

23RD AVENUE ACTION PLAN (UNION–CHERRY–JACKSON)

# Urban Design Framework



Turning Passion into Action

*Draft*



City of Seattle

Office of Planning and Community Development

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# Acknowledgements

Everyone in the community has participated in this process to turn passion into action.

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Casey Foundation	Jackson Street Corridor Association
Catholic Community Services of Western Washington	Judkins Park Community Council
Centerstone	Leshi Community Council
Central Area Chamber of Commerce	Madrona Community Council
Central Area Cultural Arts Commission	Neighborhood Greenways
Central Area Development Association	Northwest African American Museum (NAAM)
Central Area Land Use Review Committee	Pratt Fine Arts Center
Central Area Youth Association	Seattle Neighborhood Group
Clean Greens	Seattle Public Schools
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Eritrean Community Center	The Central (Central Area Senior Center)
Friends of Jimi Hendrix Park	UFCW Local 21
Garfield Community Council	Umoja Peace Center
Garfield Teen Life Center	United Black Christian Clergy of Washington
Jackson Commons	Urban League of Metropolitan Seattle
	Washington Hall





# Table of Contents

<b>I. Introduction</b>	<b>5</b>
1. Purpose of the Urban Design Framework	
2. Background	<b>5</b>
i. Community Development	
ii. Healthy Living Framework	
3. Community Engagement	<b>7</b>
<b>II. Vision and Priorities</b>	<b>9</b>
<b>III. Recommendations to Support Community Vision</b>	<b>21</b>
1. Overall Urban Design Context	<b>21</b>
2. Recommendations for Each Core	
i. Union Core	<b>23</b>
ii. Cherry Core	<b>29</b>
iii. Jackson Core	<b>35</b>
3. Street, Gateways and Public Space	<b>40</b>
<b>IV. Implementation</b>	<b>41</b>
<b>V. Appendices</b>	
A. Initial Urban Design Study	<b>43</b>
B. Zoning Descriptions	<b>47</b>



# I Introduction

## Purpose of the Urban Design Framework

The 23rd Ave Action Plan (Union-Cherry-Jackson) Urban Design Framework (UDF) establishes a shared design vision and some implementation strategies for the three community cores along 23rd Ave at East Union Street, East Cherry Street, and South Jackson Street. The UDF translates community visions and priorities into urban design recommendations and implementation steps. Along with other tools, it helps guide future change and make these great neighborhoods healthy, equitable, economically vibrant and livable destinations for both visitors and for all who call the Central Area home.

Achieving the Central Area community's vision and goals will require a variety of land use tools which will shape the future physical environment and other tools which will enhance the economic and social environment. Urban design framework is one land use tool, among others, that will be used to achieve community's desire for a future physical environment, which includes enhancing the historic character and neighborhood feel while promoting new pedestrian friendly mixed use development and increasing housing density. The vision of the UDF and the regulations of the land use code provide guidance and suggestions to community members, business and property owners, developers, investors, and the City on future development. It will take the commitment, collaboration, and effort of these parties to realize the community vision.

The UDF is a living document. The guidance and suggestions should be interpreted flexibly as the community evolves overtime.

## Background

### COMMUNITY DEVELOPMENT

Community development is about getting things done. It seeks intersections between neighborhood plans, public and private investments and community energy. Through deep and inclusive community engagement, it suggests amendmends to the Comprehensive Plan; creates action plans and grows community capacity to work together to make change

The 23rd Avenue Action Plan (Union-Cherry-Jackson) is a place-based community development project. Through an inclusive community

The Union, Cherry and Jackson Nodes along 23rd Ave where this UDF recommendations apply





engagement process, it aims to confirm and update goals and policies of the previous Central Area action plans with focus around the three community cores at 23rd Ave and East Union St, 23rd Ave and East Cherry St, and 23rd Ave South and South Jackson St. to develop a shared vision, and create a framework for action that leverages resources and investments and stimulates economic development.

### HEALTHY LIVING FRAMEWORK

The 23rd Ave Action Plan (Union-Cherry-Jackson) applied the Healthy Living Framework at the beginning of the planning process. It is an effective tool to engage community in a detailed dialogue on how planning choices for our neighborhood can improve our health. It consists of three key components:

- Strong Communities & Organizations: A thriving and interconnected community that contains diverse households, supported by strong social and cultural institutions and services
- Healthy People & Families: A neighborhood that provides access to resources necessary to live a healthful life
- Great Places that Support our Community: A natural and built environment that is healthy and provides for a healthy community

The Healthy Living Framework was used to guide community discussion and form priorities. It helped to highlight interconnections between the physical and social environments and recommend actions that can improve the health of community members. All of these provided a strong foundation for urban design analysis and recommendations.

### HOUSING AFFORDABILITY AND LIVABILITY AGENDA (HALA)

In 2013, Seattle City Council established a work program for reviewing and modifying the City's affordable housing incentive programs to ensure Seattle's future growth happened in an equitable way. In September 2014, a Seattle Housing Affordability and Livability Agenda (HALA) Advisory



Committee was jointly convened by the Mayor and the Council to evaluate potential housing strategies. In 2015, the HALA Advisory Committee recommended implementation of a mandatory housing affordability requirement for new residential development (MHA-R) and commercial linkage fees for new commercial development (MHA-C). The urban design and rezone recommendations for the commercial cores at 23rd Ave and Union, Cherry and Jackson have been updated to reflect the mandatory housing affordability requirement to achieve greater affordable housing. Activation of MHA-C and MHA-R comes after Council adopts additional development capacity through a series of zoning changes in geographic areas. Detailed revisions can be reviewed in Recommendations for Each Core section.

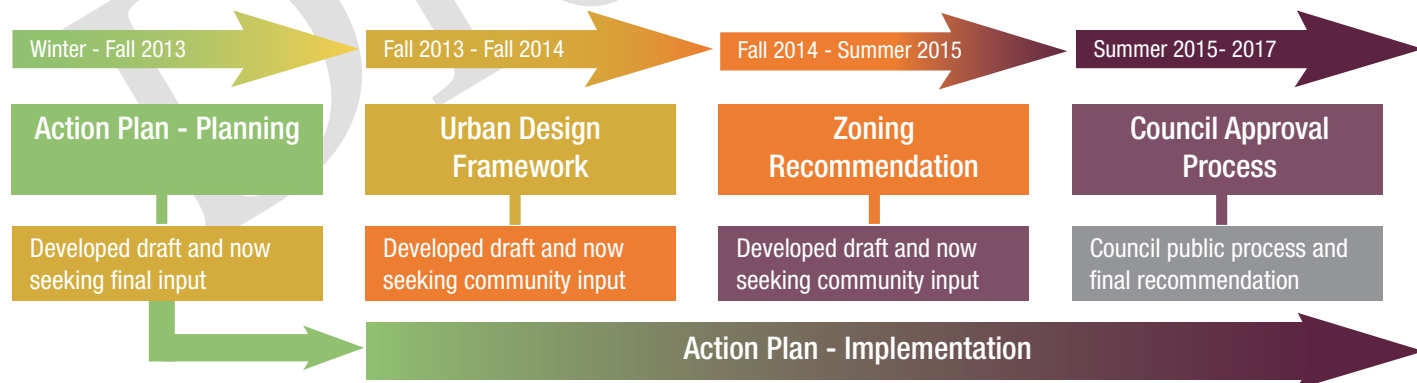


## Community Engagement

Starting in early 2013, a broad cross-section of community members worked with City staff to assess and address those conditions that have changed since the 1998 Central Area Action Plan II. Through hands-on and interactive workshops, focus group meetings, individual workshops, in-person interviews, business canvassing, and online surveys, neighbors used a variety of ways to become and stay involved in the project. Throughout the planning process, community stakeholders have been engaged and provided the project team with valuable input through 93 meetings (54 city-hosted meetings, 15 community organization-hosted meetings, 24 Advisory Core Team meetings), online surveys, and business canvassing. Over 2,000 total participants and 40 community based organizations helped form priorities, goals, strategies, and actions for the Action Plan and UDF.

The draft Action Plan and the UDF were presented at a major community event, the Central Area Block Party in September 2014, sponsored by the ACT and the City of Seattle. Over 1,000 community members of the Central Area were asked to review the proposals for each of the neighborhood nodes and asked to provide their design priorities for the overall Central Area and the three nodes. The Urban Design Framework reflects those priorities

### How did we get here?



\* Over 2,000 engaged (meetings large and small, surveys, etc)      \* Over 100 signed up for action teams  
 \* This project's Public Outreach & Engagement Liaisons include Afaan-Oromo, Amharic, Tigrinya, Spanish, African American, Seniors and youth communities.





2014 Central Area Block Party crosswalk painting on E Cherry St. Artist, Hiawatha D. Davis





## Vision and Priorities

### 23rd Ave Action Plan Vision

The Central Area has an unusual asset in its multiple community nodes. This fact allows each to have a different role in the community, to have its own identity and character, while still claiming the larger identity of the Central Area. Great community nodes are places to get goods and services, including culturally specific items; places for gathering, where you can get together with others in your community; and a way to proudly proclaim the Central Area as the heart and soul of the community.

With both private and public investments planned/underway, now is the time to put the planning pieces in place to create great community nodes framed by 23rd and the intersection at Union, Cherry and Jackson. This will take the combined work of the community, business and property owners, and the City to enhance the identity and give guidance to the physical environment through urban design recommendations. With multiple nodes, it is important for the future vision of each to have a cohesive and easily understood, yet a distinctive character while also complementing the others.

Based on extensive community engagement through the creation of the 23rd Ave Action Plan, community desires are identified below and help guide the Urban Design Framework and recommendations. They are also incorporated into the Comprehensive Plan goals and policies for the Central Area, which were adopted in 2014 among with changes to the Comprehensive Plan's Future Land Use Map in 2015.

#### Community identity & character and land use goal

- The Central Area is a community proud of its culture, heritage, and diversity of people and places. This richness derives from the fact that this neighborhood has always been a place of welcome and it has been, and continues to be the center of the African American community.

**Policy:** Create an appealing environment that enhances the historic character while providing opportunities for existing and new development to grow, and serve the emerging needs of the diverse community.

**Policy:** Create a vibrant commercial district, encouraging dense urban development in the commercial areas and encouraging housing supportive of the community through land use tools, such as rezones, design guidelines and incentives.





### Economic development goal

- The Central Area is a culturally and ethnically diverse and economically strong community. Its business districts provide the goods and services needed for the multicultural community who live, work, worship and shop there.

**Policy:** Support vibrant, diverse and distinct commercial districts that provide a range of goods and services for the entire community.

These three community cores are within the 23rd Avenue S @ S Jackson – Union urban village, one of the residential urban villages in the Central Area. The community desires mentioned above are also well related to the goals for the urban villages in the Comprehensive Plan:

### Goals

- Promote densities, mixes of uses, and transportation improvements that support walking, use of public transportation, and other transportation demand management (TDM) strategies, especially within urban centers and urban villages.
- Direct the greatest share of future development to centers and urban villages and reduce the potential for dispersed growth along arterials and in other areas not conducive to walking, transit use, and cohesive community development.
- Use limited land resources more efficiently and pursue a development pattern that is more economically sound, by encouraging infill development on vacant and underutilized sites, particularly within urban villages.
- Increase public safety by making villages places that people will be drawn to at all times of the day.
- Promote the development of residential urban villages, which function primarily as compact residential neighborhoods providing opportunities for a wide range of housing types and a mix of activities that support the residential population. Support densities in residential urban villages that support transit use.

## 23rd Ave Action Plan Priorities

As a result of the community discussion during the project planning process, community priorities were identified, and the vision and character for each community core were established. The Urban Design Framework is developed to provide urban design recommendations to support community priorities. The five priorities identified by the community for the Central Area are:









- **A destination with unique identity** that recognizes the Central Area as the historical heart of the African American community while welcoming all people in a multicultural, and layered environment that celebrates old and new
- A neighborhood with **connected people and community** where community assets serve and reflect the community and are equitably

accessed by all people including youth, seniors and people of color, and where people from all backgrounds connect, engage, and learn from one another;

- **A great business community** where commercial and community cores work together to provide a broad spectrum of goods and services, viable and sustainable commercial centers and proclaim the Central Area’s identity;
- A community with **livable streets for all** that includes an inviting street network that safely connects to key destinations for all transportation modes;
- A place that supports **a healthy and stable community** that provides a safe and comfortable environment, opportunities for physical activity, social interaction, and affordable as well as diverse housing choices.

## Overall Urban Design Recommendations

Community visions and priorities, and their intersection with what currently exists help inform urban design recommendations. These recommendations correlate to the three key components of the Healthy Living Framework which has facilitated community discussion throughout the process. These recommendations are further refined in each of the community cores in the “Specific Vision and Priority” section of this UDF. These recommendations are examples to achieve community priorities; they should be used as general guidelines, and treated with flexibility to balance among various priorities and consideration of economic feasibility.

