

# Jackson Hub Station Area Level Setting and Information Seeking Presentations Part I

June 16, 2020 Event Summary | 10 am – 12 pm | Zoom

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## Purpose

- Ensure all participants are starting with the same baseline information through brief presentations by organizations, agencies, and stakeholders.
- Identify interrelated decisions, investments, and policies the City of Seattle, Sound Transit, King County (and others e.g. the Port) are making in the study area and area of influence.
- Identify questions about future uses in the study area and area of influence.

# Participants

Presenters noted with an asterisk.

## *Alliance for Pioneer Square*

Lisa Howard\*  
Jessa Timmer

## *Chinatown-International District Business Improvement Area*

Monisha Singh\*

## *Downtown Seattle Association*

Jacqueline Gruber

## *Historic South Downtown*

Kathleen Johnson\*  
Angela Battazzo,  
Consultant  
Jamie Strausz-Clark,  
Consultant

## *Interim Community Development Association*

Derek Lum\*

## *Seattle Chinatown-International District Preservation and Development Authority*

Maiko Winkler-Chin\*

## *King County*

Chris Arkills  
Stephanie Pure  
Maureen Thomas

## *Port of Seattle*

Rosie Courtney  
Joseph Gellings  
Geraldine Poor  
Genevieve Pla-Rucki

## *Public Stadium District*

John Marchione

## *Sound Transit*

Katey Bean, Consultant  
representing WSBLE  
Leda Chahim  
Sloan Dawson  
Ron Endlich  
Wesley King  
Alexis Lair  
Stephen Mak  
Abel Pacheco  
Cathal Ridge

## *WSDOT*

Robin Mayhew

## *City of Seattle*

### **City Light**

Hernann Ambion  
Steve Byers  
Sherry Edquid  
Colleen Lenahan  
Reagen Price

### **Council Central Staff**

Calvin Chow

### **Department of Construction & Inspection (SDCI)**

Lindsay King

### **Department of Neighborhoods**

Rebecca Frestadt  
David Hlebain  
Genna Nashem  
Stanley Tsao

### **Department of Transportation**

Zac Eskenazi  
Aditi Kambuj  
Serena Lehman  
Lizzie Moll  
Gabriel Seo  
Benjamin Smith  
Kit Woo

### **Design Commission (SDC)**

Valerie Kinast  
Michael Jenkins

### **Office of Arts and Culture**

Calandra Childers  
S Surface

### **Office for Civil Rights**

Kelly O'Brien

### **Office of Housing**

Bin Jung

### **Office of the Mayor**

Anne Fennessy

### **Office of Planning and Community Development**

Magda Hogness\*  
David Driskell  
Lauren Flemister  
Vera Giampietro  
Aaron Hursey  
Lucien Ong  
Janet Shull  
Andrew Tran\*

### **Office of the Waterfront**

Stephen Pearce

### **Public Utilities**

Shannon Kelleher  
Michael Norton

### *Consultant*

### **BERK Consulting**

Rebecca Fornaby  
Julia Tesch  
Marcia Wagoner

# Agenda

10:00 **Welcome, Introductions, and Schedule** – Marcia Wagoner, BERK Consulting

10:10 **Context** – Kathleen Johnson, Historic South Downtown

10:15 **Introduction to Community Organizations' Key Themes** – Kathleen Johnson

Themes 1-2 and Q&A – Lisa Howard, Alliance for Pioneer Square and Derek Lum, InterIm CDA

Themes 3-4 and Q&A – Maiko Winkler-Chin, SCIDpda and Monisha Singh, CID BIA

Themes 5-6 and Q&A – Lisa Howard and Maiko Winkler-Chin

Closing and Q&A – Kathleen Johnson

11:25 **Inventory of Community Planning Efforts** – Andrew Tran & Magda Hogness, Seattle OPCD

11:40 **Final Q&A and Next Steps** – Marcia Wagoner

12:00 **Adjourn**

# What We Heard

## PRESENTATIONS

The slides from both the community organizations and the Office of Planning and Community Development—accompanied by speakers’ talking points—are attached to this document.

## QUESTIONS AND COMMENTS: COMMUNITY ORGANIZATIONS’ “KEY THEMES”

Community organizations presented on a set of key themes. After each theme was presented, participants asked questions and shared feedback. Those questions and responses are shown below (questions are shown in italics, followed by indented bullet(s) with the presenter’s response).

The presentation and speakers’ talking points are attached at the end of this document.

### Introduction

- *I see you evoked the term “public safety.” I wanted to uplift that so that we’re clear about the terms we use given current events. We have to raise up these more nuanced views of public safety and what we’re seeing emerging in our communities in terms of how people can be taken care of.*
  - “Public safety” is part of Historic South Downtown’s mission statement and is peppered throughout our past work.
  - Historically in the C-ID, public safety is less focused on policing and more focused on keeping public spaces—including alleyways—busy with people and activity, which tends to discourage criminal activity.

### Key Theme 1: Enhance right-of-way to increase safety, social connections, and physical activity.

- *Does “increased safety” refer to pedestrian-automobile conflict?*
  - Yes, the goal is to ensure that people can pass through the area safely, particularly pedestrians.

### Key Theme 2: Advocate for development in the neighborhoods that promotes increased employment densities, housing supply, and affordable housing.

- *Can you repeat the breakdown of market rate to affordable housing in the C-ID and Pioneer Square?*
  - C-ID increase housing capacity by 10k units and 25k people (Vision 2030); a third of which are low/moderate income, a third of which are workforce, and a third of which are market rate housing.
- *What’s the population of Pioneer Square?*
  - Around 4,000—the residential population is very low compared to other areas.

### Key Theme 3: Address underused and dilapidated buildings.

- *How are the tensions between preserving existing building stock (including URM’s) and introducing new affordable housing (per targets cited above) mediated in the body of planning work?*
  - Historic building stock in the neighborhood is currently providing affordable housing—many of

which are converted historic hotels. We don't think about tearing down the buildings; depending on the owner and tools available, it can become affordable housing, workforce housing, or a number of other uses.

- Part of increasing residential density in Pioneer Square is looking for infill opportunities in areas immediately outside the district.
- *Are there specific buildings that would benefit from more public safety (as defined in this presentation)?*
  - The Republic has caught fire a few times. Other buildings have upper floors that have been inaccessible since the Nisqually Quake. A cluster of historic buildings at 7<sup>th</sup> and King presents many challenges. Additional residential would increase the density, improve businesses, and improve pedestrian atmosphere. We still have single room occupancy (SRO) buildings in the area. They often house single men, families with children, and the elderly. Fire, pandemics, and earthquakes would all be catastrophic for those living in SROs.
  - The Cannery Building is very dangerous. Many buildings that have changed ownership recently offer the potential for redevelopment.

#### Key Theme 4: Improve public safety experience and perceptions.

- *Are there specific areas that would benefit from more public safety (as defined in this presentation)?*
  - People feel very unsafe around the area under I-5. It's a large, dark, uncomfortable space. The 12<sup>th</sup> and Jackson intersection and 4<sup>th</sup> and Jackson intersection needs mitigation.
  - Some public spaces (e.g. Hing Hay Park, under I-5, intersections like 12<sup>th</sup> and Jackson) would benefit from better lighting and wayfinding—specifically in the 10-minute walkshed that reaches into little Saigon. More wayfinding signage is needed—including translations in Chinese and Vietnamese.
  - It would be important for us—as people responsible for the public realm—to look for opportunities to engineer safety by having more in-depth conversations with the community about what that might look like, e.g. activating spaces. This could take place across scales and help us reimagine what it means to engage in conversation about public safety.

#### Key Theme 5: Enhance pedestrian, bicycle, and “micro-mode” connections between the neighborhoods.

- *I'd love to hear your thoughts on the balance between the space allocated to buildings versus the pedestrian realm in the 4<sup>th</sup> and Jackson area and how that illustrates tensions between maintaining efficiency for traffic while ensuring people can walk comfortably.*
  - The needs at that intersection are beyond what we as a community are equipped to address. We have tried to address what we could through plans, but there are so many competing needs there. We continue to flag it as an area needing critical thinking to make sure it works in the long term.
  - The busses that circle around Union Station contribute to air pollution, which is already some of the worst in the city.

