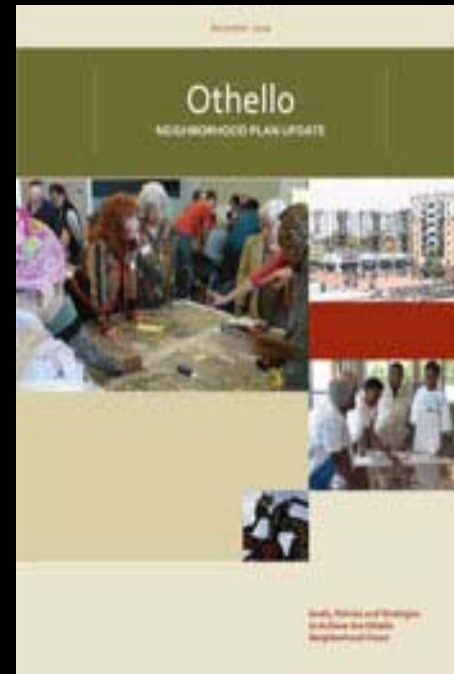


# Neighborhood Plan Implementation

Neighborhood Planning  
City of Seattle

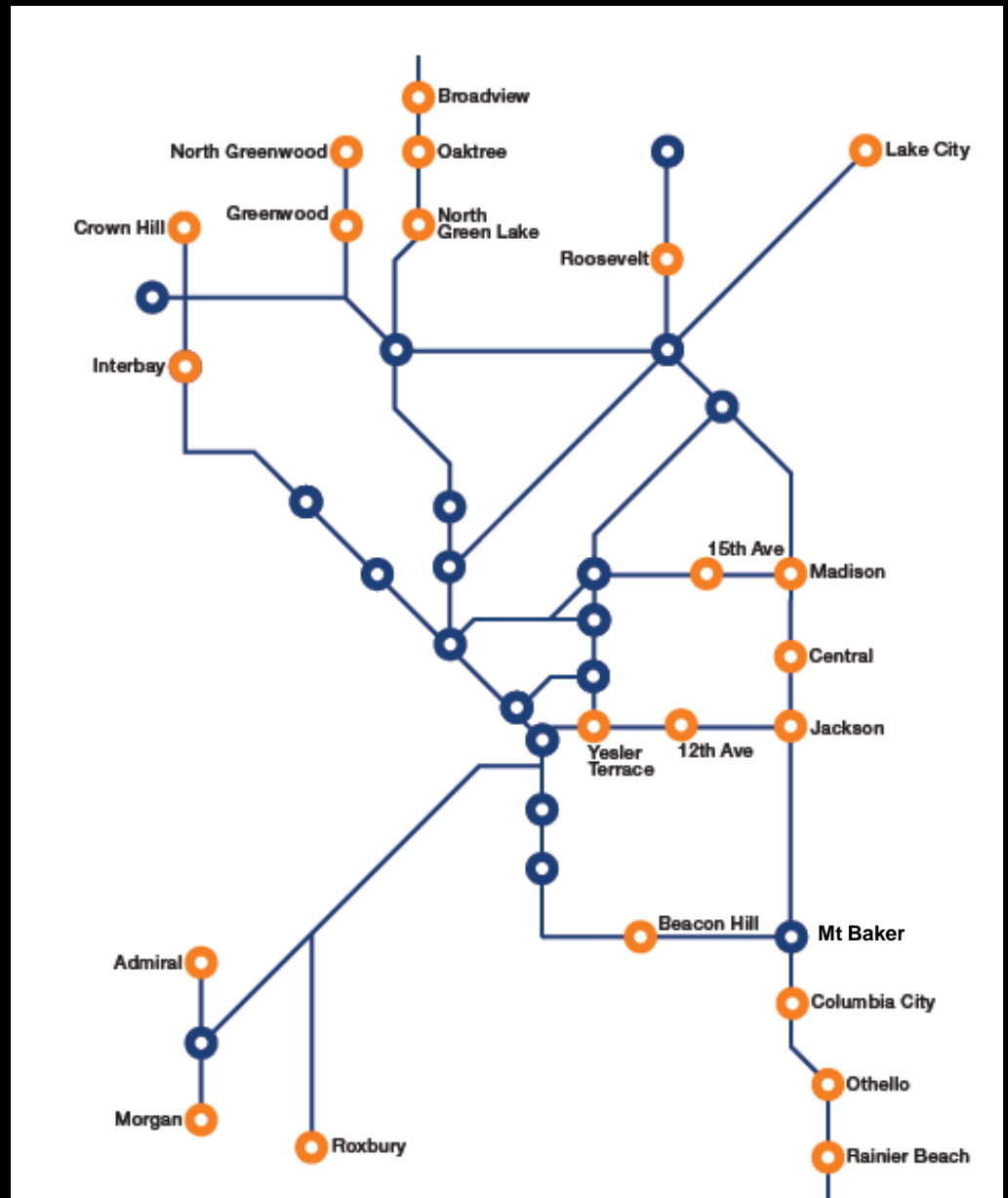