Community Priority	Strategies	Urban Design Recommendation	Healthy Living Framework
A destination with unique identity	Encourage preservation and enhancement of community character and identity	<ul style="list-style-type: none"> <li>- Support gateway features at key community cores such as special pavement, public art, banners, pedestrian lighting and landscape etc</li> <li>- Recognize historic and culturally significant places through way finding, historic marker etc.</li> <li>- Support existing community institutions, churches, social services and community gathering places</li> </ul>	 
	Encourage inviting and pedestrian friendly streetscape	<ul style="list-style-type: none"> <li>- Encourage protective canopies, sidewalk cafes, transparent storefronts and outdoor vendor stalls to enliven the streetscape</li> <li>- Evaluate pedestrian overlay in areas that pedestrian friendly activities are highly preferable by the community</li> </ul>	 
	Encourage development that embraces the past, present and future	<ul style="list-style-type: none"> <li>- Encourage neighborhood commercial to preserve aspects of the small scale neighborhood character</li> <li>- Encourage reuse of old building materials to continue the rich neighborhood fabric and history</li> <li>- Encourage building design that reflect the character and history</li> </ul>	 
	Encourage new development to be sensitive and respectful to the existing development	<ul style="list-style-type: none"> <li>- Provide appropriate transition between higher density new development and existing single family zoned areas</li> </ul>	 

 Healthy People & Families
  Strong Communities & Organizations
  Supportive Physical Environment

## Vision and Priorities

Community Priority	Strategies	Urban Design Recommendation	Healthy Living Framework
Connected people & community	Identify opportunities for community gathering space (permanent or temporary) for meeting, events, and programming for all diverse cultures	<ul style="list-style-type: none"> <li>- Activate existing public open space in parks and public Right Of Ways;</li> <li>- Encourage effective and welcoming open space on private development;</li> <li>- Retain existing gathering space</li> <li>- Encourage gathering space for the community in existing or new development</li> <li>- Encourage sidewalk café</li> </ul>	
A great business community	Encourage inviting and pedestrian friendly streetscape	see above similar topic under “A destination with unique identity “ section	
	Encourage mix of uses, types and scales of shops and services for the entire diverse community	<ul style="list-style-type: none"> <li>- Support existing small, African American-owned businesses by providing more ground floor retail opportunities</li> <li>- Identify opportunity for open-air markets in the required open space to support the neighborhood’s East African heritage</li> </ul>	
	Provide opportunity for small businesses	<ul style="list-style-type: none"> <li>- Support neighborhood commercial scale</li> <li>- Provide spaces flexible for small and startup businesses</li> <li>- Encourage small store frontage</li> </ul>	
	Identify opportunities to provide affordable healthy food for all	<ul style="list-style-type: none"> <li>- Consider grocery stores in medium-large neighborhood nodes</li> <li>- Encourage incorporation of urban farming in amenity areas or roof top of new and existing development</li> <li>- Support community garden</li> </ul>	
Livable streets for all	Provide safe and inviting pedestrian environment as a top priority	<ul style="list-style-type: none"> <li>- Encourage interconnected street grid with pedestrian scale</li> </ul>	
	Provide safe street network for walking, biking, riding transit and driving and well connected to community destinations	<ul style="list-style-type: none"> <li>- Streetscape concept plan (future consideration)</li> <li>- Encourages new development to provide building-integrated shelters and canopies for transit users</li> </ul>	
A healthy & stable community	Improve safety by creating more eyes on the street	<ul style="list-style-type: none"> <li>- Increase and concentrate commercial and residential density around the key community/commercial cores;</li> <li>- Encourage a mix of neighborhood scale shops and services on the ground floor that serve the residents on top and immediate neighbors to attract more foot traffic</li> <li>- Increases activity on the street with more people living and using the commercial core</li> <li>- Encourage investment on underutilized or vacant properties</li> </ul>	
	Enhancing park environment	<ul style="list-style-type: none"> <li>- Physical improvements such as lighting, landscaping and art installation in existing parks</li> </ul>	
	Provide affordable and diverse housing choices	<ul style="list-style-type: none"> <li>- Encourage mixed use development that provide mixed housing size, affordable and market rate housing</li> <li>- Encourage green building practices</li> </ul>	

Healthy People & Families

Strong Communities & Organizations

Supportive Physical Environment

## Specific Vision and Priorities by Nodes

The three community nodes along 23rd Ave at Jackson, Union and Cherry are each distinct with a different niche, but together they exhibit or demonstrate the shared identity of the Central Area. It is important for the future vision of each to have a cohesive and easily understood urban fabric and a distinctive character while also complementing the others. These community nodes together serve the diversity of cultures in the Central Area and continue to be home to those businesses and institutions that are central to the African American community.

As a result of extensive community discussion, vision, assets and priorities for each community core are elaborated below.

## 23rd and Union

### VISION

This is a neighborhood scaled destination with housing above businesses that draw customers from the larger neighborhood. It builds on what it already has: a cinema, churches and a major foundation. Plans are already underway on two key properties. This vision creates a cohesive fabric of buildings and uses by incorporating those two proposals to create a node that reads as a place – a place that draws people in – a destination.

Specifically, the community envisions the following at this community core:

- A vibrant moderate size pedestrian friendly neighborhood commercial district that respects the history and culture
- A place with an identity – that invites people
- Mixed use development that provides a full range of retail goods and services to the community and surrounding neighborhood including live/work units, and opportunities for startup businesses
- Affordable and diverse housing choices;
- Investment on underutilized or vacant properties
- A unified, inviting and pedestrian friendly streetscape along 23rd Ave and Union Street
- More open space and opportunity for community gathering

### ASSETS

There are a variety of community characteristics and assets which make this community core unique. It includes and embraces:

- Neighborhood scale feel and character
- A good mix of neighborhood serving shops, restaurants, entertainment such as Central Cinema, and churches
- A well established pedestrian oriented neighborhood commercial area with a mix of commercial and residential uses between 20th and 21st on E Union St

The Action Plan describes 23rd and Union as:

- **A** medium sized community-serving node with mixed use developments. This node has locally owned businesses and institutions and continues to serve as the center of the African American community. It is a neighborhood scale destination that builds on existing assets and draws customers from the larger neighborhood.
- **E**ncourage new pedestrian-friendly mixed-use development at 23rd and Union that includes neighborhood serving shops and services, opportunities for startup businesses, affordable housing and live/work housing while respecting the small scale and historic character of this node.



## Vision and Priorities



- Locally owned business including African American and other cultural businesses
- Community gathering places such as Alleycat Acres Community Garden, coffee shops, place of worship
- Single family zones that abut this commercial district

## CURRENT AND PLANNED ACTIVITIES

Some planned development and activities underway:

- Developer has completed one 6-story mixed use building at the southwest corner of 23rd recently and is planning to construct another one at the northwest corner of 23rd and Union.
- A contract rezone and master use permit to increase height from 40' to 85' is underway for the midtown property at the southeast corner of 23rd and Union.
- At the northwest corner of 23rd Avenue and East Union Street, the property has been recently rezoned from 40' to 65' and construction is underway to develop a 6-story mixed use building.
- A contract rezone and master use permit to increase height from 40' to 65' is underway at the northwest corner of 24th and Union for affordable housing development with ground floor retail and community ownership.
- A new artwork has been proposed at the southwest corner of 23rd and Union as part of the 1% for Art program for the 23rd Avenue Corridor Improvement project, to create gateway features to improve identity and sense of arrival into the heart of the Central Area.
- The Seattle Bicycle Master Plan indicates future protected bicycle lanes on E Union St.
- Some community members are also supportive of street activation projects such as Seattle Department of Transportation's (SDOT) pilot parklet program which converts certain on-street parking spots into public spaces for community members to enjoy.



### DESIGN PRIORITIES\* AT 23RD AND UNION

- Greater public safety from more business and living opportunities within vibrant commercial district
- Affordable and mix of housing choices
- Opportunity for small business spaces
- Community gathering places at ground level
- A moderately sized pedestrian oriented mixed use neighborhood commercial node
- Transition between existing single family zones and future higher density development

*\*These priorities are arranged in order of priority based on community input*

DRAFT

The Action Plan describes 23rd and Cherry as:

- **A** smaller scaled community-serving node with finer grained mixed use developments. This node has an abundance of community assets including parks/open space, Garfield High School and Community Center, teen center, arts programs, and small businesses, in particular ethnic restaurants, that create a unique identity for this node. It draws a broad mix of people, especially youth
- **P**reserve small-scale neighborhood character, immigrant and refugee owned businesses while providing a greater variety of shops and services at 23rd and Cherry and an activated street frontage
- **I**mprove access and connectivity to community assets at 23rd and Cherry and activate space around Garfield High School, Garfield Community Center, and Medgar Evers Pool



## 23rd and Cherry

### VISION

This is a smaller scaled node with an abundance of community assets, especially for youth. It is home to a park, Garfield High School, community center, teen center, arts programs, and small businesses including culturally specific restaurants. The focus here is to improve safety through increased pedestrian activity on the sidewalks and more “eyes on the streets” and to create a finer grained place that allows those things that are special to this node, like Ezell’s, to stay and flourish.

Specifically, the community envisions the following at this community core:

- The heart of the community that provides well-connected education, youth and other community activities and events
- A vibrant small scale neighborhood commercial district that respects the history and historic character
- Preserve existing culturally specific businesses while provide more variety of shops and services that serve the community
- Investment on underutilized or vacant properties
- Improve streetscape to encourage positive street activities to improve public safety, such as added pedestrian lighting

### ASSETS

There are a variety of community characteristics and assets which make this community core unique. It includes and embraces:

- A smaller scaled node with an abundance of community assets especially for youth including Garfield Community Center, Teen Life Center, Medgar Evers Pool, Garfield High School, and Quincy Jones Performing Arts Center
- Small scale commercial uses which provide shops and services as well as social gathering opportunities such as East African restaurants
- Old buildings with historic characteristics
- Places of worship that are also gathering places for their community

### CURRENT AND PLANNED ACTIVITIES

Some planned development and activities underway:

- At the northwest corner of 23rd Ave. and E Jefferson St., the owner of Ezell’s Famous Chicken, a long time black owned business, is exploring options for future expansion with a supportive zoning designation after legislative rezoning.



- Cherry Hill Baptist Church is looking to expand current service and include additional housing after legislative rezone.
- The 23rd Avenue ACT has been working with the City to improve areas within and around the Garfield campus area between E Cherry St. and E Jefferson St. and between 23rd Ave. and 25th Ave for a safer, more walkable and inviting community gathering place. These improvements include paving, lighting, landscaping and picnic table/chairs.

**DESIGN PRIORITIES\* AT 23RD AND CHERRY**

- Small scale neighborhood character and historic buildings
- Cherry Street activation: festival street or and other community driven events
- Activate sidewalks with pedestrian oriented retail/services and sidewalk cafes at the ground level
- Opportunities for small business spaces
- Garfield campus improvements including paving, lighting, and mid block crossing on Cherry St between 24th and 25th to create an inviting environment and connect and activate community facilities

*\*These priorities are arranged in order of priority based on community input*



African American Mardi Gras with Queen Mary McAllister, celebrated in the Central Area during Seafair, Seattle, ca. 1955. Courtesy The Black Heritage Society of Washington State (Image 2001.07.2.06)



Central Area Block Party 2014

The Action Plan describes 23rd and Jackson as:

- **T**he largest of the three community nodes with larger scaled mixed use developments. It is the community's center for general goods and services including education, arts, places of worship and gathering, parks, a library, housing, social services and places to shop for daily household needs. It is a local and regional destination that draws a broad mix of people.
- **E**ncourage new pedestrian-friendly mixed-use development and increased housing density in and around the 23rd Avenue and Jackson Street commercial area. Include small and large businesses, opportunities for startup businesses, and affordable housing while preserving existing gathering spaces.

## 23rd and Jackson

### VISION

This is a larger scaled node with regional destinations such as Pratt, the Wood Technology Center, Seattle Vocational Institute, and the Langston Hughes Library nearby. It also has housing for a broad mix of people, social services and parks. Finally, it is the place to shop for daily household needs.

Specifically, the community envisions the following at this community core:

- A vibrant mixed use commercial district that provides opportunities for small and large businesses, and opportunities for startup businesses
- Connect shops and services with better grid street network
- Provide pedestrian friendly and inviting storefronts and street frontage
- More diverse shops and services that serve the community including local small and cultural businesses
- Affordable housing
- More welcoming gathering spaces and open space and less crimes
- A grocery store that reflects the demographics and needs in the surrounding area

### ASSETS

There is a variety of community characteristics and assets which make this community core unique. It includes and embraces:

- Businesses as popular gathering places such as Starbucks
- A mix of shops, services and housing that serve a broader community

### PLANNED ACTIVITIES

- At the southeast corner of the 23rd Ave. S and South Jackson St., Vulcan has proposed 40,000 sq. ft. commercial space and 570 housing units on the Promenade 23 shopping plaza site under current NC3-65 and NC3P-65 zoning designations.

### DESIGN PRIORITIES\* AT 23RD AND JACKSON

- Affordable and mix of housing choices
- Pedestrian friendly streetscape through street furnitures, building design, and a variety of storefronts
- Opportunity for open space or community gathering space
- Pedestrian friendly connection through the commercial node
- Mixed use development with flexible spaces for small and large businesses
- A grocery store that reflects the demographics and needs in the surrounding area

*\*These priorities are arranged in order of priority based on community input*





History murals in Garfield High School. Photo Credits, Alan Berner, The Seattle Times



# Recommendations to Support Community Visions

## Overall Context and Recommendations

### WHAT DEFINES PHYSICAL CHARACTER

There are many design elements help define the physical character of a neighborhood. They includes block sizes, building form and scale, building frontage, street level uses, landscaping, identity elements including art. This section provides recommendations on development capacity and scale, transition, streetscape, gathering space, community identity, and housing.



