

City of Seattle

# Neighborhood Case Studies

An Appendix to the  
Growth and Livability Report



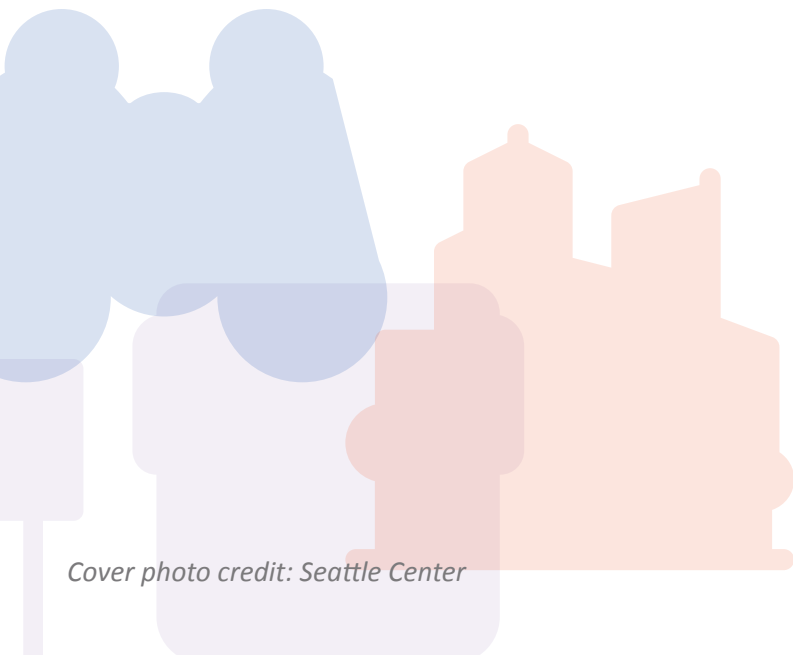
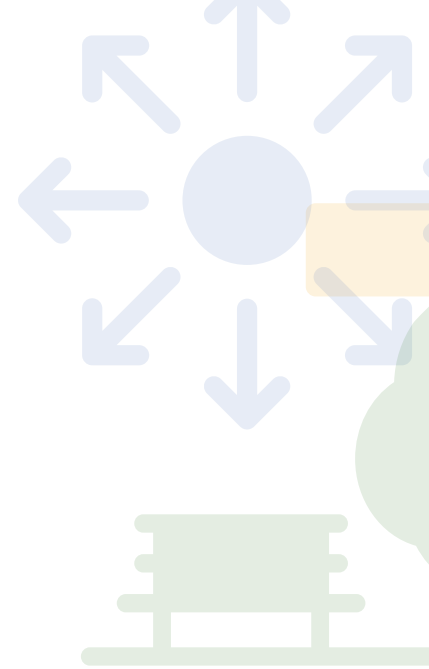
October 2017



**Seattle**  
Office of Planning &  
Community Development

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# Summary

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The neighborhood case studies in this appendix add to the broader Growth and Livability report by providing examples of how City investments play out on the ground. For seven neighborhoods, they summarize how current City projects are contributing to transportation, open space, affordability, urban design, culture, and education to maintain a high quality of life as we grow.

The Growth and Livability report can be found at:  
[www.seattle.gov/opcd/livability](http://www.seattle.gov/opcd/livability)

We selected these neighborhoods because they represent a range of geographic and demographic conditions and are experiencing different kinds of growth pressure. They include relatively small urban villages and major urban centers as well as areas experiencing significant growth and those that have seen little development.

The case studies summarize key priorities we've heard from each community and identifies specific investments the City is making to address those priorities. The "What we heard" priorities are based on public input we heard in recent HALA outreach, past neighborhood planning, and departmental outreach for specific projects.

While the City's work in neighborhoods is extensive, managing growth and change is never done. Recognizing that the projects identified in each case study won't fully address the neighborhood's wants and needs, this appendix also points to "next steps" the City and community partners can pursue.



# Crown Hill

Crown Hill is a growing residential neighborhood with businesses along 15th Ave NW, Holman Road, and NW 85th St. Between spillover growth from Ballard and upcoming zoning changes, residential density is likely to increase and we people in the community want to make sure that the City provides new services and amenities to support that growth.

## What we heard & What we are doing...



“Provide more parks and open space to meet the needs of our growing neighborhood.”

