

Director's Analysis and Recommendation on
the 23rd Avenue Action Plan (Union-Cherry-Jackson)
Rezone Proposal

Department of Planning and Development
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I. Executive Summary

The Central Area is a neighborhood full of history, character, shops, organizations, schools and most importantly a community of people from a broad diversity of backgrounds. It 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. The Central Area has experienced changes that cause anxiety, fragmentation and disappointment for some people while also generating excitement and expectation in others. These changes can be seen in the demographics of the 23rd & Union-Jackson Urban Village. The percentage of the population who was Black/African American declined from 64% in 1990 to 28% in 2010, while the White population increased from 16% to 44% in the same time period (census data). Currently it is a neighborhood attracting significant private and public investment. The Central Area has been, and continues to be the center of the African American community with engaged youth and seniors; strong businesses; and a vibrant cultural district. It is time to refocus our efforts around key priorities for three community cores – to honor its history and shape its future. Achieving this will require the coordinated effort and investment of multiple city departments.

In 2013, Central Area residents, business interests, property owners, and local institutions began work with the City to create the 23rd Avenue Action Plan (Union – Cherry – Jackson). The purpose of the planning process was to create a focused set of priorities and actions ripe for implementation. The mayor’s office is leading an interdepartmental effort for continued collaboration and coordination with implementation of the Action Plan, development of an economic development plan, and creation of a Central Area Cultural and History District. These efforts aim to improve the sustainability and resiliency of the Central Area.

The Department of Planning and Development (DPD) is recommending rezones and land use code amendments to implement the Comprehensive Plan Central Area Neighborhood Planning Element and carry out priorities identified by the community during the 23rd Avenue Action Plan (Union-Cherry-Jackson) and Urban Design Framework process. The 23rd Avenue Action Plan (Union-Cherry-Jackson) is not a replacement of the previous Central Area action plans, instead, it intends to confirm and update priorities in previous Central Area Action Plans with focus on 23rd Ave at Union, Cherry and Jackson, and identify implementation mechanisms to help make this great neighborhood a healthier, more equitable and viable destination for all people who call the Central Area home.

The rezone focuses on three community cores along 23rd Avenue at East Union Street, East Cherry Street, and South Jackson Street. 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. These community nodes together serve the diversity of cultures in the Central Area and continue to be home to businesses and institutions that are central to the African American community.

The rezones are intended to achieve the community's vision and goals to strengthen the Central Area's unique identity and community character as identified in the Comprehensive Plan Central Area Neighborhood Planning Element. These actions will help create vibrant and resilient commercial districts that encourage pedestrian friendly mixed use development, support existing and new businesses and development, provide opportunities for a variety of shops, services and affordable housing that serves the diverse Central Area community.

These rezones are the product of a two year community development process that engaged a broad cross section of the community through hands-on and interactive workshops, focus group meetings, individual workshops, in-person interviews, business canvassing, and online surveys. 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 (127 participants), and business canvassing (67 businesses) (See appendix A). Over 2,000 total participants and 40 community based organizations helped form priorities, goals, strategies, and actions for the project. All of the proposed rezones are within or abutting the 23rd Ave. @ S Jackson-Union Residential Urban Village and are within areas designated as Commercial/Mixed Use or Multi-Family Residential on the Comprehensive Plan's Future Land Use Map. The rezoning for each community core will go to the council as individual legislation.

This report contains analysis of the proposed rezones using general rezone criteria related to commercial, multifamily and single family zones. It also reviews each rezone as it relates to specific criteria for each new zone. The report provides an assessment of the proposal's effect on estimated growth and the ability of local infrastructure and services to support such development. DPD has conducted an environmental analysis (SEPA) associated with each community core and made a determination of non-significance for each. DPD recommends adoption of the entire package of rezone proposals.

II. Summary of Zoning and Land Use Recommendations

DPD is recommending eight (8) rezones in three community cores along 23rd Avenue at East Union Street, East Cherry Street, and South Jackson Street to implement the goals and policies of the 23rd Avenue Action Plan (Union-Cherry-Jackson) to create a vibrant and resilient commercial district at each core that encourages pedestrian friendly mixed use development, supports existing and new businesses and development, and provides opportunities for a variety of shops, services and affordable housing. Together these cores serve the diverse Central Area community. The proposed rezones will help guide current and future development in these community cores. The following are the key elements of the rezone:

Rezones

The proposed rezones include a total of 111 parcels on approximately 22 acres of land, centered on the community cores along 23rd Avenue at East Union Street, East Cherry Street, and South Jackson Street. Eight (8) individual areas are proposed for rezone. All of the rezones are depicted on Exhibit A, Exhibit B, and Exhibit C: Rezone Proposal Maps. All of the rezones include provisions for affordable housing through the Incentive Provisions program. (See discussion of Incentive Zoning below, which includes explanation of the incentive zoning suffix noted in parentheses in the zone designations).

The 8 rezone areas and recommended code amendments are identified as follows:

23rd Ave and Union: total 74 parcels approximately 11 acres

- **Area 1:** **Area 1a:** Rezone from Neighborhood Commercial 2 (NC2P-40) to Neighborhood Commercial 2 (NC2P-65(3.0)). The existing Pedestrian designation in this area is retained
Area 1b: Rezone from Neighborhood Commercial 2 (NC2-40) to Neighborhood Commercial 2 (NC2-65(3.0))
- **Area 2:** Neighborhood Commercial 2 (NC2P-30) to Neighborhood Commercial 2 (NC2P-65(2.25)). The Pedestrian designation in this area is retained
- **Area 3:** Rezone from Neighborhood Commercial 2 (NC2P-30) to Neighborhood Commercial 2 (NC2P-40(2.25)). The Pedestrian designation in this area is retained.

23rd Ave and Cherry: total 20 parcels approximately 3 acres

- **Area 4:** Rezone from Neighborhood Commercial 1 (NC1-30) to Neighborhood Commercial 1 (NC1-40(2.25))
- **Area 5:** Rezone from Single Family (SF 5000) to Neighborhood Commercial 1 (NC1-40(.75))
- **Area 6:** Rezone from Lowrise 2 (LR2) to Neighborhood Commercial 1 (NC1-40(1.3))
- **Area 7:** Rezone from Single Family (SF 5000) to Lowrise 2 Residential Commercial (LR2-RC(.75))

23rd Ave and Jackson: total 17 parcels approximately 9 acres

- **Area 8:** **Area 8a:** Rezone from Neighborhood Commercial 3 (NC3P-65) to Neighborhood Commercial 3 (NC3P-85(4.25)). The Pedestrian designation in this area is retained
Area 8b: Rezone from Neighborhood Commercial 3 (NC3-65) to Neighborhood Commercial 3 (NC3P-85(4.25))

Incentive Provisions for Affordable Housing

Under this proposal, all additional floor area capacity allowed through the rezone will be contingent on the provision of public benefits according to SMC Chapter 23.58A, Incentive Provisions. Zoning contingent on the provision of public benefits is notated on zoning maps by indicating a base Floor Area Ratio (FAR) in parentheses after the zoning designation. For example, the notation NC2-65 (3.0) indicates a zoning of NC2-65 with a base FAR of 3. All extra floor area above this base FAR requires the provision of public benefits per Chapter 23.58A.

Future development using the additional floor area allowed through this rezone would be required to comply with Incentive Provisions in place at the time of permitting. Currently, Chapter 23.58A requires that all extra floor area allowed for buildings in zones with a maximum height limit of 85 feet or less be achieved by providing affordable housing on site or off site.

The City is currently undertaking a review of the Incentive Provisions program. It is possible that the review could result in structural changes to Chapter 23.58A Incentive Provisions. This Director's report and recommendation evaluate current regulations and programs in place.

Amendments to the Land Use Code

Incentive Zoning Provisions for Affordable Housing: Amend sections 23.58A.014 and 23.58A.024 in Incentive Provisions to require off-site affordable housing for development within the rezone area that uses bonus floor area to be located within the Central Area Neighborhood Plan area (Exhibit F).

Revisions to the Land Use Code to Enhance Transition, Pedestrian Environment and Circulation: In addition to the zone designation changes, DPD recommends inclusion of several new development standards in section 23.47A.009 to limit bulk and enhance transition from higher intensity to single family zones. Additional development standards are also intended to improve pedestrian environment and circulation and urban form in the core areas. All of the development standards are depicted on Exhibit D Union Development Standards, and Exhibit E Jackson Development Standards.

23rd and Union (Area 1):

- **Setback.** Setbacks are required in the area shown in Exhibit D: Union Development Standards (Proposed Map C for 23.47A.009). 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 is required for all portions of a structure above a height of 35 feet above the average sidewalk grade. 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.
- **Street level residential use.** Street level residential uses are required in area shown in Exhibit D: Union Development Standards (Proposed Map C for 23.47A.009). Street frontage may contain uses accessory to a residential use including but not limited to residential access, open space or required amenity space. 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 property line on 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 property line on 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 and Jackson (Area 8):

- **Setback.** Along South Jackson Street property lines as indicated in Exhibit E Jackson Development Standards (Proposed Map C for 23.47A.009), 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 sidewalk elevation.
- **Maximum length of street facing facade.** The maximum length of a facade that is parallel to South Jackson Street or 23rd Avenue is 250 feet. Setbacks or separation can be considered as a break in street facing facade if:
 - a. A portion of the street-facing facade shall project or be recessed from abutting facade planes by a minimum depth of 15 feet and a minimum width of 15 feet; or
 - b. A separation with a minimum width of 15 feet between principal structures at any two points on different interior facades.
- **Pedestrian connection requirement.** A proposal that includes new development between South Main Street and South King Street within 400 feet east of 23rd Ave S shall provide an improved north-south pedestrian connection on the block in which it is located, subject to the following requirements:
 - a. The connection may be located to adjoin existing right-of-way with a minimum width of 6 feet. The connection is not required to bisect a project site, but may be located on the perimeter of the site.
 - b. The connection shall be located within the block (including adjoining right-of-way) between S. Main Street and S. King Street on which the development is

proposed and should make provision for connection to the adjoining block, either north or south, on which the connection would be intended to continue.

- c. The connection shall include at least one of the following: entries to retail stores; seating areas for pedestrians; street furniture; public art; bicycle parking; landscaping; pedestrian scale lighting; water features; overhead weather protection.
- d. The connection may be located between structures, or may be located in a parking area if the pedestrian area is separated from the parking area.

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Exhibit A: Union Rezone Proposal Map

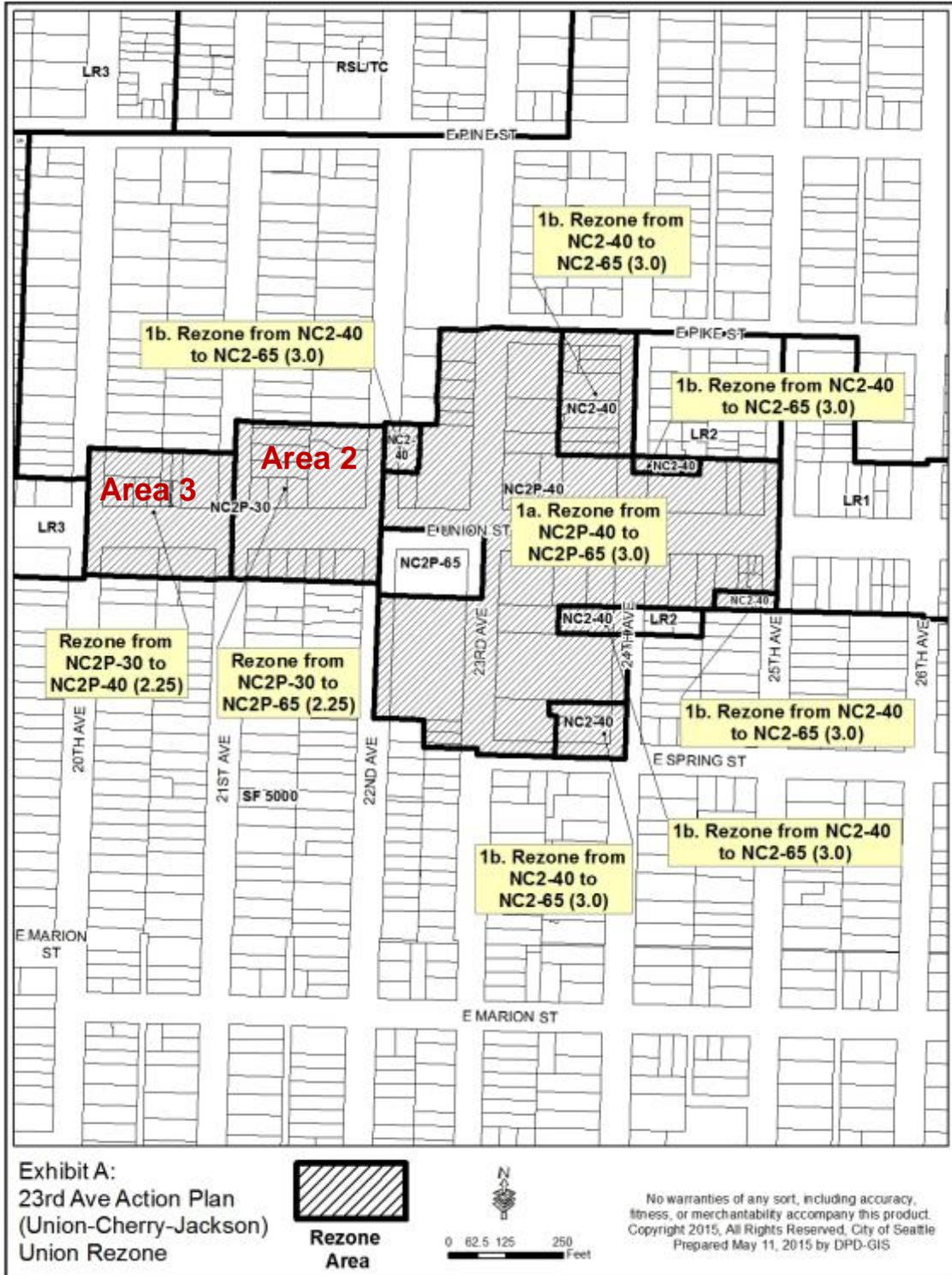


Exhibit B: Cherry Rezone Proposal Map

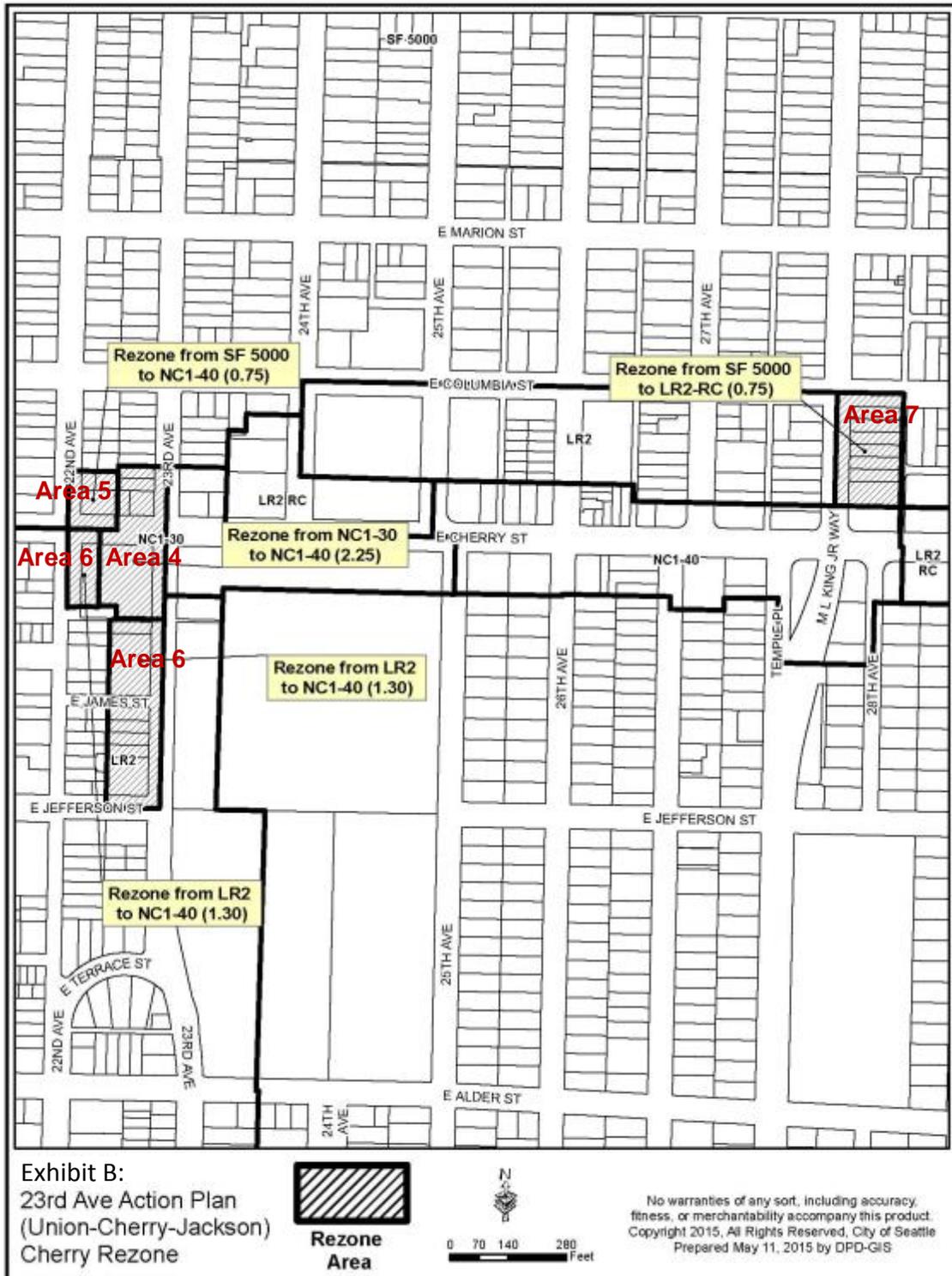


Exhibit C: Jackson Rezone Proposal Map

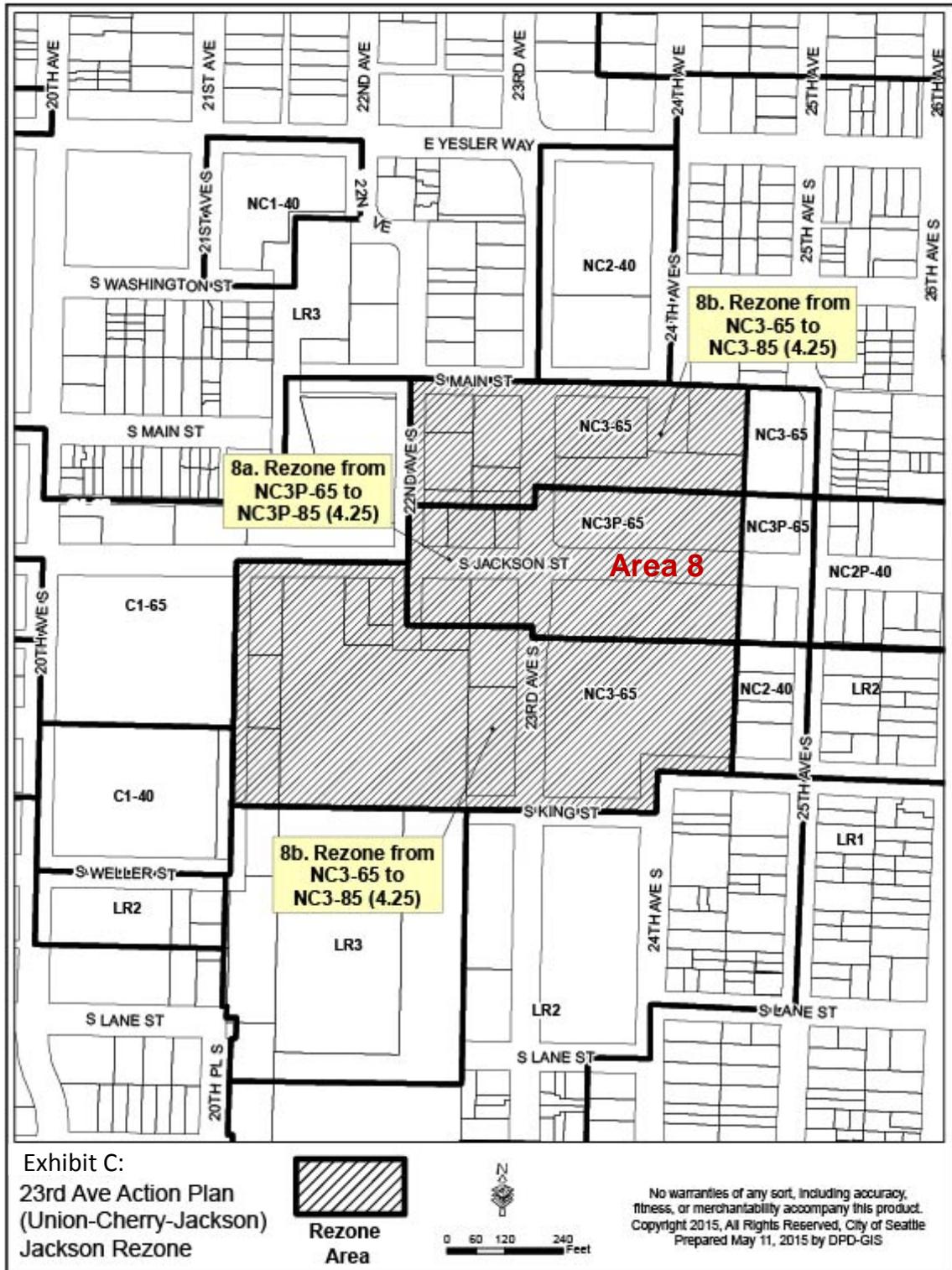
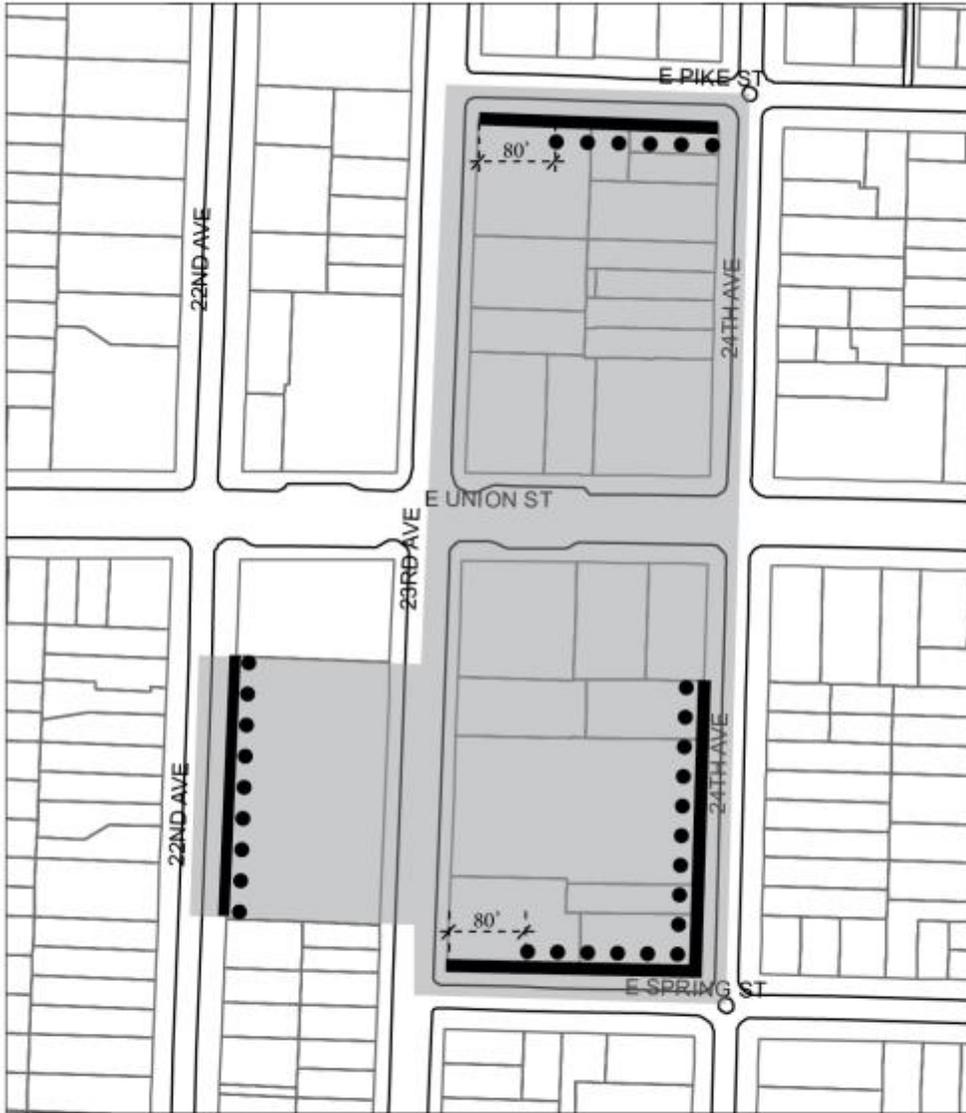


Exhibit D: Union Development Standards



Map B for 23.47A.009: Standards Applicable to Specific Areas: 23rd & Union

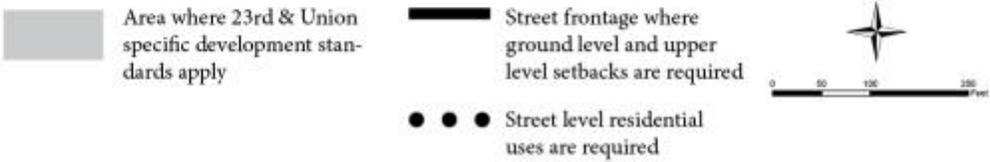
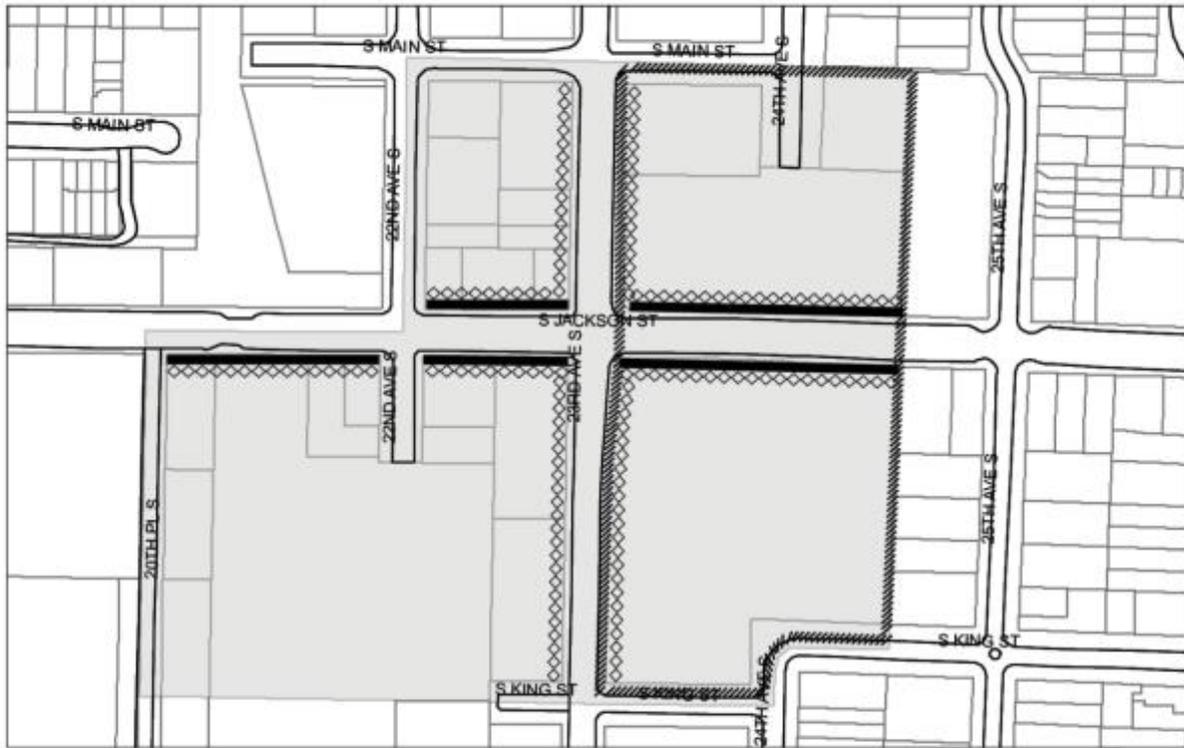


Exhibit E: Jackson Development Standards



Map C for 23.47A.009: Standards Applicable to Specific Areas: 23rd & Jackson

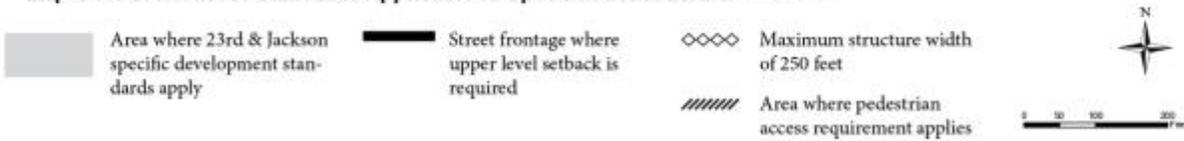
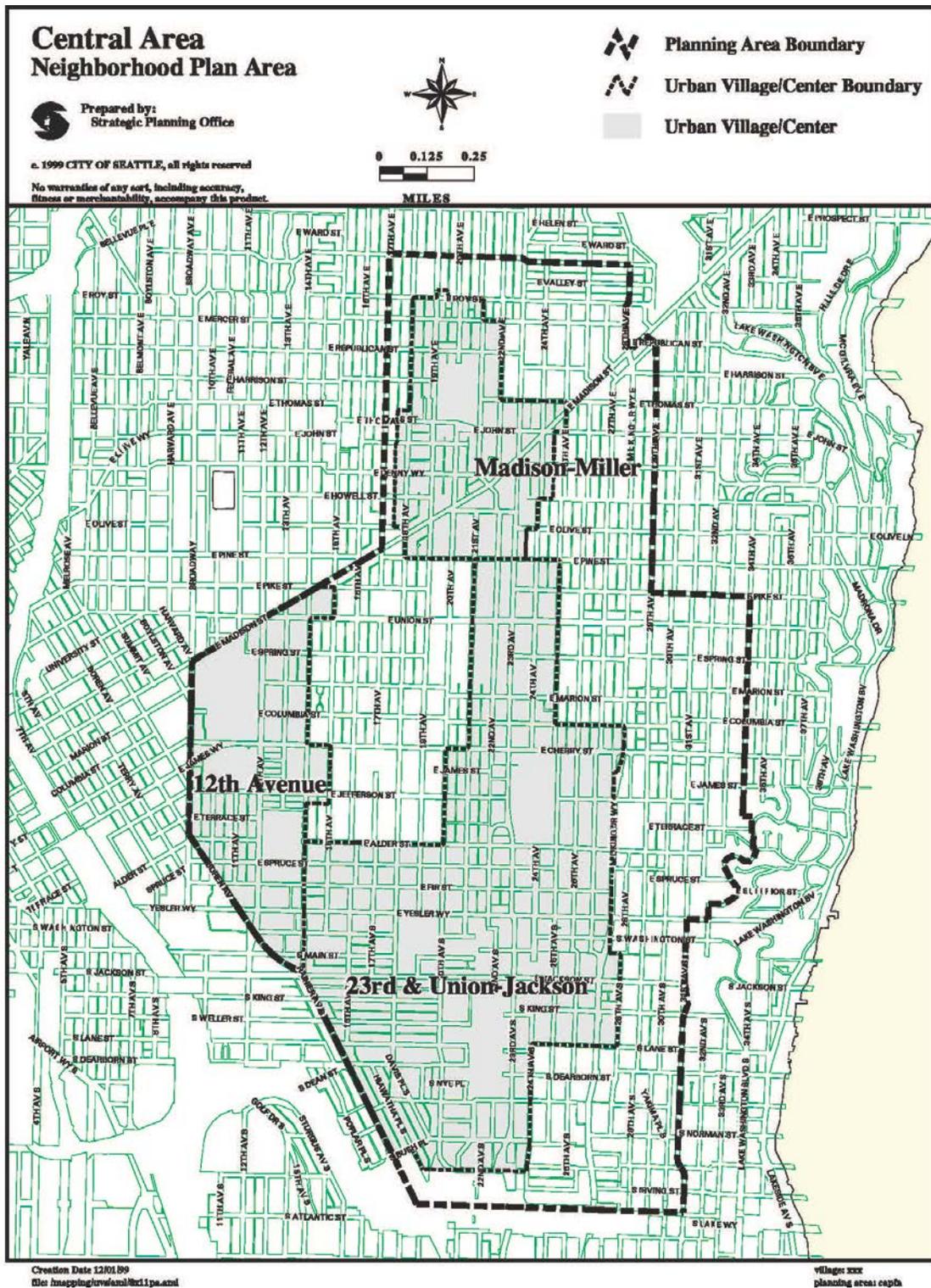


Exhibit F: Central Area Neighborhood Plan Boundary



III. Background

23rd Ave Action Plan (Union-Cherry-Jackson) Context and Community Engagement

The community has worked together to create the Central Area Action Plan I (1992) and Action Plan II (1998) to manage growth and changes. Action Plan I “told the story of trying to recover a neglected neighborhood while keeping a wary eye on the human impact those changes might bring.” In Action Plan II, the primary vision is “about managing the changes that nearly all community members see on the horizon.” It also envisions “a multi-cultural community, proud of its African-American heritage as well as its many links to other cultures.” Physically it pictures the Central Area as “a series of unique individual urban villages and neighborhood magnets linked together in a common economy and a shared destiny.” These plans are living, breathing documents that reflect the vision, goals and character of the Central Area community. Many major projects have been completed since the last neighborhood plan adoption such as Flo Ware Park renovation, Judkins Playfield Improvements, Ernestine Anderson Place and Village Spirit Center for affordable housing, Jackson and Union street improvements. The 23rd Avenue Action Plan (Union–Cherry–Jackson) (2015) is not a replacement of the previous action plans, instead, it intends to confirm and update priorities in previous Central Area action plans with focus on 23rd Avenue at Union, Cherry and Jackson, and identify implementation mechanisms to turn passion into action. This will help make this great neighborhood a healthier, more equitable and viable destination for all people who call the Central Area home.

Public and private investments are happening in this area. Private property owners are exploring redevelopment of several key properties in these three community cores. Seattle Department of Transportation (SDOT) is beginning a street improvement project that aims to improve livability on 23rd Avenue from East John St to South Jackson St. The Office of Economic Development (OED) also supports building partnerships with property owners and businesses to revitalize commercial districts. The Action Plan articulates community vision and priorities so that the City, developers and community stakeholders can work together to honor Central Area’s history and shape its future.

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. New neighbors and new voices worked with those who participated in the planning over twenty years ago. 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 (127 participants), and business canvassing (67 businesses) (See Appendix A). Over 2,000 total participants and 40 community based organizations helped form priorities, goals, strategies, and actions for the project.

The identified five community priorities are:

- **A destination with unique identity** 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 for all transportation modes that safely connects to key destinations;
- 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.

Throughout the planning process, the community also discussed the character for each community core. These characters are described below. The zoning proposals not only respond to the desirable community character for each core, but also address the community priorities mentioned above.

- 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 the Langston Hughes Library 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.

Central Area Coordinated Work

The mayor's office is leading an interdepartmental effort for continued collaboration and coordination in leveraging investment and resources and achieving the overall vision for the Central Area. Specific activities include:

- Implementation of the Action Plan such as the rezone legislation
- Development of commercial revitalization plan which will include economic development strategies such as small business retention
- Creation of a Central Area Cultural District which will include a series of tools that respond to community needs and preserve and enhance cultural richness and neighborhoods. It will focus on the Central Area's historic community and culture.

Transportation Improvements

23rd Avenue is a north-south principal arterial that connects a variety of users to businesses, institutions and residences. Improvements mentioned below will serve increased volumes of pedestrians, bike riders, and transit users, support alternatives to driving, provide better connectivity between the community cores at Union, Cherry and Jackson and the surrounding areas.

23rd Avenue Corridor Improvements Project:

- Seattle Department of Transportation (SDOT) will be reconfiguring 23rd Ave between E John St and Rainier Ave S from the current four lanes (two lanes in each direction) to three lanes (one lane in each direction and a center turn lane). The corridor revisions aim to balance safety, mobility, and reliability needs for a variety of users in the area, as well as enhance the local community and natural environment. The project will include benefits such as new pavement, wider sidewalk, street and pedestrian lighting improvements, increased transit reliability, traffic signal improvements, public art, and implementation of an adjacent neighborhood greenway.

Central Area Neighborhood Greenway:

- As part of SDOT's 23rd Avenue Corridor Improvement Project, a neighborhood greenway will be built near this busy arterial. Neighborhood greenways are non-arterial streets that prioritize bicycle and pedestrian travel by providing a more comfortable environment for people to walk, run, and bike. Small improvements to streets with already low car volumes and speeds add up to a big difference. Greenways can provide access to schools, trails, parks, transit, and neighborhood businesses. They can be especially beneficial for families, children and seniors who might find these routes more comfortable than busier nearby streets.
- The installation of the Central Area Neighborhood Greenway is underway. It will run from S. Jackson St. north on 25th/26th avenues. It will turn west at E. Columbia Street, providing a new signalized crossing for bikes and pedestrians. Then the route will go up 22nd Avenue to E. Madison Street, where it will cross over to 21st Avenue and continue north to E. John St.

Housing

Each rezone includes Incentive Provisions for affordable housing on site or off-site within the Central Area Neighborhood Planning Area. This will provide more affordable housing to off-set displacement pressure, help stabilize the community and promote equitable growth. This will allow people of all races, ethnicities and abilities access to more housing and stay within the Central Area. Rezones also increase mixed use density in 3 key commercial nodes which will allow more people living and using these business nodes, more shopping and community gathering opportunities, more pedestrian activities, “more eyes on the street”, which will help create a strong and vibrant community.