### HOW MANDATORY HOUSING AFFORDABILITY PROGRAMS AFFECT ZONING RECOMMENDATIONS

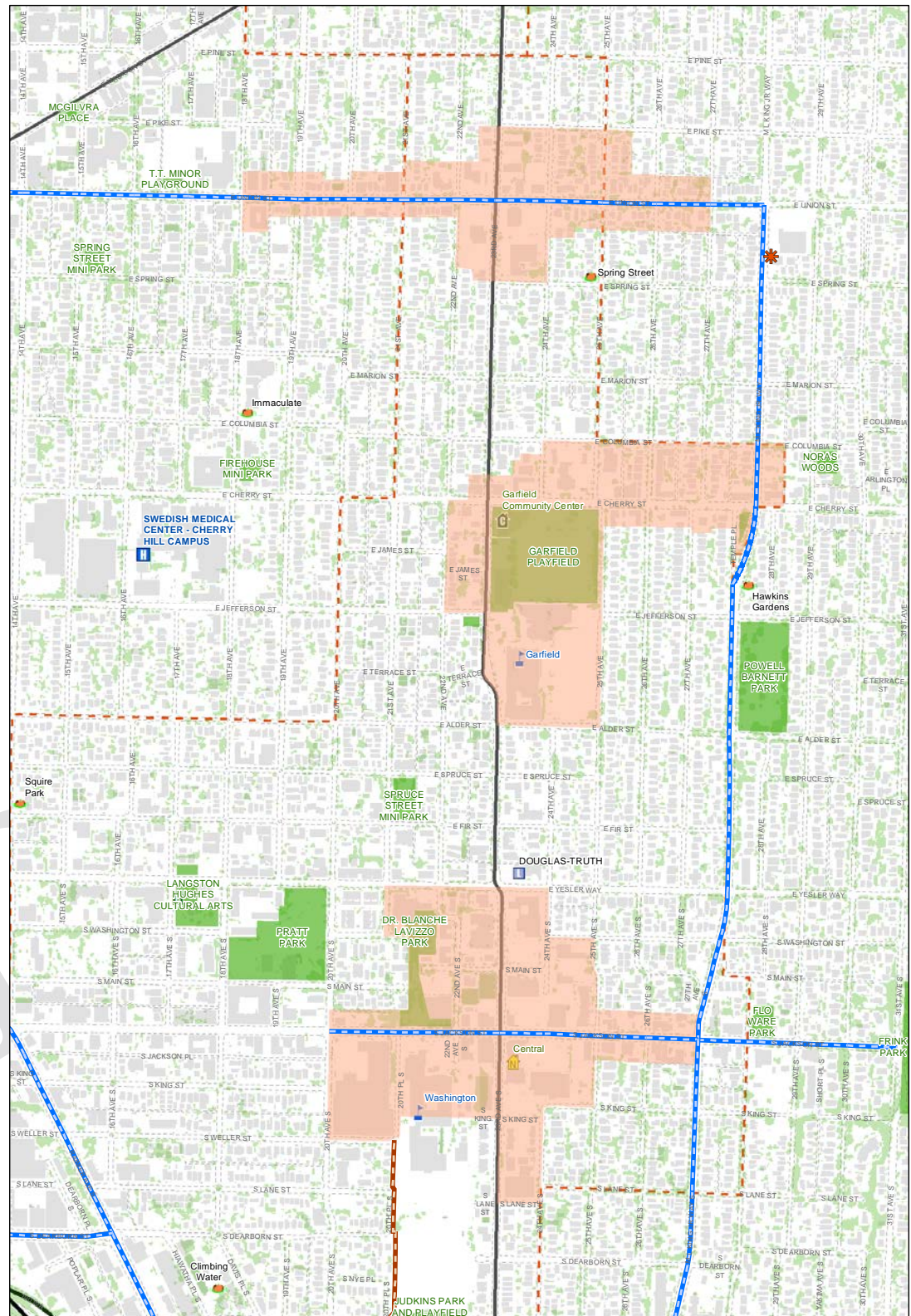
To implement the Mayor's Housing Affordability and Livability Agenda (HALA) recommendations, a mandatory housing affordability requirement for new residential development (MHA-R) and commercial linkage fees for new commercial development (MHA-C) has been established in the Seattle Municipal Code Chapter 23.58B and 23.58C. They provide frameworks for commercial and residential development in rezone areas receiving increased development capacity to provide affordable housing. In 2017, zoning changes will be implemented throughout Seattle's Urban Centers and Urban Villages to create affordable housing and foster economically inclusive communities. The rezone recommendations of the 23rd Ave Action Plan will implement the MHA-R and MHA-C by adjusting originally recommended heights to reflect the MHA programs.



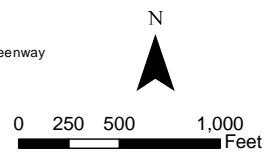
The MHA proposes to change NC-65 to NC-75, and NC-85 to NC-125. These changes will impact our originally recommendations at 23rd and Union, and 23rd and Jackson nodes. In specifics, at the 23rd and Union node, the 65' recommendation has been revised to 75' around the immediate core to support more commercial and residential development, and 55' around the recommended 75' area to provide a better transition to surrounding lower density neighborhood commercial and residential zones. At the 23rd and Jackson node, the 85' recommendation around the intersection has been revised to 75' to respect the development pattern and neighborhood character. Overall, the revised recommendations support community vision and the mandatory housing affordability requirements.



OVERALL CONTEXT MAP



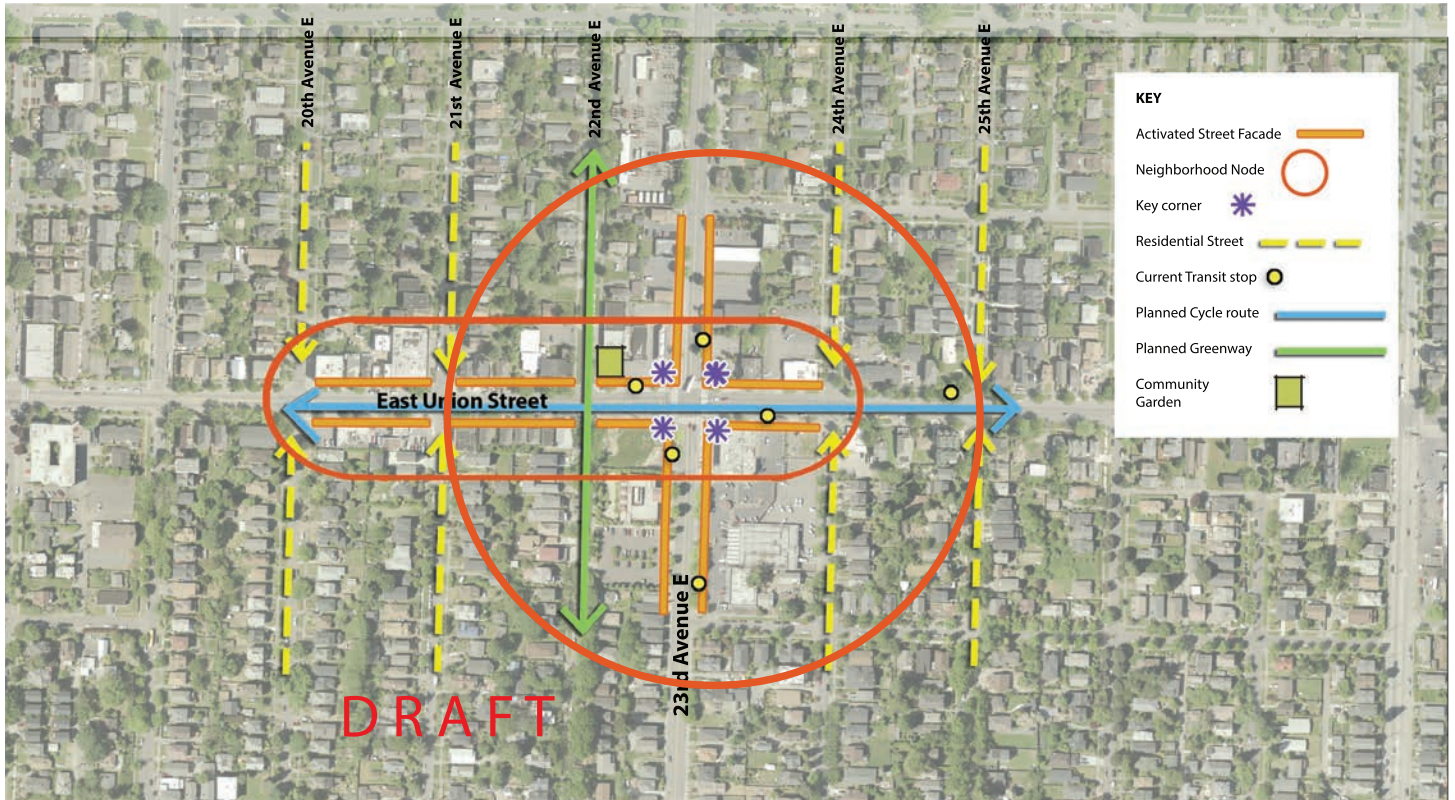
- |                                 |                |                                |                                |
|---------------------------------|----------------|--------------------------------|--------------------------------|
| 23rd Ave Action Plan Area       | P-patch        | Neighborhood Service Centers   | Proposed Multi use Trail       |
| Hub / Residential Urban Village | Parks          | City Colleges and Universities | Existing Neighborhood Greenway |
| Building Outlines - 2009        | Tree Canopy    | Hospitals                      | Existing Multi use Trail       |
| Community Centers               | Schools Public | Pavement Edge                  | Proposed Cycle Track           |
| Farmers markets                 | Library        |                                | Existing Cycle Track           |



# Recommendations for Each Core

## UNION CORE

Below is overall context map which generally identifies the existing and future street network, assets and opportunities



