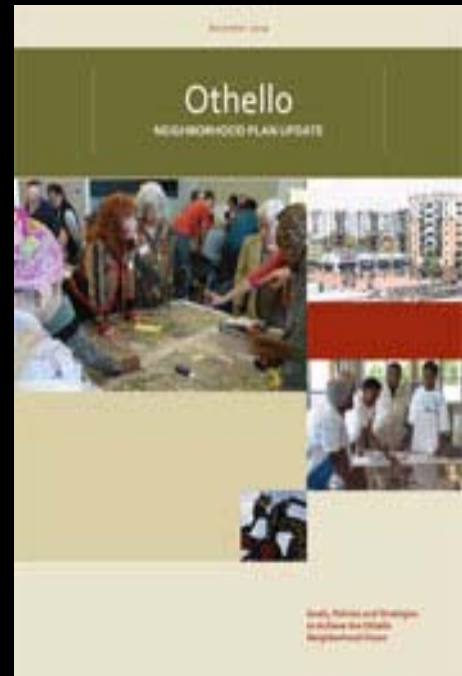


Neighborhood Plan Implementation

Neighborhood Planning
City of Seattle



Mixed Urban Center

- Mt Baker

Mixed Urban Neighborhoods

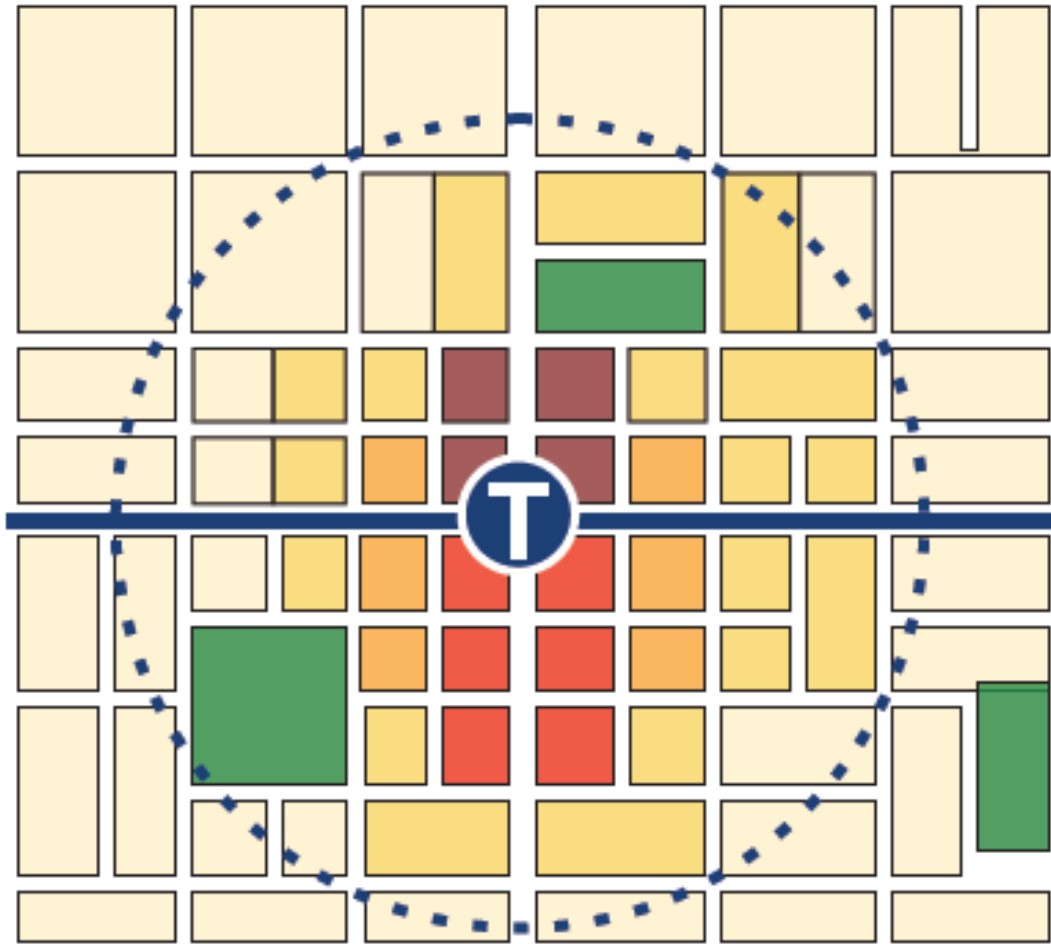
- Beacon Hill
- Othello



Seattle Transit Communities

Transit Oriented Development

Land uses organized around transit

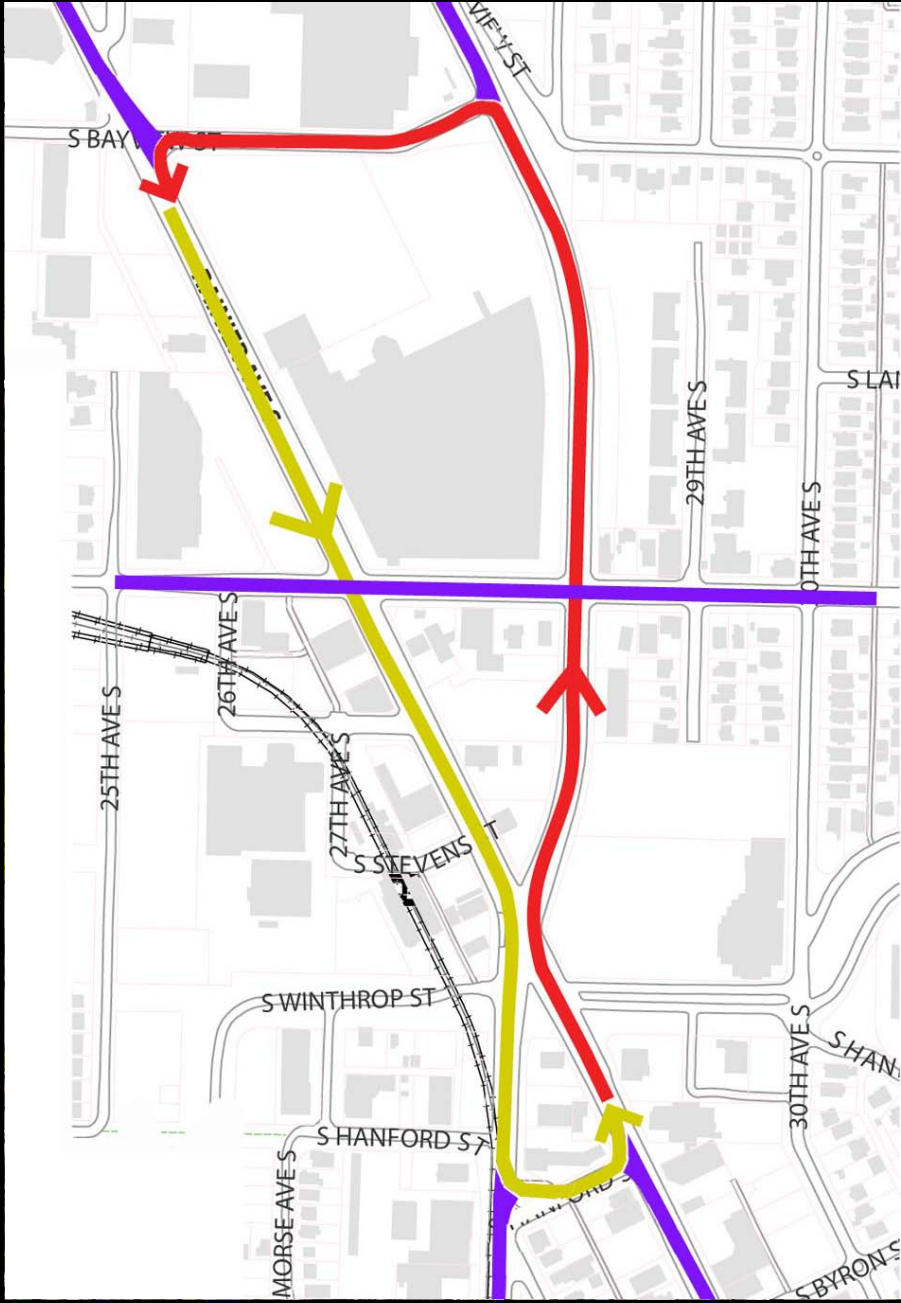




MOUNT BAKER TOWN CENTER

Urban Design Framework







South
McClellan
Street

- add planted median
- street trees
- graceful transition up to Beacon Hill

McClellan
Street
Intersection

- use building mass to emphasize core street activation and storefront character

Light Rail
Station

Ground-related residential complements Cheasty Boulevard



South
McClellan
Street

- widen sidewalks between MLK and Rainier - 'Street Park' character
- pedestrian promenade
- on-street parking
- emphasize retail and outdoor dining
- planted median