## Mixed Urban Center

- **Mt Baker**

## Mixed Urban Neighborhoods

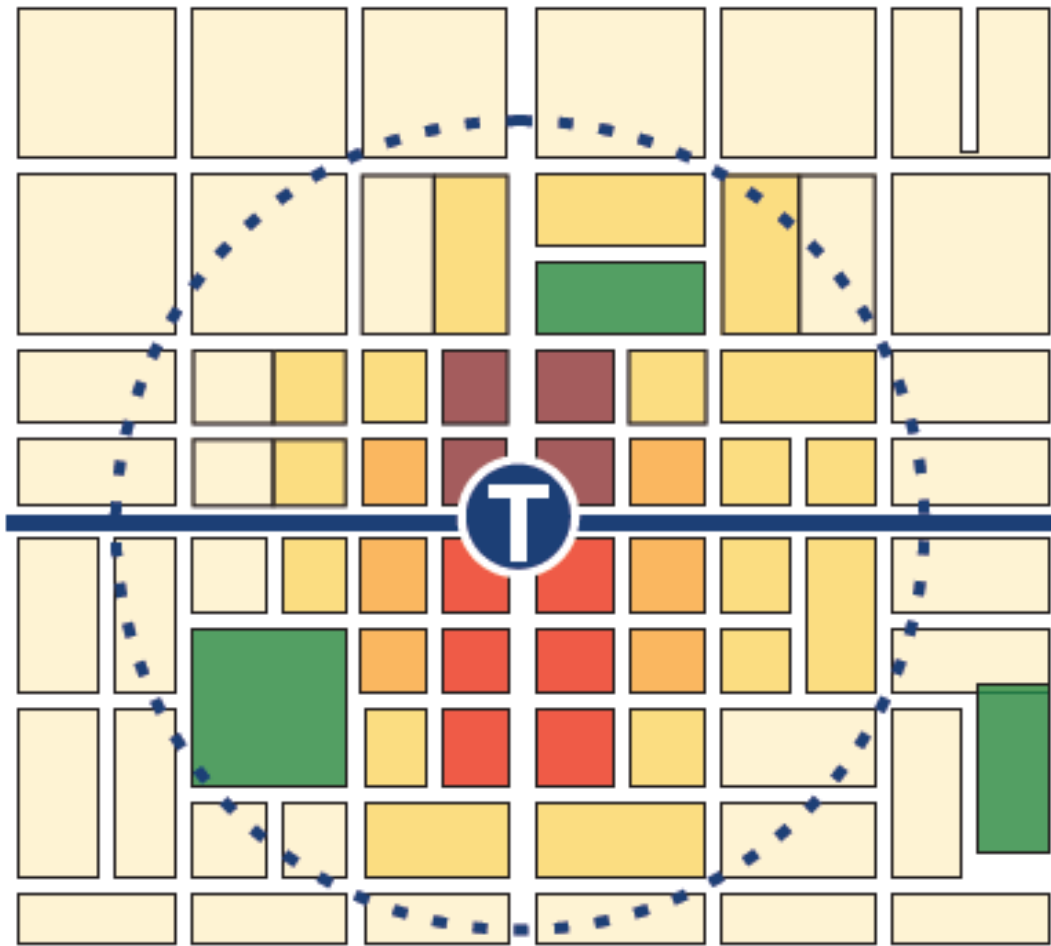
- **Beacon Hill**