- 1 Baker Park addition** - Seattle Parks and Recreation (SPR) owns a landbanked site on the south side of Baker Park. A new \$900,000 investment from the Seattle Park District will expand the park, improve ADA accessibility, and upgrade features to support more users and activities. SPR is working with the community to design the improvements now and expects project completion in 2019.
- 2 Soundview playfield renovations** - SPR project renovations will include the installation of a synthetic athletic field surfacing, energy efficient field lighting, and ADA Accessibility improvements.
- 3 Community gardens and celebration** - Funded by a Neighborhood Matching Fund grant from the City, the Just Garden Project will build a new community garden and host a series of community workshops and celebrations. Key partners include the Labateyah United Indians Youth Home and the Crown Hill Neighborhood Association.



“Provide better transit service to downtown, Northgate light rail, and other neighborhoods.”

- 4 RapidRide transit service** - Seattle Department of Transportation (SDOT) and King County Metro are planning the Fremont RapidRide bus rapid transit line, which will connect Northgate to Downtown Seattle via Crown Hill, Ballard, and Fremont. It will include dedicated bus lanes, enhanced bus stops, transit signal priority, and bicycle and pedestrian connections. Service is scheduled to begin in 2023.



“Improve pedestrian safety by slowing down cars and providing safe connections to schools and parks.”

- 5 North Seattle Neighborhood Greenway** - Working with the public, SDOT identified 92nd Street as a priority route for pedestrians and bicyclists. Greenway improvements along this section will include speed humps, improved crossings, and prioritization for pedestrians and bicyclists. The greenway will connect to the 17th Ave NW neighborhood greenway below Soundview Playfield. The greenway is scheduled to open in late 2018.
- 6 Holman Road pedestrian safety** - SDOT plans to remove the pedestrian bridge that crosses over Holman Rd NW at 13th Ave NW and install a traffic signal at the intersection for people walking and biking. Improvements are scheduled for completion in late 2019.



“Fix drainage infrastructure to prevent flooding on neighborhood streets.”

- 7 Drainage Improvements** - Seattle Public Utilities is partnering with agencies and community partners to deliver high-value, sustainable, effective neighborhood drainage and water quality improvements using bioretention that will capture and treat stormwater. Crown Hill has been identified as one of the initial focus areas for evaluating if biorientation is a good option for addressing existing drainage needs. This evaluation will be completed in 2019.

## Other priorities & Next steps...



“Develop clearer urban design direction for the neighborhood.”

**Community planning** - The Office of Planning and Community Development (OPCD) is evaluating neighborhoods for new community planning efforts, to begin in 2018. If Crown Hill is selected as one of these neighborhoods, OPCD will provide an opportunity to consider public space needs, design concerns, and neighborhood-specific tools and investments.

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# Judkins Park

Judkins Park is a walkable, diverse neighborhood. With the addition of a light rail station and two RapidRide lines, the community will continue to grow into an urban center. The neighborhood wants to make sure they are prepared for future growth by improving existing parks and open space and increasing access to transit services.

## What we heard & What we are doing...



**“Improve parks and open space throughout our neighborhood.”**

- 1 Judkins Park improvements** - Seattle Parks and Recreation (SPR) improvements include an expansion of the picnic shelter area. The Chinatown/International District/Judkins Park Greenway will extend along the western edge of the park.
- 2 Judkins Community P-Patch improvements** - The Department of Neighborhoods (DON) is funding improvements and expansion of the p-patch garden through the construction of retaining walls and reorganizing of existing infrastructure.
- 3 Jimi Hendrix Park improvements** - SPR is providing improvements in two phases. Phase I, which was completed in 2016, included the development of a green space, pathways, landscape, and gathering space. Phase II includes the development of a central shelter and public art elements, both will be completed in 2017. This work is supported by a Neighborhood Matching Fund grant.



**“Provide better access to transportation options throughout our neighborhood”**

- 4 RapidRide transit service** - Seattle Department of Transportation (SDOT) and King County Metro are planning the Rainier RapidRide bus line along Rainier Ave, which will connect Judkins Park with Downtown Seattle, Mt. Baker, Columbia City, and Rainier Beach. The RapidRide Expansion Project will provide connections to the Link light rail, East Link light rail, and Seattle Streetcar lines. The project will build on existing and planned improvements in the corridor, including dedicated bus lanes, enhanced bus stops, transit signal priority, and bicycle and pedestrian connections. Service is scheduled to begin in 2021.

**5**

**RapidRide transit service** - SDOT and King County Metro are planning to create the 23rd Ave RapidRide bus line, which will connect Judkins Park with Mt. Baker, Central Area, and U-District. The bus line will provide connections to the Link and EastLink light rail lines. The project will include transit priority treatments, enhanced bus stops, transit signal priority, and bicycle and pedestrian connections. Service is scheduled to begin in 2024.

