Central Area Design Guidelines Process

1. First Community Meeting: Introductory Workshop
   - [late January]
   - Present background research and analysis to community
   - Introduce framework for neighborhood design guidelines
   - Discuss what current design goals the community has

2. Second Community Meeting: Walking Tour Workshop
   - [late February]
   - Present common themes from previous workshop
   - Participate in walking tours to identify character defining elements throughout the Central Area
   - Summarize findings to present to larger community

3. Third Community Meeting: Feedback on Draft Guidelines
   - [early May]
   - Report back findings to the community for feedback
   - Present draft design guidelines
   - Discuss areas needing improvements/changes

4. Final Community Meeting: Presentation of Final Guidelines
   - [September/October]
   - Objective: Incorporate community feedback into the draft document

5. Final Document Completed: CA Design Guidelines Adopted by City
   - [December]
   - Submit to city
   - Synthesize feedback
   - Synthesize feedback
Community Feedback (from Jan 28th meeting)

Community Feedback: Address issues of current African American culture
Include Africatown (improve outreach so that all people are a part of the conversation)
Plan with future densities in mind
Live/work — People should be able to afford living in building they work in
This is a series of neighborhoods (ensure DG’s are site specific)
Walkability is dependent on ground floor tenants
Look at Sharon Sutton’s work on African American design and other expert’s work to see what African American design might look like (send out a survey?)
Don’t use cultural references if it’s not available to African Americans
Address gentrification
Stoops are the life of the street
Reach out to Madison Valley groups
Neighborhood DG should acknowledge different characters and nodes within the CA
Divide CA DG into DG for each of its 3 urban villages (12th Ave, Madison, 23rd and Jackson/Union)
Play helps children express themselves and put thoughts into words
Tame the streetscape (ex: 12th Street Park)
Provide equitable economic development

Guidance & Important Considerations

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Character & Site Specific Locations

Character Defining Elements
- Small, micro retail shops along street with uninhibited access (ex: 23rd and Union)
- Small façade segments with each piece having its own character and “artistic” feel
- Cultural elements included in the facades
- Stoops, and other places to congregate
- Brick buildings (ex: Cherry between 23rd & MLK, Yesler and 20th, Northwest African American Museum)
- Jazz in Jackson area (Garfield, Washington Middle School, jazz clubs)
- Certain textures may characterize certain neighborhood nodes: 23rd/Union, 23rd/Jackson, 12th/Yesler
- Public engagement (ex: 12th and Jefferson building)
- Murals / Patterns on walls

Areas with Extra Potential
- Pratt Park/Pratt Fine Arts
- Langston Hughes Performing Arts Center
- Washington Hall
# Community Feedback (from Jan 28th meeting)

## 1. Context & Site: community notes

### History & Heritage
- African and African American presence (ex: create pockets of culture to represent African American culture in CA)
- Retention and respect for existing neighborhood character
- Honor all heritages from the CD’s past

### Zone Transitions
- At edge of more intense zones, ground related entrances, stoops, etc. should be provided
- Provide density at commercial cores (ex: 23rd and Jackson, and 23rd and Union)

### Connection to Nature
- Consider solar access
- Push buildings back from street so sunlight reaches pedestrian level
- Provide more green space, ex: vertical green walls (also gives acoustic buffer)

## 2. Public Life: community notes

### Livability for Families & Elderly
- Provide areas for children to play
- Provide opportunities to garden in multifamily
- Preserve alleys

### Streetscape Treatment
- Specific concern with how buildings meet the street and their entrances
- Encourage a quality pedestrian environment with pedestrian furniture

### Streetscape Treatment (continued)
- Avoid grade separations (Storefronts should step along with the grade (ex: 30’ max length))
- Promote transparency and "eyes on the street"
- Allow businesses to express themselves onto the sidewalk (ex: cafés, produce markets)
- Encourage shared public walkways to multiple building/campus (network of walkways)
- Encourage cluster of local businesses together
- No solid walls/fences connecting to the sidewalk (encourage landscaped buffers instead)

### Gathering & Social Spaces
- Provide open spaces at ground level for gathering (not all open spaces need to be vegetated)
- Provide opportunities for neighbors to connect and walk/talk together on the sidewalk
- Discourage rooftop/private gated open spaces
- Enhance gathering points so that the scale of the art in public spaces is commensurate with scale of new development
- Provide amenities appropriate to the community (ex: bike racks not as necessary)
- Provide shared P-patches

## 3. Design Concept: community notes

### Layout & Massing
- Encourage courtyard housing/bungalow court with landscaping instead of fences
- Smaller, more broken up and varied building forms (discourage monoliths)
- Suggest second floor setbacks in NC zones and above
- Suggest further setbacks from the street (for wider sidewalks and plaza spaces)

### Building Details
- Provide operable windows
- Pay attention to scale
- Human scale engagement in build process – ex: brick
- Provide guidance for signage

### Materiality
- More use of color
- Encourage variation in building materials with emphasis on high quality materials

## Outside of Scope: to be championed by other community groups

- Microhousing
- Provide access to parks, schools, affordable housing, and 2 – 3 bedroom living for families
- Require parking even in high transit areas to make it easier for people to get to the CD
- Shopping (shops) should be relevant to the community
- Provide services/housing for middle low class
- Provide opportunities for cultural services within neighborhood for residents and outsiders
- Promote African American ownership (community land trust as vehicle)
- Provide pedestrian crossings
- Uncles Ike/inequitable treatment of people selling pot

- Opportunity to satisfy needs without traveling out of neighborhood
- Provide shared P-patches
- Small commercial spaces for small businesses
- Stop HALA blanket upzones in certain areas to protect parts of the CD we want to preserve (zoning concerns at nodes)
- Require signage review
- Provide incentives for smaller community-based businesses (over big box)