- **Othello**



Seattle Transit Communities

# Transit Oriented Development

Land uses organized around transit

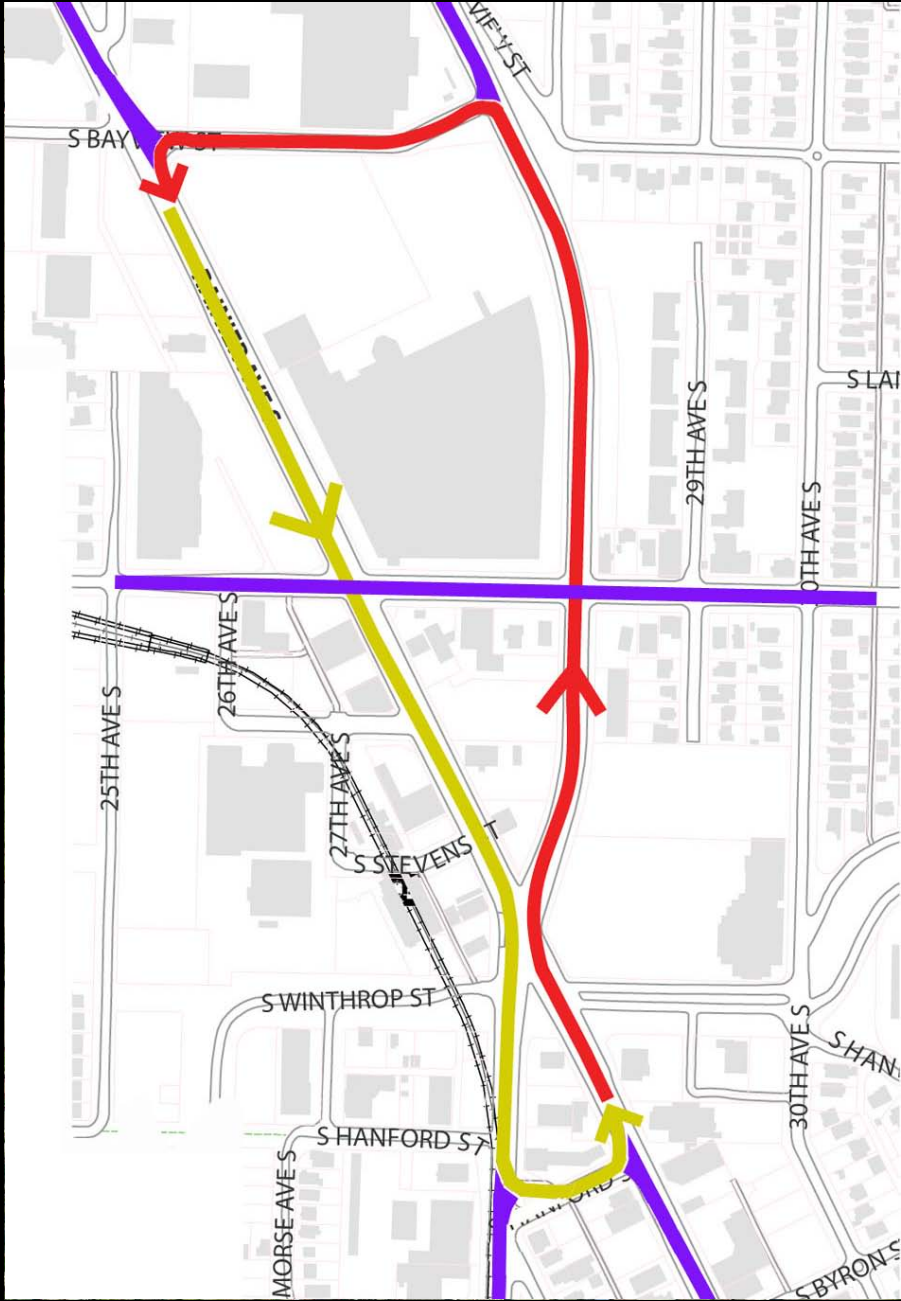