**6**

**Judkins Park Light Rail Station** - Located in the center median of I-90 between Rainier Ave S and 23rd Ave S, the station is a part of the EastLink light rail extension, which will provide transit service to Redmond, Bellevue, Mercer Island, and Chinatown/International District. The proposed station design will also provide pedestrian improvements along Rainier Ave S and 23rd Ave S. Service is scheduled to begin in 2023.

**7**

**23rd Ave complete street** - This three-phase SDOT project significantly modifies the cross section of 23rd Avenue to improve safety and mobility for people who drive, walk, bike, and take transit. Phase 2, from S Jackson St to Rainier Ave S, will extend the reconfiguration of 23rd Ave from four lanes to three wider lanes, one lane in each direction with a center-turn lane. Improvements are scheduled for completion in spring 2019.

**8**

**Chinatown/ID/Judkins Park Neighborhood Greenway** SDOT has planned a neighborhood greenway through the Judkins Park Neighborhood, traveling north/south through Judkins Park and east/west along King Street. This section will include speed humps, improved crossings, and prioritization for pedestrians and bicyclists. The greenway will increase connectivity to the I-90 pedestrian and cyclist trail, Judkins Park neighborhood, and Chinatown/International District. The greenway is scheduled to open in 2019.

## Other priorities & Next steps...



**“Make Rainier Ave safer for walking.”**

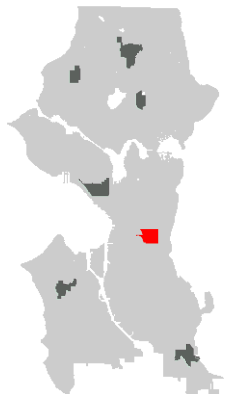
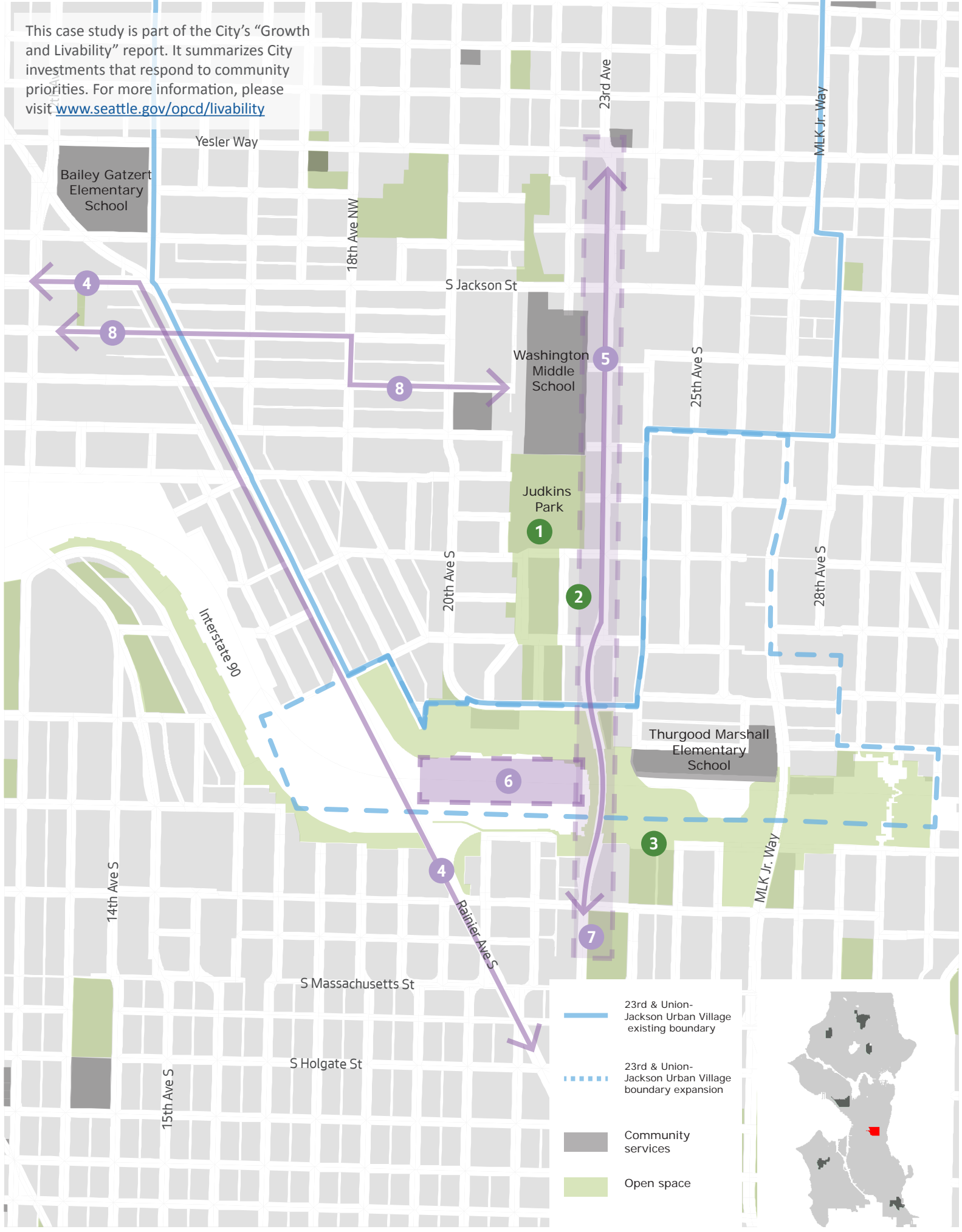
**Ongoing transportation planning** - SDOT’s planning work around the station area will include prioritization of transportation improvements increase safety. This may include better pedestrian facilities along Rainier.