Open Space

Based on the 2011 Gap Report Update of An Assessment of Gaps in Seattle’s Open Space Network, the 33.48 acres of existing parks and open space within and abutting the 23rd Ave. @ S Jackson-Union Urban Village exceeds the 4.38 acres required to meet the 2024 Open Space/Household Goal (1 acre Village Open Space / 1,000 households) and it exceeds the 5.78 acres required to meet the 2035 growth projections. There is an area along E Union between 21st and 25th Aves that does not meet the Distribution-Based Open Space Goal (all locations within 1/4 mile of any qualifying Village Open Space), and the Department of Parks and Recreation will continue to pursue acquisition in gap areas of the city.

Comprehensive Plan Amendment

Based on the recommendations of the 23rd Ave Action Plan (Union-Cherry-Jackson), amendments of the goals and policies of the Central Area Neighborhood Planning Element in the City of Seattle Comprehensive Plan and the Future Land Use Map are made. The State Growth Management Act requires jurisdictions to enact zoning that is consistent with the Comprehensive Plan Future Land Use Map. The proposed rezones align zoning in the neighborhood with the Future Land Use Map.

As part of the 2013-2014 Comprehensive Plan annual amendments (Ordinance 124458), goals and policies were amended and the Future Land Use on some parcels along 23rd Avenue within the 23rd Ave. @ S Jackson-Union Residential Urban Village were changed from Multi-Family Residential to Commercial/Mixed Use. The 2014-2015 Comprehensive Plan annual amendments cycle¹ includes changes to the Future Land Use Map on a few parcels along East Cherry Street within the 23rd Ave. @ S Jackson-Union Residential Urban Village from Single Family Residential and Multi-Family Residential to Commercial/Mixed Use, expansion of the

¹ The ordinance that will be proposed to Council for adoption including the 2014 - 2015 annual amendments and the Periodic Review and Update of the Comprehensive Plan

Urban Village boundary on E Union Street, and one policy change to support existing institutions. These are currently under review by Council.

Below are the key goals and policies in the current Comprehensive Plan relevant to the rezone proposal.

- CA-G18 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. 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:
 - 23rd and Jackson - The 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.
 - 23rd and Union - 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.
 - 23rd and Cherry - This is 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.
- CA-P63 Encourage 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.
- CA-P65 Encourage 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.
- CA-P66 Preserve 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.

- CA-P67 Improve access and connectivity to community assets at 23rd and Cherry and activate space around Garfield High School, Garfield Community Center, and Medgar Evers Pool.
- CA-G1 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.
- CA-P6 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.
- CA-P7 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.
- CA-G7 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.
- CA-P38 Support vibrant, diverse and distinct commercial districts that provide a range of goods and services for the entire community.

Below is the proposed policy in the 2014-2015 Comprehensive Plan annual amendments relevant to the rezone proposal.

- CA-P68 Consider rezoning single-family zoned parcels to neighborhood commercial to support continuation and expansion of services provided by local institutions such as the Cherry Hill Baptist Church.

Pedestrian Overlay

A Pedestrian (P) designation already exists along E Union St between 20th Ave and 25th Ave. The existing P designation will remain in these areas.

On May 11, 2015, the City Council passed Ordinance 124770 adding a Pedestrian designation along S Jackson St from 22nd Ave S to M L King Jr Way S approximately 120' deep along both sides of S Jackson (see below description) and designated S Jackson St as a Principal Pedestrian Street in the citywide pedestrian legislation.

- Between 22nd and 23rd both sides of the street – follows the rear lot line of the parcels at the northeast and southeast corners of 22nd Ave S and S Jackson St

- Between 23rd and ML King Jr. Way S – follows the existing NC2-40 zone boundary and extends the same line across the large parcels to 23rd

The Pedestrian designation at the Jackson node accommodates the community desire for an improved pedestrian environment along S Jackson as well as the ability to locate drive-through retail (such as pharmacies) in the non-pedestrian designated portions of the area.

IV. Development Capacity

To assess the potential benefits and impacts of proposed zoning changes, DPD developed an estimate of additional development capacity in housing and jobs that could be expected under the proposed zoning compared with existing zoning. The amount of development capacity that will be used is difficult to accurately predict as it is driven primarily by market forces including national economic trends, desirability of the location, regional rent rates, regional home prices, construction costs, credit availability, transportation patterns, and other issues. The capacity estimates do not include a time dimension because they do not incorporate any direct measurement of demand. Many parcels in the city today have zoning that allows for more development than currently exists, but not all parcels are available or have a demand for development. The City used available data, including assumptions about which parcels are most likely to redevelop over time, to create a planning-level estimate for impact analysis. Based on maximum build out scenarios of existing and proposed zones, the proposed zoning changes could increase the overall development capacity in the 23rd Ave. @ S Jackson-Union Residential Urban Village over the next 20 years by about 895 housing units, 180,263 commercial square footage, and 587 jobs.

The development capacity change for each core is listed below:

Node	Existing Zoning Capacity			Proposed Zoning Capacity			Change in Capacity		
	Dwelling Units	Commercial Floor Area	Jobs	Dwelling Units	Commercial Floor Area	Jobs	Dwelling Units	Commercial Floor Area	Jobs
Union	916	241,199	804	1,390	297,539	992	474	56,340	188
Cherry	105	12,586	42	212	58,408	181	107	45,822	139
Jackson	1,174	178,260	594	1,488	256,361	855	314	78,101	260
Total	2,195	432,045	1,440	3,090	612,308	2,027	895	180,263	587

Growth Estimates

The Comprehensive Plan identifies 20-year growth targets for each urban center and urban village. The Comprehensive Plan estimates were last adopted in 2004, and for the 23rd Ave. @ S Jackson-Union Residential Urban Village, the estimates anticipated 650 new housing units by the year 2024. This represents 1.3% of the expected citywide growth for 2024. Growth estimates are prepared using a model that allocates future growth as estimated by the state and distributed at the county and then city levels. Information about development capacity, as described above, aids in the setting and allocating of growth estimates.

The City is updating the Comprehensive Plan in 2015. Based on the higher level of growth forecasted by the State of Washington and agreements within King County, the overall citywide growth estimates for Seattle are expected to be 70,000 new households and 115,000 new jobs by 2035.

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V. Rezone Analysis

Current zoning overview

The rezone area contains a mix of Neighborhood Commercial (NC1, NC2, and NC3), Lowrise (LR2) and Single-Family (SF5000) zoning.

- **23rd and Union:** Properties along East Union Street are generally zoned Neighborhood Commercial 2 (NC2) which allows for moderate-scale mixed-use commercial/residential buildings. A pedestrian (P) designation applies to properties fronting on East Union Street and 23rd Avenue between 20th Avenue and 25th Avenue. In limited areas, multifamily zoning – Lowrise 1 (LR1), Lowrise 2 (LR2) or Lowrise 3 (LR3) provides for multifamily development that serves as a transition between single-family and commercial areas.
- **23rd and Cherry:** Properties along East Cherry Street are generally zoned Neighborhood Commercial 1 (NC1) which allows for small-scale mixed-use commercial/residential buildings. Properties along 23rd Avenue are generally zoned Lowrise 2 (LR2). In limited areas, multifamily zoning –Lowrise 2 (LR2) or Lowrise 2 – Residential Commercial (LR2-RC) provides for multifamily development that serves as a transition between single-family and commercial areas.
- **23rd and Jackson:** Properties along South Jackson Street and 23rd Avenue are zoned Neighborhood Commercial 3 (NC3) which allows for larger scale mixed-use commercial/residential buildings. In most areas, multifamily zoning – Lowrise 1 (LR1), Lowrise 2 (LR2) or Lowrise 3 (LR3) provides for multifamily development that serves as a transition between single-family and commercial areas.

Some Planned Activities

The followings are some examples of known activities on private properties when this report is prepared June 2015.

23rd and Union:

- A 6-story mixed use development is under construction at the southwest corner of 23rd Avenue and East Union Street.
- For property at the southeast corner of 23rd Avenue and East Union Street, the property owner submitted a quasi-judicial rezone to increase maximum building height from 40' to 65'. It was appealed and rejected due to lack of transition to surrounding single family zones.
- At the northwest corner of 23rd Avenue and East Union Street where Cappy's Boxing Gym and a 76 gas station currently operate, the current height limit is 40'. The developer would like to develop to 65'.
- At the northwest corner of 24th Avenue and East Union Street, the current height limit is 40'. The developer would like 65' to make project for an affordable housing development with ground-level commercial space feasible.

- For property at the southeast corner of 24th Avenue and East Union Street, the developer is constructing a four-story mixed use building with apartments, live-work units, and ground floor retail
- As part of the 1% for Art program for the 23rd Ave Corridor Improvement project, street art works are proposed at the intersection of 23rd Ave and Union 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.

23rd and Cherry:

- Within and around the Garfield campus area between East Cherry Street and East Jefferson Street and between 23rd Avenue and 25th Avenue, there are some proposed improvements underway through the Neighborhood Park and Street Fund for a safer, more walkable and inviting community gathering place. These improvements include paving, lighting, landscaping and picnic table/chairs. SDOT is also evaluating the mid-block crossing on E Cherry Street between 24th Avenue and 25th Avenue to identify possible improvement to enhance safe crossing.
- At the northeast corner of 24th Avenue and East Cherry Street, NOVA high school, an Alternative Learning Experience of Seattle Public Schools is under renovation and will be open in 2015 to accommodate approximately 400 students. This site used to be the Horace Mann School.
- At the northeast corner of 25th Avenue and East Cherry Street, the Islamic School has been exploring options for future expansion.
- At the northwest corner of 23rd Avenue and East Jefferson Street, the owner of Ezell's Famous Chicken is exploring options for future expansion.

23rd and Jackson:

- At the southeast corner of the 23rd Avenue South and South Jackson Street, the developer of the Promenade 23 property is looking for redevelopment opportunity.

Intent of zoning changes

In general, the proposed rezones increase the allowed density and intensity of neighborhood commercial areas near the identified community cores within the 23rd Ave. @ S Jackson-Union Residential Urban Village, and with a focus on pedestrian oriented design of new buildings. The intent is to provide for pedestrian-oriented commercial districts by concentrating commercial and residential growth along 23rd Avenue at East Union Street, East Cherry Street and South Jackson Street. These changes will encourage concentration of activity, a great variety of shops, services and housing in the community cores that serve the Central Area community, and enhance the sense of community and Central Area identity. The proposed zoning fully supports the Goals and Policies of the Central Area Neighborhood Plan in the Comprehensive Plan, and the 23rd Avenue Action Plan (Union-Cherry-Jackson).

23rd and Union: it includes locally-owned businesses and institutions and continues to serve as the center of the African American community. This node lacks a coherent urban design as one parcel was rezoned with a 65' height limit while much of the rest is zoned to 40'. In addition, the southeast corner is largely vacant now that the Post Office has essentially moved out. Public safety is a concern. The rezone will allow for a medium sized mixed-use commercial node with increased vitality and commercial energy. The proposed zoning will also support a coherent identity for this node and serve as a gateway for the Central Area.

23rd and Cherry: 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. There are also several ethnic restaurants that create a unique identity for this node. It draws a broad mix of people, especially youth. There are inconsistencies between existing zoning and current uses; and existing zoning and future land use map designations. The proposed zoning will support a small scaled community-serving node that allows mixed-use commercial development along 23rd Ave across the street from the Garfield High School campus, activates street frontage and enables existing landmark businesses (such as Ezell's) and institutions (such as Cherry Hill Baptist Church) to expand. It will also support increased development capacity along MLK Jr Way S, which is a major arterial. The proposed rezone will align zoning, current uses and future land use map designations.

23rd and Jackson: This is the largest of the three nodes and is zoned to include larger scaled mixed-use developments. It is the community's primary destination 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. The node currently lacks urban design coherence and is auto-dominated. The rezone will encourage new pedestrian-friendly mixed-use development, and increases housing density and opportunity including affordable housing in and around the 23rd Ave and S Jackson St commercial area, and expand retail choices.

Neighborhood-wide Rezone Criteria

General Rezone Criteria (SMC [23.34.008](#))

The table below analyzes the broad rezone proposal for all 8 rezone areas against a set of general rezone criteria.

Criterion	Met?	Analysis – 23rd Ave Action Plan
<i>In urban centers and urban villages the zoned capacity for the center or village taken as a whole shall be no less than one hundred twenty-five percent (125%) of the growth targets adopted in the Comprehensive Plan for that center or village. (SMC 23.34.008.A.1)</i>	Yes	The proposal represents an increase in the development capacity available in the neighborhood, thus, this criterion is met.
<i>For the area within the urban village boundary of hub urban villages and for residential urban villages taken as a whole the zoned capacity shall not be less than the densities established in the Urban Village Element of the Comprehensive Plan. (SMC 23.34.008.A.2)</i>	Yes	The proposal represents an increase in the development capacity available in the neighborhood, thus, this criterion is met.
<i>The most appropriate zone designation shall be that for which the provisions for designation of the zone type and the locational criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation. (SMC 23.34.008.B)</i>	Yes	A specific analysis of each individual rezone in relationship to criteria for the specific zones is provided in the Zone-specific Rezone Criteria section (see page 36 of this report).
<i>Previous and potential zoning changes both in and around the area proposed for rezone shall be examined. (SMC 23.34.008.C)</i>	Yes	Previous and potential zoning changes were examined, and were not found to conflict with this proposal.
<i>Council adopted neighborhood plans that apply to the area proposed for rezone shall be taken into consideration. (SMC 23.34.008.D.2)</i>	Yes	The proposals are consistent with the Comprehensive Plan, the 1998 Central Area Neighborhood Plan and the 23rd Ave Action Plan (Union-Cherry-Jackson).

Criterion	Met?	Analysis – 23rd Ave Action Plan
		See page 17-18 of this report for a listing of specific neighborhood plan goals and policies applicable to this rezone.
<p><i>Where a neighborhood plan establishes policies expressly adopted for the purpose of guiding future rezones, but does not provide for rezones of particular sites or areas, rezones shall be in conformance with the rezone policies of such neighborhood plan. (SMC 23.34.008.D.3)</i></p>	Yes	<p>The proposed rezones conform to the Central Area goals and policies CA-G1, CA-G7, CA-G18, CA-P6, CA-P7, CA-P38, CA-P63, CA-P65, CA-P66, CA-P67 as amended by Ordinance 124458, and CA-P68 planned for amendment and to be contained in the Neighborhood Planning Element of the Comprehensive Plan.</p>
<p><i>The impact of more intensive zones on less intensive zones or industrial and commercial zones on other zones shall be minimized by the use of transitions or buffers, if possible. A gradual transition between zoning categories, including height limits, is preferred. Physical buffers may provide an effective separation between different uses and intensities of development. (SMC 23.34.008.E.1)</i></p>	Yes	<p>The rezone proposal locates more intensive Neighborhood Commercial zones in the community cores around 23rd Ave at Union, Cherry and Jackson.</p> <p>In 23rd and Union Core, the proposed development standards in rezone Area 1 recommend street and upper level setback requirements to respect adjacent single family zones, and reduce the perceived bulk of buildings to create a more pedestrian friendly environment. The proposed 40' in Area 3 provides a gradual transition between the proposed 65' in Area 1&2 and the adjacent residential zones.</p> <p>In 23rd and Cherry Core rezone Area 7, the rezone proposal locates Lowrise (LR) multi-family zones between the arterial and single family zones to provide a transition.</p> <p>In 23rd and Jackson core rezone Area 8, the proposed development standards for upper level setbacks will provide more light onto the street and reduce the perceived bulk of buildings to create a</p>

Criterion	Met?	Analysis – 23rd Ave Action Plan
		<p>more pedestrian friendly environment, and the maximum length of street facing facade will ensure pedestrian scale streetfront, solar access, view and relief.</p> <p>An appropriate transition to abutting residential zones is provided through existing setback requirement in the Land Use Code section 23.47A.014 and proposed development standards.</p>
<p><i>Physical buffers may provide an effective separation between different uses and intensities of development. (SMC 23.34.008.E.2)</i></p>	<p>Yes</p>	<p>The proposed rezones consider and use the available physical buffers such as street right-of-way.</p>
<p><i>In establishing boundaries the following elements shall be considered:</i></p> <ul style="list-style-type: none"> • <i>Physical buffers;</i> • <i>Platted lot lines.</i> <p><i>Boundaries between commercial and residential areas shall generally be established so that commercial uses face each other across the street on which they are located, and face away from adjacent residential areas. An exception may be made when physical buffers can provide a more effective separation between uses (SMC 23.34.008.E.3).</i></p>	<p>Yes</p>	<p>In a majority of instances, the proposed rezones will result in Neighborhood Commercial (NC) zoned lots facing each other along 23rd Ave, E Union St, E Cherry St, and S Jackson St.</p> <p>In the 23rd and Union core, rezones to Neighborhood Commercial zones (NC2P-65, NC2-65) include areas that are either abutting or across streets from single family zones (Rezone Area 1, 2 & 3 on Exhibit A, page 8). In Rezone Area 1 & 2, commercial zones that are abutting single family zones will face streets away from single family uses. In Rezone Area 1 where commercial zones are across streets from single family zones, existing streets will provide physical buffers. In addition, the proposed development standards in Area 1 recommend limiting ground floor to residential uses in these areas to preserve the residential feel of the street.</p> <p>In the 23rd and Cherry core, rezone area 4,5 and 6 to Neighborhood Commercial</p>

Criterion	Met?	Analysis – 23rd Ave Action Plan
		<p>zone (NC1-40) are separated from residential zones by 23rd Ave arterial street or 22nd Ave residential street. Rezone area 7 to Lowrise 2 Residential Commercial zone along ML King Jr. Way S will face away from adjacent residential areas and act as a transition between commercial activities at Cherry and MLK and single family residential zones.</p> <p>In the 23rd and Jackson core, the rezone area 8 follows the existing 65' Neighborhood Commercial zones. The pedestrian designation along S Jackson St follow platted lot lines or the abutting NC2-40 zone as described below. This accommodates the community desire for an improved pedestrian environment along S Jackson as well as the ability to locate drive-through retail (such as pharmacies) in the non-pedestrian designated portions of the area and development flexibility.</p> <ul style="list-style-type: none"> • Between 22nd and 23rd both sides of the street – follows the rear lot line of the parcels at the northeast and southeast corners of 22nd Ave S and S Jackson St • Between 23rd and ML King Jr. Way S – follows the existing NC2-40 zone boundary and extends the same line across the large parcels to 23rd <p>In all other areas where commercial zones are abutting residential zones, existing setback requirements in the Land Use Code section 23.47A.014 will provide sufficient buffer.</p>
<p><i>In general, height limits greater than forty (40) feet should be limited to urban villages. (SMC 23.34.008.E.4).</i></p>	<p>Yes</p>	<p>All proposed rezones greater than 40 feet are within the 23rd Ave. @ S Jackson-Union Residential Urban Village.</p>

Criterion	Met?	Analysis – 23rd Ave Action Plan
<p><i>Negative & positive impacts on the area, including factors such as housing (particularly low-income housing), public services, environmental factors (noise, air & water, flora & fauna, odor, glare & shadows, energy), pedestrian safety, manufacturing activity, employment activity, architectural or historic character, shoreline review, public access and recreation, should be examined. (SMC 23.34.008.F.1).</i></p>	<p>Yes</p>	<p>The rezone proposal provides for a modest increase in new, slightly more intensive neighborhood commercial and multifamily structures. This could result in minor negative impacts such as increase in shadowing by new structures, replacement of some existing single family and smaller scale housing structures, and some minor increase in local traffic. The area is largely built-out so impacts on natural systems are limited.</p> <p>Minor negative impacts described above would be offset by positive impacts. For instance, new development could enhance vegetative cover by complying with Seattle’s Green Factor and Drainage Code. Since the City’s incentive zoning program for affordable housing will be applied, new affordable housing units are likely to be created.</p> <p>Development resulting from the proposed zoning would increase pedestrian-focused retail activity; enhance the neighborhood’s existing employment opportunities; increase housing opportunities and diversify the area’s housing stock; improve pedestrian safety by improved sidewalks with new development; and allow new residences and businesses in close proximity to the community cores so as to increase travel by walking, biking and transit.</p>
<p><i>Development which can reasonably be anticipated based on the proposed development potential shall not exceed the service capacities which can reasonably be anticipated in the area, including street access, street capacity, transit service, parking</i></p>	<p>Yes</p>	<p>The 23rd Ave. @ S Jackson-Union Residential Urban Village is served by several arterial roadways and a full range of existing utility infrastructure. The 23rd Avenue Corridor Improvements Project will improve transit’s reliability and pedestrian environment. And the</p>

Criterion	Met?	Analysis – 23rd Ave Action Plan
<p><i>capacity, utility and sewer capacity. (SMC 23.34.008.F.2).</i></p>		<p>neighborhood greenway parallel to 23rd Ave will prioritize bicycle and pedestrian travel by providing a more comfortable environment for people to walk, run, and bike. In addition, encouraging the creation of more pedestrian-oriented shopping will provide a broader range of goods and services for the surrounding neighborhood and greater Central Area. Additional car trips to outlying shopping areas can be reduced.</p>
<p><i>Evidence of changed circumstances shall be taken into consideration in reviewing proposed rezones, but is not required to demonstrate the appropriateness of a proposed rezone. Consideration of changed circumstances shall be limited to elements or conditions included in the criteria for the relevant zone and/or overlay designations in this chapter. (SMC 23.34.008.G).</i></p>	<p>Yes</p>	<p>The 23rd Ave multimodal improvements, drainage and lighting improvements significantly enhance the livability of the area.</p> <p>In the 23rd and Union core, a 6-story mixed use development is under construction at the southwest corner of 23rd Ave and E Union St. The southeast corner of 23rd Ave and E Union St, the property owner of the Midtown Center property, where the US Post Office is located is evaluating a rezone to increase maximum building height from 40' to 65'. At the northwest corner of 23rd Ave and E Union St where Cappy's Boxing Gym and a 76 gas station currently operate, the developer plans to turn it into a 6-story mixed use development with apartments and retail space. At the northwest corner of 24th Ave and E Union St the developer is planning to redevelop the property into an affordable housing development with ground-level commercial space.</p> <p>In the 23rd and Cherry core, ongoing Garfield campus improvements including paving, lighting, and mid-block crossing on Cherry St between 24th and 25th will create inviting environment around 23rd</p>

Criterion	Met?	Analysis – 23rd Ave Action Plan
		<p>Ave and Cherry St. NOVA high school will be opening soon at 24th Ave and Cherry St to accommodate around 400 students. Islamic School on 25th Ave and Cherry St, and Ezell’s Chicken at 23rd and Jefferson St are both planning for expansion. The Cherry Hill Baptist Church is planning to redevelop their sites into mixed use buildings.</p> <p>In the 23rd and Jackson core, at the southeast corner of the 23rd Ave and S Jackson St, the developer of the Promenade 23 property is looking for redevelopment opportunity.</p>
<p><i>If the area is located in or adjacent to a critical area, the effect of the rezone on the critical area shall be considered. (SMC 23.34.008.I).</i></p>	<p>Yes</p>	<p>No impacts to critical areas are expected to result from the rezone proposal. The area is already an intensely developed urban environment and is mostly flat.</p>
<p>Conclusion: DPD has weighed and balanced these criteria together, and determines that the areas generally meet the rezone criteria and therefore that the areas are appropriate for proposed rezones.</p>		

Criteria for Height Limits of Proposed Zones (SMC 23.34.009),

The table below analyzes the broad rezone proposal for all 7 rezone areas against a set of criteria setting height limits.

Criterion	Met?	Analysis – 23rd Ave Action Plan
<p><i>Height limits for commercial zones shall be consistent with the type and scale of development intended for each zone classification. The demand for permitted goods and services and the potential for displacement of preferred uses shall be considered. (SMC 23.34.009.A)</i></p>	<p>Yes</p>	<p>The 23rd Ave Action Plan (Union-Cherry-Jackson) encourages businesses that serve the needs of the community. The proposal is estimated to create new opportunities for mixed use development. The proposed rezone will increase the commercial and housing development capacity and would likely increase the diversity of available options for locating small businesses in the neighborhood.</p> <p>In the 23rd and Union core, the highest proposed height of 65’ in the rezone Areas 1 & 2 is 20 and 30 feet higher than currently allowed height in the neighborhood, and is in scale with recent development at the southwest corner of 23rd and Union. The proposed height of 40’ in the rezone area 3 is 10’ higher than the existing height of 30’ in the neighborhood core. The increase in height is consistent with current construction underway in this node and typical mixed use development scale found within urban villages and centers, and it reflects community’s vision for this core as a moderate size pedestrian-oriented mixed-use destination that includes neighborhood serving shops, services and housing.</p> <p>In the 23rd and Cherry core, the highest proposed height of 40’ in the rezone Areas 4, 5 & 6 is 5’-10’ higher than currently allowed height in neighborhood. In the rezone Area 7, the height limit for the proposed Lowrise zone is the same as</p>

Criterion	Met?	Analysis – 23rd Ave Action Plan
		<p>the existing single family zone. The increase in height is consistent with existing zoning at this node along E Cherry St and 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.</p> <p>In the 23rd and Jackson core, the highest proposed height of 85’ in the rezone Area 8 is 20’ higher than currently allowed 65 feet height in the neighborhood. The 85’ zone is proposed to be located in areas where a significant amount of land is under-developed or lacking in retail and service uses. 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.</p>
<p><i>Height limits shall reinforce the natural topography of the area and its surroundings, and the likelihood of view blockage shall be considered. (SMC 23.34.009.B)</i></p>	<p>Yes</p>	<p>Existing and proposed height limits respond primarily to the context of the urban grid and the major arterial axis of 23rd Ave and Union, Cherry and Jackson streets. While some views from private and public properties may be impacted by future development that benefit from additional height, it is not anticipated that view impacts would be significantly greater than might be expected from development permissible under the existing height limit. The proposed development standards intend to mitigate these impacts.</p>

Criterion	Met?	Analysis – 23rd Ave Action Plan
<p><i>The height limits established by current zoning in the area shall be given consideration. In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing development is a good measure of the area's overall development potential. Height limits for an area shall be compatible with actual and zoned heights in surrounding areas. (SMC 23.34.009.C)</i></p>	<p>Yes</p>	<p>Heights are proposed to increase throughout most of the proposed rezone areas. The existing context consists of diverse mix of multifamily and mixed-use buildings, commercial buildings, and single family. The commercial buildings are generally built considerably below the existing development potential.</p> <p>In the 23rd and Union core, a 65' height limit proposed in rezone Areas 1 and 2 is compatible with current 65' development underway. A number of properties are likely to redevelop in the near future. These will likely use the allowed heights thereby establishing a future context of 40'-65' building heights in the rezone area subject to the Incentive Provisions and providing a transition between the commercial core with a 65' height limit and adjacent single family residential zones.</p> <p>In the 23rd and Cherry core, the height increase as a result of the proposed rezones is 5'-10'. This presents a slight increase over the existing neighborhood height and scale along 23rd Ave and E Cherry arterial streets.</p> <p>In the 23rd and Jackson core, an 85' height limit proposed in rezone Areas 8 is compatible with recent six story developments. A number of properties are likely to redevelop in the near future. These will likely use the allowed heights thereby establishing a future context of 65' - 85' building heights in the rezone area subject to Incentive Provisions for affordable housing.</p> <p>DPD is proposing development standards</p>

Criterion	Met?	Analysis – 23rd Ave Action Plan
		including additional setbacks, maximum length of street facing facade and pedestrian access that would manage the bulk of structures in some specific areas.
<p><i>A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers are present. (SMC 23.34.009.D.2.)</i></p>	<p>Yes</p>	<p>In general, the proposed rezones are consistent with the traditional zoning pattern established in the neighborhood in which more intensive (commercial) zones are buffered from least intensive (single-family) zones by moderately intensive (multifamily) zones.</p> <p>Overall, areas identified for upzone are generally located in the existing neighborhood core and are mostly zoned Neighborhood Commercial and a few for Lowrise.</p> <p>In the 23rd and Union core, rezone in Area 1 to Neighborhood Commercial zones (NC2P – 65 and NC2-65) includes areas that are either abutting or across streets from single family zones (Area 1 on Exhibit A, page 8). In areas abutting single family zones, the existing setback requirements in the code will provide a gradual transition in height and scale. In areas across streets from single family zones, existing streets will provide physical buffers. In addition, the proposed setback requirements standards at 23rd Ave and E. Union St. will help provide a gradual transition. Rezones in Area 2 & 3 will apply existing setback requirement 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.</p> <p>In the 23rd and Jackson core (Rezone</p>

Criterion	Met?	Analysis – 23rd Ave Action Plan
		<p>Area8), the proposed development standards for upper level setbacks will provide more light onto the street and reduce the perceived bulk of buildings to create a more pedestrian friendly environment, and the maximum structure width will ensure pedestrian scale streetfront, solar access, view and relief.</p> <p>Generally, in all areas where commercial zones are abutting residential zones, existing setback requirements in the Land Use Code 23.47A.014 will provide sufficient buffer.</p>
<p><i>Particular attention shall be given to height recommendations in business district plans or neighborhood plans adopted by the City Council subsequent to the adoption of the 1985 Land Use Map. (SMC 23.34.009.E.)</i></p>	<p>Yes</p>	<p>The proposed increase in height limit is a recommendation developed during the extensive community engagement that occurred during the 23rd Ave Action Plan (Union-Cherry-Jackson). It aims to achieve community’s vision and goals to strengthen the Central Area’s unique identity and community character, and create vibrant and resilient commercial districts that encourage pedestrian friendly mixed use development, support existing and new businesses and development, provide opportunities for a variety of shops, services and housing that serve the diverse Central Area community.</p>
<p>Conclusion: DPD has weighed and balanced these criteria, and determines that the areas meet the criteria and therefore the proposed allowed heights are appropriate.</p>		

Zone-specific Rezone Criteria

This section of the rezone analysis reviews each of the 8 proposed individual rezones according to the specific functional and locational criteria for the proposed zoning designation. According to the rezone criteria in 23.34.008, the characteristics of the area proposed for rezone should match the locational criteria of the proposed zone better than any other zoning designation.

1

Increase Allowed Heights from 40' to 65' through the Incentive Provisions

Rezone Proposal: rezone existing neighborhood commercial properties located on E. Union St between 22nd Ave and 25th Ave. (See Area 1, Exhibit A, Page 8)

Area 1a: Rezone from Neighborhood Commercial 2 (NC2P-40) to Neighborhood Commercial 2 (NC2P-65(3.0)) through Incentive Provisions

Area 1b: Rezone from Neighborhood Commercial 2 (NC2-40) to Neighborhood Commercial 2 (NC2-65(3.0)) through Incentive Provisions

This rezone is only for height. The change in allowed heights from 40' to 65' is evaluated in section "Criteria for Height Limits of Proposed Zones" on pages 31.

Existing Conditions: This area has a mix of retail/service, office, single family and multifamily residential, and institution uses.

2

Increase Allowed Heights from 30' to 65' through the Incentive Provisions

Rezone Proposal: Rezone from Neighborhood Commercial 2 (NC2P-30) to Neighborhood Commercial 2 (NC2P-65(2.25)) through Incentive Provisions for existing neighborhood commercial properties located on E. Union St between 21st Ave and 22nd Ave. (See Area 2, Exhibit A, Page 8)

This rezone is only for height. The change in allowed heights from 30' to 65' is evaluated in section "Criteria for Height Limits of Proposed Zones" on pages 31.

Existing Conditions: This area has a mix of retail/service, office, single family, multifamily residential, and institutions uses.

3

Increase Allowed Heights from 30' to 40' through the Incentive Provisions

Rezone Proposal: Rezone from Neighborhood Commercial 2 (NC2P-30) to Neighborhood Commercial 2 (NC2P-40(2.25)) through Incentive Provisions for existing neighborhood commercial properties located on E. Union St between 20th Ave and 21st Ave. (See Area 3, Exhibit A, Page 8)

This rezone is only for height. The change in allowed heights from 30' to 40' is evaluated in section "Criteria for Height Limits of Proposed Zones" on pages 31.

Existing Conditions: This area has a mix of retail/service, office, single family and multifamily residential uses.

4

Increase Allowed Heights from 30' to 40' through the Incentive Provisions

Rezone Proposal: Rezone from Neighborhood Commercial 1 (NC1-30) to Neighborhood Commercial 1 (NC1-40(2.25)) through Incentive Provisions for existing neighborhood commercial properties located at the northwest and southwest corner of 23rd Ave and E. Cherry St. (See Area 4, Exhibit B, Page 9)

This rezone is only for height. The change in allowed heights from 30' to 40' is evaluated in section "Criteria for Height Limits of Proposed Zones" on pages 31.

Existing Conditions: This area has a mix of retail/service, and single family residential uses.

5

Change Zoning from Single Family (SF5000) to Neighborhood Commercial 1 (NC1-40'(0.75)) through the Incentive Provisions

Rezone Proposal: Rezone from Single Family (SF5000) to Neighborhood Commercial 1 (NC1-40(0.75)) for existing Cherry Hill Baptist Church properties located northwest of 22nd Ave and E. Cherry St. (See Area 5, Exhibit B, Page 9)

Existing Conditions: This area has the existing Cherry Hill Baptist Church and its parking area.

This rezone requires consideration of the rezone criteria for single-family, designation of Commercial Zones, and function and locational criteria for neighborhood commercial zones.

Rezone of Single-family Zoned Areas (SMC 23.34.010.B.2)

Criterion	Met?	Analysis – Area 5
<p><i>B. Areas zoned single-family or RSL that meet the criteria for single-family zoning contained in subsection B of Section 23.34.011 and that are located within the adopted boundaries of an urban village may be rezoned to zones more intense than Single-family 5000 when all of the following conditions are met:</i></p> <p><i>1. A neighborhood plan has designated the area as appropriate for the zone designation, including specification of the RSL/T, RSL/C, or RSL/TC suffix, if applicable;</i></p> <p><i>2. The rezone is:</i></p> <p><i>d. Within a designated Urban Center or Urban Village and the underlying Future Land Use Map designation is a designation other than Single-Family. (SMC 23.34.010.B.2.d).</i></p>	<p>Yes</p>	<p>The 23rd Ave Action Plan (Union-Cherry-Jackson) has identified more appropriate zones for a few single family zoned areas in Area 5.</p> <p>These areas are within the 23rd Ave. @ S Jackson-Union Residential Urban Village and have been designated on the Comprehensive Plan’s Future Land Use Map as Commercial/Mixed use areas.</p> <p>This rezone will allow the existing institution Cherry Hill Baptist Church to provide expanded services to the community including businesses, services and housing including affordable housing. It will also provide more activities on the street with more people working, visiting and living in the area, which could improve the safety and image of the area.</p>

Criteria for Designation of Commercial Zones (SMC 23.34.072)

Criterion	Met?	Analysis – Area 5
<p><i>The encroachment of commercial development into residential areas shall be discouraged. (SMC 23.34.072.A)</i></p>	<p>Yes</p>	<p>The rezone area is abutting Neighborhood Commercial zones to east, and a residential street to the west. The residential street can act as a buffer between the existing residential zones and proposed Neighborhood Commercial zones and would not encroach upon adjacent residential areas.</p>

Criterion	Met?	Analysis – Area 5
<p><i>Areas meeting the locational criteria for a single-family designation may be designated as certain neighborhood commercial zones as provided in Section 23.34.010. (SMC 23.34.072.B)</i></p>	<p>N/A</p>	<p>The proposal includes rezone from Single Family to Neighborhood Commercial. The rezone meets the requirement stated in Section 23.34.010</p>
<p><i>Preferred configuration of commercial zones shall not conflict with the preferred configuration and edge protection of residential zones as established in Sections 23.34.010 and 23.34.011 of the Seattle Municipal Code. (SMC 23.34.072.C)</i></p>	<p>Yes</p>	<p>The preferred configuration of the commercial zones will remain the same as the existing configuration . Council re-designated Area 5 from Single Family Residential to Commercial/Mixed Use in the Future Land Use map as part of the 2014-15 Comprehensive Plan annual amendments.</p>
<p><i>Compact, concentrated commercial areas, or nodes, shall be preferred to diffuse, sprawling commercial areas. (SMC 23.34.072.D)</i></p>	<p>Yes</p>	<p>The proposal’s intent is described in Policy 7 of the Central Area Neighborhood Planning Element of the Comprehensive Plan: “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” The proposal concentrates the commercial area around the 23rd Ave and Cherry intersection, consistent with this criterion.</p>
<p><i>The preservation and improvement of existing commercial areas shall be preferred to the creation of new business districts. (SMC 23.34.072.E)</i></p>	<p>Yes</p>	<p>The proposal does not create a new business district – rather, it would supplement the existing neighborhood commercial core around the 23rd Ave and Cherry core with a great variety of shops, services and housing. It is intended to enhance the neighborhood scaled commercial core, and improve streetscape and safety through more pedestrian activities and eyes on the streets.</p>

Neighborhood Commercial 1 (NC1) zones, function and locational criteria (SMC 23.34.074)

Criterion	Met?	Analysis – Area 5
<p>A. <i>Function: To support or encourage a small shopping area that provides primarily convenience retail sales and services to the adjoining residential neighborhood, where the following characteristics can be achieved: (SMC 23.34.074.A)</i></p>	<p>Yes</p>	<p>The proposed rezone for Area 5 would support the continuation and expansion of services provided by the Cherry Hill Baptist Church. The proposed NC1 – 40 zoning would also enable other uses such as housing, offices, and mixed use development that would activate street frontage along E Cherry St and create more eyes on the street to improve safety around the Cherry community core.</p>
<p>1. <i>[can achieve] A variety of small neighborhood-serving businesses; (SMC 23.34.074.A.1)</i></p>	<p>Yes</p>	<p>The proposal to rezone Area 5 to NC1 – 40 zone will enable more flexibility in providing space for small neighborhood-serving businesses similar to those around the 23rd Ave and E Cherry St, and along E. Cherry St between 23rd Ave and ML King Jr Way.</p>
<p>2. <i>[can achieve] continuous storefronts built to the front lot line; (SMC 23.34.074.A.2)</i></p>	<p>Yes</p>	<p>The proposal to rezone Area 5 to NC1 – 40 would encourage continuous storefronts built to the front lot line similar to those around the 23rd Ave and E Cherry St, and along E. Cherry St between 23rd Ave and ML King Jr Way.</p>
<p>3. <i>[can achieve] an atmosphere attractive to pedestrians; (SMC 23.34.074.A.3)</i></p>	<p>Yes</p>	<p>The proposed NC1 – 40 zoning for Area 5 would help achieve an atmosphere attractive to pedestrians in addition to existing pedestrian activities around the Cherry community core.</p>
<p>4. <i>[can achieve] Shoppers can walk around from store to store; (SMC 23.34.074.A.4)</i></p>	<p>Yes</p>	<p>The proposed NC1 – 40 zoning would enable shoppers to walk from store to store around the 23rd Ave and E Cherry St, and along E. Cherry St between 23rd Ave and ML King Jr Way.</p>

Criterion	Met?	Analysis – Area 5
<i>Locational Criteria. A Neighborhood Commercial 1 zone designation is most appropriate on land that is generally characterized by the following conditions: (SMC 23.34.074.B)</i>		
<i>1. Outside of urban centers and urban villages, or within urban centers or urban villages where isolated or peripheral to the primary business district and adjacent to low-density residential areas; (SMC 23.34.074.B.1)</i>	Yes	Area 5 at 22nd Ave and E. Cherry St is within the strong community core that attracts businesses and community activities within the 23rd Ave. @ S Jackson-Union Residential Urban Village. It is adjacent to the primary business district along 23rd Ave at Union and Jackson, and long E. Cherry St. It is adjacent to low-density residential uses.
<i>2. Located on streets with limited capacity, such as collector arterials; (SMC 23.34.074.B.2)</i>	Yes	Area 5 is located along E Cherry St, a minor arterial. A NC1 designation will provide opportunities for small neighborhood scale businesses and services as well as create a more active storefront along E. Cherry St.
<i>3. No physical edges to buffer the residential areas; (SMC 23.34.074.B.3)</i>	Yes	There is no physical edge to buffer Area 5 from the adjacent single family residential zoned area.
<i>4. Small parcel sizes; (SMC 23.34.074.B.4)</i>	Yes	Area 5 consists of 2 small parcels. One is 5,160 sq ft., the other is 3,870 sq ft.
<i>5. Limited transit service. (SMC 23.34.074.B.5)</i>	Yes	The area has limited transit service along E Cherry St.
Conclusion: The rezone proposal meets the functional criteria of the NC1 zone, and meets all locational criteria. DPD determines that Area 5 generally meets the functional and locational criteria of the NC1 zone and therefore is appropriate for the proposed NC1 zone.		