## UNION RECOMMENDATIONS IN RESPONSE TO DESIGN PRIORITIES

### Mixed Use Building Examples in Neighborhood Commercial 65'



### Mixed Use Building Example in Neighborhood Commercial 40'

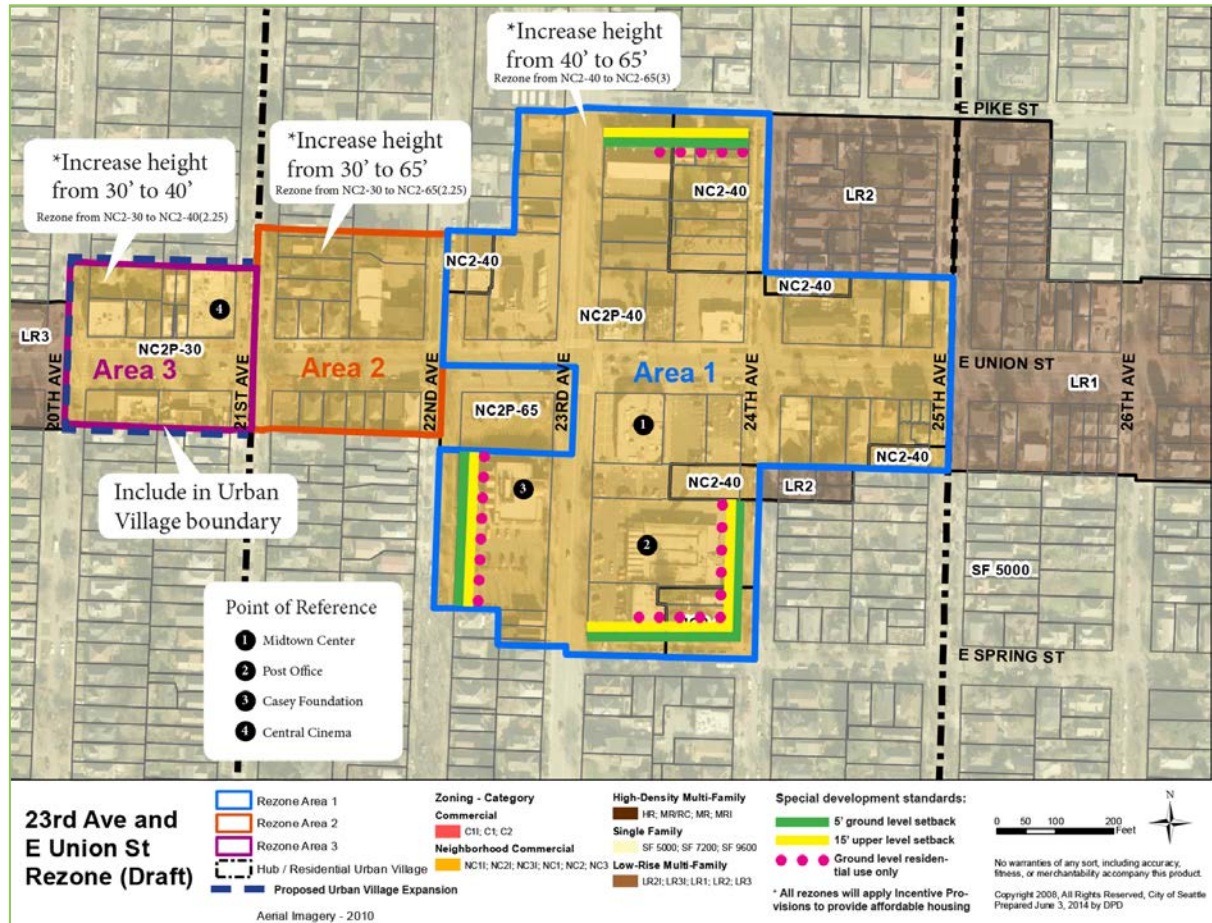


### CHARACTER

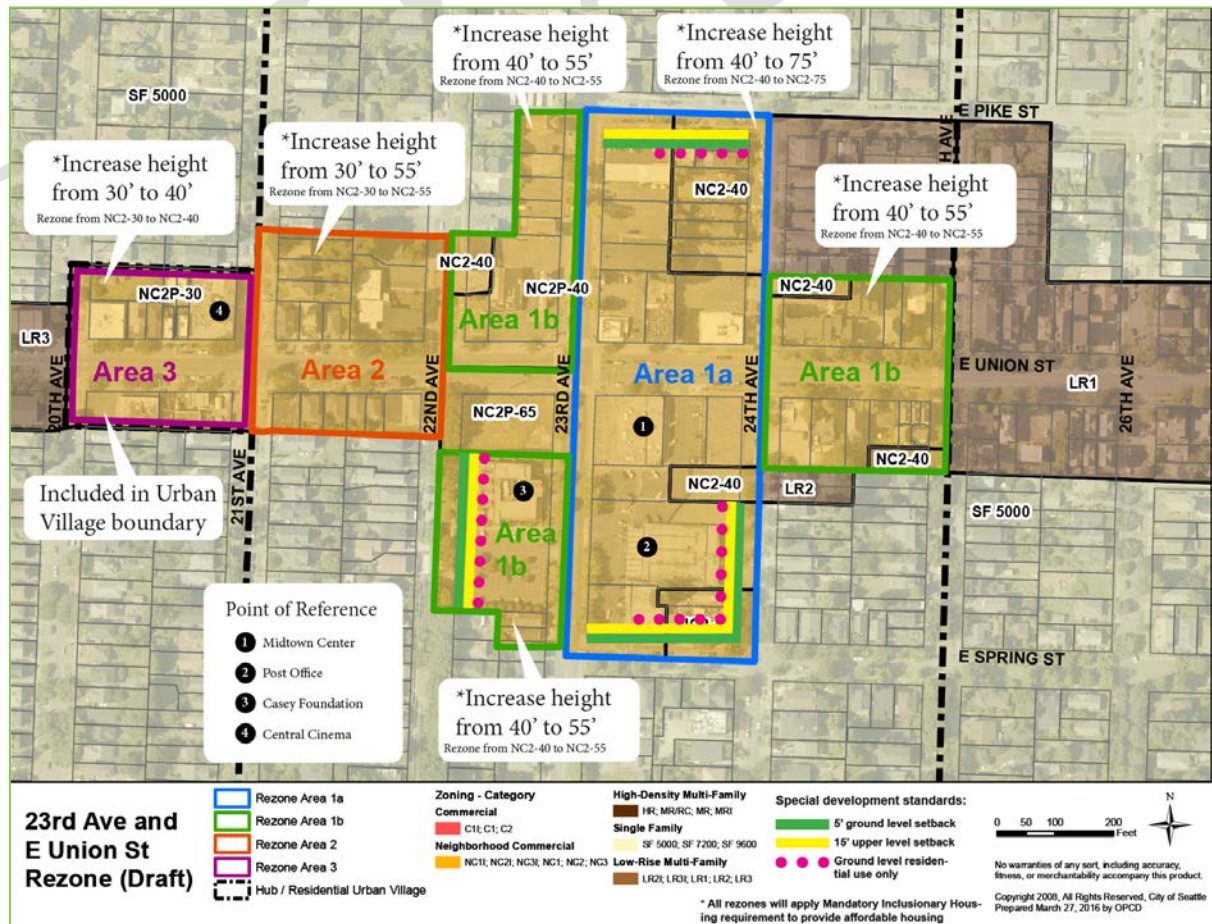
- Create vibrant commercial district with more shops and services by increasing and concentrating density around the intersection. The increase in height is consistent with typical mixed use development scale found within urban villages and centers, and it reflects the community's vision for this core as a medium sized community-serving node with mixed use developments and a neighborhood scale destination.
  - » Support existing NC2 neighborhood commercial zoning to preserve the medium scale neighborhood commercial character that provides a full range of retail sales and services to the surrounding neighborhood.
  - » Recommend a height limit of 75' and 55' around the intersection to create a consistent identity, reflect development pattern and provide a better transition to surrounding uses at this important intersection.
    - ◇ Area 1a on Union between 23rd and 24th: Recommend change zoning from Neighborhood Commercial 2 (NC2-40) to Neighborhood Commercial 2 (NC2-75), and Neighborhood Commercial 2 (NC2P-40) to Neighborhood Commercial 2 (NC2P-75)
    - ◇ Area 1b on Union between 22nd and 23rd, and between 24th and 25th: Recommend change zoning from Neighborhood Commercial 2 (NC2P-30) to Neighborhood Commercial 2 (NC2P-55)
    - ◇ Area 2 on Union between 21st and 22nd: Recommend change zoning from Neighborhood Commercial 2 (NC2P-30) to Neighborhood Commercial 2 (NC2P-55)
  - » Recommend a height limit of 40' adjacent to the intersection to provide existing businesses options for more viable spaces, also serves as transitional development from the proposed NC2-55 zones to low-rise and single-family zones. And recommend Urban Village expand to include existing pedestrian oriented mixed use neighborhood commercial area.
    - ◇ Area 3 on Union between 20th and 21st: Recommend change zoning from Neighborhood Commercial 2 (NC2P-30) to Neighborhood Commercial 2 (NC2P-40). Include this area into the Urban Village boundary.
- It is a desire of neighborhood residents to preserve existing community institutions, churches, social services and community gathering places. Any rezone proposal should accommodate and encourage retention of these places.
- Support existing small, African American-owned businesses through the expansion of more ground floor retail opportunities.
- Historic icons, like the James Washington fountain, should be identified and their preservation encouraged



## Original Recommendation



## Revised to Reflect the Mandatory Housing Affordability Requirement



## TRANSITION

### Upper level building setback



- Appropriate setbacks to provide transitions to single family zones at the edges
  - » Area 1a and 1b on Union between 22nd and 25th: A minimum street level setback of 5 feet along the length of the street property line; and a minimum upper level setback of 15 feet for all portions of a structure above a height of 35 feet above the average finished grade. These requirements aim to provide transitions to single family zones at the edges, and bring light to the street and reduce the perceived bulk of buildings to create a more pedestrian friendly environment. The 35 feet upper level setback requirement corresponds to the height of single family residential across the street. These areas can be generally described as below:
    - ◇ North of East Spring Street between 23rd Avenue and 24th Avenue
    - ◇ West of 24th Avenue between East Union Street and East Spring Street where Single Family (SF5000) zones are on the opposite side of 24th Avenue;
    - ◇ South of East Pike Street between 23rd Avenue and 24th Avenue;
    - ◇ East of 22nd Ave between East Union Street and East Spring; Street where Single Family (SF5000) zones are on the opposite side of 22nd Avenue.
  - » Area 2 on Union between 21st and 22nd: These areas are abutting single family zones. The existing Setback Requirements in the Land Use Code 23.47A.014 will provide a gradual transition in height and scale, and reduce the perceived bulk of buildings. Future development is encouraged to provide additional setback if feasible.

24th Ave Streetscape - looking south



### Ground Level Residential Use



- » Provide sufficient landscape buffer/screening in the setback area.
- Residential uses at ground level to preserve the residential feel of the street, and respect adjacent single family zones
  - » Area 1a and 1b on Union between 22nd and 25th: Street frontage may contain uses accessory to a residential use including residential access, open space or required amenity space and other uses. This requirement aims to preserve the residential feel of the street and respect adjacent single family zones. 80 feet of the street property line aligns with the single family lot length across the residential streets and at the same time provides retail frontage opportunity along 23rd Ave Arterial Street. These areas can be generally described as below:
    - ◇ North of East Spring Street between 23rd Avenue and 24th Avenue except within 80 feet of the street property line of 23rd Avenue
    - ◇ West of 24th Avenue between East Union Street and East Spring Street where Single Family (SF5000) zones are on the opposite side of 24th Avenue;
    - ◇ South of East Pike Street between 23rd Avenue and 24th Avenue except within 80 feet of the street property line of 23rd Avenue;
    - ◇ East of 22nd Ave between East Union Street and East Spring Street where Single Family (SF5000) zones are on the opposite side of 22nd Avenue.



23rd & Union Focus Area  
**Typical Sidewalk on Union St**



## Pedestrian friendly storefront



## Courtyard with Ground Floor Retail and residential/office above



## STREETSCAPE

- Retain existing Pedestrian overlay
- Provide protective canopies, sidewalk cafes, transparent storefronts and outdoor vendor stalls to enliven the streetscape
- Encourage additional building setback to enable sidewalk cafe and community gathering places
- Encourage pedestrian friendly street level use and small business spaces:
  - » Area 1a and 1b on Union between 22nd and 25th:
    - ◇ Include commercial spaces for small, individual business establishments that average 2,000 square feet or less in size at street level
    - ◇ Encourage maximum length of street frontage for individual business that is consistent with the area medium business character
  - » Area 2 on Union between 21st and 22nd: encourage small store frontage and set maximum length of street frontage for individual business that is consistent with the area small business character
- Create activity and visual interest at intersection to enhance Central Area identity and sense of arrival
  - » Street furniture such as public art, landscape, banner, pedestrian lighting etc.
  - » Building facade enhancement at the corner
  - » Building setback and layout to create opportunity for open space
- Encourages new development to provide building-integrated shelters and canopies for transit users

## OPEN SPACE / COMMUNITY GATHERING PLACES

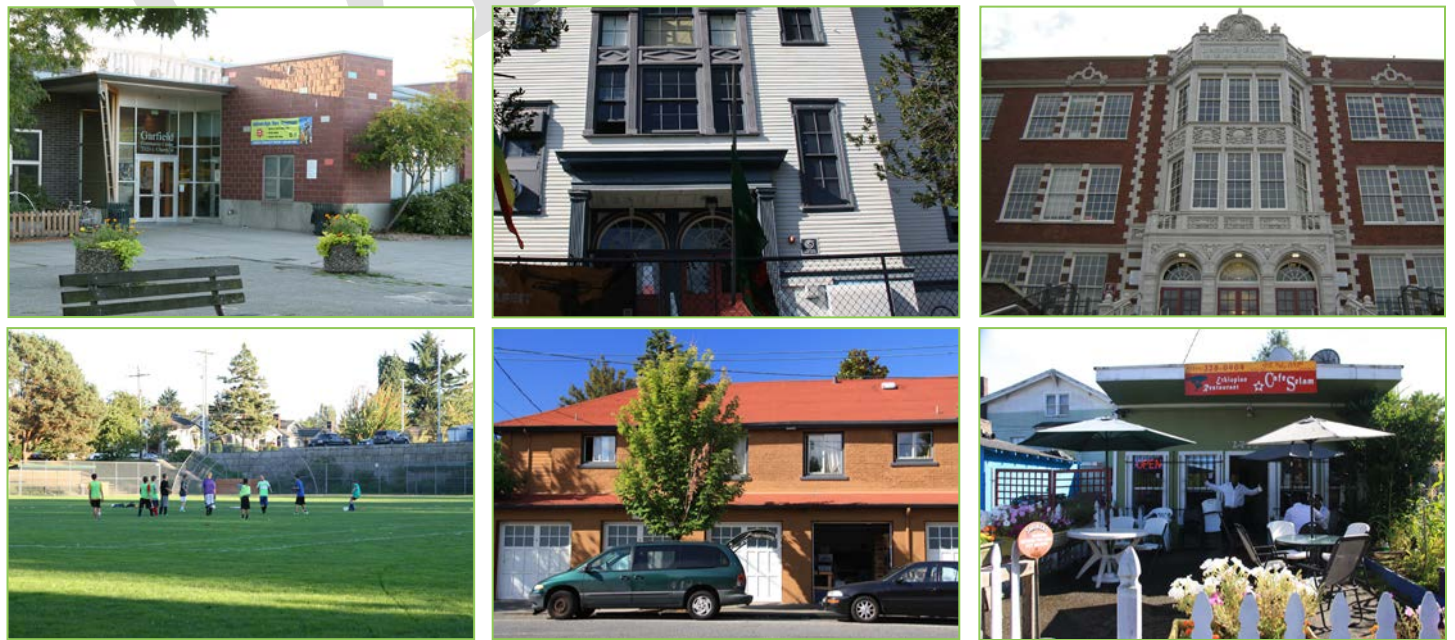
- Encourage additional building setback to provide opportunities for sidewalk cafe and outdoor community gathering places
- Prioritize open space at ground level near public streets such as at the front or side of the building, or courtyard etc
- Encourage incorporating indoor community gathering space such as meeting space at the ground level
- Consider utilizing building rooftops as an opportunity for community gathering and community garden etc.

## HOUSING

- Apply Mandatory Housing Affordability requirement to all rezones to provide affordable housing
- Encourage affordable housing units below 60% Area Median Income
- Encourage family size affordable housing units
- Encourage affordable housing to be built within the Central Area
- Encourage a mix of housing size
- Encourage green built affordable housing
- Increase African American's access to affordable housing

# CHERRY CORE

Below is overall context map which generally identifies the existing and future street network, assets and opportunities



