

CITY OF SEATTLE

RESOLUTION 32035

A RESOLUTION recognizing the efforts of the Crown Hill community to prepare an action plan for their community; and identifying strategies and actions to implement the Crown Hill Urban Village Action Plan.

WHEREAS, Crown Hill was designated as an Urban Village by the City Council when it adopted Seattle's Comprehensive Plan in 1994; and

WHEREAS, in 1998, the community completed the Crown Hill/Ballard Neighborhood Plan, and through Ordinance 119111 the City adopted the Crown Hill/Ballard Neighborhood Plan goals and policies; and

WHEREAS, in 2018, the Office of Planning and Community Development (OPCD) completed a Community Planning Practice & Prioritization Report, identifying Crown Hill as a top priority planning area; and

WHEREAS, in 2018, OPCD decided to undertake a community planning process in the Crown Hill Urban Village; and

WHEREAS, in 2019, the City Council adopted citywide Mandatory Housing Affordability and related Comprehensive Plan changes to implement affordable housing requirements in 27 urban villages, which expanded the Crown Hill Urban Village boundary and added additional development capacity; and

WHEREAS, from 2018 to 2019, OPCD, in partnership with the Department of Neighborhoods and Seattle Department of Transportation, conducted public outreach in the Crown Hill Urban Village; and

1 WHEREAS, over 300 residents, business owners, property owners, and stakeholders engaged in
2 four public workshops and four online surveys to create the Crown Hill Urban Village
3 Action Plan (“Action Plan”); and

4 WHEREAS, this engagement process resulted in an Action Plan with three priorities: a distinct
5 neighborhood with great destinations and a vibrant public realm; streets that encourage
6 walking and make it easy to get around; and connected, engaged, and thriving
7 communities; and

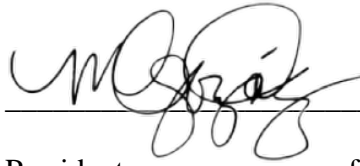
8 WHEREAS, the Action Plan seeks to coordinate existing and future public and private
9 investments and support community-led efforts in the Crown Hill Urban Village to
10 support the community’s vision, and provides urban design recommendations as
11 articulated by the community to address community concerns and shape future
12 development; and

13 WHEREAS, the Crown Hill Village Association is working in the Crown Hill Urban Village
14 area on continued engagement with the broader community and on implementing the
15 actions in the Action Plan; NOW, THEREFORE,

16 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE THAT:**

17 Section 1. **Crown Hill Urban Village Action Plan.** The City of Seattle (“City”)
18 recognizes the effort of the community members who participated in the creation of the Crown
19 Hill Urban Village Action Plan, as shown in Attachment A to this resolution, as well as their
20 deep commitment to the Crown Hill Urban Village community, and their collaborative work to
21 bring about a shared vision for the Crown Hill Urban Village.

1 Adopted by the City Council the 13th day of December, 2021,
2 and signed by me in open session in authentication of its adoption this 13th day of
3 December, 2021.

4 

5 President _____ of the City Council

6 Filed by me this 13th day of December, 2021.

7 

8 Monica Martinez Simmons, City Clerk

9 (Seal)

10 Attachments:
11 Attachment A - Crown Hill Urban Village Action Plan



December 2021



Contents

Abbreviations

ARTS	Office of Arts & Culture
CHUV	Crown Hill Urban Village
City	City of Seattle
Council	City Council
GSI	Green Stormwater Infrastructure
MO	Office of the Mayor
NCA	Office of Arts and Culture's Neighborhood and Community Arts Program
NMF	Neighborhood Matching Fund
NSF	Neighborhood Street Fund
OED	Office of Economic Development
OH	Office of Housing
OPCD	Office of Planning & Community Development
SCL	Seattle City Light
SDCI	Seattle Department of Construc- tion and Inspections
SDOT	Seattle Department of Transpor- tation
SPD	Seattle Police Department
SPR	Seattle Parks and Recreation
SPU	Seattle Public Utilities
YVYC	Your Voice, Your Choice Program

Land Acknowledgment	3
Executive Summary	4
Introduction	6
Crown Hill Urban Village Map	9
Crown Hill Action Plan	12
Community Priority A	14
Community Priority B	20
Community Priority C	25
Summary of Strategies & Actions	30

Appendix A: Community Workshop Boards & Notes

Appendix B: Online Surveys & Results

Appendices available at www.seattle.gov/opcd/ongoing-initiatives/crown-hill-urban-village

This Action Plan was inspired by Mayor Jenny A. Durkan's direction for the City to collaborate with residents on the future of their neighborhoods and respond to their priorities to support affordable and livable communities.