## Key Theme 6: Connect and activate King Street and Union Stations

[No questions or comments]

### Closing

- *Could you please share the latest Strategic Plan for Pioneer Square?*
  - [View Pioneer Square 2020](#). We were in process of the 2025 plan when Covid hit. We are in process of pivoting to a Recovery Plan with a timeline for revised strategic plan.
- *Have you noticed any tensions or alignments broadly between these themes that you'd like to note for us before we move to the next presentation?*
  - I don't see these themes as being in conflict because they've been part of planning documents since the 1970s. These unresolved issues are coming to a head because we're running out of land.
  - There's always tradeoffs in addressing needs.
  - It's important to consider the competing needs of different user groups in this area; people need different things at different times, e.g. football games during First Thursday Art Walk.
- *Have you identified any conflicting former plans and policies?*
  - Agencies should map their plans and policies to identify conflicts. The City has been working hard at a database, but other agencies are also doing planning work and need to have conversations and map out those conflicts.
  - We've been trying to produce implementable strategies over plans that sit on a shelf. We have real problems that need to be addressed to improve the public realm.
- *Are the themes in any type of priority?*
  - No, they are all priorities.
  - The importance of balancing different needs is a theme that runs through most of our existing plans.

## QUESTIONS AND COMMENTS: OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT'S INVENTORY OF COMMUNITY PLANNING EFFORTS

The City of Seattle's Office of Planning and Community Development presented an inventory of community planning efforts. After the presentation, participants asked questions and shared feedback. Those questions and responses are shown below (questions are shown in italics, followed by indented bullet(s) with the presenter's response).

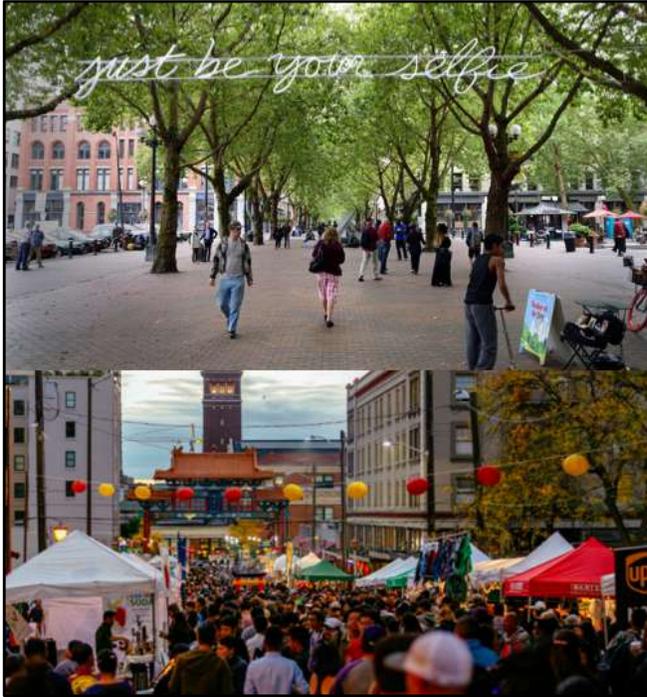
- *How does the City define "community ownership" of properties?*
  - Understanding that is part of this process. We are currently considering community members who own their building and land as well as community members who only own their stores. Further guidance would be appreciated.
- *Consider property ownership by "people you interact with," whether they own a storefront or entire building. We don't want any single property owner to get too big and we want owners to be tied to the*

*physical character of the neighborhood and supportive of the history and character.*

- *Please review the plan 2019 addressing dilapidated buildings in Pioneer Square. It was an attempt to spur conversation regarding moving stalled developments forward. [View the plan.](#)*
- *Please review a 1987 document highlighting how we've tried to define public safety in the community.*
- *In addressing the community's Key Theme 2, I didn't see anything in the City's presentation about commercial spaces (e.g. businesses, nonprofits, integration of ground floor). When we're talking about not displacing businesses, we're talking about general commercial spaces too.*
  - *We will be more specific in our terminology.*
- *I suggest you include the Waterfront Framework Plan and Waterfront Concept Plan in your evaluation. There are projects currently under construction and under design that are missing from your geographic evaluation.*
  - *We will reach out.*

## QUESTIONS AND COMMENTS: GENERAL/NEXT STEPS

- *What are agency staff thinking in terms of timeline given everything that's happened in the past few months and uncertainty about the pandemic going forward? We, the community organizations, need to know what to expect as we prepare to organize residents and other community partners to provide input.*
- *One of the intentions for this process was to have a more transparent revealing of community partners' and agencies' plans. Community organizations are looking forward to hearing agencies' plans so we can identify gaps and tensions. Would also like to know where you see gaps in the community's plans.*
- *Rebecca Frestedt and Genna Nashem from the Department of Neighborhoods will be prepared to present on the contexts of the Pioneer Square Historic District and the International Special Review District at a future meeting, as well as a high-level composition and objectives of the Boards.*
- *Derek Lum with InterIM CDA supports moving forward with the next event on June 30<sup>th</sup>.*
- *Jacqueline Gruber with the Downtown Seattle Association supports moving forward with the next event on June 30<sup>th</sup>.*



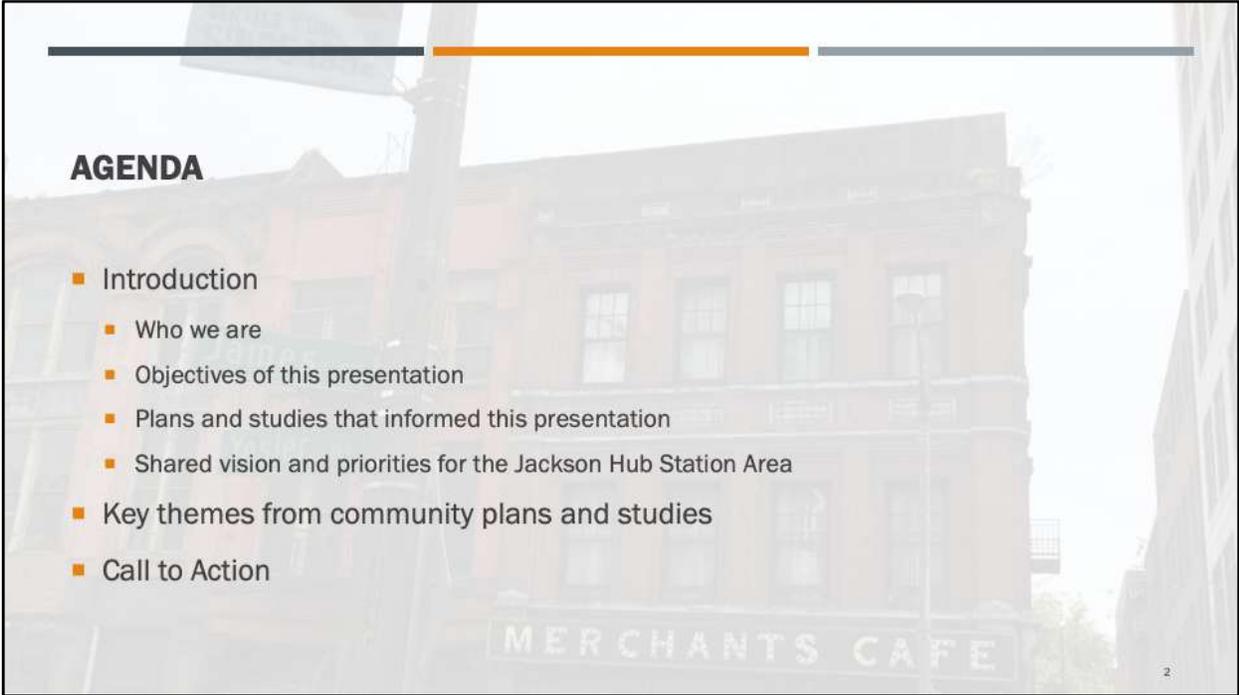
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## JACKSON HUB STATION AREA

