaps,"
- 5.2 Encourage and/or develop programs for subsidized ownership housing,
- 5.3 Develop a Homeownership Assistance Center.
- 5.4 Participate in the City's Accessory Dwelling Unit pilot program and make it available throughout the Wallingford Planning Area (not just the designated Urban Village) to provide assistance for those wishing to develop accessory units in their single-family homes.

**Benchmarks :**

- *Average cost of housing units sold, referenced to number of persons per household, compared to median income levels,*



- *Sales and rental data.*

#### H-6: Racial and Ethnic Diversity

Wallingford's racial and ethnic diversity is not as great as that of the city of Seattle as a whole. Wallingford's citizens have indicated that greater diversity should be encouraged and supported for several reasons, including the benefits of racially balanced neighborhood school enrollment. Seattle's population is generally expected to become more diverse. It is Wallingford's goal to increase the percentage of non-caucasian population by at least 5% more than trendline estimates during the planning period.

**Tactics:**

- 6.1 Ensure community-wide celebrations and activities acknowledge and encourage participation by racial and ethnic minorities;
- 6.2 Support and model racial tolerance among neighbors.

**Benchmarks:**

- *Census estimates of racial constellation in Wallingford and overall Seattle trends.*

#### H-7: Encourage Family Housing

Wallingford's average household size is about on par with Seattle as a whole, and is expected to shrink over the planning period. Wallingford recognizes that this reflects, in part, on the desirability of the neighborhood as a place to raise children. It is Wallingford's goal to reverse the trend toward fewer families with children in our neighborhood. Wallingford would view such a reversal as a measure of success, as Wallingford citizens want a neighborhood which can sustain families from one generation to the next.

**Tactics:**

- 7.1 Encourage new housing units be constructed with larger number of rooms,
- 7.2 Provide more playgrounds and children's facilities near new housing development.

**Benchmark:**

- *Census data and estimates,*

#### H-8 Lifespan Housing Opportunities

Wallingford currently has a diverse range of ages among its residents, but this maybe changing. Many older people, especially those on fixed incomes, live in homes they could not now afford to buy, and for which they sometimes have trouble paying taxes. In addition, young people often cannot afford to buy in Wallingford. Many young people who do live here are renting while attending school, even as others who grew up here must look outside the neighborhood to find affordable homes. Finally, the housing types being built in the neighborhood may limit the availability of housing for families with children, further limiting future age diversity. It is Wallingford's goal to sustain a distribution of age groups residing in Wallingford that is reflective of American society as a whole. In particular, this means watching the numbers of elderly adults, young adults, and children in the neighborhood and taking steps to ensure that there housing options to meet their needs at every stage of life.

**Tactics:**

- 8.1 Develop a “helpers group” for elderly people who want to remain in their homes but cannot maintain them on their own;
- 8.2 Actively seek developers who will build housing that provides for needs of elderly, families with young children, and first-time homebuyers.

**Benchmark:**

- Census *data*.

**H-9: Accommodate and Encourage Home Businesses:**

Wallingford has over 800 home businesses now, and the number of people working from their homes at least part of the workweek is likely to continue to grow. This trend could have positive implications for overall neighborhood business development, traffic circulation, and the building of a stable and sustainable community. Home businesses can make a home more affordable, and allow flexibility for caring for children or elders in the home. We recognize that reasonable limits on the scale of such businesses are necessary to control impacts that might occur as such businesses begin to grow. It is Wallingford’s goal to increase development of home businesses that do not adversely affect the character of the residential community.

**Tactics:**

- 9.1 Develop network among current and potential Wallingford home business operators to share ideas, resources; see business health
- 9.2 Encourage larger units in new multi-family housing to allow for home-based businesses.

**Benchmarks:**

- **Business licenses for businesses in residential zones;**
- **Complaints about Wallingford home businesses to DCLU.**

**Proposal HS #1: Accessory Dwelling Unit Assistance Program**

Accessory Dwelling Units (ADUs) can help Wallingford to achieve housing goals and realize the overall vision of in the Wallingford plan. The ADU assistance strategy is patterned after a proposal developed by the City of Seattle Department of Health and Human Services (DHHS) and suggested to the neighborhood during the planning process.

Wallingford wants to be a neighborhood that accommodates diverse economic, social and ethnic backgrounds and people of all ages. Part of the Wallingford vision is also to preserve the single-family character that comprises much of the neighborhood, but there is awareness that this limits the availability of land for new housing.

ADUs are one means of providing additional, affordable housing units that would not displace our lovely older housing stock, and can be designed to fit with the character of single-family areas almost without being detected. However, the obstacles to converting a portion of a home to an ADU are many, and those that could most benefit often do not have the resources to make the conversion. Pursuing DHHS’s proposal to help establish a pilot program to assist people in creating ADUS, the Wallingford plan makes the following proposal.



**Figure V-6: This accessory dwelling unit fits into the neighborhood, and creates affordable housing at the same time.**

Objective Facilitate the creation of 25 ADUs in Wallingford, in and outside of the urban village boundaries.

Target population Existing homeowners or prospective first time homeowners of single-family detached homes in the Wallingford planning area with incomes less the 12-% o median income for the City of Seattle, with emphasis on elderly and lower income people,

Table of services **Services** would be initiated by an outreach program to the targeted families and populations, and followed up through an assistance officer housed in DHHS, who would assist families in developing ADUS in their homes. The following table outlines services which we believe would facilitate people in the target population to create new ADUs,

**Table : Services anticipated with ADU conversion program**

WHO WOULD RECEIVE 1 <sup>ST</sup> TIME HOMEOWNER; SENIORS OVER 60; BELOW MEDIAN INCOME	
ACTIVITY/SERVICE	WHO COULD PROVIDE
Outreach to targeted groups	OHHS, Community
Feasibility analysis	DHHS, Contractor
Design assistance	Contractor, DCLU
Permitting assistance	Contractor, DCLU
Assistance intending financing	DHHS
Direct financial aid	DHHS
Construction management assistance	Contractor, OCLU
Construction	Community, Contractor
Training in rental management	DHHS, Community
Assistance with rental management	DHHS, Community

The Wallingford community has many people with skills that could assist people in making such conversions. We believe that volunteers could provide assistance in some of the areas as noted above. The Wallingford area is serviced by contractors who might benefit from a cooperative arrangement where this program would recommend contractors who had qualifications and agreed to provide some of the assistance needed to help people make the ADU conversions

## Chapter VI

# Transportation

### “Bringing the Neighborhood Together”

**T**ransportation will be the crucial issue in managing growth. Traffic and parking have often been at the center of conflict between businesses and residents throughout the recent history of the Wallingford neighborhood. The Wallingford Transportation Pkm aims to bring the neighborhood together.

The plan recommendations focus on five major traffic corridors, and on four general strategies for pedestrians, bicycles, bus transit, and parking, as well as traffic calming and management. Detailed cost analyses are included. The broader issues of the plan have been developed using public input from workshops, committee discussions, Phase I and Phase II surveys, and the expertise within the Team Wallingford transportation work group.

#### Comprehensive Plan Rationale:

Seattle's Comprehensive Plan envisions Urban Villages as centers of pedestrian activity, alternate transportation choices, and street life that becomes the center of the neighborhood. The plan suggests that reconfiguring lanes to calm traffic, widening sidewalks, and improving street level atmosphere is particularly important. The three-lane configuration has been an excellent solution for many of North 45th Street's difficulties. It allows access, calms traffic, and still moves considerable vehicle volume through the neighborhood. The same solution could be very effective on other streets as well, notably Stone Way/ Greenlake Way, and North 50th Street.

The Wallingford Plan strongly endorses this approach and expands it, recognizing the existing traffic and access issues unique to each arterial in the community.



*Figure VI-1: N. 45<sup>th</sup> Street traffic crossroads brings together N. 4<sup>th</sup> St., Stone Way, and Aurora travelers*

## Primary Transportation Goals

*Goal 1:* Streets must work to bring the neighborhood together.

*Goal 2:* Sidewalks must be pleasant places with convenient street crossings,

*Goal 3:* Streets should provide efficient travel for pedestrians, buses, bicycles, cars, and trucks.

## Strategic Approach: “The 3-Lane Solution”

A 3-lane configuration allows for one unimpeded through-traffic lane in each direction divided by a center turn lane. Advantages to this system include

- Pedestrians can cross one lane at a time by waiting in the center lane. Median refuges and crosswalks can be added to assist pedestrians.

Parking lanes (on one or both sides of the street) would not impede through traffic. The 3-lane configuration would have more capacity than a 4-lane configuration which allows left turns from the inside lane and parking in the curb lane.

- Left turn pockets can be provided at major intersections.
- The center turn lane allows for left turns and for going around obstacles between intersections.
- The lanes appear narrower so drivers naturally slow down.
- Room for additional turn lanes may be provided at major intersections with signals.
- In some cases, this strategy may allow more room for bicycle lanes.

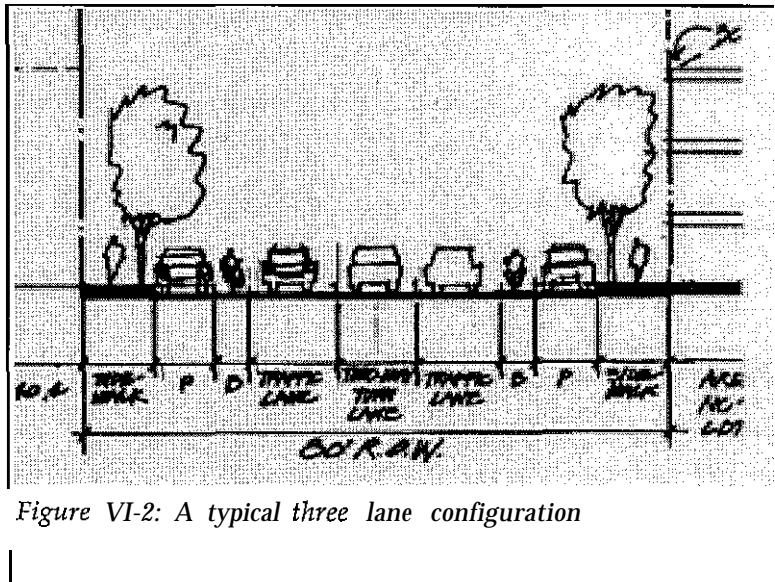


Figure VI-2: A typical three lane configuration

## Summary of High Priority Recommendations

**Strategy #1. 45th St. Corridor Improvements** (Aurora Ave. to the I-5 Interchange):

*Traffic control; pedestrian, bicycle, and streetscape improvements*

Note: This program of projects should not be broken apart in order to select the highest priority component projects for early implementation funding. Rather, the first priority for which immediate funding should be pursued is project design. (See Key Projects, Chapter 111)

**Strategy #2. Traffic Management/Calming and Spot Improvements:**

*Install traffic calming and traffic control devices to:*

- decrease speeds and reduce through traffic use of 5th Ave. NE south of 45th St.
- decrease speeds on Latona and Thackeray from 42nd St. to 65th St.
- narrow the roadway and decrease speeds on 46th St. from Stone Way to Meridian Ave.
- decrease speeds on 47th St., from Green Lake Way to Stone Way and Meridian Ave to 5th Ave. NE
- narrow the roadway and decrease speeds on 56th St. from Latona Ave to Meridian Ave.

**FYI: How We Travel in Wallingford**

- . We spend a consistent amount of time each day on travel, about 90 minutes per person per day.
- . The average distance traveled is 16.9 miles per person per day, for an average speed of 11.1 miles per hour.
- . Trips we make are 65% to 75% by car, 18% by foot, and 1% by bicycle.
- . Households here own an average of 1.6 cars, and this figure is increasing; it is the same whether or not members of the household make walking trips.
- . Only 10% of work trips are within Wallingford; the remainder are to downtown (25%), North Seattle (46%), suburban King County (11%), and rural King County (5%).
- . Saturday is one of the busiest traffic days.

**Strategy #3. Pedestrian Improvements:**

- . provide a pedestrian connection from the south terminus of Wallingford Ave. (south of 34th St.) to Northlake Way (the “Wallingford Steps”; see Key Projects, Chapter III)
- . install a pedestrian signal on 50th St. at 1st Ave. NE
- . provide pedestrian crossings at the Stone Way “jog” between 46th and 47th Streets

**Strategy #4. Construct Planted Medians:**

- . along Bridge Way between Aurora Ave. and Stone Way
- . along Greenlake Way between Aurora Ave. and Stone Way

**Other Priority Corridors**

- . the 50th St. - Greenlake Way Corridor, from Aurora Ave to the I-5 Interchange
- . the Stone Way–Greenlake Way Corridor, from N 34th St. to N 56th St.

**Complete Transportation Goals, Policies and Strategies**

**T-1: Stone Way–Greenlake Way Corridor (North 34th St. to North 56th St.)**

Stone Way plays multiple roles in the street system serving the Wallingford and Fremont neighborhoods. It links the north Lake Union waterfront, and the Burke-Gilman Trail, to Woodland Park and Green Lake. Stone Way provides access to the major east-west arterials serving the area

(34th, 40th, 45th, and 50th Streets), as well as to the industrial area just north of 34th Street. It carries peak commute auto traffic to and from waterfront employment centers, and accommodates large trucks traveling within the adjoining industrial area. Stone Way also serves as a main thoroughfare for bicyclists and buses.

Because some of Stone Ways roles may conflict with others, it is important that Stone Way be considered in a way that balances the needs of traffic capacity, bicycle and pedestrian safety, and industrial and commercial access.

### Objectives **and Issues to be Addressed**

#### **1.1: Improve access and circulation for truck and auto traffic:**

1.1.1- Consider a 3-lane configuration

1.1.2- Identify locations for comer cut-backs and driveway consolidation

1.1.3- Identify signage improvements

#### **1.2: Improve transit accessibility**

1.2.1- Identify opportunities for consolidating or relocating bus stops

1.2.2- Identify locations where shelters are needed

1.2.3- Review bus operations

#### **1.3 Improve pedestrian and bicycle safety and convenience**

1.3.1- Identify locations for curb bulbs, mid-block pedestrian refuges and medians, curb ramps, pedestrian signals, and other pedestrian safety devices and crossings

1.3.2- Consider the need for bicycle lanes

#### **1.4 Improve streetscape**

1.4.2- See Chapter 4., Urban Village

### Recommendations:

#### **1. Reconfigure Stone Way and Greenlake Way:**

- adopt a three lane configuration (one through-traffic lane in each direction divided by a center turn lane)
- provide a bicycle lane in each direction
- maintain on-street parking on both sides of the street

#### **2. Improve pedestrian crossings at bus stops:**

- paint crosswalks
- place curb bulbs on one or both sides of the street at each bus stop

#### **3. Improve pedestrian crossings at the Stone Way "jog" between 46th and 47th Streets**

Table VI-1: Preliminary cost estimates for the Stone Way-Greenlake Way corridor

COST	ELEMENT	UNIT COST	QUANTITY
\$200,000	improvement of major intersection	\$50,000-250,000	4
\$20,000	center turn lane	\$1,000 / block	20 blocks
\$15,000	bike lanes	\$10,000-50,000 / mi.	1.25 mi.
\$5,000	marked crosswalk	\$300-3,000	10
\$100,000	curb bulb	\$10,000-20,000	10
\$340,000	TOTAL		

**Project Development Next Steps**

➤ Specify lane configuration and traffic control improvements needed at key intersections:

- 34th St./Stone Way
- 39th St./Stone Way, 39th St./Bridge Way, 40th St./Stone Way/Bridge Way (see 40th St.-Bridge Way Corridor “Next Steps”)
- 45th St./Stone Way (see 45th St. Corridor “Next Steps”)
- 50th St./Stone Way/Greenlake Way (see 50th St.–Greenlake Way Corridor “Next Steps”)

11. Prepare complete conceptual plan for recommended corridor improvements

**T-Z 50th St.–Greenlake Way Corridor (Between Aurora Avenue and Interstate-5)**

The 50th St.-Greenlake Way corridor is not only the main access route for the north Wallingford neighborhood, but it also serves as the main traffic conduit linking Aurora Ave., Woodland Park, Green Lake, Interstate-5, and the University District. In addition to its traffic-carrying role, 50th St. also accommodates parking for adjacent properties, and north-south pedestrian crossings. Lane configuration and traffic calming must be designed to serve these conflicting needs.