**“Support more opportunities for small commercial spaces.”**

**Commercial affordability study and task force** - In 2016, the City’s Office of Economic Development convened an advisory committee to work on commercial affordability. After issuing initial recommendations, the group is now working on policy and investment priorities.

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# Northgate

Northgate is a growing community with great access to commercial, educational, housing, transit, and social services. As the neighborhood continues to grow, the community wants to improve accessibility and develop more open space.

## What we heard & What we are doing...



“Improve pedestrian safety throughout our neighborhood.”

- 1 1st Ave shared use pathway** - Seattle Department of Transportation (SDOT) will construct a shared bicycle and pedestrian path along the west side of 1st Ave NE between NE 92nd and 103rd St, and along the east side of 1st Ave NE between NE 103rd St and NE Northgate Way. The pathway is scheduled to open in 2020.
- 2 Northgate pedestrian bridge** - SDOT will design and construct a new pedestrian and bicycle bridge over I-5. The pedestrian bridge will provide connections to the Northgate Light Rail Station and transit center, Northgate Mall, and surrounding neighborhood. It is scheduled to open in fall 2020.
- 3 North Seattle Neighborhood Greenway** - Working with the public, SDOT identified N 100th St as a priority route for pedestrians and bicyclists. Greenway improvements along this section will include speed humps, improved crossings, and prioritization for pedestrians and bicyclists. The greenway will connect to the Northgate pedestrian bridge, providing access to the Northgate light rail station. The greenway is expected to open in 2021.



“Provide more public open space to support our growing neighborhood.”

- 4 North Seattle College P-Patch** - The Department of Neighborhoods (DON) will create a p-patch at North Seattle Community College to engage and encourage sustainable food systems for students and residents and to foster positive, mutually beneficial relationships with the surrounding community.
- 5 Victory Creek Park improvements** - Seattle Department of Parks and Recreation (SPR) is planning to renovate the existing playground within the park.



“Improve transit options throughout the urban center.”

- 6 Northgate Light Rail Station** - Located east of 1st Ave NE, the station is a part of the NorthLink light rail extension, which will provide transit service to Downtown Seattle, South Seattle, and SeaTac airport. The station will provide access to the adjacent transit center, park-and-ride facilities, and surrounding neighborhood amenities.
- 7 RapidRide transit service** - Seattle Department of Transportation (SDOT) and King County Metro are planning the Fremont RapidRide bus rapid transit line, which will connect Northgate to Downtown Seattle via Crown Hill, Ballard, and Fremont. It will include dedicated bus lanes, enhanced bus stops, transit signal priority, and bicycle and pedestrian connections. Service is scheduled to begin in 2023.



“Provide more educational and cultural spaces.”

- 8 Northgate Community Center** - The Department of Education and Early Learning (DEEL) and SPR have jointly developed a Community Center Initiative to open licensed, full day preschools in community centers across the city. As part of the Seattle Preschool Program, Sound Child Care Solutions will operate out of the Northgate Community Center beginning in September 2017.



“Fix drainage infrastructure to prevent flooding on neighborhood streets.”