# MOUNT BAKER TOWN CENTER

## 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

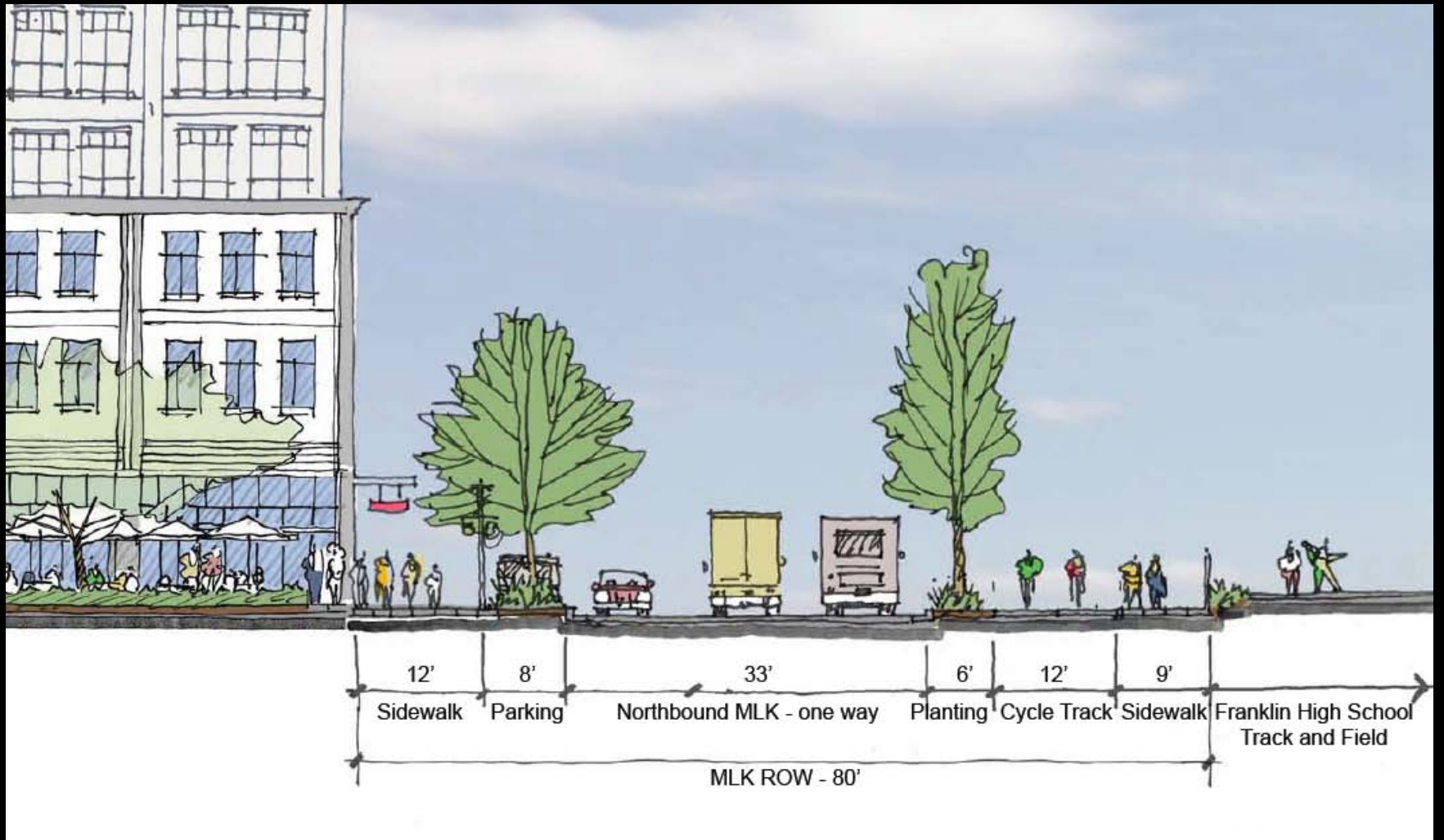