6 Change Zoning from Lowrise 2 (LR2) to Neighborhood Commercial 1 (NC1-40'(1.3)) through Incentive Provisions

Rezone Proposal: Rezone from Lowrise 2 (LR2) to Neighborhood Commercial 1 (NC1-40'(1.3)) for existing neighborhood commercial and residential properties located west of 23rd Ave between E. Jefferson St. and south of E. Cherry St. (See Area 6, Exhibit B, Page 9)

Existing Conditions: This area has a mix of retail, single family and multifamily residential, and institution uses.

This rezone requires consideration of the criteria for designation of Commercial Zones, and function and locational criteria for neighborhood commercial zones.

Criteria for Designation of Commercial Zones (SMC 23.34.072)

Criterion	Met?	Analysis – Area 6
<i>The encroachment of commercial development into residential areas shall be discouraged. (SMC 23.34.072.A)</i>	Yes	The site proposed for rezone to a Neighborhood Commercial 1 zone is occupied by a mix of residential and commercial uses including Ezell's Famous Chicken, memorial facility and learning center, and Cherry Hill Baptist Church. Commercial development on this site will be consistent with the current use, development pattern and would not encroach upon adjacent residential areas.
<i>Areas meeting the locational criteria for a single-family designation may be designated as certain neighborhood commercial zones as provided in Section 23.34.010. (SMC 23.34.072.B)</i>	N/A	The proposal includes rezone from Single Family to Neighborhood Commercial. The rezone meets the requirement stated in Section 23.34.010

Criterion	Met?	Analysis – Area 6
<p><i>Preferred configuration of commercial zones shall not conflict with the preferred configuration and edge protection of residential zones as established in Sections <u>23.34.010</u> and <u>23.34.011</u> of the Seattle Municipal Code. (SMC 23.34.072.C)</i></p>	<p>Yes</p>	<p>The preferred configuration of the commercial zones will remain the same as the existing configuration. Council re-designated these areas from Multi-Family Residential to Commercial/Mixed Use in the Future Land Use map as part of the 2013-14 Comprehensive Plan annual amendments in Ordinance 124458, and as part of the 2014-15 Comprehensive Plan annual amendments.</p>
<p><i>Compact, concentrated commercial areas, or nodes, shall be preferred to diffuse, sprawling commercial areas. (SMC 23.34.072.D)</i></p>	<p>Yes</p>	<p>The proposal’s intent is described in Policy 7 of the Central Area Neighborhood Planning Element of the Comprehensive Plan: “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” The proposal concentrates the commercial area around the 23rd Ave and Cherry intersection, consistent with this criterion.</p>
<p><i>The preservation and improvement of existing commercial areas shall be preferred to the creation of new business districts. (SMC 23.34.072.E)</i></p>	<p>Yes</p>	<p>The proposal does not create a new business district – rather, it would provide existing businesses a conforming zoning designation and supplement the existing neighborhood commercial core around the 23rd Ave and Cherry core with a great variety of shops, services and housing. It is intended to enhance the neighborhood scaled commercial core, and improve streetcape and safety through more pedestrian activities and eyes on the streets.</p>

Neighborhood Commercial 1 (NC1) zones, function and locational criteria (SMC 23.34.074)
 The proposed rezone must meet the general functional and locational criteria of the NC1 zone.

Criterion	Met?	Analysis – Area 6
<p><i>A. Function. To support or encourage a small shopping area that provides primarily convenience retail sales and services to the adjoining residential neighborhood, where the following characteristics can be achieved: (SMC 23.34.074.A)</i></p>	<p>Yes</p>	<p>The proposed rezone for Area 6 would support the existing businesses and institution uses on the west side of 23rd Ave by aligning the zoning with existing uses and future development pattern. The proposed NC1 – 40’ zone would also enable other uses such as housing, offices, and mixed use development that would activate street frontage along 23rd Ave and create more eyes on the street to improve safety around Garfield campus.</p>
<p><i>1. [can achieve] A variety of small neighborhood-serving businesses; (SMC 23.34.074.A.1)</i></p>	<p>Yes</p>	<p>The proposal to rezone Area 6 to NC1 – 40’ zone will enable more flexibility in providing space for small neighborhood-serving businesses similar to those around the 23rd Ave and E Cherry St, and along E. Cherry St between 23rd Ave and ML King Jr Way.</p>
<p><i>2. [can achieve] continuous storefronts built to the front lot line; (SMC 23.34.074.A.2)</i></p>	<p>Yes</p>	<p>The proposal to rezone Area 6 to NC1 – 40’ would encourage continuous storefronts built to the front lot line similar to those around the 23rd Ave and E Cherry St, and along E. Cherry St between 23rd Ave and ML King Jr Way.</p>
<p><i>3. [can achieve] an atmosphere attractive to pedestrians; (SMC 23.34.074.A.3)</i></p>	<p>Yes</p>	<p>The proposed NC1 – 40’ zoning for Area 6 would help achieve an atmosphere attractive to pedestrians in addition to existing pedestrian activities around the Garfield campus and along 23rd Ave and E Cherry St. This is also consistent with the goal of the 23rd Ave corridor improvement project to improve pedestrian environment and activities along 23rd Ave.</p>

Criterion	Met?	Analysis – Area 6
4. <i>[can achieve] Shoppers can walk around from store to store; (SMC 23.34.074.A.4)</i>	Yes	The proposed NC1 – 40’ zoning would enable shoppers to walk from store to store around the 23 rd Ave and E Cherry St, and along E. Cherry St between 23 rd Ave and ML King Jr Way.
<i>Locational Criteria. A Neighborhood Commercial 1 zone designation is most appropriate on land that is generally characterized by the following conditions: (SMC 23.34.074.B)</i>		
1. <i>Outside of urban centers and urban villages, or within urban centers or urban villages where isolated or peripheral to the primary business district and adjacent to low-density residential areas; (SMC 23.34.074.B.1)</i>	Yes	Area 6 at 23 rd Ave and E. Cherry St is within the strong community core that attracts businesses and community activities within the 23rd Ave. @ S Jackson-Union Residential Urban Village. It is adjacent to the primary business district along 23rd Ave at Union and Jackson, and along E. Cherry St. It is adjacent to low-density residential uses.
2. <i>Located on streets with limited capacity, such as collector arterials; (SMC 23.34.074.B.2)</i>	No	Area 6 is located along 23 rd Ave which is a principal arterial. A NC1 designation will provide existing neighborhood scale businesses and institution uses a consistent zoning as well as create a more active storefront while minimize business competition from existing primary business district along 23rd Ave at Union and Jackson, and along E. Cherry St.
3. <i>No physical edges to buffer the residential areas; (SMC 23.34.074.B.3)</i>	Yes	There is no physical edge to buffer Area 6 from the abutting lowrise residential area. Area 6 can act as a buffer between 23 rd Ave and the abutting residential areas.
4. <i>Small parcel sizes; (SMC 23.34.074.B.4)</i>	Yes	Area 6 consist of 7 parcels, 5 of which have an approximate size of 3,000 sq ft., The other two parcels are between 9,000 and 14,800 sq ft.
5. <i>Limited transit service. (SMC 23.34.074.B.5)</i>	No	The area has good transit service along 23 rd Ave.

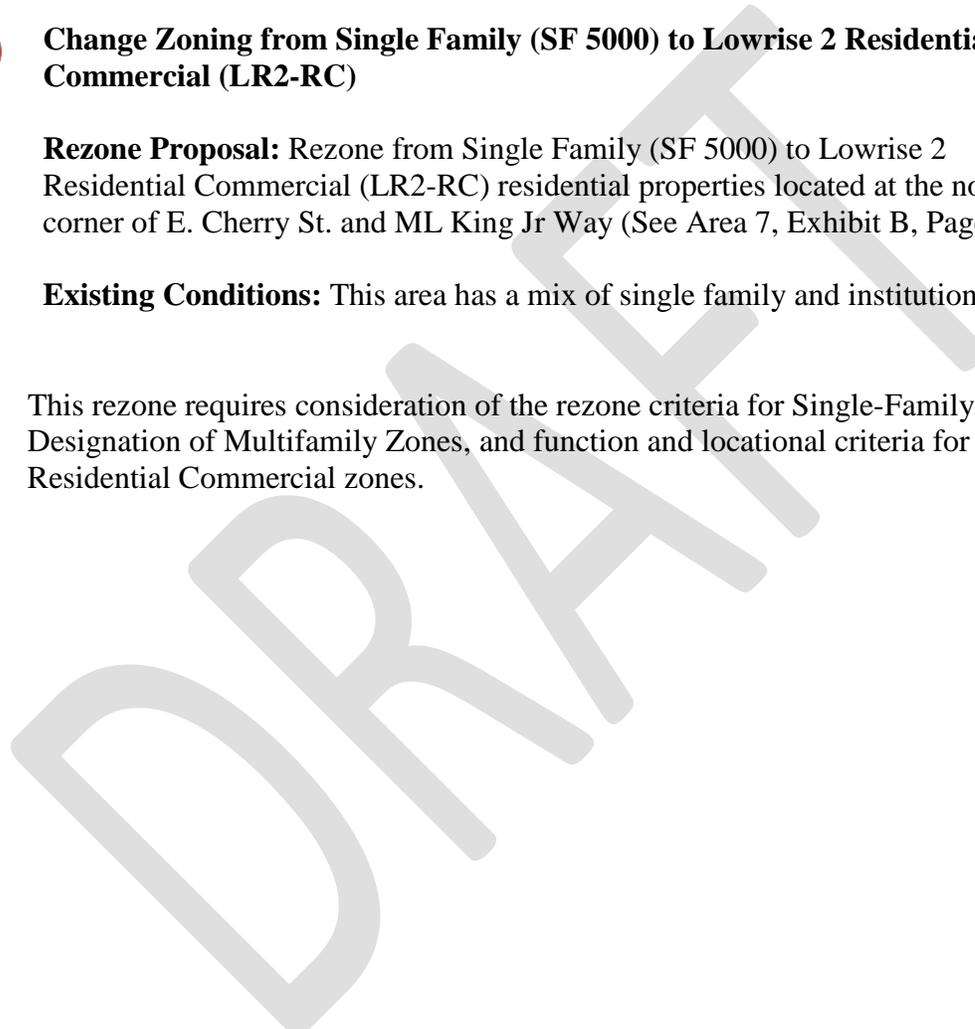
Criterion	Met?	Analysis – Area 6
<p>Conclusion: The rezone proposal meets the functional criteria of the NC1 zone, and meets 3 of 5 locational criteria. DPD determines that Area 6 generally meets the functional and locational criteria of the NC1 zone and therefore is appropriate for the proposed NC1 zone.</p>		

7 Change Zoning from Single Family (SF 5000) to Lowrise 2 Residential Commercial (LR2-RC)

Rezone Proposal: Rezone from Single Family (SF 5000) to Lowrise 2 Residential Commercial (LR2-RC) residential properties located at the northeast corner of E. Cherry St. and ML King Jr Way (See Area 7, Exhibit B, Page 9)

Existing Conditions: This area has a mix of single family and institution uses.

This rezone requires consideration of the rezone criteria for Single-Family, criteria for Designation of Multifamily Zones, and function and locational criteria for Lowrise2 and Residential Commercial zones.



Rezone of Single-family Zoned Areas (SMC 23.34.010.B.2), and Criteria for Designation of Multifamily Zones (SMC 23.34.013)

Criterion	Met?	Analysis – Area 7
<p><i>An area zoned single-family that meets the criteria of Section <u>23.34.011</u> for single-family designation, may not be rezoned to multifamily except as otherwise provided in Section <u>23.34.010 B.</u> (SMC 23.34.010)</i></p> <p><i>B. Areas zoned single-family or RSL that meet the criteria for single-family zoning contained in subsection B of Section 23.34.011 and that are located within the adopted boundaries of an urban village may be rezoned to zones more intense than Single-family 5000 when all of the following conditions are met:</i></p> <p><i>1. A neighborhood plan has designated the area as appropriate for the zone designation, including specification of the RSL/T, RSL/C, or RSL/TC suffix, if applicable;</i></p> <p><i>2. The rezone is:</i></p> <p><i>d. Within a designated Urban Center or Urban Village and the underlying Future Land Use Map designation is a designation other than Single-Family. (SMC 23.34.010.B.2.d).</i></p>	<p>Yes</p>	<p>The 23rd Ave Action Plan (Union-Cherry-Jackson) has identified more appropriate zones for a few single family zoned areas. These areas are within the 23rd Ave. @ S Jackson-Union Residential Urban Village and have been designated on the Comprehensive Plan’s Future Land Use Map as Multifamily Residential areas.</p> <p>This rezone will create a consistency between the existing single-family zoning and the Comprehensive Plan Future Land Use Map designation and increase development capacity along MLK .</p>
<p><i>An area zoned single-family that meets the criteria of Section 23.34.011 for single-family designation may not be rezoned to multifamily except as otherwise provided in Section 23.34.010.B. (SMC 23.34.013)</i></p>	<p>Yes</p>	<p>See above</p>

(LR2) zone, function and locational criteria (23.34.018)

Criterion	Met?	Analysis – Area 7
<p><i>The dual functions of the LR2 zone are to:</i></p> <ol style="list-style-type: none"> <i>1. Provide opportunities for a variety of multifamily housing types in existing multifamily neighborhoods and along arterials that have a mix of small scale residential structures; and</i> <i>2. Accommodate redevelopment in areas within urban centers, urban villages, and Station Area Overlay Districts in order to establish multifamily neighborhoods of low scale and density.</i> 	<p>Yes</p>	<p>Area 7 is in the existing Multifamily residential area as designated in the Comprehensive Plan’s Future Land Use map. It will provide low scale and density multifamily use within the 23rd Ave. @ S Jackson-Union Residential Urban Village.</p>
<p><i>Locational Criteria. The LR2 zone is most appropriate in areas generally characterized by the following conditions: (SMC 23.34.018.B)</i></p>		
<ol style="list-style-type: none"> <i>1. The area is either:</i> <ol style="list-style-type: none"> <i>a. located in an urban center, urban village, or Station Area Overlay District where new development could help establish a multifamily neighborhood of small scale and density; or</i> <i>b. located in or near an urban center, urban village, or Station Area Overlay District, or on an arterial street, and is characterized by one or more of the following conditions:</i> <ol style="list-style-type: none"> <i>1) small-scale structures generally no more than 35 feet in height that are compatible in scale with SF and LRI zones;</i> <i>2) the area would provide a gradual transition between SF or LRI zones and more intensive multifamily or neighborhood commercial zones;</i> <p><i>(SMC 23.34.018.B.1)</i></p>	<p>Yes</p>	<p>Area 7 is currently located within the 23rd Ave. @ S Jackson-Union Residential Urban Village.</p> <p>Area 7 is adjacent to a multifamily neighborhood of small scale and density.</p> <p>Area 7 is adjacent to SF5000, LR2, LR2-RC and NC1-40’ and compatible in scale with the surrounding height. It can provide a gradual transition between single family and more intensive multifamily, residential commercial or neighborhood commercial zones across E. Cherry St. and ML King Jr Way.</p>

Criterion	Met?	Analysis – Area 7
<p>2. <i>The area is characterized by local access and circulation conditions that accommodate low density multifamily development; (SMC 23.34.018.B.2)</i></p>	<p>No</p>	<p>Area 7 is along ML King Jr Way and E Cherry St which are both arterial streets. It is characterized by a mix of local and external access and circulation conditions that accommodate low density single family, multifamily and small scale neighborhood commercial development.</p>
<p>3. <i>The area has direct access to arterial streets that can accommodate anticipated vehicular circulation, so that traffic is not required to use streets that pass through lower density residential zones; and; (SMC 23.34.018.B.3)</i></p>	<p>Yes</p>	<p>Area 7 has direct access to ML King Jr Way, a minor arterial street.</p>
<p>4. <i>The area is well supported by existing or projected facilities and services used by residents, including retail sales and services, parks, and community centers, and has good pedestrian access to these facilities; (SMC 23.34.014.B.4)</i></p>	<p>Yes</p>	<p>Area 7 is well supported by existing facilities. Within half mile of Area 7, there are a Garfield Community Center, Medgar Evers Pool, P-Patch, Powell Barnett Park, Nora's Woods, and Gerber Park, and a variety of retail sales services along E Chery St and ML King Jr way. The area has good pedestrian access to these facilities</p>
<p>Conclusion: The rezone proposal meets 6 of 7 of the functional and locational criteria of the LR2 zone. DPD has determined that Area 7 is appropriate for the proposed LR2 zone.</p>		

Residential-Commercial (RC) zone, function and locational criteria (23.34.070)

The proposed rezone must meet the general functional and locational criteria of the Residential-Commercial (RC) Zone (SMC 23.34.070)

Criterion	Met?	Analysis – Area 7
<p><i>A residential-commercial designation shall be combined only with a multifamily designation. (SMC 23.34.070.B.1)</i></p>	<p>Yes</p>	<p>The rezone combines Residential Commercial with Lowrise 2</p>
<p><i>Other Criteria. Residential-Commercial zone designation is most appropriate in areas generally characterized by the following:</i></p> <p><i>a. Existing Character.</i></p> <p><i>(1) Areas which are primarily residential in character (which may have either a residential or commercial zone designation), but where a pattern of mixed residential/commercial development is present; or</i></p> <p><i>(2) Areas adjacent to commercial areas, where accessory parking is present, where limited commercial activity and accessory parking would help reinforce or improve the functioning of the commercial areas, and/or where accessory parking would help relieve spillover parking in residential areas. (SMC 23.34.070.B.2.a)</i></p>	<p>Yes</p>	<p>The rezone area is at the edge of the Urban Village surrounded mostly by residential uses. However it abuts existing retail cluster at E. Cherry St. and ML King Jr Way intersection. This presents a pattern of mixed residential/commercial development.</p>
<p><i>Physical Factors Favoring RC Designation.</i></p> <p><i>(1) Lack of edges or buffer between residential and commercial uses;</i></p> <p><i>(2) Lack of buffer between major arterial and residential uses;</i></p> <p><i>(3) Streets with adequate access and circulation;</i></p> <p><i>(4) Insufficient parking in adjacent commercial zone results in parking spillover on residential streets. (SMC 23.34.070.B.2.b)</i></p>	<p>Yes</p>	<p>The rezones front ML King Jr Way, a minor north-south arterial. The proposed LR2-RC will act as a buffer between arterials and residential uses.</p>

8

Increase Allowed Heights from 65' to 85' through Incentive Provisions

Rezone Proposal: rezone existing commercial properties around 23rd Ave S and S Jackson St. (See Area 8, Exhibit C, Page 10)

Area 8a: Rezone from Neighborhood Commercial 3 (NC3P-65') to Neighborhood Commercial 3 (NC3P-85'(4.25)) through Incentive Provisions

Area 8b: Rezone from Neighborhood Commercial 3 (NC3-65') to Neighborhood Commercial 3 (NC3P-85'(4.25)) through Incentive Provisions and apply

This rezone is only for height. The change in allowed heights from 65' to 85' is evaluated in section "Criteria for Height Limits of Proposed Zones" on pages 31.

Existing Conditions: This area has a mix of retail/service, office, single family and multifamily residential, and institution uses.

VI. Development Standards Analysis

Revisions to the Land Use Code to Provide Transition and Limit Bulk

DPD recommends inclusion of several new development standards in subsection 23.47A.009 to improve the transition of bulk and scale to lower intensity zones. Additional development standards are also intended to improve pedestrian circulation and urban form in the core areas. All of the development standards are depicted on Exhibit D Union Development Standards, and Exhibit E Jackson Development Standards.

23rd and Union (See Exhibit D Union Development Standards):

- **Setback Requirements:** Setbacks are required in the Neighborhood Commercial zone area shown in Exhibit D: Union Development Standards (Proposed Map C for 23.47A.009). 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 sidewalk 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:
 - a. North of East Spring Street between 23rd Avenue and 24th Avenue
 - b. 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;
 - c. South of East Pike Street between 23rd Avenue and 24th Avenue;

- d. 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.
- Street level residential uses: Street level residential uses are required in area shown in Exhibit D: Union Development Standards (Proposed Map C for 23.47A.009). 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:
 - a. North of East Spring Street between 23rd Avenue and 24th Avenue except within 80 feet of the street property line of 23rd Avenue
 - b. 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;
 - c. South of East Pike Street between 23rd Avenue and 24th Avenue except within 80 feet of the street property line of 23rd Avenue;
 - d. 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 and Jackson (See Exhibit F Jackson Development Standards):

- Setback Requirements: Along South Jackson Street property lines as shown in Exhibit E Jackson Development Standards (Proposed Map C for 23.47A.009), 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 sidewalk elevation. This requirement aims to provide more light onto the street and reduce the perceived bulk of buildings to create a more pedestrian friendly environment. This upper level setback requirement is applied to South Jackson Street to promote a stronger main street and promenade character.
- Maximum length of street facing façade: The maximum length of a facade that is parallel to South Jackson Street or 23rd Avenue South is 250 feet. Setbacks or separation can be considered as a break in the maximum length of the street facing façade if the below requirements are met. 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.
 - a. A portion of the street-facing facade shall project or be recessed from abutting facade planes by a minimum depth of 15 feet and a minimum width of 15 feet; or
 - b. A separation with a minimum width of 15 feet between principal structures at any two points on different interior facades

- Pedestrian connection requirement. A proposal that includes new development between South Main Street and South King Street within 400 feet east of 23rd Ave S shall provide an improved north-south pedestrian connection on the block in which it is located. 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. The specific requirements for the pedestrian connection are listed below:
 - a. The connection may be located to adjoin existing right-of-way with a minimum width of 6 feet. The connection is not required to bisect a project site, but may be located on the perimeter of the site.
 - b. The connection shall be located within the block (including adjoining right-of-way) between S. Main Street and S. King Street on which the development is proposed and should make provision for connection to the adjoining block, either north or south, on which the connection would be intended to continue.
 - c. The connection shall include at least one of the following: entries to retail stores; seating areas for pedestrians; street furniture; art; bicycle parking; landscaping; pedestrian scale lighting; water features; overhead weather protection.
 - d. The connection, may be located between structures, or may be located in a parking area if the pedestrian area is separated from the parking is provided.

VII. Application of Incentive Provisions

In December of 2008, the City Council adopted Ordinance 122882 creating a new Chapter 23.58A in the Land Use Code that establishes a specific mechanism for provision of affordable housing through incentive zoning provisions. Under the provisions of this chapter, the City can require that additional floor area beyond current zoning be allowed contingent on the provision of certain public benefits by the developer. DPD recommends that all additional floor area capacity under the current rezone proposal be contingent on the provision of affordable housing, and require the on-site or off-site affordable housing to be built within the Central Area Neighborhood Plan Boundary.

The 23rd Ave Action Plan (Union-Cherry-Jackson) provides considerable support for making new height contingent on provision of affordable housing. Below are specific policies and strategies included in the Action Plan that are relevant:

Policy 11: Ameliorate the potential impacts of gentrification and displacement of existing residents through a variety of affordable housing programs including preserving existing multi-family affordable housing and producing new affordable housing.

Strategies:

- Develop affordable housing strategies, preserve existing and create new subsidized housing
- Increase affordable housing access to many cultures in the Central Area especially the African American community
- Encourage green built affordable housing

Policy 12: Maintain and create affordable housing to keep a range of housing prices and unit sizes including affordable family-sized units with amenities for families, and a balance of rental and owner-occupied housing.

Strategies:

- Encourage and require a mix of home prices and sizes through incentives, direct funding, and surplus property programs.
- Achieve a balance of affordable rental and homeownership housing through incentives, direct funding, and surplus property programs.
- Increase family size housing in both single family and multifamily stocks to support families
- Track housing trends

Policy 14: Encourage affordable housing in close proximity or with easy access to community assets and amenities.

- Expand affordable multi-family housing in the core areas

Policy 15: Target affordable housing investments near investments in high-frequency transit to reduce the transportation costs of low-income households.

Policy 16: Leverage publicly owned properties to produce affordable housing.

Policy 17: Provide development incentives to multi-family housing developers for provision of affordable housing units within market rate housing projects.

Revisions to the Land Use Code Incentive Provisions

The Central Area has been experiencing high pressures of displacement. An amendment to the Land Use Code Chapter 23.58A Incentive Provisions is proposed to require development within the 23rd & Union-Jackson Residential Urban Village to provide off-site affordable housing within the Central Area Neighborhood Plan Boundary (See Exhibit F). This will provide more affordable housing to off-set displacement in the Central Area and promote equitable growth. This will allow people of all races, ethnicities and abilities to access more housing and stay within the Central Area.

FAR Comparison of Existing and Proposed Zones

Existing Zones		Proposed Zones	
	FAR	Base FAR*	Max FAR
Area 1a: NC2P-40; Area 1b: NC2-40		Area 1a: NC2P-65(3.0); Area 1b: NC2-65(3.0)	
Total permitted for a single-purpose structure containing only residential or non-residential use.	3	3	4.25
Total permitted for any single use within a mixed-use structure.	n/a	3	4.25
Total permitted for all uses within a mixed-use structure containing residential and non-residential uses.	3.25	3	4.75
Area 2: NC2P-30		NC2P-65(2.25)	
Total permitted for a single-purpose structure containing only residential or non-residential use.	2.25	2.25	4.25
Total permitted for any single use within a mixed-use structure.	n/a	2.25	4.25
Total permitted for all uses within a mixed-use structure containing residential and non-residential uses.	2.5	2.25	4.75
Area 3: NC2P-30		NC2P-40 (2.25)	
Total permitted for a single-purpose structure containing only residential or non-residential use.	2.25	2.25	3
Total permitted for any single use within a mixed-use structure.	n/a	2.25	n/a
Total permitted for all uses within a mixed-use structure containing residential and non-residential uses.	2.5	2.25	3.25
Area 4: NC1-30		NC1-40 (2.25)	
Total permitted for a single-purpose structure containing only residential or non-residential use.	2.25	2.25	3
Total permitted for any single use within a mixed-use structure.	n/a	2.25	n/a
Total permitted for all uses within a mixed-use structure containing residential and non-residential uses.	2.5	2.25	3.25
Area 5: SF5000		NC1-40 (0.75)	
Total permitted for a single-purpose structure containing only residential or non-residential use.	n/a	0.75	3
Total permitted for any single use within a mixed-use structure.	n/a	0.75	n/a
Total permitted for all uses within a mixed-use structure containing residential and non-residential uses.	n/a	0.75	3.25
Area 6: LR2		NC1-40 (0.75)	
Total permitted for a single-purpose structure containing only residential or non-residential use.	1.1 for Cottage housing developments and single-family dwelling units; 1.1 or 1.3* for rowhouse/apartment ; 1.0 or 1.2 for townhouse	1.3	3
Total permitted for any single use within a mixed-use structure.		1.3	n/a
Total permitted for all uses within a mixed-use structure containing residential and non-residential uses.		1.3	3.25
Area 7: SF5000		LR2-RC(.75)	

Existing Zones		Proposed Zones	
	FAR	Base FAR*	Max FAR
Cottage housing developments and single-family dwelling units	n/a	0.75	1.1
Rowhouse developments	n/a	0.75	1.1 or 1.3**
Townhouse developments	n/a	0.75	1.0 or 1.2**
Apartments	n/a	0.75	1.1 or 1.3**
Area 8a: NC3P-65; Area 8b: NC3-65		Area 8a: NC3P-85(4.25); Area 8b: NC3-85(4.25)	
Total permitted for a single-purpose structure containing only residential or non-residential use.	4.25	4.25	4.5
Total permitted for any single use within a mixed-use structure.	4.25	4.25	4.5
Total permitted for all uses within a mixed-use structure containing residential and non-residential uses.	4.75	4.25	6

Note:

* The base FAR is defined by the Land Use Code subsection 23.58A.028 - Application of incentive zoning in legislative rezones.

**The higher FAR limit applies for rowhouse, townhouse or apartments if the project meets the standards of Land Use Code subsection 23.45.510.C.

VIII. Recommendation

DPD recommends adoption of the proposed rezone and text amendments. This proposal will help implement that goals and policies of the 23rd Ave Action Plan (Union-Cherry-Jackson) and the City’s Comprehensive Plan by directing growth to the community cores along 23rd Ave in a manner that will foster a vibrant neighborhood core with living-wage employment opportunities, a range of housing, neighborhood-focused services, and public gathering spaces - a hub that is well served by a range of comfortable and convenient travel options.

Appendix:

- A. Summary of community meetings
- B. 23rd Ave (Union-Cherry-Jackson) Urban Design Framework

Appendix A: Summary of community meetings

City Hosted Community Meetings

Date	Community Meetings	# of Attendees	Types of Engagement
4-Feb-13	Property Owner Group (Monica's Village Place)	11	Meeting
12-Feb-13	Housing Group (SMT)	9	Meeting
18-Feb-13	Hispanic/Latino POEL workshop #1 (Casa Latina)	5	
19-Feb-13	Community Organization Group (Coyote Central)	15	Meeting
20-Feb-13	Business Owner Group (Monica's Village Place)	19	Meeting
7-Mar-13	Hispanic/Latino POEL workshop #2 (Casa Latina)	62	Meeting
9-Mar-13	Umojafest (Garfield Community Center)	20	Meeting
13-Apr-13	Community Mtg (Garfield Community Center)	130	Meeting / Workshop
19-Apr-13	Senior POEL workshop (Central Area Senior Center)	9	Meeting
23-Apr-13	Senior POEL workshop (Ernestine Anderson Place)	3	Meeting
29-Jun-13	Joint DPD & SDOT Open House and Workshop	95	Open house & workshop
17-Jul-13	Full-day Community Open House	37	Open House
21-Sep-13	Community Mtg (Garfield Community Center)	100	Meeting
18-Dec-13	ACT and Action Team special meeting on Urban Design (Garfield Community Center - Multipurpose Room)	25	Meeting
7-Jan-14	Action Team Meeting - Livable Streets for All (Garfield Community Center - Multipurpose Room)	16	Meeting
10-Mar-14	ACT and Action Team special meeting on Market Retail Study Presentation (Centerstone)	15	Meeting
7-May-14	Action Team Meeting - Unique Identity (Monica's Village Place)	7	Meeting
24-Apr-14	Action Team Meeting - Livable Streets for All (Douglass-Truth Library)	9	Meeting
3-Sep-14	ACT special meeting with Weingarten on Promenade 23 rezone	20	Meeting
22-Sep-14	ACT special meeting on Block Party planning		Meeting
27-Sep-14	Central Area Block Party (Cherry St)	1,000	Block Party & Open House
10-Nov-14	ACT special meeting on 23rd and Union art	20	Meeting
Mar 2013 - Dec 2014	ACT regular monthly meeting - - total 19 meetings		
TOTAL PARTICIPANTS		1,627	
TOTAL MEETINGS		41	

Community Based Organization hosted meetings (briefed by City staff)

Date	CBOs	# of Attendees	Types of Engagement
14-Jan-13	Jackson Place Community Council	45	Meeting
16-Jan-13	Central Area Community Development Coalition	50	Meeting
14-Feb-13	Central Area Neighborhood District Council (Central Area Senior Center)	19	Meeting
20-Feb-13	Central Area Community Development Coalition	37	Meeting
2-Mar-13	SDOT 23rd Ave Open House	82	Open House
26-Mar-13	United Black Clergy	15	Meeting
26-Mar-13	Central Area Community Development Coalition	27	Meeting
27-Mar-13	Center Stone board meeting (Firehouse)	12	Meeting
11-Apr-13	Central Area Neighborhood District Council	18	Meeting
5-Aug-13	Central Area Chamber of Commerce meeting	8	Meeting
8-Apr-14	Jackson Place Community Council	17	Meeting
8-Apr-14	Garfield Advisory Council	4	Meeting
12-Apr-14	Squire Park Community Council	20	Meeting
16-Apr-14	LURC	16	Meeting
3-Sep-14	Leshi Community Council	30	Meeting
TOTAL PARTICIPANTS		400	
TOTAL MEETINGS		15	

Other Outreach and Meetings

Date	Community Meeting	# of Attendees	Types of Engagement
Feb - Apr 2013	Business canvassing (Feb 7 & 28, Mar 30, Apr 2)	95	Business Canvassing
4-Apr-13	Residential canvassing		Residential Canvass
July, 2013	Business canvassing and survey	22	
Ongoing	other POEL outreach (over 100 people)	100	POEL
27-Mar-13	Mt Calvary Christian Center	2	Meeting
13-Aug-13	CAYA (Central Area Youth Association)	2	CBO meeting
14-Aug-13	Central Area Senior Center	2	Meeting
15-Aug-13	Seattle Neighborhood Group	2	Meeting
22-Aug-13	Centerstone	2	Meeting
22-Aug-13	Pratt Art center	2	Meeting
28-Aug-13	Coyote Central	2	Meeting
1-Apr-14	Property owner meeting (Union) - Jean Tinnea, Selome Teshome, Zach Teshome	3	Meeting
11-Sep-14	Cherry Hill Baptist Church	2	Meeting
9-Jul-14	Property owner meeting (Jackson) - Lance with Weingarten	3	Meeting
30-Jul-14	Property owner meeting (Jackson) - Lance with Weingarten	3	Meeting
19-Aug-14	Property owner meeting (Cherry) - Ezell's family (at Garfield Community Center)	3	Meeting
4-Sep-14	Property owner meeting (Union) - Bangasser's rezone	2	Meeting
TOTAL PARTICIPANTS		247	
TOTAL MEETINGS		13	

Appendix B:

23rd Avenue Action Plan (Union-Cherry-Jackson)

The following is the full report of the 23rd Avenue Action Plan (Union-Cherry-Jackson) developed by the Department of Planning and Development.