LAND ACKNOWLEDGMENT

The Crown Hill Urban Village Action Plan sets out a vision for guiding growth towards a welcoming and sustainable neighborhood for both current and future generations.

As we look to the future, we actively recognize that we are on the unceded ancestral and current territories of the Coast Salish people who have lived on and stewarded these lands since time immemorial.

We commit to uplifting and honoring the voices, experiences, and knowledge of the Indigenous people of this land, and strive to work together as we create a more equitable future.

sisaltəb
Calmed Down a Little

liqtəb
Red Paint

dxʷləš
Translation unknown

sluʔwit
Little Canoe Channel

waqʷaqab
Croaking

čaxʷadqʷuʔ
Thrashed Water

gʷaxʷap
Outlet

čalqʷadiʔ
Blackcaps on the Sides

kʷaatəb
Dropped Down

bətətdaq
Spirit Canoe Payer

šilšul
Tucked Away Inside

xʷiwálqʷ
Lots of Water

xʷəlč
Salt Water

paqácalču
Brush Spread on the Water

Adapted from the Waterlines project by the Burke Museum, this map shows the pre-colonial landscape of Seattle before shorelines were extended, lagoons filled, and rivers rerouted. The place names in Southern Lushootseed identify locations of known Indigenous settlements and significant places listed in *Native Seattle* by Coll Thrush, 2007.

Executive Summary

The Crown Hill Urban Village Action Plan identifies current priorities and specific steps the community, organizations, and agencies can take to achieve the vision articulated by Crown Hill community members. It is a City-community shared vision to promote collaboration and guide the City's investments in the Crown Hill Urban Village. The *Action Plan* reflects the feedback received from more than 300 community members that live, work, play, or use services in or near Crown Hill.

Planning Context

The Crown Hill Urban Village (CHUV) is located in northwest Seattle, centered around the intersection of NW 85th Street and the 15th Ave/Holman Road NW corridors. It is home to more than 2,500 residents, as well as many businesses, services, and facilities that serve and bring people from the surrounding neighborhoods. The area currently contains numerous sites with low-intensity uses, including parking lots and single-story commercial buildings. Recent rezones that implemented Mandatory Housing Affordability policies have increased the available capacity for more housing and jobs. Paired with the availability of frequent bus service that connects the area to downtown and surrounding neighborhoods, the Crown Hill Urban Village is likely to see incremental growth over the coming decades.

Purpose of the Plan

This plan articulates the community's goals, visions, and priorities for guiding growth to achieve a connected, thriving and livable neighborhood for current and future generations. With this Plan as a roadmap, the City, residents, developers, and business owners can work together to realize a shared vision for the Crown Hill Urban Village.

The key objective of the Crown Hill Urban Village Action Plan is to identify opportunities for coordinated and collaborative investment in future projects. The plan also documents community aspirations and urban design ideas to inspire community to seek funding and work with their neighbors to contribute to improving and shaping their neighborhood.

Planning Process & Community Engagement

City staff from OPCD, SDOT, SPU and DON began working with the Crown Hill Urban Village community in the fall of 2018 on a community action plan. This effort built on the work of community members in Crown Hill who organized in 2016 to participate in shaping MHA policies to ensure positive outcomes for their community.

Through community workshops, online interviews, focus groups, in-person interviews, tabling at events, and door-to-door canvassing, City staff connected with around 300 community members who live, work, play, and use services in the CHUV. We connected with renters, homeowners, property managers, business owners, people who drive, people who depend on transit, the elderly, youth, and non-profits. Throughout the process, Crown Hill neighbors voiced creative ideas, worked together to find solutions, and provided feedback based on lived experience and local knowledge.

The Action Plan was put on hold as the COVID-19 pandemic shifted priorities within community and the city. While many of the strategies and actions included in the Action Plan pre-date the pandemic, the underlying challenges and community aspirations are even more critical to address now to ensure that we create more opportunity for everyone to thrive.

The Crown Hill Urban Village Action Plan

The Action Plan is organized around three Community Priorities that are foundational to a shared vision for the Crown Hill Urban Village. For each Community Priority, there are strategies followed by specific actions that can help the community achieve desired outcomes. The Plan also includes urban design recommendations based on community input to inspire a vision for the character and quality of the future improvements.