BUILDING ON WHAT WE'VE LEARNED • 06.16.2020

ALLIANCE FOR PIONEER SQUARE • CHINATOWN INTERNATIONAL DISTRICT BUSINESS IMPROVEMENT AREA • HISTORIC SOUTH DOWNTOWN • INTERIM COMMUNITY DEVELOPMENT ASSOCIATION • SEATTLE CHINATOWN INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY

Kathleen



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## AGENDA

- Introduction
  - Who we are
  - Objectives of this presentation
  - Plans and studies that informed this presentation
  - Shared vision and priorities for the Jackson Hub Station Area
- Key themes from community plans and studies
- Call to Action

Kathleen

1. Over the next 30 minutes, we will walk you through:
  1. Objectives of this presentation
  2. Plans and studies that informed this presentation, our shared vision and priorities, and key themes
  3. A shared vision and priorities for the Jackson Hub Station Area
  4. Key themes from community plans and studies
  5. A call to action for our agency partners in the room
2. We will be pausing throughout the presentation to take questions, so please hold your questions until then.

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## WHO WE ARE



Kathleen Barry Johnson,  
Historic South Downtown



Maiko Winkler-Chin,  
Seattle Chinatown International  
District Preservation and  
Development Authority



Lisa Howard,  
Alliance for Pioneer Square



Monisha Singh,  
Chinatown-International District  
Business Improvement Area



Derek Lum,  
Interim Community Development  
Association

Kathleen: introduce each presenter, in the order they are presenting



# INTRODUCTION

OBJECTIVES, PLANS AND STUDIES THAT INFORMED THIS PRESENTATION, AND SHARED VISION AND PRIORITIES

Kathleen



## OBJECTIVES OF THIS PRESENTATION

- Share our interpretation of community priorities, based on past planning efforts, studies, and community outreach.
- Encourage agency partners to thoroughly review and understand these plans and studies before the next workshop series.
- Urge agency partners to use these plans and studies to inform decision, policies, and investments in the Jackson Hub Station Area.

Kathleen

1. Clarify shared priorities for the C-ID and Pioneer Square neighborhoods previously outlined in various community plans.
  - a. These shared priorities should inform decisions, policies, and investments in the Jackson Hub Station Area.
  - b. These priorities will define the station area context, and extend beyond just the role and use of the stations themselves.
2. Important caveat: the shared priorities and key themes we are sharing today represent the interpretation of our community-based organizations and stakeholders.
  - a. It is not intended to represent the viewpoints of all community members.
  - b. As such, we ask that our agency partners review each of these plans and studies themselves.
3. In the next workshop series, we will work together to develop scenarios and visual concepts that incorporate these shared priorities.

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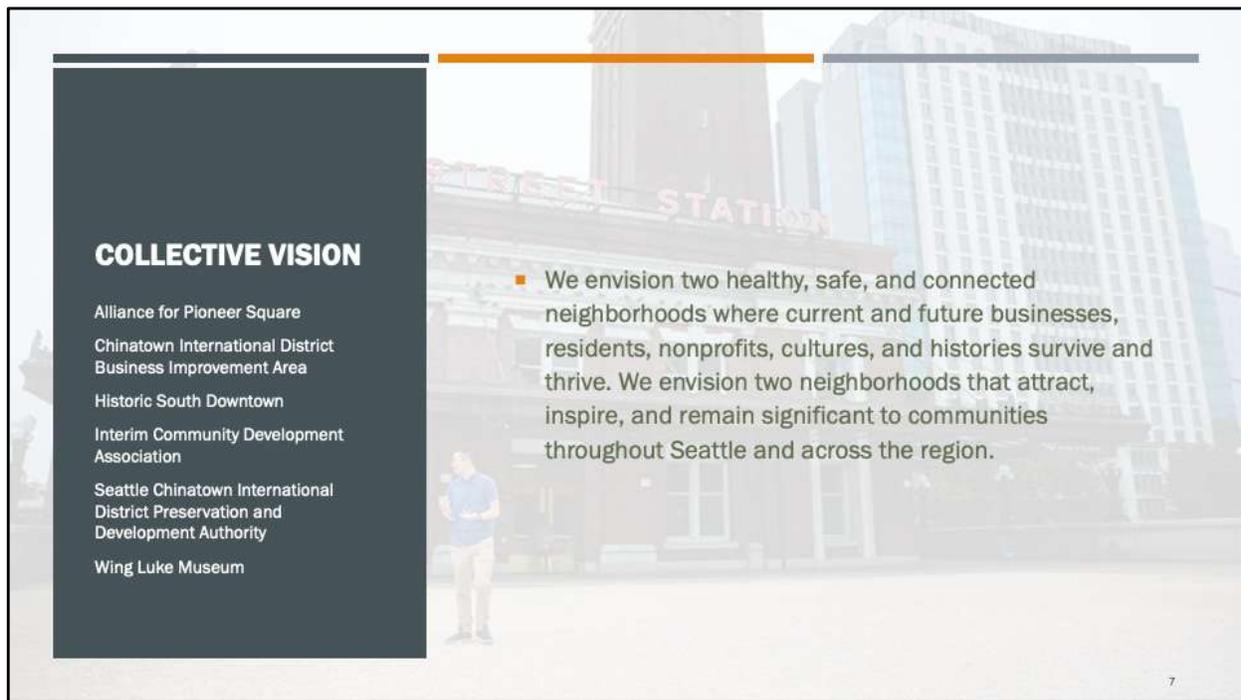
## PLANS AND STUDIES THAT INFORMED THIS PRESENTATION

- Alliance for Pioneer Square 2025 Strategic Plan to this list (2020)
- Jackson Hub Project Concept Plan (2019)
- King Street Station Plaza/Union Station Square Concept Design (2019)
- Seattle Parks and Open Space Plan (2017)
- Pioneer Square Streetscape Concept Plans (2016)
- Pioneer Square Parks and Gateways Project (2016)
- CID Public Safety Task Force Report (2016)
- Seattle Chinatown-International District 2020 Healthy Community Action Plan (2016)
- South Jackson Street Connections Final Report (2016)
- Seattle 2035 Comprehensive Plan (2015)
- Pioneer Square 2020 Neighborhood Plan Update (2015)
- Pioneer Square Walking Audit & Active Streets Update (2014)
- Stadium District Concept Plan (2012)
- King Street Station Multimodal Hub Health Impact Assessment (2011)
- Livable South Downtown Planning Study Executive Recommendations (2009)
- Office of Economic Development CID Economic Development Study (2008)
- Little Saigon, Japantown, and Chinatown/International District Vision 2030 (2006)
- Pioneer Square Neighborhood Plan (1998)

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Kathleen

1. We consulted 18 past studies and plans to develop this presentation and the key themes we are sharing with you today.
2. We don't need to spend too much time on this page; our main takeaway for you is to understand the breadth and depth of the work that has already been done in our communities to plan for our future.



Kathleen

1. In 2019, stakeholders from six community-based organizations came together to identify a collective vision for the Jackson Hub Station Area.
2. Our purpose in creating a shared vision statement was to help guide us in how and when we collaborate on engaging with Sound Transit, City of Seattle, and other agency partners, specifically on the West Seattle Ballard Link Extension project.
3. Our process began by reviewing the mission statements, visions, and values of each of the organizations.
4. Through deliberation, we landed on this shared vision statement.
5. Again, this is our collective vision for outcomes when working with Sound Transit on the West Seattle Ballard Link Extension project, but it does not necessarily represent the vision of all community members and stakeholders, or individual organizations.
6. That said, we believe this vision is consistent with over 20 years of planning and studies.