**Objectives and Issues to be Addressed**

- 2.1: Control through-traffic flow and maintain local traffic access, circulation, and safety
  - 2.1.1- Examine coordination of traffic signals
  - 2.1.2- Consider a 3-lane configuration
  - 2.1.3- Consider revising on-street parking prohibitions
- 2.2 Improve pedestrian and bicycle safety and convenience:
  - 2.2.1- Identify locations for curb bulbs, mid-block pedestrian refuges and medians, curb ramps, pedestrian signals, and other pedestrian safety devices
  - 2.2.2- Consider the need for bicycle lanes



2.3 Improve streetscape

2.3.1- See Chapter 4, Urban Village

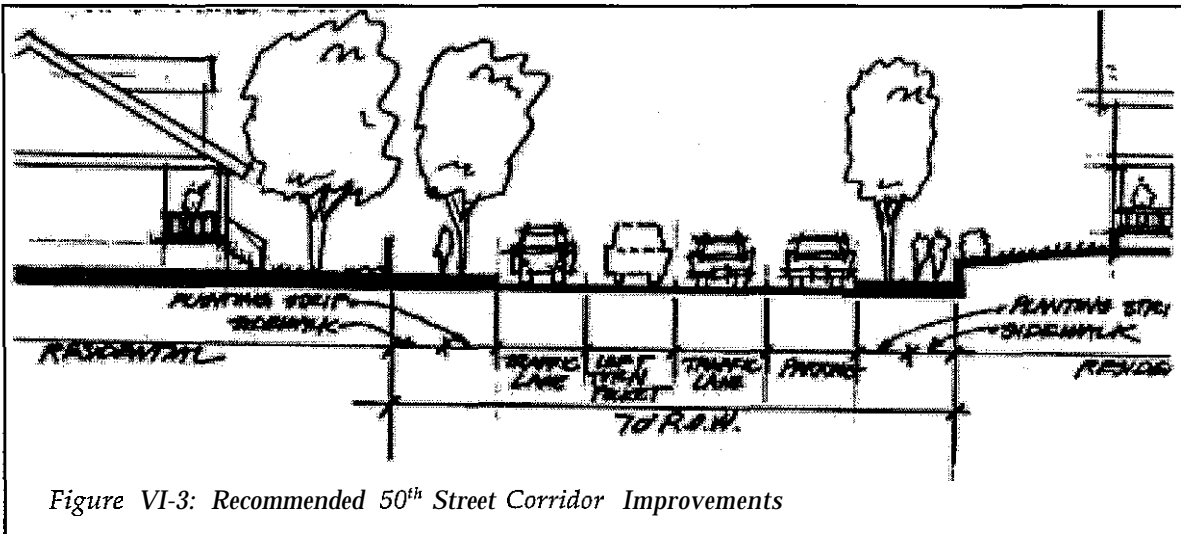


Figure VI-3: Recommended 50<sup>th</sup> Street Corridor Improvements

**Recommendations:**

> Reconfigure 50th St.:

- adopt a three lane configuration (one through-traffic lane in each direction divided by a center 'mm lane) between Greenlake Way and 2nd Ave. NE
- provide on-street parking on the north side of the street

11. Provide a pedestrian signal on 50th St. at 1st Ave. NE

12. Improve pedestrian crossings at all cross-streets:

- . paint crosswalks
- . provide curb bulbs at all intersections with signals
- . consider pedestrian median refuges at offset cross-street intersections

Table VI-2: Preliminary cost estimates for the 50th St.-Greenlake Way corridor

COST	ELEMENT	UNIT COST	QUANTITY
\$150,000	improvement of major intersection	\$50,000-250,000	3 <sup>a</sup>
\$10,000	center turn lane	\$1,000 / block	10 blocks
\$6,000	bike lanes	\$10,000-50,000 / mi.	0.6 mi.
\$20,000	pedestrian traffic signal	\$15,000-25,000	1
\$4,000	marked crosswalk	\$300-3,000	8
\$60,000	curb bulb	\$10,000-20,000	6
\$15,000	pedestrian refuge island	\$6,000-9,000	2
<b>\$265,000</b>	<b>TOTAL</b>		

<sup>a</sup> includes one intersection also incorporated in the Stone Way corridor section

**Project Development: Next Steps**

- Specify lane configuration and traffic control improvements needed on key street segments and at key intersections:
  - 50th St., Latona to the Interstate-5 interchange
  - 50th St. /Stone Way/Greenlake Way intersection (see Stone Way-Greenlake Way Corridor "Next Steps")

7. Specify the type and location of pedestrian improvements

8. Prepare complete conceptual plan for recommended corridor improvements

**T-3: 40th St.-Bridge Way Corridor (Aurora Avenue to 7th Ave. NE)**

The 40th St. corridor links Aurora Ave., Stone Way, Interstate-5, the University Bridge, and the University District. Auto drivers increasingly use 40th St. to avoid 45th Street congestion. Transit service also operates along the 40th St. corridor. Pedestrian crossings allow access to the Lake Union waterfront, bus stops, and residential areas.

Lane configuration and traffic calming must be designed to serve the needs of auto traffic, transit service, bicycles, and pedestrians, as well as to discourage short-cutting by through traffic.

**Objectives and Issues to be Addressed**

**3.1:** Reduce traffic speeds while maintaining local access and circulation

3.1.1- Identify locations for traffic calming devices (e.g., lane striping, lane narrowing, on-street parking revisions, etc.)

3.1.2- Consider a 3-lane configuration on Bridge Way

- 3.2 Improve transit accessibility
  - 3.2.1- Identify opportunities for consolidating or relocating bus stops
  - 3.2.2- Identify locations where shelters are needed
  - 3.2.3- Review bus operations
- 3.3: Improve pedestrian and bicycle safety and convenience
  - 3.3.1- Identify locations for curb bulbs, mid-block refuges and medians, curb ramps, pedestrian signals, and other pedestrian safety devices and crossings
  - 3.3.2- Consider the need for bicycle lanes
- 3.4 Improve streetscape
  - 3.4.1- See Chapter 4, Urban Village

**Recommendation**

- . *Reorganize bus stops*
- 2. *Improve pedestrian crossings at bus stops:*
  - paint crosswalks
  - place curb bulbs on both sides of the street
- 3. *Improve intersection traffic controls:*
  - . 40th St. at Latona Avenue install an all-way stop or signal
  - . 40th St. at Pacific Street: install an all-way stop
- 4. *Reconfigure Bridge Way:*
  - . allow one travel lane in each direction
  - . install a raised median
  - . install a bicycle lane in each direction
  - . allow on-street parking on both sides of the street

*Table VI-3: Preliminary cost estimates for the N 40th Street corridor*

COST	ELEMENT	UNIT COST	QUANTITY
\$150,000	improvement of major intersection	\$50,000–250,000	3 <sup>a</sup>
\$150,000	medians	\$15,000–20,000 / 100 ft	900 ft
\$2,500	bike lanes	\$10,000–50,000 / mi.	0.25 mi.
\$4,000	marked crosswalk	\$300–3,000	8
\$160,000	curb bulb	\$10,000–20,000	16
\$500	signs	\$75–100	5
<b>\$467,000</b>	<b>TOTAL</b>		

<sup>a</sup> includes one intersection also incorporated in the Stone Way corridor

**Project Development Next Steps**

*Specify lane configuration and traffic control improvements at key intersections:*

- 39th St./Stone Way, 39th St./Bridge Way, 40th St./Stone Way/Bridge Way (see Stone Way–Greenlake Way Corridor “Next Steps”)
- 39th St. /southbound Aurora Ave. on-ramp
- Bridge Way/38th St./Whitman Ave.
- Latona Ave./40th St., Pacific St./40th St.

1. Specify “reorganized” bus stop locations

2. Prepare complete conceptual plan for recommended corridor improvements

**T-4: 45th St. Corridor (Aurora Avenue to the Interstate-5 Interchange) -see Key Projects, Chapter 3**

The 45th St. corridor serves virtually all modes of urban travel autos, trucks, transit, pedestrians, and bicycles. The corridor often carries heavy traffic volumes, providing local access as well as linking I-5 and the University District to the east, and Aurora Avenue, Fremont, and Ballard to the west. In

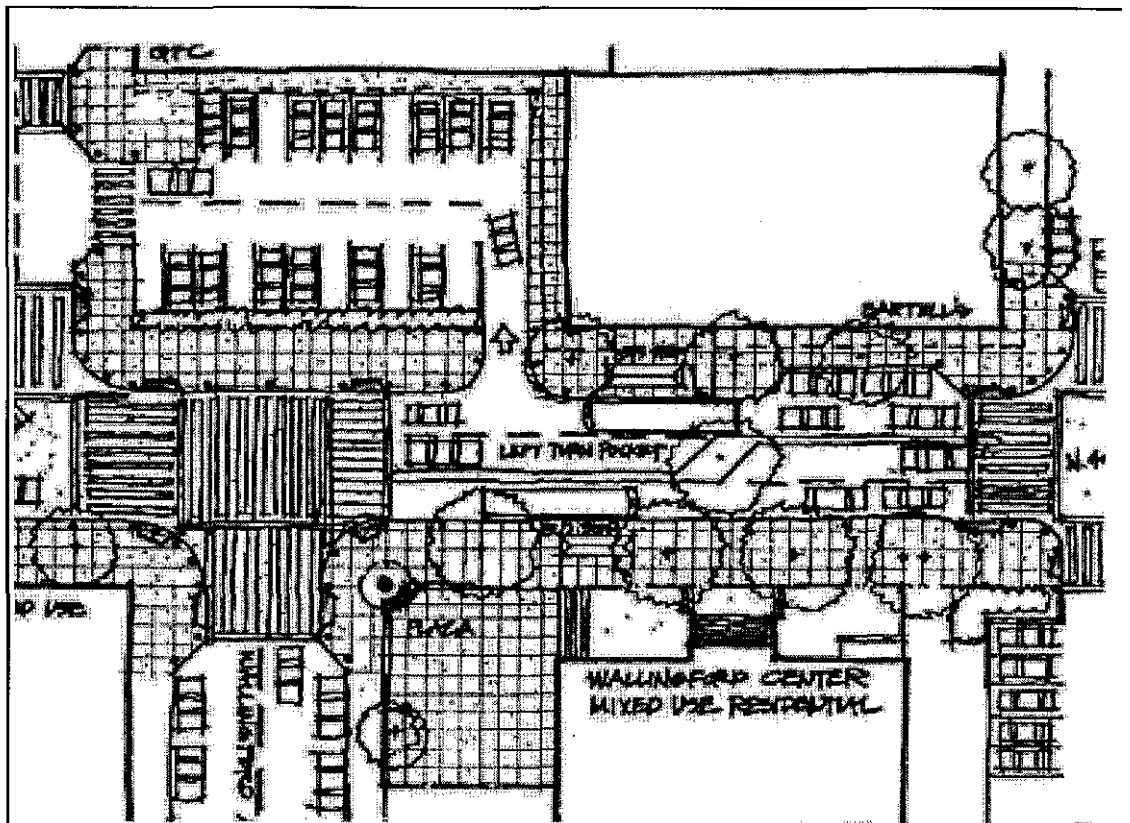


Figure W-4: 45<sup>th</sup> Street & Wallingford Ave. N Conceptual Plan

addition to its role as a major traffic arterial, 45th St. serves as the “Main St.” of the Wallingford commercial district, a function that the community would like to enhance.

The following recommendations identify the street improvements needed to better serve the multiple access and circulation needs in the 45th St. corridor. The recommendations are based on a “vision” for the corridor, which contains the following elements:

- . The section of 45th St. between I-5 and Midvale Ave. is the “focal area” of the corridor.
- . There should be identifiable gateways at the east and west ends of the focal area.
- . Within the focal area there should be consistent street design, traffic control, streetscape, and amenities.
- . The 45th St. focal area should provide a delightful environment in which to walk, shop, and eat. Although it will continue to serve significant traffic flows, it should not seem like a major thoroughfare.

### **Objectives and Issues to be Addressed**

#### **4.1 Improve pedestrian and bicycle safety and convenience**

- 4.1.1- Identify locations for curb bulbs, mid-block refuges and medians, curb ramps, and other pedestrian safety devices
- 4.1.2- Identify locations and strategies for increasing pedestrian crossing opportunities and reducing pedestrian wait time
- 4.1.3- Identify locations for sidewalk widening or rebuilding, sidewalk “clutter” reduction, improved visual interest and street furniture, improved weather protection (e.g., canopies), more bicycle parking, and better driveway consolidation
- 4.1.4- Consider the need for bicycle lanes

#### **4.2 Improve transit accessibility**

- 4.2.1- Identify opportunities for consolidating or relocating bus stops
- 4.2.2- Identify locations where shelters may be needed
- 4.2.3- Review bus operations

#### **4.3: Improve local traffic access, circulation, and safety**

- 4.3.1- Review lane configuration, driveway locations, on-street parking, and other traffic controls (signals, signage) for consistency with neighborhood goals
- 4.3.2- Assess misuse of the center turn lane

#### **4.4 Improve streetscape**

- 5. -See Chapter 4, Urban Village

**Recommendations:**

1. *Improve bus operations by reducing delays getting in and out of traffic (e.g., bus bulbs, signal preemption, bus stop relocation, etc.)*
2. *Improve pedestrian crossings at all cross-streets:*
  - . paint crosswalks
  - . provide curb bulbs at all intersections with signals
  - . consider median refuges at midblock and at intersections without signals
  - improve pedestrian-responsiveness at intersection signals (provide pedestrian crossing phases every cycle, or provide immediate response to pedestrian calls at the pushbuttons)
3. *Improve the streetscape (see Urban Village, Chapter 4):*
  - . replace dead street trees
  - . widen sidewalks, removing parking as appropriate
  - provide lighting and pedestrian amenities
4. *Install signage that directs local traffic to 45th St. and through traffic to 50th St.:*
  - . directional signs to "Wallingford Business District" on 45th St. at Interstate-5
  - . directional signs to Interstate-5 on 50th St., but not on 45th St.
5. *At the Aurora Ave. and 46th St. interchange (46th St./southbound Aurora on-ramp and 46th St./northbound Aurora off-ramp/Green Lake Way intersections), improve signage and lane configuration to better instruct motorists and prevent "queue-jumping" and other unsafe maneuvers.*

Table VI-4: Preliminary cost estimates for the 45th Street corridor

COST	ELEMENT	UNIT COST	QUANTITY
\$250,000	improvement of major intersection	\$50,000–250,000	3 <sup>a</sup>
\$20,000	medians	\$15,000–20,000 / 100 ft	4 @ 25 ft
\$20,000	lane realignment, angle parking	\$10,000–50,000 / mi.	0.5 mi.
\$160,000	curb bulb	\$10,000–20,000	16
\$15,000	pedestrian refuge island	\$6,000–9,000	2
\$1,000	signs	\$75–100	10
TBD	widen sidewalks	\$10,000–40,000 / block	TBD
\$466,000	TOTAL		

<sup>a</sup> includes one intersection also incorporated in the Stone Way corridor

## **Project Development: Next Steps**

1. *Specify lane configuration and traffic control improvements on key street segments and at key intersections:*
  - On 45th St., between Thackeray and Interstate-5, consider the following: a single westbound through-traffic lane at the southbound I-5 ramp intersection, HOV queue-jump lanes, left turn prohibitions or left turn lanes at 4th Ave., and other traffic control options
  - . On 45th St. at Stone Way (see Stone Way–Greenlake Way Corridor “Next Steps”)
2. *Specify type and location of pedestrian improvements*
3. *Specify type and location of transit improvements*
4. *Specify type and location of corridor traffic management devices (e.g., medians, bus bulbs, angle parking, street alignment offsets, etc.)*
5. *Evaluate use of curb space; identify locations where parking can be removed and sidewalks widened*
6. *Prepare complete conceptual plan for recommended corridor improvements*

### **T-5 South Wallingford Corridor: Pacific St., 34th St., and Northlake Way (Stone Way to 7th Ave. NE)**

The “South Wallingford Corridor” comprises Pacific St., 34th St., and Northlake Way. These streets provide vehicular access to and from the Lake Union waterfront (including Gasworks Park, retail and industrial businesses, and offices) and the residential area south of 40th Street. Pacific St. and 34th St. also link the University District, I-5, and the University Bridge to the Fremont Bridge and “downtown” Fremont. The Burke-Gilman Trail is also located in the South Wallingford corridor. Because Pacific St., 34th St., and Northlake Way form a barrier separating the waterfront and the Burke-Gilman Trail from the rest of the neighborhood, safe and convenient pedestrian and bicycle crossing opportunities are needed throughout the corridor.

### **Objectives and Issues to be Addressed**

- 5.1: Control through-traffic flow and maintain local traffic access, circulation, and safety**
- 5.2: Improve pedestrian and bicycle safety and convenience:**
  - 5.2.1- Identify locations for curb bulbs, mid-block refuges and medians, pedestrian-scale street lighting, curb ramps, pedestrian signals, and other pedestrian safety devices
  - 5.2.2- Consider the need for bicycle lanes
  - 5.2.3- Improve pedestrian and bicycle access between the residential neighborhood and the waterfront
- 5.3: Improve streetscape See Chapter 4, Urban Village)**

**Recommendations**

1. *Improve pedestrian crossings at all intersections on 34th St.:*
  - . paint crosswalks
  - . curb bulbs on both sides of the street
2. *Install pedestrian signals with pedestrian refuge islands on Pacific St.:*
  - . at Meridian Ave
  - at Sunnyside Ave
3. *Construct continuous sidewalks on the north side of Pacific and 34th Streets*

*Table VI-5: Preliminary cost estimates for the South Wallingford corridor*

COST	ELEMENT	UNIT COST	QUANTITY
\$100,000	improvement of major intersection	\$50,000–250,000	1
\$200,000	sidewalks	\$10,000–40,000 / block	10 blks
\$5,000	marked crosswalk	\$300–3,000	10
\$40,000	pedestrian traffic signal	\$15,000–25,000	2
\$120,000	curb bulb	\$10,000–20,000	12
<b>\$465,000</b>	<b>TOTAL</b>		

**Project Development Next Steps**

1. *Specify lane configuration and traffic control improvements at key intersections:*
  - . 34th St. at Stone Way
2. *Specify type and location of pedestrian improvements*
3. *Prepare complete conceptual plan for recommended corridor improvements*

**T-6: Traffic Management, Traffic Calming and Spot Improvements  
(See Key Projects, Chapter 3)**

There are a number of Wallingford neighborhood streets and intersections in which excessive speeds, inadequate sight distance, and inappropriate traffic flows create safety hazards, cause inconveniences for local residents, and generally degrade the residential environment. These problems can be addressed by means of a variety of traffic calming, traffic control, and street network improvements. Problems to be addressed include: excessive speeds on Latona Ave. and Thackeray Place; through-traffic use and excessive speeds on 5th Ave. NE (which is used as a freeway bypass route to the University Bridge when southbound I-5 is congested); and cut-through traffic on 46th, 47th, 48th, and 56th Streets, and on Woodlawn Avenue.



**Objectives and Issues to be Addressed**

**6.1: Eliminate traffic and pedestrian safety hazards and** reduce cut-through traffic on neighborhood streets

- 6.1.1- Identify locations for safety improvements
- 6.1.2- Identify locations for traffic calming measures
- 6.1.3- Clarify traffic controls on neighborhood streets

**Recommendations**

1. *Install traffic calming and traffic control devices to decrease speeds on Latona Ave. and Thackeray Place (between 42nd St. and 65th St.):*

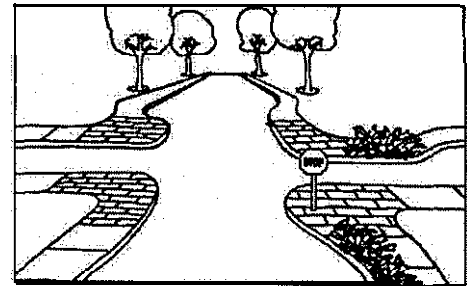
- reclassify Latona Ave. and Thackeray Place as Local Streets; establish separate transit classification if necessary to provide policy accommodation for existing bus service
- stripe outside of travel lanes (providing visual separation of travel lane and parking lane)
- place all-way stops between 42nd and 45th Streets and between 45th and 50th Streets.
- consider installing speed bumps, curb bulbs, bus bulbs, and chicanes



**chicane**

2. *Install traffic calming and traffic control devices and reconfigure street network to reduce through-traffic and decrease speeds on 5th Ave. NE south of 45th St.:*

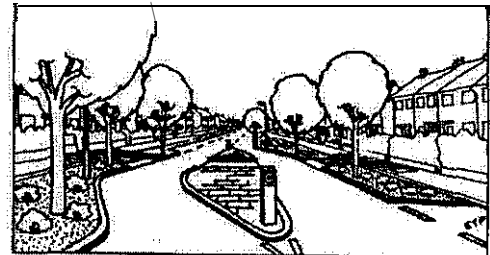
- consider prohibiting southbound through movement on 5th Ave. NE at 43rd St. (use signing, striping, and/ or a traffic diverter)
- consider installing a stop sign for southbound 5th Ave. NE traffic at 42nd St.
- extend 5th Ave. NE south to 40th St.
- construct new transit/HOV direct access ramps connecting the I-5 Express Lanes (to /from the north) to the University District street network on the east side of I-5 south of 45th St.



