

# Northgate 5<sup>th</sup> Avenue Streetscape Design Project

## Pedestrian Friendly Building Types and Uses

Through the Visual Preference Survey, Interviews, and Questionnaires completed by members of the Northgate community, we heard a lot about the importance of building design and uses located along 5<sup>th</sup> Ave. NE. Many area residents and users stated that improvements to the public right-of-way along 5<sup>th</sup> Ave. NE were important, but only part of the solution to transforming 5<sup>th</sup> Ave. NE into a pedestrian-friendly street. People want destinations that give them a reason for being there and walking along the street. The information shown below describes types of development and uses that might occur along 5<sup>th</sup> Ave. NE. Each of these different types of uses can be developed so that they contribute to the experience of 5<sup>th</sup> Ave. NE as a place where people want to be. The development of siting and design considerations for new developments that reflect the community's preferences along the corridor will be an important step in defining the implementation strategy for improvements to 5<sup>th</sup> Avenue NE.

The images below reflect City staff's interpretation of thoughts conveyed at public meetings and workshops related to how buildings should be arranged and relate to the sidewalk to support an improved pedestrian environment. Your input on whether you think these images are pedestrian-friendly, and where along 5<sup>th</sup> Ave. NE these building types and uses seem to work best will help inform this process.



### A Civic Area

Public facilities and civic uses present an excellent opportunity to establish a people-generating, destination activity. The new library and community center should have a strong civic presence through design and building orientation that welcomes all. They may serve as catalysts for additional private development in the vicinity. Pedestrian-friendly street amenities and elements - including well-marked crosswalks - should extend across the adjacent streets to encourage pedestrian movement to and from these civic buildings.

### Mixed-Use

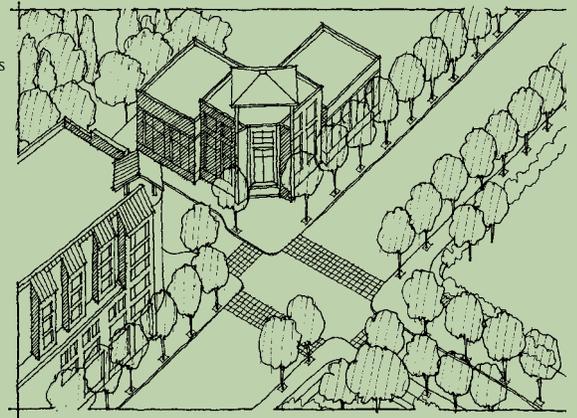
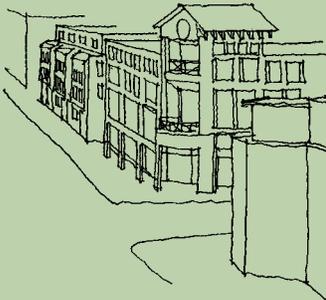
5<sup>th</sup> Avenue is primarily zoned Neighborhood Commercial (NC), which is Seattle's mixed-use zone. However within the 5<sup>th</sup> Avenue study area, the appropriate proportion of the amount of commercial and residential uses varies due to surrounding contexts. Therefore, commercial core and residential transition sub-areas have been identified:

#### A Commercial Core Area

In a commercial core area retail spaces that are both active and largely uninterrupted should abut the sidewalk for the length of each development project. The design of the corner of structures on street intersections deserves special attention, as these places should grab people's attention and 'announce the block'.

#### A Residential Area

Mixed-use projects in this area should achieve the balance between providing both neighborhood-serving commercial uses and transitions to neighboring residential areas at the ground level. To do this, projects should be encouraged to reduce the amount of ground level commercial space required by the zone, and instead place residential units - preferably with multiple street entrances - on the appropriate portion of the site.



### A Natural Features Area

Natural features, such as existing vegetation and topography, should be considered in the design of new development projects. Landscaping can help provide effective transitions to nearby natural features, and topography can be incorporated into drainage and detention systems.