This report is also available on the City's website at <http://www.seattle.gov/dpd/cityplanning/completeprojectslist/unionjackson/projectdocuments/index.htm>

DRAFT



23RD AVENUE ACTION PLAN (Union-Cherry-Jackson)

DRAFT



Department of Planning and Development
June, 2015

Acknowledgements

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

23rd Ave Advisory Core Team (ACT) Members who work together to hold the Central Area vision and ensure that the project planning and implementation reflect the voices and balanced interests of the community

Adam Edwards	Ian Eisenberg
Adrienne Bailey	Hugh Bangassar
Alan Savitt	Jacquelyn Duncan (Former)
Amanda Bryan (Former)	Jonathan Konkol
Ann Suter	Karen Estevenin
Brendan Patrick (Former)	Kathryn Keller (Former)
Cappy Kotz (Former)	Lois Martin
Danyale Thomas Ross (Former)	Margo Jones
Dan Sanchez	Messeret Habeti
David Harris	Robert Stephens, Jr.
Earl Lancaster (Former)	Sharlimar Gonzales
Eleazar Juarez-Diaz (Former)	Wyking Garrett
Evelyn Allen	Zithri Ahmed Saleem
Harlan Chinn	

Community Organizations who have participated

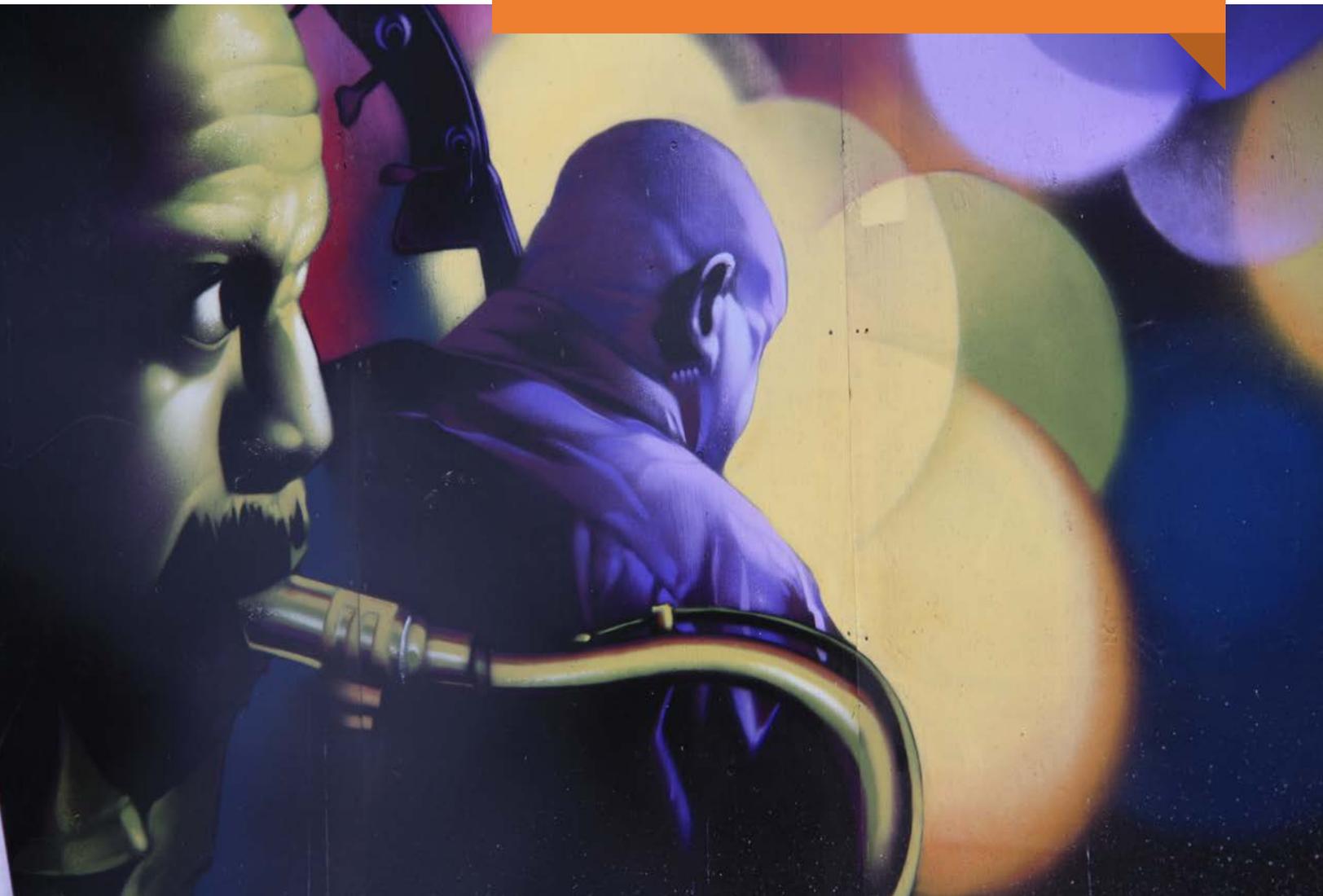
African American Veterans of Washington State	Jackson Place Community Council
Casey Foundation	Jackson Street Corridor Association
Catholic Community Services of Western Washington	Judkins Park Community Council
Centerstone	Leshi Community Council
Central Area Chamber of Commerce	Madrona Community Council
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
Coyote Central	Squire Park Community Council
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



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“THE CENTRAL AREA IS DIVERSE,
DYNAMIC AND UNIQUE”



Jackson Street Music History Project. Artist, Derek Wu

EXECUTIVE SUMMARY

The 23rd Avenue Action Plan (Union–Cherry–Jackson) will confirm and update priorities in previous Central Area action plans, and identify implementation mechanisms to turn passion into action.

The community worked together to create the Central Area Action Plan I (1992) and Action Plan II (1999) to manage growth and changes. Action Plan I “told the story of trying to recover a neglected neighborhood while keeping a wary eye on the human impact those changes might bring.” In Action Plan II, the primary vision is “about managing the changes that nearly all community members see on the horizon.” It also envisions “a multi-cultural community, proud of its African-American heritage as well as its many links to other cultures.” Physically it pictures the Central Area as “a series of unique individual urban villages and neighborhood magnets linked together in a common economy and a shared destiny.” These plans are living, breathing documents that reflect the vision, goals and character of the Central Area community.

The Central Area is a neighborhood full of history, character, shops, organizations, schools and most importantly a community of people from a broad diversity of backgrounds. It 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. The Central Area has experienced changes that cause anxiety, fragmentation and disappointment for some people while also generating excitement and expectation in others. These changes can be seen in the demographics of the 23rd & Union-Jackson Urban Village. The percentage of the population who was Black/African American declined from 64% in 1990 to 28% in 2010, while the White population increased from 16% to 44% in the same time period (census data). Currently it is a neighborhood attracting significant private and public investment. The Central Area has been, and continues to be the center of the African American community with engaged youth and seniors; strong businesses; and a vibrant cultural district. It is time to refocus our efforts around key priorities for three community cores – to honor its history and shape its future. Achieving this will require the coordinated effort and investment of multiple city departments.

The Action Plan II includes strategies to “strengthen 23rd & Jackson ... to ensure that [it] remains the Central Area’s shopping focal point and a true ‘urban village;’ ‘maintain 23rd and Union as the hub of the Central Area ... and the gathering place for the community;’ and focus on the 23rd Ave corridor to ‘link the area with its rich cultural history.’” The 23rd Avenue Action Plan (Union–Cherry–Jackson) is not a replacement of the previous action plans, instead, it

intends to confirm and update priorities in previous Central Area action plans with focus on 23rd Ave. at Union, Cherry and Jackson, and identify implementation mechanisms to turn passion into action. This will help make this great neighborhood a healthier, more equitable and viable destination for all people who call the Central Area home.

The planning process utilized the Healthy Living Framework to facilitate conversation with the community. With valuable community input, support and passion through the intensive outreach and engagement process, five priorities are formed with focus around the three community cores at 23rd Ave & E. Union St, 23rd Ave & E. Cherry St, and 23rd Ave S. & S. Jackson St: that the Central Area is **a destination with unique identity** 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 for all transportation modes that safely connects to key destinations; 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. Based on these priorities, associated goals, policies, strategies and potential implementation actions are developed based on community input, and confirmed and prioritized by the community.

The 23rd Avenue ACT (Action Community Team) was formed at the beginning of project to work with the City and the community to hold the Central Area vision and balance the differing community interests. The ACT helped to confirm these top five priorities, and continues taking the lead in turning them into action. Under the guidance of the ACT, the Action Teams—hands-on work groups/implementation bodies consisting of diverse community members—will work with the community and the City to take on projects that create lasting change.



“I LIKE THE CHARACTER AND HISTORY OF THE COMMUNITY”

HOW THE PLAN IS ORGANIZED

INTRODUCTION

This section provides background that initiates the action plan, as well as methods and procedures that involve in the plan development and implementation process.

COMMUNITY ENGAGEMENT

This section describes the process through which community members provided guidance and invaluable information. It includes the various methods used to reach out to and engage the Central Area neighbors and stakeholders

HEALTHY LIVING FRAMEWORK

This section describes the Healthy Living Framework and how the 23rd Avenue Action Plan project utilized this framework to facilitate conversation with the community, identify gaps and priorities in the community, and develop relevant strategies.

GOALS, POLICIES, & STRATEGIES

This section includes the key components of this Action Plan. The developed goals came about through confirming and updating those visions outlined in previous Central

Area action plans. The Goals, Policies and Strategies build upon one another to help fulfill the shared vision of the Central Area community. They are a refinement of what we heard from the community. The various components of the Action Plan will guide the City and community's work as well as inform future development that occurs in the neighborhood. Five priorities are laid out in this Action Plan including: A destination with unique identity, a neighborhood with connected people and community, a great business community, a community with livable streets for all, and a place that supports healthy and stable community. Each priority includes a vision discussion, associated goals, policies and implementation strategies.

APPENDIX

This section includes a **Healthy Living Assessment** which evaluates indicators for food access, physical activity and equitable development; a **Initial Urban Design Study** which provides early urban design and zoning recommendations to start community discussion; a **Outreach and Engagement Summary** that includes a tracking record of project related meetings and participants; and a **Strategy and Action Matrix**, a living implementation document that provides a list of potential strategies, the priority of each strategy identified through the community engagement process, and some examples of actions and their potential implementation parties and resources as suggested by the community and the City.

INTRODUCTION

WHAT IS COMMUNITY DEVELOPMENT AND WHY?

In the 1990s, community members from 38 neighborhoods across the city created a 20-year vision for how each of their neighborhoods would grow. This work was done as part of the Seattle Comprehensive Plan initiative, a citywide effort that sought to “preserve the best quality of Seattle’s distinct neighborhoods while responding positively and

creatively to the pressures of change and growth.” The Neighborhood Plans developed strategies to ensure that the “creative response” to growth was informed by both City expertise and local knowledge and priority-setting.

In the decade after the plans were completed, there were significant changes in Seattle and its neighborhoods, including growth in housing and major investments in public

amenities. Also, during this time the population of the city greatly diversified, requiring new strategies for civic engagement. In 2008, the Mayor and City Council recognized the need to revisit the plans through broad and inclusive discussions with the community—to confirm the neighborhood Vision, refine the plan Goals and Policies in order to take into account current conditions, and to update work plans to help ensure that each community’s vision and goals are achieved through the implementation of the strategies and actions. A targeted approach was taken to specific areas where large-scale change was taking place. Since then thousands of Seattleites have been engaged in completing neighborhood plan updates in the North Beacon Hill, North Rainier, Othello, Broadview/Bitter Lake/Haller Lake, and Rainier Beach communities.

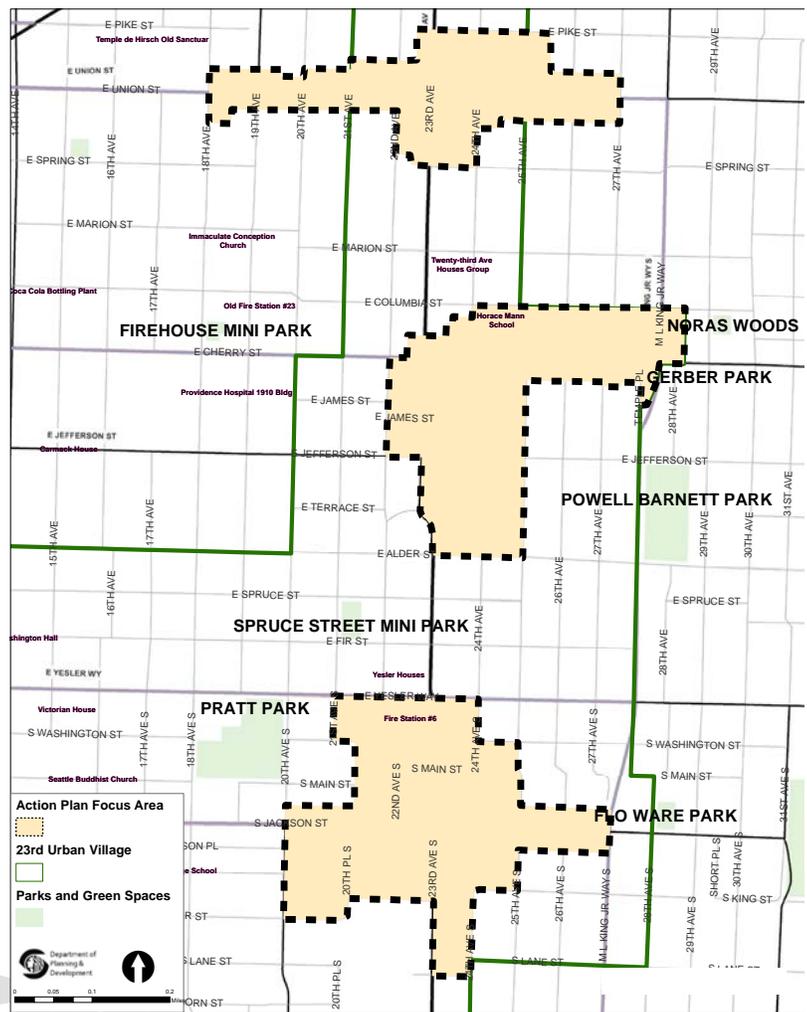
Through these planning updates, it was learned that the Plans are solid and continue to provide appropriate guidance for future planning and implementation. The Neighborhood Plan vision, goals and policies remain relevant, but increased focus is needed for detailed planning and implementation. The community’s primary interest is in tangible change. In addition to “visioning,” people want to address specific issues (e.g., sidewalks, open space, commercial district vitality) and/or broader social issues (e.g., displacement, access to services, education, youth opportunities). They are also focused on seeing implementation of projects that were identified in earlier neighborhood plans or plan updates. These are pressing issues that call for a more dynamic, community development-focused approach from the City. There is also a need to maximize the impact of public improvements, private investments and community will by leveraging these efforts to create greater change toward community and City goals. As a result, a new planning approach “Place-Based Community Development” was created to focus on implementing plans, and building community capacity to leverage change.

WHY THIS PROJECT?

The 23rd Avenue Action Plan is a placed-based community development project. Through an inclusive community engagement process, it aims to confirm and update visions in 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., develop a shared vision, and create a framework for actions that leverage resources and investments.

It is important for the community and the City to work together to manage change and seize opportunities. This Action Plan

23rd Avenue Action Plan (Union-Cherry-Jackson) - Focus Areas



articulates community goals so that the City, developers and neighborhood residents can work together to bring about the neighborhood vision. Many projects are happening in this area. Private property owners are exploring redevelopment of several key properties in these three community cores. Seattle Department of Transportation (SDOT) is beginning a street improvement project that aims to improve the beauty and safety on 23rd Ave from East John St to South Jackson St. The Office of Economic Development also supports building partnerships with property owners and businesses to revitalize commercial districts. Over the past two years, dedicated community members worked with City staff to assess and address those conditions that have changed since the 1998 Central Area Action Plan II. New neighbors and new voices work with those who participated in the planning two decades ago. Together, community members discussed what they value in the neighborhood, and outlined their priorities and ideas about how to achieve shared vision.

Central Area Goals and Policies in the City’s Comprehensive Plan have been updated to reflect current community discussion. The strategies and actions will be incorporated in a living document (see Appendix D) that defines priorities and responsibilities for next steps.

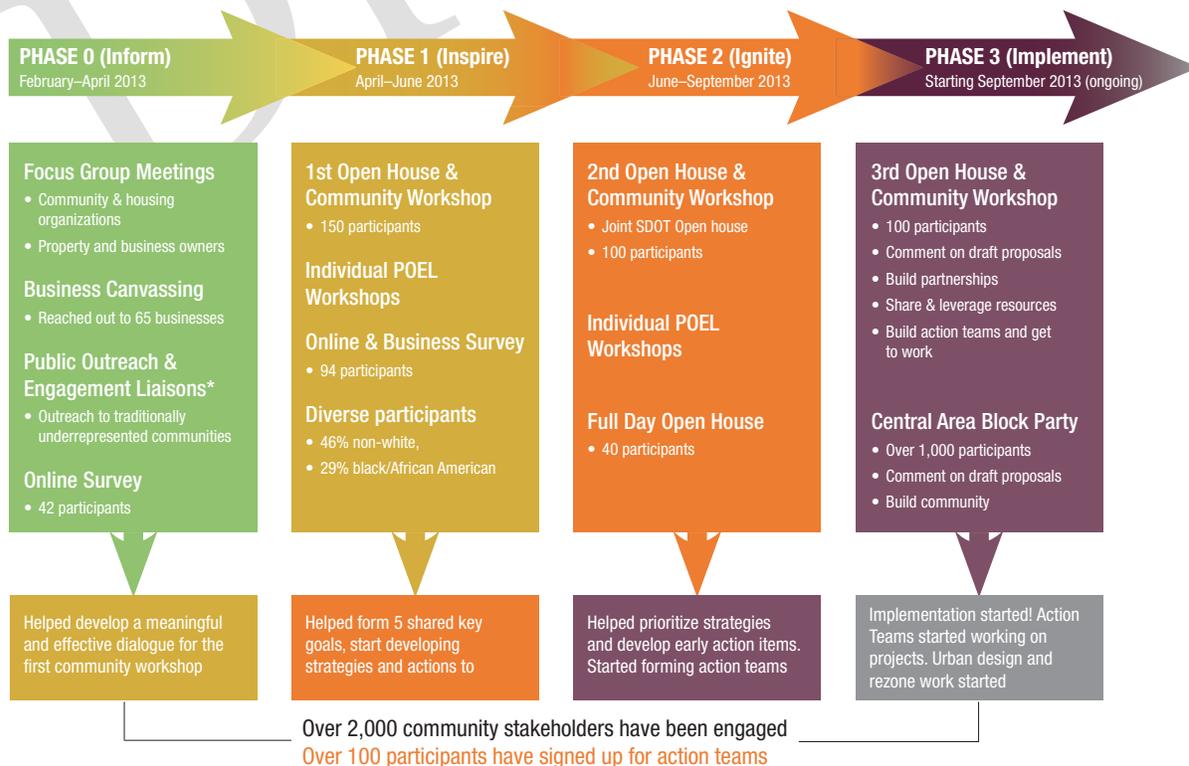
COMMUNITY ENGAGEMENT

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. New neighbors and new voices worked with those who participated in the planning over twenty years ago. 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.

Inclusive outreach and engagement was a primary objective of the planning process. A broad range of community stakeholders who live, work, play, attend school, own property, own a business, worship or have other personal and/or professional interest in the planning area were engaged in the planning process. Bicultural and/or bilingual Public Outreach and Engagement Liaisons (POELs) also connected with seven historically underrepresented communities to hear the voices of youth, seniors, the African/Black American community, immigrants and refugees communities (with a focus on Afaan-Oromo, Amharic and Tigrinya languages), and the Latino community. The POELs helped to strengthen the bridge between the City, community members, organizations and businesses. This intensive effort was necessary in order to build relationships with those who were new to the planning discussion, and to provide sufficient background information to help them participate effectively. POELs went

beyond translation and interpretation to create culturally-appropriate opportunities for dialogue about planning, facilitate deeper understanding of community issues, and provide an atmosphere that promotes richer input. The Central Area community has shown great passion through different stages and levels of engagement.

At the initial phase 0 (inform phase) of the project from early February to April 2013, the community was informed about the project, asked for input and help with project outreach, and encouraged to recruit for the 23rd Ave Action Community Team (ACT). Project conversations started with hundreds of participants. These individuals were from a variety of backgrounds and included representatives from community-based and housing organizations, property owners, business owners, community members, and historically underrepresented community members. Input was received through various ways such as focus group meetings, individual workshops, in-person interviews, business canvassing, and online surveys. These conversations and feedback helped to reach the broader Central Area community, achieved a better understanding of the assets, issues, and opportunities, and developed a meaningful and effective dialogue for the first community workshop. The 23rd Avenue ACT was formed to work in partnership with the City and the community to hold the Central Area vision while balancing the different interests of the community with the goal of developing a shared vision and implementation plan. The ACT consists of



* This project's Public Outreach & Engagement Liaisons include Afaan-Oromo, Amharic, Tigrinya, Spanish, African American, Seniors and youth communities.



local leaders representing diverse ethnic background and interests including economic development, built environment, youth, art and culture etc. The ACT is also the leading entity for the implementation of the Action Plan and oversees the Action Teams. Action Teams are hands-on work groups/implementation bodies consisting of diverse community members. The Action Teams work with the community and the City to take on projects that create lasting change.

During Phase 1 (inspire phase) of the project in April 2013, the first community workshop was held at the Garfield Community Center to engage the community and generate passion. Over 150 participants with diverse backgrounds, race, ages, and interests were engaged in a dynamic discussion on the future of the Central Area. Among those, nearly 30% were Black or African American, and 46% were non-white participants. Instant polling surveys and map exercises were used to learn how people interact in the neighborhood; what is great and needs to be supported; what needs improvement; and what the future of the area should look like in order to reflect the needs of its residents. All community discussions helped form five priorities (a destination with unique identity, connected people and community, a great business community, livable streets for all, and a place that supports healthy and stable community). Associated goals, strategies and actions were also developed as a result of this phase. Trust and collaboration were built between the community and the City.

During Phase 2 (ignite phase) from June to July 2013, two community open houses were held to share input, priorities and associated goals, strategies and actions. Over 140 participants confirmed the five priorities, and prioritized strategies and actions. Through this phase, the community started taking ownership and building partnerships. The

action teams were formed by community members and organizations around the five identified priorities. The community was energized and ready to take actions.

During Phase 3 (implement phase) starting September 2013, a community meeting featured an open house and community action team workshop to refine goals and strategies, as well as build action teams. Over 100 participants reviewed and commented on the proposed goals and policies to ensure they reflect the shared community vision developed over the past year. The community also had the opportunity to connect with organizations already doing great work in the neighborhood at the Resource Fair. Action teams began discussion on work plans and how to join forces with community partners and City staff to start implementing specific projects. Based on the community feedback, the Action Plan was further refined, and the Urban Design Framework (UDF) and rezoning work started to reflect the community vision for each community core. In September 2014, the ACT held the Central Area Block Party. The draft Action Plan, UDF and rezoning proposal were presented to the community. Over 1,000 community members of the Central Area were asked to review the proposals and to provide feedbacks.

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 (127 participants), and business canvassing (67 businesses) (See appendix C). Over 2,000 total participants and 40 community based organizations helped form priorities, goals, strategies, and actions for the project. Over 100 participants signed up for action teams and started working together to turn passion into action!



HEALTHY LIVING FRAMEWORK

When we plan neighborhoods with an eye toward the people who use them, we can direct our activities (regulations and construction) that impact the built environment to strengthen the people and communities who live there. In stead of emphasizing on physical environment, our planning needs to connect people and places, and make sure places serve people. The Healthy Living Framework was developed to bring a focused attention to how planning choices for our neighborhood can improve our health.

A healthy community includes strong community and organizations, healthy people and families, and a supportive physical environment.



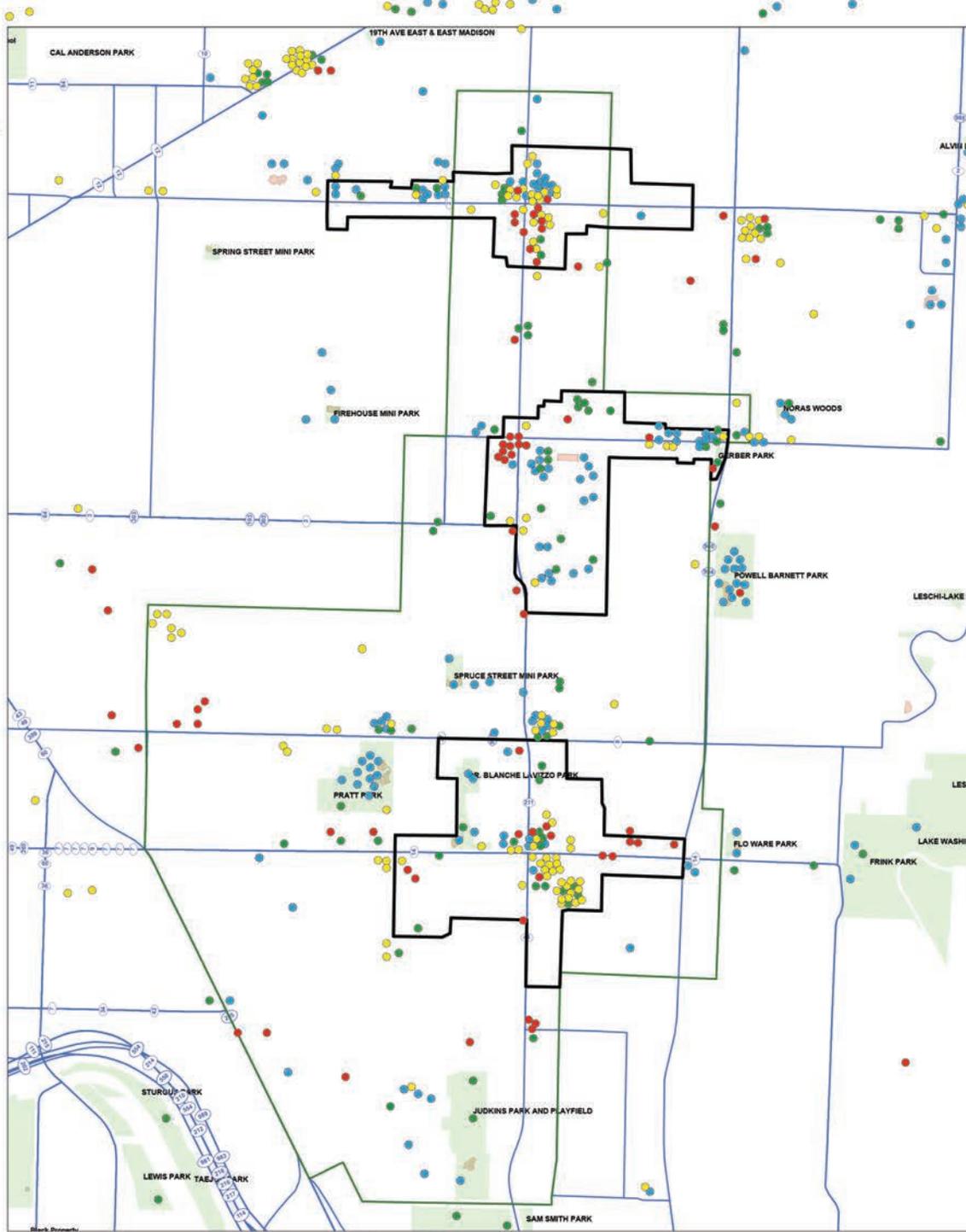
- **Strong Communities & Organizations:** A thriving and interconnected community that contains diverse households, supported by strong social and cultural institutions and services
- **Healthy People & Families:** A neighborhood that provides access to resources such as healthy food retail and commercial destinations necessary to live a healthful life
- **Supportive Physical Environment (great places) that Support our Community:** A natural and built environment that contains infrastructure supporting healthy activities such as parks, sidewalks, playgrounds, transit, shopping and services.

Healthy Living Assessment (HLA) was developed to assist in planning in response to the Healthy Living Framework. The HLA focuses on how people use their neighborhoods, specifically addressing areas of built and social infrastructure that have clear connections to people's health. The information about community health factors gathered through the HLA helps project teams see interconnections between various aspects of the built and social environments and to recommend actions that can improve the health of community members.

The HLA included three data gathering tools that were used to identify health assets and health gaps in the project area. These tools include census and other similar data sources; a neighborhood questionnaire; and a set of community discussion questions to identify assets to preserve and opportunities to be healthier.

During Phase 0 of the project, the project team conducted an HLA (included in Appendix A of this Action Plan) in the 23rd & Union-Jackson Urban Village in Central Area, within which the community cores of this Action Plan are located. From the indicators that were analyzed (including food access, active transportation, goods and services, recreation, access to economic opportunities, and access to high-quality affordable housing), this area is well-served with lots of community assets and services. However, this is inconsistent with input from community stakeholder conversations in Phase 0. Based on this finding, the project team developed a thoughtful neighborhood questionnaire, and a set of community discussion questions for Phase 1 community engagement to identify overall vision, gaps and linkage to achieve priorities. For example, the dot exercises help identify where people go for shops and services, social gathering, and the areas that need improvements. The neighborhood questionnaire helped identify how people get around, the uniqueness of each community core, how people use the place, and what improvements are priorities. The community discussion questions went into a further discussion on people's social connection with the community, and details on issues and opportunities. As a result, five community priorities were developed to help achieve a healthy community.

23rd Avenue Action Plan (Union-Cherry-Jackson) - Assets Map



- Shops and services
- Social and cultural gathering
- What is good and desired change
- What is bad and need to be fixed





Jimi Hendrix was a pioneer of experimental rock music and is considered the greatest electric guitarist of all time. He attended Garfield from 1960-61 before leaving to eventually pursue his legendary career.

Ernestine Anderson is an award winning jazz and blues vocalist who got her start as a student at Garfield High. She and classmate Quincy Jones often played together in the many music clubs on Jackson Street in the 1940's.

Jimi Hendrix and Ernestine Anderson both attended Garfield High. Hendrix, regarded by many as the greatest rock guitarist of all time, attended Garfield from 1960-61 before leaving to eventually pursue his legendary career. Anderson is known for her jazz and blues vocals and often appeared with fellow Garfield grad Quincy Jones in Jackson Street clubs.

“IT IS CENTRALLY LOCATED,
INTEGRATED, AND BEAUTIFUL”



GOALS, POLICIES AND STRATEGIES

As a result of the intensive engagement process, the community identified five priorities for the Central Area:

- **A destination with unique identity** 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 for all transportation modes that safely connects to key destinations;
- 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.

For each priority, associated Goals, Policies, Strategies and Actions were developed based on community input. The goals are desired short-term or long-term outcomes that the City and the community are working toward; the policies are general principles to guide decisions and achieve goals; the strategies are specific guidelines to achieve goals; and actions are specific and tangible implementation steps that together form a strategy. They build upon one another to help fulfill the shared vision and priorities of the Central Area community. They are a refinement of what we heard from the community. The various components of the Action Plan will guide the City and community's work as well as inform future development that occurs in the neighborhood.

This section of the Action Plan includes goals, policies and strategies (correlated in shade) arranged by each priority. They were confirmed and prioritized by the community through workshop dot exercises and refined throughout the process. Some direct quotes from the community input were highlighted.

A detailed Strategy and Action Matrix is included in this document as Appendix D. This matrix is a living and working implementation document that provides a list of strategies, some examples of actions and potential resources as suggested by the community and the City during the project planning process. Potential resources in the matrix were listed as examples of the City's competitive grants and not likely to be inclusive. The implementation party/parties of any specific actions will need to verify the funding opportunities and requirements. Other funds may be available from other organizations and agencies.

A DESTINATION WITH A UNIQUE IDENTITY

VISION DISCUSSION

The Central Area is a neighborhood that requires you to believe in it. It is an inclusive multicultural fabric—that welcomes all people, while it is also the heart of the region’s African American community. It has a wealth of cultural heritage—arts, schools, library and recreation, while it also has the neighborly feel of a village. It is authentic—a gritty urban fabric, while full of mature trees and historic architecture. It is layered—new and old; youth and elders; a single neighborhood with multiple business districts—and to those who are committed to it, its richness is revealed.

GOALS

- a. 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.
- b. 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. 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:
 - 23rd and Jackson - Shopping Center: the Central Area's shopping focal point, and a true “urban village.”
 - 23rd and Union - Business/Restaurant Center: A small scale commercial hub serving the neighborhood, providing a range of residential housing types
 - 23rd and Cherry - Community/Historic Center: A small scale community and commercial hub providing a variety of education, youth and other community activities
- c. The Central Area is a community that provides inclusive opportunities for everyone to participate in community projects.



“I LOVE THE CULTURAL DIVERSITY
AND DON’T WANT TO LOSE THAT”

POLICIES SUMMARY

COMMUNITY CHARACTER AND IDENTITY

- Strengthen the unique identity and recognize the historical significance through improvements to the physical and social environment.
- Identify gathering opportunities and support programs that embrace diversity.

APPEALING ENVIRONMENT FOR THE OLD AND NEW (URBAN DESIGN)

- Enhances the historic character while encouraging pedestrian friendly mixed use development that respect the distinct character of each community core
- Use land use tools such as zoning and design guidelines to create vibrant commercial districts

TOP PRIORITY STRATEGIES (1-3 YEARS)

A-1: Implement a cohesive identity for the Central Area using banners, amenities and flowers while also supporting an on-going maintenance and beautification program

A-3: Create public art and provide welcoming space to enhance its multicultural identity especially as the center of African American community

A-4: Support existing and provide new events, festivals and programs for all people to share and learn different cultures

A-10: Enhance pedestrian friendly streetscape and storefront activities



“I LOVE PUBLIC ART THAT
CELEBRATES DIVERSITY”



POLICIES

COMMUNITY CHARACTER AND IDENTITY

POLICY 1: Strengthen a unique identity for the Central Area that celebrates its culture, heritage and diversity; enhance the sense of community; and increase the feeling of pride among Central Area residents, business owners, employees, and visitors through excellent physical and social environments.

POLICY 2: Recognize the historical importance and significance of the Central Area's existing housing stock, institutional buildings (old schools, etc.), and commercial structures as community resources. Incorporate their elements into building design, and possible designation of historic and cultural resources.

POLICY 3: Seek opportunities for community-based public improvements that would create a sense of identity, establish pride of place, and enhance the overall image of the Central Area.

POLICY 4: Create opportunities for public spaces, public art, and gateways that engage and express the Central Area's unique heritage and identity.

POLICY 5: Identify activities and spaces for people with diverse cultures, ages and background to meet, share, learn and strengthen community ties.

POLICY 6: Support existing and new Central Area community programs and expand on existing partnerships so these programs prioritize services to those who consider the Central Area to be central to their identity such as the African American community.

STRATEGIES

- A-1. Implement a cohesive identity for the Central Area using banners, amenities and flowers while also supporting an on-going maintenance and beautification program
- A-2. Build strong neighborhood cultural facilities which reflect the values and cultures of the community and serve as beacons of community pride.

- A-3. Celebrate existing neighborhood landmarks and facilities by increasing visibility and public events

- A-4. Create public art and provide welcoming space to enhance its multicultural identity especially as the center of African American community

- A-5. Support existing and provide new events, festivals and programs for all people to share and learn different cultures
- A-6. Develop better advertising and marketing strategies for community events
- A-7. Support cultural centers and programs that cater to the community

- A-8. Strengthen collaboration on developing education and event programming for the community
- A-9. Support the preservation of African American and other cultural base institutions

POLICIES

APPEALING ENVIRONMENT FOR THE OLD AND NEW (URBAN DESIGN)

POLICY 7: 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 8: 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.

POLICY 9: Encourage new pedestrian friendly mixed use development and increased housing density in and around the 23rd Avenue and Jackson Street commercial area. Includes small and large businesses, opportunities for startup businesses, and affordable housing while preserving existing gathering spaces.

POLICY 10: Support additional retail, restaurants, services, and office space at 23rd and Yesler to increase activity on the sidewalks.

POLICY 11: Encourage 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.

POLICY 12: Preserve 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.

STRATEGIES

- A-10. Enhance pedestrian friendly streetscape and storefront activities
- A-11. Through processes that engage community members, consider and evaluate the application of zoning designations and related development regulations that are most likely to achieve the desirable community character.
- A-12. Work with property owners at key sites to encourage distinctive design, activates the sidewalk, retain locally owned business including African American and other ethnic businesses and gathering space, and create activity and visual interest at key intersections
- A-13. Maintain ongoing collaboration with property owners, and community members to stimulate and pursue redevelopment opportunities.
- A-14. Identify and publicize redevelopment opportunities in vacant/underutilized properties
- A-15. Define the roles and physical character of Union, Cherry and Jackson.
- A-16. Enhance the small-scale business and multifamily residential development
- A-17. Improve the ability of community to participate in design review process.
- A-18. Provide flexible spaces for small and large businesses & mixed-use development at Jackson
- A-19. Connect Shops and services with better grid street network at Jackson
- A-20. Preserve the small neighborhood business character at union
- A-21. Preserve existing historic characteristics at Union
- A-22. Provide mixed use and live/work spaces at 23rd and Union community core.
- A-23. Preserve the existing historic characteristics and neighborhood feel at Cherry
- A-24. Explore opportunities for sidewalk cafes along Cherry Street
- A-25. Create inviting environment to integrate the community around the Garfield campus (Community Center, Teen Life Center, Medgar Evers Pool) at Cherry

CONNECTED PEOPLE AND COMMUNITY

VISION DISCUSSION

The Central Area is rich in community assets. It has visual and performing arts programs; a continuum of educational facilities; and multiple business districts including some major employers. It is also a community with people from many different backgrounds. The opportunity here is to have the assets serve and reflect the community; and for communities to have meaningful connections with each other.

GOALS

- a. The Central Area is a connected and caring community that nurtures and supports all its members especially the children, youth and the elderly, and provides programs and services needed by its diverse community.
- b. The Central Area has strong schools with excellent programs and strong enrollment with no achievement gap, providing opportunities for all students to succeed and have bright futures.
- c. The Central Area is a neighborhood in which the community, community-based organizations, service organizations, education/training institutions and the City work together to create pathways to meaningful employment for all its youth.
- d. To support cultural diversity, there is improved access to education and employment training opportunities for all, especially for its diverse youth.
- e. All Central Area youth are empowered and have strong leadership skills.
- f. The Central Area has vibrant commercial districts with diverse economic opportunities for area residents, including career-path family-wage jobs for its residents.
- g. The Central Area has strong entrepreneurship that creates jobs and grows the local economy for the benefit of its residents.
- h. The Central Area has strong organizations and local leaders who work to anchor the cultural diversity of this neighborhood.



“IT FEELS GOOD TO BE
CONNECTED TO A COMMUNITY”

POLICIES SUMMARY

OPPORTUNITIES & PLACES FOR GATHERING

- Seek community gathering opportunities within the commercial districts and unused properties

MORE OPPORTUNITIES FOR YOUTH

- Provide youth with required skills, experience, job and education opportunities
- Improve youth engagement and leadership skills

JOB AND OTHER SERVICES

- Support local living wage jobs, healthy workplaces, and strong linkage between jobs and training
- Provide resources and support for seniors, the immigrant/refugee and African American communities.

COMMUNITY PARTNERSHIP, OWNERSHIP AND LEADERSHIP

- Provide life-long learning opportunities needed by the diverse community.
- Support local leadership

TOP PRIORITY STRATEGIES (1-3 YEARS)

B-1: Identify opportunities for existing and new gathering places

B-2: Provide employment opportunities and training for youth including apprenticeships, internships, and mentoring, especially those most in need

B-3: Provide more opportunities to engage and empower the youth

B-4: Improve academic achievement for Central Area students, especially those most in need

B-8: Improve access to living wage jobs, trades, as well as entrepreneurial skills

B-9: Develop strategies to employ and house local workforces for future development

“A SAFE COMMUNITY WILL HAVE LOTS OF COMMUNITY ACTIVITIES”



POLICIES

OPPORTUNITIES & PLACES FOR GATHERING

POLICY 1: Seek opportunities within the commercial districts to create open spaces for community gathering.