COMMUNITY PRIORITY A

A distinct neighborhood with great destinations and a vibrant public realm

- STRATEGY 1** Grow a walkable neighborhood center at NW 90th Street and NW Mary Ave.
- STRATEGY 2** Create and enhance places that foster a cohesive neighborhood identity.
- STRATEGY 3** Encourage inviting open spaces and community places for social interaction and public life.

COMMUNITY PRIORITY B

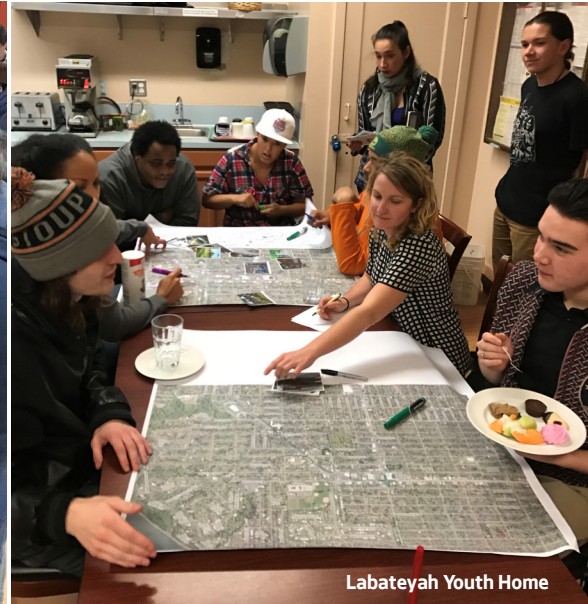
Streets that encourage walking and make it easy to get around

- STRATEGY 4** Design and implement projects that enhance pedestrian comfort and connectivity.
- STRATEGY 5** Create a more engaging and comfortable walking experience along arterial roads.
- STRATEGY 6** Improve the user experience at transit stops and plan for multi-modal hubs.

COMMUNITY PRIORITY B

Connected, engaged, and thriving communities

- STRATEGY 7** Encourage small and local business development opportunities.
- STRATEGY 8** Increase the tree canopy and green infrastructure.
- STRATEGY 9** Provide opportunities for multi-cultural sharing, education, understanding, and celebration.
- STRATEGY 10** Leverage growth to create an inclusive and family-friendly neighborhood.
- STRATEGY 11** Integrate art into the public realm.
- STRATEGY 12** Build community capacity for civic engagement and collective work.



The Crown Hill Urban Village Action Plan identifies current priorities and specific steps the community, organizations, and agencies can take to achieve the vision articulated by Crown Hill community members. It is a City-community shared vision to promote collaboration and guide investments in the Crown Hill Urban Village. The *Action Plan* reflects the feedback received from more than 300 community members that live, work, play, or use services in or near Crown Hill.

Planning Context

The Crown Hill Urban Village (CHUV) is located in northwest Seattle, geographically centered around the intersection of NW 85th Street and the 15th Ave/Holman Road NW corridors, that also create physical barriers within the neighborhood. It is home to over 2,500 residents, as well as many businesses, services, and facilities that serve and bring people from the surrounding neighborhoods. The area currently contains numerous low intensity uses, including parking lots and single-story commercial buildings. Recent rezones that implemented Mandatory Housing Affordability policies have increased the available capacity for more housing and jobs. Paired with the availability of frequent bus service that connects the area to downtown and surrounding neighborhoods, the Crown Hill Urban Village is likely to see incremental growth over the coming decades.

Purpose of the Plan

As Crown Hill continues to grow, it has the opportunity to become a complete, sustainable, distinct, and welcoming neighborhood without losing what makes it special today. This plan outlines the community's priorities, strategies, and actions for guiding growth to achieve the best version of Crown Hill and the city as a whole for current and future generations.

This Action Plan will help the City, developers and neighborhood residents to work together to bring about a shared vision for the Crown Hill Urban Village. The Action Plan identifies opportunities for coordinated and collaborative investment in future projects. The Plan is a roadmap for how the city and Crown Hill community can collaborate on a suite of both community-led and City-led strategies that address community priorities. The plan also identifies community aspirations in order to inspire people to seek grants and work with their neighbors to improve and shape their neighborhood.