- 9 Drainage improvements** - Seattle Public Utilities (SPU) is partnering with agencies and community partners to deliver high-value, sustainable, effective neighborhood drainage and water quality improvements using bioretention that will capture and treat stormwater prior to draining into the Thornton, Longfellow, and Piper’s Creek. Project blocks within the Thornton Creek Watershed area will be evaluated for bioretention. The project blocks will be selected in early 2018 and may include areas within the Northgate community.

## Other priorities & Next steps...

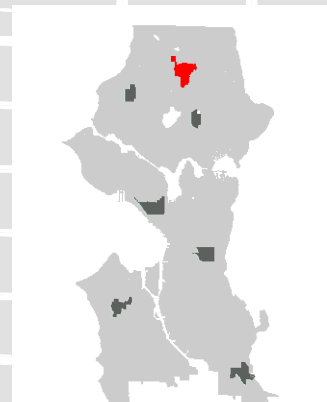


“Develop parking lots as housing, businesses, and public space.”

**Transit oriented development** - The City is negotiating with King County Metro and private development partners for mixed use development adjacent to the Sound Transit light rail site. The City will contribute \$10M toward affordable housing, and is exploring partnerships between Parks and developers to provide open space as part of redevelopment. The target completion date for the affordable housing is 2021.



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# Rainier Beach

Rainier Beach is a thriving and interconnected community that is rich with cultural and physical resources. As the neighborhood continues to grow, the community cares about increasing access to transportation, community gathering space, and education opportunities.

## What we heard & What we are doing...



**“Improve access to transportation options throughout our neighborhood.”**

- 1 RapidRide transit service** - Seattle Department of Transportation (SDOT) and King County Metro are planning the Rainier RapidRide bus line along Rainier Ave, which will connect Judkins Park with Downtown Seattle, Mt. Baker, Columbia City, and Rainier Beach. The RapidRide Expansion Project will provide connections to the Link light rail, East Link light rail, and Seattle Streetcar lines. The project will build on existing and planned improvements in the corridor, including dedicated bus lanes, enhanced bus stops, transit signal priority, and bicycle and pedestrian connections. Service is scheduled to begin in 2021.



**“Increase safety for pedestrians throughout our neighborhood.”**

- 2 Rainier Valley Neighborhood Greenway** - The Seattle Department of Transportation (SDOT) has identified 46th Ave S between S Othello St and S Henderson St for a section of the neighborhood greenway. This section will include speed humps, improved crossings, and prioritization for pedestrians and bicyclists. The plan includes crossing improvements and flashing beacons along 46th Ave S. The greenway, which is scheduled to open in early 2019, will provide increased connectivity to surrounding neighborhoods and Link Light Rail line.
- 3 Rainier Ave S safety improvements** - As part of SDOT’s phase II for the Rainier Ave S Corridor project, improvements will address intersections, transit frequency, and transit reliability while reducing vehicular speed, automobile related injuries, and fatal collisions. Specific measures being considered for the project include traffic calming, traffic signal updates, and pedestrian and bicycle safety enhancements. Improvements are scheduled for completion in late 2018.
- 4 Pedestrian safety improvements** - SDOT is planning for safety improvements at the intersection of Rainier Ave S and S Henderson St. Improvements will include curb bulb extensions and protected bicycle lanes to shorten crossing

distance for pedestrians and cyclists travelling through the intersection. Improvements are scheduled for completion in 2019.



**“Provide more community space within our neighborhood.”**

- 5 Rainier Beach urban farm & wetlands Improvements** - The project will include a children’s learning garden, rain gardens, and educational signage; equip the community farm stand, kitchen, and greenhouses; and host a community-led celebration. The Department of Neighborhoods (DON) is supporting this work through a Neighborhood Matching Fund grant. The urban farm serves as a community space for organic farming, food distribution, education, and community building.



**“Provide educational opportunities for neighborhood residents.”**

- 6 Rainier Beach Community Center** - The Department of Education and Early Learning (DEEL) and Seattle Parks and Recreation have jointly developed a Community Center Initiative to open licensed, full day preschools in community centers across the city. Rainier Beach Community Center was already well suited for state licensing and SPR made some small upgrades to their child care room. As part of the Seattle Preschool Program, Seed of Life preschool will operate out of the Rainier Beach Community Center beginning in September 2017.



**“Strengthen our neighborhood commercial district.”**

- 7 “Only in Seattle” grant support** - The Office of Economic Development (OED) provides grant support and other assistance to the Rainier Beach Merchants Association (RBMA) and partners to implement an action plan for a vibrant business district with strong local businesses. RBMA, Rainier Beach Action Coalition, and other community stakeholders are organizing a Rainier Beach Economic Development Roundtable to align community resources and activities around shared economic development goals.