## Mixed Use Building Examples in Neighborhood Commercial 40'



## Building Example in Low Rise Residential Commercial Zone

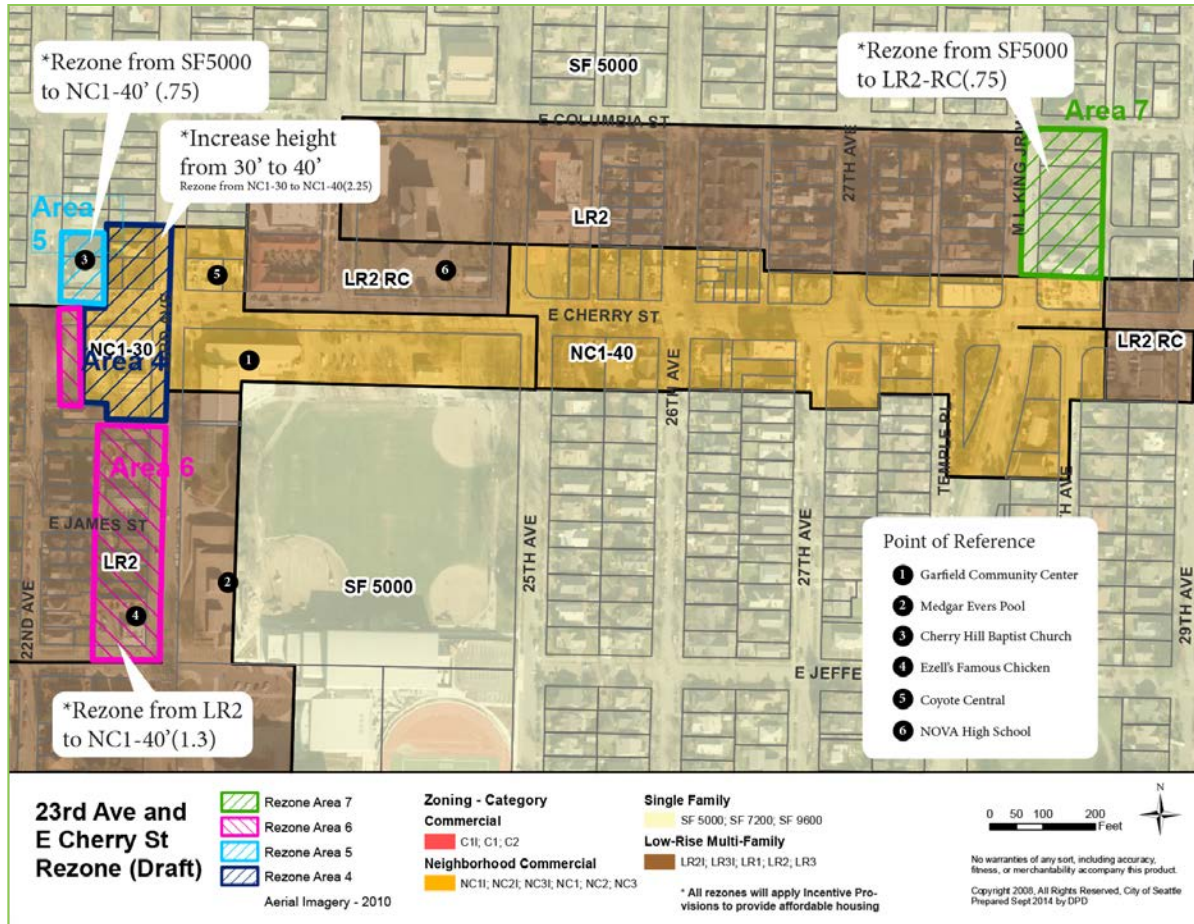


# CHERRY RECOMMENDATIONS IN RESPONSE TO DESIGN PRIORITIES

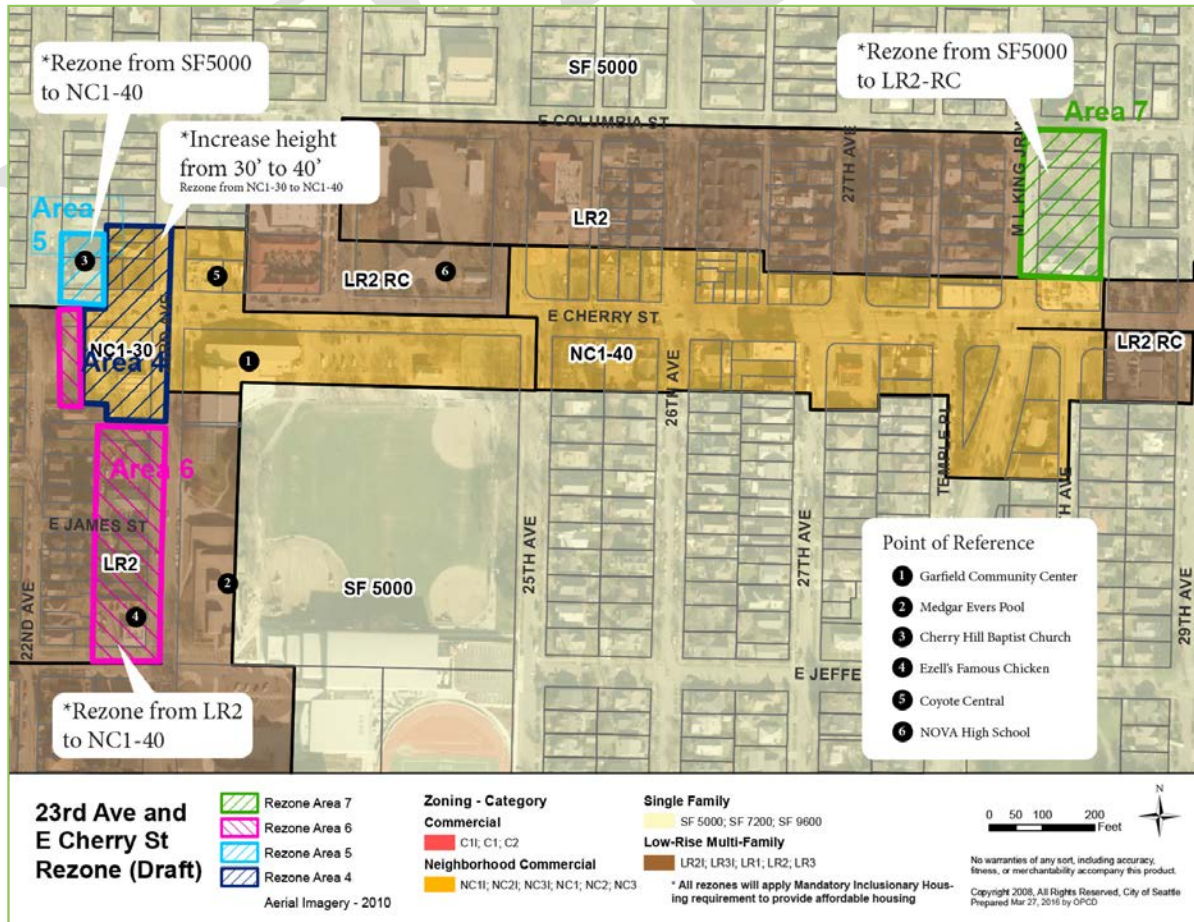
## CHARACTER

- Create a vibrant community heart with more eyes on the street by increasing and concentrating density around the intersection and along E Cherry St. The increase in height is consistent with typical mixed use development scale found within urban villages and centers, and it reflects community's vision for this core as a smaller scaled community-serving node with finer grained mixed use developments.
  - » Support NC1 small scale neighborhood commercial to preserve the character
  - » Recommend a height limit of 40' to create a consistent height and identity, to accommodate existing uses west of 23rd Ave, and support continuation and expansion of services provided by existing institution with the appropriate neighborhood commercial zoning.
    - ◇ Area 4 at the west corner of 23rd Ave and Cherry St: Recommend change zoning from Neighborhood Commercial 1 (NC1-30') to Neighborhood Commercial 1 (NC1-40)
    - ◇ Area 5 on existing Cherry Hill Baptist Church property, recommend change zoning from Single Family (SF 5000) to Neighborhood Commercial 1 (NC1-40)
    - ◇ Area 6 on 23rd Ave between Jefferson and south of Cherry St: Recommend change zoning from Lowrise 2 (LR2) to Neighborhood Commercial 1 (NC1-40)
  - » Support LR2-RC residential commercial at the NE of Cherry and MLK to provide appropriate zoning for existing uses and transitional use to adjacent existing single family zones
    - ◇ Area 7 at the northeast corner of Cherry and ML King JR: Recommend change zoning from Single Family (SF 5000) to Lowrise 2 Residential Commercial (LR2-RC)
- It is a desire of neighborhood residents to preserve existing community institutions, churches, social services and community gathering places. Any rezone plan should accommodate and encourage retention of these places.
- Support the history and existing African American businesses through the expansion of more ground floor retail opportunities.
- The neighborhood's East African heritage can be represented with opportunities for open-air markets in the required open space areas.
- Recognize and activate old/historic charming buildings

# Original Recommendation



# Revised to Reflect the Mandatory Housing Affordability Requirement



Pedestrian friendly streetscape with more “eyes on the street”



## STREETScape

- Encourage more ground related retail and sidewalk cafes that invite the pedestrian activities to create more eyes on the street
- Encourage protective canopies, sidewalk cafes, transparent storefronts and outdoor vendor stalls to enliven the streetscape
- Encourage additional building setback to provide opportunities for sidewalk cafe and community gathering places
- Encourage pedestrian friendly street level use and small business spaces by applying a maximum length of street frontage for individual businesses that is consistent with the area small business character
- Encourage new development to provide building-integrated shelters and canopies for transit users
- Cherry Street activation: festival street or and other community driven events

The illustrative rendering of the concept plan at the intersection of 23rd Avenue represents the streetscape character that respects the smaller scale neighborhood and depicts how public facilities (community center, pool, teenlife center) and schools can be more connected and activated as neighborhood assets.





## OPEN SPACE / COMMUNITY GATHERING PLACES

- Encourage additional building setback to provide opportunities for sidewalk cafe and outdoor community gathering places
- Encourage utilizing building rooftops as an opportunity for community gathering and community garden etc.
- The rooftop of the Medgar Evers Pool building presents an opportunity to activate this area with landscaping and lighting for neighborhood outdoor gatherings, dances, summer films and concerts.



## HOUSING

- Apply Mandatory Housing Affordability requirement to all rezones to provide affordable housing
- Encourage affordable housing units below 60% Area Median Income
- Encourage family size affordable housing units
- Encourage affordable housing to be built within the Central Area
- Encourage a mix of housing size
- Encourage green built affordable housing
- Increase African American's access to affordable housing

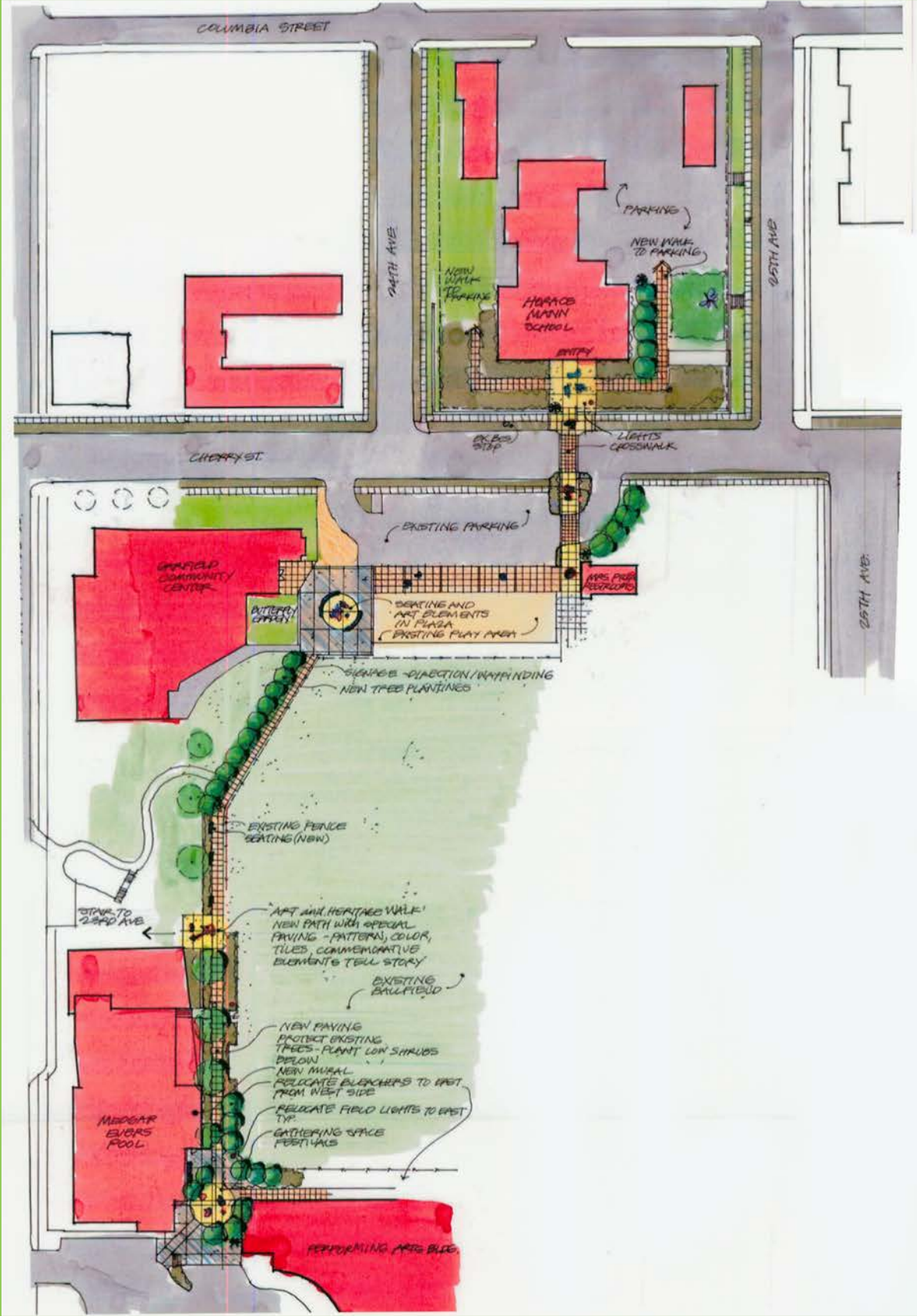
Activate streets and space through community events and festivals



## GARFIELD CAMPUS IMPROVEMENTS

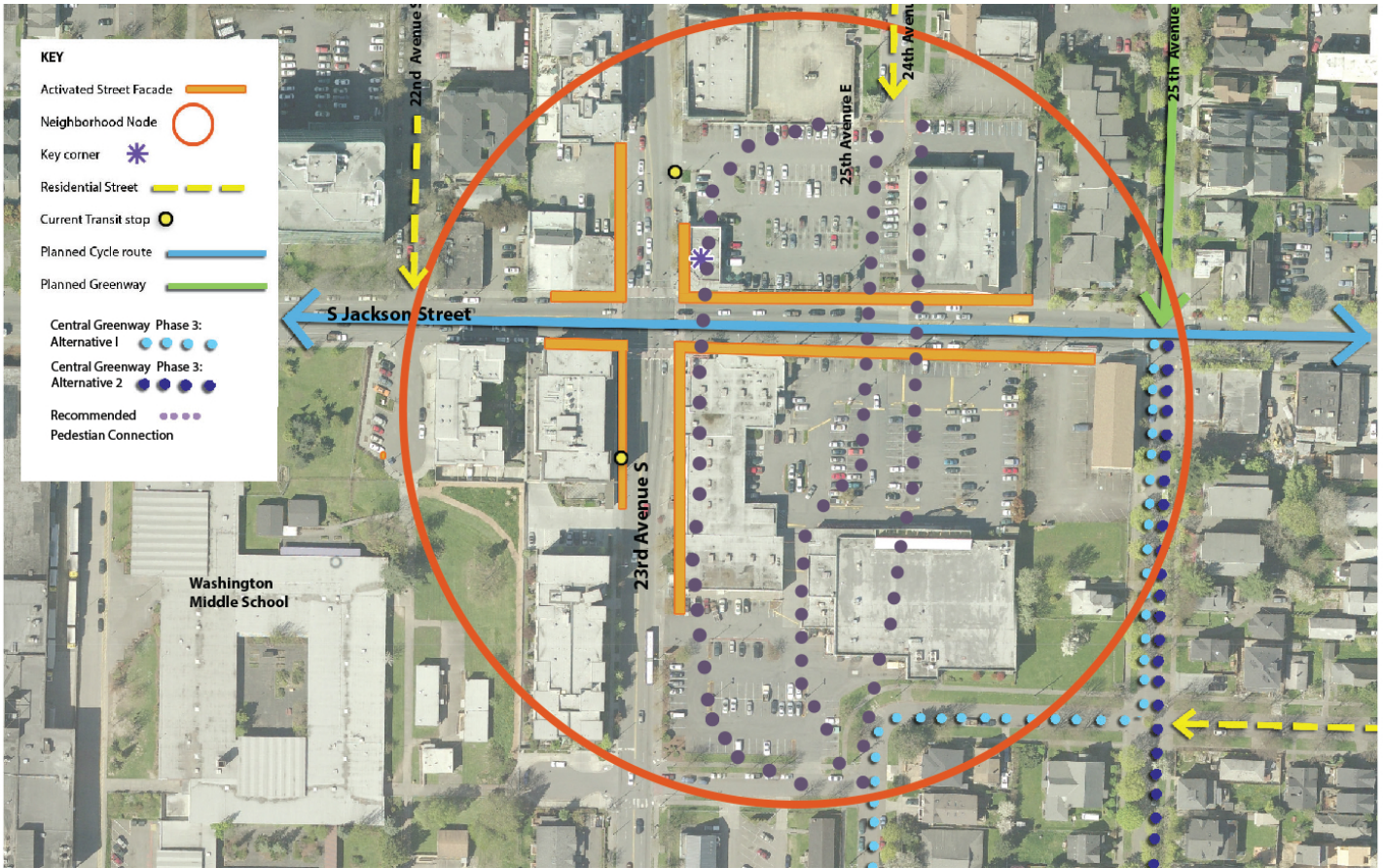
- Create inviting environment to integrate the community around the Garfield campus
- Consider Garfield Master Plan (2005) design concept recommendations for a more pedestrian friendly environment, activation of the public realm and access to community public assets:
  - » Proposed pedestrian pathway - Legacy and Promise Promenade as described in the Garfield Master Plan (2005), from the NOVA High School (Horace Mann) south past the Community Center and Evers Pool, can help pedestrian connectivity, bring visibility to the blind spots of the block and activate dead zones.
  - » Incorporate art work in pedestrian promenade that represents different ethnic groups
- Improve paving, lighting especially pedestrian lighting, landscaping around the Garfield Community Center and along the pedestrian promenade
- The rooftop of the pool building presents an opportunity to activate this area with landscaping and lighting for neighborhood outdoor gatherings, dances, summer films and concerts.
- Crime prevention through environmental design (CPTED) practices for improvements along the Garfield Campus