POLICY 2: Seek opportunities for public open space on unused or unimproved properties.

MORE OPPORTUNITIES FOR YOUTH

POLICY 3: Provide all Central Area youth with required skills and experience needed for future careers. Maximize the capability of local institutions and program providers such as Seattle Vocational Institute to serve such needs.

POLICY 4: In the Central Area, support the growth of jobs for teenagers, especially those most in need of a path to a successful future.

POLICY 5: Encourage Central Area youth to actively engage in community activities and develop leadership skills, especially those most in need of such support.

POLICY 6: Provide the Central Area youth with cultural education and recreational opportunities that embrace its diversity.

POLICY 7: Enhance community pride through multicultural activities such as community festivals, youth mentoring and other youth programs.

POLICY 8: Support innovative and effective youth services.

JOB AND OTHER SERVICES

POLICY 9: Create strong linkages to tie job and vocational training, apprenticeship programs and jobs to members of the community in need of such services, especially youth.

STRATEGIES

B-1. Identify opportunities for existing and new gathering places

B-2. Provide employment opportunities and training for youth including apprenticeships, internships, and mentoring, especially those most in need

B-3. Provide more opportunities to engage and empower the youth

B-4. Improve academic achievement for Central Area students, especially those most in need

B-5. Expand places and programs for children in after school and weekend hours

B-6. Advance art education that reflect the Central Area history and diversity

B-7. Develop and support visual and performing arts as channels for youth to express their creative energy

B-8. Promote awareness for African American cultural heritage among African American youth to help build a sense of cultural identity

B-9. Assess capacity, needs and opportunities for current and future programs

B-10. Improve access to living wage jobs, trades, as well as entrepreneurial skills

POLICIES

POLICY 10: Build strong partnerships and support projects that provide opportunities for local jobs for Central Area residents and pathways to living wage jobs in the region's employment centers.

POLICY 11: Strive to develop healthy workplaces where employees are treated with respect, and have a voice in decisions that impact their jobs, lives and community.

POLICY 12: Provide seniors with needed resources and assistance and opportunities to engage with the community.

POLICY 13: Provide supportive services for the immigrant/refugee and African American communities.

COMMUNITY PARTNERSHIP, OWNERSHIP AND LEADERSHIP

POLICY 14: Encourage local institutions, community-based organizations, and other agencies to provide life-long learning opportunities needed by the Central Area's diverse community.

POLICY 15: Support programs and organizations that nurture local leadership within the Central Area.

STRATEGIES

B-11. Develop strategies to employ and house local workforces for future development

B-12. Support programs that provide resources and assistance for seniors

B-13. Identify opportunity for elder and youth mentor/tutoring programs

B-14. Improve information technology infrastructure to provide affordable services to help support programs for senior, youth, and immigrants etc.

B-15. Provide better networking and job assistance services for immigrants

B-16. Provide opportunities for immigrants to learn English

B-17. Provide support for homeless

B-18. Utilize schools for community uses after school hours

B-19. Identify and coordinate underfunded efforts with planned capital projects in order to leverage City investments and create transformative place-making changes

B-20. Strengthen coordination and engagement between schools and the community

B-21. Improve communication and partnership opportunities among community and organizations

B-22. Engage with district council to develop community websites/blogs and newsletters

B-23. Support community organizations that represent multifamily neighborhoods

B-24. Identify volunteer opportunities for the community

B-25. Support local community leaders

A GREAT BUSINESS COMMUNITY

VISION DISCUSSION

The Central Area is unique in that it has multiple discreet business districts, including 23rd Ave at Union, Cherry and Jackson. Working together they can provide a broad spectrum of the community's goods and services, including healthy foods. These districts have different characters and have the opportunity to strengthen and solidify as distinct nodes that also work together to clearly proclaim the Central Area identity.

GOALS

- a. 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.



“IT IS A GOOD LOCATION FOR BUSINESS & A GOOD LOCATION TO SERVE THE COMMUNITY”

POLICIES SUMMARY

A GOOD MIX OF SHOPS AND SERVICES

- Provide a range of goods and services for the entire community.

EASY AND EQUITABLE ACCESS TO HEALTHY FOOD

- Support projects that increase affordable, culturally appropriate and healthy food.

BUSINESS DEVELOPMENT

- Support minority and locally owned businesses and culturally inclusive business associations to maintain the multi-cultural character.
- Provide opportunities and support to facilitate start-up small businesses.

TOP PRIORITY STRATEGIES (1-3 YEARS)

C-1: Provide a mix of small and large businesses that serve local and the larger community.

C-15: Encourage urban agriculture on city-owned and private properties

C-22: Provide ethnic/cultural and local small businesses with solutions to stay in the area and maintain the multicultural/diverse character

C-23: Market to the broader region the great resource of having such a variety of small businesses in the business districts.

C-24: Explore strategies to retain or add affordable commercial space to support diverse character

“THE BUSINESSES THAT HAVE DEVELOPED IN THE AREA ARE SO NICE TO SEE”



POLICIES

A GOOD MIX OF SHOPS AND SERVICES

POLICY 1: Support vibrant, diverse and distinct commercial districts that provide a range of goods and services for the entire community.



STRATEGIES

- C-1. Provide a mix of small and large businesses that serve local and the larger community.
- C-2. Preserve ethnic businesses
- C-3. Work with the property owners and developers on future redevelopment projects to attract the right types and forms of businesses and services that will serve the community needs including healthy food, affordable spaces, and preserve healthy social gathering place like Starbucks.
- C-4. Enhance opportunities to gather where businesses are part of the community fabric.
- C-5. Support small neighborhood businesses at Union core
- C-6. Support mixed use development at Union core
- C-7. Support entertaining and gathering opportunities at Union core
- C-8. Add a variety of businesses at Cherry core
- C-9. Preserve ethnic restaurants at Cherry core
- C-10. Promote gathering opportunities at Cherry core
- C-11. Support active businesses at Cherry core
- C-12. Create more community opportunities at Cherry core
- C-13. Support broad range of small and large businesses and living wage job opportunities with businesses at Jackson core
- C-14. Support culturally serving businesses at Jackson core

DRAFT

POLICIES

STRATEGIES

EASY AND EQUITABLE ACCESS TO HEALTHY FOOD

POLICY 2: Support projects that increase affordable, culturally appropriate and healthy food.



- C-15. Encourage urban agriculture on city-owned and private properties
- C-16. Increase availability of healthy food and products for the need of diverse community
- C-17. Support programs that help get more healthy food to children and youth
- C-18. Improve opportunities in the farmer's market
- C-19. Support stores and restaurants that provide culturally specific food
- C-20. Explore innovative options for providing healthy local food, such as community kitchen
- C-21. Promote healthy food through education and collaborative efforts

BUSINESS DEVELOPMENT

POLICY 3: Support efforts to encourage existing and new minority and locally owned businesses in the Central Area to grow and expand.

POLICY 4: Support implementation of coordinated long-term strategies to improve commercial districts including support for existing or expanding small businesses and ethnically based businesses in order to maintain the multi-cultural character.



- C-22. Provide ethnic/cultural and local small businesses with solutions to stay in the area and maintain the multicultural/diverse character
- C-23. Support Black/African American owned and operated businesses
- C-24. Market to the broader region the great resource of having such a variety of small businesses in the business districts.
- C-25. Explore strategies to retain or add affordable commercial space to support diverse character.
- C-26. Explore legislative changes needed to remove structural barriers to supporting affordable commercial space.

POLICY 5: Provide opportunities and support to facilitate start-up small businesses.



- C-27. Identify opportunities and support for entrepreneurs to start and be successful

POLICY 6: Support strong, culturally inclusive business associations that support the vitality of business districts serving the entire community.



- C-28. Create an inclusive business organization to provide support for diverse businesses

LIVABLE STREETS FOR ALL

VISION DISCUSSION

The Central Area neighborhood has an inviting street network that safely connects key destinations for transit riders, bicyclists and pedestrians. A principle arterial, 23rd Avenue, runs north-south and moves people and goods within and beyond the Central District. The intersections of 23rd Avenue with Union Street, Cherry Street, and Jackson Streets are identified as places that play important roles in the community. While we strive to accommodate and balance the needs of a variety of users throughout the neighborhood, improving the safety and the walkability of the connections to the three nodes along the corridor is paramount to their success.

GOALS

- a. A community where residents, workers, students and visitors can choose from a variety of comfortable and convenient modes of transportation including walking, bicycling, and transit and where our reliance on cars for basic transportation needs is minimized or eliminated.
- b. The neighborhood has an efficient and effective network of transit including linkages to the proposed East Link light rail station that supports land use goals and adequately serves the community.



“I WILL WALK MORE IF THERE ARE MORE DESTINATIONS AND A SAFER WALKING ENVIRONMENT”

POLICIES SUMMARY

- Create, maintain and improve a multimodal transportation network with a focus on pedestrians and transit users that connects community destinations with high capacity transit stations.
- Facilitate safe movement of all modes through education, enforcement, and engineering.
- Coordinate transportation and infrastructure project planning and construction.
- Develop creative solutions for minimizing single occupant auto usage.

TOP PRIORITY STRATEGIES (1-3 YEARS)

D-1: Provide high quality transit services on 23rd Ave that connects community destinations

D-2: Identify needed improvement for bus stops on 23rd Ave

D-5: Create a public art plan for the 23rd Avenue corridor

D-7: Improve the walking environment by enhancing sidewalks, planting street trees, and installing pedestrian lighting where possible

D-10: Identify parking concerns and strategies to manage on-street parking for businesses

**“I CYCLE MOSTLY AND
FEEL SAFEST ON THE
NEIGHBORHOOD STREETS”**



POLICIES

POLICY 1: Facilitate movement of residents, workers, visitors, and goods within the Central Area with a particular focus on increasing safety.

POLICY 2: Support a multimodal transportation network that connects community destinations such as economic centers, schools, recreational facilities, shopping nodes, and social gather places; and that links the Central Area to other neighborhoods.

POLICY 3: Consider traffic calming measures on Central Area arterial streets.

POLICY 4: Work with institutions/businesses to develop creative solutions for minimizing single occupant auto usage by employees and students.

POLICY 5: Maintain and improve pedestrian infrastructure including sidewalks, stairways, pedestrian underpasses, and planting strips and medians on arterial streets to enhance pedestrian safety, mobility and access.

POLICY 6: Consider improvements to unimproved rights of ways such as street ends or alleys to foster pedestrian access and mobility.

POLICY 7: Coordinate transportation and infrastructure project planning with adjacent neighborhoods if they are affected by these projects.

POLICY 8: Facilitate convenient transit access to local and regional employment centers for Central Area residents.

POLICY 9: Encourage shared parking at business nodes in order to meet parking demand while minimizing the size of surface parking lots and maximizing space for other uses.

POLICY 10: Encourage coordination of construction work within the street rights of way in order to maximize the public benefit and minimize the disruption of the street.

POLICY 11: Improve road safety through public education, targeted enforcement, and engineering measures.

STRATEGIES

- D-1. Provide high quality transit services on 23rd Avenue that connects community destinations
- D-2. Identify needed improvements for bus stops on 23rd Avenue
- D-3. Update and implement Bicycle Master Plan recommendations through city and community collaboration
- D-4. Examine the transportation modal plans and provide input on project prioritization and phasing
- D-5. Create a public art plan for the 23rd Avenue corridor
- D-6. Develop features to create identity and strengthen the “sense of place” at 23rd Avenue and Jackson, Union, and Cherry Street cores

- D-7. Improve the walking environment by enhancing sidewalks, planting street trees, and installing pedestrian lighting where possible
- D-8. Use the Pedestrian Master Plan as a tool for prioritizing pedestrian improvements and Neighborhood Street Fund projects to improve walkability
- D-9. SDOT, SPD and the community work together on public education and enforcement efforts to make sure people know and follow the rules of the road

- D-10. Identify parking concerns and strategies to manage on-street parking for businesses

POLICIES

POLICY 12: Develop a multi-modal access plan for proposed and future high capacity transit stations (Bus Rapid Transit, Light Rail) that serves or is near to the Central Area.

POLICY 13: Create safe pedestrian and bicycle access to bus and light rail service, and to the business districts.

POLICY 14: Encourage King County Metro to provide effective bus service through the neighborhood to the light rail stations and surrounding community facilities.

SAFE AND LIVABLE 23RD AVENUE (SEPARATE SDOT PROJECTS)

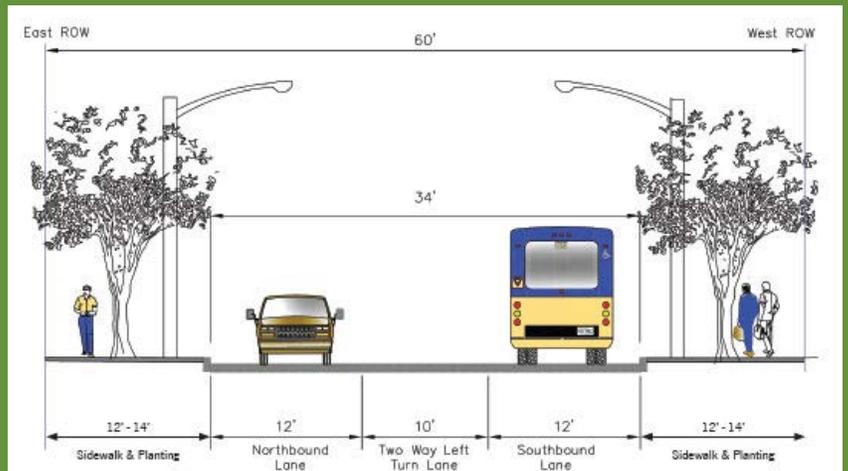
23rd Avenue Corridor Improvements Project

The pedestrian, cycling, and vehicular environment of 23rd Ave prompted a broader evaluation and community conversation about the needs and opportunities to improve the corridor that serves as a spine for Central Area. Guided by Complete Streets guidelines, community input, as well as the near-term needs for bike riders, pedestrians and transit users identified in the recent master plans, SDOT expanded the project's scope and area through several grants.

To balance the needs of users in the area, SDOT will be reconfiguring 23rd Ave between E John St and Rainier Ave S from the current four lanes (two lanes in each direction) to three lanes (one lane in each direction and a center turn lane). The corridor revisions aim to balance safety, mobility, and reliability needs for a variety of users in the area, as well as enhance the local community and natural environment.

Project will include benefits such as new pavement, wider sidewalk, lighting improvements, increased transit reliability, traffic signal improvements, public art, and implementation of an adjacent neighborhood greenway.

Proposed 3 Lane Configuration



Central Area Neighborhood Greenway

Though bike facilities will not be accommodated on the modified 23rd Avenue as part of SDOT's 23rd Avenue Corridor Improvement Project, a neighborhood greenway will be built near this busy arterial. Neighborhood greenways are non-arterial streets that prioritize bicycle and pedestrian travel by providing a more comfortable environment for people to walk, run, and bike. Potential features of the greenway include:

- Pavement markings and signage to alert motorists to expect people bicycling
- Improved crossings to make it easier for pedestrians and people on bicycles to cross
- Way-finding to let people know where and how far away the neighborhood destinations are located
- Median islands, traffic circles, curb bulbs and speed humps to help keep speeds low and drivers from using neighborhood streets to avoid main streets



http://www.seattle.gov/transportation/23rd_ave.htm

A PLACE THAT SUPPORTS HEALTHY AND STABLE COMMUNITY

VISION DISCUSSION

The Central Area is an inviting neighborhood that feels safe and comfortable to anyone to walk around at any time of day. Its many parks provide ample opportunities for physical activity and social interaction. People can live in the neighborhood long term and feel a strong sense of community. The Central Area has been, and continues to be the center of the African American community. The Central Area has experienced changes that cause anxiety, fragmentation and disappointment for some people while also generating excitement and expectation in others. It will require the coordinated effort and investment of public and private parties to stabilize the community and keep people stay in their homes.

GOALS

- a. This neighborhood is, and feels, safe and inviting for people and businesses
- b. The Central Area is a community with functional, well maintained and connected parks, open space, and recreational facilities to serve the Central Area's diverse population.
- c. The Central Area is a stable community that provides a range of housing types and affordable options to support the socio-demographic diversity of this neighborhood



“COMMUNITY GARDENS BRING PEOPLE TOGETHER”

POLICIES SUMMARY

SAFE AND CLEAN ENVIRONMENT

- Support crime prevention programs and improve the appearance and cleanliness of commercial districts
- Strengthen partnerships Among businesses, the community and the Seattle Police Department

OPPORTUNITIES FOR ALL IN PARKS AND OPEN SPACE

- Promote community participation in park facilities, improvements and programming.
- Promote greening and beautification of the neighborhood

AFFORDABLE & DIVERSE HOUSING CHOICES

- Support affordable housing programs and services that encourage age integration, and assist low-income, senior and disabled renters and homeowners.
- Keep a range of housing prices and unit sizes including affordable family-sized units, and a balance of rental and owner-occupied housing.
- Encourage affordable housing near high-frequency transit and other community assets.
- Leverage publicly owned properties to produce affordable housing.

TOP PRIORITY STRATEGIES (1-3 YEARS)

E-1: Evaluate key concerned areas to reduce crime and unsafe activities

E-2: Provide pedestrian lighting on all streets in multifamily and mixed use areas, and on walkways through parks

E-3: Encourage more pedestrian traffic and “eyes on the street” by encouraging dense development in commercial districts

E-13: Improve the maintenance of existing parks and open space network

E-14: Identify improvements needed for existing gathering place

E-20: Develop affordable housing strategies, preserve existing and create new subsidized housing

E-21: Encourage green built affordable housing

E-22: Encourage and require a mix of home prices and sizes through incentives, direct funding, and surplus property programs

E-26: Ensure current resident keep and continue living in their home

E-29: Expand affordable multi-family housing in the core areas

POLICIES

SAFE AND CLEAN ENVIRONMENT

POLICY 1: Support crime prevention programs that create partnerships between the broad diversity of the community, the businesses and the City to decrease crime and to address underlying conditions that may encourage crime.

POLICY 2: Encourage partnerships among businesses to create a safe and active commercial district.

POLICY 3: Seek opportunities to strengthen partnerships between the community and the Seattle Police Department

POLICY 4: Support efforts to improve the appearance and cleanliness of business districts.

OPPORTUNITIES FOR ALL IN PARKS AND OPEN SPACE

POLICY 5: Facilitate community involvement such that park facilities, improvements and programming better reflect the needs of the neighborhood.

STRATEGIES

- E-1. Evaluate key concerned areas to reduce crime and unsafe activities
- E-2. Provide pedestrian lighting on all streets in multifamily and mixed use areas and on some walkways through parks
- E-3. Encourage more pedestrian traffic and “eyes on the street” by encouraging dense development in commercial districts
- E-4. Identify ways to increase positive activity in each of the three cores throughout the day
- E-5. Enhance space around the Garfield campus (Community Center, Teen Life Center, Medgar Evers Pool) to encourage healthy and positive activities
- E-6. Include public safety considerations in the design of public spaces and buildings
- E-7. Improve safety for children to travel to schools and other community facilities
- E-8. Activate public spaces with vendors
- E-9. Support opportunity for the police and community work together to reduce crime
- E-10. Improve SPD presence and responsiveness to create a safe community
- E-11. Support neighborhood cleanup to improve safety and cleanliness
- E-12. Provide garbage and recycling opportunities in core business areas
- E-13. Improve the maintenance of existing parks and open space network
- E-14. Identify improvements needed for existing gathering place
- E-15. Improve nonmotorized connections to open spaces with lighting and benches
- E-16. Identify temporary opportunities on vacant parcels such as open space, recreational, arts, gardening and other purposes
- E-17. Use community garden as a means of increasing open space and neighborhood amenities

POLICIES

POLICY 6: Work with community members, organizations, schools and institutions to provide park stewardship.

POLICY 7: Promote greening and beautification of the neighborhood through local citizen participation.

AFFORDABLE & DIVERSE HOUSING CHOICES

POLICY 8: Advocate for more flexible options for mortgage financing, and strive to remove barriers to homeownership and renovation loans for local residents.

POLICY 9: Support sweat-equity housing programs.

POLICY 10: Support housing services that encourage age integration.

POLICY 11: Ameliorate the potential impacts of gentrification and displacement of existing residents through a variety of affordable housing programs including preserving existing multi-family affordable housing and producing new affordable housing.

POLICY 12: Maintain and create affordable housing to keep a range of housing prices and unit sizes including affordable family-sized units with amenities for families, and a balance of rental and owner-occupied housing.

POLICY 13: Assist low-income, senior and disabled renters and homeowners by encouraging supportive services that will allow them to continue to live in the neighborhood.

POLICY 14: Encourage affordable housing in close proximity or with easy access to community assets and amenities.

POLICY 15: Target affordable housing investments near investments in high-frequency transit to reduce the transportation costs of low-income households.

POLICY 16: Leverage publicly owned properties to produce affordable housing.

POLICY 17: Provide development incentives to multi-family housing developers for provision of affordable housing units within market rate housing projects.

STRATEGIES



E-18. Develop park stewardship groups



E-19. Keep owner-occupied housing affordable, and expand homeownership through assistance programs



E-20. Develop affordable housing strategies, preserve existing and create new subsidized housing

E-21. Increase affordable housing access to many cultures in the Central Area especially the African American community

E-22. Encourage green built affordable housing



E-23. Encourage and require a mix of home prices and sizes through incentives, direct funding, and surplus property programs.

E-24. Achieve a balance of affordable rental and home ownership housing through incentives, direct funding, and surplus property programs.

E-25. Increase family size housing in both single family and multifamily stocks to support families

E-26. Track housing trends



E-27. Ensure current resident keep and continue living in their home

E-28. Provide rental assistance programs

E-29. Support homeowners who are low-income, senior and disabled



E-30. Expand affordable multi-family housing in the core areas



E-31. Utilize surplus sites for affordable housing

APPENDIX A: HEALTHY LIVING ASSESSMENT

23rd & Union-Jackson Urban Village Healthy Living Assessment Indicator Scores 2012

INDICATOR	BENCHMARK	SOURCE	Study Area	Seattle (Where applicable)	Above Benchmark
Food Access					
Percent of residential area within ½ mile of a supermarket/grocery store that accepts SNAP (food stamps) and WIC	All residences have a healthy food store within ½ mile or a bus or train route to a healthy food store within ¼ mile	King County GIS-Food facilities data; WA Retail Reports October 2011	100%		Yes
Number of P-Patches for each 2,500 households	Seattle Comprehensive Plan goal = 1 per 2,500 households in Urban Villages	DON P-Patches Shapefile	5 total, 2.82 per 2,500 households		Yes
Percentage of students accessing free/reduced price lunches	Compare to district average	Seattle Public Schools 2011-2012 District Scorecard; 2011-2012 School Reports	Washington Middle 47%; Garfield High 38% (42% average of two schools)	District - 43%	No
Farmers market that accept EBT located in the neighborhood	Farmers market located in neighborhood	data.seattle.gov	1 located in the urban village		Yes
Fast food restaurants (FFR) per 100,000 residents	Compare to the city as a whole	Active business shapefile (NAICS: 722211)	21 per 100,000 residents	24 per 100,000 residents	Yes
Physical Activity					
Active Transportation					
Percentage of workers who commute to work through active means (cycling, walking, or transit)	Compare to the city as a whole	ACS 2006-2010 5-year estimate Table B08301 (aggregated at block groups)	43%	32%	Yes
Travel time to work	Compare to the city as a whole	ACS 2006-2010 5-year estimate Table C08134 (aggregated at census tract)	22.8 minutes	24.9 minutes	Yes
Percentage of households without a vehicle	Compare to the city as a whole	ACS Census Block Groups Table B025045	19%	15%	Yes
Percentage of residences within ¼ mile of a bus or rail stop	All residences within ½ mile of a bus or rail stop	SDOT	100%		Yes
Ratio of miles of bike facilities per mile of roadway	Compare to the city as a whole	SDOT	20%	10%	Yes
Percentage of roadway with complete sidewalks	All roadways have complete sidewalks	SDOT	98%	72%	Yes
Personal crime incidents with police involvement per year per square mile (Crimes considered are ones that happen in the right of way)	Compare to the city as a whole	data.seattle.gov (select Group 1 and Group 2 crimes from 4-1-12 to 4-1-13)	318 crimes per sq mi.	86 crimes per sq mi.	No
Goods and services that support the local economy					
Neighborhood service completeness: Existence of at least 8 out of 11 common public services within the urban village (childcare/daycare, community garden, public health clinic, library, parks or open spaces, performance space or cultural center, place of worship, post office/mail drop box, public art, recreational facility, and public school)	Existence of 8 out of 11 public services	data.seattle.gov http://web6.seattle.gov/mmm/# (Seattle My Neighborhood Map); google http://www.mailboxmap.com	Existence of 11 out of 11 public services		Yes

23rd & Union-Jackson Urban Village Healthy Living Assessment Indicator Scores 2012

INDICATOR	BENCHMARK	SOURCE	Study Area	Seattle (Where applicable)	Above Benchmark
Food Access					
Neighborhood retail completeness: Existence of at least 9 out of 13 common retail services within the urban village (auto repair,banks/credit unions, beauty salon/barber shop, bike repair, coffee shop, dry cleaner,eating establishments, gym/fitness center,hardware store, laundromat, pharmacy, retail food market (including supermarket, produce store, and other retail food stores),entertainment (e.g., video store or movie theater)	Existence of 9 out of 13 retail services	Business license - NAICS Codes Walkscore/Google Earth	Existence of 12 out of 13 retail services (no entertainment)		Yes
Recreation					
Acres of parkland per 1,000 households in Urban Village	1 acre of parkland per 1,000 households in Urban Village (Seattle comp plan)	DPR Gaps Analysis Report	3.32 acres per 1,000 households		Yes
Acres of parkland per 1,000 residents	Compare to the city as a whole	DPR-Parks Shapefile	1.6	10.3	No
Reported Gaps in DPR Gaps Analysis	All residents within urban village are 1/8 mile away	2011 Gaps Analysis Update	there is gap around Union core		No
Percentage of residences within a ¼ to ½ mile of a park	¾ to ½ acre of park within ¼ to ½ mi of each resident	DPR-Parks Shapefile	100%		Yes
Percentage of residences within ¼ mile of a public playground	All residences within ¼ mile of a playground	DPR-Play area Shapefile	82% (gap around Union)		No
Percentage of residences within 1 mile of a community center that provides opportunities for indoor activity or recreation	All residences within 1 mile	DPR-Community Center Shapefile	100%		Yes
Equitable Development					
Access to Economic Opportunities					
Unemployment rate		ACS 2006-2010 5-year estimate DPO3 (aggregated at census tract)	4.6%	6.3%	Yes
High school graduation rates at local schools		OSPI website, Washington State Report Card	Garfield High School: Adjusted 4-Year Cohort Graduation Rate (Class of 2011) 91.0%	Adjusted 4-Year Cohort Graduation Rate (Class of 2011) 75.8%	Yes
Access to high-quality affordable housing					
Proportion of households paying greater than 30% of their income on housing	Compare to the city as a whole	ACS 2006-2010 5-year estimate Table B25070 (aggregated at block groups)	48%	41%	No
Proportion of households living in overcrowded conditions	Compare to the city as a whole	ACS 2006-2010 5-year estimate Table B25014 (aggregated at block groups)	1.9%	2.1%	Yes
Average household size (Owner)		2010 Census	2.17	2.31	
Average household size (Renter)		2010 Census	2.05	1.83	
Percentage of foreign-born		ACS 2006-2010 5-year estimate DPO2 (aggregated at census tract)	17.6%	17.3%	

APPENDIX B: 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'

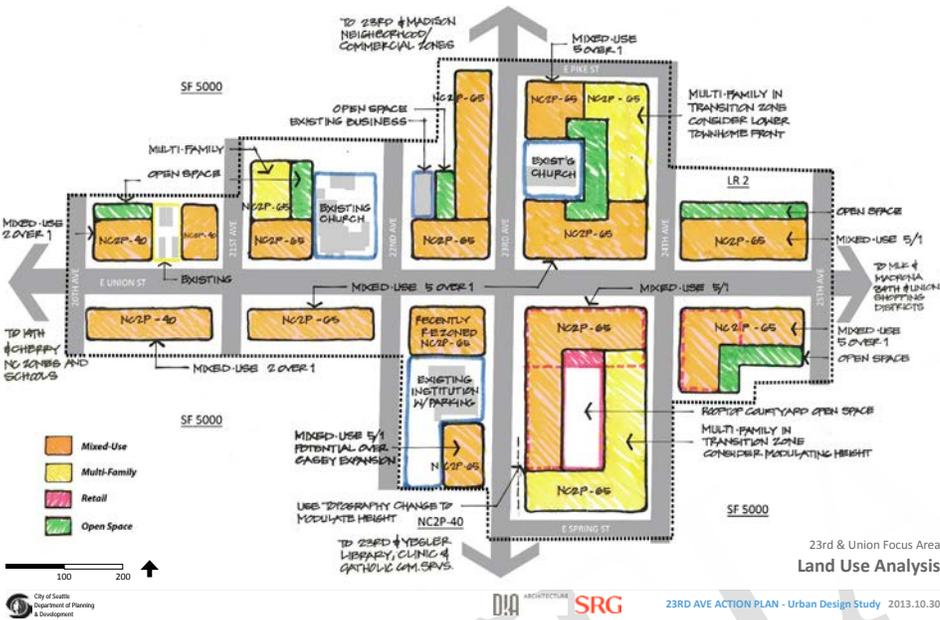


Mixed Use Building Example in Neighborhood Commercial 85'



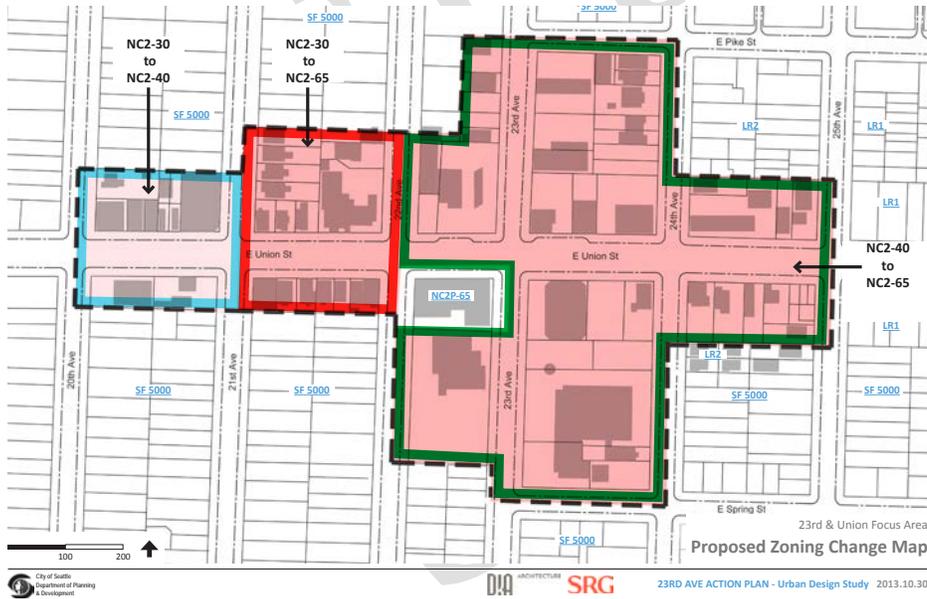
INITIAL LAND USE ANALYSIS

Will be refined along the UDF and rezone process



INITIAL ZONING RECOMMENDATION

Will be refined along the UDF and rezone process



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.

UNION CORE

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

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 22nd 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

CHERRY CORE

INITIAL LAND USE ANALYSIS

Will be refined along the UDF and rezone process

WHAT IS UNIQUE:

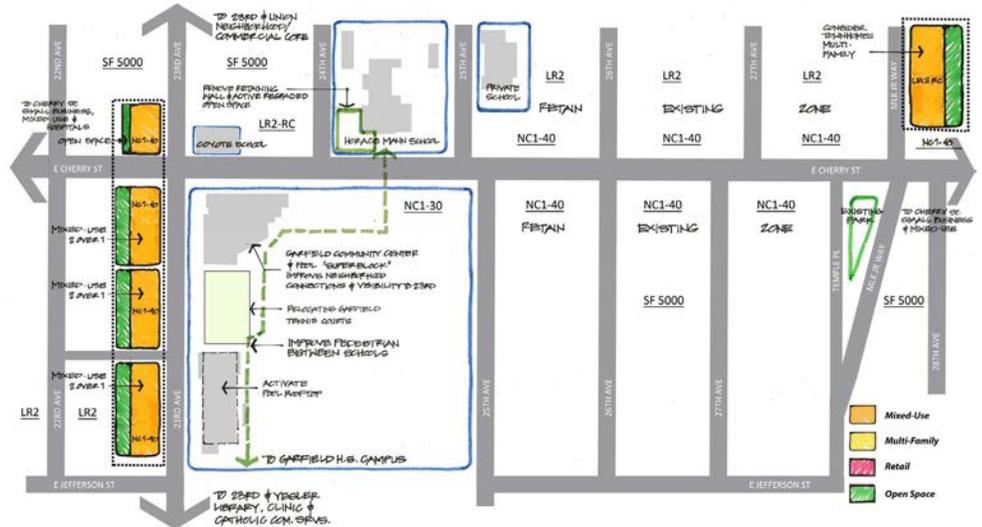
- A smaller scaled node with an abundance of community assets especially for youth
- Small scale commercial uses with a strong presence of Ethiopian restaurants along Cherry Street which provide shops and services as well as social gathering opportunities

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

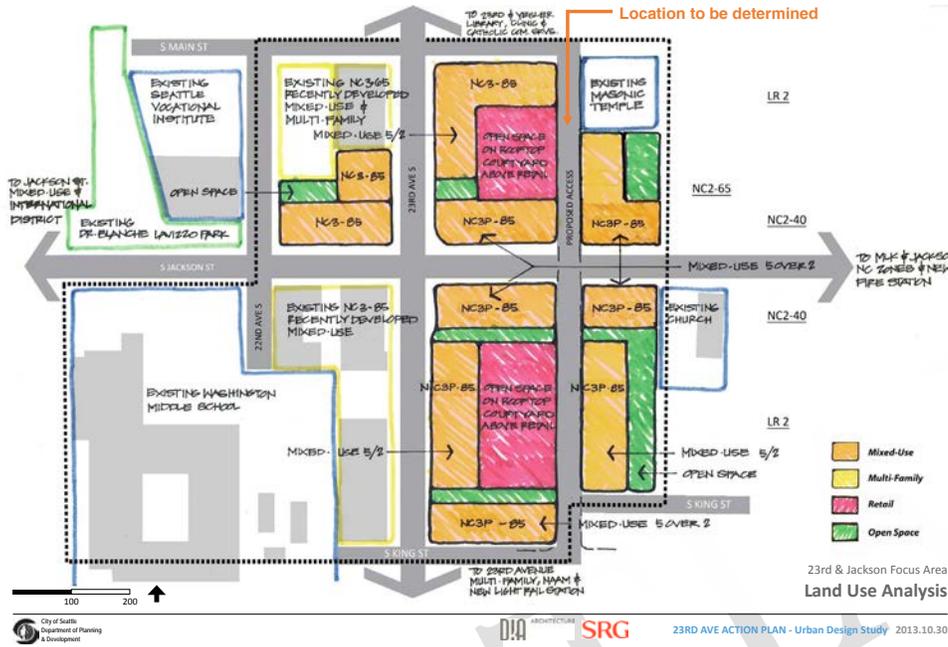


23rd & Cherry Focus Area
On 23rd Ave Looking North

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 C: OUTREACH AND ENGAGEMENT SUMMARY

23rd Avenue Action Plan (Union-Cherry-Jackson) - Meeting Log (2013-2014)

CITY HOSTED COMMUNITY MEETINGS			
DATE	COMMUNITY MEETING	ATTENDEES	TYPES OF ENGAGEMENT
4-Feb-13	Property Owner Group (Monica's Village Place)	11	Meeting
12-Feb-13	Housing Group (SMT)	9	Meeting
18-Feb-13	Hispanic/Latino POEL workshop #1 (Casa Latina)	5	
19-Feb-13	Community Organization Group (Coyote Central)	15	Meeting
20-Feb-13	Business Owner Group (Monica's Village Place)	19	Meeting
7-Mar-13	Hispanic/Latino POEL workshop #2 (Casa Latina)	62	Meeting
9-Mar-13	Umojafest (Garfield Community Center)	20	Meeting
13-Apr-13	Community Mtg (Garfield Community Center)	130	Meeting / Workshop
19-Apr-13	Senior POEL workshop (Central Area Senior Center)	9	Meeting
23-Apr-13	Senior POEL workshop (Ernestin Anderson Place)	3	Meeting
29-Jun-13	Joint DPD & SDOT Open House and Workshop	95	Open house & workshop
17-Jul-13	Full-day Community Open House	37	Open House
21-Sep-13	Community Mtg (Garfield Community Center)	100	Meeting
18-Dec-13	ACT and Action Team sepecial meeting on Urban Design (Garfield Community Center - Multipurpose Room)	25	Meeting
7-Jan-14	"Action Team Meeting - Livable Streets for All (Garfield Community Center - Multipurpose Room)	16	Meeting
10-Mar-14	ACT and Action Team special meeting on Market Retail Study Presentation (Centerstone)	15	Meeting
7-May-14	Action Team Meeting - Unique Identity (Monica's Village Place)	7	Meeting
24-Apr-14	Action Team Meeting - Livable Streets for All (Dougass-Truth Library)	9	Meeting
3-Sep-14	ACT special meeting with Weingarten on Promenade 23 rezone	20	Meeting
22-Sep-14	ACT special meeting on Block Party planning		Meeting
27-Sep-14	Central Area Block Party (Cherry St)	1,000	Block Party & Open House
10-Nov-14	ACT special meeting on 23rd and Union art	20	Meeting
Mar 2013 - Dec 2014	ACT regular monthly meeting - - total 19 meetings		
TOTAL PARTICIPANTS		1,627	
TOTAL MEETINGS		41	

COMMUNITY BASED ORGANIZATION HOSTED MEETINGS (BRIEFED BY CITY STAFF)			
DATE	COMMUNITY MEETING	ATTENDEES	TYPES OF ENGAGEMENT
14-Jan-13	Jackson Place Community Council	45	Meeting
16-Jan-13	Central Area Community Development Coalition	50	Meeting
14-Feb-13	Central Area Neighborhood District Council (Central Area Senior Center)	19	Meeting

COMMUNITY BASED ORGANIZATION HOSTED MEETINGS (BRIEFED BY CITY STAFF)

DATE	COMMUNITY MEETING	ATTENDEES	TYPES OF ENGAGEMENT
20-Feb-13	Central Area Community Development Coalition	37	Meeting
2-Mar-13	SDOT 23rd Ave Open House	82	Open House
26-Mar-13	United Black Clergy	15	Meeting
26-Mar-13	Central Area Community Development Coalition	27	Meeting
27-Mar-13	Center Stone board meeting (Firehouse)	12	Meeting
11-Apr-13	Central Area Neighborhood District Council	18	Meeting
5-Aug-13	Central Area Chamber of Commerce meeting	8	Meeting
8-Apr-14	Jackson Place Community Council	17	Meeting
8-Apr-14	Garfield Advisory Council	4	Meeting
12-Apr-14	Squire Park Community Council	20	Meeting
16-Apr-14	LURC	16	Meeting
3-Sep-14	Leshi Community Council	30	Meeting
TOTAL PARTICIPANTS		400	
TOTAL MEETINGS		15	

CITY HOSTED COMMUNITY MEETINGS

DATE	COMMUNITY MEETING	ATTENDEES	TYPES OF ENGAGEMENT
Feb - Apr 2013	Business canvassing (Feb 7 & 28, Mar 30, Apr 2)	95	Business Canvassing
4-Apr-13	Residential canvassing		Residential Canvass
July, 2013	Business canvassing and survey	22	
Ongoing	other POEL outreach (over 100 people)	100	POEL
27-Mar-13	Mt Calvary Christian Center	2	Meeting
13-Aug-13	CAYA (Central Area Youth Association)	2	CBO meeting
14-Aug-13	Central Area Senior Center	2	Meeting
15-Aug-13	Seattle Neighborhood Group	2	Meeting
22-Aug-13	Centerstone	2	Meeting
22-Aug-13	Pratt Art center	2	Meeting
28-Aug-13	Coyote Central	2	Meeting
1-Apr-14	Property owner meeting (Union) - Jean Tinnea, Selome Teshome, Zach Teshome	3	Meeting
11-Sep-14	Cherry Hill Baptist Church	2	Meeting
9-Jul-14	Property owner meeting (Jackson) - Lance with Weingarten	3	Meeting
30-Jul-14	Property owner meeting (Jackson) - Lance with Weingarten	3	Meeting
19-Aug-14	Property owner meeting (Cherry) - Ezell's family (at Garfield Community Center)	3	Meeting
4-Sep-14	Property owner meeting (Union) - Bangasser's rezone	2	Meeting
TOTAL PARTICIPANTS		247	
TOTAL MEETINGS		13	

Total 2,274 participants, 93 meetings between 2013 and 2014.