## Other priorities & Next steps...



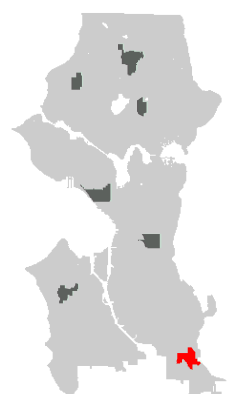
**“Increase access to jobs”**

**Food innovation district** - The Office of Planning and Community Development is partnering with the Rainier Beach Action Coalition and Forterra to plan a unique mixed-use development focused on food industry jobs and job training. Currently in a technical development phase, this project will receive future funding from the City’s Equitable Development Initiative.

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- Urban village boundary
- - - Proposed expansion boundary
- · · · · Proposed expansion boundary - Othello
- Community services
- Open space



# Roosevelt

Roosevelt is a growing residential neighborhood with a thriving commercial district. The community is likely to see an increase in development with the opening of a light rail station. People want to help guide development, improve safety and access to transit services, increase opportunities for affordable housing, and preserve small commercial spaces.

## What we heard & What we are doing...



**“Improve safety for pedestrians and bicyclist throughout our neighborhood.”**

- 1 NE 65th Street improvements** - The Seattle Department of Transportation (SDOT) will focus on increasing pedestrian and cyclist safety along NE 65th St. between Ravenna Blvd and 39th Ave NE. Project goals include reducing vehicular travel speed, increasing safety for all transportation options, improving access to the Roosevelt Light Rail Station, and improving public transit service along the corridor. Improvements are scheduled for completion by mid-2017.
- 2 Pedestrian safety improvements** - SDOT will install continuous pedestrian and bicycle facilities along NE 70th St. In addition to existing sidewalks, this project will establish a painted walkway on the north side of the bridge overpass and protected bicycle lanes on both sides of the street from 6th Ave NE to 8th Ave NE, and on the south side of the street between 8th Ave NE and 12th Ave NE. Improvements are scheduled for completion by late 2018.
- 3 RapidRide transit service** - SDOT and King County Metro are planning the Roosevelt RapidRide Line, which will connect Roosevelt, U-District, Eastlake, South Lake Union, and Downtown. The project will include dedicated bus lanes, enhanced bus stops, transit signal priority, and bicycle and pedestrian connections. Service is scheduled to begin in 2021.

4

**Roosevelt Light Rail Station** - Located east of 12th Ave NE, the station is a part of the NorthLink light rail extension, which will provide transit service to Northgate neighborhood, Downtown Seattle, South Seattle, and SeaTac airport. The station will provide access to adjacent transit oriented development and will include a plaza and bicycle facilities. Service will begin in 2021.



**“Increase the amount of affordable housing within the neighborhood.”**

5

**Roosevelt Light Rail Station TOD** - Sound Transit will have approximately 54,000 square feet of land adjacent to the station available for redevelopment as a transit-oriented development project. The development will combine a mix of residential and commercial uses and will include on-site affordable housing.



**“Provide additional parks and open space to meet the needs of our growing neighborhood.”**

6

**Future park development** - Seattle Department of Parks and Recreation (SPR) has purchased property on 14th Ave NE near NE 65th St which will be developed into a park.

7

**Freeway Estates community orchard** - A Neighborhood Matching Fund grant will fund a community design process to improve use of the orchard. Funding will also provide water service, pathways, a shed, and garden area.