Legacy and Promise Promenade - Preferred design as described in the Garfield Master Plan (2005)



# JACKSON CORE

Below is overall context map which generally identifies the existing and future street network, assets and opportunities



# JACKSON RECOMMENDATIONS IN RESPONSE TO DESIGN PRIORITIES

## Mixed Use Building Examples in Neighborhood Commercial 85'



### CHARACTER

- Create vibrant commercial district with more shops and services by increasing and concentrating density around the intersection. The increase in height reflects the community vision for this core as the largest of the three community nodes with larger scaled mixed use developments, the community's center for general goods and services, and a local and regional destination that draws a broad mix of people.
  - » Supports NC3 larger scale pedestrian oriented neighborhood commercial to provide opportunities for a variety of types and scales of shops and services
  - » Recommends a height limit of 75' around the intersection to create flexible development potential at this important intersection
    - ◇ Area 8: Recommend change zoning from Neighborhood Commercial 3 (NC3-65) to Neighborhood Commercial 3 (NC3P-75)
- Encourage mixed-use developments of higher density which can attract and support local and regional neighborhood-oriented retail, office, restaurant and entertainment businesses. A larger 24-hour population will create the kind of critical mass necessary to revive the Jackson Street entertainment "Jazz scene" of the past.
- It is a desire of neighborhood residents to preserve existing community institutions, churches, social services and community gathering places. Any rezone proposal should accommodate and encourage retention of these places.
- Retaining existing small, African American-owned businesses can be accommodated in the expansion of more ground floor retail opportunities.

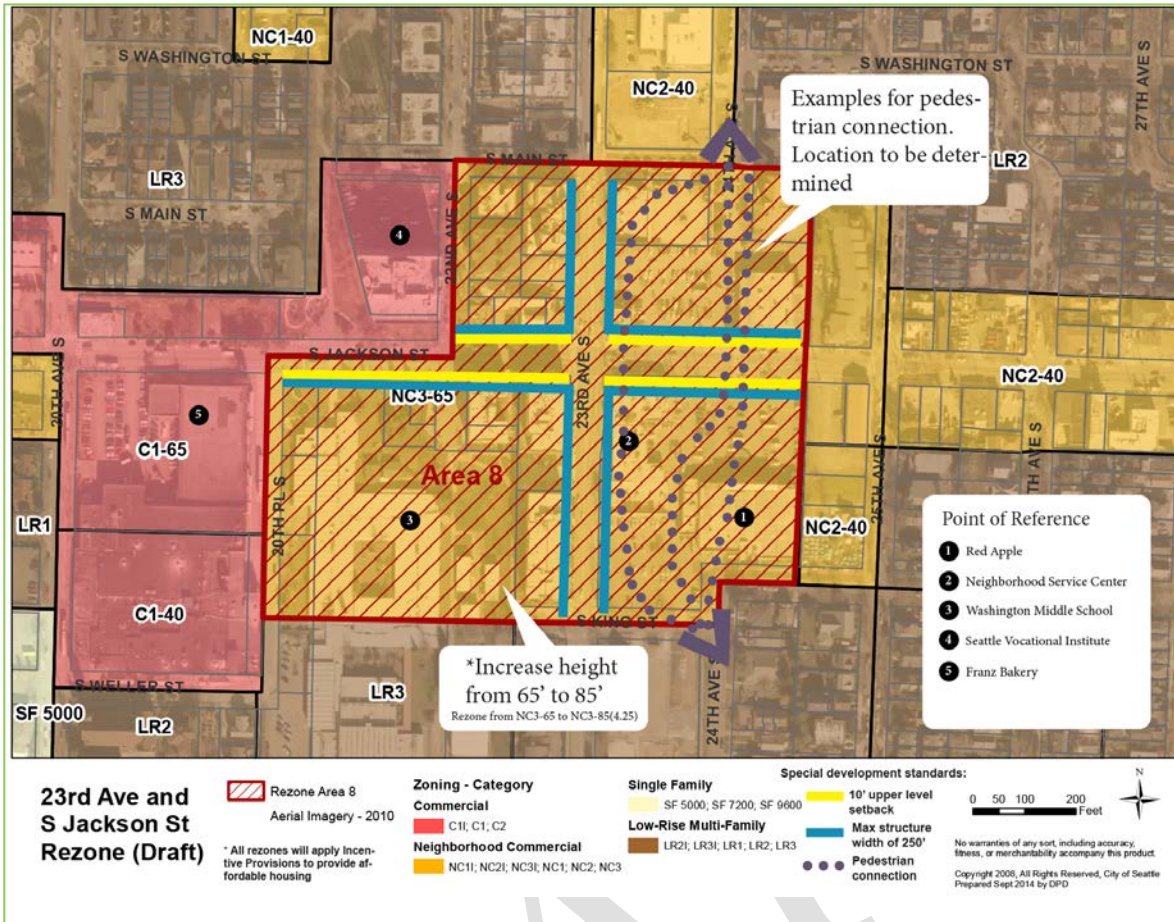
### TRANSITION

- Future mixed use development on S King St and S Main St across from low density residential zoned areas is encouraged to provide adequate buffer through setback, landscape or ground level residential use when feasible to minimize intrusion to residential use and maintain residential character.

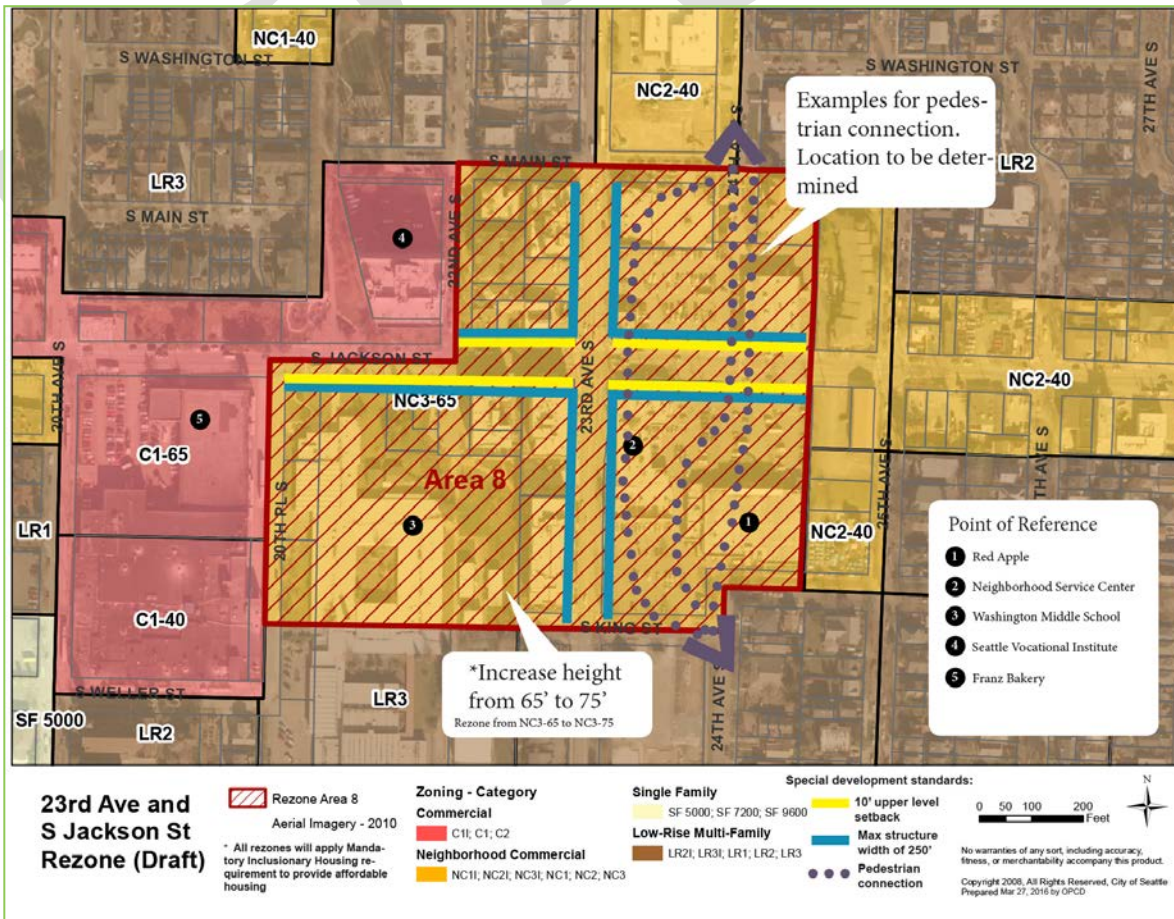
### STREETScape AND CONNECTIVITY

- Provide a pedestrian access to connect S Main St and S King St through the blocks or along the blocks with widened sidewalks. This requirement aims to connect existing and future commercial and residential development in the surrounding area with pedestrian connection along the public sidewalk or within the block. This is consistent with the community vision for a pedestrian friendly environment at this key community node.

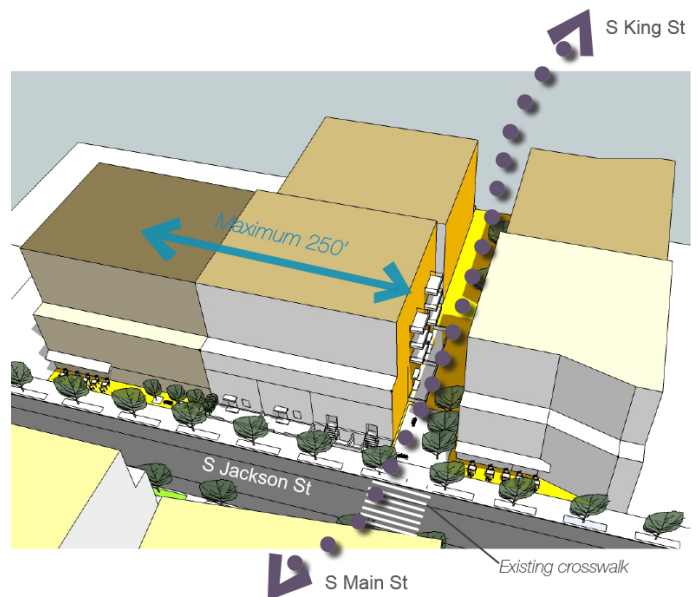
## Original Recommendation



## Revised to Reflect the Mandatory Housing Affordability Requirement



- The maximum width of structures facing South Jackson Street or 23rd Avenue South is 250 feet. Facade modulation or building separation can be considered as a break in the maximum length of the street facing facade. This requirement aims to achieve massing and scale more compatible with the existing neighborhood context, achieve a human scale, and ensure more light penetration to the street level.
- Along South Jackson Street, require a minimum upper level setback of 10 feet is required for all portions of a structure above a height of 45 feet as measured from average finished elevation. This requirement aims to provide more light onto the street, reduce the perceived bulk of buildings to create a more pedestrian friendly environment, and promote a stronger main street and promenade character.
- Encourage additional building setback to provide opportunities for sidewalk cafe and community gathering places
- Place parking to the back of the building and prohibit parking along the streetfrontage
- Protective canopies, sidewalk cafes, transparent storefronts and outdoor vendor stalls should be encouraged to enliven the streetscape
- Encourage pedestrian friendly street level use and provide flexible spaces for small and large businesses and mixed use development:



The illustrative renderings of the concept design, at the intersection of 23rd Avenue, present the possible streetscape character of the core in the proposed upzone of ground level retail spaces, protective canopies, outdoor café, sidewalk paving, street trees and street furniture.