**Curb Extensions**

3. *Install traffic calming and traffic control devices to narrow the roadway, and decrease speeds on 46th St. (Stone Way to Meridian Ave):*

- install angle parking and a raised median



**Traffic Island**

*Figure VI-S: Some traffic calming techniques*

4. *Install traffic calming and traffic control devices to decrease speeds on 47th St. (Green Lake Way to Stone Way, and Meridian Ave. to 5th Ave. NE):*
  - install traffic circles and speed bumps
5. *Install traffic calming and traffic control devices to narrow the roadway and decrease speeds on 56th St. (Latona Ave. to Meridian Ave):*
  - install angle parking, traffic circles, speed bumps, or a raised median
6. *Improve right turn signals at the 50th St./Stone Way/Greenlake Way intersection in order to reduce short-cutting on local streets (e.g., 48th and Woodlawn) by drivers trying to avoid delays at the intersection*

Table VI-6: Preliminary cost estimates for traffic calming improvements

COST	ELEMENT	UNIT COST	QUANTITY
\$5,000	angle parking	\$1,000 / block	5 blks
\$20,000	chicane	\$8,000–14,000	2
\$20,000	right turn signal	\$10,000–40,000	2
\$1,500	partial street closure	\$6,500	1
\$15,000	lane striping	\$500 / block	30 blks
\$8,000	speed hump	\$2,000	3 - 5
\$20,000	traffic circle	\$4,000–6,000	3 - 5
TBD	new local street		2 blks
TBD	medians	\$15,000–20,000 / 100 ft	TBD
TBD	new freeway ramps	\$10,000,000–20,000,000	
<b>\$84,500+</b>	<b>TOTAL</b>		

**Project Development: Next Steps**

1. *Prepare complete conceptual plans for Recommended improvements on Latona Ave., Thackeray Place, 5th Ave. NE, and 46th, 47th, and 56th Streets*

**T-7: Pedestrian and Bicycle Improvements**

Walking and bicycling are important forms of transportation in the Wallingford neighborhood. In addition to the obvious walking and biking trips (e.g., to or from the bus stop, the “corner grocery,” or the Burke-Gilman Trail), relatively large numbers of people travel via foot or bicycle to or from the Wallingford and University District commercial areas, parks and recreational facilities, the University of Washington, and job sites in the neighborhood. Improving the safety and convenience of bicyclists and pedestrians is a high priority. Recommendations include traffic signal modifications, street crossing improvements, the provision of bicycle lanes, and the establishment of a new bicycle-pedestrian corridor,

**Objectives and Issues to be Addressed:**

**7.1: Improve pedestrian safety and convenience:**

**7.1.1- Identify locations for curb bulbs, mid-block refuges and medians, pedestrian signals, and other pedestrian safety devices**

**7.1.2- Identify “neighborhood nodes”** and other locations for spot improvements on neighborhood streets (e.g., wider sidewalks, curb bulbs and other traffic control devices, transit shelters and benches)

**7.2 Improve bicycle safety and convenience**

**7.2.1- Identify streets that need bicycle lanes**

**Recommendation%**

1. *Modify City policies, procedures, and design standards to better facilitate safe and convenient pedestrian circulation:*
  - mark/paint crosswalks at intersections without signals
  - modify traffic signal timing to provide priority for pedestrian movement
  - modify traffic signals to provide pedestrian phases every cycle
2. *Adjust traffic signal timing to improve pedestrian safety and convenience at key intersections:*
  - 45th St. and 50th St. at 5th Ave. NE
  - 50th St./Stone Way/Greenlake Way intersection
  - 45th St./Stone Way intersection (do not provide leading and lagging left turn phases, as the provision of both is confusing to pedestrians)
3. *Restripe 40th St. so that the wider of the two lanes is the uphill lane*
4. *Provide bicycle lanes on Wallingford Ave. between 45th St. and Gasworks Park.*
5. *Provide a pedestrian connection from the southern terminus of Wallingford Ave. (south of 34th St.) to Northlake Way (the “Wallingford Steps”; See Key Projects, Chapter 3),*
6. *Create a new pedestrian/bicycle corridor from Stone Way to I-5 via 46th St. and/or 47th St.:*
  - Provide bicycle lanes, improved sidewalks, and improved pedestrian crossings as necessary
  - Construct a new pedestrian/bicycle bridge over I-5

Table VI-7: Preliminary cost estimates for pedestrian/bicycle improvements

COST	ELEMENT	UNIT COST	QUANTITY
\$25,000	bike lanes	\$10,000-50,000 / mi.	1.5 mi.
TBD	46th-47th pedestrian/bicycle corridor improvements		
TBD	signal timing modifications		
\$5,000,000	pedestrian/bicycle freeway overpass	\$5,000,000	
\$5,025,000+	TOTAL		

Note: Cost estimates do not include improvements incorporated in corridor recommendations

**Project Development Next Steps**

1. Prepare complete conceptual plans for the 46th St.-47th St. pedestrian/bicycle corridor

**T-8: Transit Route Structure and Improvements**

Wallingford is a very transit-dependent neighborhood. Transit service is a critical element of the transportation system that provides access and mobility for Wallingford residents, employees, visitors, customers, and users of Wallingford-area recreational facilities. The future health and vitality of the neighborhood depends on the maintenance and improvement of Wallingford transit service.

**Objectives and Issues to be Addressed**

- 8.1: Review and evaluate the basic route structure serving the neighborhood
  - 8.1.1- Identify route revisions to be considered in future Metro service planning efforts
  - 8.1.1- Accommodate taxis and jitneys
- 8.2 Improve the access and network connectivity of the transit system
  - 8.2.1- Define downtown express service improvements
  - 8.2.2- Identify opportunities for consolidating or relocating bus stops
  - 8.2.3- Identify locations where shelters and pedestrian safety improvements are needed
  - 8.2.4- Identify improvements needed to enhance transit presence

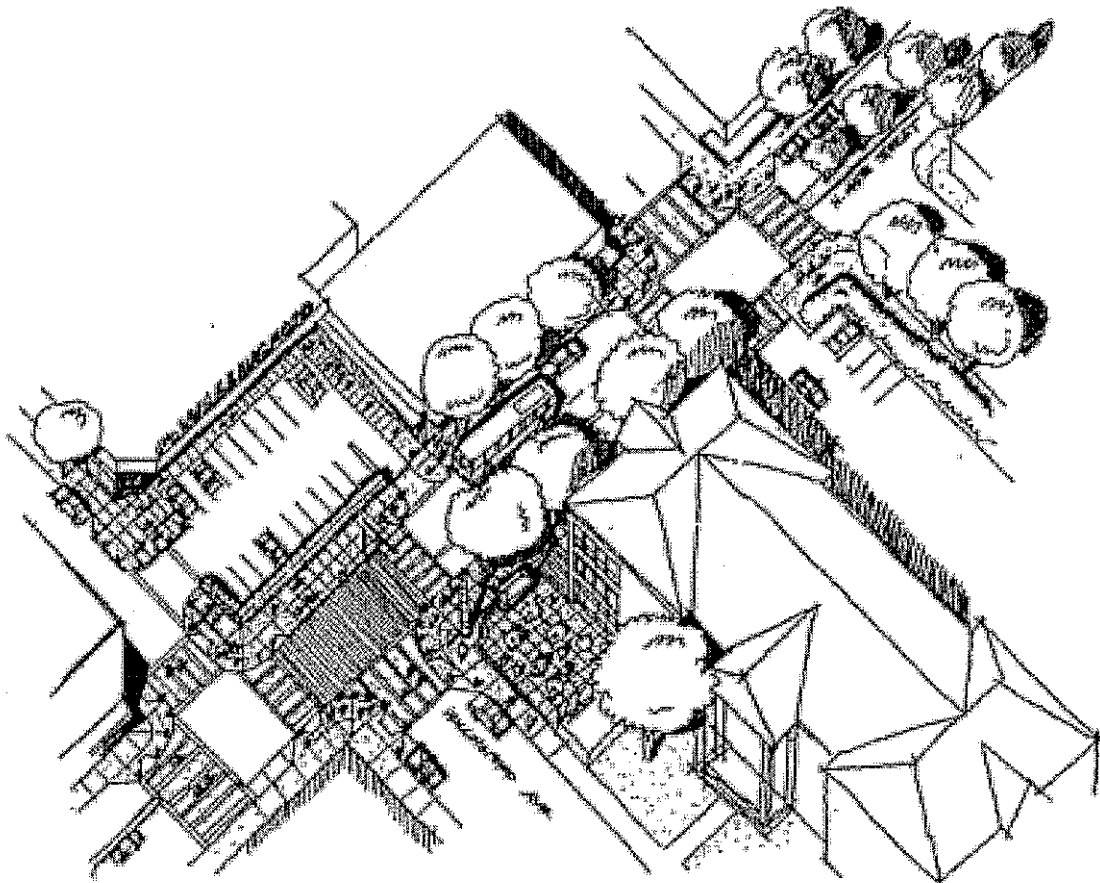
**Recommendations:**

1. Maintain/retain direct bus service to downtown Seattle after the initiation of Regional Transit Authority Light Rail Transit service.
2. Provide a bus every 15-minutes (15-minute headways) to downtown Seattle during mid-day periods and on weekends.

## Chapter VII

# ***Business Health***

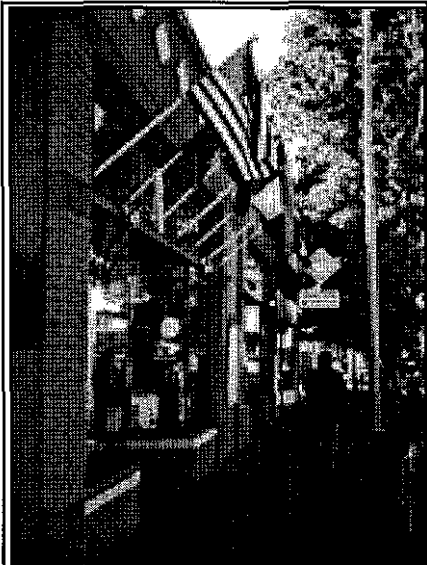
**W**allingford's businesses are community assets and its business districts serve as neighborhood focal points. Team Wallingford envisions a neighborhood where people can work, shop, and conduct business at a variety of places and where businesses can thrive. The Business Health recommendations are based on a survey of all storefront and home businesses and on input from many community meetings.



*Figure VII-1: Wallingford Place-making proposal*

**Comprehensive Plan Rationale:**

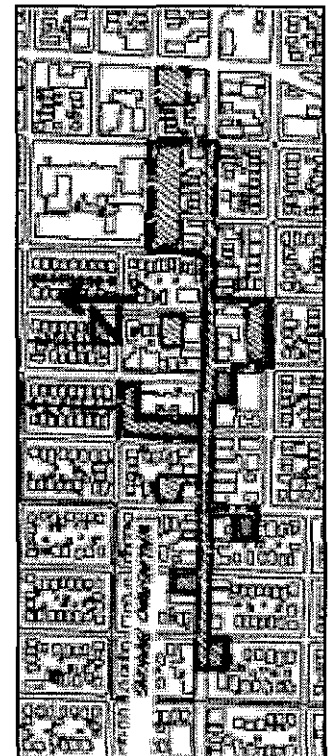
The City's Comprehensive Plan envisions healthy small business districts which are the center of community life. In residential urban villages, the services are oriented toward the local population,



*Figure VII-3: Shopping district*

with some regional businesses appropriate. According to a survey completed by the Business Health Committee, the Wallingford Business district currently receives 32% of its business from the local residential community, and the economy of the local businesses is, in many cases, unexpectedly fragile. National trends, re-enforced by local ones, show that the nature of small business districts is changing as "big box retailers" and luxury shopping malls increasingly narrow the economic base of smaller neighborhoods. Many, like Wallingford, are losing their variety of shopping experience and becoming largely restaurant-oriented convenience districts to serve double-income families with money, but little time. However the Wallingford Business district responds to these trends, it is certain that increased population brought by the Urban Village ideal, and more targeting of the local population will be very important ingredients in enhancing the local

The city's zoning suggests that all urban villages shall have continuous storefronts and commercial establishments along lively sidewalks and streetscapes. To achieve these goals in the Wallingford area, the economy of the local business community needs to be improved, and the retail services linked better with the surrounding community. It is also strongly recommended that single-purpose residential developments be discouraged, particularly in the key blocks of the central business core along 45th Street from Wallingford to Sunnyside.



*Figure VII-2: Parking supply on N. 45th Street*

**Complete Business Goals and Policies**

**BH-1: Improve Customer Access.**

Traffic congestion and a lack of parking are seen as the biggest threats to our businesses. To be successful, the Wallingford business district must become a shopping destination attractive to both local and city-wide customers. Access could be improved by immediate actions, including formation of a parking association, and improvements for transit-riders, bicyclists and pedestrians. Over the longer term, satellite parking with shuttle service, a "ride free" bus zone with redemption tokens, or a customer delivery service should be explored.

**BH-2: Better Utilize Existing Parking Opportunities.**

Current parking space is fragmented, unposted, and not fully used around the clock.

Make better use of existing parking areas. A Wallingford Parking Association is suggested to manage parking, explore a token system to enable parking lot usage area-wide, and make better use of potential parking spaces by setting loading zone hours, for example, or sharing under-used parking lots. The Parking Association should implement an incentive program to increase employee use of buses, bikes and carpools and explore improvement of city efforts to enforce parking ordinances.

### **BH-3 Keep Business Districts “Clean And Safe”.**

Litter, ugly properties, and empty storefronts are seen as emerging trouble spots. The Wallingford business district will explore and implement a Clean and Safe Program that will seek to:

- improve security around businesses (via a "good neighbor" policy, a notification and enforcement process, etc.).
- improve street cleaning.
- maintain a clean sidewalks standard and enforce graffiti removal (with cooperation from business and property owners)
- assure adequate trash cans and prompt trash removal for special events
- engage with landlords to encourage minimum maintenance and improvement of buildings and storefronts.

### **BH-4 Beautify The Streetscape Along 45th.**

The business corridor along 45th needs to be unified and its unique treasures displayed; the street is Wallingford's "living room" and North Seattle's "dining room". A set of concerted actions bridging many subcommittees (See Key Project #1) is a very high priority to strengthen the business climate for retail businesses along 45th. Recommendations include

- Placing "gateways" at each end of 45th to strengthen the sense of place.
- Widening sidewalks at selected locations to promote outdoor dining and other amenities.
- Providing benches, public art, flowers, shrubs and healthy trees to create a charming, intimate feel within our public spaces.



*Figure VII-4: Honey Bear Bakery at Meridian & N. 56th*

### **BH-5: Maintain and promote a vital business community.**

As a group, the small, independently owned businesses in Wallingford are quite fragile. Creating a business infrastructure and financing strategy is critical to business health.

***Proposals:***

- Include the Chamber of Commerce with other community organizations in supporting a staffed community office as part of WEaving Wallingford. The office would provide small business assistance, an education program, grant and loan application assistance, linkages to other

business services, and work with landlords to fill empty spaces with desirable additions to the retail community. This would allow the Chamber to function more efficiently as a business organization by

- providing support for small (and micro) businesses,
- building strategic alliances to gain funding and support for various business plans and projects,
- and responding proactively to develop a healthier business district,
- . Hire a professional Marketing Manager for the Wallingford business district who would
  - create a long-range marketing plan and an image campaign, and establish an exciting array of yearly events
  - promote Wallingford's attractiveness for both destination and neighborhood shopping
  - promote business groups, coordinate shared advertising, and capitalize on Wallingford's uniqueness
- Establish a Business Improvement Association (BIA) that would collect money for things necessary to implement the above proposals, including contributing to the cost of maintaining the WEaving Wallingford office, salary for a Marketing Manager, street amenities, and the costs for sidewalk and street cleaning. (see Strategy 1, next pg.)

## **BH-6: Increase Opportunities For Local Employment And Daytime Jobs,**

### **Strategies for Business Health A Business Action Plan**

The Wallingford Chamber of Commerce is a volunteer organization, funded primarily by membership dues. To meet the growing needs of the business community, some key professional services and significant funding will be required. To accomplish the above goals and projects, the following specific strategies are recommended

#### **1. Evaluate And, If Supported, Establish A Business Improvement Association. (seeBH-5)**

##### ***1.1 Request city funds to hire a professional business expert to establish the BIA (\$50,000)***

***Semites to be included in the BIA are:***

- Help fund WEaving Wallingford office which would assist with such activities as outreach and education activities, fundraising, advertising, special event planning, and parking association management
- . Sidewalk cleaning and graffiti removal
- . Sidewalk amenities such as benches, art, flowers
- . Customer delivery service to allow shoppers to walk to/from home
- . Shuttle service from satellite parking lots (future)

The physical boundaries and allocation formulas for the BIA will be established during the design stage.

##### ***1.2 Explore a related residential funding component.***



Residents give the quality of the business district a high priority, therefore, given the fragile state of many local businesses, residents might be ideal partners in funding and maintaining business district improvements.

## 2. Create a “Clean and Safe” Program

Planning surveys have shown that attractiveness and safety of the business area are major areas of concern. An ongoing “Clean and Safe” program would provide focus and continuity for addressing this important issue. The program would be directed by the Chamber of Commerce, with a significant business and residential volunteer component.