South
McClellan
Street

- widen sidewalks
- street trees

Transit Facility

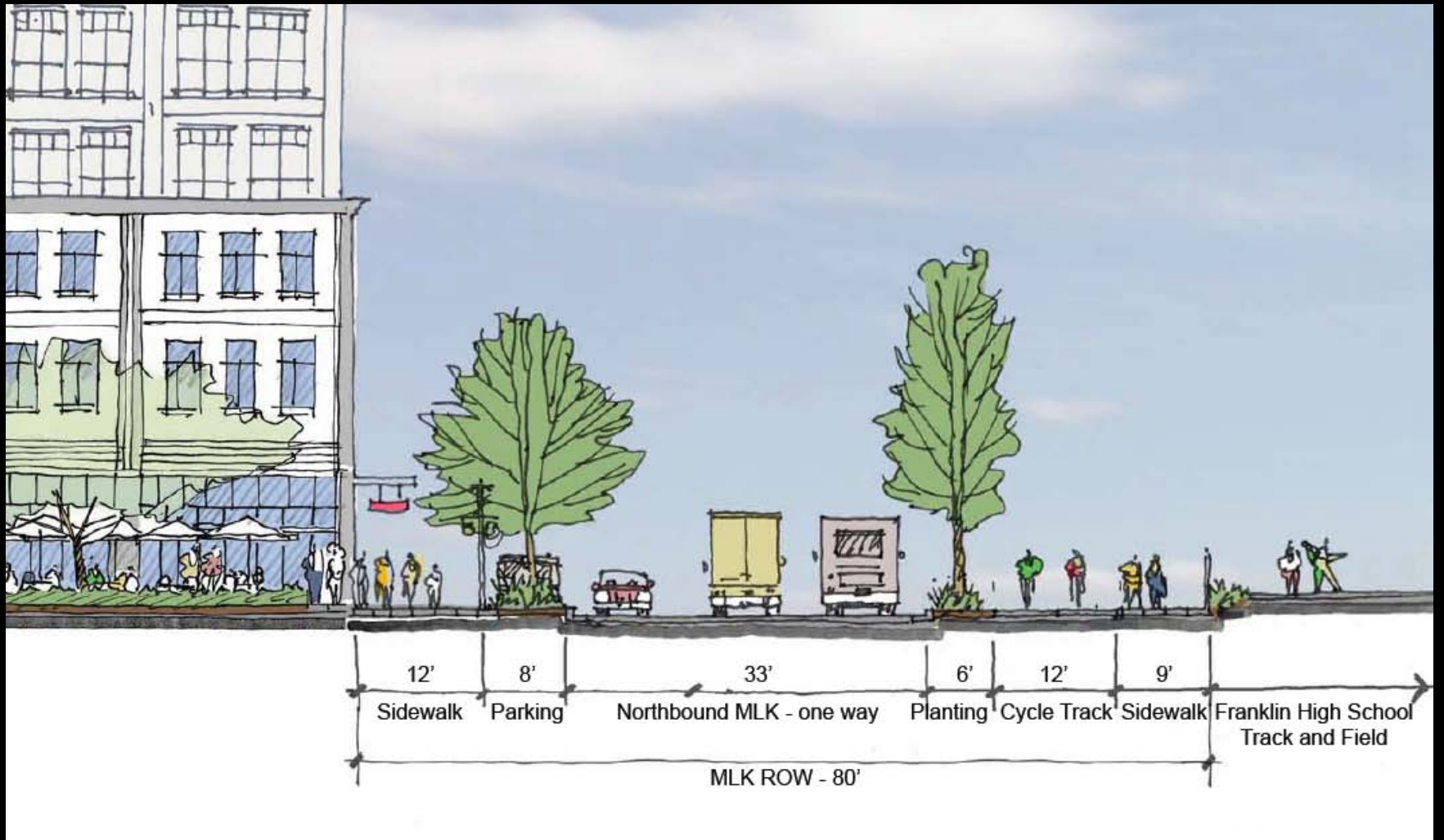
Rainier
Avenue South

- widen sidewalks
- on-street parking
- new mid-block crossing
- additional landscape and street trees