## SHARED PRIORITIES

- Retain or increase community ownership of properties
- Improve public safety
- Enhance community vitality and sustainability
- Encourage economic development
- Enhance public health and well-being
- Acknowledge and address historic racism that has and continues to impact neighborhoods
- Minimize cumulative harm to and/or displacement of existing businesses, residents, and nonprofits
- Activate common areas
- Increase economic diversity in businesses and residents
- Improve mobility and connectivity
- Retain historic and cultural character
- Support a small business environment
- Ensure that people across Seattle and the region continue to visit the neighborhoods, even during construction

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Kathleen

1. This same group also identified shared priorities for focusing our conversations with Sound Transit.
2. These priorities are grounded in the outcomes of the studies and plans listed earlier in this presentation.
3. This list represents our interpretation of what community members and stakeholders who participated in those planning efforts and studies value when considering designs and outcomes for the West Seattle to Ballard Link Extension project.
4. [Pause for questions]



[Kathleen: use this slide to introduce the key themes and hand it off to Lisa]

1. I'm going to pass the mic to Lisa Howard, Alliance for Pioneer Square, to introduce the first of six key themes.

## KEY THEME: ENHANCE RIGHT-OF-WAY TO INCREASE SAFETY, SOCIAL CONNECTIONS, AND PHYSICAL ACTIVITY

- Jackson Hub Concept Plan (2019)
- King Street/Union Station Square Concept Plan (2019)
- Seattle Parks & Recreation Parks and Open Space Plan (2017)
- South Jackson Street Connections Final Report (2016)
- C-ID District 2020 Healthy Community Action Plan (2016)
- Chinatown-International District Public Safety Task Force Report (2016)
- Pioneer Square Parks and Gateways Project (2016)
- Pioneer Square 2020 Neighborhood Plan (updated 2015)
- Seattle 2035 Comprehensive Plan (2012)
- Livable South Downtown Overview and Recommendations (2009)
- Little Saigon, Japantown, Chinatown-International District Vision 2030 (2006)



Proposed Neighborhood Street Fund Greenway Enhancements along King Street



Community members enjoy time in the Danny Woo Community Garden

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Lisa

1. This is an explicit goal in almost every plan listed.
2. Many plans outline specifics related to public space enhancement. They state clearly that principles we advocate for could be applied throughout the community in large future developments and actions like the Charles Street Station, the Goodwill redevelopment, West Seattle to Ballard Link Extension Project, and the proposed cruise terminal at T46, or the future of T48.
3. Livable neighborhoods in a dense urban community require safe, enhanced public spaces that are characterized by qualities such as:
  - a. Pedestrian-friendly, well-lit, and safe streets
  - b. Connections to surrounding neighborhoods, transit, economies, and services
  - c. Clean, safe (activated) alleyways
  - d. Modes of operation by private and civil entities that address air pollution, litter, and pest control
  - e. Increased and activated open spaces
  - f. Safe public parks
  - g. Green streets with plantings and designs that reflect the culture, art, aesthetic, and community of the neighborhood

- h. Spaces that encourage people to move, and make healthy choices
1. Key Takeaways
    - a. Problem: Studies show there are health impacts on community members, some of which can be attributed to current infrastructure and is likely to worsen during construction of the WSBLE project.
    - b. Opportunity: Use right-of-way enhancements—such as better lighting, sidewalk and crossing improvements, traffic calming measures, and more open space to improve safety, physical activity, and more social connections.
  2. [Lisa] Derek Lum with Interim Community Development Association will address our next key theme.

**KEY THEME: ADVOCATE FOR DEVELOPMENT IN THE NEIGHBORHOODS THAT PROMOTES INCREASED EMPLOYMENT DENSITIES, HOUSING SUPPLY, AFFORDABLE HOUSING**

- C-ID District 2020 Healthy Community Action Plan (2016)
- Chinatown-International District Public Safety Task Force Report (2016)
- Pioneer Square 2020 Neighborhood Plan (updated 2015)
- Seattle 2035 Comprehensive Plan (2012)
- Livable South Downtown Planning Study Executive Recommendations (2009)
- Little Saigon, Japantown, Chinatown-International District Vision 2030 (2006)



Rendering of ʔáíʔal, which means "home"—an affordable housing development in Pioneer Square.

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Derek

1. Pioneer Square and Chinatown-International District have different development goals and targets, and vastly differing capacities to achieve those goals.
2. The C-ID Vision 2030 plan explicitly defined characteristics of what balanced development goals are in that neighborhood.
  - a. C-ID increase housing capacity by 10k units and 25k people (Vision 2030); 1/3 of which are low/moderate income, 1/3 are workforce, 1/3 market-rate housing.
  - b. C-ID increase number of families and homeowners in the neighborhood
  - c. C-ID— little to NO displacement of existing community, with assistance for displacement events
3. Pioneer Square is advocating for more residential development, though neighborhood plans are not explicit about the type of residential development.
4. Key Takeaways
  - a. Problem: community members—residents and businesses—are being displaced by loss of housing and rising costs, with the potential for more displacement with the WSBLE project.
  - b. Opportunity: encourage development that will create more affordable housing supply, along with more employment densities to support local

businesses.

5. [Pause for questions]
6. [Derek] I am going to turn it over to Maiko Winkler-Chin with Seattle Chinatown International District Preservation and Development Authority to address our next key theme.

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## KEY THEME: ADDRESS UNDERUSED AND DILAPIDATED BUILDINGS

- Unreinforced Masonry Buildings and Neighborhood Preservation (2016)



Unreinforced masonry buildings in the Chinatown-International District.

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### Maiko

1. Pioneer Square and Chinatown International District are indisputably unique, but they have important similarities:
  - a) Both have rich cultures, complex social networks, and deep histories beginning in the early days of Seattle.
  - b) Both communities don historic designations at local and national levels that protect the architecture, in particular the brick buildings that contribute strongly to the neighborhood character.
  - c) Both neighborhoods need more residential property. Both neighborhoods have limited open space to develop those resources.
2. URM resource management is critical to maintain:
  - a) Neighborhood character and culture
  - b) Local ownership of property
  - c) Small business economies
3. 10% of all unreinforced masonry buildings (URMs) in Seattle are located in the PSQ and CID neighborhoods
  - a) 120 properties were identified needing retrofits in order to meet basic standards of safety.
  - b) Current URM policies and traditional financing will displace residents and

small businesses.

- c) City policies directed toward unreinforced masonry buildings in particular could have negative downstream impacts on the cultural make-up of the neighborhoods, displace residents and businesses, and constrain community and property owner options for maintaining and enhancing these resources.
  - d) Current policies being contemplated by the City could result in building owners having only one of two options available to them: retrofit the building or sell to someone who can.
1. The recent URM study released by SCIDPDA found the following key considerations after a robust examination of the issue:
    - a. Seismic retrofits are expensive
    - b. Few incentives exist for retrofits
    - c. Traditional financing will displace residents and small businesses
    - d. Neighborhood culture is at risk
    - e. Retrofits save lives and help businesses
    - f. More resources are critical
    - g. URM retrofits are an issue of social equity, housing affordability, small business success, and public safety.
  2. Key Takeaways
    - a. Problem: many buildings in these neighborhoods are unsafe to occupy, and several are vacant, exacerbating the inadequate housing supply, incurring substantial losses for local building owners, and impacting the sense of place and community.
    - b. Opportunity: adopt strategies to retrofit these buildings that focus on supporting and sustaining local ownership.

[Maiko] I am going to turn it over to Monisha Singh with the Chinatown International District Business Improvement Area to address our next key theme.