### 2.1 *What we need from the city:*

- median refuges, crosswalks, curb bulbs, and safety signals
- adequate trash cans and removal after events
- prompt graffiti removal
- enforcement of relevant ordinances
- improved street cleaning

### 2.2 *What we need from the business community, with city support:*

- motivate landlords to maintain and improve buildings
- local graffiti removal
- creation of a “good neighbor” policy, with effective enforcement and encouragement

## 3. Enhance Wallingford Mobility (BH-1 and BH-2)

Like every city neighborhood, Wallingford has lots of cars and lots of traffic. Cars bring customers who sustain business health in the Wallingford business district, but if we are to maintain a vital business core, we need to better manage the movement and parking of those cars, and better exploit other means of transportation to our businesses (e.g. bus, bike and foot).

### 3.1 *What we need from the city:*

- work with METRO to improve bus access to the business core, to develop attractive bus stops, and develop scheduling that meets the needs of local retail and service establishments
- work with METRO to develop a “ride free” zone along business corridors within the neighborhood
- strong enforcement of parking limits, to gain more customer turnover
- enforcement of zoning and building standards to assure new parking spaces

### 3.2 *What we need from the business community, with city support*

- a Parking Association (via the BIA) to manage scarce parking resources
- bike storage sheds and sidewalk units - with a distinctive Wallingford “look” or color
- customer delivery service to encourage shopping without cars
- shuttle service from satellite parking locations (via the BIA)

While neither the business or residential communities currently favor additional parking lots, the Parking Association and the Chamber of Commerce should be commissioned to monitor the situation with the help of WEaving Wallingford. With continued business

growth, the impact of the RTA, and with some possible city funding options, additional parking may become more attractive.

#### 4. Enhance Wallingford Amenities (see BH-5)

Surveys show that residents and visitors like Wallingford's charm, variety and scale, but there are also concerns that the business district is aging and starting to look shabby. The business district needs to improve amenities and vitality if it is to continue to attract both local customers and those from all over the city. Wallingford needs to be seen as a wonderful shopping destination.

##### 4.1 What we *need from the city*:

- . collaborative effort to create neighborhood design standards that respect size and style
- . permit as a "cafe" neighborhood, to allow sidewalk dining where possible
- street trees and benches

##### 4.2 What we *need from the business community, with city support*

- improved facades- painting, awnings, sidewalk upkeep
- . art, flowers, greenery (via BIA and matching fund projects)

## Chapter VIII

# *Community Building: WEaving Wallingford*

**T**earn Wallingford’s Vision Statement and Phase I and 11 surveys reveal a neighborhood that places a high value on family, home, and community. The Community Building work group was an outgrowth of this sentiment. The primary proposal of that work group— the WEaving Wallingford project — seeks to nurture those values by enhancing communication and providing a focal point for citizen action within Wallingford. The proposal has been designated as a “Key Project” because of its role in bringing the multitude of different organizations in the community together to implement and steward the Neighborhood Plan.

Building community depends on hundreds of individual citizens choosing to take days, hours, or even minutes out of their busy lives to contribute in some way to the general good of the hood. WEaving Wallingford would be dedicated to consolidating, informing and organizing those often discrete volunteer moments into a sustained resource to enhance all the attributes of community — shared values, improvement projects, attentiveness to the needs of others, community resources for education, intergenerational contact, and, well, fun. It would primarily be coordinated by a dedicated full-time staff person in an office accessible and visible to the general public. The staff person, hired and supervised by the WEaving Wallingford Steering Committee, would manage projects, volunteers and events and perform office support tasks.

### CONTEXT **PAST, PRESENT, AND FUTURE**

**Past to Present:** Wallingford is a neighborhood rich in community spirit, It has many community-based organizations whose effectiveness has been the result of enormous efforts of citizen volunteers. The Wallingford Community Council, in its current form, is a registered non-profit organization that dates back to the late 1960s and has an illustrious history of community activism around zoning, design, transportation and community assets. The Wallingford Chamber of Commerce has been effective over the years as well in representing the interests of the business community. The City’s Block Watch program in Wallingford is one of its most successful, with ties to both the Community Council and the Chamber. It provides a further example of that rich vein of volunteerism.

Like all volunteer organizations, the membership and impact of these organizations has waxed and waned, leaving occasional power inequalities in their relationships. While there has been a history of disagreement between the Chamber and the Community Council — over issues of access and parking in the business district and nearby residential areas - their joint sponsorship of Team Wallingford has brought the two organizations together not only for planning, but for several unrelated projects that have been initiated during the planning process. Now, at the conclusion of the planning process, both the Community Council and the Chamber of Commerce have more active members and far greater impact than they did before planning began - and they see the potential for even more!

In addition to community volunteer organizations, Wallingford is fortunate to be home to a multitude of community-minded service groups and organizations — including the Boys and Girls Club, the 45th Street Clinic, and the ACCESS project — that have proven to be significant resources within the neighborhood. Recently, the Fremont Public Association and Family Works have joined the ranks of those service organizations, opening a facility on 45<sup>th</sup> Street that houses a family resource center, a food bank, and very soon, the relocated Wallingford-Wilmot Library.

Churches, too, such as Saint Benedict, Keystone, and others, provide services to their parishioners and celebrations and public events for the community. And the community is enriched by the dozens of small organizations housed at the Good Shepherd Center, including the Wallingford Senior Center, which has provided a meeting facility for a good portion of this planning effort. Finally, Hamilton, Latona, and Lincoln public schools and several private institutions have also been a significant part of the community fabric.

**Present to Future:** In 1995, the City's Neighborhood Planning Program enlisted another entire cadre of people in improving their community, drawn from all these organizations as well as from general citizens without affiliation. This group, co-sponsored by the Community Council and the Wallingford Chamber of Commerce, was named "Team Wallingford," and it has met regularly ever since to develop and manage the community effort to produce a meaningful neighborhood plan. The process in itself has revitalized the sense of community and shared purpose among Wallingford's diverse groups and organizations. Each has contributed in an exciting way to the development of the neighborhood plan.

The success of the planning effort has opened our eyes to a possibly more effective way of building community, holding it together, and getting things done. The principles of that mode of operation, and of WEaving Wallingford, are:

- . Successful relationships among a wide variety of constituencies
- . A strong focus on communication and seeking feedback from the entire community
- . Decision-making on the basis of substantial consensus among all constituencies
  - a collaborative and mutually respectful relationship with City government
- . Make the most of scarce resources for the greatest impact through volunteerism

The impetus behind WEaving Wallingford is to capture and extend the above principles over the long term in order to successfully bring the ideals and ideas of the neighborhood plan to a successful conclusion.

It is also born of a desire to share information with the community about important events and new developments, and help organize volunteer opportunities, new projects, and collaborative action on a multitude of fronts. By cooperating with and strengthening community organizations, WEaving

Wallingford intends to nurture projects that improve the neighborhood, implement the long-term goals of the neighborhood planning effort, bring community factions together into mediation and consensus-building, and, in general, increase the sense of neighborliness. The outcome is intended to be an enhanced community safety net that provides the cornerstone for the health of the individual and the sense of sociability within the community.

### **PLANNING BACKGROUND: HOW AND WHY DID IT START?**

In an early survey of the Wallingford neighborhood, respondents said they wanted to build a stronger community and maintain the small town feeling of Wallingford. The Community Building work group arose to study that need, and implement measures that might be needed to meet it, WEaving Wallingford is the major recommendation of that study.

The work group began with a few Team Wallingford participants who recruited additional members from community-based organizations, service providers, and other constituencies in an attempt to achieve a balanced representation of stakeholders who have an interest in building community.

In the planning process, the community building group discovered that, while there are rich volunteer resources in Wallingford, much of the potential is wasted without adequate communication and volunteer coordination.

## **COMMUNITY BUILDING GOALS AND STRATEGIES**

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The following neighborhood goals were identified by the Community Building work group based on community surveys, feedback about Key Issues identified, and group discussions. They were used as the underlying principles in the design of WEaving Wallingford.

### **GOAL 1: Cultivate a sense of connectedness**

Residents used to feel connected with their community because they had lived there for many years, but that's less often the case now. It's hard for new residents to break through the barriers and feel like they belong, particularly when most people work all day. Events and projects bring people together to share fun and common interests – the neighbor you didn't know turns out to be your friend, you both have roots in your community, and you care about what's going on in it.

### **GOAL 2: Assure plan stewardship and continue strategic planning for growth.**

We've spent nearly 4 years preparing this Neighborhood Plan, but if it's a plan without follow-up it won't help Wallingford at all. The neighborhood can only benefit if we consistently pursue the priorities we identified in the process. Various existing entities like Community Council Committees and the Chamber of Commerce, will naturally oversee certain portions of the plan, but without coordination, our commitment and our vision will be difficult to maintain.

Strategic planning for a growing area needs to occur on an ongoing basis. There is no way to foresee all the potential impacts that the next 20 years of growth will have on Wallingford. Unless we establish an effective process to continuously engage in strategic planning, we will limit our opportunities to have meaningful influence over our fate between now and when the planning exercise begins again around

2018 (maybe). Stopping cold at this point would mean losing much of what we have gained in the community planning process.

Teamwork with City Departments has been another beneficial outcome of Seattle's planning process that needs to be nurtured instead of squandered. We all come out ahead if the norm for the City Departments is to work with their customers toward excellent outcomes all the time instead of making occasional efforts to do so only during planning. Everyone is benefiting from this new paradigm and it's worth preserving.

### **GOAL 3: Increase civic engagement and build an empowered community.**

The neighborhood can be much more powerful if it plans for change and implements processes to deal with it in an orderly fashion. When Team Wallingford began planning in 1994, it provided a way for people to get involved in the running of their neighborhood before they became angry about something. TW brought in many participants who have the enthusiasm, the skills, and the inclination to participate in proactive pursuits.

Participation in the Community Council has changed considerably, but its role remains the same. If the residents of Wallingford want to sustain the positive changes that have occurred, and continue to nurture healthy, effective problem-solving processes, we have to create a way to keep engaging citizens in neighborhood processes because they know they can make a difference, not because they're angry about something.

### **GOAL 4 Coordinate resources in a neighborhood that is lucky enough to have surpluses they're willing to share.**

During the planning process Wallingford, located along the most direct route between I-5 and Ballard, identified traffic as our most overwhelming problem. Respondents' second (albeit very distant!) major concern was the need for a feeling of community and connection within their neighborhood – “Wallingford is like a ‘small town in the big city’, let's build on that.” It's true that traffic reduces the quality of our lives and it needs to be managed. And there's a dearth of open space and law enforcement, as well as people in need of assistance in Wallingford. All that said, the neighborhood seems to have as many or more resources to offer than are needed and we're looking for ways to share what we have with our neighbors.

Valuable resources are squandered when provider and recipient don't connect. Community organizations need help finding available meeting rooms, targeted populations need assistance with ADUs, low-income families have to find family day-care, local employers need to be connected with residents who prefer to walk to work, property owners need to connect with desirable developers, non-resident property owners need to hire local maintenance providers. WEaving Wallingford can find creative and resourceful ways to bring these people together.

## **CHALLENGES: POLITICAL AND PRACTICAL ISSUES**

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Major questions surfaced during public review and discussion of this proposal and subsequent responses. The questions revolved around the relationship of WEaving Wallingford to other community-based organizations. For example:

- . Do we need another organization?
- . Will WEaving Wallingford supplant existing organizations — particularly the Community Council and the Chamber of Commerce?
- . How will decision-making be accountable to the neighborhood (and its organizations)?
- . Will information-sharing become subject to censorship?

Even though neighborhood support for the idea was overwhelming when the idea was presented to the community in November 1997, the above questions consistently resurfaced as the organization began to take shape.

Therefore, to address these questions, the amended proposal recommends that WEaving Wallingford be positioned just as Team Wallingford was – as a joint sub-committee of the Community Council and the Chamber of Commerce – a structure that has been proven to serve the community well. The principles of that sub-committee should not deviate from the following

- It will nurture, enhance and strengthen existing organizations, not supplant them
- ∨ It will be developed and organized with substantial participation by members of existing organizations.
- It will not “take positions” on issues, but rather will be a conveyor of positions that have been taken by others in the community.
- ∨ It will facilitate and mediate community discussion over differences, not impose solutions.
- ∨ Its role in information dispersal will be to share, not limit or interpret.

The plan presents a different problem-solving paradigm for the City and other local governments collaborative teamwork between City departments and the neighborhood that's based on a strong customer-supplier relationship. We anticipate that the City will recognize the significant potential benefits to all and will work with the community to create a model for implementation and provide the funding necessary for success.

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## **CB1.0 PROPOSAL**

Develop a new organization called **WEaving Wallingford** that will operate a Community Office, centrally and visibly located within the neighborhood, and will achieve the above four goals through five neighborhood “networks”.

### **CB1.1 A NEW ORGANIZATION - WEaving Wallingford**

WEaving Wallingford will be organized as a joint sub-committee of the Wallingford Community Council and the Wallingford Chamber of Commerce, led by a steering committee and chair, with a structure similar to that which has guided Team Wallingford since 1995. Its main focus will be on building community, enhancing communication, and volunteer & resource coordination. The two sponsoring organizations will be encouraged to create Planning Committees that facilitate Plan stewardship and continue strategic planning for growth.

The Community Council and Chamber of Commerce are also being urged to create positions on their Boards of Directors to accommodate WEaving Wallingford representation. The overlapping leadership will create strong linkages among the three organizations, allowing many activities, including the stewardship over the Neighborhood Plan, to become the joint responsibility of all three organizations working as a team.

### CB1.1.1 MAJOR ACTIVITIES OF WEAVING WALLINGFORD

**We believe** that the following activities will help us achieve the community building goals listed above. The tasks listed are but a few of the ones identified in the planning process. Future possibilities are limited **only by the imaginations of Wallingford residents and the resources available to pursue their ideas.**

- Community building through projects and events: Actively solicit and develop ideas for projects and events; assist with project and volunteer management; seek out funding alternatives and assist with grant-writing for community projects; provide project organizers with office support and publicity; and maintain community archives.
- Communication Maintain the Community Contact List that was developed during the planning process (with over 1,500 community and City contacts); maintain the website ([www.wallingford.erg](http://www.wallingford.erg)); continue e-mail news distribution that began early in 1997 as part of Team Wallingford outreach; pursue acquisition of community kiosks; publish a community newsletter; develop a complete community directory and a coordinated events calendar; sponsor quarterly meetings that bring together various neighborhood organizations, service providers, other neighborhoods, etc.; and offer one-stop information and referral from the WEaving Wallingford office.
- Establishing healthy neighborhood decision-processes: . Teach group facilitation skills to community leaders; model inclusive processes that reach toward neighborhood consensus; and use education to support informed decision-making.
- Stewardship of the outcomes of Neighborhood Planning: Pursue the elements of the plan and continue strategic planning for the neighborhood. Nurture the increased civic engagement, collaborative processes, and the City-Neighborhood teamwork we've developed as a result of the planning process.

### CB1.2 AN OFFICE AND SUPPORT STAFF

Wallingford has a priceless asset in its volunteers. In order to use their time and energy effectively, we need to provide them with two things a public space where they can connect with the community and share work – one that will also serve as a central location for the things essential to doing business, and a paid employee to support their activities.



### CB1.2.1 NEED TO START RIGHT NOW

If we want to continue our forward progress we need to get this project in motion immediately. Many of its elements - the website, the e-news, many projects and events, budding relationships with our City Departments, the 1,500 member community-contact list - are in effect right now, They'll fade away without a way to sustain and nurture them. Start-up funding for WEaving Wallingford offers an opportunity to invest dollar resources where they can return many times their value in previously untapped community resources,

### CB1.2.2 A COMMUNITY OFFICE

The goals of WEaving Wallingford are ambitious and can provide substantial benefits to the neighborhood and the City, yet none of them can be achieved and sustained with only a few dedicated volunteers working out of their homes. We therefore propose establishing a WEaving Wallingford office that:

- Is centrally and visibly located so it will be perceived as a neighborhood focal point;
- Offers a friendly and welcoming space that conveys Wallingford's "small town in the big city" atmosphere;
- Provides visitors with on-site information and referral for all things related to Wallingford;
- . Will serve the Community Council and the Chamber of Commerce also (neither organization has a suitable office at this time);
- . Offers office space where several volunteers can work together as a team - sharing knowledge, ideas, and enthusiasm;
- . Will be furnished with necessary computers and office equipment;
- Provides a meeting space for small groups.

### CB1.2.3 OFFICE SUPPORT EMPLOYEE

Sustaining WEaving Wallingford as a neighborhood resource is as important as getting it established in the first place. We propose hiring an office support person, employed by the WEaving Wallingford leadership, to assure that the following tasks are performed dependably and with necessary expertise

- . **Volunteer coordination and project management.** These activities that are not only very labor-intensive, but they often require specific skills and training to do them effectively. These jobs can't be done intermittently and qualified volunteers may not always be available.
- . **Office management.** Without constant oversight, even small things like retrieving phone messages and returning calls fall through the cracks, hurting the effectiveness and image of the organization. Essential tasks like keeping the office dependably staffed and fully functional will require having one individual who can be there most of the time to teach and direct volunteers. Project volunteers have agreed to fill this role temporarily out of their commitment to establishing WEaving Wallingford as a neighborhood resource, but the job will be extremely

demanding of their time. It isn't realistic to expect that this role will be filled by volunteers indefinitely.

- . Provide institutional memory as the volunteers come and go. Volunteers frequently leave unexpectedly, often taking a wealth of accumulated knowledge with them. Of course paid personnel will depart too, but they're far more likely to preserve valuable information as an asset by passing it along to their successor before they leave. The organization can achieve much more if it can move ahead with some continuity instead of being forced to reinvent the wheel every time a valued volunteer moves on to other pursuits.

### **CB1.3 THE FIVE "NETWORKS"**

To achieve its stated goals, WEaving Wallingford will create and support five sets of neighborhood constituencies with the following objectives

#### **Civic Network**

- . Support the Community Council, historically the neighborhood's connection with City Hall;
- . Preserve and build on the knowledge, increased participation, and City-Neighborhood teamwork established by Team Wallingford.

#### **Business Network**

- . Support the chamber of Commerce
- . Establish linkages with existing and potential businesses and business groups, including a large number of residents who conduct business from their homes, recognizing their role as neighborhood assets and expanding their potential to influence.

#### **Human Services Network (Organizing and developing this network is a primary recommendation of the Human Services Work Group [HS-1.1]):**

- Encourage linkages among churches, schools, social service providers, housing organizations, etc., making them stronger to better serve the community.