City of Seattle  
Department of Planning  
& Development

D:A ARCHITECTURE SRG

23RD AVE ACTION PLAN - Urban Design Study 2013.10.30

- » Encourage inclusion of commercial spaces for small, individual business establishments that average 2,000 square feet or less in size at street level
- Create activity and visual interest at intersection to enhance Central Area identity and sense of arrival
  - » Street furniture such as public art, landscape, banner, pedestrian lighting etc.
  - » Encourage building facade enhancement at the corner
  - » Encourage building setback and layout to create opportunity for open space
- Encourage new development to provide building-integrated shelters and canopies for transit users

### OPEN SPACE / COMMUNITY GATHERING PLACES

- Encourage preservation of existing community gathering places like Starbucks, which is a popular gathering place for African American community in the region
- Encourage additional building setback to provide opportunities for sidewalk cafe and outdoor community gathering places
- Prioritize open space at ground level near public streets
- Encourage incorporating indoor community gathering space
- Consider utilizing building rooftops as an opportunity for community gathering and community garden etc.

### HOUSING

- Apply Mandatory Housing Affordability Requirement to all rezones to provide affordable housing
- Encourage affordable housing units below 60% Area Median Income
- Encourage family size affordable housing units
- Encourage affordable housing to be built within the Central Area
- Encourage a mix of housing size
- Encourage green built affordable housing
- Increase African American's access to affordable housing

Mixed use, with pedestrian friendly small storefront



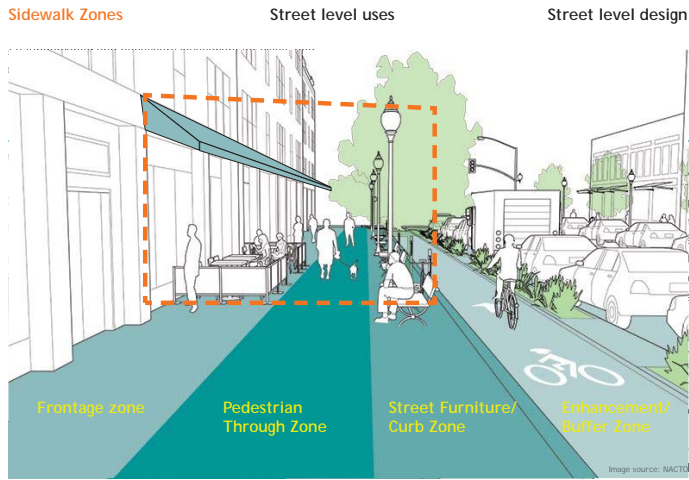
Ground Floor Retail and residential/office above with open space/gathering opportunity



Starbucks at 23rd and Jackson: an existing great gathering place that revives “jazz scene” of the past

# Street, Gateways and Public Space (for illustration only)

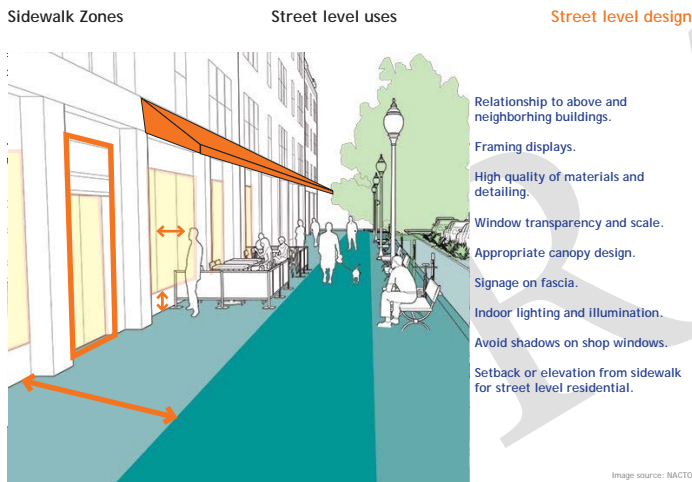
The Sidewalk as an Outdoor Room



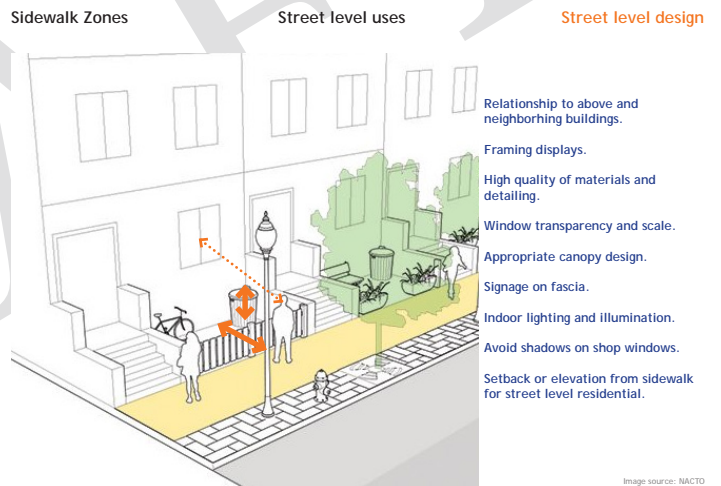
The Sidewalk as an Outdoor Room



The Sidewalk as an Outdoor Room



The Sidewalk as an Outdoor Room



Temporary Closures to create festival streets



Parklets can enhance constrained sidewalks





## IV Implementation

Implementation refers to the next steps—the policies, regulations, programs and resources that the City can use to implement recommendations. The Urban Design Framework considered a number of implementation tools to require or encourage the desired physical form and land uses within the three community core at 23rd Ave and Union, Cherry and Jackson.

### HOUSING AFFORDABILITY AND LIVABILITY AGENDA (HALA)

In September 2014, the City Council adopted Resolution 31546, in which the Mayor and Council proposed convening a Housing Affordability and Livability Agenda Advisory Committee to evaluate potential housing strategies. In July 2015, the 28-member Advisory Committee forwarded a report to Mayor Murray and City Council with 65 recommendations focused on increasing the production of market-rate and affordable housing, strategically preserving housing to minimize displacement, providing protections for tenants and low-income homeowners, streamlining permitting systems to reduce housing costs, and leveraging resources for production and preservation of affordable housing. Together, it was anticipated that these recommendations would allow Seattle to produce 30,000 market-rate and 20,000 affordable units over the next 10 years. Implementing mandatory housing affordability (MHA) requirements in conjunction with increases in development capacity was a key recommendation of the committee.

In 2015 and 2016, City Council passed legislation creating Chapters 23.58B and Chapter 23.58C. Together, these pieces of legislation set up the basic parameters and procedural requirements that apply to commercial and residential development where MHA will apply, but did not actually implement the requirements in any area of Seattle.

### REZONE AND MHA REQUIREMENTS

The proposed rezones along 23rd at Union, Cherry and Jackson would implement mandatory housing affordability (MHA) requirements. MHA is a piece of the Housing Affordability and Livability Agenda (HALA), a multi-pronged approach to address the housing affordability crisis in Seattle, and is proposed to be implemented across Seattle as additional development capacity is granted. Under MHA, developers would be required to contribute to affordable housing as part of most commercial or residential development. This contribution would be met by including affordable housing units within new development (performance) or paying into a fund that will support development of affordable housing (payment). This legislation also provides for additional development capacity in the form of an increase in the amount of height or floor area in zones where MHA would apply. By enacting these two changes together, the proposed legislation will both increase the supply of new market-rate housing and result in the creation of new rent- and income-restricted housing, both of which support the City's growth management and housing policies and will help address housing affordability, support equitable development and community ownership in the Central Area.

### MULTI-FAMILY TAX EXEMPTION PROGRAM

The Multifamily Property Tax Exemption (MFTE) Program provides a tax exemption on the residential improvements on multifamily projects in exchange for the provision of affordable housing. MFTE has been revised to encourage a greater range of affordable unit types, including both small and large layouts. Property owners' participation in MFTE is voluntary.

The current rules allow a tax exemption for 12 years

if 20% of the units are set aside for moderate-wage households to rent or buy. Affordable homes are income restricted based on the average household median income (AMI). The 2016 income limits for rental units are:

- 40% of the AMI for small efficiency dwelling units or congregate residence units (\$25,320 for one-person households), with a rent limit of \$633;
- 65% of the AMI for a studio (\$41,145 for one-person households) with a rent limit of \$1,028;
- 75% of the AMI for a one-bedroom (\$47,475 for one-person households, \$54,225 for two-person households) with a rent limit of \$1,355;
- 85% of the AMI for a two-bedroom units (\$61,455 for two-person households, \$69,105 for four-person households) with a rent limit of \$1,727; and
- 90% of the AMI for a three-bedroom or larger unit (73,170 for three-person households, \$81,270 for four-person households) with a rent limit of \$2,113.

All rent limits include utilities.

## SUSTAINABLE DEVELOPMENT

Much of the desired physical character and sustainability of the Town Center will be determined by decisions of private property owners. In Seattle, certain sustainable development practices are required by the Land Use, Building and Stormwater codes. In addition, the City has introduced several programs to promote sustainable building and design in new development projects:

## GREEN FACTOR

The Green Factor is a landscape requirement designed to increase the quantity and quality of planted areas in Seattle while allowing flexibility for developers and designers to meet development standards. It currently applies to new development in commercial and neighborhood commercial zones outside of downtown, and multifamily residential zones. The requirement is designed to encourage larger plants, permeable paving, green roofs, vegetated walls, preservation of existing trees, and layering of vegetation along streets and other areas visible to the public. Bonuses are provided for food cultivation, native and drought-tolerant plants, and rainwater harvesting.

## PRIORITY GREEN

Priority Green is a suite of green permitting incentives to assist projects that use smart approaches to design and construction and innovative practices.

- Priority Green EXPEDITED shortens review times for projects that meet typical green building standards and have less code complexity.
- Priority Green FACILITATED assists all innovative project types that will serve as visible models of high performance and sustainability.
- Priority Green TOOLS provides additional code incentives to assist applicants developing green projects.
- The Living Building Pilot Program assists projects attempting to meet the requirements of the Living Building Challenge—a green building rating system to recognize buildings meeting the highest level of sustainability. The Pilot Program allows flexibility in development standards to accommodate innovative technologies or design approaches that might otherwise be discouraged or prohibited.

# APPENDIX A: INITIAL URBAN DESIGN STUDY

This appendix includes an initial urban design study for the Union, Cherry and Jackson nodes along 23rd Ave. It summarizes the community desire for each node based on community input during the 23rd Ave Action Plan (Union-Cherry-Jackson) process. Diagrams here suggested the preservation of existing community assets, development potential in these nodes and possible transition between existing single family zones and future development. It provides initial urban design and zoning recommendations to start community discussion. These recommendations will be further discussed and refined through the Urban Design Framework and rezoning process through working with the community, businesses, property owners, developers, institution and other stakeholders.

## Community Character

**23rd and Union:** This is a neighborhood scale destination with housing above businesses that draw customers from the larger neighborhood. It builds on what it already has: a cinema, churches and a major foundation that provides services. Plans are already underway on two key properties. This vision creates a cohesive fabric of buildings and uses by incorporating those two proposals to create a node that reads as a place – a place that draws people in – a destination.

**23rd and Cherry:** This is a smaller scale node with an abundance of community assets, especially for youth. It is home to a park, Garfield High School, community center, teen center, arts programs, and small businesses including culturally specific restaurants. The focus here is to improve safety through increased pedestrian activity on the sidewalks and more “eyes on the streets” and to create a finer grained place that allows those things that are special to this node, like Ezell’s, to stay and flourish.

**23rd and Jackson:** This is a larger scale node with regional destinations such as Pratt, the Wood Technology Center, Seattle Vocational Institute, and Langston Hughes nearby. It also has housing for a broad mix of people, social services and parks, with a library nearby. Finally, it is the place to shop for daily household needs. The proposal adds housing and businesses, and leverages a key site to improve community connections through the node.



## Building Examples

Mixed Use Building Example in Neighborhood Commercial 40'



Mixed Use Building Examples in Neighborhood Commercial 65'



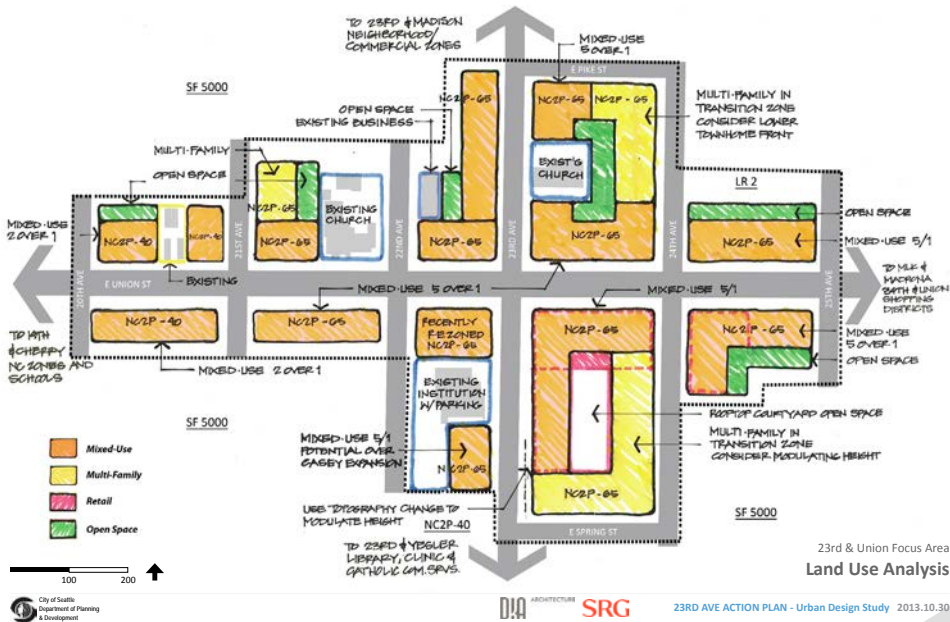
Mixed Use Building Example in Neighborhood Commercial 85'



