

Creating Great Places Urban Design Background

Why do we need an urban design study?

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 a great place.

With both private public investments coming, now is the time for put the planning pieces in place to create great community nodes at 23rd and Union, Cherry and Jackson. This will take the combined work of the community, business and property owners, and the City.

Now is the time to define 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 urban fabric and a distinctive character while also complementing the others.

What are different zoning types?

NC1 Neighborhood Commercial 1

A small shopping area that provides primarily convenient retail sales and services to the surrounding residential neighborhood

NC2 Neighborhood Commercial 2

A moderately-sized pedestrian-oriented shopping area that provides a full range of retail sales and services to the surrounding neighborhood

NC3 Neighborhood Commercial 3

A larger pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses

P Pedestrian-Designated Zones

The P designation preserve and encourage an intensely pedestrian-oriented, retail shopping district where non-auto modes of transportation, both to and within the district, are strongly favored. The P zone is applied to NC zones along pedestrian-oriented commercial streets

What is the character for each node/core?

These proposals grow out of your comments from previous meetings and the intersection with what currently exists.

• **23rd and Union:** 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.



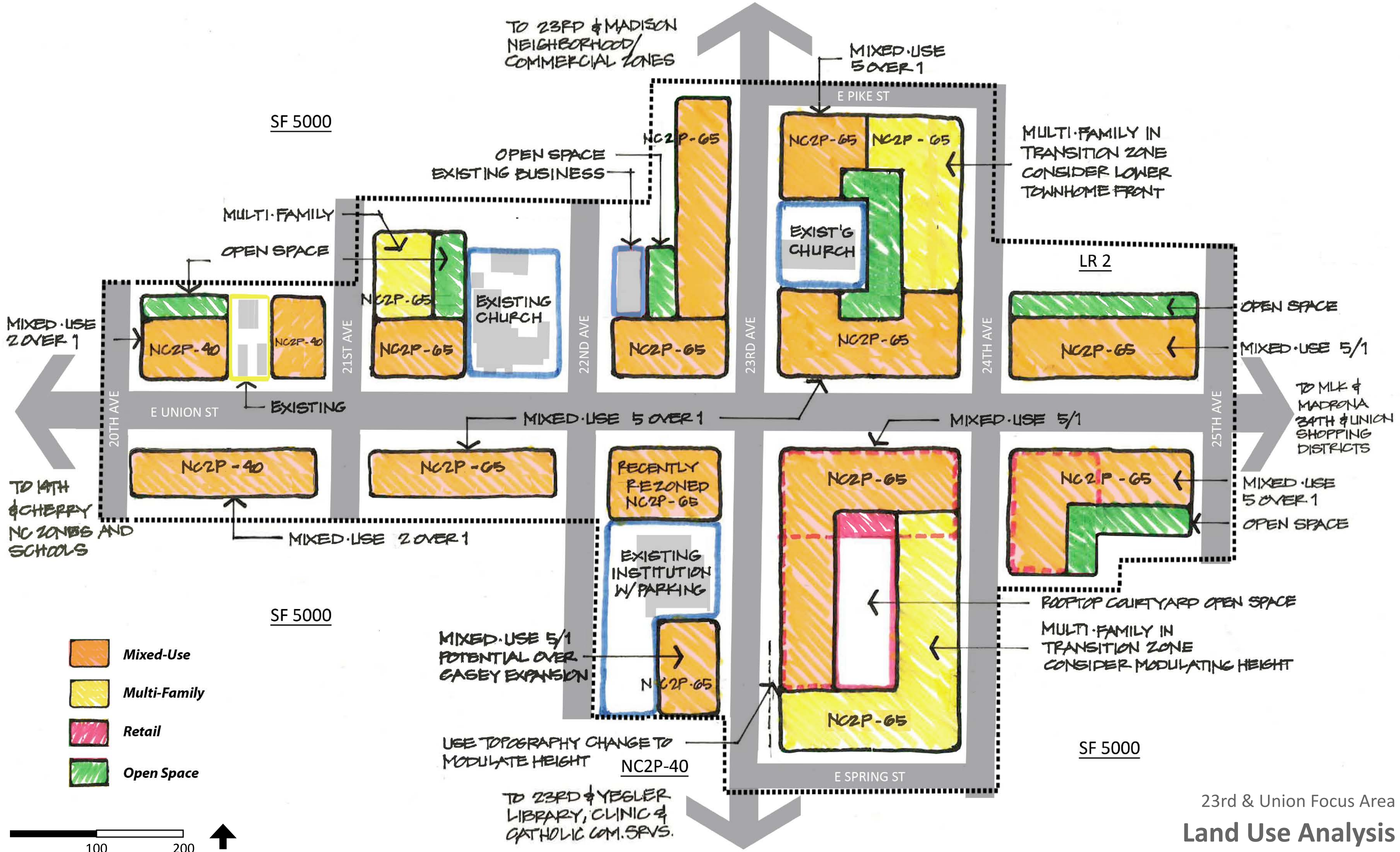
• **23rd and Cherry:** This is a smaller scaled node with an abundance of community assets especially for youth. It is home to a park, Garfield High School, community center, teen center, arts programs, and small businesses including culturally specific restaurants. The focus here is to improve safety 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.