#### **Neighbor Network:**

This network would consist of WEaving Wallingford representatives from throughout the neighborhood, perhaps building on the grid-like Block Watch system. Each representative would:

- serve as the point of contact with a small constituency and provide a linkage to WEaving Wallingford;
- contact new neighbors moving in;
- . know the local concerns;
- . keep an informal "assets inventory" and know the needs of people in a designated area.

## Community Resource Network

- Help facilitate neighborhood actions and assets, connecting people who have project ideas with the volunteer and financial resources required to get them done;
- Connect various service, arts, and cultural organizations in the community with each other;
- Pursue or strengthen desirable resources such as a Performing Arts Center, a Community Center, and the Library.

## CB1.4 ORGANIZATION WORKPLAN

The Community Building Work Group is convinced that this concept can't be sustained over time without a paid employee. We're equally certain that it can't get started right now without an office. Tasks for the office support staff could easily require one (efficient) full-time employee. However, since we see no way to fund the position at this time, we're proposing to continue with volunteer labor and delay hiring the staff person in order to direct all available funding to the establishment of the community office, considered to be a more immediate need.

Furnishing an office space and leasing it for one year is estimated to cost up to \$50,000. Therefore, we propose the following 3-Year Work Plain

- Year 1 – Ask that the \$50,000 Wallingford early implementation funding be used to establish a Community office somewhere near 45<sup>th</sup> and Wallingford. Use the year to formalize and refine the WEaving Wallingford organization and to develop sources for future funding as we demonstrate the value of the organization to the community and the City. Apply for semi-annual Neighborhood Matching Funds for year 2 operations.
- Year 2 - Continue to operate the office with Neighborhood Matching Fund grants. Meanwhile, apply for foundation, Neighborhood Matching and other grants, capitalizing on the organization's proven track record for efficiency, effectiveness, and performance. Seek other ways of funding WEaving Wallingford operations - co-locating with other organizations, soliciting donations, charging for support services provided, and perhaps holding a fund-raising event.
- Year 3 and beyond - Operate the Community Office with combined funding from grants and internally-generated resources. Consider hiring Office support staff based on need and available resources.

## CB1.5 FROM VISION TO REALITY

What we need from the community

- Individuals and Community Organizations working together toward the vision of a strong community.
- Strong Community Council and Chamber of Commerce leaders who are committed to plan stewardship.
- Volunteers with ideas, time, energy, and/or expertise to share with their neighbors.
- Donated resources in the form of office space, equipment and services.

What we need from the City.

- Start-up grant to get organization going right now, while the knowledge base is timely.
- Commitment from within City Departments to nurture the City-Neighborhood teamwork that began as a result of neighborhood planning.
- A City “ombudsman” or other designated connection to help Wallingford navigate City Hall politics when the Neighborhood Planning Office goes away.
- Willingness of the Mayor, and City Council to continue exploring the possibilities of City-Neighborhood teamwork. Perhaps by helping to find a way to foster the creation of a WEaving Wallingford-like organization in every neighborhood so we can all grow strong together.

Funding and sources:

- . A sustainable funding source of \$25,000-\$50,000 per year will pay for a coordinator position, office space and ongoing expenses
- . Neighborhood Matching Grants – perhaps from a category specifically targeting organizations committed to community building and empowerment.
- . Foundation grants
- . Payment from other agencies/organizations who might benefit from our services,
- . Shared expenses with the Community Council and the Chamber of Commerce.
- . Fund-raising events that also build community.

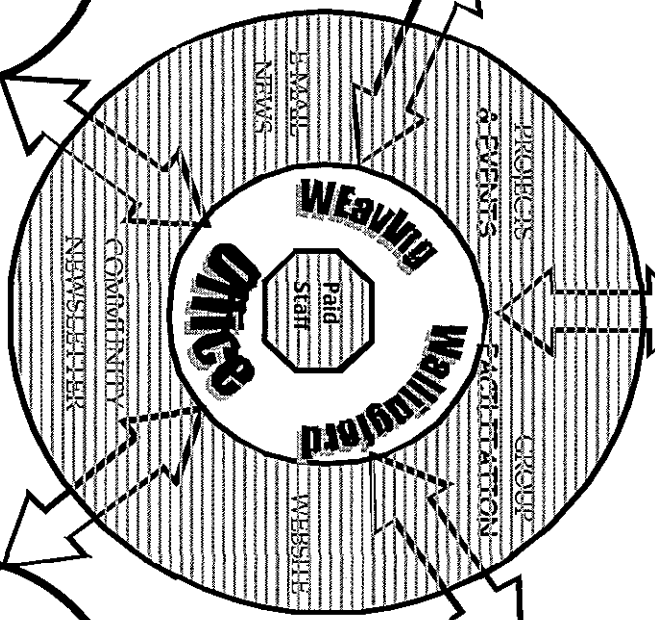
# Weaving

COMMUNITY  
RESOURCES  
NETWORK

# Wallingford

CIVIC  
NETWORK

BUSINESS  
NETWORK



NEIGHBOR  
NETWORK

HUMAN  
SERVICES  
NETWORK

A Model For A  
Neighborhood  
Network

## Chapter IX

# *Human Services*

The Wallingford Neighborhood Plan covers facilities not always included in the Human Services constellation, such as the Boys and Girls Club, day care, churches, and education of all types. This was a conscious decision on the part of the Human Services work group, which even changed its name from “Social” to “Human” Services in order to reflect this more inclusive approach. Wallingford is lucky to have human service providers such as the Wallingford Senior Center, the Good Shepherd Center, the 45th Street Clinic, and the Access project, which have shown strong support for and involvement in the neighborhood.

On occasion, however, the siting of a human service facility in Wallingford has provoked neighborhood discontent over the location and/ or scale of the building and its traffic impacts, as well as concern about potential service populations. Such issues have tested the good will of neighbors and providers alike

### **Planning Background**

The Neighborhood Plan attempts to deal in specific ways with recent siting controversies, while developing a new model of neighborhood-integrated human services that formally links neighborhood volunteers with local needs through the WEaving Wallingford project (see Chapter VIII),

Through community surveys, inventories, and a series of neighborhood/provider roundtables, the Human Services element was fashioned as a series of consensus strategies that will better integrate human services into the life of the community.

Another goal of the Human Services work group was to develop a plan for siting and delivering human services based upon an inventory of existing programs, an assessment of current and future needs, and a neighborhood discussion of these issues. Since work group members were predominantly human service providers, joint meetings with the Community Building work group were instituted to get alternative perspectives.

The Human Services work group began by taking an inventory of all services and attempting to measure human needs within Wallingford. This process led to an understanding that ALL the organizations providing human services in Wallingford – churches, schools, day care centers, special needs housing, social service agencies, etc. - along with neighborhood volunteers, could be brought together in a network that would provide a full spectrum of service.

Finally, it was recognized that at the heart of life in Wallingford there must be a spirit of neighbors -- residents, businesses, schools, and human services -- caring for one another and looking to the good of the whole community.

After evaluating community concerns, the City's "Good Neighbor" policy, and the suggestions of providers, the Human Services work group recommended developing a network of human service providers, linked with community organizations through the WEaving Wallingford project. The work group felt the existing siting process for new human services did not produce successful results for anybody involved. To amend this, the Plan has designed an improved siting notification process that is fair to all parties.

**HS- 1: A New Human Services Paradigm**

Implement a new paradigm for human services in Wallingford that is closely attuned to the neighborhood's internal needs and resources, yet recognizes the needs of the larger community.

The Wallingford Human Services Network is envisioned as a coalition of human service providers operating in the neighborhood, linked together by common planning, information, and funding/service strategies. In addition, it will be linked to the WEaving Wallingford project and will gather strength from ties to community organizations, volunteers, and a central staffing/information resource. The following are key milestones along the way to a self-sustaining level within three years:

**HS- 1.1: Create a Wallingford Human Services Network**

The Network will bring together individuals from all the neighborhood service providers in order to coordinate plans, share ideas, and maximize use of resources by identifying service gaps and redundancies. The Plan proposes the following actions be implemented over the next three years:

- 1.1.1 Years 1 and 2: Create a complete inventory of all human services in Wallingford; share it with other providers; make it publicly accessible; and update it quarterly.
- 1.1.2 Years 1 and 2: Use the inventory to identify service gaps, duplication, and saturation.
- 1.1.3 Year 2: Develop a coordinated human services plan for all providers within Wallingford (serving local residents and/or regional populations).
- 1.1.4 Year 3 Develop a joint fundraising and service provision strategy, linking with local volunteer and client bases to continue to maximize use of resources,

**HS- 1.2 Link the network to WEaving Wallingford**

Link the Human Services Network with the general community to form a fully integrated user/community/provider system. WEaving Wallingford will provide the structure and impetus for integrating these different constituencies.

**HS-1.3: Link service providers with community volunteers and activities**

- 1.3.1 Use WEaving Wallingford to help link the assets of the community, such as volunteers, with the assets of providers and clients. Develop a seamless community support system for human service clients. This becomes increasingly important as clients no longer need

specific neighborhood services but still wish to be integrated into community life — and to contribute to it.

- 1.3.2 Develop a barter system, similar to Fremont Time or Ithaca Dollars, in which services can be traded directly; this helps bring neighbors together by matching individual needs with resources and skills.

*What is needed from the city:*

**Year One:**

- . Provide seed grant money (\$25,000) to develop a work plan and schedule for jointly building the Human Services Network and WEaving Wallingford.
- . Revise city department procedures to establish WEaving Wallingford and the Human Services Network as the contact/information point for DHHS and new providers.
- Develop and publish accurate inventory information regarding human services -- government, non-profit, and private (including special needs housing).

**Year Two:**

- . Assist or partner in procuring grant moneys from foundations or government sources.
- . Provide grant money for information hot line and other special projects of WEaving Wallingford related to improving the human services network.
- . Revise City human services siting policy to establish a Wallingford siting process and review.

**Year Three:**

- . Base DHHS and other City Department funding decisions, at least in part, on Network needs and recommendations,
- . Help link Human Services Network to state and federal resources.

*What is needed from local providers and the community:*

**Year One:**

- . Establish WEaving Wallingford -- its information networks and physical location.
- . Strategize with WEaving Wallingford to develop a work plan and meeting schedule for the Human Services Network,
- . Take first steps to organize the Human Services Network, including developing a scope of work.
- Meet regularly with WEaving Wallingford to identify community/business concerns and share information.
- Assist in obtaining long-term funding and grants to build WEaving Wallingford and the Human Services Network concurrently.



**Year Two:**

- Implement cooperative special projects, such as the inventory of resources and the identification of gaps and redundancies.
- Develop and institute with WEaving Wallingford a model for linking the community (including businesses) to service providers and clients, and for clients/providers to contribute their talents to the community.
- Implement new siting policy; begin joint human services planning.

**Year Three:**

- Continue building the strength of the Network through joint human services funding and by linking with volunteers and community-based organizations.
- Assess progress toward the Network's goals and define improvements based on early operations and community feedback.
- Include WEaving Wallingford in funding considerations and develop joint volunteer projects to improve the community.

**HS-2: A New Human Services Siting Protocol**

Institute a new siting protocol for human service provider facilities that encourages early communication/notification and meaningful participation by Wallingford residents in the siting of human service facilities.

All new providers proposing human service facilities in Wallingford, whether or not City-funded, would begin their application with a peer review before the Human Services Network. After the Network issued findings on such things as the need for the service and expected operational success of the provider, a community process closely based on the "Good Neighbor" guidelines would begin. Good Neighbor guidelines are designed to establish clear communication, achieve prompt resolutions of concerns, and create a foundation for community support based on mutual trust, confidence and respect. In the proposed Wallingford siting protocol, a combination of peer and community review would produce a set of recommendations for DCLU. While the final decision would be made by the director, these recommendations could be made enforceable by mitigation standards mandated by DCLU. Enforcement should be rigorous.

**HS-2.1:** Give the community more advance knowledge and control over siting.

Authorize a local siting protocol for new service providers, administered by DCLU and modeled on the city's current "Good Neighbor" siting guidelines, that gives Wallingford residents more advance knowledge and control over questions of program and siting

**HS-2.2:** Expand community notification requirements currently included in the Good Neighbor Siting Policies to include all new human services providers (not just those that are City-funded).

**HS-2.3:** Institute a "peer review" panel to review operations of potential new providers,

The Human Services Network will convene a peer review panel to review new service providers. The goal will be to identify ways providers can work more effectively for their own organizations and with the community.

## **Wallingford Human Services Siting Process: Preliminary Proposal**

The Human Services siting process is not intended to recruit or encourage more human services for the community; rather, it is an attempt to respond to proposals and projects in a manner that ensures more successful outcomes. Several Wallingford organizations would be involved with siting issues:

- . **WEaving Wallingford**, an organization comprised mostly of volunteers, will be the first contact. They will introduce proponents of new services to the key neighborhood players, arrange for meeting spaces, publicize public meetings, and provide facilitators if needed
- . **Wallingford Human Services Network**, composed of representatives from local churches, schools, and social service agencies, will give proponents of new services insight into existing services and gaps, alert them to key concerns of the community, and mentor them through the notification process. They will also be charged with peer review of human service providers (see HS-2.3 above).
- . **The Wallingford Community Council and Chamber of Commerce**, which deal with most land use and siting issues in the neighborhood, will help proponents of new services schedule public meetings and receive public input. They will also approve or oppose the siting, and convene an advisory committee.

**Plan of Participation** A first step toward successful siting in Wallingford is the development of a "Plan of Participation." In this written plan, proponents of new services will be asked to:

- **Understand Neighborhood Expectation** Proponents will be asked to review Guidelines for a Notification Process (Good Neighbor Policy), prepared by DHHS and the Department of Neighborhoods (DON), and to understand local interpretation.
- **Meet with Human Services Peers:** Peer review by the Wallingford Human Services Network will be conducted to help, each party understand the other.
- **Talk to the Community Council:** Proponents will discuss detailed plans and the review and recommendation process with the Wallingford Community Council and the Chamber of Commerce and other organizations if necessary.

**Community Notification and Discussion** With the help of the Community Council and WEaving Wallingford, proponents of new services would notify the nearest neighbors and the wider Wallingford community, arranging for full and open conversation about programs and siting. The goals are to:

- **Understand Neighbors Concerns:** Proponents of new services will be asked to hold neighborhood meetings to educate residents and discuss the project. WEaving Wallingford will provide facilitators if necessary. Proponents will be asked to prepare carefully with regard to policy & procedures and prior neighborhood experiences with the type of program being proposed. A good understanding of neighbors' concerns is expected to enhance thoughtful discussion and responses.

- Create a Link with the Neighborhood. Proponents of new services would be urged to become active in the Human Services Network which, together with WEaving Wallingford, will help devise ways to include community resources in new programs to be sited here.
- Demonstrate Responsiveness to Neighborhood Concern% Proponents of new services would be asked to consider proposing services and programs offered specifically for the neighborhood's direct benefit.

Review and Revision Proponents of new services would meet again with Wallingford Community Council to review responses from the immediate neighborhood and wider community and revise plans for siting and community participation if necessary,

**Recommendation:**The immediate neighborhood and the Community Council will prepare a recommendation for one of the following

- a) Approval.*
- b) Approval with modification and mitigations,*
- c) Opposition for reasons such as public policy, law, zoning, etc.*

### **Evaluation**

**The** Community Council will convene a Good Neighbor Advisory Board for projects to allow ongoing community evaluation, mediation, and mitigation of any problems or concerns. This Board will continue as the vehicle for direct provider/community communication as long as necessary.

## Chapter X

# Capital Investments

### Overview

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Capital Facilities investments are the crucial implementing step in realizing neighborhood plans. The success or failure of the comprehensive plan and the Mayor's new higher density housing initiatives will depend almost wholly on building the neighborhoods faith that where there is growth, there will be aggressive city investment to serve that growth. Typically, higher density living, while more conserving of space for housing use, brings with it greater needs for common spaces, because those amenities cannot be easily supplied on the property of residence,

If you cannot invite friends over for a barbecue, you need attractive and vital streetscapes to provide common gathering places. If you can't have a garden, you need a community garden or pea patch. If you have no place to toss a Frisbee or run around with your pet, you need parks and open spaces for active or passive recreation. If you can't make your environment responsive to your esthetics needs because you rent, you need community opportunities for self-expression and communication. And if you can't nestle into a long-term community because of the rapid changes, you need more formalized structures of linking people together into a community;

The Wallingford Neighborhood Plan recognizes these factors, and its authors have developed a list of potential improvements and investments that are needed to serve the new growth that the community anticipates. As the City does not currently have the funding resources to supply all the needed community assets, the community conducted a prioritization process to establish the most critical needs and try to meet them. This does not take away, however, from the vital necessity of funding all of these priorities over the course of the next 15 years!

### Comprehensive Plan Rationale

The Wallingford Community is targeted for relatively low levels of housing growth over the life of the City's Comprehensive Plan. Within two years of the Comprehensive Plan's adoption, Wallingford had essentially met its growth targets. However, the Wallingford community acknowledges that growth will probably continue to occur, and has made provisions for this fact in the Neighborhood Plan (see Chapter V Housing),

Since Wallingford will take more than its projected share of growth, capital facility investments in Wallingford will play an even more critical role in its livability than in other neighborhoods. Most

local playfields and recreation areas are operating at or above capacity. Both of the major east-west arterials (50th Street and 45th Street) are congested several times a day. Parking in the area is a difficult problem that is bound to worsen as more people enter the neighborhood, and Wallingford absorbs overflow from the University area. Under these conditions, it is imperative that capital investments be directed, and quickly, to achieving the "urban village" ideal in Wallingford.

How will people use their cars less, unless investments are made in pedestrian-friendly streets and better, more reliable transit service? How can the central shopping district of Wallingford become the center of the community if it continues its current pattern of anemic survival? How can neighborhoods survive the upheaval and dislocation of change and growth unless there are investments made in recreation, education, and human services? How can we the City encourage other neighborhoods to adopt the urban village ideal unless strong investments in open space, street improvements, and community facilities are made in those areas already close to capacity?

The comprehensive plan states that every reasonable effort will be made to fund community facilities needed to serve growth. In the case of a mature urban village like Wallingford, that effort should be extraordinary, to demonstrate that the urban village strategy can work.

### Planning Background

Team Wallingford's Capital Facilities Work Group is proposing several capital improvement projects which respond to needs identified through surveys and research and address elements of the Wallingford Vision Statement. Each of the other work groups was asked to provide a list of potential capital investments needed to realize its vision for the community. The Capital Facilities Work Group then listed these, tried to estimate the cost and attempted to locate potential funding sources for each project.