Rainier  
Avenue South

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

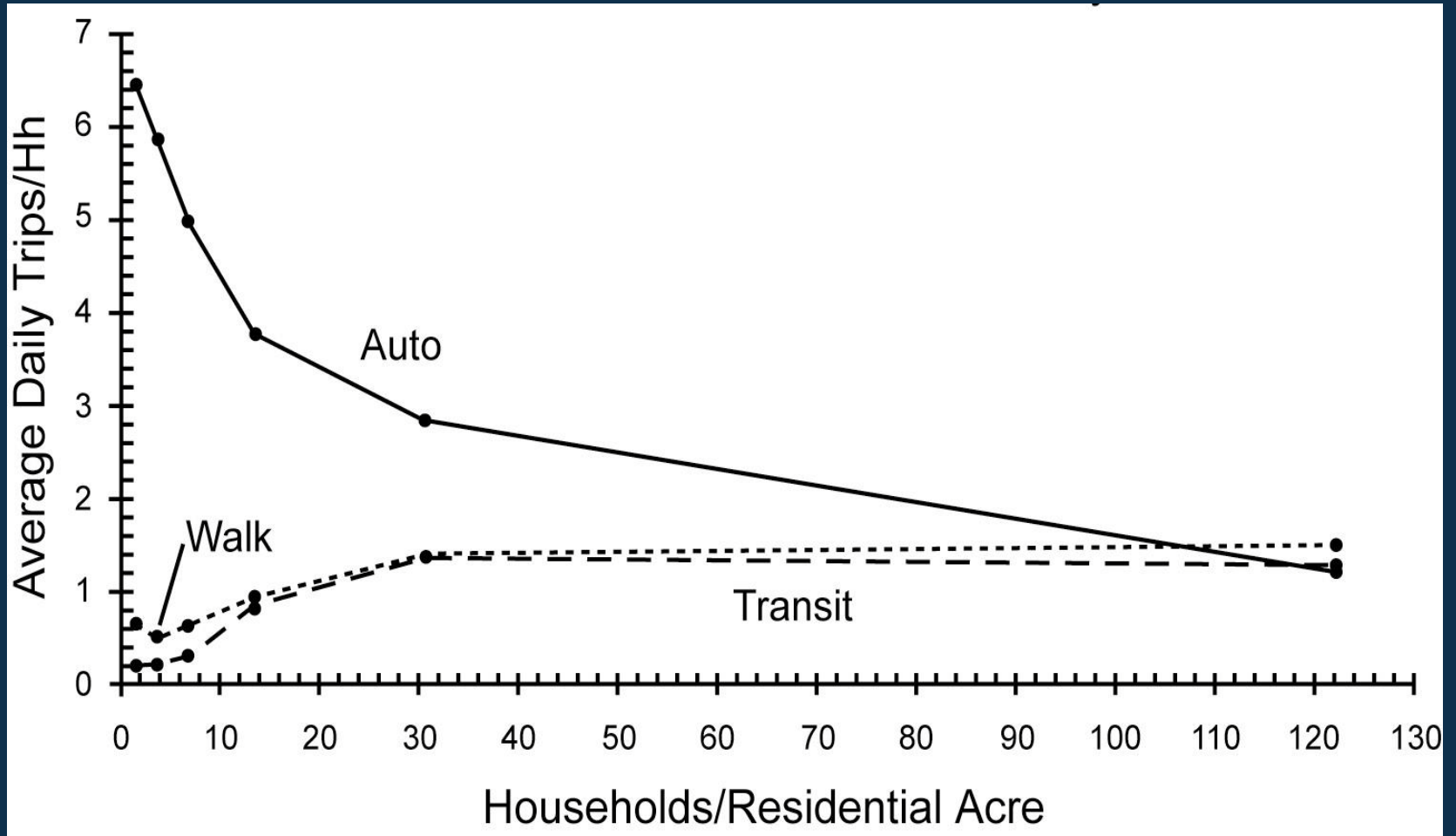
MLK Way  
South