This Strategy and Action Matrix is a living breathing implementation document that provides a list of potential strategies and actions. Strategies in this matrix were confirmed and prioritized by the community participants through workshop dot exercise and refined throughout the process. Actions were some examples of specific implementation steps as suggested by the community and the City during the project planning process. Departments and organizations listed in this matrix are some suggested supporting parties who may collaborate with the 23rd Avenue Advisory Core Team (ACT), Action Teams and other community stakeholders to take potential actions. Potential resources listed here are some examples of the City's competitive grants. This list is not exhaustive and is for demonstration only. These funding opportunities and requirements will need to be verified for each specific action.. However, they are not inclusive for each specific action. The implementation party/parties of any specific actions will need to verify the funding opportunities and requirements from the City, or seek other non-city funding opportunities if needed. The timeline listed here is for the proposed project initiation of specific action. They are flexible and will be determined by the availability and deadlines of potential funding, or by the work plan of the implementation party/parties.

City of Seattle Grants and Funding (<http://www.seattle.gov/grants/>)

ARTS & CULTURE



COMMUNITY BUILDING AND ORGANIZING



ENVIRONMENT



PHYSICAL IMPROVEMENTS



TECHNOLOGY



YOUTH



CityArtist Projects

Description: Supports research, development and/or presentation of art work. Project proposals are accepted from clusters of art forms in alternate years. In 2013 the application is open to Literary (excluding Scriptwriting), Media/Film and Visual artists. In 2014 the opportunity is open to Dance/Choreography, Music Composition and Theater (including playwriting).

Award: \$2,000 or \$4,000

Eligibility: Seattle-based individual artists or groups of individual artists

Category: Arts

Civic Partners

Description: Provides funding to support core programs and operations of arts, heritage and culture organizations, leverages additional resources, helps underwrite public access to a variety of quality arts and cultural opportunities..

Award: Based on organization's budget

Eligibility: Seattle arts, heritage, cultural and arts service organizations with a minimum 3-year history that provide accessible programming

Category: Arts

Cultural Facilities Funding Program

Description: Provide some-time funding to Seattle arts, heritage and cultural organizations, plus arts service organizations. Funding is awarded for urgent need capital projects.

Award: Up to \$25,000

Eligibility: Seattle arts, heritage and cultural organizations, plus arts service organizations with at least a three-year operating history as a legally established not-for-profit organization, who have control of the facility through ownership or a longer-term lease, and demonstrate a record of ongoing artistic or cultural accomplishments in Seattle.

Category: Arts; Physical Improvements

Neighborhood & Community Arts

Description: Supports groups producing recurring festivals or events that promote arts and cultural participation, build community, and enhance the visibility of neighborhoods through arts and culture.

Award: \$1,200

Eligibility: Neighborhood arts councils and neighborhood groups

Category: Arts; Community Building/Organizing

Neighborhood Matching Fund Large Projects Fund

Description: Provides matching funds to support groups in building community relationships around a project.

Award: \$20K to \$100K

Eligibility: Neighborhood-based groups, community organizations, ad-hoc or business groups

Category: Arts; Youth; Technology; Community Building/Organizing; Environment; Physical Improvements

Neighborhood Matching Fund Small Sparks Fund

Description: Provides funds to support community members in becoming civically engaged.

Award: Up to \$1,000

Eligibility: Neighborhood and grassroots community groups with annual organizational budgets of less than \$25,000

Category: Arts; Youth; Technology; Community Building/Organizing; Environment; Physical Improvements

City of Seattle Grants and Funding - Continued

Neighborhood Matching Small and Simple Projects Fund

Description: Provides matching funds to support groups in building community relationships around a project.

Award: \$1K to \$25K

Eligibility: Neighborhood-based groups, community organizations, ad-hoc and business groups; or groups that do not have a geographic base, such as an ethnic group.

Category: Arts; Youth; Technology; Community Building/Organizing; Environment; Physical Improvements

Neighborhood Park and Street Fund

Description: Provides funds for small-scale improvements to neighborhood streets or for major park maintenance projects.

Award: Up to \$90,000

Eligibility: Individuals or neighborhood groups

Category: Physical Improvements

Neighborhood Matching Small and Simple Projects Fund

Description: Provides matching funds to support groups in building community relationships around a project.

Award: \$1K to \$25K

Eligibility: Neighborhood-based groups, community organizations, ad-hoc and business groups; or groups that do not have a geographic base, such as an ethnic group.

Category: Arts; Youth; Technology; Community Building/Organizing; Environment; Physical Improvements

smART ventures

Description: Supports activities that encourage innovation and widen cultural participation, particularly by individuals or organizations that may not be served by OAC's other funding programs.

Award: From \$500 to \$1,000

Eligibility: Individuals, organizations or neighborhood groups

Category: Arts

SYVPI Community Matching Grant

Description: Provides matching funds for projects serving youth participating in the Seattle Youth Violence Prevention Initiative.

Award: Up to \$20,000

Eligibility: Neighborhood-based groups, community organizations, ad-hoc and business groups; or groups that do not have a geographic base, such as an ethnic group.

Category: Youth

SYVPI Mini Community Grant

Description: Provides funds for community-based projects serving youth in the Seattle Youth Violence Prevention Initiative

Award: Up to \$2,500

Eligibility: Neighborhood-based groups, community-based organizations, ad-hoc groups and business groups

Category: Youth

Technology Matching Fund

Description: Awards matching funds to community projects which increase resident access to information technology, increase literacy in using technology, and/or apply technology to foster civic engagement and community building.

Award: Up to \$20,000

Eligibility: Nonprofit organizations, ad-hoc groups, community councils or neighborhood associations

Category: Arts; Youth; Technology; Community Building/Organizing

Trees for Neighborhoods

Description: Provides free trees, watering bags, planting workshops, and ongoing care support to residents wishing to plant trees around their homes, both in yards and as street trees.

Award: Limit of 4 trees per household

Eligibility: Seattle residents planting on residential property

Category: Environment

Youth Arts Program

Description: Provides support to out-of-school art classes for Seattle middle/high school youth led by professional teaching artists in all art forms. Priority targets teens with limited to no arts engagement.

Award: Up to \$10,000

Eligibility: Individual artists, arts and cultural organizations or youth service agencies

Category: Arts; Youth

Only in Seattle Initiative

Description: It is a partnership between OED, Impact Capital and neighborhood business districts to foster districts that:

- Allow small businesses to grow and flourish, making a positive contribution to the city's economic health
- Reflect the unique character of the neighborhoods where they are located and contribute to their vitality
- Empower business owners to organize around a common vision and attract investment

This initiative is based on proven methodologies for creating vibrant business districts. There are a set of core building blocks that are the critical components of any successful district. Business districts benefit most from comprehensive approaches that work simultaneously to build the following (5) strategy areas:

1. Organization - Neighborhood organizations, residents, property owners and business owners collaborate and work together toward a common vision for the business district.
2. Marketing & Promotion - The district has a positive, consistent image that helps draw more customers to visit it.
3. Business & Retail Development - Businesses prosper because they are organized, supported by the community and they receive the assistance they need to strengthen and grow their business. New businesses move into the district that complement and improve the business mix.
4. Appearance & Pedestrian Environment - The retail and pedestrian environment are attractive, inviting and easily accessible by multiple modes of transportation. Catalyst real estate projects rehabilitate or replace vacant or underutilized spaces, generating a sense of forward momentum and improvement in the district.
5. Clean & Safe - The district is clean and customers feel safe and welcome

Award: Funding will be available in four tiers. Applicants will be evaluated against the criteria and competing applications to determine a final grant amount.

Eligibility: One Proposal per Business District

City of Seattle Departments

A&C: Office of Arts & Culture DOIT: Dept of Information Technology DON: Dept of Neighborhoods DPD: Dept of Planning & Development FAS: Dept of Finance and Administrative Services HSD: Human Service Dept P&R: Parks & Recreation OED: Office of Economic Development OFE: Office for Education OH: Office of Housing OIRA: Office of Immigrant and Refugee Affairs OSE: Office of Sustainability & Environment RJ: Restorative Justice Initiative (department be determined) SCL: Seattle City Light SDOT: Seattle Dept of Transportation SKPH: Seattle & King County Public Health SPD: Seattle Police Dept SPU: Seattle Public Utilities SYVPI: Seattle Youth Violence Prevention Initiative

A Destination with Unique Identity

The Central Area is a neighborhood that requires you to believe in it. It is an inclusive multicultural fabric -- that welcomes all people, while it is also the heart of the region's African American community. It has a wealth of cultural heritage -- arts, schools, library and recreation, while it also has the neighborly feel of a village. It is authentic – a gritty urban fabric, while full of mature trees and historic architecture. It is layered – new and old; youth and elders; a single neighborhood with multiple business districts – and to those who are committed to it, its richness is revealed.

COMMUNITY CHARACTER AND IDENTITY

	STRATEGIES	PRIORITY	EXISTING	ACTIONS		COMMUNITY ROLE*	SUPPORTING PARTIES**		POTENTIAL RESOURCES***	TIME-LINE****
				POTENTIAL			DEPARTMENTS	ORGANIZATIONS		
A-1	Implement a cohesive identity for the Central Area using banners, amenities and flowers while also supporting an on-going maintenance and beautification program	High	Neighborhood spring cleanup	Develop the maintenance and beautification program through Business Improvement Area (BIA)		L	OED		Only in Seattle	1-3 years
				Work to expand Neighborhood spring clean-up		L	DON, SPU	District Council		1-3 years
				Work with SPD for better reporting of property crimes / damage		C, PI	SPD			1-3 years
				Develop a citywide anti-litter campaign		C, PI	SPU			1-3 years
				Develop signature lighting for safety and identity		AF, C	SDOT, SCL			1-3 years
A-2	Build strong neighborhood cultural facilities which reflect the values and cultures of the community and serve as beacons of community pride.		Langston Hughes Performing Arts			L, AF, C, PI	A&C			
A-3	Celebrate existing neighborhood landmarks and facilities by increasing visibility and public events	Med		Consistent way finding scheme to highlight community assets, points of interest etc.		L, AF, C	OED, SDOT, A&C		Only in Seattle Neighborhood Matching Fund	
				Install visible historic markers of identity and culture etc.		AF, C				
A-4	Create public art and provide welcoming space to enhance its multicultural identity especially as the center of African American community	High	Central District Art Plan	Define distinctive community expressions and appropriate to each node through public art that is relevant to the specific location		AF, C	A&C, SDOT, DPD	ALTSpace, Pratt, coyote central, Schools, Central Area Cultural Arts Commission	Smart Ventures, Youth Arts Program, Neighborhood Matching Fund	1-3 years
				Work with area art and community groups on temporary art and community art projects such as 23rd corridor project		C, PI				
				Integrate public art into projects wherever possible to engage and express the diversity of the Central Area community		L, AF, C, PI				
				Involve the area's youth and other community member in creating and integrating art at neighborhood locations		L, C				
				Include more interpretive sites in the built environment that tell the story of the neighborhood's history in engaging ways. (e.g. William Grose's Ranch by the YMCA, Jackson St Jazz Scene, Jimi Hendrix's childhood home etc.)		L, AF, C				
				Engage in the Garfield campus renovation project		L, AF, C, PI				
				Engage with the Central Area Cultural Arts Commission		L, C, PI				
A-5	Support existing and provide new events, festivals and programs for all people to share and learn different cultures	High	Central District Community Street Fair Seafair Umojafest Madrona Mayfair Central Area Community Festival	Revive the Central District Art Walk and develop heritage trail		L, AF, C	DON, A&C	ALTSpace Pratt Coyote Central, PNW African American Museum: Quincy Jones Performing Art Center	Neighborhood matching fund Neighborhood & Community Arts	1-3 years
				Promote neighborhood events such as Neighborhood Night Out, Summer Streets		L, AF, C	DON, SDOT, SPD		Neighborhood Matching Fund	1-3 years
				Revive the Seafair Mardi Gras Parade on Cherry Street		L, AF, C	DON, A&C, SDOT		Neighborhood Matching Fund	1-3 years
				Incorporate music venues in gathering places such as local businesses and parks to celebrate the history of Central Area		L, AF, C, PI			Neighborhood Matching Fund	1-3 years
				Support Garfield High School's Quincy Jones Performing Arts Events		L, C			Neighborhood Matching Fund	1-3 years

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COMMUNITY CHARACTER AND IDENTITY (continued)

	STRATEGIES	PRIORITY	EXISTING	ACTIONS		COMMUNITY ROLE*	SUPPORTING PARTIES**		POTENTIAL RESOURCES***	TIME-LINE****
				POTENTIAL			DEPARTMENTS	ORGANIZATIONS		
A-6	Develop better advertising and marketing strategies for community events	Low			Develop community event calendar and newsletters	L, AF, C	DON, OED		Neighborhood Matching Fund, Only in Seattle	
A-7	Support cultural centers and programs that cater to the community	Low				L, AF, C	DON, A&C	Washington Hall, Langston Hughes Performing Arts		
A-8	Strengthen collaboration on developing education and event programming for the community	Med				L, C, PI	P&R, A&C	Langston Hughes Performing Arts		
A-9	Support the preservation of African American and other cultural base institutions	Med				L, AF, C, A	A&C			

APPEALING ENVIRONMENT FOR THE OLD AND NEW (URBAN DESIGN)

	STRATEGIES	PRIORITY	EXISTING	ACTIONS		COMMUNITY ROLE*	SUPPORTING PARTIES**		POTENTIAL RESOURCES***	TIME-LINE****
				POTENTIAL			DEPARTMENTS	ORGANIZATIONS		
A-10	Enhance pedestrian friendly streetscape and storefront activities	High			Work with business owners to improve storefront and encourage grade level entry	L, AF	OED, SDOT			1-3 years
					Develop coordinated public realm plan that improves the physical connections (streets, sidewalks) between the smaller centers of activity (schools, library, community center, grocery stores, ethnic stores) Addresses: <ul style="list-style-type: none"> Wayfinding, and public art. Business and cultural identity Streetscape elements including: cross-walk markings, lighting fixture style and quality, and bus shelter design, and landscaping. As part of the public realm plan include guidance on: <ul style="list-style-type: none"> Creating a sense of place, an identity expressing the cultural richness Accentuating this area as a specific destination Considering how art, landscaping might reflect the cultures and origins of community members using this area Activating sidewalks and storefronts by creating gathering spaces and outdoor seating, lighting. 	C, PI	DPD, SDOT	Central Area Land Use Review Committee		1-3 years
					Evaluate pedestrian street designation in suitable areas	C, PI	DPD	Central Area Land Use Review Committee		underway
					Provide smaller width stores fronts which will create a mix of character and potentially provide small business incubator space	C, PI	DPD, OED			1-3 years
					Provide pedestrian improvements that support businesses and improve walkability at nodes.	PI	DPD, SDOT		Neighborhood Parks & Street Fund; Neighborhood Street Fund	1-3 years
					Ensure buildings are designed to reflect the racially, economically and age mixed character of community.	C, PI, A	DPD	Central Area Land Use Review Committee		1-3 years
					Promote retail, restaurant and entertainment use that are pedestrian oriented and provide a high level of street activity	C, PI	DPD			1-3 years
					Encourage development with buildings along the street front	C, PI	DPD			1-3 years
A-11	Through processes that engage community members, consider and evaluate the application of zoning designations and related development regulations that are most likely to achieve the desirable community character.	High			Amend zoning and development regulations on key opportunity sites to enable higher density residential and mixed-use development at 23rd and Union, Cherry and Jackson to encourage development that is beneficial for the community by creating employment opportunities; offering housing affordable across a range of incomes; and creating a destination	C, PI	DPD	Central Area Land Use Review Committee		underway

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APPEALING ENVIRONMENT FOR THE OLD AND NEW (URBAN DESIGN) (continued)

	STRATEGIES	PRIORITY	EXISTING	ACTIONS		COMMUNITY ROLE*	SUPPORTING PARTIES**		POTENTIAL RESOURCES***	TIME-LINE****
				POTENTIAL			DEPARTMENTS	ORGANIZATIONS		
A-12	Work with property owners at key sites to encourage distinctive design, activates the sidewalk, retain locally owned business including African American and other ethnic businesses and gathering space, and create activity and visual interest at key intersections	High	Central Area Design Guideline (1998)	Develop an urban design study to evaluate zoning, building height and density, building features, and streetscape and site context		C, PI	DPD	Central Area Land Use Review Committee		underway
				Incorporate in Urban Design Framework. Update the Central Area Design Guideline		C, PI	DPD	Central Area Land Use Review Committee		underway
				Conduct an urban design walking tour		L, C, PI	DPD, SDOT	Central Area Land Use Review Committee		
				Work with the property and business owners to redevelop the key sites into mixed-use buildings with residences above active street-level businesses		C, PI	DPD, OED	Central Area Land Use Review Committee		
A-13	Maintain ongoing collaboration with property owners, and community members to stimulate and pursue redevelopment opportunities.	High		Collaborate with property owners and community members on urban design framework and zoning proposal		C, PI	DPD, OED	Central Area Land Use Review Committee		underway
A-14	Identify and publicize redevelopment opportunities in vacant/underutilized properties	Med		Develop an inventory of vacant and underutilized properties and identify redevelopment opportunities		PI	DPD, OED			
				Work to activate vacant retail spaces such as Offer space to artists to use as studio		C, PI	OED, A&C			
				add p-patches / community gardens for gardening		C, PI	DON			
A-15	Define the roles and physical character of Union, Cherry and Jackson.	Low		Address in urban design framework		C, PI	DPD			underway
A-16	Enhance the small-scale business and multifamily residential development	Low				C, PI	OED, OH, DPD			
A-17	Improve the ability of community to participate in design review process.	Low		Get people engage in the design and development process		C, PI, A	DPD	Central Area Land Use Review Committee		
				Develop online and public communication resources to planners		L, C				
A-18	Provide flexible spaces for small and large businesses and mixed use development at Jackson	Low		Address in urban design framework		C, PI	DPD, OED			underway
A-19	Connect Shops and services with better grid street network at Jackson	Low		Strengthen through-block connections to knit back the street grid		C, PI	SDOT, DPD			underway
				Address in urban design framework						
A-20	Preserve the small neighborhood business character at union	High		Address in urban design framework		C, PI	DPD			underway
A-21	Preserve the existing historic characteristics at Union	High		Ensure future development reflect the current diverse character as well as the history of African American at 23rd and Union core		C, PI	DPD			
				As part of the recommended public realm plan (sidewalks, art, wayfinding, lighting, landscaping), include a marker of a "gateway feature" along 23rd and identify streetscape elements that enhance the sense of place, expressing the African-American community		C, PI	DON			
A-22	Provide mixed use and live/work spaces at 23rd and Union community core.	Med		Support local artists and provide flexible spaces at 23rd and Union core		C, PI	DPD, A&C			
A-23	Preserve the existing historic characteristics and neighborhood feel at Cherry	High		Explore the opportunity for a festival or community event street on Cherry Street. If feasible, apply for grants to implement it.		L, AF, C	DPD, SDOT, DON			
				Tailor economic development approaches as the location for small, minority-owned businesses like restaurants, and cafes that have active day and evening use to create a vibrant atmosphere.		C, PI	DON, DPD, OED, SDOT			
A-24	Explore opportunities for sidewalk cafes along Cherry Street	High		Work with business owners to encourage sidewalk cafes along Cherry Street		L, C, PI	DPD, SDOT, OED		Neighborhood Matching Fund	
A-25	Create inviting environment to integrate the community around the Garfield campus (Community Center, Teen Life Center, Medgar Evers Pool) at Cherry	Low		Address in urban design framework		C, PI	DPD			underway

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Connected People & Community

The Central Area is rich in community assets. It has visual and performing arts programs; a continuum of educational facilities; and multiple business districts including some major employers. It is also a community with people from many different backgrounds. The opportunity here is to have the assets serve and reflect the community; and for communities to have meaningful connections with each other.

OPPORTUNITIES & PLACES FOR GATHERING

	STRATEGIES	PRIORITY	ACTIONS		COMMUNITY ROLE*	SUPPORTING PARTIES**		POTENTIAL RESOURCES***	TIME-LINE****
			EXISTING	POTENTIAL		DEPARTMENTS	ORGANIZATIONS		
B-1	Identify opportunities for existing and new gathering places	High	Community Nights at Schools	Work with Seattle Public Schools to identify potential spaces for community uses	L, C, PI	DON	Seattle Public Schools		1-3 years
				Create an inventory that identifies and promotes free spaces that are available for community gathering and cultural celebration such as The Central, churches, and private schools	L, C, PI	A&C			1-3 years
				Create incentives for businesses to open after hours for example with mentorship programs	C, PI	HSD, OED			1-3 years
				Work with property owners to provide public accessible open space on private properties	C, PI	DPD			1-3 years
				Identify space where Restorative Practices and Restorative Circles can be held	C, PI	RJI, P&R, SYVPI	Community Centers, community councils, Seattle Public Schools		1-3 years

MORE OPPORTUNITIES FOR YOUTH

	STRATEGIES	PRIORITY	ACTIONS		COMMUNITY ROLE*	SUPPORTING PARTIES**		POTENTIAL RESOURCES***	TIME-LINE****
			EXISTING	POTENTIAL		DEPARTMENTS	ORGANIZATIONS		
B-2	Provide employment opportunities and training for youth including apprenticeships, internships, and mentoring, especially those most in need	High		Explore training and employment opportunities with the Seattle Youth Employment Program, SVI, Wood Tech Center, Pratt and local companies	L, C, PI	HSD, P&R, SYVPI	Trade unions, community college, Pratt		1-3 years
			The Student Teen Employment Preparation Program- a job readiness program designed to provide youth with education, job skills and career development training. (Parks)	Work with unions and other organizations that include diverse members to establish apprenticeships (such as the Coalition of Black Trade Unions, IBEW, electricians) for living wage jobs	L, C, PI	HSD, OFE	Trade unions, community councils, community college, churches		1-3 years
				Work with community councils to identify apprenticeship and internship opportunities through existing established relationship	L, C	DON	community councils		1-3 years
			The Youth Career Training Program - a pilot program designed to increase employment readiness opportunities for youth through programming in the areas of employment certifications, youth/teen advocacy, aquatics/tennis training, maintenance, urban design and environmental education and college preparation. (Parks)	Identify mentoring opportunities to educate kids (and others) outside of schools such as Building Bridges program	L, C, A	HSD			1-3 years
				Include "trades" in high schools	L		Seattle Public Schools		1-3 years
				Work with local companies or programs to provide youth opportunities such as door-to-door canvassing to promote products/services that benefit the community	C, PI	HSD			1-3 years
				Create mentorships with local businesses that teach leadership and entrepreneurship rather than continuing the "fast food employment" mentality	C, PI	HSD			1-3 years
			Seattle Youth Violence Prevention Initiatives (OFE)	Support a program like the Promise Zones to holistically approach building the Central Area community so that its children succeed in college and go on to the job market	L, C	HSD, DPD			1-3 years
			Seattle Youth Employment Program (HSD)	Develop learning opportunities, internships and/or paid employment for youth 24 and under to serve as facilitators and peacemakers in schools and community through programs such as Community Restorative Justice Pilot Project.	C, PI	RJI, P&R, HSD, SYVPI	Seattle Public Schools		1-3 years

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(continued)

MORE OPPORTUNITIES FOR YOUTH (continued)

	STRATEGIES	PRIORITY	EXISTING	ACTIONS		COMMUNITY ROLE*	SUPPORTING PARTIES**		POTENTIAL RESOURCES***	TIME-LINE****			
				POTENTIAL			DEPARTMENTS	ORGANIZATIONS					
B-3	Provide more opportunities to engage and empower the youth	High	The Youth Engaged in Service Program - Participants (ages of 13 and 18) volunteer 120 hours in a Seattle Parks and Recreation program or facility or a community based organization. Sixty hours of the required 120 can be used to meet the Seattle public high school service learning graduation requirement with proper pre-approval from the school. (Parks) Youth Empowerment Program	Develop multi-generational engagement strategies that encourage engagement of youth and other age groups including seniors on projects, mentoring, sharing of knowledge and experience etc.		L, C	HSD, DON, RJI	CAYA, Pratt, Northwest African American Museum, Coyote Central		1-3 years			
				Include youth activities in community meetings, events and programs to increase opportunities to learn about youth concerns and to engage youth in the community		L, C	HSD, DON, RJI			1-3 years			
				Utilize existing organizations to outreach and engage youth		L, C	HSD, DON, RJI			1-3 years			
							Develop incentives to get youth involved and have adults take an interest in the kids		C, PI	P&R, HSD, RJI			1-3 years
							Re-engage youth who have been out of school for a while to help them transition to jobs		C, PI	HSD, SYVPI, RJI			1-3 years
							Partner with existing youth leadership work		C, PI	HSD, SYVPI, RJI			1-3 years
							Support basic social and business skills workshops designed and delivered by youth		C, PI	HSD, P&R, RJI			1-3 years
							Develop and implement Youth Empowerment Program tailored for Central Area youth		C, PI	P&R, DON, DPD, RJI			underway
							Develop a Central Area action plan for youth		L, C, PI	HSD, OFE, DON, RJI	Seattle Public Schools		1-3 years
							Design and implement programs such as the Community Restorative Justice Pilot Project to empower youth to engage conflict and crime, prevent escalation of violence, promote peacemaking, and provide alternatives to the criminal justice and school disciplinary systems.		C, PI	P&R, RJI, SYVPI	Seattle Public Schools		underway
B-4	Improve academic achievement for Central Area students, especially those most in need	High		Community, community based organizations, and school district work together to obtain City's Family and Education levy funding for programs needed by Central Area students		L, AF, C, PI	OFE	Seattle Public Schools	Family and Education levy	1-3 years			
				Form partnerships including community members, community based organizations, the City and Seattle Public Schools so that the neighborhood's schools have excellent programs, strong enrollment, no achievement gap and produce exceptional students		L, AF, C, PI	OFE	Seattle Public Schools	Family and Education levy	1-3 years			
				Design educational support programs that promote positive peer group assistance		C, PI	OFE	Seattle Public Schools		1-3 years			
				Support development and implementation of a Restorative System as an alternative to school discipline and suspension to keep students in school, improve academic achievement and graduation, and prevent engagement in criminal justice system, such as through Community Restorative Justice Pilot Project.		C, PI	P&R, RJI	Seattle Public Schools (Garfield High School and Washington Middle School)					
B-5	Expand places and programs for children in after school and weekend hours	Med		Schools, organizations, and the community center work together to identify and provide more youth programs & activities at Cherry core		L, C, PI	P&R, A&C	Seattle Public Schools					
B-6	Advance art education that reflect the Central Area history and diversity	Med	The Creative Advantage launches in the Central Pathway in 2013-2014 for art education in Central Area schools. Work Readiness Arts - a program providing out-of-school programming that links arts learning and work experiences for Seattle youth ages 14 to 18.	Assist youth to find the strength of their history and the value of people of different cultures		C, PI	A&C, OFE	Seattle Public Schools					
B-7	Develop and support visual and performing arts as channels for youth to express their creative energy					L, AF, C, PI	A&C, OFE	Seattle Public Schools					
B-8	Promote awareness for African American cultural heritage among African American youth to help build a sense of cultural identity					L, AF, C, PI	A&C, OFE	Seattle Public Schools					

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MORE OPPORTUNITIES FOR YOUTH (continued)

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			EXISTING	POTENTIAL		DEPARTMENTS	ORGANIZATIONS		
B-9	Assess capacity, needs and opportunities for current and future programs	Med		Inventory and evaluate existing youth programs and services	L, AF, C, PI	HSD	Seattle Public Schools		
				Conduct survey with youth to get input on what programs are missing in regards to their interests	L, AF, C, PI	DON, HSD	Seattle Public Schools		
				Develop a stewardship group for local schools that review school assignment & program placement and ensure equitable access	L, C, PI	OFE	Seattle Public Schools		
				Improve access to youth programs through better public information, program expansion, and transportation	C, AF, PI	OFE	Seattle Public Schools		

JOB AND OTHER SERVICES

	STRATEGIES	PRIORITY	ACTIONS		COMMUNITY ROLE*	SUPPORTING PARTIES**		POTENTIAL RESOURCES***	TIME-LINE****
			EXISTING	POTENTIAL		DEPARTMENTS	ORGANIZATIONS		
B-10	Improve access to living wage jobs, trades, as well as entrepreneurial skills	High		Promote job training through programs such as Seattle Vocational Institute	C, PI	OED, HSD, OFE	SVI		1-3 years
				Give grants to retired business people who can mentor and advise new business owners, such as through SCORE program	AF, C	HSD			1-3 years
				Promote and develop job training programs through the SYVPI and the Human Services Department	C, PI	OED, HSD, OFE, SYVPI			1-3 years
B-11	Develop strategies to employ and house local workforces for future development	High		Encourage local hiring in the city contracting process and through Local Hire program	C, PI, A	FAS, OED			1-3 years
				Preserve local historic/existing businesses who are more likely to hire locally	C, PI, A	OED			1-3 years
				Identify and survey local businesses, organizations to determine job skill requirements.	L, AF, C, PI	OED			1-3 years
				Encourage local hiring by local institutions and community organizations. Work with business organizations to expand employment opportunities for area residents.	L, C	OED			1-3 years
B-12	Support programs that provide resources and assistance for seniors	Med	Home Delivered Meals	Conduct more outreach to seniors to identify needed resources and assistance Support and seek fundings for senior employment programs and meal programs	L, AF, C	HSD	The Central (Central Area Senior Center)		
B-13	Identify opportunity for elder and youth mentor/tutoring programs	Med			L, AF, C	HSD	The Central (Central Area Senior Center)		
B-14	Improve information technology infrastructure to provide affordable services to help support programs for senior, youth, and immigrants etc.	Low		Engage tech providers and work with SDOT 23rd Ave improvement project to incorporate tech infrastructure (eg. Free Wi-Fi, transit info, way finding etc.) Raise awareness of how tech infrastructure supports neighborhood programs and increase educational training opportunities for families with better internet access	C, A	SDOT, SPU, DOIT			
B-15	Provide better networking and job assistance services for immigrants	Med			L, C	HSD, OIRA, OED			
B-16	Provide opportunities for immigrants to learn English	Med			L, C	HSD, OIRA			
B-17	Provide support for homeless	Low			L, C, A	HSD			

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COMMUNITY PARTNERSHIP, OWNERSHIP AND LEADERSHIP

	STRATEGIES	PRIORITY	EXISTING	ACTIONS		COMMUNI- TY ROLE*	SUPPORTING PARTIES**		POTENTIAL RESOURCES***	TIME- LINE****
					PROPOSED		DEPARTMENTS	ORGANIZATIONS		
B-18	Utilize schools for community uses after school hours	High	Agreement for the Joint Use of Facilities between The Seattle School District and Seattle Parks and Recreation	Identify how other locations have made it work (case study/best practice) Work with Seattle Public Schools to increase community use of school space throughout the year, such as: <ul style="list-style-type: none"> • Hosting community college or extension classes. • Hosting adult education, especially in coordination with teen learning and tutoring. • Hosting space for community meetings. • Providing a safe environment for teen activities, etc. • Providing space for Restorative Practices for projects such as Restorative Justice Pilot Project 	L, AF, C	OFE, P&R, RJI	Seattle Public Schools			
B-19	Identify and coordinate underfunded efforts with planned capital projects in order to leverage City investments and create transformative place-making changes	High			C, PI	DPD				
	Strengthen coordination and engagement between schools and the community	Med		Strengthen community participation to support school programs such as tutoring, fundraising, etc. Support events that bring together students, parents, teachers and community members to celebrate the achievement of Central Area students.	L, AF, C, PI	DON, HSD	Seattle Public Schools			
	Improve communication and partnership opportunities among community and organizations	Low		Convene regular meetings of the community's religious/spiritual leaders to work together on shared community issues. Partner with faith-based communities	L, C	DON				
				Community groups should actively engage community members and organizations in implementation of the Action Plan through means such as: <ul style="list-style-type: none"> • Develop and renew a "Call to Action" that defines short-term community actions. • Provide early notification of projects and schedules and how to engage. • Identify "host" organizations to spearhead community input. 	L, C	DPD, DON				
				Seek public, foundation (non-profit), and private investment in areas critical to this community such as employment, education and housing.	L, AF, C	DPD, OED				
B-20			Encourage City departments to meet with community organizations early in a project or program to increase collaboration and linking with community-driven projects.	L, C, PI	DPD					
B-21			Provide anti-discrimination / race and social justice workshop to the general public and small businesses	C, PI	DON					
B-22	Engage with district council to develop community websites/blogs and newsletters	Low		Work with newspapers and online blogs to emphasize the positive activities (school events, arts and cultural celebrations) in the Central Area.	L, C, PI	DOIT, DON	District Council			
B-23	Support community organizations that represent multifamily neighborhoods	Low			C		Seattle Housing Authority			
B-24	Identify volunteer opportunities for the community	Low	Seattle Parks Volunteers program		L, C	P&R				
B-25	Support local community leaders	Low	PACE program	Develop Central Area Neighborhood District Council as a forum for local leadership	L, C	DON				

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A Great Business Community

The Central Area is unique in that it has multiple discreet business districts, including 23rd Ave at Union, Cherry and Jackson. Working together they can provide a broad spectrum of the community's goods and services, including healthy foods. These districts have different characters and have the opportunity to strengthen and solidify as distinct nodes that also work together to clearly proclaim the Central Area identity.