## KEY THEME: IMPROVE PUBLIC SAFETY EXPERIENCE AND PERCEPTIONS

- Jackson Hub Concept Plan (2019)
- King Street/Union Station Square Concept Plan (2019)
- Seattle Parks & Recreation Parks and Open Space Place (2017)
- C-ID District 2020 Healthy Community Action Plan (2016)
- Chinatown-International District Public Safety Task Force Report (2016)
- South Jackson Street Connections Final Report (2016)
- Pioneer Square Parks and Gateways Project (2016)
- Pioneer Square 2020 Neighborhood Plan Update (2015)
- Seattle 2035 Comprehensive Plan (2012)
- Livable South Downtown Overview and Recommendations (2009)
- Little Saigon, Japantown, Chinatown-International District Vision 2030 (2006)



Unregulated homeless encampments and waste under Interstate 5



Activated alleys bring people back to public spaces

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### Monisha

1. Most neighborhood plans and studies capture the same themes from the public experiencing the Jackson Hub area, and Pioneer Square and Chinatown International District neighborhoods. Specific and repeated themes from residents, workers, businesses, and tourists include:
  - a. Safety concerns due to poor lighting
  - b. Vehicle and pedestrian conflicts
  - c. Poor wayfinding
  - d. Lack of connectivity to surrounding amenities, and even between Union and King Street Stations
  - e. Cluttered and poorly maintained plazas
2. Key Takeaways:
  - a. Problem: inadequate public safety for residents and visitors
  - b. Opportunity: improve lighting, traffic calming measures, wayfinding, pedestrian connectivity, and create activated public spaces. When we say "activated" spaces, we mean spaces that have the flexibility in physical design, policy, and management to allow for performances, sports, markets, and other activities that facilitate economics, community, and culture (adapted from Vision 2030)

3. [Pause for questions]
4. [Monisha] Lisa Howard with Alliance for Pioneer Square will address our next key theme.

## KEY THEME: ENHANCE PEDESTRIAN, BICYCLE, AND "MICRO-MODE" CONNECTIONS BETWEEN THE NEIGHBORHOODS

- Jackson Hub Concept Plan (2019)
- King Street Station Plaza/Union Station Square Concept Plan (2019)
- Chinatown-International District Public Safety Task Force Report (2016)
- Pioneer Square Parks and Gateways Project (2016)
- South Jackson Street Connections Final Report (2016)
- Pioneer Square 2020 Neighborhood Plan Update (2015)
- King Street Station Multi-modal Health Impact Assessment (2011)
- Livable South Downtown Planning Study Executive Recommendations (2009)
- Little Saigon, Japantown, Chinatown-International District Vision 2030 (2006)



From King Street Station Plaza and Union Station Square Conceptual Design.

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Lisa

1. Jackson Hub is Seattle's busiest gateway and transportation hub, including almost all transportation modes except aviation.
  - a) Streetcar, Sounder trains, Sound Transit bus service, Metro bus service, Amtrak, and Bolt Bus services all are located within the hub area.
  - b) It isn't simply converging these modes into a single place— it's also how they come together that matters greatly.
2. The hub area encounters heavy use by pedestrians, cyclists, general vehicle traffic, and freight— however, the dispersed nature of these various options makes the area very challenging to navigate.
3. Many connections require crossing S. Jackson Street and 4<sup>th</sup> Avenue S.— two major arterials that provide connectivity to the waterfront, Port, and Ferries services, and a vehicle gateway into the downtown core.
4. Studies in the past decade have concluded repeatedly that reimagining the convergence of these modes is necessary to reconnect the neighborhoods, and improve the overall public realm.
5. Key Takeaways:
  - a) Problem: However, the pedestrian environment in and around the hub lacks continuity, and the scope and scale of 4th Avenue S. acts as a barrier

between the Pioneer Square and Chinatown International District neighborhoods.

- b) Opportunity: Take measures such as lidding the railroads, rethinking the 2<sup>nd</sup> Avenue Extension, and adding more human-scale features are themes repeated throughout these reports.
1. [Lisa] Maiko with SCIDPda will address our next key theme.

## KEY THEME: CONNECT AND ACTIVATE KING STREET AND UNION STATIONS

- Little Saigon, Japantown, Chinatown-International District Vision 2030 (2006)
- Pioneer Square 2020 Neighborhood Plan (updated 2015)
- Jackson Hub Concept Plan (2019)
- King Street/Union Station Square Concept Plan (2019)
- King Street Station Multi-modal Health Impact Assessment (2011)
- Seattle Chinatown-International District 2020 Healthy Community Action Plan (2016)



One of four design concepts for King Street Station Plaza.

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### Maiko

1. The neighborhoods want the Hub to be recognized as a place and destination in its own right– not just a location to pass through.
2. The hub is the gateway to the Pioneer Square and Chinatown International District neighborhoods, AND to the City of Seattle at large. It is our intent and desire that the hub be memorable and stand out as an iconic entry to our place.
3. Takeaways:
  - a. Problem: our neighborhoods have regional and local significance, but they are currently just “flyover” communities for commuters and downtown visitors.
  - b. Opportunity: Strategies and themes defining activation found throughout our reports include:
    - a. Increase social and physical activity (CID HIA)
    - b. Provide affordable and culturally relevant opportunities for physical and social activity
    - c. Physically connect the Pioneer Square and Chinatown-International District neighborhoods
    - d. Flexible space programming throughout the hub area that allows for events and curated programming

- e. Micro-retail opportunities for small local businesses (pop-ups?)
  - f. Better access to infrastructure that would support the above opportunities like electrical outlets, water, and charging stations.
1. [Pause for questions]
  2. [TBD] Kathleen Johnson with Historic South Downtown will wrap it up.



### **CALL TO ACTION**

- Review and understand these plans and studies prior to the second workshop series.
- Build on what you've learned from these plans and studies in your community and stakeholder outreach.
- Consider and incorporate what you've learned from these plans and studies in decisions, policies, and investments in the Jackson Hub Station Area.

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[Kathleen]

1. A reminder of what we are asking of you:
  - a. Please do not rely solely on our interpretation of these plans and studies. Please review them yourselves prior to the second workshop series.
  - b. A lot of time and resources have gone into community and stakeholder outreach to inform these plans and studies. Build on what you have learned from these plans and studies in future community and stakeholder outreach.
  - c. As you determine future designs, policies, and investments in our neighborhoods, consider and incorporate what you've learned from these plans and studies.
2. Before we close, I'd like to share a quote from the Pioneer Square Parks and Gateways Project:

“Many projects, both public and private have been and are currently developing within (our neighborhoods). While these projects represent city- and neighborhood-wide improvements to infrastructure and transportation, without a CLEAR VISION they could potentially jeopardize the character and continuity of the neighborhoods’

public realms.”

3. This statement captures what our communities have been asking for from our government partners for years: a collective CLEAR VISION for our space together, over time, is necessary to maintain the fabric and continuity of our communities.
4. [Ask for final questions]

# An Inventory of Community Plans & Recommendations

—  
Jackson Hub Station Planning



# Leading with Community Efforts

Develop a shared understanding of past planning efforts in C-ID and Pioneer Square to surface opportunities between community vision and planned infrastructure improvements

## **OBJECTIVES:**

- Identify areas and clusters of common themes
- Address community issues and recommendations not captured or explicitly stated in the community plans
- Understand themes more holistically and gain clarity about the intention
- Highlight areas with conflicting recommendations
- Inform the 'Jackson Hub' geography

- I'd like to thank the community members for their presentation and the extensive work they have done not just with the plans but helping us synthesize all the information from previous efforts. It helped build the foundation for our work.
- When we reviewed the plans in the priorities report, we documented all the plans by recommendation into data tables and noted certain features of the recommendations such as timeline, theme and location of the recommendation. We will go into more detail later in the presentation.
- Overview of objectives:
  - We developed a process we hoped would help us understand areas of continued interest for improvements
  - Compliment the plans with other community issues we know about from working with the community
  - Highlight areas that need more clarity due conflict or range of specificity
- We would like to underscore that there are many ways of presenting information
  - What you will see is a demonstration of one way of presenting the information

## Leading with Community Efforts



### *South Downtown Neighborhood Priorities Review and Summary (Summer 2019)*

- » Pioneer Square 2020
- » Seattle Chinatown International District 2020 Healthy Community Action Plan
- » Chinatown International District Public Safety Task Force Report
- » South Downtown Executive Recommendations
- » South Jackson Street Connections Final Report
- » Parks and Open Spaces Plan
- » Seattle 2035 Comprehensive Plan
- » Stadium District Concept Plan
- » Little Saigon, Japantown, and C-ID Vision 2030