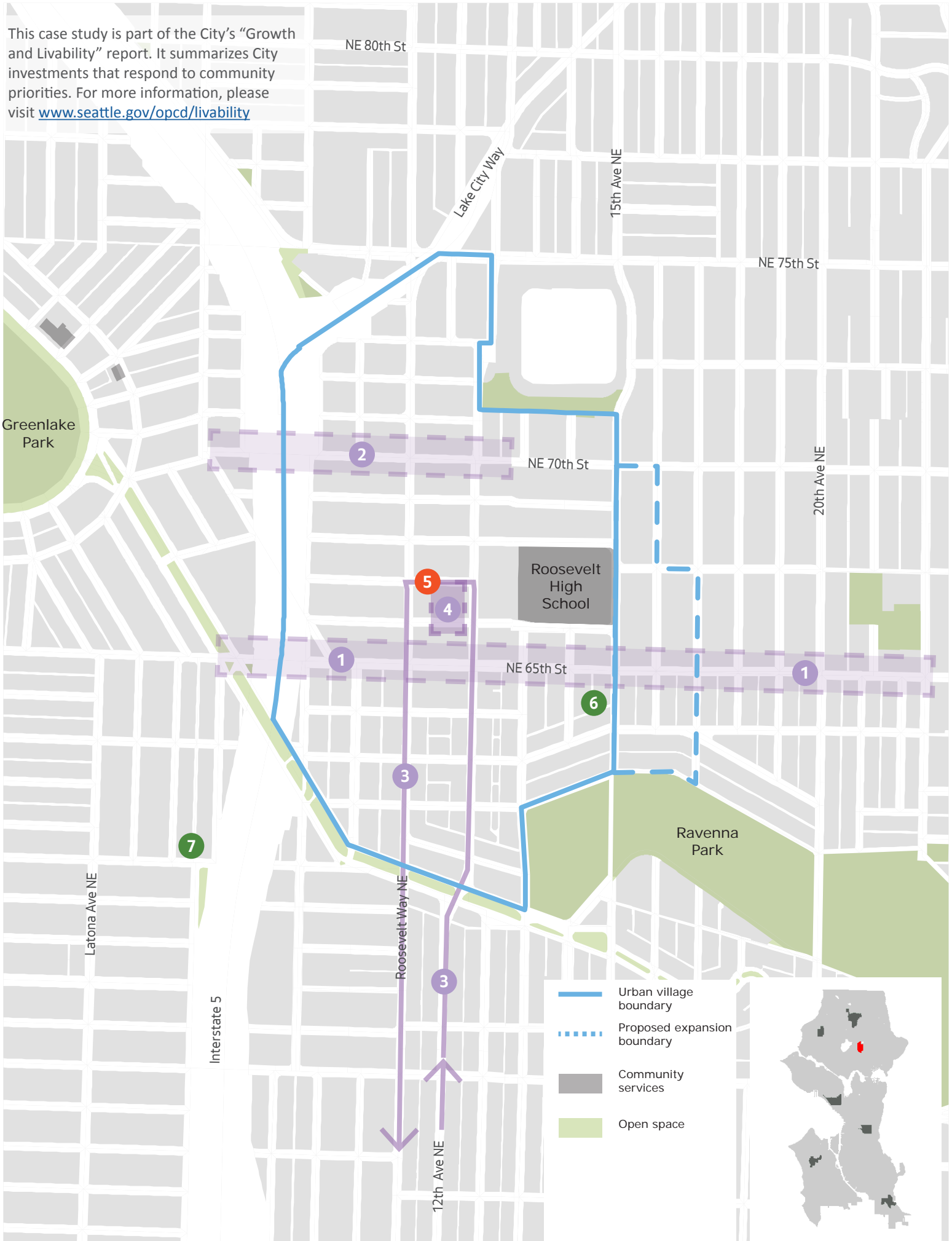
## Other priorities & Next steps...



**“Support more opportunities for small commercial spaces.”**

**Commercial affordability study and task force** - In 2016, the City’s Office of Economic Development convened an advisory committee to work on commercial affordability. After issuing initial recommendations, the group is now working on policy and investment priorities.

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# Uptown

Uptown is a lively mixed-use community that has been a central hub for arts and cultural resources. As Uptown continues to grow, the community cares about providing affordable housing; expanding arts, cultural and educational amenities; and increasing pedestrian connections.

## What we heard & What we are doing...



“Provide more affordable housing.”

- 1 Affordable housing development** - The Office of Housing is proposing to invest in 80 affordable housing units near the intersection of Mercer St and 3rd Ave N, across from Seattle Center.
- 2 Mandatory Housing Affordability (MHA)** - As part of the rezone proposal, MHA requires new development projects to either include affordable housing units or provide a financial contribution to develop affordable housing off-site. It is estimated that new development in Uptown will create approximately 600 affordable housing units over the next 20 years.



“Provide greater support for arts & culture.”

- 3 Arts & Culture District**- The City of Seattle Office of Arts and Culture is working with community partners to designate the Uptown Neighborhood as an Arts & Cultural District. The designation will support and expand the neighborhood’s identity as a cultural resource for the region. The Uptown rezone proposal includes incentives to provide onsite arts space in new development projects.
- 4 Seattle Opera expansion** - Seattle Center and Seattle Opera propose to develop a 4-story, 105,000 square foot expansion of McCaw Hall on the former Mercer Arena site. The proposal will include retail space, offices, studios, and rehearsal space. The project will provide publicly accessible open space, art exhibition space, and a community and education space. The project is scheduled for completion in late 2018.