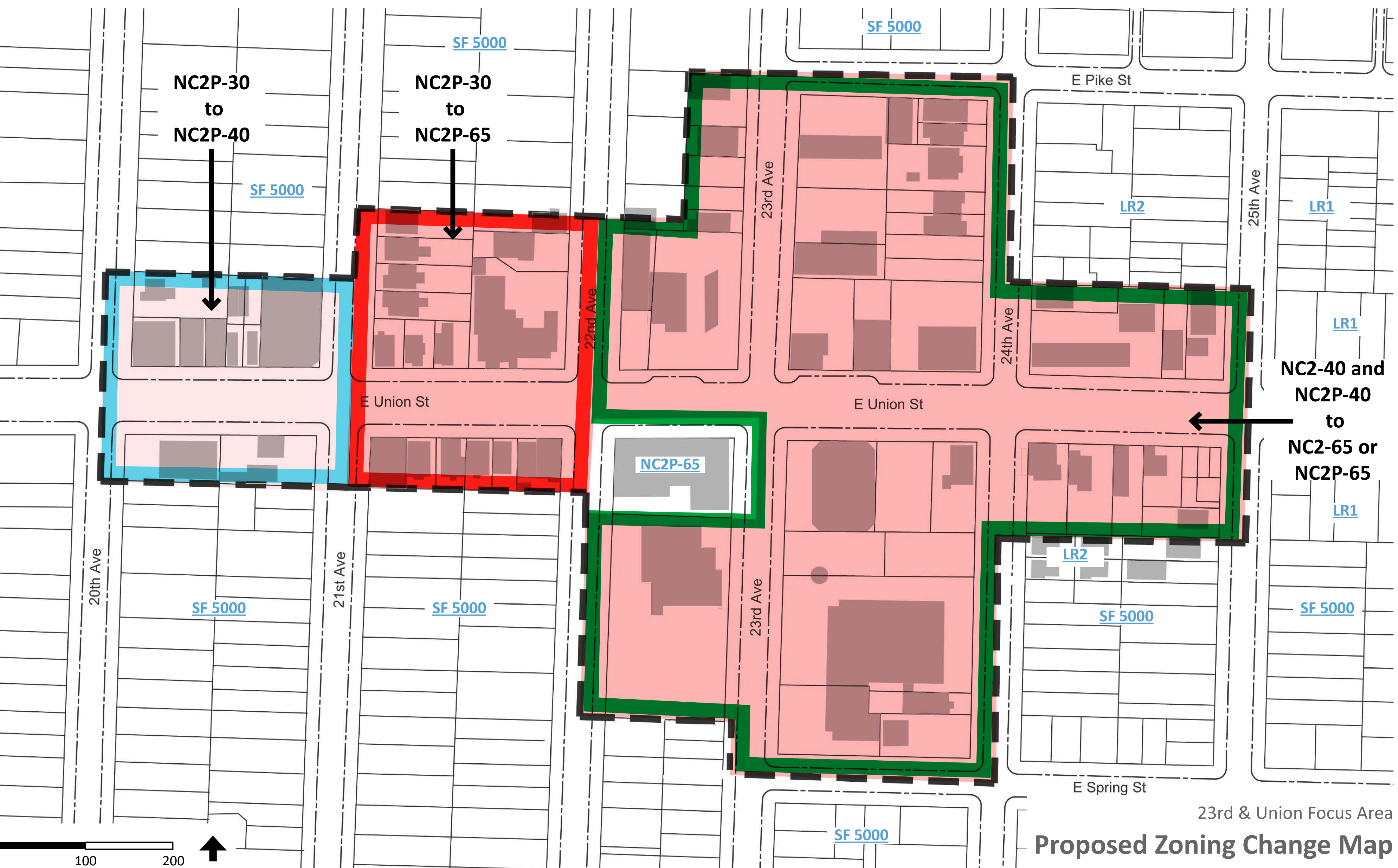
• **23rd and Jackson:** This is a larger scaled node with regional destinations such as Pratt, the Wood Technology Center, Seattle Vocational Institute, and Langston Hughes nearby. It also has housing for a broad mix of people, social services and parks, with a library nearby. Finally, it is the place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