- As I mentioned before we reviewed various planning efforts highlighted by the report
- Plans ranged in level of specificity. Some were related to specific issues such as public safety in the CID Public Safety Task Force Report
- There is a spectrum of the nature of the plans ranging from high level policy recommendations to specific public realm and street improvements

# Interpreting Community Themes

## Community Themes

- » Enhance right-of-way to increase safety, social connections, and physical activity
- » Advocate for development in the neighborhoods that promotes increased employment densities, housing supply, affordable housing
- » Address underused and dilapidated buildings
- » Improve public safety perceptions and experience
- » Enhance pedestrian, bicycle, and “micro-mode” connections between the neighborhoods
- » Connect and activate King Street and Union Stations



- After we catalogued the recommendations, we developed a way to understand them in a variety of ways
- We considered the following characteristics:
  - Themes
  - Timeline for implementation if that info was available
  - Tagging recommendations with specific geography
- Luckily community already developed themes for us, so we used them as a starting point, but we also did our due diligence to make sure all recommendations and other community issues we know are accounted for

# Interpreting Community Themes

## Community Themes

- » Enhance right-of-way to increase safety, social connections, and physical activity
- » Advocate for development in the neighborhoods that promotes increased employment densities, housing supply, affordable housing
- » Address underused and dilapidated buildings
- » Improve public safety experience and perceptions
- » Enhance pedestrian, bicycle, and “micro-mode” connections between the neighborhoods
- » Connect and activate King Street and Union Stations

## City Definition

Enhance public and open spaces to increase safety, social connections, and physical activity

- » Activate common areas
- » Enhance community vitality and sustainability

Related to the community’s theme regarding the right-of-way:

- We know that public and open space is really important in both communities for many reasons including gathering and public life, but these are also neighborhoods that have the lowest amount of green space in the city and some of the highest pollution levels based on a study by the Puget Sound Clean Air Agency
- We wanted to highlight public and open spaces but also capture the need for right of way to better contribute to the neighborhood’s lack of green, public open space
- We know sustainability and community vitality is important as it relates to environmental and air quality

# Interpreting Community Themes

## Community Themes

- » Enhance right-of-way to increase safety, social connections, and physical activity
- » Advocate for development in the neighborhoods that promotes increased employment densities, housing supply, affordable housing
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- » Improve public safety experience and perceptions
- » Enhance pedestrian, bicycle, and “micro-mode” connections between the neighborhoods
- » Connect and activate King Street and Union Stations

## City Definition

Minimize cumulative harm and/or displacement (businesses, residents, and nonprofits) and encourage equitable development

- » Increase affordable housing supply
- » Encourage development and re-development that increases employment density, housing supply, and affordable housing supply

- We interpreted development here with an equity and anti-displacement lens
- Developed a theme around minimizing cumulative harm and displacement

# Interpreting Community Themes

## Community Themes

- » Enhance right-of-way to increase safety, social connections, and physical activity
- » Advocate for development in the neighborhoods that promotes increased employment densities, housing supply, affordable housing
- » Address underused and dilapidated buildings
- » Improve public safety experience and perceptions
- » Enhance pedestrian, bicycle, and “micro-mode” connections between the neighborhoods
- » Connect and activate King Street and Union Stations

## City Definition

Maximize community benefit and ownership of land

- » Address underused and dilapidated buildings
- » Retain or increase community ownership of properties

- This was a bit specific for us as a theme and we wanted to dive deep into what it is about underused and dilapidated buildings that is important to community
- Reframed it as maximizing community benefit and ownership of land
- We know many buildings are owned by community members and family associations – these properties are often vulnerable due to the aging building systems (such as plumbing, mechanical, electrical systems) and the cost of maintenance

## Interpreting Community Themes

### Community Themes

- » Enhance right-of-way to increase safety, social connections, and physical activity
- » Advocate for development in the neighborhoods that promotes increased employment densities, housing supply, affordable housing
- » Address underused and dilapidated buildings
- » Improve public safety experience and perceptions
- » Enhance pedestrian, bicycle, and “micro-mode” connections between the neighborhoods
- » Connect and activate King Street and Union Stations

### City Definition

Improve public safety experience and perceptions

- We felt this theme was effective in capturing public safety
- We acknowledge that public safety in these neighborhoods have a specific meaning and is also related to the safety of residents in the aging buildings

# Interpreting Community Themes

## Community Themes

- » Enhance right-of-way to increase safety, social connections, and physical activity
- » Advocate for development in the neighborhoods that promotes increased employment densities, housing supply, affordable housing
- » Address underused and dilapidated buildings
- » Improve public safety experience and perceptions
- » Enhance pedestrian, bicycle, and “micro-mode” connections between the neighborhoods
- » Connect and activate King Street and Union Stations

## City Definition

Improve mobility and connectivity, particularly between neighborhoods and King Street and Union Stations

- » Connect and activate King Street and Union Stations
- » Enhance pedestrian, bicycle, and “micro-mode” connections between the neighborhoods
- » Ensure that people across Seattle and the region continue to visit the neighborhoods, even during construction
- » Improve the transit system—both below ground and surface-level—to become the primary mode of vehicular travel among Downtown activities

- We combined these last two themes but made sure to call out King Street and Union Station
- These two themes are essentially about mobility and connectivity
- Want to make sure that we also address how people get to and out of the neighborhoods due to regional importance

## Interpreting Community Themes

### Community Themes

- » Enhance right-of-way to increase safety, social connections, and physical activity
- » Advocate for development in the neighborhoods that promotes increased employment densities, housing supply, affordable housing
- » Address underused and dilapidated buildings
- » Improve public safety experience and perceptions
- » Enhance pedestrian, bicycle, and “micro-mode” connections between the neighborhoods
- » Connect and activate King Street and Union Stations

**City Interpretation** of other the priorities listed in the *South Downtown Neighborhood Priorities Review and Summary* (Summer 2019)

#### Encourage economic development

- » Increase economic diversity in businesses and residents
- » Support a small business environment

#### Retain historic and cultural character

Acknowledge and address historic racism that has and continues to impact neighborhoods

- We came across many recommendations that were captured in the priorities but not the themes
- The additional three themes you see here are a result of analyzing both the themes and priorities

## Interpreting Community Themes

Enhance public and open spaces to increase safety, social connections, and physical activity

Improve mobility and connectivity, particularly between neighborhoods and King Street and Union Stations

Minimize cumulative harm and/or displacement (businesses, residents, and nonprofits) and encourage equitable development

Encourage economic development

Maximize community benefit and ownership of land

Retain historic and cultural character

Improve public safety experience and perceptions

Acknowledge and address historic racism that has and continues to impact neighborhoods

- What you see here are a total of 8 themes that we developed to catalogue the previously mentioned plans
- They are color coded so that we can visualize the recommendations by theme
- Magda will now give you a brief demonstration of how we mapped one theme