# Union Core

## INITIAL LAND USE ANALYSIS

Will be refined along the UDF and rezone process



### WHAT IS UNIQUE:

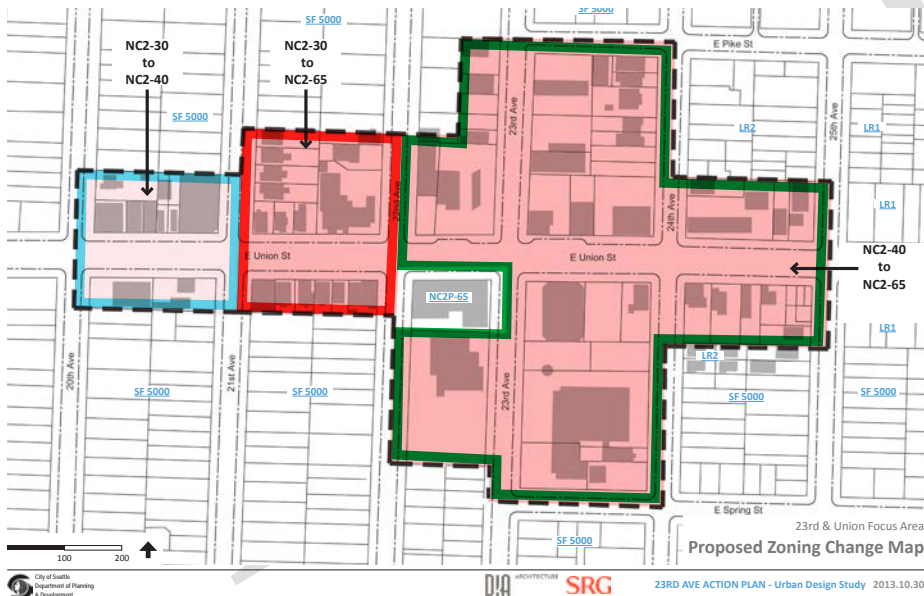
- Small scale neighborhood feel
- A good mix of shopping, dining, residential uses and entertainment such as Central Cinema

### WHAT IS DESIRED:

- A vibrant neighborhood scaled commercial district that respects the history and historic character and protects small businesses
- A place with an identity – that invites people
- More shops and services that serve the community,
- Mixed use development that could include, live/work units, and opportunities for startup businesses
- Affordable housing;
- Investment on underutilized or vacant properties
- A unified, inviting and pedestrian friendly streetscape along 23rd Ave and Union Street
- More gathering spaces and open space

## INITIAL ZONING RECOMMENDATION

Will be refined along the UDF and rezone process



### WHAT THE PROPOSAL DOES:

- Supports NC2 neighborhood commercial to preserve the small scale neighborhood commercial character
- Recommends a change of height limit from 40' to 65' around the intersection to create a unified identity at this important intersection with transitions to lower zones at the edges
- Recommends a change of height limit from 30' to 40' west of 21st Ave to provide more flexibility in development form for neighborhood commercial while create transitions sensitive to existing single family zones
- Creates a pedestrian friendly streetscape with more "eyes on the street"
- Increases activity on the street with more people living and using this business core

## STREETSCAPE RECOMMENDATION

Seek opportunities to strengthen neighborhood identity with streetscape elements such as pedestrian lighting, street trees, sidewalk cafes, transparent storefronts and outdoor vendor, paving texture change at intersection of 23rd and Union, art, etc.



# Cherry Core

## INITIAL LAND USE ANALYSIS

Will be refined along the UDF and rezone process

### WHAT IS UNIQUE:

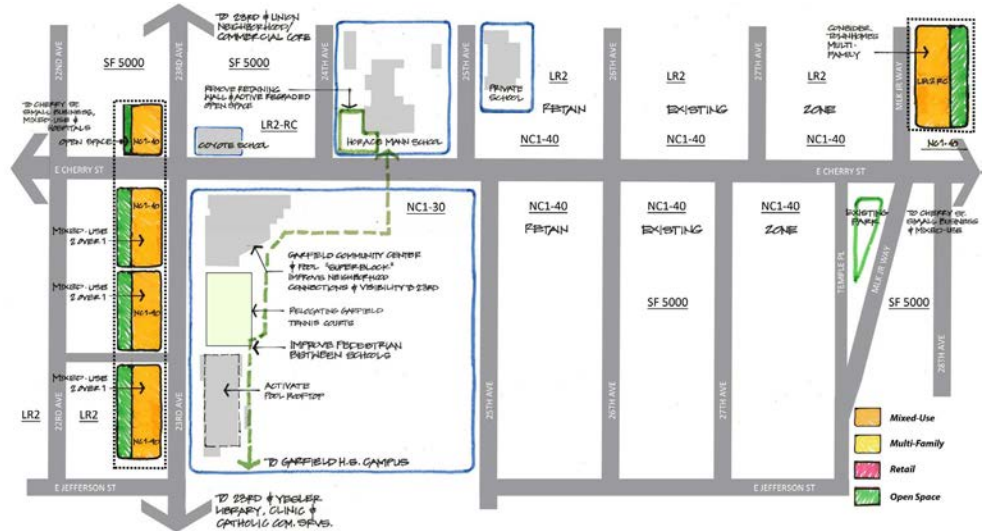
- A smaller scaled node with an abundance of community assets especially for youth
- Small scale commercial uses with a strong presence of Ethiopian restaurants along Cherry Street which provide shops and services as well as social gathering opportunities

### WHAT IS DESIRED:

- Provides well-connected education, youth and other community activities and events
- A vibrant neighborhood scaled commercial district that respects the history and historic character
- Preserve existing culturally specific businesses while provide more variety of shops and services that serve the community,
- Investment on underutilized or vacant properties
- Improve streetscape to encourage positive street activities to reduce crimes

### WHAT THE PROPOSAL DOES:

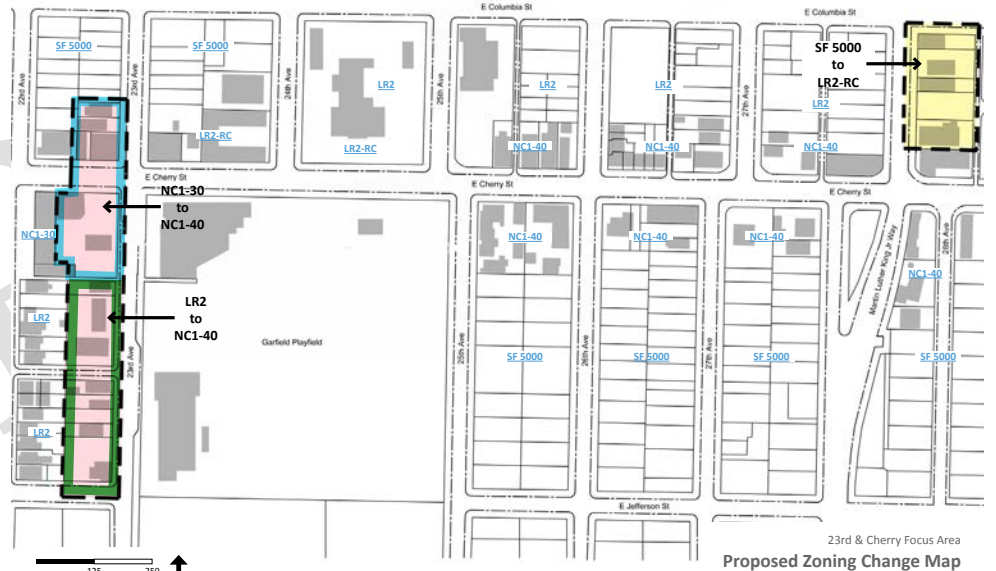
- Supports NC1 neighborhood commercial to preserve the small scale character
- Provide non-conforming non-residential uses west of 23rd Ave with the appropriate neighborhood commercial zoning
- Recommends a height limit of 40' to create a consistent height and unified identity
- Creates a pedestrian friendly streetscape with more "eyes on the street"
- Increases activity on the street with more people living and using this business core
- Supports LR2-RC residential commercial at the NE of Cherry and MLK to provide appropriate zoning for existing uses and transitional use to adjacent existing single family zones



23rd & Cherry Focus Area Land Use Analysis

## INITIAL ZONING RECOMMENDATION

Will be refined along the UDF and rezone process



23rd & Cherry Focus Area Proposed Zoning Change Map

## STREETSCAPE RECOMMENDATION

Respect the smaller scale neighborhood character and strengthen neighborhood identity with streetscape elements such as pedestrian lighting, street trees, sidewalk cafes, transparent storefronts, paving texture change at intersection, and public art, etc; connect community facilities and assets

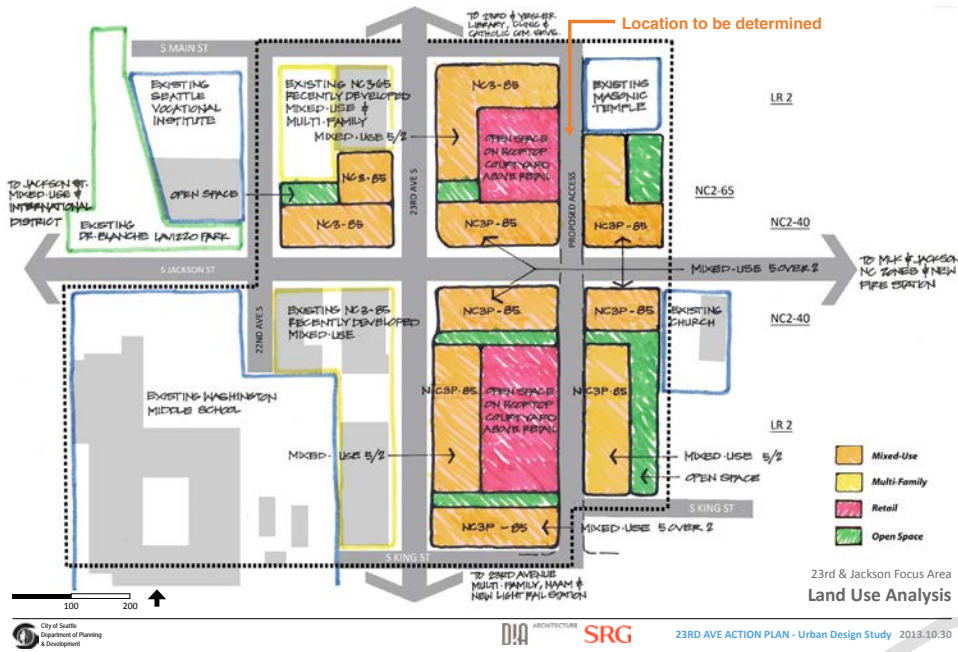


23rd & Cherry Focus Area On 23rd Ave Looking North

# Jackson Core

## INITIAL LAND USE ANALYSIS

Will be refined along the UDF and rezone process



### WHAT IS UNIQUE:

- a larger scaled node with regional destinations
- a mix of shops, services and housing that serve for a broader community
- Starbucks is a popular gathering place for African American community in the region.

### WHAT IS DESIRED:

- A vibrant mixed use commercial district that provides opportunities for small and large businesses, and opportunities for startup businesses
- connect shops and services with better grid street network
- Provide pedestrian friendly and inviting storefronts and street frontage
- More shops and services that serve the community,
- Affordable housing;
- More welcoming gathering spaces and open space and less crimes

### WHAT THE PROPOSAL DOES:

- Supports NC3 neighborhood commercial to provide opportunities for a variety of types and scales of shops and services
- Recommends a height limit of 85' around the intersection to create flexible development potential at this important intersection with transitions to lower zones at the edges
- Creates a pedestrian friendly streetscape with more "eyes on the street"
- Increases activity on the street with more people living and using this business core
- Support a pedestrian zone designation to provide more inviting street level uses and storefronts
- Considers opportunities for open space and community gathering

## INITIAL ZONING RECOMMENDATION

Will be refined along the UDF and rezone process



## STREETSCAPE RECOMMENDATION

Strengthen neighborhood identity with streetscape elements such as pedestrian lighting, street trees, outdoor café, paving texture change at intersection, sidewalk paving, and other street furniture; Recognize existing great gathering places like Starbucks and incorporate it into future development.



# APPENDIX B: ZONING DESCRIPTIONS

## What are the different zoning types in the Union, Cherry and Jackson nodes?

Zoning	Character	Typical Uses
<b>NC1</b> Neighborhood Commercial 1	Small pedestrian-oriented mixed use commercial/residential area that provides primarily convenient retail and services to the surrounding neighborhood	Small grocery store, hair salon, coffee shop, and housing above
<b>NC2</b> Neighborhood Commercial 2	Moderately-sized pedestrian-oriented mixed use commercial/residential area with a full range of retail and services to the surrounding neighborhood	Medium size grocery store, drug store, coffee shop, customer service office, medical/dental facility, and housing above
<b>NC3</b> Neighborhood Commercial 3	Larger pedestrian-oriented mixed use commercial/residential district serving the surrounding neighborhood and a larger community or regional clientele	Supermarket, restaurants, offices, hotels, clothing shops, business support services, and housing compatible with the area's mixed-use character
<b>SF</b> Single Family	Residential area primarily with detached houses. i.e., "single dwelling unit"	Detached houses on separate parcel. May also include "Accessory dwelling units"
<b>LR2</b> Lowrise 2	Provides for a variety of multifamily housing types.	A mix of small scale multifamily housing such as townhouses, rowhouses and apartments

Suffix		
<b>RC</b> Residential Commercial	Preserve the residential character while providing low intensity commercial uses to the surrounding neighborhood.	live-work unit, restaurants, office and apartment. It is assigned a residential zone classification such as LR.
<b>30, 40, 55, 65, 75 or 85</b>	A maximum height limit of 30', 40', 55', 65', 75' or 85'	
<b>5000</b>	Minimum 5,000 square feet of lot area	For single family zone

### Building Type Examples

Neighborhood Commercial 40', such as NC1-40, NC2-40



Neighborhood Commercial 65', such as NC2-65, NC3-65



Neighborhood Commercial 85', such as NC3-85



Low Rise Residential Commercial Zone, such as LR2-RC



Pedestrian Oriented Storefront



# Additional Acknowledgements

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Erica Bush (Youth)

## City of Seattle and King County Lead Departments

Office of Planning and Community Development

Seattle Department of Neighborhoods

Seattle Department of Transportation

Seattle Parks and Recreation

Office of Housing

Seattle Police Department

Seattle Public Utilities

Office of Economic Development

Human Services Department

Seattle&King County Public Health