“Provide more educational opportunities within the neighborhood.”

- 5 New high school proposal** - Seattle Public Schools is in the planning phase to develop a high school in the Seattle Center campus. The school will be an important resource for families living in or near Downtown Seattle. This plan includes the development of a new and improved stadium. Seattle Public Schools plans to include this proposal in its 2019 Building for Excellence Levy.



“Increase pedestrian connections to and within the Uptown neighborhood.”

- 6 Lake to Bay concept plan** - The streetscape concept plan provides for improved connections between the Seattle waterfront, Uptown neighborhood, and Lake Union. The plan includes streetscape improvements along Alaskan Way, Broad St, Thomas St, and Terry Ave N. Project proponents are working to identify funding for implementation.
- 7 SR 99 tunneling project** - The tunneling project, which will replace the Alaskan Way Viaduct, will allow for the reconnection of the street grid across Aurora Ave N. Plans include the reconnection of Harrison, Thomas, and John Streets which will provide new pedestrian and vehicular connections between Uptown and South Lake Union. The project is scheduled for completion in 2019.
- 8 Link Light Rail transit service** - The future light rail line will include a station near Seattle Center. The light rail line will provide transit service from West Seattle to Downtown Seattle, Interbay, and Ballard, as well as transfer service to the EastLink and NorthLink light rail lines. Service is scheduled to begin in 2035.

## Other priorities & Next steps...



**Seattle Center Master Plan** - Redevelopment will continue to open the edges of the Seattle Center campus to the surrounding community over time.

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- Urban village boundary
- Community services
- Open space
- MHA zone and proposed arts & cultural district



Elliott Bay

# West Seattle Junction

The area around the Junction has seen a dramatic increase in apartment development in recent years. This provides more housing options in a pleasant, walkable community, but it also adds pressure on existing resources. In particular, the community cares about improving recreation opportunities and transit service.

## What we heard & What we are doing...



“Provide more parks and open space to support the growing neighborhood.”

**1 West Seattle Junction Park** - The project is one of 14 landbanked sites acquired by Seattle Parks and Recreation (SPR) to provide additional open space in neighborhoods throughout the city. The landbanked site is located on 40th Ave SW between SW Alaska St and SW Edmunds St and will provide greater access to open space within this high-density neighborhood. The project is scheduled to open in Fall 2019.

**2 Existing park improvements** - SPR is resurfacing the West Seattle Stadium track. The project will begin mid-summer 2017, finishing by early fall 2017. SPR will also replace the synthetic field turf surface at Delridge Playfield.



“Fix overcrowding on buses and provide more transportation options.”

**3 RapidRide service improvements** - In March 2016, Seattle Department of Transportation (SDOT) began purchasing additional trips for the C Line, along with extending service to South Lake Union. This investment addresses crowding and improved reliability. In September 2017, all-night service on the C Line will be increased to hourly frequencies. In 2020, the Route 120 will become RapidRide H, improving connections from Burien to Delridge and downtown Seattle.

**4**

**Pedestrian safety improvements** - SDOT will build improvements to increase mobility and comfort for all users on Fautleroy Way SW between 35th Ave SW and SW Alaska St. The project will include new sidewalks, one-way protected bike lanes, crosswalks, modifications to traffic signals, new street and pedestrian lighting, art work, landscaping, and a landscaped center median. Improvements are scheduled for completion by fall 2018.

**5**

**West Seattle Neighborhood Greenway** - Working with the public, SDOT identified 42nd Ave SW as a priority route for pedestrians and bicyclists. Greenway improvements along this section will include speed humps, improved crossings, and prioritization for pedestrians and bicyclists. The greenway will connect to the 17th Ave NW neighborhood greenway below Soundview Playfield. The greenway is scheduled to open in late 2020.

**6**

**Link Light Rail transit service** - The future light rail line will include a station along SW Alaska St, connecting West Seattle to Downtown Seattle, Seattle Center, and Ballard, as well as transfer service to the EastLink and NorthLink light rail lines. Service is scheduled to begin in 2030.

## Other priorities & Next steps...



“Create nodes/gateways into the neighborhood”

**Shaping development** - The West Seattle Neighborhood Design Guidelines identify gateways and other strategies for reinforcing the key areas in West Seattle Junction. Over time, the Southwest Design Review Board and the community at large can continue to work with these guidelines to shape development.



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