Union Urban Design Proposal



* Open space is for illustration only to show 30% requirement in the land use code



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
- 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

What the proposal does:

- Supports NC2 neighborhood commercial to preserve the small scale neighborhood commercial character
- Recommends a height limit of 65' around the intersection to create a unified identity 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

Mixed Use Building Example in Neighborhood Commercial 40'



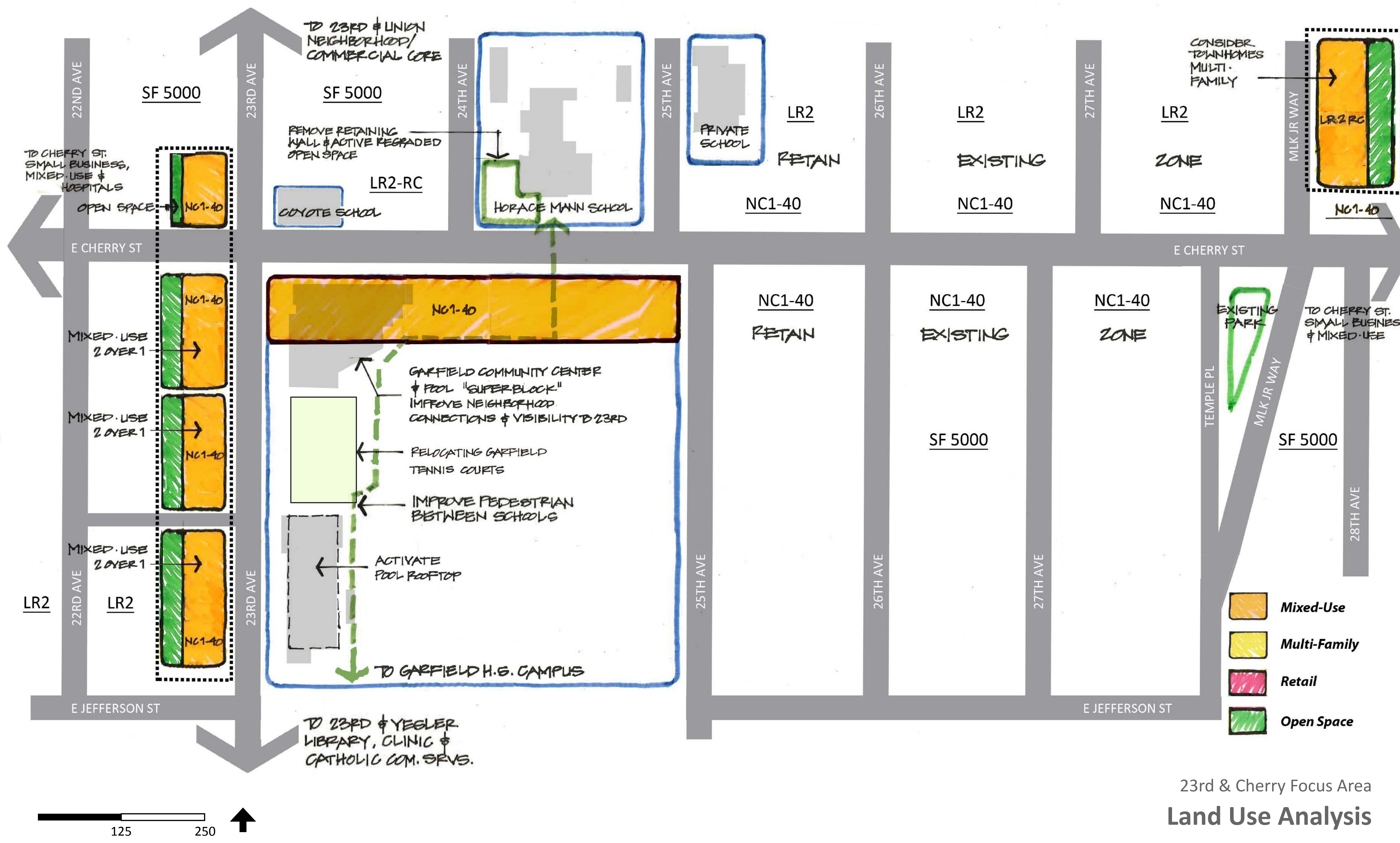
Mixed Use Building Examples in Neighborhood Commercial 65'