A GOOD MIX OF SHOPS AND SERVICES

	STRATEGIES	PRIORITY	EXISTING	ACTIONS		COMMUNI- TY ROLE*	SUPPORTING PARTIES**		POTENTIAL RESOURCES***	TIME- LINE****
				POTENTIAL			DEPARTMENTS	ORGANIZATIONS		
C-1	Provide a mix of small and large businesses that serve local and the larger community.	High	The ACT received \$42,000 Only in Seattle 2014 grant to help organize and develop an action plan.	Develop a comprehensive action plan for business district development. This plan can include 1) The development of a business attraction plan using local market data, current business mix and current gaps in products and services. 2) The development of a coordinated marketing plan to support current and future businesses at each node. 3) Conduct a market analysis to evaluate supply and demand of goods and services in the community for each core. The analysis would provide more of a basis for determining the types of businesses that could be attracted to the area. The analysis can include specific interests from the community like grocery coop, cultural food items, and places to gather, etc. 4) Create a database of businesses and commercial spaces for outreach and communication and to assist with business attraction and retention		L, AF, C, PI	OED		The Only in Seattle program	underway
				Submit an application to Only in Seattle to secure funding for 2014	L, AF	OED		The Only in Seattle program	underway	
				Explore the formation of a Business Improvement Area (BIA)	L, AF	OED		The Only in Seattle program	1-3 years	
				Support the continued presence of a grocery store with healthy and affordable foods that meet the needs of this neighborhood's diverse community	L, C, A	DPD		The Only in Seattle program	1-3 years	
C-2	Preserve ethnic businesses	Med		Work with new and existing organizations who can support and recruit new businesses that are reflective of the cultural groups in the Central Area.	L, C	OED		The Only in Seattle program		
				Feature ethnic and minority-owned businesses in Central Area marketing programs	L, C	OED		The Only in Seattle program		
				Help ethnic businesses understand advantages of reaching out to customers beyond their ethnic group and how to do this	L, C	OED		The Only in Seattle program		
C-3	Work with the property owners and developers on future redevelopment projects to attract the right types and forms of businesses and services that will serve the community needs including healthy food, affordable spaces, and preserve healthy social gathering place like Starbucks.	Med		Same as C1 actions	L, C	OED				
C-4	Enhance opportunities to gather where businesses are part of the community fabric.	Low		Same as C1 actions	L, C	OED				
C-5	Support small neighborhood businesses at Union core	High		Same as C1 actions	C, A	OED				
C-6	Support mixed use development at Union core	Low		Same as C1 actions	C, A	DPD, OED				
C-7	Support entertaining and gathering opportunities at Union core	Low		Same as C1 actions	C, A	DPD, OED				
C-8	Add a variety of businesses at Cherry core	High		Same as C1 actions	C	OED				

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A GOOD MIX OF SHOPS AND SERVICES (continued)

	STRATEGIES	PRIORITY	EXISTING	ACTIONS		COMMUNI- TY ROLE*	SUPPORTING PARTIES**		POTENTIAL RESOURCES***	TIME- LINE****
				POTENTIAL			DEPARTMENTS	ORGANIZATIONS		
C-9	Preserve ethnic restaurants at Cherry core	Med		Same as C1 actions		C, A	OED			
C-10	Promote gathering opportunities at Cherry core	Low		Same as C1 actions		C, PI	DPD, OED			
C-11	Support active businesses at Cherry core	Low		Same as C1 actions		C, PI	OED, DPD			
C-12	Create more community opportunities at Cherry core	Low		Same as C1 actions		L, AF, C, PI	OED			
C-13	Support broad range of small and large businesses and living wage job opportunities with businesses at Jackson core	Med		Support a good grocery store		C, A	OED			
C-14	Support culturally serving businesses at Jackson core	Low		Same as C1 actions		C	OED			

EASY AND EQUITABLE ACCESS TO HEALTHY FOOD

	STRATEGIES	PRIORITY	EXISTING	ACTIONS		COMMUNI- TY ROLE*	SUPPORTING PARTIES**		POTENTIAL RESOURCES***	TIME- LINE****
				POTENTIAL			DEPARTMENTS	ORGANIZATIONS		
C-15	Encourage urban agriculture on city-owned and private properties	High	Citywide Food Systems team is looking at making city-owned land available for urban agriculture (specifically, commercial farming)	Identify gardening opportunities on minor arterials and the greenway		L, AF, C, PI	DON, OSE, P&R, SDOT			1-3 years
C-16	Increase availability of healthy food and products for the need of diverse community	Med		Utilize community programs such as Tilth to help grow and teach gardening and make food healthy and affordable		L, AF, C	SKPH, DON, OSE			underway
				Include the community's desire for better grocery options, healthier restaurants, culturally specific food in the market study.		L, C, PI	SKPH, OED, OSE			
				Conduct customer questionnaire to evaluate customer needs and concerns for healthy food with diverse background		L, AF, C, PI	OED, OSE	Only in Seattle		
				Conduct questionnaire with existing grocery stores, markets and restaurants to collect demand and supply data and understand concerns and limitation		L, AF, C, PI	OED, OSE			
C-17	Support programs that help get more healthy food to children and youth	Med	Free Summer Meal Program			C, A	SKPH, OSE, HSD			
C-18	Improve opportunities in the farmer's market	Med	The Fresh Bucks program - a nutrition incentive program launched in 2012 that doubles the purchasing power for low-income Seattle residents who use their federal food stamp benefits to purchase fresh fruits and vegetables at Farmers Markets.			L, C, PI	OED, OSE			
C-19	Support stores and restaurants that provide culturally specific food	Low				C				
C-20	Explore innovative options for providing healthy local food, such as community kitchen	Low		Work with community center and organizations such as Coyote Central to identify community kitchen/cooking opportunities		L, C, PI	SKPH, OSE	Coyote Central		
C-21	Promote healthy food through education and collaborative efforts	Low		Support sustainable food systems and urban agriculture education for teens, adults, seniors and children. Partner with Seattle Parks and Recreation's Urban Food Systems program, and community organizations like Alleycat Acres and Green Plate Special (as well as larger organizations like Seattle Tilth)		C, PI	SKPH, OSE			

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BUSINESS DEVELOPMENT									
	STRATEGIES	PRIORITY	ACTIONS		COMMUNI- TY ROLE*	SUPPORTING PARTIES**		POTENTIAL RESOURCES***	TIME- LINE****
			EXISTING	POTENTIAL		DEPARTMENTS	ORGANIZATIONS		
C-22	Provide ethnic/cultural and local small businesses with solutions to stay in the area and maintain the multicultural/diverse character	High		Street fair that features local businesses	L, AF, C	OED			1-3 years
				Attract businesses that complement existing and that are engaged in the community	L, AF, C	OED			1-3 years
			Central District Neighborhood On Foot Map	Walking map with local businesses identified	L, AF, C	SDOT, OED	Feet First		1-3 years
				Help local business thrive through technical and financial support and business organizational development, especially ethnic or culturally based businesses.	C	OED			1-3 years
				Assess need of target businesses and connect them to available resources and case management	C	OED			1-3 years
				Seek strategies to provide incentives for established businesses to stay in the area.	C, PI	OED			1-3 years
				Promote use of limited-equity commercial condos to maintain affordable commercial space in support of the multicultural commercial district.	C	OED			1-3 years
	Promote opportunities for cross-cultural meetings among business owners as well as among the broader community	L, AF, C, PI	OED			1-3 years			
C-23	Support Black/African American owned and operated businesses	High		Include and highlight Black/African American businesses in business directory to market and promot such businesses	L, AF, C, PI	OED			1-3 years
C-24	Market to the broader region the great resource of having such a variety of small businesses in the business districts.	High		Develop business district communication/marketing materials to target current as well as future residents <ul style="list-style-type: none"> Market local businesses Business owners and commercial district supports form and host tours of key businesses at 23rd and Union/Cherry/Jackson Businesses start using social media for marketing: Yelp campaign, short promotional videos; Facebook for four businesses in each node Implement a Buy Local program to bring customers to the district 	L, AF, C	OED		The Only in Seattle program	1-3 years
C-25	Explore strategies to retain or add affordable commercial space to support diverse character.	High		Help independent businesses buy commercial property, or a share in commercial property	C, PI	OED	SCORE/Small Business Development Center		1-3 years
				Explore options for modifying zoning in Urban Design Framework to support affordable commercial space	C, PI	DPD			1-3 years
C-26	Explore legislative changes needed to remove structural barriers to supporting affordable commercial space.	Med			C, PI, A	DPD			
C-27	Identify opportunities and support for entrepreneurs to start and be successful	Med			C, PI	OED			
C-28	Create an inclusive business organization to provide support for diverse businesses	Med		Develop a comprehensive action plan for business district development. This plan can include <ol style="list-style-type: none"> An inclusive business organization to provide support for existing and future businesses A plan to connect local businesses to services such as nonprofit lenders and business technical assistance. Coordinated marketing, business networking, and other support for local businesses. Identify grants and programs to support existing and bring new small and immigrant owned businesse Create a database of businesses and commercial spaces for outreach and communication and to assist with business attraction and retention. 	L, AF, C, PI	OED			
				Support the ability for one business association to be a venue for business owners to work together and for its members to raise their concerns to the City as well as pursue grants and technical assistance.	L, AF, C, PI	OED			
				Encourage membership in local business associations	L, C	OED			
				Encourage peer support and mentoring	L, C	OED			

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Livable Streets for All

The neighborhood has an inviting street network that safely connects key destinations for transit riders, bicyclists and pedestrians.

A NETWORK THAT CONNECTS DESTINATIONS

	STRATEGIES	PRIORITY	EXISTING	ACTIONS		COMMUNITY ROLE*	SUPPORTING PARTIES**		POTENTIAL RESOURCES***	TIME-LINE****
				POTENTIAL			DEPARTMENTS	ORGANIZATIONS		
D-1	Provide high quality transit services on 23rd Avenue that connects community destinations	High			Explore ways to keep bus route #27	C, PI, A	SDOT	Metro		1-3 years
D-3	Update and implement Bicycle Master Plan recommendations through city and community collaboration	Med	Bike Master Plan		Partner with organizations like Cascade Bicycle Club, Seattle Neighborhood Greenways, and Feet First to host neighborhood walks and bike rides to show people that getting around by bike and foot is a healthy and easy way to access community assets and other neighborhood amenities	L, C, PI	SDOT	Cascade Bicycle Club, Seattle Neighborhood Greenways, Feet First		
D-4	Examine the transportation modal plans and provide input on project prioritization & phasing	Low			Support buses services that cross 23rd Ave including #2, 3,4,27 & 14	A	SDOT	Metro		
D-7	Improve the walking environment by enhancing sidewalks, planting street trees, and installing pedestrian lighting where possible	High	Pedestrian Master Plan		Organize walking group audit to address safety and place making opportunities	L, AF, C	SDOT, DON, P&R	Feet First, Seattle Neighborhood Group		1-3 years
					Request SDOT to evaluate crosswalk and traffic calming needs around community cores and near schools, parks and other destinations. Once need is determined, apply for grant to implement	L, C, PI	SDOT		Neighborhood Matching Funds, NSF, NPSF	1-3 years
					Work with Red Apple for safer pedestrian path/access	C, PI	DPD		Neighborhood Matching Funds, NSF	1-3 years
				Tree canopy coverage map Trees for Neighborhoods program (DON) Community Tree Program (SDOT)	Increase tree canopy in the neighborhoods	L, C	DON, SDOT			1-3 years
D-8	Use the Pedestrian Master Plan as a tool for prioritizing pedestrian improvements and Neighborhood Street Fund projects to improve walkability	Med	Pedestrian Master Plan		to be identified by the ACT/Action Teams	C, PI	SDOT			
D-9	SDOT, SPD and the community work together on public education and enforcement efforts to make sure people know and follow the rules of the road	Low	Road Safety Action Plan		to be identified by the ACT/Action Teams	C, PI	SDOT, SPD			
D-10	Identify business parking concerns and explore possible solutions	High	Community Parking Program		Explore on-street parking alternatives such as off-peak parking and parking on one side of the street Evaluate parking use and determine the need for adding parking management tools to support customer parking access for existing and future development	C, PI	SDOT, OED			1-3 years

SAFE AND LIVABLE 23RD AVENUE (A SEPARATE SDOT PROJECT)

	STRATEGIES	PRIORITY	EXISTING	ACTIONS		COMMUNITY ROLE*	SUPPORTING PARTIES**		POTENTIAL RESOURCES***	TIME-LINE****
				POTENTIAL			DEPARTMENTS	ORGANIZATIONS		
D-2	Identify needed improvements for bus stops on 23rd Avenue	High			Provide real time bus arrival information and system maps at bus stops Evaluate bus stop locations such as Alder & 23rd Ave	C, PI	SDOT	Metro		Underway
D-5	Create a public art plan for the 23rd Avenue corridor	High			Engage youth and artists of color for creating public art	C, PI	SDOT, A&C	Central Area Cultural Arts Commission		1-3 years
D-6	Develop features to create identity and strengthen the "sense of place" at 23rd Avenue and Jackson, Union, and Cherry Street cores	Low			Work with developers and property owners to incorporate features that will enhance identity	L, AF, C, PI	SDOT, DPD, SDOT, A&C	Central Area Cultural Arts Commission		

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A Place That Supports Healthy And Stable Community

The Central Area is an inviting neighborhood that feels safe and comfortable to anyone to walk around at any time of day. Its many parks provide ample opportunities for physical activity and social interaction. People can live in the neighborhood long term and feel a strong sense of community.

SAFE AND CLEAN ENVIRONMENT

	STRATEGIES	PRIORITY	EXISTING	ACTIONS		COMMUNI- TY ROLE*	SUPPORTING PARTIES**		POTENTIAL RESOURCES***	TIME- LINE****
				POTENTIAL			DEPARTMENTS	ORGANIZATIONS		
E-1	Evaluate key concerned areas to reduce crime and unsafe activities	High	Neighborhood Policing Plan	Focus resources on hot spots and after school activities for youth community service officers return. For example:	<ul style="list-style-type: none"> Ensure open access for community to initiate Restorative Practices and engage conflicts and tensions to prevent crime and escalation of conflict as part of Community Restorative Justice Pilot Project. Develop Restorative Practices learning opportunities after school for youth as part of projects such as Community Restorative Justice Pilot Project. 	C, PI	SPD, RJI			1-3 years
E-2	Provide pedestrian lighting on all streets in multifamily and mixed use areas and on some walkways through parks	High				C, PI	SDOT, SCL			1-3 years
E-3	Encourage more pedestrian traffic and "eyes on the street" by encouraging dense development in commercial districts	High				C, PI	DPD			1-3 years
E-4	Identify ways to increase positive activity in each of the three cores throughout the day	Med		Work with the community to explore opportunities to incorporate Crime Prevention Through Environmental Design (CPTED) principles		C, PI	SPD, DPD	Seattle Neighborhood Group, Feet First		
E-5	Enhance physical space around the Garfield campus (Community Center, Teen Life Center, Medgar Evers Pool) to encourage healthy and positive activities	Med				L, AF, C, PI	DPD, P&R, SDOT, SPD			underway
E-6	Include public safety considerations in the design of public spaces and buildings	Low		Explore opportunities for applying Crime Prevention Through Environmental Design principles (CPTED)		L, AF, C, PI	SPD, DPD	Seattle Neighborhood Group		
E-7	Improve safety for children to travel to schools and other community facilities	Low		Work with the community and schools on Safe Route to School program		C	SDOT	Seattle Schools District	Safe Route to School	
E-8	Activate public spaces with vendors	Low		Create more opportunities for mobile vending on rights of way		C, PI	DPD, SDOT			
E-9	Support opportunity for the police and community work together to reduce crime	Med	East Precinct Captain's log	Increase community information through twitter, blog and neighbors		L, AF, C	SPD, OFE			
				Fund Crime Prevention and Community Policing programs to improve communication between SPC and community members.		C	SPD			
				Conduct a series of SPD-sponsored Living Room Conversations for the different cultural communities.		C, PI	SPD			
				Secure Central Area representation on the Police Department's Advisory Councils and support these representatives to have regular meetings so they may share information and safety concerns		C, PI	SPD			
				Creating positive bridges between SPD and Central Area youth by engaging them in the programs and activities arising from the Youth Violence Prevention Initiative		C, PI	SPD			
				Using School Emphasis Officers to focus on violence prevention and intervention in collaboration with all schools to address gang resistance, violence prevention education and training, truancy and suspension reduction		C, PI	SPD			
				Implement projects such as Community Restorative Justice Pilot Project as a way for police and community to work together to prevent escalation of violence and reduce crime as well as to promote understanding, ensure accountability, and meet needs of individuals and the community after conflict and crime occurs		C, PI	SPD, RJI, OFE (SYVPI)			

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SAFE AND CLEAN ENVIRONMENT (continued)

	STRATEGIES	PRIORITY	ACTIONS		COMMUNI- TY ROLE*	SUPPORTING PARTIES**		POTENTIAL RESOURCES***	TIME- LINE****
			EXISTING	POTENTIAL		DEPARTMENTS	ORGANIZATIONS		
E-10	Improve SPD presence and responsiveness to create a safe community	Low			C, PI	SPD			
E-11	Support neighborhood cleanup to improve safety and cleanness	Med	Spring Clean		L, C	SPU			
E-12	Provide garbage and recycling opportunities in core business areas	Low			L, C, PI	SPU			

OPPORTUNITIES FOR ALL IN PARKS & OPEN SPACE

	STRATEGIES	PRIORITY	ACTIONS		COMMUNI- TY ROLE*	SUPPORTING PARTIES**		POTENTIAL RESOURCES***	TIME- LINE****
			EXISTING	POTENTIAL		DEPARTMENTS	ORGANIZATIONS		
E-13	Improve the maintenance of existing parks and open space network	High		Increase community capacity to raise funds / grant writing	L, AF, C	P&R, DON			1-3 years
				Improve ADA accessibility to all area in parks where needed	L, AF, C, PI	P&R		NPSF	1-3 years
				Evaluate and improve lightings in parks where needed	L, AF, C, PI	P&R		NPSF	1-3 years
				Evaluate and improve existing spray parks	L, AF, C, PI	P&R		NPSF	1-3 years
				Evaluate and improve capacity and safety of public restrooms in parks	L, AF, C, PI	P&R		NPSF	1-3 years
				Explore opportunity to add new amphitheater to existing parks or improve existing amphitheater	L, AF, C, PI	P&R		NPSF	1-3 years
				Provide more programming at night in parks	L, AF, C, PI	P&R		NPSF	1-3 years
				continue working on Central Area Park trail	L, AF, C, PI	P&R, SDOT			1-3 years
	Seattle parks volunteer program		Participate in the parks volunteer program	C	P&R			1-3 years	
E-14	Identify improvements needed for existing gathering place	High		Provide more trees and greening areas in parks	L, AF, C, PI	P&R		NPSF	1-3 years
E-15	Improve nonmotorized connections to open spaces with lighting and benches	Med		Evaluate lighting need at Judkins skate park	L, AF, C, PI	P&R		NPSF	
E-16	Identify temporary opportunities on vacant parcels such as open space, recreational, arts, gardening and other purposes	Med			L, AF, C, PI	P&R, A&C, SDOT			
E-17	Use community garden as a means of increasing open space and neighborhood amenities	Med			C, PI	DON, P&R			
E-18	Develop park stewardship groups	Med		Parks stewardship group/committee	L, AF, C	P&R	District Council		

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AFFORDABLE & DIVERSE HOUSING CHOICES

	STRATEGIES	PRIORITY	EXISTING	ACTIONS		COMMUNI- TY ROLE*	SUPPORTING PARTIES**		POTENTIAL RESOURCES***	TIME- LINE****
				POTENTIAL			DEPARTMENTS	ORGANIZATIONS		
E-19	Keep owner-occupied housing affordable, and expand homeownership through assistance programs	Med		Use programs such as revolving loans funds and land trusts to keep owner-occupied housing affordable.		C	OH			
				Use federal funding to provide low-interest loans to low-income residents to purchase foreclosed homes.		C	OH			
E-20	Develop affordable housing strategies, preserve existing and create new subsidized housing	High	OH provided funding to LIHI for a two phase development on 21st and Jackson Capitol Hill Housing's planned affordable housing development at 24th Ave and Union.	Use City funding to leverage other funding and in partnership with local, state and federal agencies to preserve existing and create new subsidized housing		C	OH			1-3 years
E-21	Increase affordable housing access to many cultures in the Central Area especially the African American community	High				L, C	OH			
E-22	Encourage green built affordable housing	High				L, C	OH, OSE			1-3 years
E-23	Encourage and require a mix of home prices and sizes through incentives, direct funding, and surplus property programs.	High				L, C, PI	OH			1-3 years
E-24	Achieve a balance of affordable rental and homeownership housing through incentives, direct funding, and surplus property programs.	Med				L, C, PI	OH			
E-25	Increase family size housing in both single family and multifamily stocks to support families	Med		Achieve affordable family-sized units through incentive zoning, direct City funding and/or surplus property programs		L, C	OH			
E-26	Track housing trends	Low		Conduct a baseline analysis of neighborhood housing characteristics and compare them to the housing goals established in the Comprehensive Plan.		C, PI	OH, DPD			
				Periodically review and adjust action steps to address gaps.		C, PI	OH, DPD			
E-27	Ensure current resident keep and continue living in their home	High		Community outreach (by community) to neighbors to make aware of programs to lower housing costs such as utilities, taxes and loans		L, C	OH, DON			1-3 years
				Increase foreclosure prevent program awareness		L, C	OH			1-3 years
				Check on weed & seed abatement properties		L, C	OH			1-3 years
E-28	Provide rental assistance programs	Med		Identify and engage homeowners who could possibly benefit from the Human Services Department's emergency rental assistance program.		L, C	HSD			
E-29	Support homeowners who are low-income, senior and disabled	Low	Homewise Home Repair, Weatherization program, King County property tax exemption program	Coordinate a community outreach effort to identify and engage homeowners who could possibly benefit from the Office of Housing weatherization, home improvement loan and/or foreclosure prevention programs, as well as King County's property tax exemption program and the Human Services Department's emergency rental assistance program etc.		L, AF, C	OH, DON			
E-30	Expand affordable multi-family housing in the core areas	High		Encourage well-designed multi-family infill development to increase the housing supply and contribute to the mixed use commercial district development		C, PI	OH, DPD			1-3 years
E-31	Utilize surplus sites for affordable housing	Med		Work with federal, state and local government agencies to identify surplus properties that are appropriate for affordable housing		C, PI	OH, FAS			
				Identify potential mixed-use opportunity sites to co-locate compatible uses that market cannot provide		C, PI	OH			

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Additional Acknowledgements

Public Outreach and Engagement Liaisons

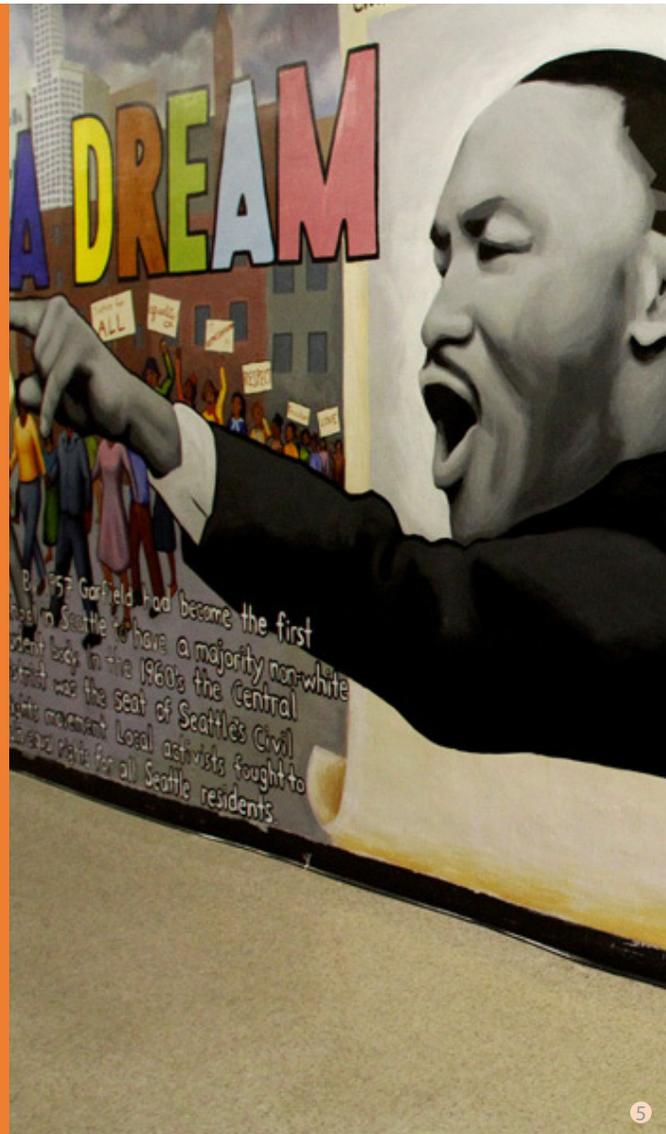
Habtamu M. Abdi (Afaan-Oromo)	Mary Williams (African American)
Solomon Tibebu (Amharic)	Wanda Saunders (African American)
Neguse Naizghi (Eritrean)	Pam Carter (Seniors)
Dereje Negassa (Ethiopian)	Erica Bush (Youth)
Maru Mora Villalpando (Spanish)	

City of Seattle and King County Lead Departments

Department of Planning and Development	Office of Housing
Seattle Department of Neighborhoods	Seattle Police Department
Seattle Department of Transportation	Seattle Public Utilities
Seattle Parks and Recreation	Office of Economic Development
	Human Services Department
	Seattle&King County Public Health

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Appendix C:
23rd Ave Action Plan Urban Design Framework

The following is the full report of the Urban Design Framework developed by the Department of Planning and Development for the 23rd Ave Action Plan (Union-Cherry-Jackson).

This report is also available on the City's website at

<http://www.seattle.gov/dpd/cityplanning/completeprojectslist/unionjackson/projectdocuments/index.htm>

DRAFT

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

Urban Design Framework



Draft



Department of Planning and Development

June, 2015

Acknowledgements

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

23rd Ave Advisory Core Team (ACT) Members who work together to hold the Central Area vision and ensure that the project planning and implementation reflect the voices and balanced interests of the community

- | | |
|------------------------------|---------------------------|
| Adam Edwards | Ian Eisenberg |
| Adrienne Bailey | Hugh Bangassar |
| Alan Savitt | Jocquelyn Duncan (Former) |
| Amanda Bryan (Former) | Jonathan Konkol |
| Ann Suter | Karen Estevenin |
| Brendan Patrick (Former) | Kathryn Keller (Former) |
| Cappy Kotz (Former) | Lois Martin |
| Danyale Thomas Ross (Former) | Margo Jones |
| Dan Sanchez | Messeret Habeti |
| David Harris | Robert Stephens, Jr. |
| Earl Lancaster (Former) | Sharlimar Gonzales |
| Eleazar Juarez-Diaz (Former) | Wyking Garrett |
| Evelyn Allen | Zithri Ahmed Saleem |
| Harlan Chinn | |

Community Organizations who have participated

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

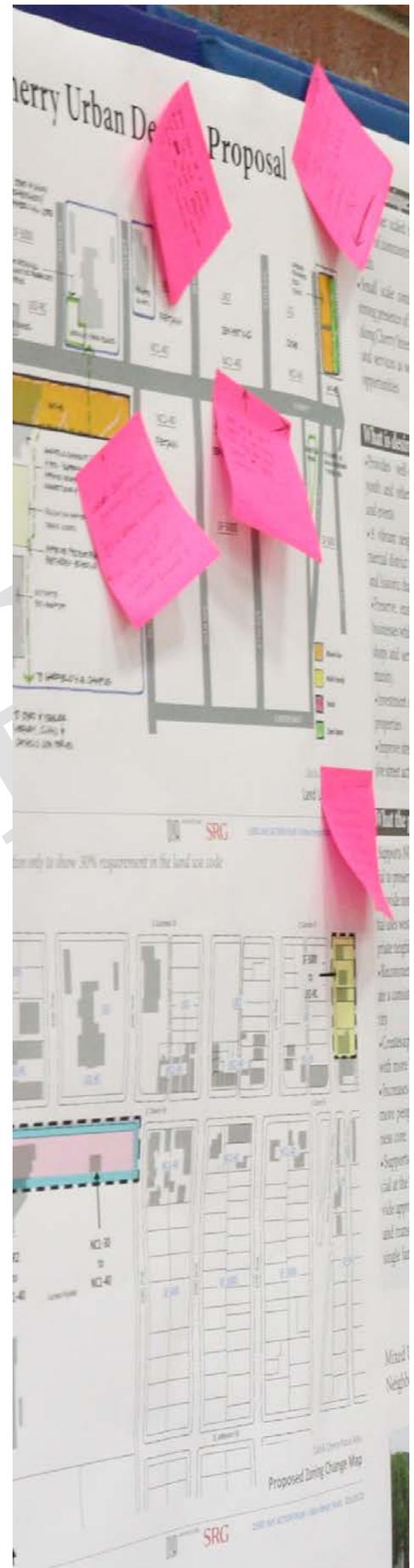




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I Introduction

Purpose of the Urban Design Framework

The 23rd Ave Action Plan 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 a 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.

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



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 amends to the Comprehensive Plan; creates action plans; grow community capacity to work together to make change



The 23rd Avenue Action Plan is a placed-based community development project. Through an inclusive community 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 stimulate economic development.



HEALTHY LIVING FRAMEWORK

The 23rd Ave Action Plan 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 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.



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 a great place.

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 urban fabric and 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 as 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.

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



Healthy People & Families



Strong Communities & Organizations



Supportive Physical Environment

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"> - Activate existing public open space in parks and public Right Of Ways; - Encourage effective and welcoming open space on private development; - Retain existing gathering space - Encourage gathering space for the community in existing or new development - Encourage sidewalk café 	
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"> - Support existing small, African American-owned businesses by providing more ground floor retail opportunities - Identify opportunity for open-air markets in the required open space to support the neighborhood’s East African heritage 	
	Provide opportunity for small businesses	<ul style="list-style-type: none"> - Support neighborhood commercial scale - Provide spaces flexible for small and startup businesses - Encourage small store frontage 	
	Identify opportunities to provide affordable healthy food for all	<ul style="list-style-type: none"> - Consider grocery stores in medium-large neighborhood nodes - Encourage incorporation of urban farming in amenity areas or roof top of new and existing development - Support community garden 	
Livable streets for all	Provide safe and inviting pedestrian environment as a top priority	- encourage interconnected street grid with pedestrian scale	
	Provide safe street network for walking, biking, riding transit and driving and well connected to community destinations	- Streetscape concept plan (future consideration)	
A healthy & stable community	Improve safety by creating more eyes on the street	<ul style="list-style-type: none"> - Increase and concentrate commercial and residential density around the key community/commercial cores; - 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 - Increases activity on the street with more people living and using the commercial core - Encourage investment on underutilized or vacant properties 	
	Enhancing park environment	- Physical improvements such as lighting, landscaping and art installation in existing parks	
	Provide affordable and diverse housing choices	- Encourage mixed use development that provide mixed housing size, affordable and market rate housing	



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 describe the 23rd and Union as below:

- 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.
- Encourage 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.





- 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 about this commercial district

PLANNED ACTIVITIES

Some planned development and activities underway:

- A 6-story mixed use development is under construction at the southwest corner of 23rd Avenue and East Union Street.
- For property at the southeast corner of 23rd Avenue and East Union Street, the property owner submitted a quasi-judicial rezone to increase maximum building height from 40' to 65'. It was appealed and rejected due to lack of transition to surrounding single family zones.
- At the northwest corner of 23rd Avenue and East Union Street where Cappy's Boxing Gym and a 76 gas station currently operate, the current height limit is 40'. The developer would like to develop to 65'.
- At the northwest corner of 24th Avenue and East Union Street, the current height limit is 40'. The developer would like 65' to make project for an affordable housing development with ground-level commercial space feasible.
- For property at the southeast corner of 24th Avenue and East Union Street, the developer is constructing a four-story mixed use building with apartments, live-work units, and ground floor retail
- As part of the 1% for Art program for the 23rd Ave Corridor Improvement project, street art works are proposed at the intersection of 23rd Ave and Union 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 from high to low based on community input at the Sept 2014 Central Area Block Party.*

The Action Plan describe the 23rd and Cherry as below:

- 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
- Preserve 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
- Improve 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 followings 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 reduce crimes such as 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

PLANNED ACTIVITIES

Some planned development and activities underway:

- Within and around the Garfield campus area between East Cherry Street and East Jefferson Street and between 23rd Avenue and 25th Avenue, there are some proposed improvements underway through the Neighborhood Park and Street Fund for a safer, more walkable and inviting community gathering

place. These improvements include paving, lighting, landscaping and picnic table/chairs. SDOT is also evaluating the mid-block crossing on E Cherry Street between 24th Avenue and 25th Avenue to identify possible improvement to enhance safe crossing.

- At the northeast corner of 24th Avenue and East Cherry Street, NOVA high school, an Alternative Learning Experience of Seattle Public Schools is under renovation and will be open in 2015 to accommodate approximately 400 students. This site used to be the Horace Mann School.
- At the northeast corner of 25th Avenue and East Cherry Street, the Islamic School has been exploring options for future expansion.
- At the northwest corner of 23rd Avenue and East Jefferson Street, the owner of Ezell’s Famous Chicken is exploring options for future expansion.

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 from high to low based on community input at the Sept 2014 Central Area Block Party.*



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 describe the 23rd and Jackson as below:

- The 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.
- Encourage 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, with a library nearby. Finally, it is the place to shop for daily household needs.

Specifically, the community envisions the followings 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

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 for a broader community

PLANNED ACTIVITIES

- At the southeast corner of the 23rd Avenue South and South Jackson Street, the developer of the Promenade 23 property is looking for redevelopment opportunity.