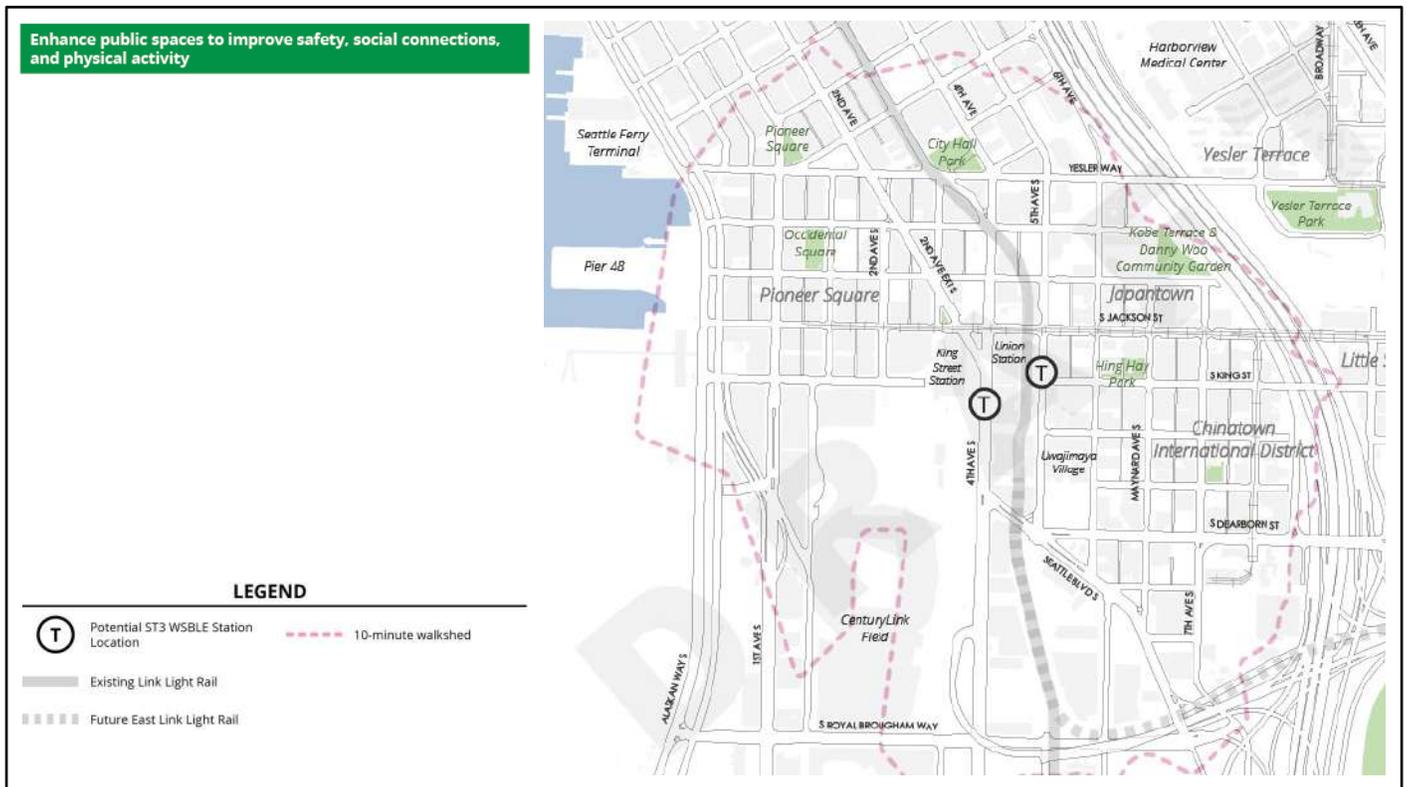
# Mapping Community Themes

## OBSERVATIONS & LIMITATIONS:

- Many recommendations fall into multiple themes; others do not reference specific locations
- Plans often have different drivers and intentions, similar to this process which focuses on ST3.
- Plans developed with varying degrees of community engagement and do not represent all interests of community stakeholders in the C-ID and Pioneer Square neighborhoods

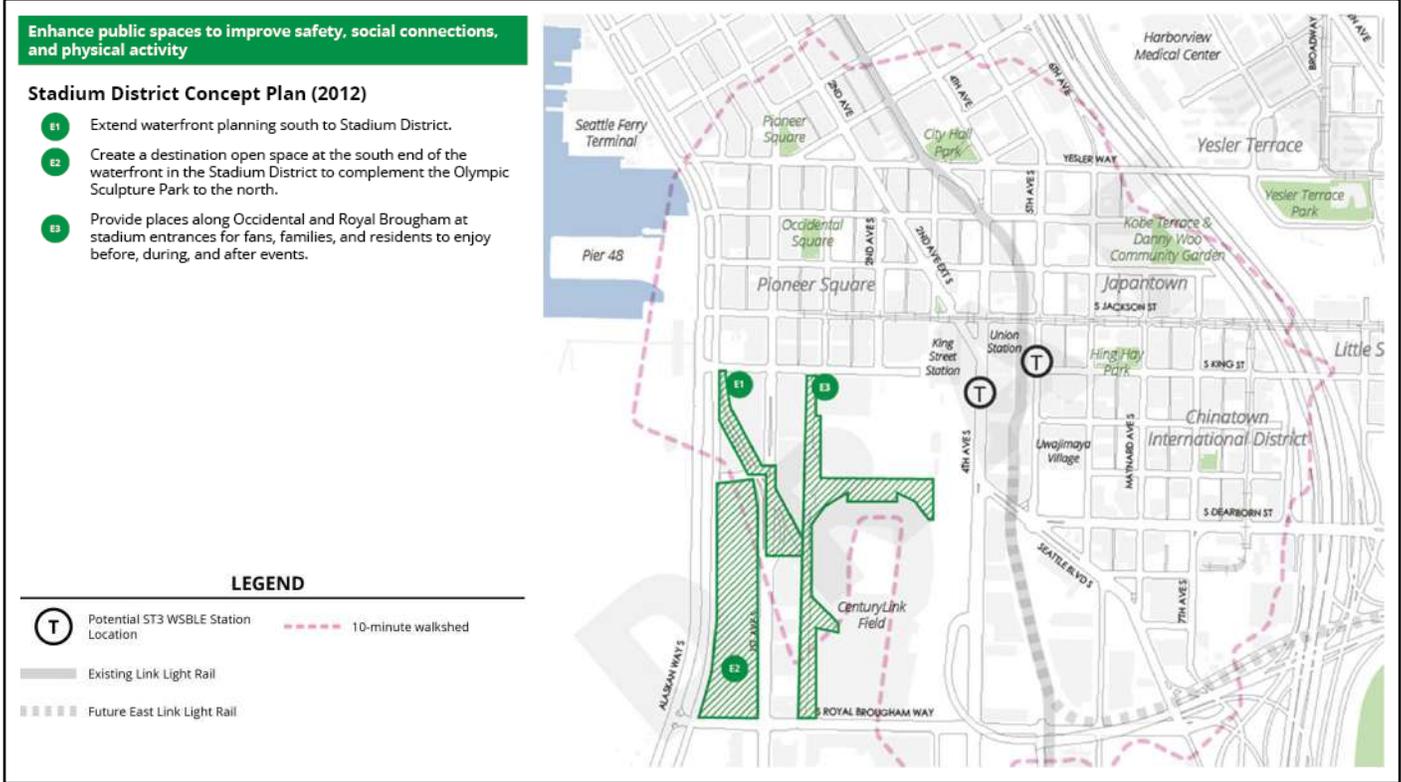
**(Mapping process approach)** I'll go into the process approach of mapping the recommendations and go through draft example of one

- As Andrew mentioned we are by no means complete and would really like your feedback and insights.
- For identifying and categorizing the recommendations, we found that many could be categorized into multiple themes and interpreted the primary theme.
- Every plan should be taken in context
- Each plan has different drivers and intentions, different geographies, stakeholders and degrees of community engagement



**(Map base)** This is just a preview of one theme related to open space, and as Andrew explained we are looking at 8. Our intent is to:

- show the physical geographies of the recommendations,
- To start to understand clutters of recommendation and hot spots and gaps,
- Understand edges desires lines, streets that are called out multiple times.
- The 10 min walkshed (shown in dashed pink) around the potential station locations (shown by the T icon)



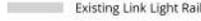
**(Stadium District Concept)** Public space improvement that functions well during game day event as well as the everyday. Open space that becomes a destination for the south, like Olympic Sculpture park is for the north