It is recognized that opportunity, funding sources, and future considerations will play a role in the order and priority in which the capital facilities list is fulfilled. A review of progress should be made every few years.

### The Money Game

The primary means of prioritizing was a game that involved dispersing a limited amount of play money among the various project proposals.

The projects were drawn or photographed, described in narrative, and given an overall cost. The Money Game, and the way it was played, tended to reward projects with smaller price tags, but after extensive analysis, the Capital Facilities work group felt that the results gave an excellent indication of community priorities for public spending.

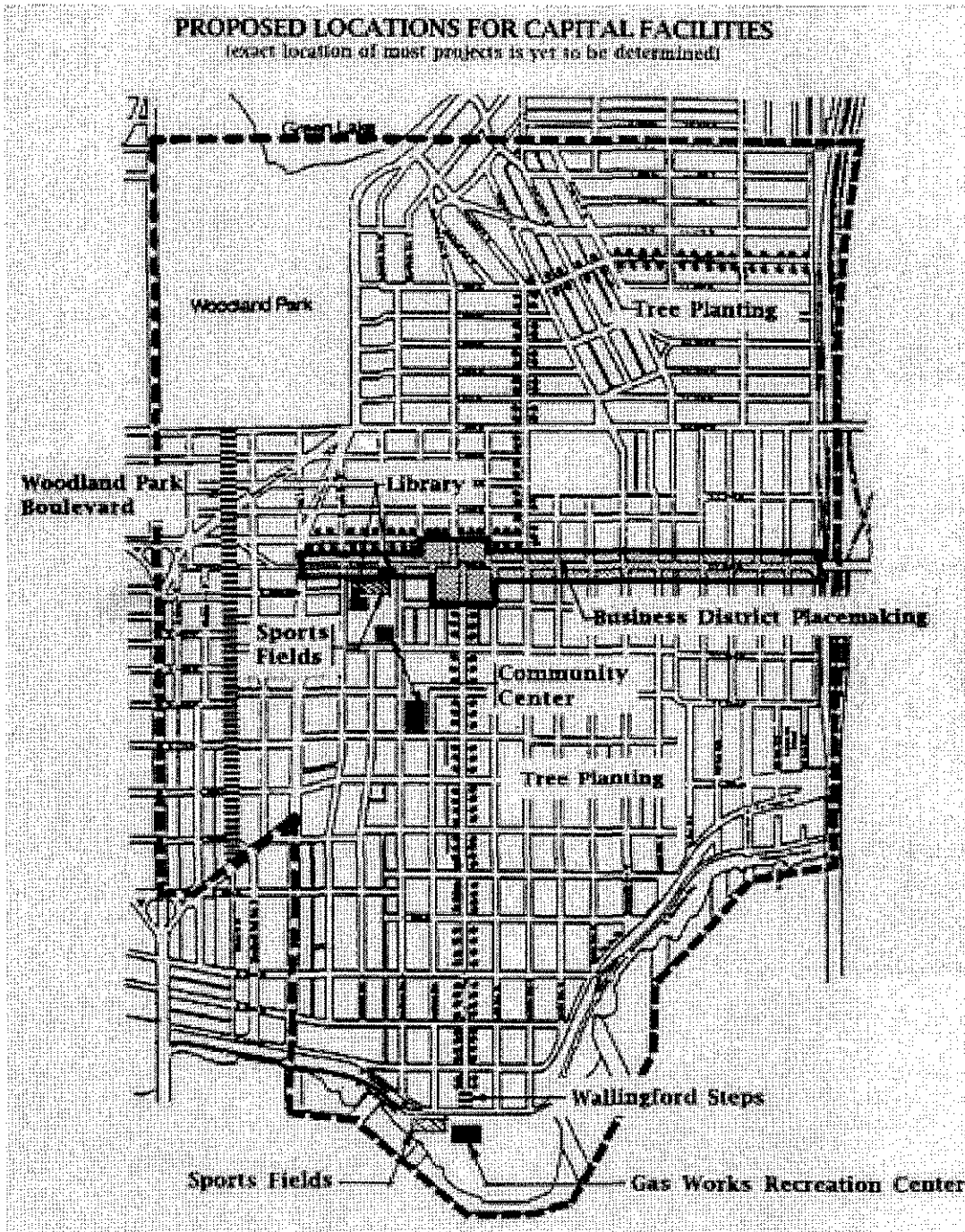


Figure X-1: Map of proposed capital facilities items

The Money Game was operated for three days at the Wallingford Wurst Festival. It was also operated at the Team Wallingford Urban Village Workshop. The results from these two events were combined since the board was identical and those who voted at the Workshop were only those people in attendance who had not voted at the Wurst Festival. The Money Game was operated again at the

Alternatives Fair. Since anyone could vote (i.e., those who had voted at a previous game could also have voted at the Fair), the results of this event were kept separate.

At the Workshop, a “table version” of the game was operated. Participants were grouped at four separate tables. The groups were asked to develop a list of projects whose cost did not exceed \$3,000,000. However, if everyone at a table could agree on the projects to be included on that table’s list, the table could add another \$750,000 to their pot of money. All tables were able to agree on their project lists so all were able to use the extra \$750,000.

**Consistency of Results**

As part of the planning process, the Team Wallingford steering committee, its subcommittees and the Plan Review Board evaluated the results of the money game, identified some funding sources that were available, and tried to prioritize projects by the key integrated projects criteria.. Wherever possible, projects that were highly ranked by the community were folded into top funding categories or into key integrated activities. Although not completely consistent, the results of all three versions of the Money Game suggest the following grouping of the projects, which has been altered only slightly by subsequent evaluation.

**Summary of Capital Investment priorities**

**GROUP 1 (Proposals to be pursued immediately)**

- 1.1 TRAFFIC MANAGEMENT
- 1.2 TREE PLANTING
- 1.3 WALLINGFORD STEPS
- 1.4 PERMANENT HOME FOR THE WALLINGFORD-WILMOT LIBRARY
- 1.5 50th STREET/GREENLAKE WAY CORRIDOR
- 1.6 45th STREET CORRIDOR
- 1.7 BUSINESS DISTRICT PLACEMAKING

**GROUP 2 (Additional highly rated proposals to be pursued in the short term; may require additional analysis or development)**

- 2.1 STONE WAY/GREENLAKE WAY CORRIDOR
- 2.2 SOUTH WALLINGFORD CORRIDOR

**GROUP 3 (Projects to be pursued in the mid term; may need further study or are simply not as important as more highly ranked proposals; some may have to be modified)**

- 3.1 URBAN VILLAGE PARK/GARDEN
- 3.2 40TH STREET/BRIDGE WAY CORRIDOR
- 3.3 SPORTS FIELDS
- 3.4 COMMUNITY CENTER

**GROUP 4 (Possible long term goals; do not pursue at this time but note community interest and begin further study)**

- 4.1 CONVERT WOODLAND PARK AVENUE TO A BOULEVARD
- 4.2 PEDESTRIAN/BICYCLE IMPROVEMENTS
- 4.3 RECREATION CENTER AT GAS WORKS

**GROUP 5 (Drop entirely)**

- 5.1 COMMUNITY PARKING STRUCTURE

**GROUP 6 (Difficult to rank as Capital Facilities using Capital Facilities Work group criteria; could be high priority items; review products of other work groups for evaluation)**

- 6.1 TRANSIT ROUTE IMPROVEMENTS
- 6.2 PARKING POLICY

**GROUP 1**

In all but one case, the proposals in this group were among the top eight in all three versions of the Money Game. In addition they were all selected by at least three groups in the table version of the game. These projects represent the proposals are to be pursued immediately

### 1.1 TRAFFIC MANAGEMENT/CALMING AND SPOT IMPROVEMENTS

Estimated to cost \$84,500, this project was clearly one of the most popular and highest priority projects to be presented. It is fully described in Transportation Policy T-6 (see Chapter VI: Transportation). Improvements would include the installation of traffic calming/control devices such as traffic circles and medians, and to a lesser extent, reconfiguration of the street network and signalization improvements, all designed to decrease speed, reduce through traffic, and discourage short-cutting on local streets,

The project ranked first in the Wurst Festival/Urban Village Workshop Money Game results and second in the Alternatives Fair Money Game results. It was adopted by three of the four groups participating in the table version of the game.

In the Alternatives Fair survey results, 61% of respondents felt that neighborhood traffic calming and management was important, 58% felt it was important to make some adjustments on Latona and Thackeray including the use of curb bulbs, striping and raised dots to narrow the traffic lanes, and 58% felt it is important to provide traffic islands on 5th and to consider connections to 40th via the freeway right of way.

### 1.2 TREE PLANTING

This is a proposal to plant trees along the 200 most barren blocks in the Wallingford community. It is aimed mainly at providing support for the actual planting process; however, a coordinated plan could also be developed with a small amount of additional investment and volunteer help. The streets most likely to benefit from this proposal have not yet been identified.

This project, estimated to cost about \$200,000, would typically be financed through Neighborhood Matching Grants from the City. In general, such projects make the street a more pleasant public place, and by increasing the size of the urban forest are another example of responsible community stewardship.

This proposal was ranked second in the Wurst Festival/Urban Workshop Money Game results, sixth at the Alternatives Fair Money Game results, and was adopted by all four groups at the table game.

Although the surveys did not address this issue directly, some related results seem to support the tree planting proposal. In the Newsletter survey, 84% of respondents supported the notion of "providing flowers and greenery along the street [i.e., 45th St.]" and 63% were in favor of adding planted medians along 45th St. to "calm traffic and increase pedestrian safety." Corresponding results in the Alternative Fair survey were 82% and 68% respectively.

### 1.3 WALLINGFORD STEPS

Although Gas Works Park is within walking distance of large parts of the Wallingford community, many in the neighborhood feel cut-off from the park by the topography of lower Wallingford. This is a proposal to clear the blackberry bushes on the public right-of-way at the base of Wallingford Avenue and replace them with a wide cascading stairway. The project would knit the community more closely to one of its largest open spaces, provide needed visual access and a "straight shot" pedestrian route between the center of the Wallingford Business District and Lake Union, and perhaps itself become a



place of public assembly and celebration. It would also link lower Wallingford to the Burke Gilman Trail

This project is outside of the boundaries of the Residential Urban Village. However, given its ability to link the Wallingford community (especially the residents of the high density housing projects that have begun to appear near the intersection of 34th Street and Wallingford Avenue) with an important recreation facility and the City's trail system, it should be provided the same funding preference as projects nearer to the Village.

Though the initial estimate of \$207,500 may have been somewhat low, this proposal was extremely popular in all versions of the Money Game. 72 % of respondents to the Alternatives Fair Survey agreed that it was important to "connect Wallingford Ave to Gas Works," though, in the survey, this proposal was accompanied by the stipulation that the City would "add bike lanes south of 45th."

#### 1.4 PERMANENT HOME FOR THE WALLINGFORD-WILMOT LIBRARY

Finding a permanent home for the Wallingford-Wilmot has long been a high priority for the Wallingford community. The investment contemplated by this proposal would allow the City to acquire a permanent ownership interest in approximately 2,000 square feet of space near the heart of the Wallingford Business District, to improve the property for use as a library, and to provide the required furnishings. According to a Library official, the \$420,000 needed to establish a permanent site will be included in the Library levy or bond to be placed before the voters in Autumn 1998.

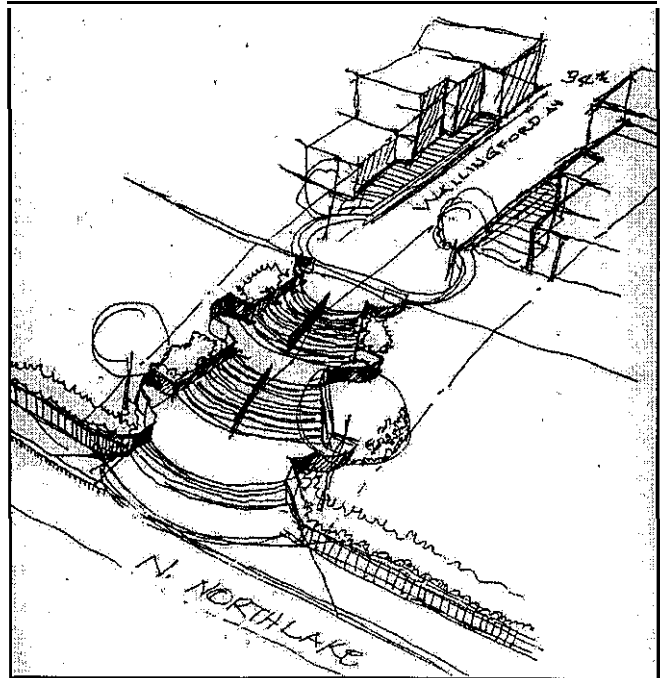


Figure X-2: The "Wallingford Steps" concept drawn by Vince Lyons

At this time, the Fremont Public Association (FPA) building, at Woodlawn Avenue and 45th Street, appears to offer the most viable option for getting the library settled at a new location. Unfortunately, it is not possible to draw any absolute conclusions regarding the level of support for this particular option in the neighborhood due to an inadvertent misrepresentation of the relative sizes of the existing site and proposed FPA site in the survey (in fact, they are about equal in terms of the space controlled by the Library). However, it is clear from the commentary added to the survey form by respondents that wherever the space is located, it must be at least as big as the existing facility and bigger if possible.

The Lincoln Liaison Committee, convened by the Seattle School District to recommend future uses of the Lincoln High Site, has suggested that an enlarged community library would be an excellent use for the upper floor of the North Wing of the Lincoln building. As the options regarding city funding, school

operation, and community use become known, this issue should be re-evaluated and a recommendation made based upon the high priority the community places on a larger public library facility in the community.

A permanent home for the Wallingford-Wilmot Library ranked fourth in the Wurst Festival/Urban Village Workshop Money Game results, fifth in the Alternatives Fair Money Game results and was adopted by three of the four groups at the table game. Co-location at a community center, if one were to be established in Wallingford, was clearly viewed as an acceptable, perhaps even preferred option (81% of respondents supported this concept) though a storefront location along 45th Street also enjoyed some support (50% of respondents supported this option; 33% were opposed and 17% were neutral).

The Neighborhood Plan recommends encouraging the library to settle at the FPA site for the time being. The library would sign a lease with an option to buy the space offered by FPA. If a larger space or a community center became a realistic possibility in the next several years, the library could consider moving. Additional study of this possibility, and consultation with the community, would have to occur when the viable options are clearly known.

#### 1.5- 50th STREET/GREENLAKE WAY CORRIDOR

This reconfiguration of 50th Street and Greenlake Way would provide three motor vehicle lanes, including one travel lane in each direction and a center turn lane. On much of 50th Street, there would be on-street parking at the north side of the street. Pedestrian crossings would be improved at several points. The proposal, estimated to cost approximately \$265,000, is more fully described in Transportation Policy T-2 (see Chapter VI: Transportation).

This proposal ranked sixth in the Wurst Festival/Urban Village Workshop Money Game results, fourth in the Alternatives Fair Money Game and was selected by all four groups in the table game.

This project is reviewed in the Transportation Work group's documentation. In the Alternative Fair results, a clear consensus (74% of respondents) supported a three lane configuration for traffic on all major streets. A three lane configuration was preferred.

#### 1.6- 45th STREET CORRIDOR

This transit priority corridor would be reconfigured to facilitate smoother bus operation. Curb bulbs, painted crosswalks, more responsive pedestrian signals, and median refuges would be used to improve pedestrian and bicycle safety and convenience. The streetscape improvements might include replacement of dead street trees, the widening of sidewalks, and the addition of pedestrian amenities. Signage would help through traffic find the most appropriate route while directing "Wallingford Business District" traffic to 45th Street. A complete description of this project, estimated to cost \$466,000, is provided in Transportation Policy T-4 (see Chapter VI: Transportation).

This proposal ranked ninth in Wurst Festival/Urban Village Workshop Money Game, third at Alternatives Fair Money Game. Although it did not make it into the top eight in all versions of the Money Game, perennial discussion of this corridor and the connections between this project and the highly rated Business District Pacemaking proposal (Project 1.7, see below) strongly suggest that this project should be included on the list of first priority items. In fact, it is clear that the 45th Street corridor and the associated business community is one of the chief foci of the Neighborhood Plan and attention to this corridor is key to the plan's success.

In the Alternative Fair survey results, a clear consensus (74% of respondents) supported three lane configuration for traffic on all major streets. When specifically asked about 45th Street, 86 % of respondents expressed a desire to "retain the three lane configuration and add pedestrian improvements ."

Alternative Fair survey results also indicate a desire to "add median refuges, crosswalks, curb bulbs and responsive signal buttons" (supported by 930/. of respondents) and to implement "in lane bus stops (with bus bulbs) to speed transit and increase parking" (supported by 57% of respondents).

In Alternative Fair survey results, 55% of respondents felt a public transit ride free zone should be created along 45th Street with tokens available at local merchants.

In the Newsletter survey, consolidation of bus stops on 45th Street "to no less than three blocks apart" was supported by 81% of respondents, use of the parking lane for transit clearly was not (it was opposed by 60% of respondents). The Newsletter survey indicated no consensus on the use of bus bulbs.

### 1.7 BUSINESS DISTRICT PLACEMAKING

This project involves improvements designed to make the 45th Street business district more of a town center and a public place for community interaction and is likely to include gateways or entry signs at Business District entry points, coordinated street furniture, plantings that don't block signs, identifiable landmarks (as part of "Bold Business District Design"), paving changes and sidewalk adjustments to make the QFC/ Wallingford Center area into more of a town square, and improved transit structures and utilities (see Key Projects and Chapter VII: Business Health for a discussion of specific improvements). This project is estimated to cost approximately \$300,000

This proposal ranked eighth in the Wurst Festival/Urban Village Workshop Money Game results, seventh in the Alternatives Fair Money Game results and was adopted by all four groups at the table game.

Alternatives Fair survey results indicate that 79% of respondents would like to "beautify the streetscape along 45th" Street. Alternatives Fair Survey, results suggested a number of improvements that could be included, within a pacemaking package. Those that have "concrete' implications for pacemaking include provision of sheltered bike storage areas (supported by 66% of respondents), widening of sidewalks (supported by 69% of respondents), provision of benches, public art, flowers, shrubs and trees in

public places (supported by 82% of respondents) assure adequate trash cans, and provision of pedestrian improvements to allow ease of access to stores (supported by 73%A of respondents).