Courtyard with Ground Floor Retail and residential/office above



Cherry Urban Design Proposal



23rd & Cherry Focus Area
Land Use Analysis

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

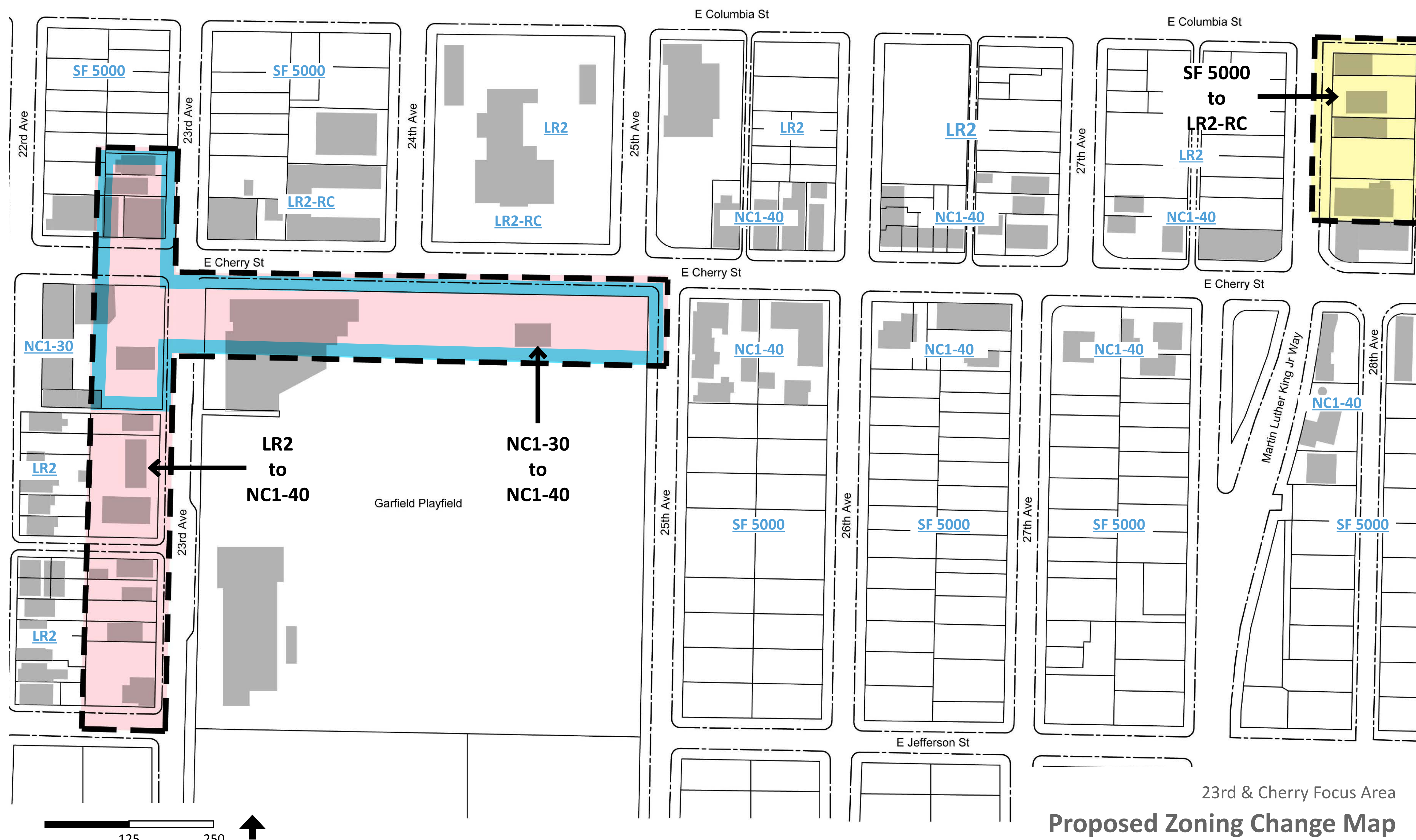
What is desired:

- 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

* Open space is for illustration only to show 30% requirement in the land use code



23rd & Cherry Focus Area
Proposed Zoning Change Map

Mixed Use Building Example in Neighborhood Commercial 40'



gate17architecture.com

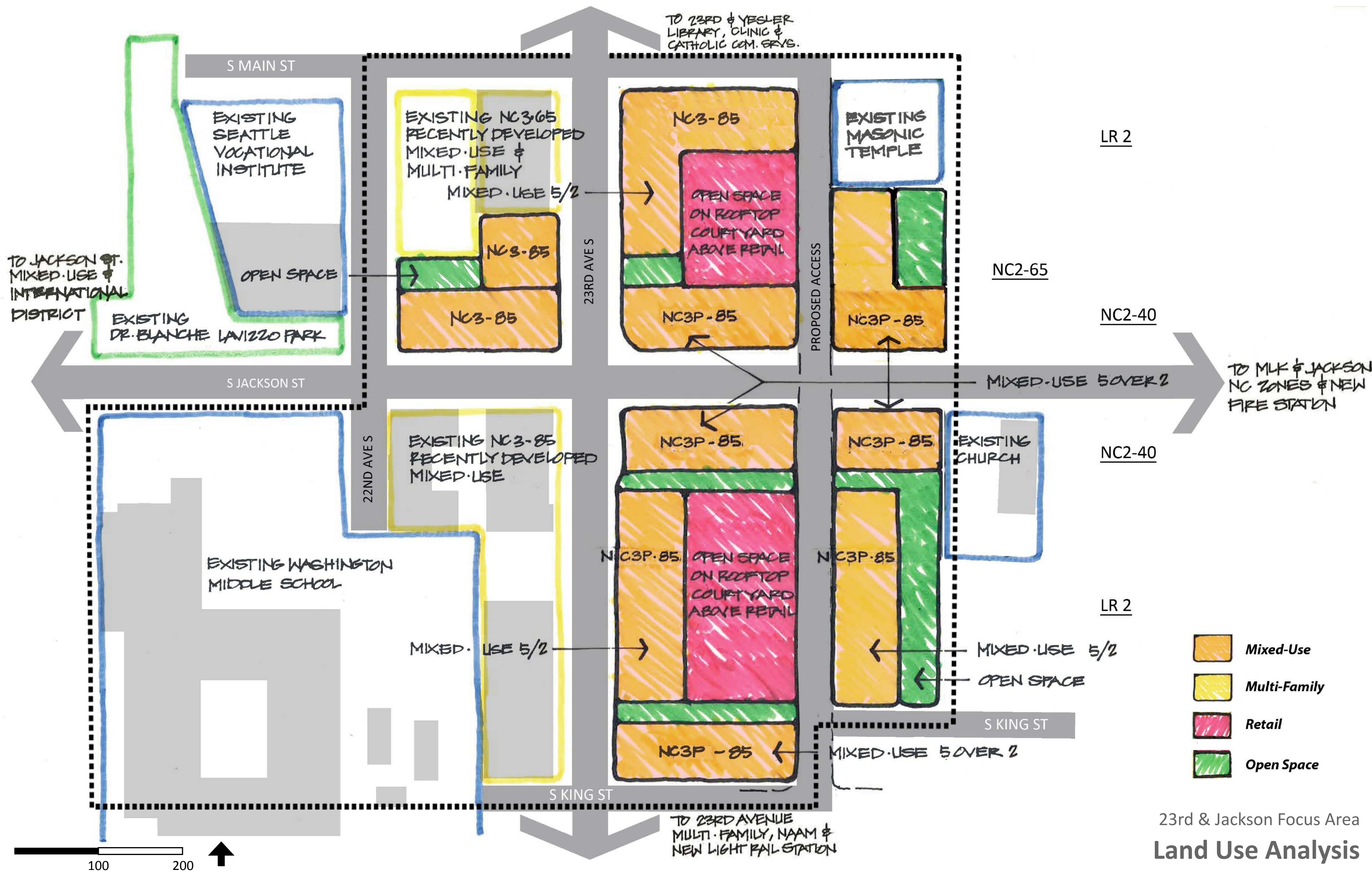
Building Example in Low Rise Residential Commercial Zone