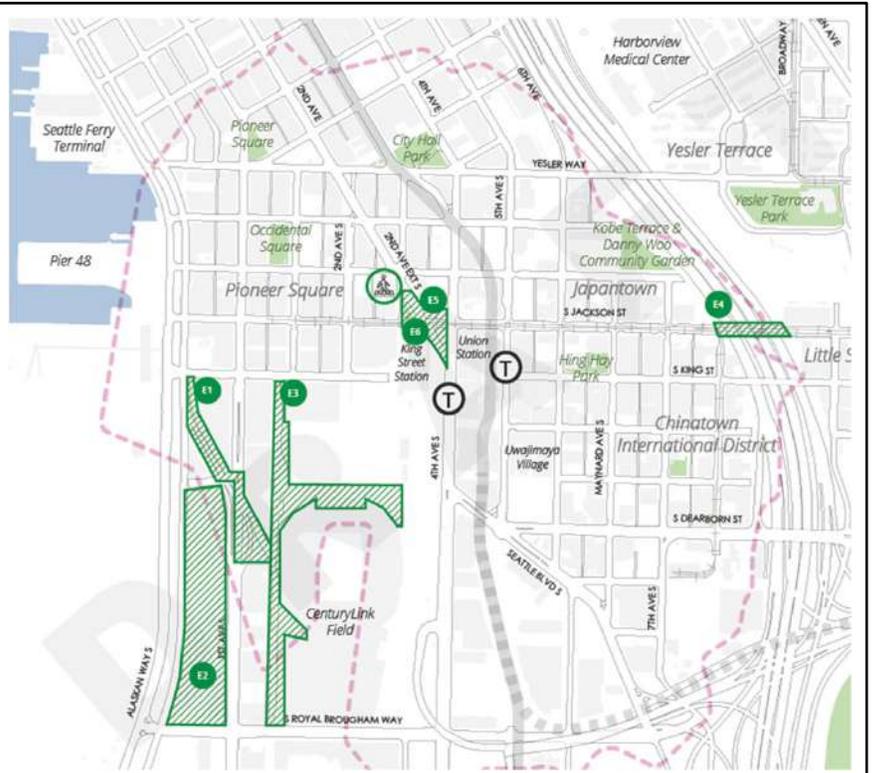
**Enhance public spaces to improve safety, social connections, and physical activity**

**South Jackson Street Connections Final Report (2016)**

- E4** Treatment below I-5: permanent structures, landscape, art, and temporary solutions considered
- E5** Close 2nd Ave Extension S intersection with S Jackson Street to through traffic and lid railroad tracks to create continuous public realm space.
- E6** Use art to visually connect the plazas and pedestrian spaces and to connect to the history, culture and land. Design the King Street Station Plaza to maximize the benefit of activities related to the presence of the Office of Arts & Culture and the Office of Economic Development on the plaza level.

**LEGEND**

-  Potential ST3 WSBLE Station Location
-  10-minute walkshed
-  Existing Link Light Rail
-  Future East Link Light Rail



**(South Jackson Street Connections Final Report)** Recognizes that Jackson is a heavily used and critical corridor, open spaces on the way

**Enhance public spaces to improve safety, social connections, and physical activity**

**Jackson Hub Concept Plan (2019)**

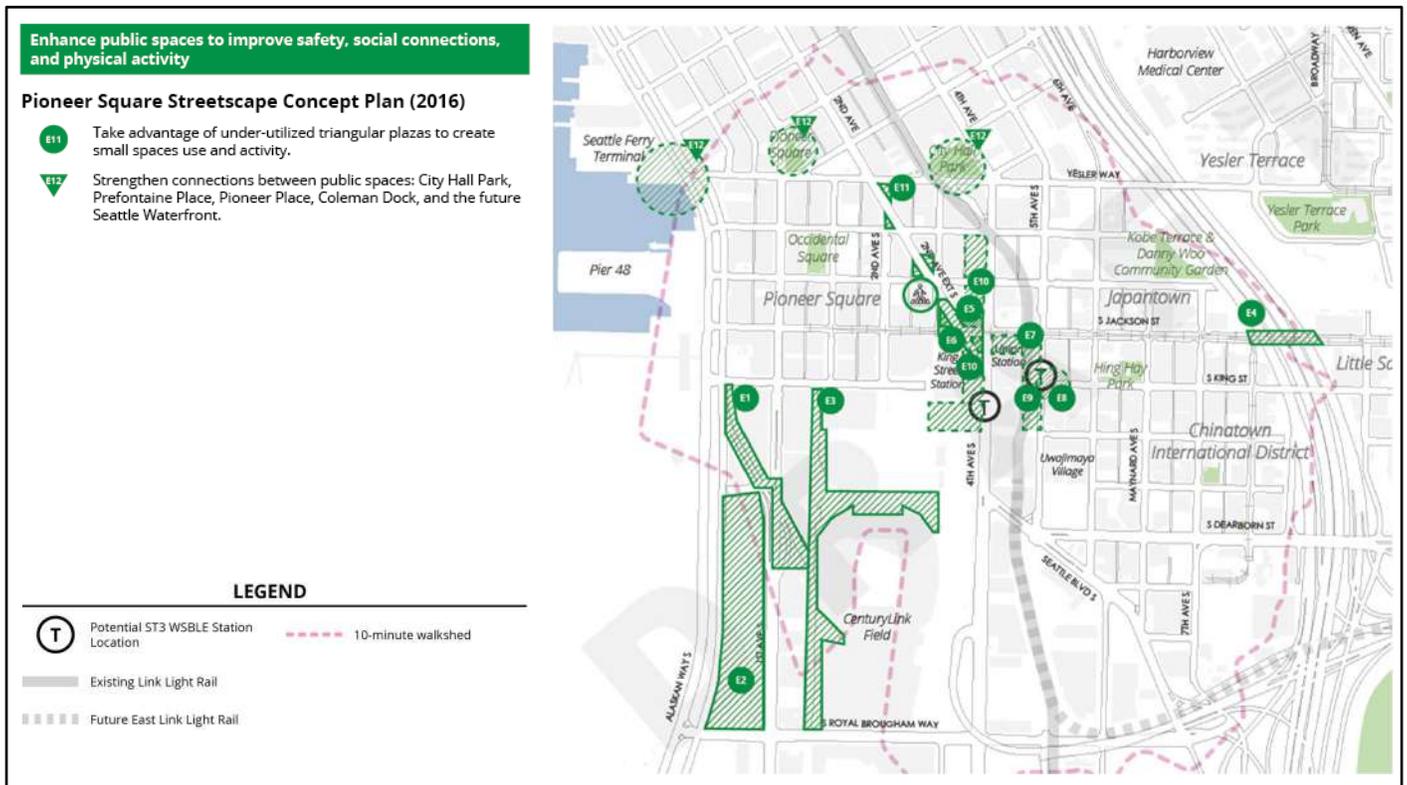
- E7** Add planters, movable seating, and benches, address irrigation and maintenance, explore programming and artistic installation, simplify circulation pathways.
- E8** Reclaim King St Grid passageway and expand plaza in front of union station
- E9** Design and engineer visionary re-design of light rail superstructure over entrances
- E10** Lid over railway to expand public realm throughout corridor

**LEGEND**

-  Potential ST3 WSBLE Station Location
-  10-minute walkshed
-  Existing Link Light Rail
-  Future East Link Light Rail



**(Jackson Hub Concept plan)** open spaces surrounding union station, as Lisa and Maiko mentioned pedestrian improvements to make the hub memorable, pedestrian, active



**(Pioneer Square Streetscape Concept Plan)** looking at underused space with in small both triangular plazas and larger spaces like City Hall park and Pioneer Square

- This is the last plan we documented on open space
- Now that we have overlaid, clutters of recommendation and hot spots,
- We can start to see patterns, three major public spaces along Yesler, specific focus on Jackson and 2 ave extension.
- This is just a preview of one theme, and Andrew explained we are looking at 8

# Next Steps

We are still exploring ways to visualize and understand the recommendations.



Revise maps and themes to reflect insights from community presentation

Identify any concentration of recommendations and/or clusters of common themes

Work with community stakeholders to further understand recommendations and policies

- As part of our next steps, we will take what heard, and in the next meeting we will present that.
- We are looking for feedback on themes and maps (including what is still relevant, to what degree)
- How to move toward resolving the themes Maiko, Kathleen surfaced acknowledging themes are core problems are not easily solved with competing needs
- Thank you, open for feedback or any questions you may have.