Others Alternative Fair results suggested creating a ride free bus zone, developing a clean and safe program to keep streets clean, and motivate landlords to keep up their buildings (80%)

The proposal to place gateways at 'each end of 45th Street needs additional study; it did not enjoy a clear consensus in the Alternative Fair.

This idea may share some areas of interest with the Business Improvement Area on 45th, which was supported by 72% of the respondents in the newsletter survey. A "Clean and Safe" program for the business district was supported by 780/. of Newsletter survey respondents.

## GROUP 2

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These proposals did not get the same degree of support as the previous seven projects. Though they may require some additional analysis or development, they are highly ranked proposals that should be pursued in the short term.

### 2.1 STONE WAY/GREENLAKE WAY CORRIDOR

This reconfiguration of Stone Way and Greenlake Way would provide three motor vehicle lanes (one travel lane in each direction and a center turn lane) plus a bicycle lane in each direction and on-street parking at both sides of the street. The scheme would also improve pedestrian crossings at bus stops along the corridor with new painted crosswalks and curb bulbs on one or both sides of the street. Improved pedestrian crossings on Stone Way between N. 46th St. and N. 47th St. (near the Post Office) would be a high priority. This project is estimated to cost \$340,000 and is detailed in Transportation Policy T-1 (see Chapter VI: Transportation),

This proposal ranked tenth in the Worst Festival/Urban Village Workshop Money Game results, ninth in the Alternatives Fair Money Game results and was adopted by all four groups at the table game. This proposal ranked in the top eight in one of three versions of the game; it never ranked lower than tenth.

In the Alternative Fair results, a clear consensus (74% of respondents) supported three lane configuration for traffic on all major streets. However, a clear consensus concerning a three lane configuration was not developed for Stone Way in this survey. (40% viewed the configuration change as important, 41% viewed it as unimportant, 19% expressed opposition: support for the change increased to 51% for Stone Way and Greenlake Way north of 50th Street).

In addition, the proposal may require further review or refinement because of concerns about the three lane configuration expressed by several Stone Way merchants and some members of the Fremont community. The Stone Way merchants, in particular, have offered some valuable suggestions which have not yet been fully considered by the Wallingford community. These include proposals to “peel back” parking to provide better viability at corners, address problems with the underlying construction of the roadbed, and repair sidewalks.

Finally, some Wallingforders have indicated a desire to see that the industrial business center along Stone Way is maintained and want to be sure that a three lane configuration will support the traffic generated in this area.

### 2.2 SOUTH WALLINGFORD CORRIDOR

Work on this component of the plan was not yet complete when it was presented in the Money Game. At that time, it was considered likely to include features similar to the 40th St - Bridge Way corridor, though without the expensive intersection adjustments.

The proposal was ranked fifth in the Worst Festival/Urban Village Workshop Money Game results, eleventh in the Alternatives Fair Money Game results and was adopted by only one group at the table game. Thus, this proposal ranked in the top eight in one of three versions of the game.

As the Neighborhood Plan neared completion, this project was further developed. It now includes improved pedestrian crossings on 34th Street, new pedestrian signals and refuge islands on Pacific

Street, and new sidewalks on Pacific and 34th. The estimated cost, originally thought to be about \$150,000, has increased to \$465,000. The project is more thoroughly described in Transportation Policy T-5 (see Chapter VI: Transportation)

Despite these changes, this project has remained in Group 2. It shares strategic goals with the Wallingford Steps project, and deals with issues that will become increasingly significant as the Quadrant development in Fremont is completed

## **GROUP 3**

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In general, the following projects were ranked no higher than tenth in any version of the Money Game and are thus of lower priority than any of the previous items. The Sports Field proposal fared somewhat better, but was plagued by questions which suggested that it needed significant additional review. In fact, all of these projects will need further study before implementation can be considered.

### **3.1 URBAN VILLAGE PARK/GARDEN**

This is a proposal to create a quarter acre open space along the west edge of Wallingford to serve anticipated new housing in that area which is more than 1/4 mile from any existing park. It also includes an additional quarter acre to be used as a "Pea patch." Both of these facilities are amenities specifically targeted for neighborhoods designated as "Residential Urban Villages." The original proposal assumed some existing development would have to be cleared, accounting for \$700,000 of the original \$854,420 estimate.

This project ranked eleventh at the Wurst Festival/Urban Village Workshop Money Game and twelfth in the Alternatives Fair Money Game. It was not adopted by any of the four groups participating in the table game.

The relative unpopularity of this proposal, as presented in the Money Game, maybe the result of the fact that it presupposed the clearing of some existing development. Through further study, it may be possible to locate space already publicly owned which could be converted to open space. One recent (but untested) proposal has been to close a block of Woodland Park Ave. N. near the 45th Street corridor to create a "pocket park." Another idea is to share a portion of the north lot at the Lincoln site with the permanent school program that eventually locates there.

### **3.2 40TH STREET/BRIDGE WAY CORRIDOR**

Improvements on this corridor would concentrate on improving bus accessibility by consolidating or relocating bus stops and improving pedestrian crossings. Traffic control at the intersections of 40th and Latona and 40th and Pacific would be improved. Bridge Way would be reconfigured to have a raised median separating one motor vehicle lane and one bicycle lane in each direction; parking would be accommodated on both sides of the street.

This proposal is estimated to cost \$467,000 and is more completely described in Transportation Policy T-3 (see Chapter VI: Transportation).

This project ranked thirteenth at the Wurst Festival/Urban Village Workshop Money Game and fourteenth in the Alternatives Fair Money Game. It was adopted by only one of the four groups participating in the table game.

### 3.3 SPORTS FIELD

Sports fields are in high demand throughout the City and Little League organizations in particular are seeking baseball and T-ball facilities in Wallingford. This proposal is to use an existing open space for a new sports field big enough to accommodate Little League baseball, football or soccer. Collocating with a local school (or community center) might allow the community to make more effective use of the field. The estimated cost of developing approximately 80,000 SF for a field is \$567,200.

Possible sites include the north lot at Lincoln High, which is within the Residential Urban Village and is the largest open space in Wallingford not already dedicated to a specific use. A sports field located at this site could also serve as open space for areas of the Village, which is currently underserved. Joint use with the School District would be a plus, although this would further restrict parking.

Another possible site would be an existing park, such as Gas Works Park, though Validation Event feedback suggested that other uses have been considered for the most obvious underutilized open space at that park.

Acquisition of new open space was considered; however, the cost of purchasing and clearing adequate developed property could easily amount to \$2.8 million, and early surveying suggested significant resistance to the idea of destroying existing housing stock.

This proposal ranked seventh in Wurst Festival/Urban Village Workshop Money Game, eighth at Alternatives Fair Money Game but was not adopted by any of the four groups participating in the table version of the Money Game. Thus, though this proposal ranked in the top eight in two of three versions of the game, it appears to have some problems that cause it to be given a somewhat lower priority.

This weakness occurs again in the Newsletter survey results, where there was no clear consensus regarding the advisability of building an additional sports field. It appears that use of existing fields is the only option supported to any degree by Wallingforders, though not by a clear majority (47% of respondents took this position). There was no clear sentiment one way or the other about locating a new sports field in the north lot at Lincoln. However, it is clear that razing houses to provide additional open space would not be acceptable (this option was opposed by 89% of respondents),

### 3.4 COMMUNITY CENTER

This would provide the neighborhood with a place to come together as a community for town meetings, community group discussions, educational programs, recreational activities, festivals and special events. Possible locations include the Lincoln High School site (co-location with a school would cost about \$4.2 million) or the Hamilton Middle School site (if Hamilton moves to Lincoln). Either site would provide an opportunity for responsible stewardship of an existing but underused building and would place the community center in an ideal position to serve the area within the Residential Urban Village boundaries. Other sites could also be considered, (Some specific uses and configurations of this facility are discussed in Chapter X1 Special Opportunities)

This project ranked fourteenth at the Wurst Festival/Urban Village Workshop Money Game and tenth in the Alternatives Fair Money Game. It was only partially funded by two of the four groups participating in the table game, suggesting that there is not yet a high degree of consensus for provision of a community center in the Wallingford neighborhood. In the Newsletter survey, a community education, recreation and resource center co-located with a school was supported by 65% of respondents.

This contrast with the survey results regarding the proposal to build a recreation center at Gas Works, which did not fare well (see below).

## GROUP 4

The following two projects were ranked low in all three versions of the Money Game. However, the latter two also attracted more money than any of the other projects considered, so they cannot be dismissed out of hand. Expense maybe the chief characteristic that prevented these proposals from receiving as many votes as the higher ranked proposals.

Other factors need to be considered. In the case of the second of the three ideas, the question needs to be reframed. A community "gut check" suggests that the idea of making pedestrian and bicycle improvements is quite popular in Wallingford. In the case of the recreation center, a much more refined proposal may be required.

In general, these projects should be regarded as long term goals which can not be pursued at this time. Community interest is noted and further study will be undertaken.

### 4.1 CONVERT WOODLAND PARK AVENUE TO A BOULEVARD

Woodland Park Avenue North between Lake Union and Woodland Park is unusually wide because it was once the site of a trolley line. The street could be converted into a boulevard between Bridge Way and Woodland Park by adding a planted median strip with street trees, widening the sidewalks and adding bike lanes. This would make the street a more pleasant place and provide additional open space, perhaps in conjunction with the park/garden proposal above.

This project ranked twelfth at the Wurst Festival/Urban Village Workshop Money Game and thirteenth in the Alternatives Fair Money Game. It was not adopted by any of the four groups participating in the table game. However, because of the increasing density of this corridor, and its proximity to relatively large developments currently being built on the east side of Aurora Avenue, the Wallingford community may want to give this proposal additional consideration. In addition, there are indications that the Fremont and Greenlake neighborhoods may view this proposal favorably, a factor which increases this project's viability.

### 4.2 PEDESTRIAN/BICYCLE IMPROVEMENTS

This proposal includes the adjustment of traffic signal timing to improve pedestrian safety and convenience. It also includes restriking 40th Street, and Wallingford Avenue below 45th Street, for bicycle lanes. An expensive component of this proposal is construction of a pedestrian/bicycle overpass at I-5 to be coordinated with a pedestrian bicycle corridor along 46th Street or 47th Street. Additional details are provided in Transportation Policy T-7 (see Chapter VI: Transportation),

This proposal was ranked fifteenth in both the Wurst Festival/Urban Village Workshop Money Game and the Alternatives Fair Money Game. It was not adopted by any of the four groups participating in the table version of the game.

The Pedestrian Bicycle improvements might well have ranked much higher if the \$25,000 worth of surface improvements had been separated from the \$5 million pedestrian/bicycle bridge over I-5. On the other hand, in the Alternative Fair results the respondents were ambivalent about the proposal to

create a "bike/pedestrian corridor on N 46th and 47th' and to " add a bridge over I-5 (40% felt it important, 39% felt it not important).

#### 4.3 RECREATION CENTER AT GAS WORKS

This is a proposal that a 50 meter pool with associated gymnasium and parks activity spaces be built at Gas Works Park. Like the park itself, this recreation center would be a regional draw, since it would contain the only pool of this size within the city limits. A Parks Department center would also be a welcome addition to the Lake Union District which has no such facilities at this time. The proposal might include removal of the old cracking towers (which some view as safety hazards) but could be integrated with an interpretive center already planned for Gas Works.

At \$8 million, this proposal was the most expensive project included in the Money Game

The proposal was quite controversial. In the Newsletter survey, 46% of respondents were opposed to this proposal, compared with 36% who supported it and 18% who indicated they were neutral. It also did not do well in the Money Game, though it did attract more money than any other project listed. It was ranked seventeenth in the Wurst Festival/Urban Village Workshop Money, sixteenth in the Alternatives Fair Money Game, and was not adopted by any of the groups in the table game.

Since the Money Game was assembled, some additional information has been collected concerning building a recreation center at Gas Works:

The Parks Department has indicated their sense that that such facilities need to be targeted for Urban Centers. The nearest neighborhood with such a designation is the University District. It was proposed to Parks Department officials that a center at Gas Works could serve the University District Community since it would be located along the new University - Fremont transit route, along the so-called South Wallingford Corridor (Pacific, Northlake, 34th). However, the University District planning group (according to co-chair Roger Wagoner) has indicated that they intend to pursue a community center at University Heights with connections to the YWCA facility a block to the west of the old school building. They apparently have little interest in looking at a recreation center at Gas Works.

At least one Wallingford resident responded to the Validation Event with a letter suggesting that a past (and apparently well supported) proposal to develop a natural habitat area at Gas Works might conflict with Recreation Center proposal (and the Sports Fields proposal as well). This suggests that further analysis and community dialogue is necessary.

Finally, for Wallingford residents living north of 50th Street, the Greenlake Community Center would be closer than a facility located at Gas Works.

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#### **GROUP 5**

This proposal has very little support and should not be considered for implementation at this time. However, as circumstances change in the future, this project might need to be reconsidered.



## 5.1 COMMUNITY PARKING STRUCTURE

Construction of a community parking facility near the heart of the Wallingford Business District might relieve some parking pressures on the nearby residential communities, and encourage healthy growth of commercial community along the 45th Street corridor by allowing redevelopment of some of the business properties located there. Possible sites include existing parking lots at Wallingford Center, at Wallingford QFC, behind Wallingford Floor Center at 45th and Meridian , or at Corliss and 45th. A three level garage located on QFC's west parking lot would cost approximately \$3,150,000.

Of the proposals presented in the Money Game, this is the project most clearly rejected by the Wallingford Community. In addition to being among the most expensive and lowest rated projects in the Money Game, Newsletter survey results indicate that 63% of respondents were opposed to developing a "parking garage for pay parking along 45th Street." Development of additional parking lots along 45th Street was also opposed (by 65% of respondents). Still, some business people continue to support the parking garage proposal.

Others in the business community would prefer to organize a parking association to jointly manage the existing parking areas along 45th Street rather than concentrating the parking resource in one area where it might not serve many areas of the linear retail district. This conclusion seemed to be supported by Newsletter survey results indicating that 85% of respondents desired to "establish a Neighborhood Parking Association to share underused existing parking lots."

Thus, for the time being, the issue of inadequate parking on 45th Street will have to be dealt with through a parking association, though it was suggested that better enforcement of the parking ordinances (supported by 76% of respondents) might also be useful.

The community parking structure proposal should be dropped from Wallingford's prioritized list of projects for now. However, the community will remain open to future reconsideration of this project.

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## GROUP 6

Because a dollar amount could not easily be attached to the following two proposals, the Money Game did not give meaningful results for them. However, it is important to note that both of these projects attracted funding and, in the table version of the game, two of the four groups included these items in their "wish lists."

### 6.1 TRANSIT ROUTE IMPROVEMENTS

This proposal is chiefly concerned with making adjustments to Metro bus routing. A complete discussion is included in Transportation Policy T-8 (see Chapter VI: Transportation).

87% of Alternative Fair respondents felt it was important to encourage transit access and use. Consolidation of bus stops was important to 61%; redistribution of service to provide service every 15 minute within 5 minutes walk was important to 60%; improvements in direct service to major destinations was important to 80%.

Alternative Fair results indicate a desire to implement "in lane bus stops (with bus bulbs) to speed transit and increase parking" (supported by 57% of respondents). They also indicated that 55% of respondents felt a public transit ride free zone should be created along 45th Street with tokens available at local merchants.

In the Newsletter survey, consolidation of bus stops on 45th Street “to no less than three blocks apart” was supported by 81% of respondents, use of the parking lane for transit clearly was not (it was opposed by 60% of respondents). The Newsletter *survey* indicated no **consensus** on the use of bus bulbs.

## 6.2 COMMERCIAL AND RESIDENTIAL PARKING POLICY

This proposal is chiefly oriented towards adjustments in policy which could affect other areas of the plan; however, community time will be required to coordinate changes and lobby the City. Further information is available in Transportation Policy T-9 (see Chapter VI: Transportation).

## Chapter XI

# ***Special Opportunities: Wallingford Schools, Wallingford Playfield, and Historic Buildings***

### **Part 1. Wallingford Schools and Wallingford Playground**

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**T**he quality and stability of Wallingford's schools have an enormous impact on the neighborhood. There are five public schools in or near Wallingford. Lincoln High is in interim use by Ballard High, Hamilton Middle School is expected to move to Lincoln within the next ten years, Latona Elementary is being partially demolished, followed by a major addition and renovation, and MacDonald Elementary, is being used as an interim site for the TOPS program (and may continue to serve as an interim site for other schools during the School District's Building Excellence program). Only B.F. Day Elementary, in Fremont, is expected to remain as it currently exists. These planned physical and programmatic changes, along with new District policies aimed at making it possible for children to again attend public school close to home, offer significant opportunities for Wallingford to influence these important elements of the community.

The relatively low proportion of Wallingford school-age children who attend public schools attests to the fact that much work is needed to make these schools the excellent educational facilities families in Wallingford want for their children. There are several ways in which the community and the City can support the schools and create the kind of public schools we need and desire.

Near the heart of the Wallingford neighborhood are several public facilities that, together, represent an important community resource: the Lincoln High School buildings and site, the Hamilton Middle School buildings and site, and the Wallingford Playfield. These facilities span nearly from Stone Way to Wallingford Avenue, and from 45th Street south to 41st Street, touching much of the core geography of the neighborhood.