Planning Process & Community Engagement

In March of 2019, Seattle's City Council adopted citywide Mandatory Housing Affordability legislation, implementing affordable housing requirements in urban villages across Seattle. As part of this legislation, zoning was changed in urban villages to allow larger development and more housing, including in the CHUV. The increased development potential, coupled with frequent transit service, necessitated a focused planning process to guide investments in livability in the Crown Hill Urban Village.

City staff from OPCD, SDOT, DON, and SPU began working with the Crown Hill Urban Village community in the fall of 2018 on a community action plan. This effort built on the work of community members in Crown Hill who organized in 2016 to participate in shaping MHA policies to ensure positive outcomes for their community.

Through community workshops, online interviews, focus groups, in-person interviews, tabling at events, and door-to-door canvassing, City staff connected with around 300 community members who live, work, play, and use services in the CHUV. We connected with renters, homeowners, property managers, business owners, people who drive, people who depend on transit, the elderly, youth, and non-profits. Throughout the process, Crown Hill neighbors voiced creative ideas, worked together to find solutions, and provided valuable feedback and ideas.

ENGAGEMENT PRIORITIES

- Support community capacity for engagement and continued implementation of the Action Plan
- Provide multiple and varied opportunities for engagement
- Maintain a feedback loop and transparency
- Engage traditionally underrepresented communities

ENGAGEMENT TOOLS

- Community Workshops
- Online & in-person surveys
- Direct outreach
- Door-knocking
- Tabling at events
- Emailing
- Project website
- Phone and in-person interviews
- Attend community organized meetings and connect with community organizations

PROJECT PHASES



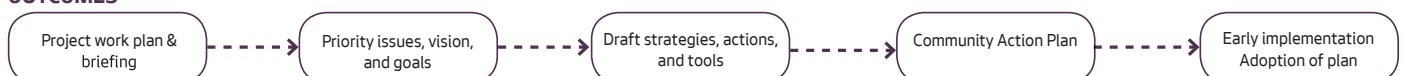
ENGAGEMENT FOCUS



ONGOING ENGAGEMENT



OUTCOMES



WHAT YOU TOLD US

Today, Crown Hill is....

"Too many large parking lots and dead zones."

"Full of potential, but we're not there yet."

"A pass-through, congested."

"Dangerous for pedestrians."

"A quiet neighborhood full of gardens and cute houses."

"Losing small businesses which give our area character."

In the future, Crown Hill should be/have:

"A destination instead of just a pass through."

"New businesses and reasons to stay in Crown Hill."

"Crown Hill should welcome lots of different cultures and families."

"More Indigenous art!"

"Places to socialize, more retail, a better sense of community."

"Walkable and safe."

"Less parking, more green space and trees."

"Greener, slower, more people-oriented."

"A family neighborhood."

KEY POINTS

What you need to know about this plan:

1

It is a roadmap for next steps

This plan is a jumping off point for future work. Some items are specific projects and could be included on City work plans. Other items outline opportunities for future collaboration and inform future and pipeline projects as they are designed and implemented.

2

It focuses on short-term priorities

This plan identifies strategies that address a limited number of priority concerns and opportunities to shape growth in the neighborhood over the next 10 years. Crown Hill community members had lots of great ideas, and some concerns were outside of the scope of the planning effort; these have been documented in the Plan.

3

Implementation will require community action and collaboration

Some of the strategies in the plan would be City-led; however, most of the ideas in the plan will require the Crown Hill community to initiate projects, seek grants from existing programs, and encourage neighbors, property owners, and business owners to be active participants in improving and shaping their neighborhood.

4

Growth & change are incremental

Growth, new development, and infrastructure improvements don't happen overnight. It is important to consider not just how Crown Hill exists today, but what it might look like and who might live, work, or play there for years to come.

The improvements envisioned in this plan will take time and community involvement to fund and implement over the coming years.