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

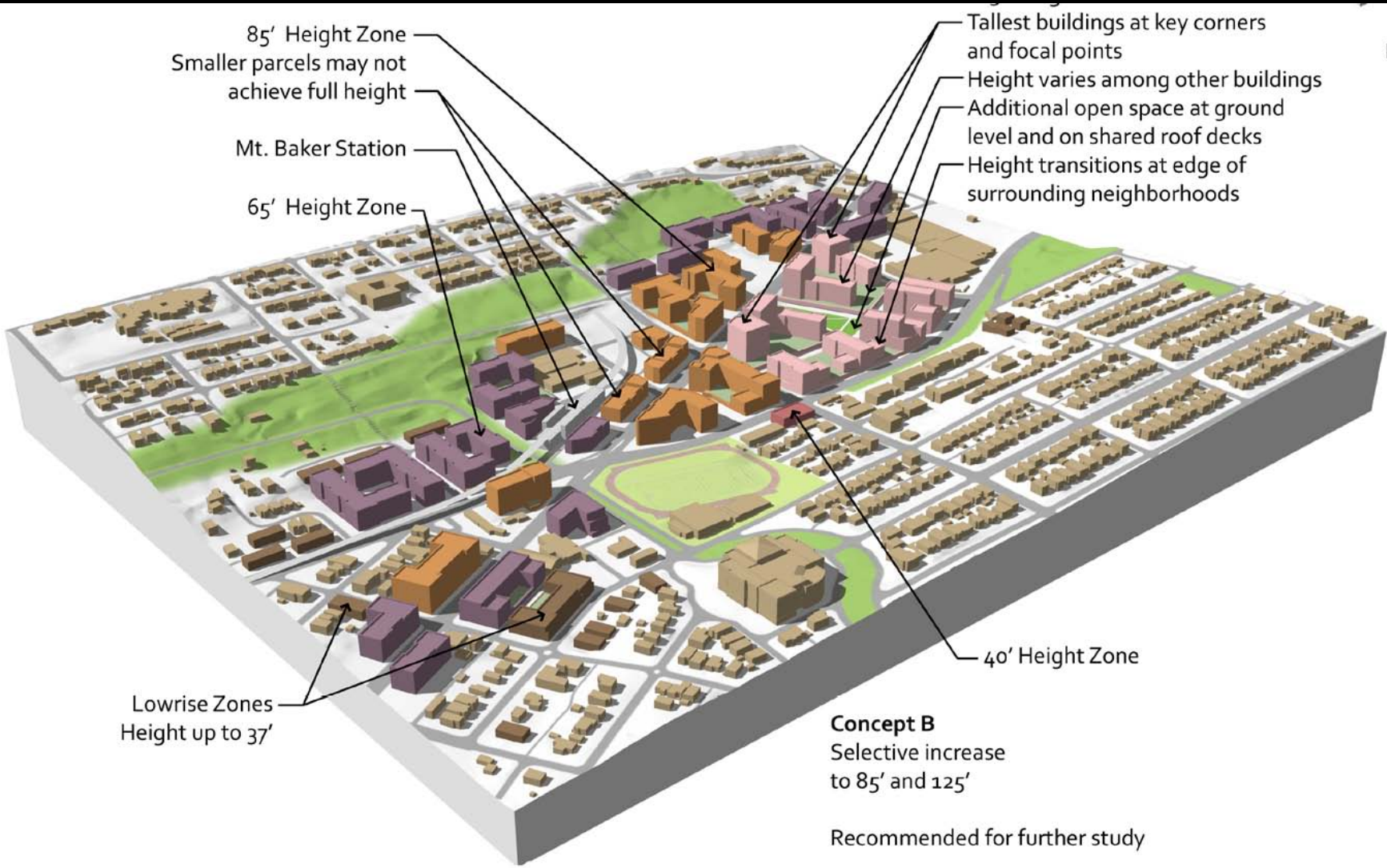
Landscape  
enhancements  
to Mt. Baker  
Boulevard