In response to the interim placement of the Ballard High School program at the Lincoln site, the Seattle School District convened the Lincoln Liaison Committee (LLC), which developed specific

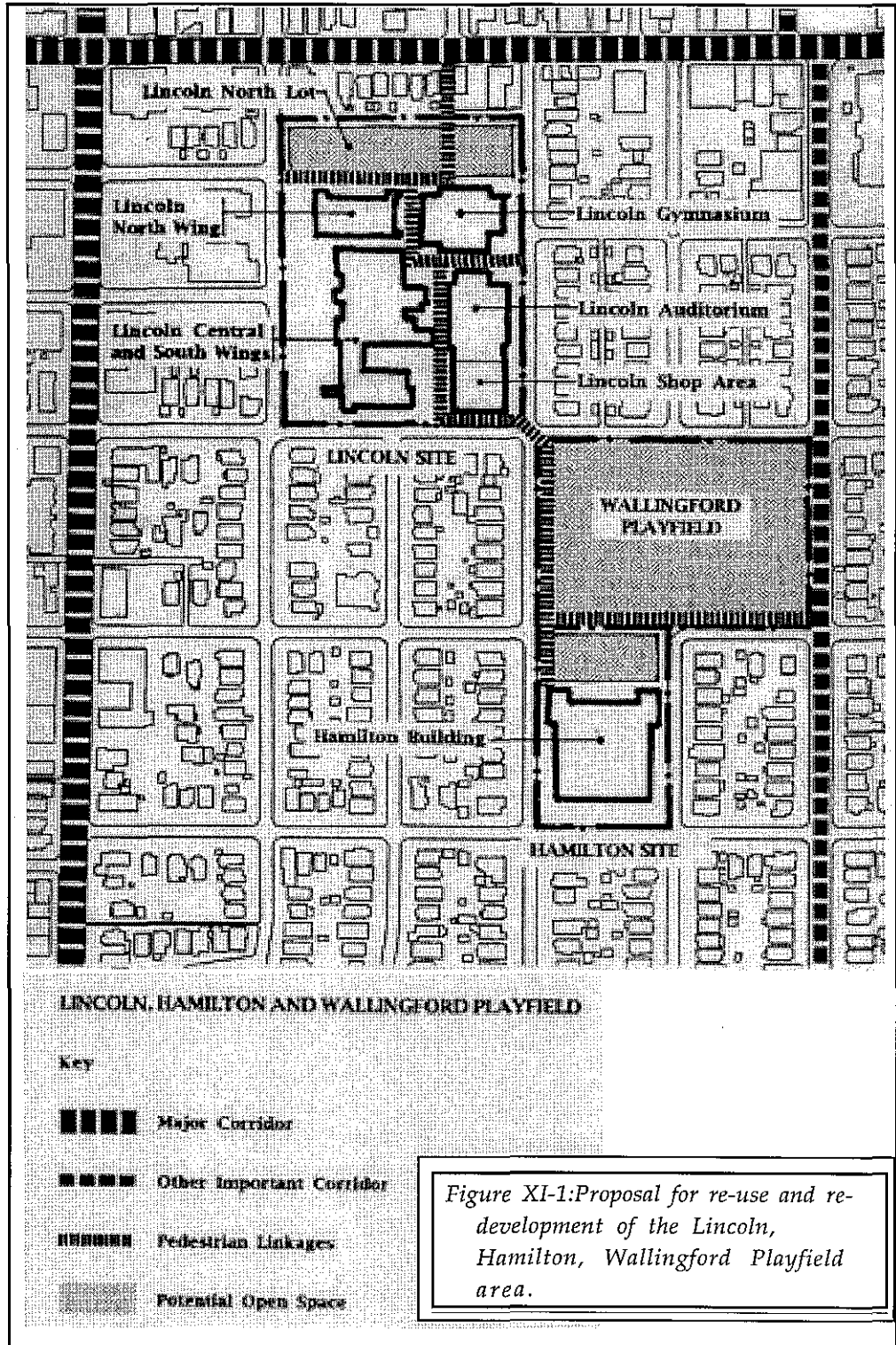
proposals for the District's Lincoln and Hamilton facilities. In developing these proposals, the group was mindful of the underlying needs and priorities of the entire Wallingford community.

Whether the District adopts the recommendations of that committee as given or makes modifications to them, it is the intent of the Wallingford Neighborhood Plan that the City of Seattle support the recommendations of LLC in its dealings with the School District and in the formulation of joint use policies over the long term. The recommendations of the Lincoln Liaison Committee are incorporated into the Wallingford Neighborhood Plan (see Appendix D) and are summarized below. The reader is referred to the appendix for a description of the elements supporting each recommendation.

**Lincoln Liaison Committee Recommendations to the Seattle School District**

*Policies that drive the recommendations.*

- Put an excellent, permanent school facility at the Lincoln site; keep the Hamilton facility for educational



and/or Wallingford community use.

- The community should be involved in the planning process for Lincoln and Hamilton.
- Rehabilitate the Hamilton and Lincoln sites to make them assets to the neighborhood and to preserve their historical value.
- . Preserve the single-family, residential nature of the neighborhood around the Lincoln and Hamilton sites.
- Maintain Wallingford Playfield as a community and neighborhood resource for non-school activities.

### **SO-1: Community Involvement.**

\* The Seattle School District shall establish and follow a meaningful plan for involving the Wallingford community in decisions regarding the use of both the Lincoln and Hamilton sites, respect the Wallingford neighborhood, and provide a mechanism to respond to the input and opinions offered during the process,

### **SO-Z Lincoln Site Programs and Uses.**

- . The committee recommends that the District proceed with plans to move the Hamilton Middle School program to the Lincoln site as soon as Ballard High School leaves. The Lincoln site shall not be used as an interim site for other high schools.
- . The committee recommends that the District provide adequate activity and playground space on the Lincoln site in order to conform to modern middle school recommended standards and procedures.
- . The committee recommends that the District remodel the existing Auditorium and Gymnasium buildings as needed for use by the school program at Lincoln and support a scheduling policy to allow shared use with Wallingford community groups.
- . The committee recommends that the District provide sufficient parking on site commensurate with being located in a densely populated and predominantly single-family neighborhood.
- . The committee recommends that the District consider providing space at the Lincoln site for programs that enhance the community such as the Wallingford/Wilmot Library, the Wallingford Boy's and Girl's Club, a child daycare program, or a Teacher Training facility, if space is available after meeting the above recommendations.

### **SO-3 Hamilton Site Programs and Uses.**

- . The committee recommends that the District maintain ownership of the Hamilton site.
- The committee recommends that the District give preference to educational uses of the Hamilton site.
- . The committee recommends that the District provide space at the Hamilton site for the programs that enhance the community such as a child daycare center, the Wallingford Boy's and Girl's Club, and adult /community education classes if space is available after meeting the above recommendations.

- . The committee recommends that the District provide long-term leases if the District ends up leasing space in either facility.

## **Additional Recommendations**

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Team Wallingford recognizes that the above recommendations were developed specifically to guide the School District and that the community and the City can take additional steps to support better schools in the Wallingford neighborhood and to create a more pleasing and cohesive group of community facilities in the area. To that end, the following measures are proposed

### **SO-4: Improve Wallingford Playfield and link it to the Hamilton and Lincoln sites.**

- Improve drainage at the Wallingford Playfield, and maintain, as much as possible, unscheduled and informal use of the park.
- Initiate a park master planning process to improve park design and access, while continuing its use as an informal gathering place for adults and children of the community, and also to link the park visually with open spaces and community facilities at Lincoln and Hamilton.
- Support pedestrian linkages, through design elements, pathways, signage and sidewalk improvements between N 45th Street, Lincoln High (particularly its community facilities), Wallingford Playfield, and Hamilton.

### **SO-5: Provide general community support for educational programs in local schools.**

- Support all school programs in the Wallingford community, and work, through WEaving Wallingford and community based organizations, to help schools and their students become more involved in community life, and to enlist the community in volunteering, advertising and improving local educational programs.

### **SO-6 Continue to develop better linkages between school programs and facilities and the community.**

- . Foster community use of school facilities by assisting with renovation and maintenance costs if necessary. Support and ensure City funding for joint use agreements with the School District, providing an equitable share of the resources required for maintenance and capital re-investment. At times, consider co-developing sites to better serve both educational needs and the needs of the local community.

For example, in order keep the Lincoln High gymnasium in good condition for both educational and community recreational purposes, some assistance to the School District maybe helpful in the future. In addition, the community would like to improve the appearance of the Lincoln Gym and auditorium, which may require funds beyond those available from the School District.

- . Develop a regular link among all school interest groups and other community groups to foster collaboration on projects which support Wallingford schools and improve the neighborhood

surrounding the schools. WEaving Wallingford will serve as a communication link for Site Councils, PTSA's, and other community groups and can help to recruit community members to join these groups, and can also assist in promoting school programs in the community.

- Explore eventual permanent relocation of the Wallingford-Wilmot Library to the north wing of Lincoln High School, where it would function independently of the school. Wallingford's library is among the smallest branches in the system and yet has the potential to serve a wider student and general population if located where it is easily accessible and has sufficient room to grow. This would allow the Wallingford/Wilmot to become the important community focus.

### **SO-7: Maintain Public Facilities in Good Condition and in Public Use.**

- . The residents of Wallingford would like to see the Seattle School District's facilities used in support of the children of the community and their families. Facilities should be used whenever possible for instruction, and for educational support. In addition, the residents of Wallingford place a high value on the integration of educational facilities and the students into the fabric of the neighborhood.
- .. Planning for the use of all publically owned structures and sites in Wallingford needs to be done with the knowledge that there is a strong desire for community facilities, including open green spaces, meeting rooms and community services such as child care and after-school programs for children. Wherever possible, development should take these often-complementary needs into consideration.
- In order to ensure that school facilities not needed for educational use for some period of time are preserved for school use into the future, and that interim uses which serve the community can afford to make use of those facilities during the interim period, funds from outside of the School District budget may be required. WEaving Wallingford could help to obtain grants and other outside funds to assist in preserving these buildings so that they will always be available for educational use when they are again needed in the future. The City could provide or help to obtain such funds once specific programs have been identified through an informed public process.
- . Neighborhood involvement is critical in the planning for public facilities. Including Wallingford community members in the process of shaping the use and reuse of school buildings will strengthen the schools, and create a school/community partnership that can make both more appealing. A structure should be put in place now to plan for this cooperative enterprise.
- . The City should assist the Wallingford neighborhood in monitoring School District plans for surplussing or re-use of District facilities and negotiate for a first right of refusal in order ensure the opportunity to purchase such properties in the event of surplussing.

## **Part 2. Historic Buildings**

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Wallingford has several structures of historic significance. The Latona School and the building which now houses the 45th Street Clinic (originally the Wallingford Fire and Police Station) have both been designated Historic Landmarks by the City of Seattle. Several additional structures and sites in the Wallingford community may qualify for landmark designation, including several school buildings and residential structures. The distinctive character and quality of much of the neighborhood% built

environment is one of the aspects of the neighborhood specifically mention in Wallingford's Vision Statement as a focus of community stewardship.

The Wallingford Neighborhood Plan recognizes that an important task to be undertaken by the community in the next few years is the reexamination of the neighborhood's inventory of historically significant structures and the development of a strategy for maintaining the quality and character of its architectural heritage.



## Chapter XII

# *Next Steps: Pointing to the Future*

This plan represents a major milestone for the Wallingford Community a completed and officially adopted neighborhood plan. In order for this planning to have its intended consequence, and to remain important to the community and the City, it is expected that the plan will be amended and updated over time. It should be a living document and guide for future development — both physical and social — over the next two decades. It is hoped that **it will neither end up gathering dust on a shelf nor** become ossified and rigid, unable to adapt to new conditions.

These hopes for the plan will not come to fruition without accounting for healthy change, adjustment, and continuing growth of the plan's scope — as well as inevitable change in the community itself. It is for this reason that the plan suggests several directions for action to keep the plan alive and meaningful into the future.,

### **Benchmarks and monitoring**

In some areas, notably housing, the plan suggests benchmarks and monitoring outcomes of plan strategies. It is possible to increase the scope and reach of benchmarks based upon surveys and research accomplished during the course of this plan, which appears in the appendices. This research includes a Housing Profile, a Social Service Inventory, a business survey, and the traffic and transportation background that has been accumulated during the course of the plan.

In the area of Land Use and community investment, the city's GIS capabilities should continue to provide a rich resource of information, year by year.

By collecting and publishing these background measures, and then tracking change over time, it will be possible to document in quantifiable ways the successes (and non-successes) of the plan. Then new strategies can be added, and ineffective ones scrapped as the community sees what is working to further its goals and its vision.

The growth of the social fabric of the community is harder to measure, but it would be possible to develop a baseline survey of attitudes among residents, businesses, renters and landowners,

built around the anticipated strategies of Weaving Wallingford. The effect of these strategies could then either be supported or not supported by tracking surveys.

The rationale for benchmarks is, of course, to understand, beyond opinions and preferences, if there are quantifiable successes that come out of particular strategies of the plan. While urban social and physical systems are much too complicated to isolate with scientific certainty, at least benchmarking will give an idea of how the neighborhood changes over time. And it is one important way to tell if the plan is working.

### **Expectations for review at six years**

This plan should undergo a major update every five to eight years. If the time goes beyond that, it may be as difficult to amend the plan as to create a new one. There are, as noted in the plan, several undone planning tasks that simply could not be accommodated given the timeline and budget of this planning cycle. Design Guidelines, Historical preservation and an open space plan for the community as a whole, were not well represented during this planning process, and should be undertaken as soon as energy and resources permit — especially given the validation feedback on those issues.

In addition, those elements of the plan that do have baseline research should be evaluated and updated at the end of five years regarding new facts and the effectiveness /non-effectiveness of strategies. Finally, a new community survey should be mailed to every household in order to determine any new or changed conditions that the community needs to respond to.

### **Stewardship**

The most important action to assure that the plan becomes an effective document and guide for change is the plan stewardship function, which is assured through the Weaving Wallingford project, And perhaps the most important of all the functions. of stewardship. is to make sure that the plan gets results,. It is for this reason that both during the planning and now that the planning is finished, the focus of Weaving Wallingford is on getting it done..

## **Getting It Done: A List of Ongoing Projects of Weaving Wallingford.**

Often citizens get engaged in neighborhood and civic activities when they're angry about something. Neighborhood Planning has given many residents a way to meaningfully participate in community processes before we have a problem. At least in Wallingford, the increased participation has resulted in noticeable improvements in our civic environment that include healthier group processes, community meetings with much better tone and quality, more reliable feedback about community-wide issues, and opportunities to participate in activities that weren't possible before.

The following is a partial list of things that we attribute directly to the opportunities made possible by neighborhood planning although few were actually part of the planning process

## Projects & Events

**These activities have given many** neighborhood volunteers **opportunities** to invest their time and their skills to make **Wallingford** a better place to live. Project management for these activities is a huge job, but the benefits in the way of community **connectedness and** strength make us want to take the idea **much farther.**

- **Whats Cookin' in Wallingford- Organized by the Chair.** of the Business Health group, who is a volunteer and not a business owner, to help build some esprit de corps among restaurateurs who barely knew one another and to establish a community event in a neighborhood with a dearth of them.. The events have been held two years in a row and have been rousing successes.
- Wallingford Welcomes Ballard – Wallingford neighbors celebrated the reopening of Lincoln High School after 16 years of non-use by welcoming the Ballard High students and administration. Dozens of groups including Lincoln and Ballard slums, PTSA's and site councils from schools in both communities, as well as Wallingford churches, retailers, and residents helped to plan and carry out this hugely popular event.
- **Traffic calming on Thackeray** - Two **separate** groups of neighbors had been working independently, each unaware of the other, for over a year on this project when they were brought together at a TW transportation meeting. By working together, they convinced SEATRAN to take action on this worsening problem.
- Tag Team – The Community Council and the Chamber of Commerce have joined forces to organize volunteers who remove or report graffiti and to provide removal information and support for renters and non-resident property owners. With the help of Seattle Public Utilities, over two dozen neighbors have met and adopted blocks to patrol for litter and graffiti. Paint and supplies are paid for by the Chamber's Neighborhood Matching Grant.
- **Wallingford Gardens.** - A first annual event, that was held in the spring of 1998 brought together retailers, environmental groups, tree stewards and neighbors together to learn and tour local gardens as it helped establish Wallingford as a Gardening Center of Seattle.
- Integration of QFC into the neighborhood – In the fall of 1996, the popular Food Giant grocery store located in the heart of the community was sold to QFC, a member of the much-maligned category of Chain Stores. Before public outcry grew too loud, the neighborhood organized a meeting with representatives of the Chamber of Commerce, the Community Council, and QFC management to discuss mutual needs. The retailer appreciated and responded to community input and the result was a successful integration into the community.
- **Tree Steward/Junior Tree Steward Program** – A neighbor, who's goal is to re-tree Wallingford, was introduced to the Community Council, which not only sponsored her Tree Steward training, but established an on-going WCC sponsorship program for more neighborhood tree stewards. She's gone on to receive a Neighborhood Matching grant for her **Junior Tree Steward** project that teaches youngsters about urban forestry as it

recruits them to do necessary tree maintenance. Over 100 new trees will be planted before the end of this year and dozens of neighbors will have become invested in their community who never had a way to get connected before.

**Commitment to improved communication has made all our recent projects possible – including Team Wallingford.**

- E-News - Wallingford distributes E-news to a 280-member distribution list, a project that began as a Team Wallingford outreach effort. Contents include such things as announcements of City or neighborhood meetings and topics of interest to the community like changes in land use and provision of services; as well as City activities surrounding housing, transportation, parks, etc. Surveys of neighborhood opinions on such things as a walk-all-ways proposal for 45<sup>th</sup> & Wallingford and City discussions on logging the watershed followed by collection and forwarding of results have helped the neighborhood and the City understand what the community is thinking. Neighbors say they love the feeling of being a connected and appreciated part of their community. They also mention appreciating the opportunity to send meaningful input to decision-makers.
- Web Site - The neighborhood has received a Neighborhood Matching grant to design and implement a Wallingford Network website as a first step toward establishing the WEaving Wallingford communication network.

**Successful City-Neighborhood Teamwork is Building Trust**

The growing trust between citizens and government is an outcome from the planning process that can be most beneficial to both the neighborhood and the City in the long run. When provider and customer work as a team, government doesn't have to make decisions in a vacuum and residents don't have to end up resenting solutions- and the Departments that made them – because they haven't had an opportunity to participate in the process. The neighborhood intends to nurture this new paradigm and keep it in place long after planning is done.

- The barge house – When an illegal barge house appeared on Wallingford's Lake Union shore, neighbors found out about it via the e-news network and supported DCLU in their decision to enforce the laws as they exist. The barge house is gone along with other similarly non-conforming uses and residents feel satisfied with the outcome.
- Thackeray parking - Using neighborhood connections established through the Tree Steward program, neighbors began working with officials to calm traffic on their street. SEATRAN and METRO decision makers have made site visits and are actively soliciting resident input as they look for a solution that satisfies all parties' needs.
- Wallingford Steps – DCLU was approached by a developer requesting a zoning change in order to build on land adjacent to the Wallingford Steps project proposed in our plan. The Department's response was to send them back out to the community first, a demonstration of respect that Wallingford truly appreciated. Following the

architect's presentation to the Community Council, the developer, SEATRAN, the Parks Department and DCLU are presently working toward an excellent outcome.