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

**These priorities are arranged from high to low based on community input at the Sept 2014 Central Area Block Party.*





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



Recommendations to Support Community Visions

Overall Urban Design Context

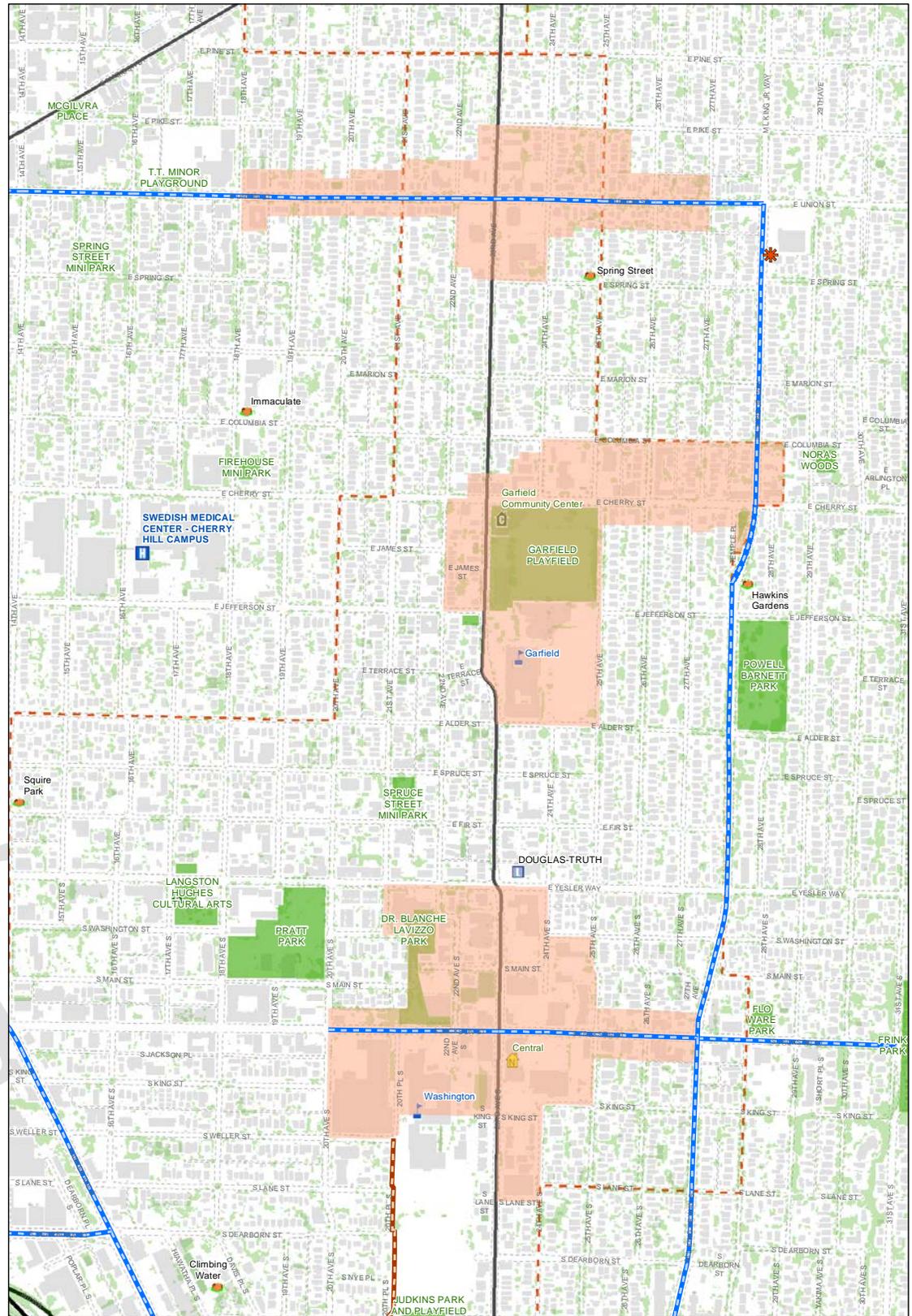
WHAT DEFINES PHYSICAL CHARACTER

- Block sizes
- Building massing and bulk
- Street level uses
- Street frontage where public spaces meet private spaces
- Building frontage
- Landscaping
- Identify elements
- Art



Recommendations to Support Community Visions

OVERALL CONTEXT MAP



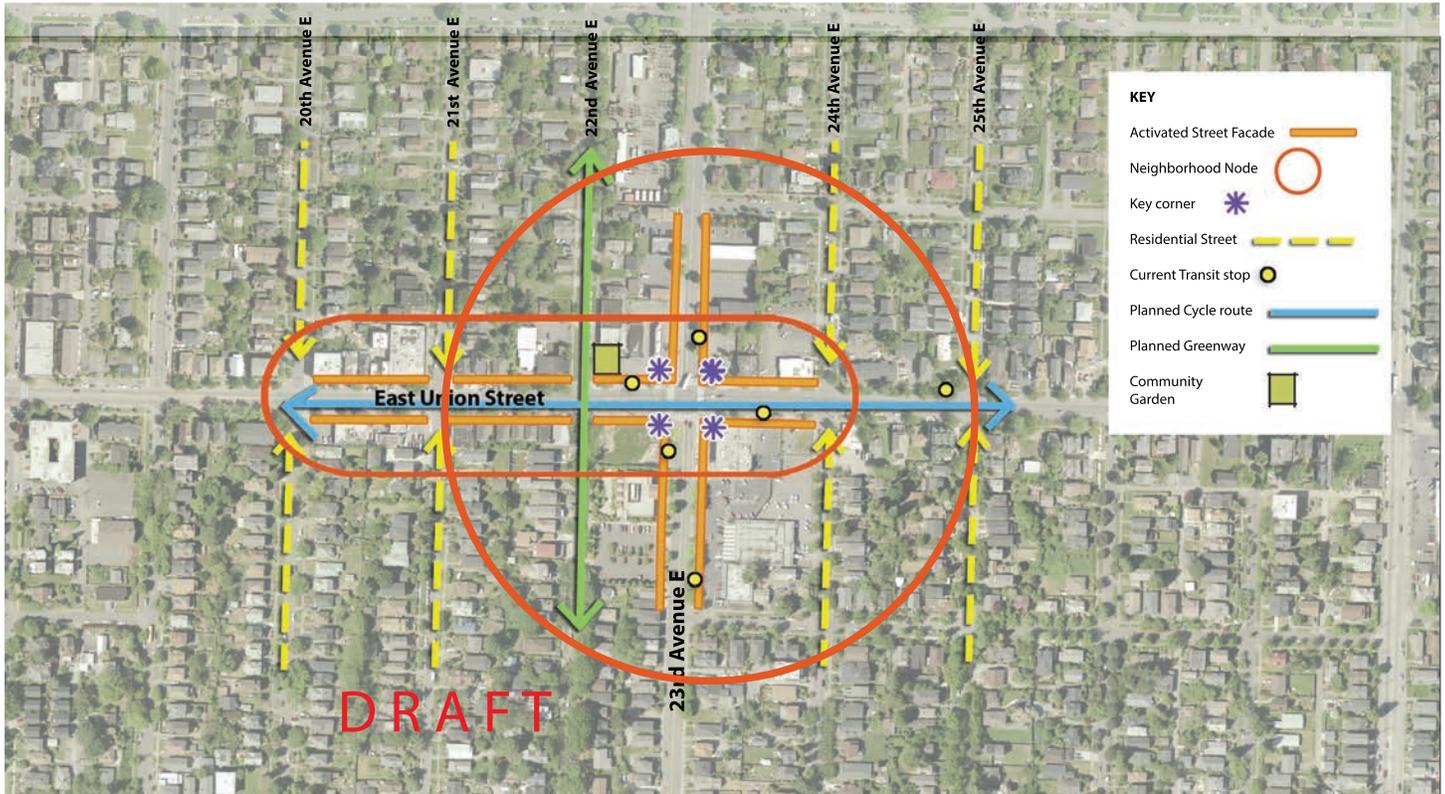
23rd Ave Action Plan Area	Parks	Neighborhood Service Centers	Proposed Multi use Trail
Hub / Residential Urban Village	Tree Canopy	City Colleges and Universities	Existing Neighborhood Greenway
Building Outlines - 2009	Schools Public	Hospitals	Existing Multi use Trail
Community Centers	Libraries	Pavement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

CHARACTER

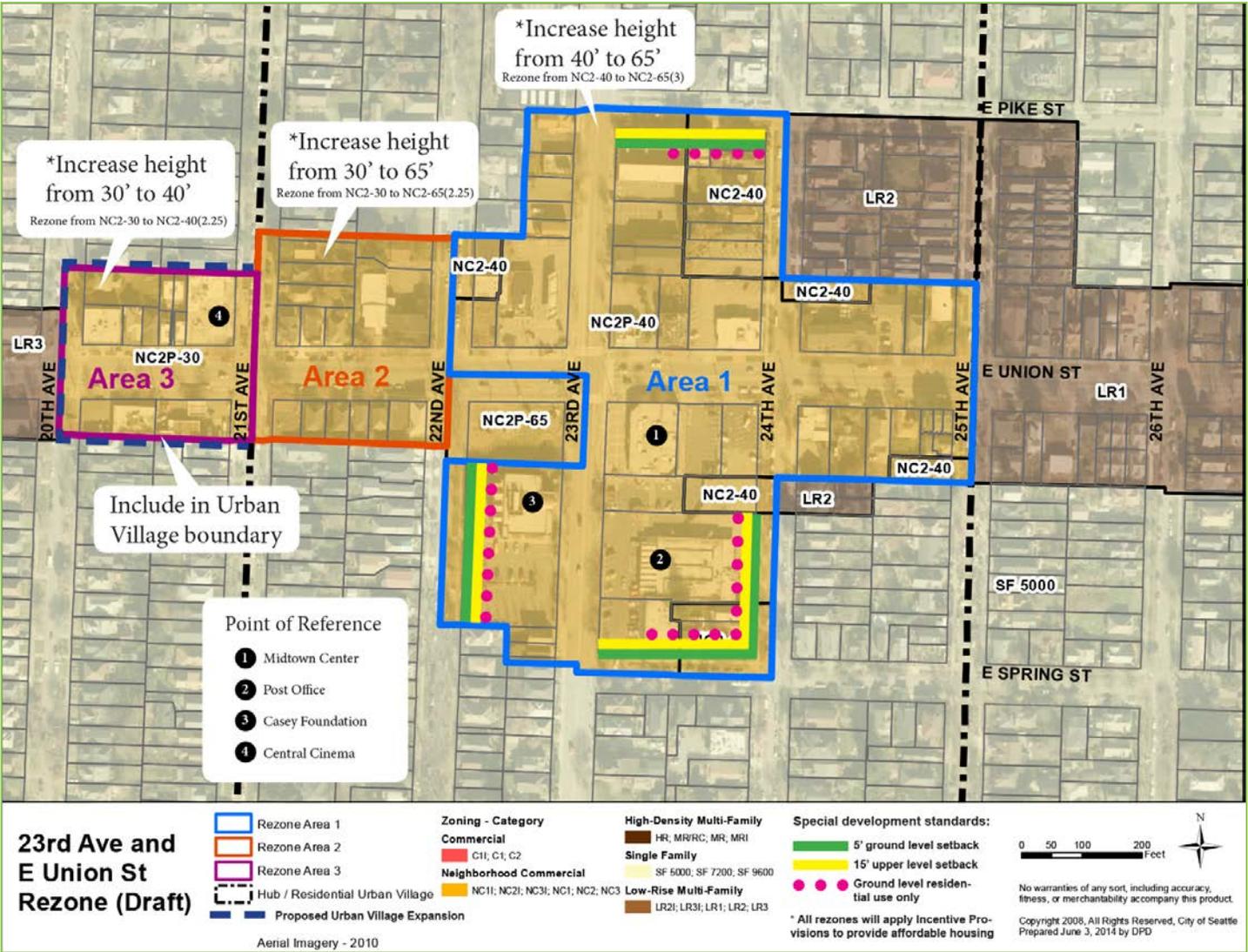
Mixed Use Building Examples in Neighborhood Commercial 65'



Mixed Use Building Example in Neighborhood Commercial 40'



- 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 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 65' around the intersection to create a consistent identity at this important intersection
 - ◇ Area 1 on Union between 22nd and 25th: Recommend change zoning from Neighborhood Commercial 2 (NC2-40) to Neighborhood Commercial 2 (NC2-65(3)) with a base Floor Area Ratio (FAR) of 3, and Neighborhood Commercial 2 (NC2P-40) to Neighborhood Commercial 2 (NC2P-65(3)) with a base FAR of 3 through Incentive Provisions
 - ◇ Area 2 on Union between 21st and 22nd: Recommend change zoning from Neighborhood Commercial 2 (NC2P-30) to Neighborhood Commercial 2 (NC2P-65(2.25)) with a base FAR of 2.25 through Incentive Provisions
 - » 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 NC2-65 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(2.25)) with a base FAR of 2.25 through Incentive Provisions. 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



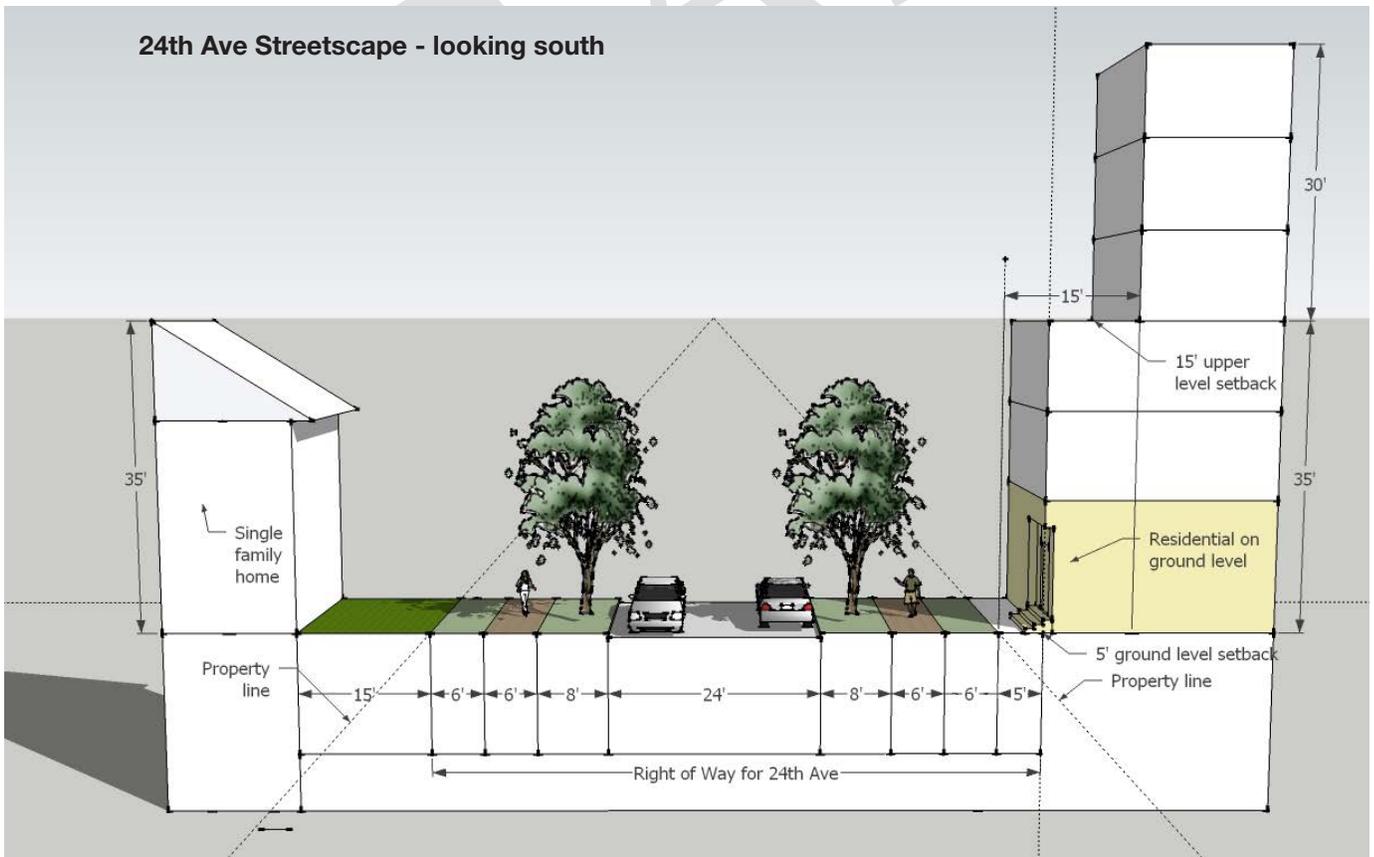
TRANSITION

Upper level building setback



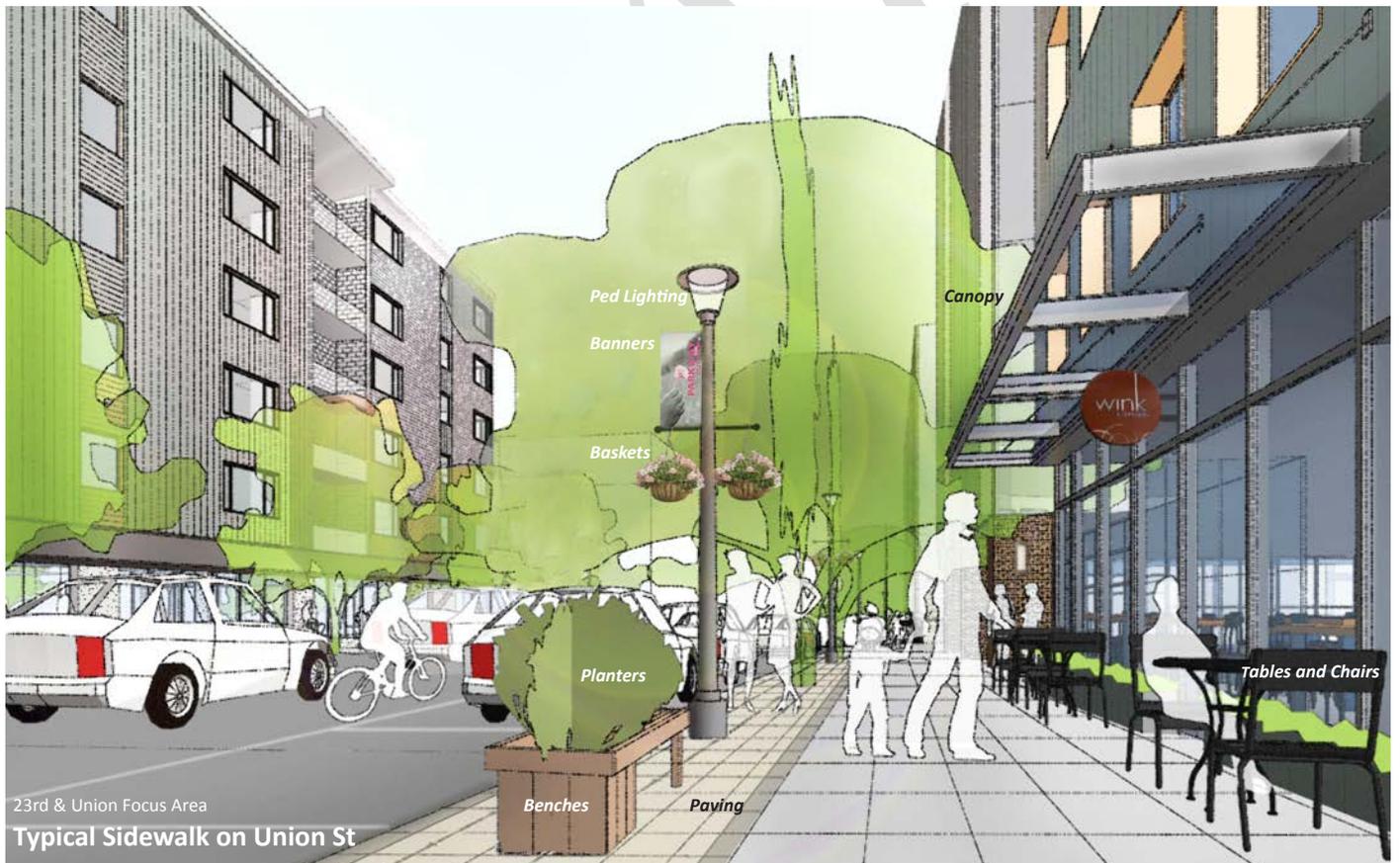
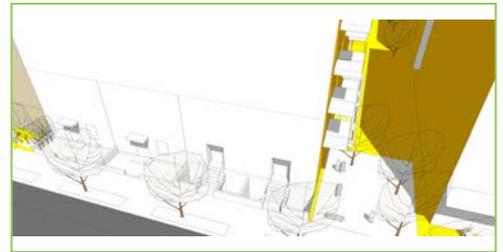
- Appropriate setbacks to provide transitions to single family zones at the edges
 - » Area 1 on Union between 22nd and 25th: A minimum street level setback of 5 feet along the length of the street property line; and a minimum upper level setback of 15 feet for all portions of a structure above a height of 35 feet above the average sidewalk 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.
 - » Provide sufficient landscape buffer/screening in the setback area.

24th Ave Streetscape - looking south



- Residential uses at ground level to preserve the residential feel of the street, and respect adjacent single family zones
 - » Area 1 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.

Ground Level Residential Use



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 1 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

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 incentive provisions to all rezoning to provide affordable housing
- Encourage affordable housing units below 60% Area Median Income
- Encourage family size affordable housing units
- Require 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



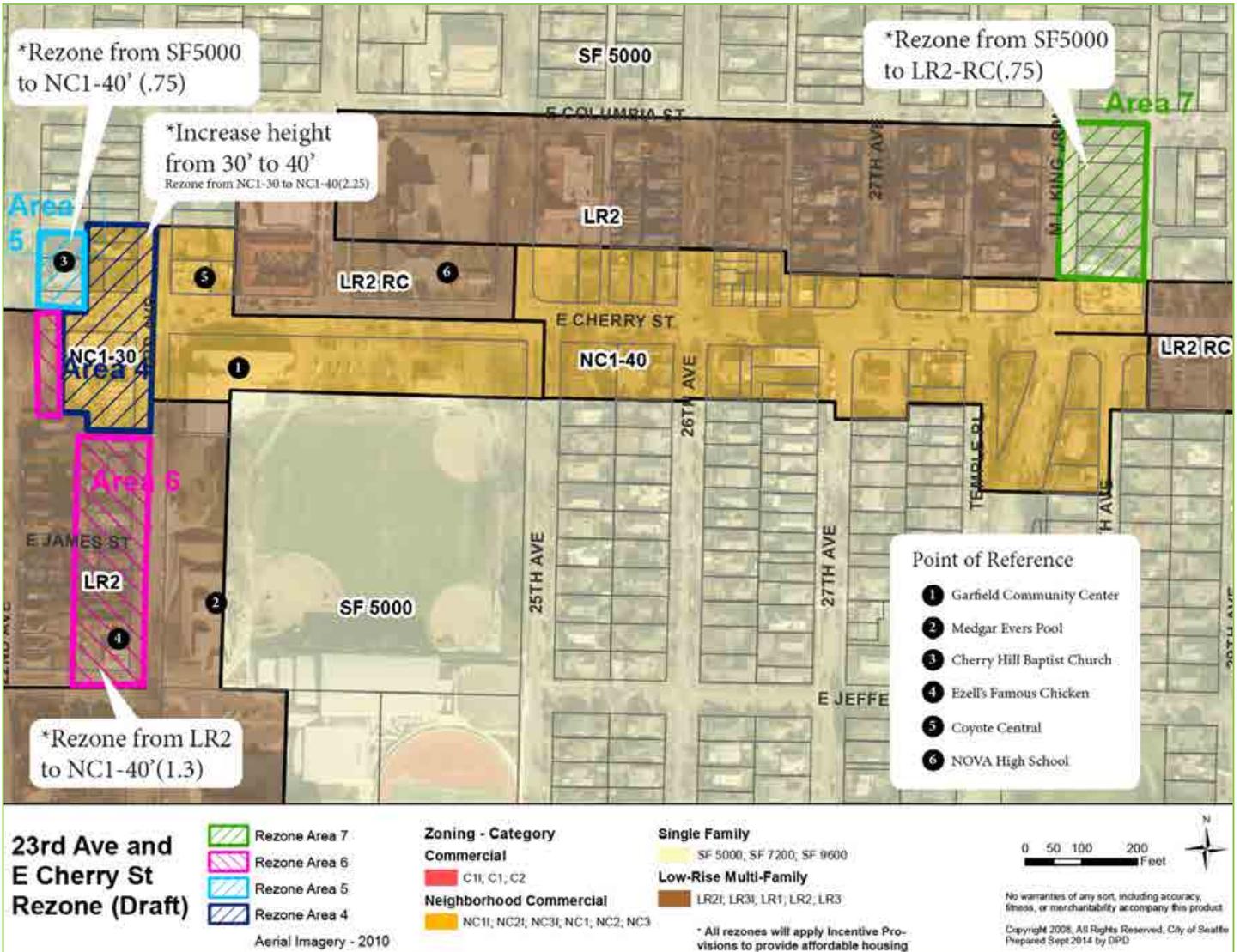
CHERRY RECOMMENDATIONS IN RESPONSE TO DESIGN PRIORITIES

Mixed Use Building Examples in Neighborhood Commercial 40'



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.
 - » Supports NC1 small scale neighborhood commercial to preserve the character
 - » Recommends 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'(2.25)) with a base FAR of 2.25 through Incentive Provisions
 - ◇ Area 5 on existing Cherry Hill Baptist Church property, recommend change the Future Land Use from Single Family to Commercial, and change zoning from Single Family (SF 5000) to Neighborhood Commercial 1 (NC1-40'(.75)) with a base FAR of .75 through incentive provision.
 - ◇ 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'(1.3)) with a base FAR of 1.3 through incentive provision.
 - » 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
 - ◇ 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(.75)) with a base FAR of .75 through incentive provision.
- 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



Building Example in Low Rise Residential Commercial Zone



Pedestrian friendly streetscape with more “eyes on the street”



STREETScape

- Encourage more ground related retails and sidewalk cafes that invites 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
- 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 in an attempt to express a style that respects the smaller scale neighborhood and depict how public facilities 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 incentive provisions to all rezoning to provide affordable housing
- Encourage affordable housing units below 60% Area Median Income
- Encourage family size affordable housing units
- Require 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 (Horace Mann School) 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
- Improvement 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)



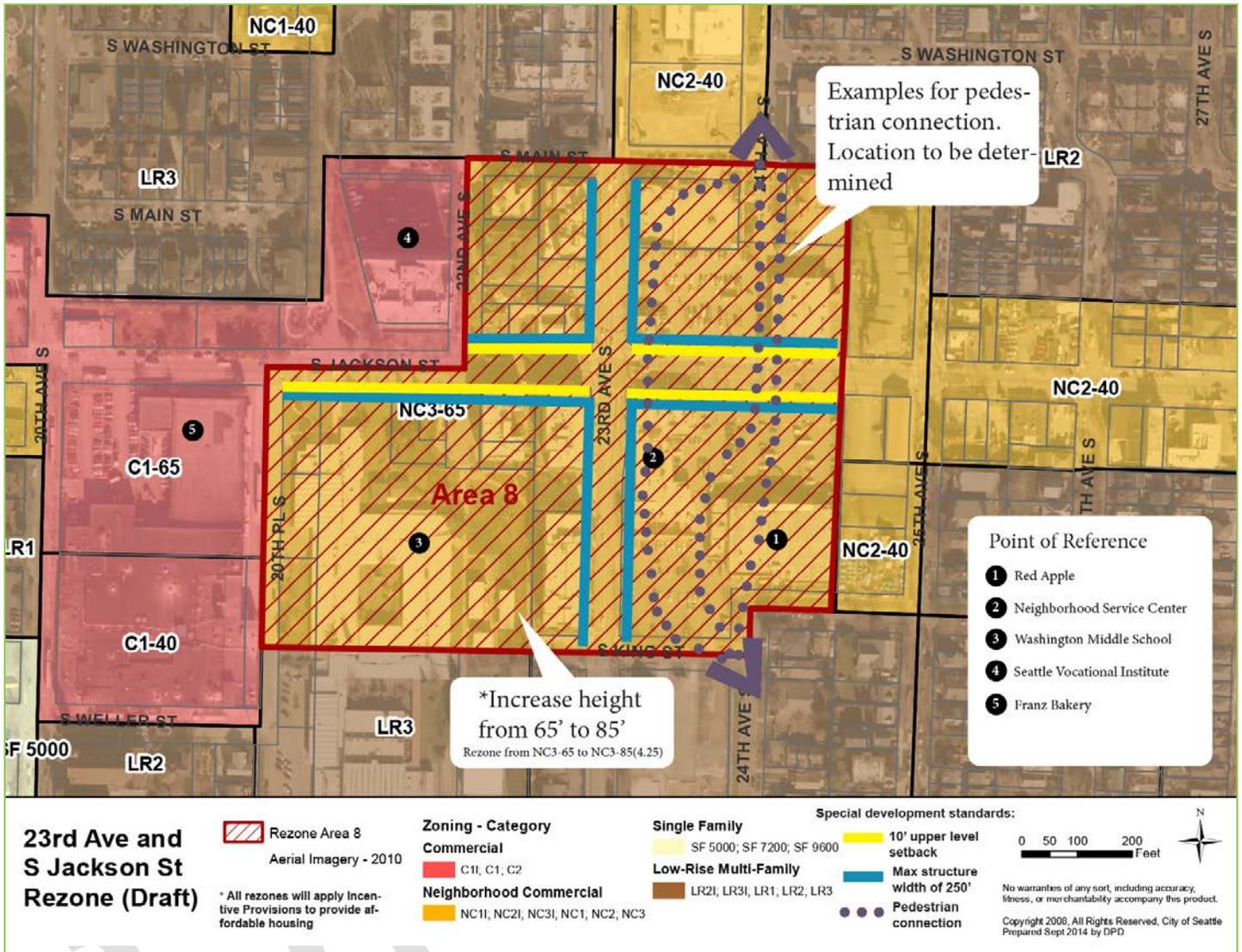
RECOMMENDATIONS IN RESPONSE TO DESIGN PRIORITIES

Mixed Use Building Example 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 85' 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-85'(4.25)) with a base FAR of 4.25 through Incentive Provisions
- 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.



**23rd Ave and S Jackson St
Rezoning (Draft)**

Rezoning Area 8
Aerial Imagery - 2010

* All rezones will apply incentive Provisions to provide affordable housing

Zoning - Category
Commercial
C11, C1, C2
Neighborhood Commercial
NC11, NC21, NC31, NC1, NC2, NC3

Single Family
SF 5000; SF 7200; SF 9600
Low-Rise Multi-Family
LR21, LR31, LR1, LR2, LR3

Special development standards:
 10' upper level setback
 Max structure width of 250'
 Pedestrian connection

0 50 100 200 Feet
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Prepared Sept 2014 by DPD

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.
- The maximum length of a facade that is parallel to South Jackson Street or 23rd Avenue South is 250 feet. Setbacks or 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 sidewalk 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



The illustrative renderings of the concept design, at the intersection of 23rd Avenue, present the possible streetscape character of the core in the proposed up-zone 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

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:
 - » 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

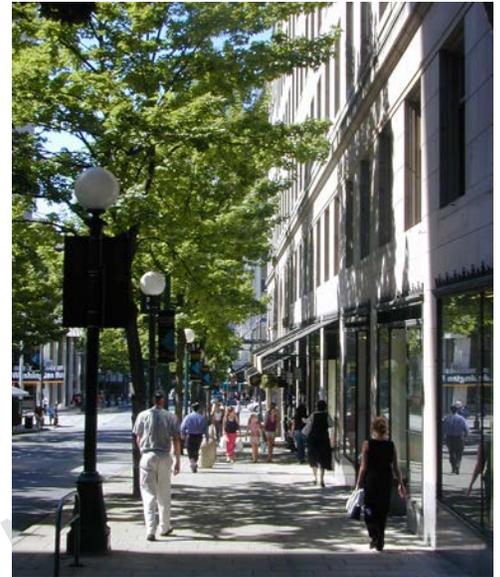
OPEN SPACE / COMMUNITY GATHERING PLACES

- 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 incentive provisions to all rezoning to provide affordable housing
- Encourage affordable housing units below 60% Area Median Income
- Encourage family size affordable housing units
- Require 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



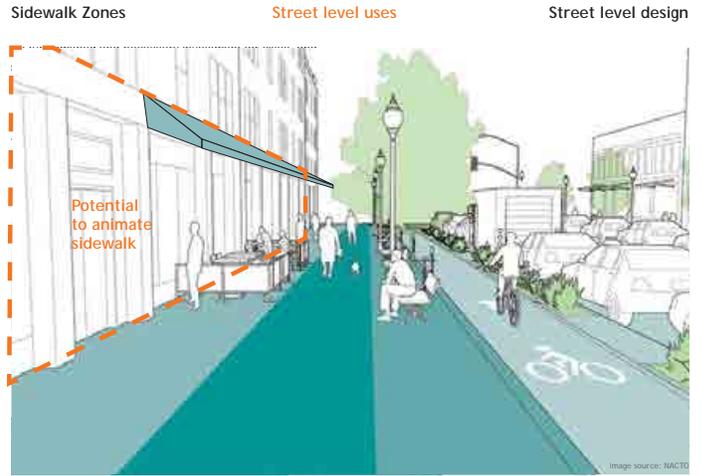
Starbucks at 23rd and Jackson: an existing great gathering place that revives “jazz scene” of the past

Street, Gateways and Public Space (for illustration only)

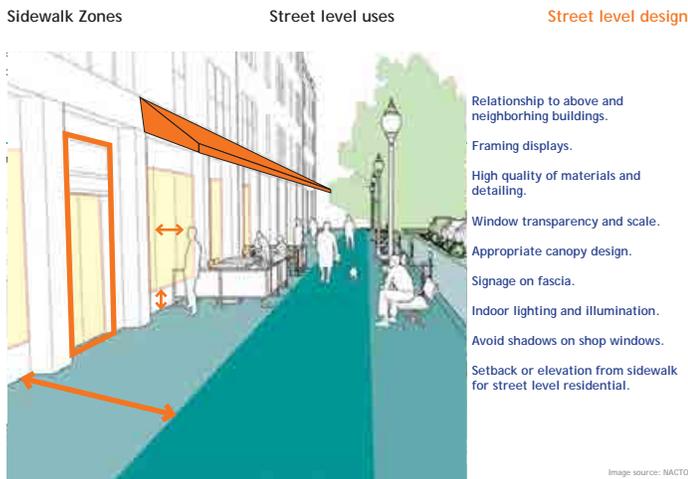
The Sidewalk as an Outdoor Room



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.

REZONE

Implement the zoning changes recommended in the section III “Recommendations to Support Community Vision” of this Urban Design Framework.

INCENTIVE ZONING

Incentive Provisions (Seattle Municipal Code Chapter 23.58A) was adopted by Council in December of 2008 in order to define the process and criteria for allowing extra floor area contingent on the provision of public benefits. Under this chapter, the City can require that additional floor area beyond current zoning be allowed contingent on the provision of certain public benefits by the developer. Zoning contingent on the provision of public benefits is notated on zoning maps by indicating a base Floor Area Ratio (FAR) in parentheses after the zoning designation. For example, the notation NC2-65 (3.0) indicates a zoning of NC2-65 with a base FAR of 3. All extra floor area above this base FAR requires the provision of public benefits per Chapter 23.58A.

This UDF recommends to amend Chapter 23.58A.014.B.8.a in Incentive Provisions to require that off-site affordable housing for development that uses bonus residential floor area has to be located within 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 creates affordable units for larger household sizes (such as families with children). Property owners can voluntarily choose to participate in the MFTE program.

The current rules allow a tax exemption for 12 years if 20% of the units are set aside for moderate-wage workers to rent or buy. Rental units are income restricted based on the average household median income (AMI). The 2014 income limits for rental units are 65% of the AMI for a studio (\$40,170 for one-person households, \$45,890 for four-person households) with a rent limit of \$1,004, 75% of the AMI for a one-bedroom (\$46,350 for one-person households, \$52,950 for four-person households) with a rent limit of \$1,323, and 85% of the AMI for a two-bedroom or larger (\$52,530 for one-person households, \$60,010 for four-person households) with a rent limit of \$1,687.

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'



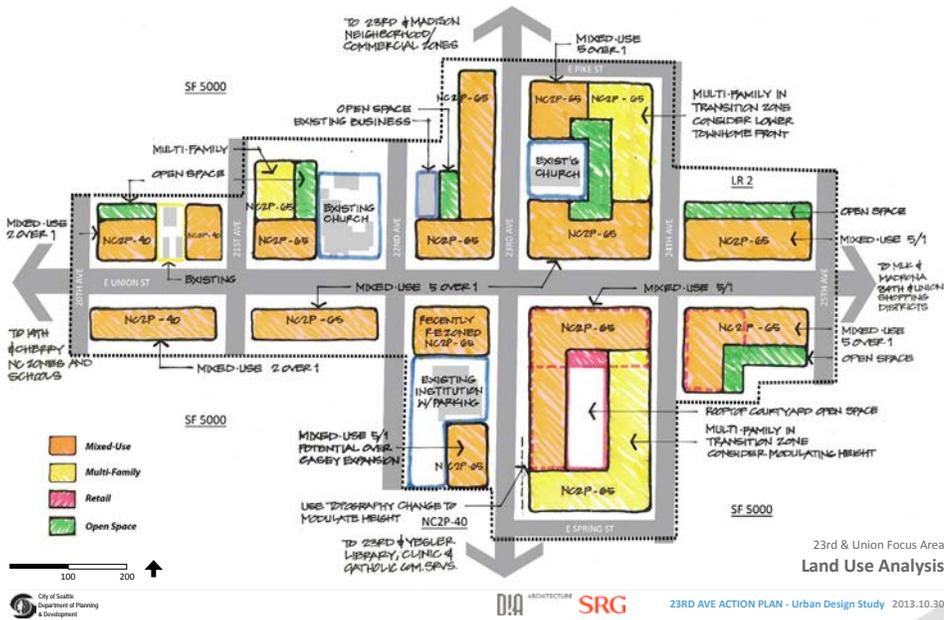
Mixed Use Building Example in Neighborhood Commercial 85'



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

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 22nd 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

INITIAL ZONING RECOMMENDATION

Will be refined along the UDF and rezone process



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:

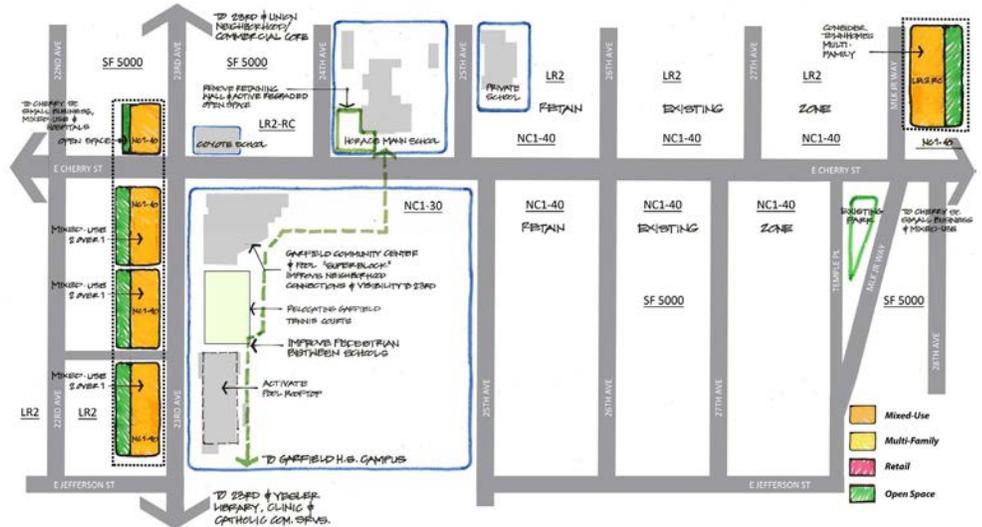
- A smaller scaled node with an abundance of community assets especially for youth
- Small scale commercial uses with a strong presence of Ethiopian restaurants along Cherry Street which provide shops and services as well as social gathering opportunities

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

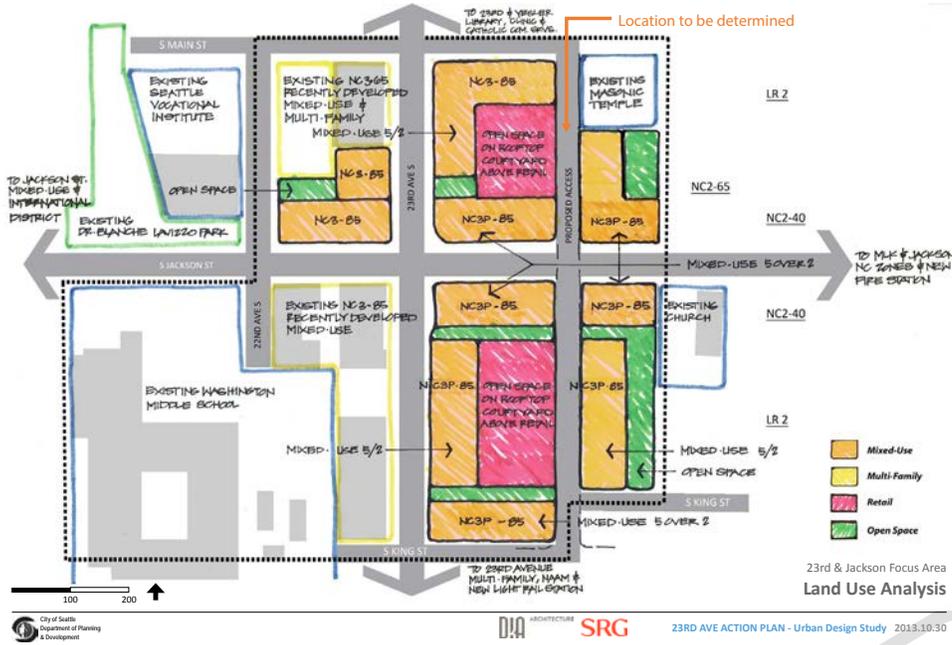
Respect the smaller scale neighborhood character and strengthen neighborhood identity with streetscape elements such as pedestrian lighting, street trees, sidewalk cafes, transparent storefronts, paving texture change at intersection, and public art, etc; connect community facilities and assets



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

INITIAL LAND USE ANALYSIS

Will be refined along the UDF and rezone process



Jackson Core

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
NC1 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
NC2 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
NC3 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
SF Single Family	Residential area primarily with detached houses. i.e., "single dwelling unit"	Detached houses on separate parcel. May also include "Accessory dwelling units"
LR2 Lowrise 2	Provides for a variety of multifamily housing types.	A mix of small scale multifamily housing such as townhouses, rowhouses and apartments

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

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



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Maru Mora Villalpando (Spanish)
Mary Williams (African American)
Wanda Saunders (African American)
Pam Carter (Seniors)
Erica Bush (Youth)

City of Seattle and King County Lead Departments

Department of Planning and Development
Seattle Department of Neighborhoods
Seattle Department of Transportation
Seattle Parks and Recreation
Office of Housing
Seattle Police Department



23rd AVENUE
Union-Cherry-Jackson
ACTION PLAN