# Density



From MTC Household Survey



85' Height Zone  
Smaller parcels may not  
achieve full height

Mt. Baker Station

65' Height Zone

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

Lowrise Zones  
Height up to 37'

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

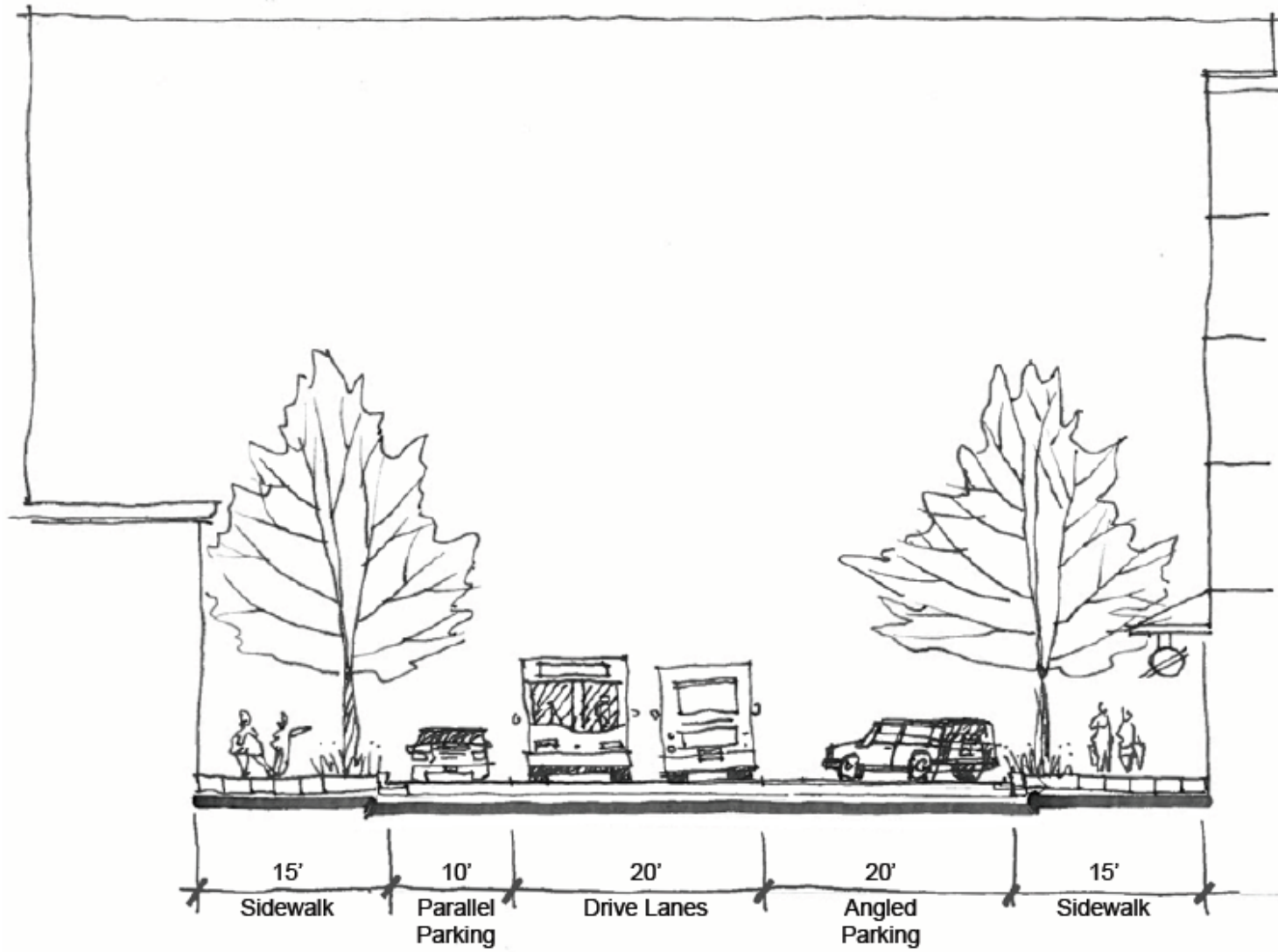
Development should have ground-related retail