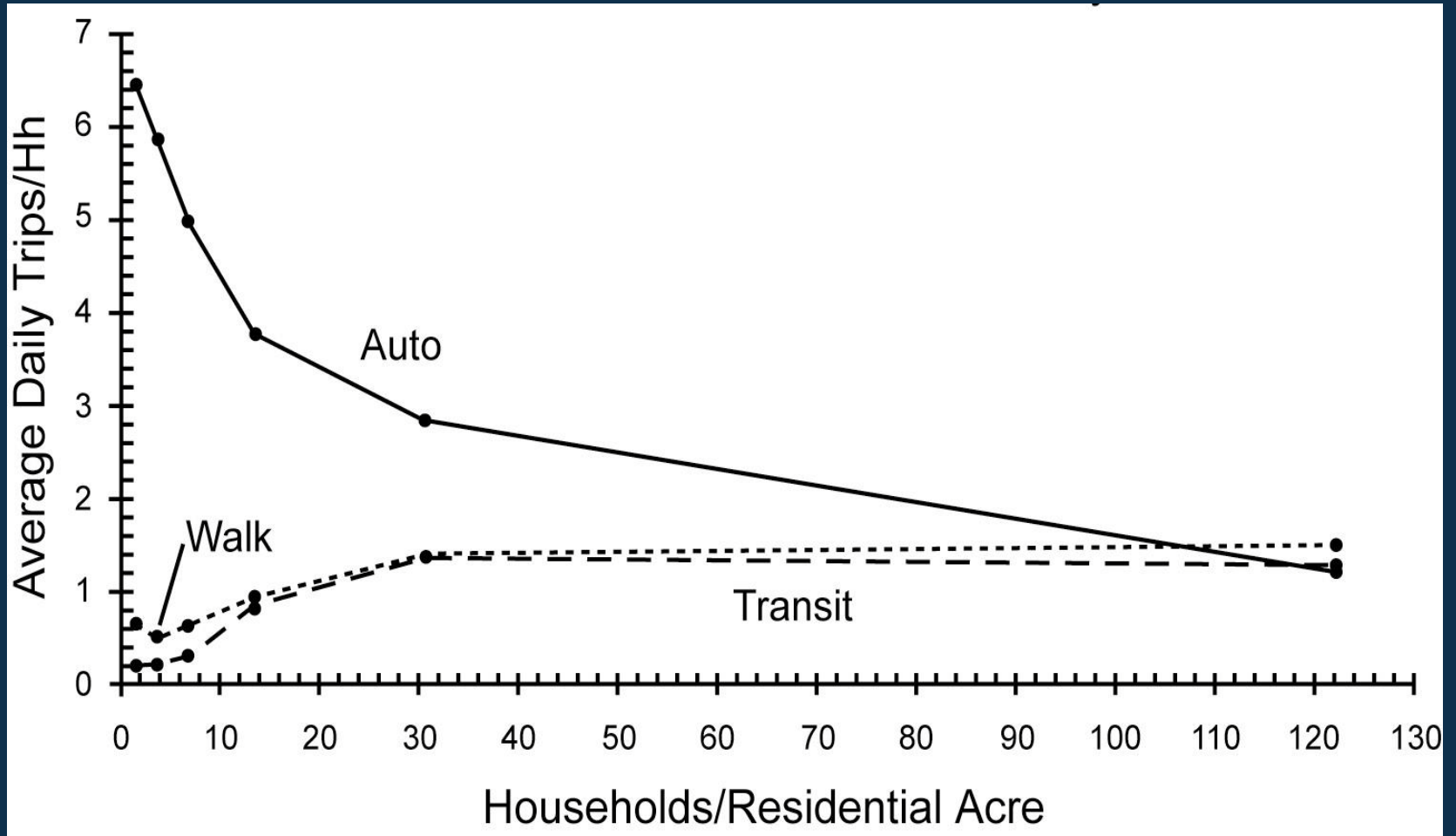
MLK Way
South

- bicycle track
- widen sidewalks
- street trees
- on-street parking

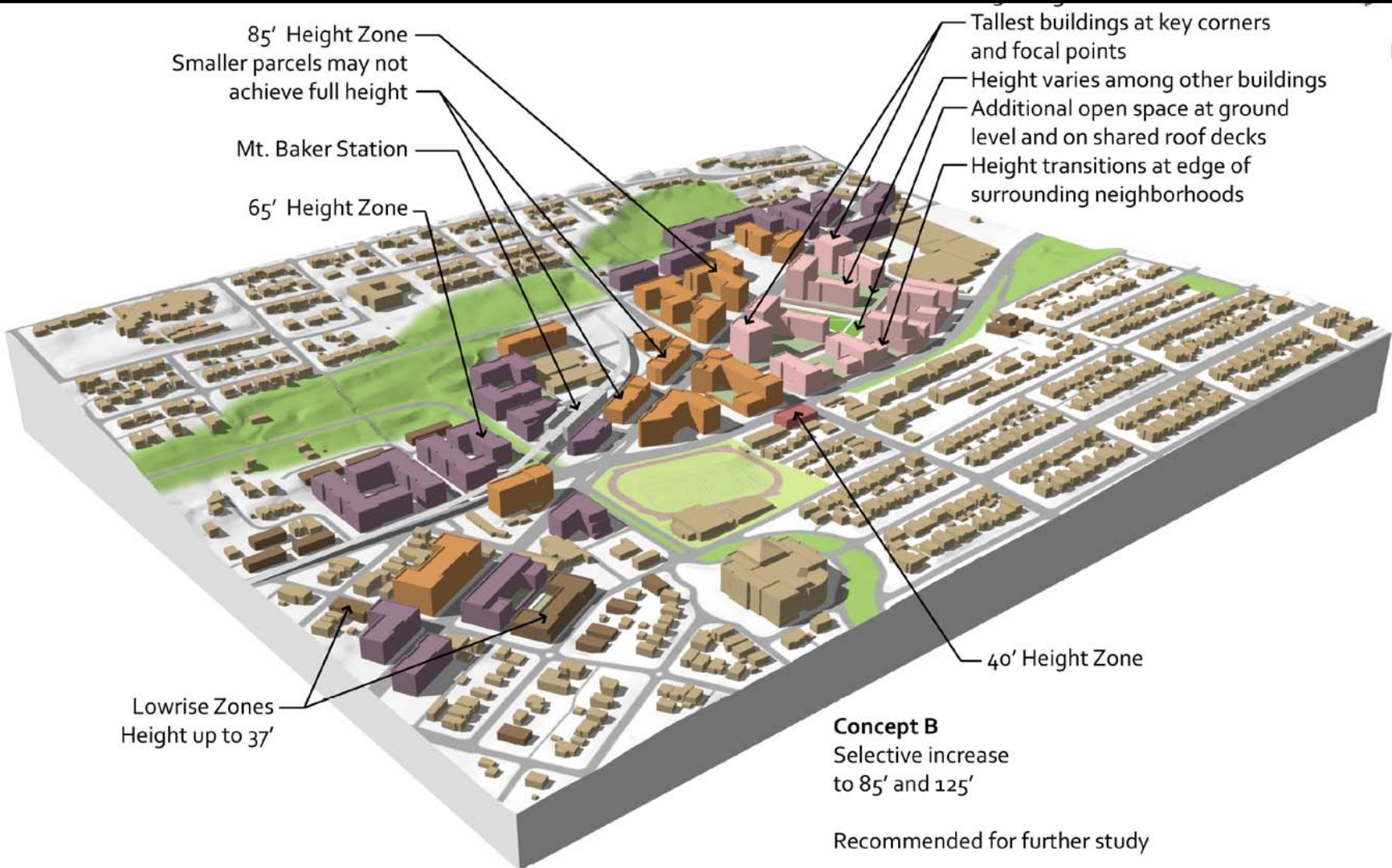
Landscape enhancements to Mt. Baker Boulevard



Density



From MTC Household Survey



85' Height Zone
Smaller parcels may not
achieve full height

Mt. Baker Station

65' Height Zone

Lowrise Zones
Height up to 37'

Tallest buildings at key corners
and focal points
Height varies among other buildings
Additional open space at ground
level and on shared roof decks
Height transitions at edge of
surrounding neighborhoods

40' Height Zone

Concept B
Selective increase
to 85' and 125'

Recommended for further study



North Beacon



Festival Street / North Beacon

- four-stop at Lander and Beacon
- extension of Lander festival streetscape
- expanded plaza at northside for outdoor events
- added pedestrian amenities
- diagonal parking, east side
- wider sidewalks
- two drive lane configuration

Central Beacon

- widened sidewalks
- planted median
- improve crossings to and from the light rail station
- retail on west side