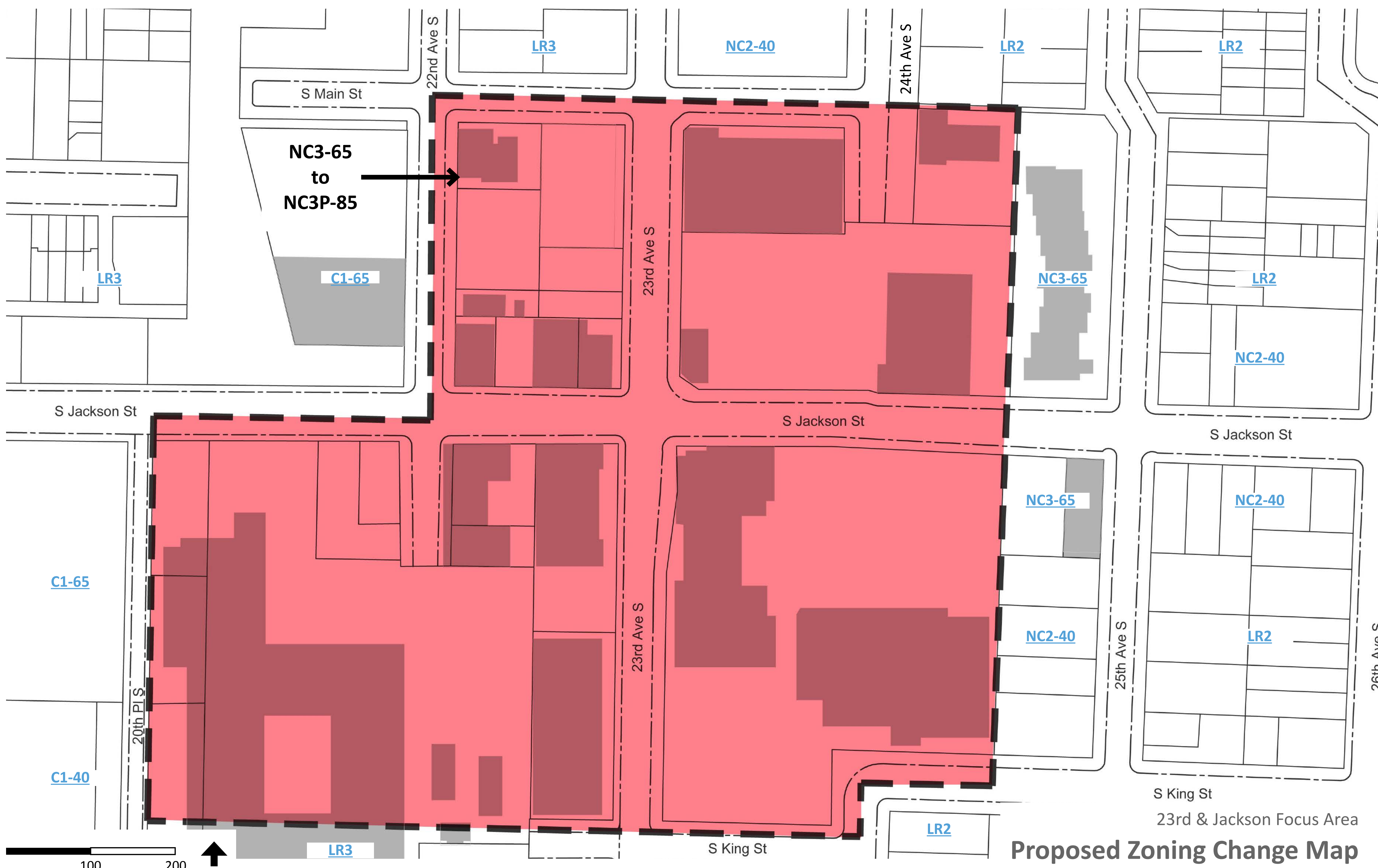
23rd & Cherry Focus Area
On 23rd Ave Looking North



Jackson Urban Design Proposal



* Open space is for illustration only to show 30% requirement in the land use code



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

Mixed Use Building Example in Neighborhood Commercial 85'