Light Rail station

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

Public library





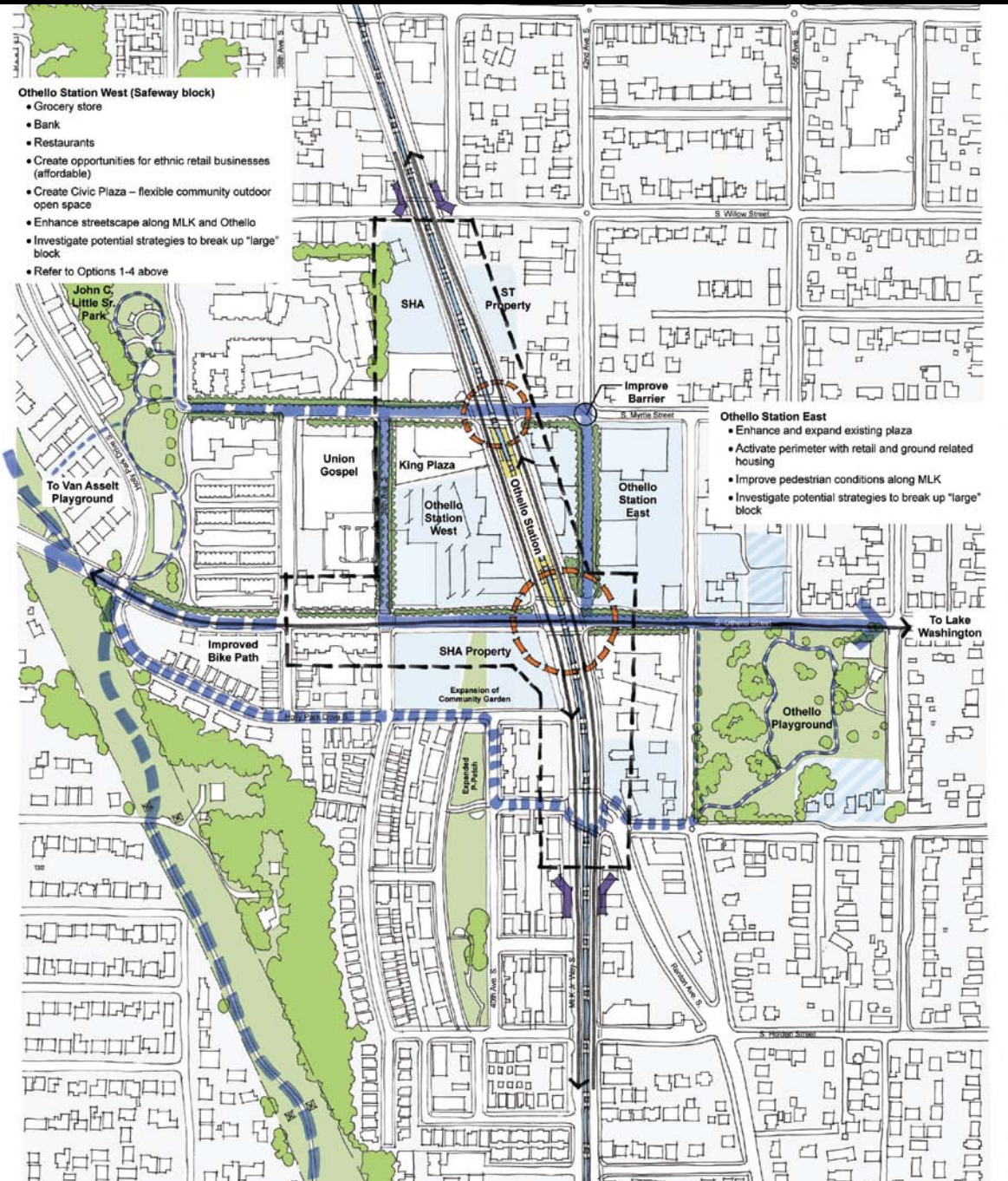
**Section A**

# 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