New grocery store with housing over and parking under

South Beacon

- add pedestrian amenities
- diagonal parking at west side
- widened sidewalks
- additional street trees and landscape
- two drive lane configuration
- improve pedestrian crossings at McLellan and Beacon



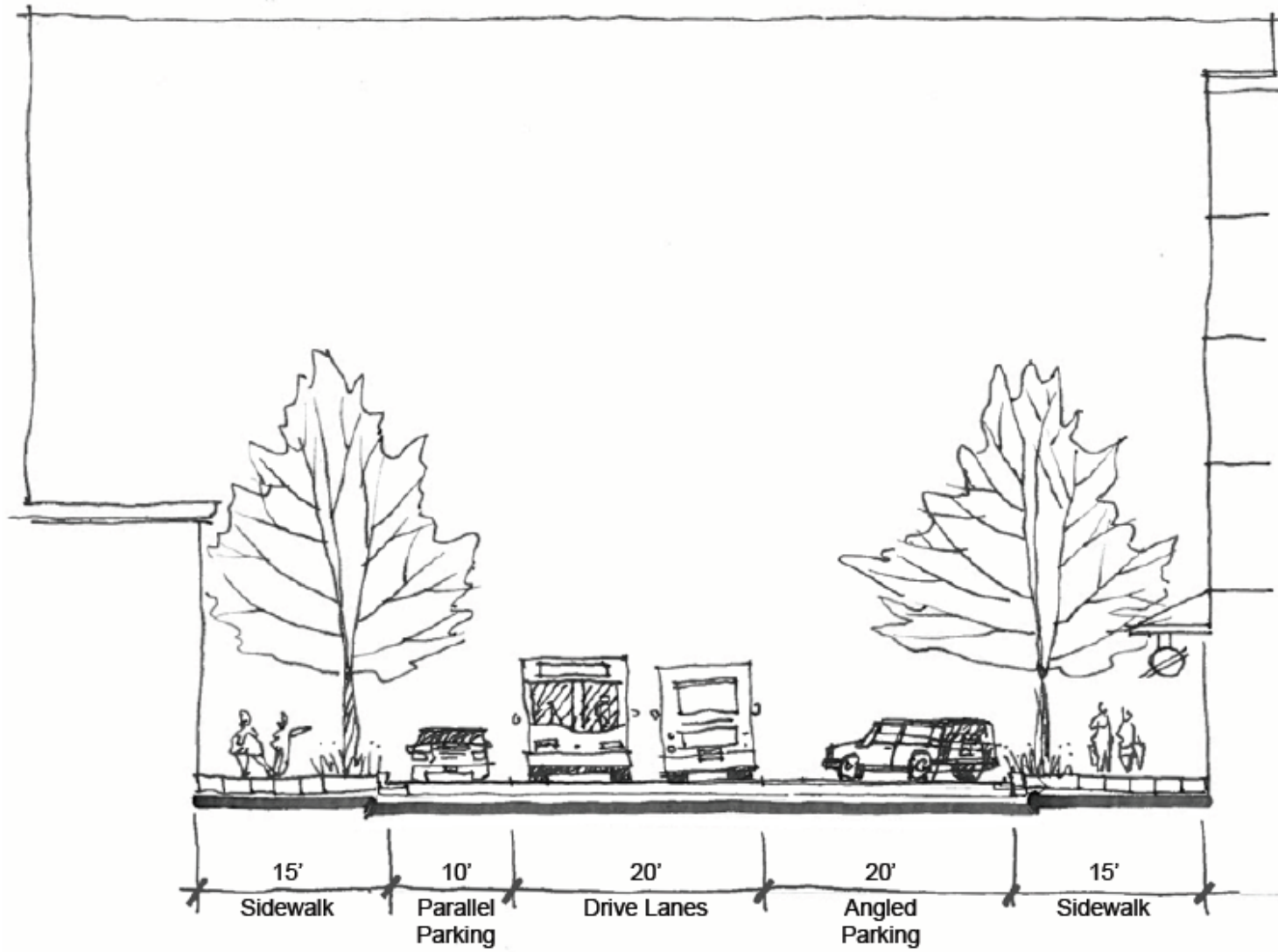
El Centro de la Raza

Development should have ground-related retail

Light Rail station

Development along west side to relate to single family neighborhood to the east

Public library



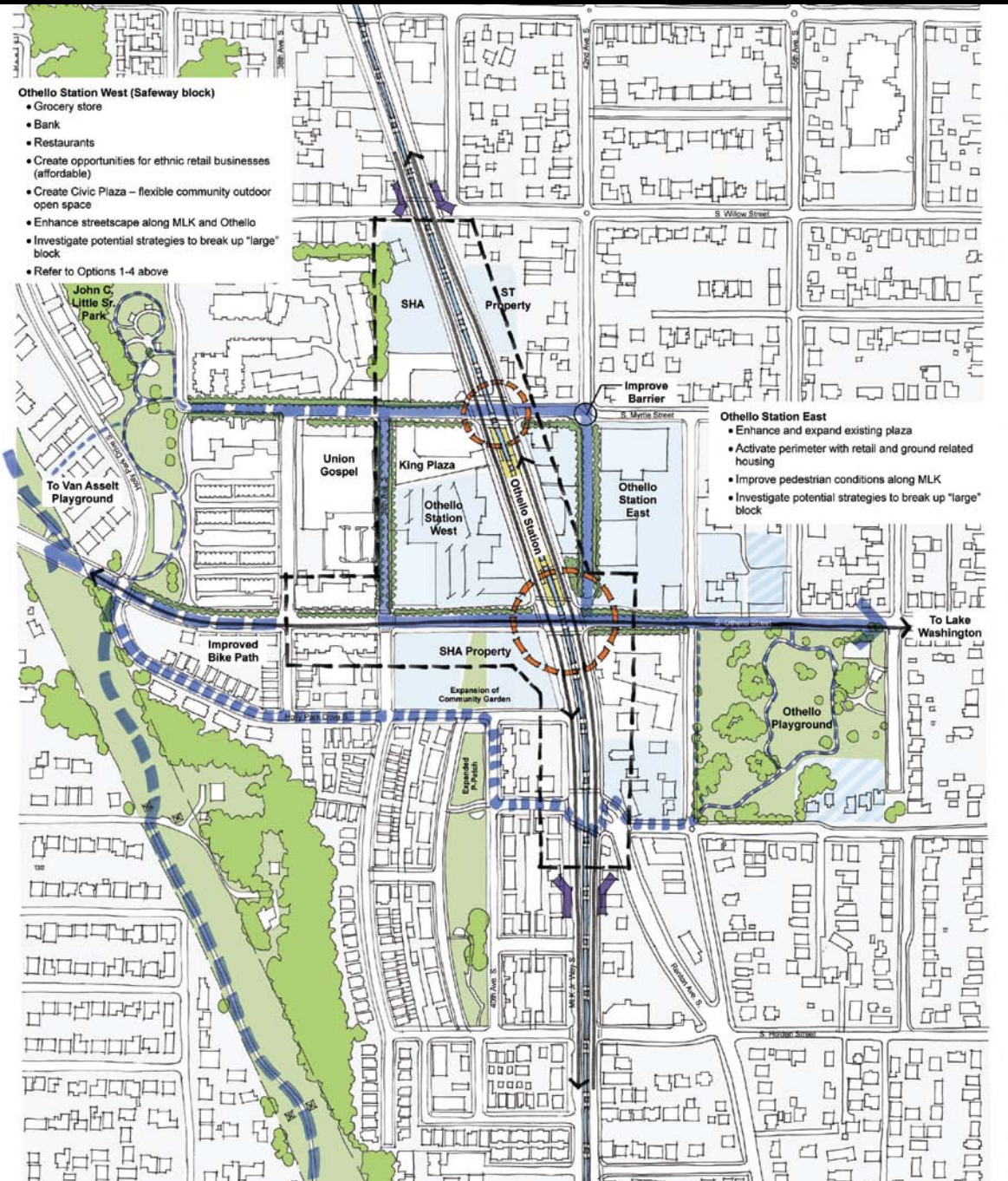
Section A

Othello



Othello Station West (Safeway block)

- Grocery store
- Bank
- Restaurants
- Create opportunities for ethnic retail businesses (affordable)
- Create Civic Plaza – flexible community outdoor open space
- Enhance streetscape along MLK and Othello
- Investigate potential strategies to break up "large" block
- Refer to Options 1-4 above



Othello Station East

- Enhance and expand existing plaza
- Activate perimeter with retail and ground related housing
- Improve pedestrian conditions along MLK
- Investigate potential strategies to break up "large" block



Othello Station West: Option 1



Othello Station West: Option 2



Othello Station West: Option 3



Othello Station West: Option 4

Neighborhood Planning

City of Seattle