5

Advance citywide goals

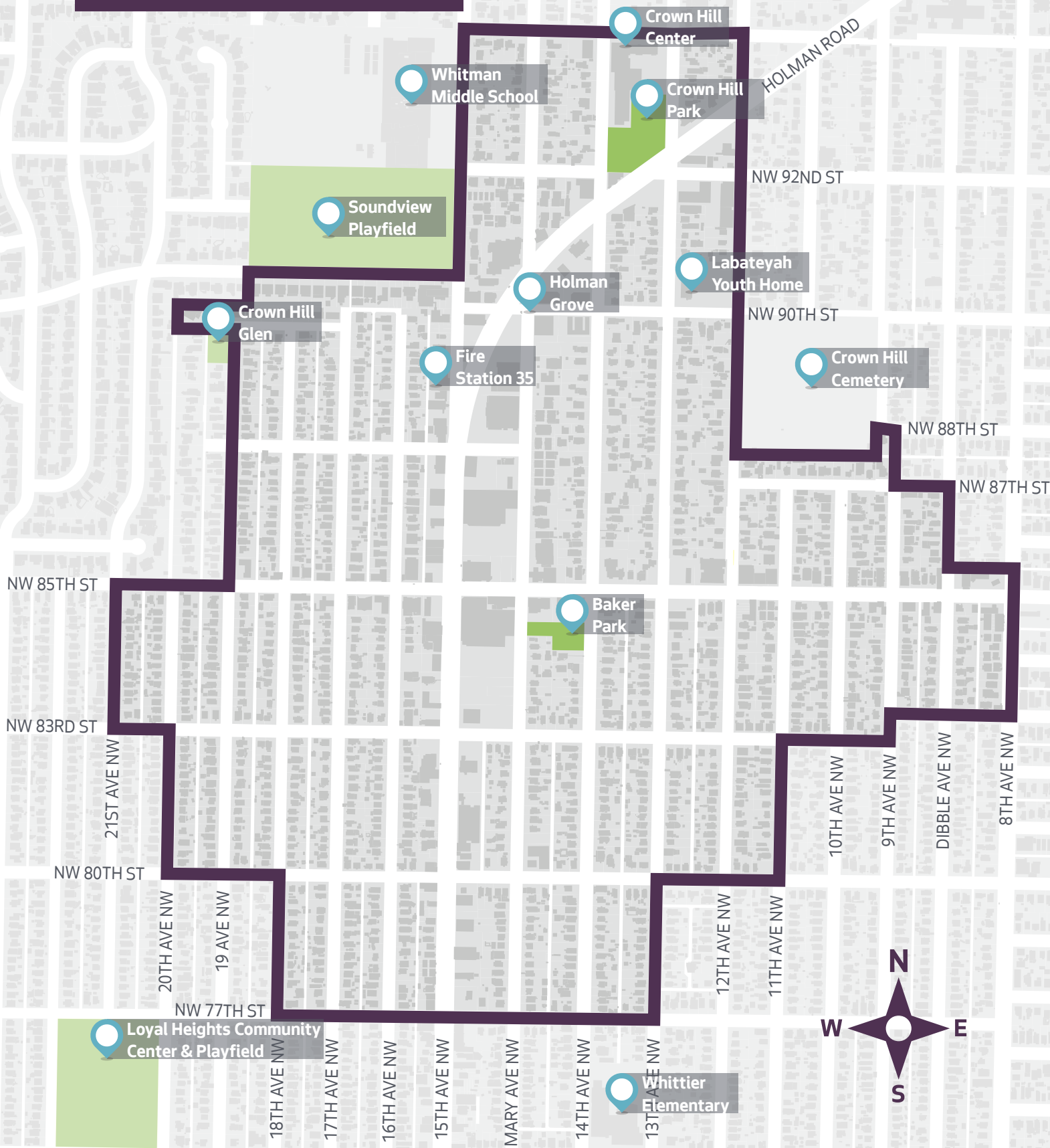
The Crown Hill Urban Village Community Action Plan strikes a balance between what is important to the Crown Hill community with citywide goals that help make Seattle a more livable, equitable, and sustainable city for everyone.

6

Integrate racial equity into every project

There are opportunities to address racial equity through the strategies and actions in the plan. As the City and community work on projects, racial equity should be integrated at every stage, from outreach to the details and design of projects. The City and community should commit to empowering a broad range of community members to shape their neighborhood, and work to center underrepresented voices and stories in the community.

CROWN HILL URBAN VILLAGE



0 250 500 1000 1500 Feet

W AC LA T

PLANS THAT GUIDE GROWTH & INVESTMENTS

Many plans work together to guide infrastructure investments in neighborhoods across Seattle, including in Crown Hill.

Seattle's Comprehensive Plan

Seattle's Comprehensive Plan is a 20 year vision for how the city grows. The urban village strategy guides most future job and housing growth to areas with existing or planned assets, including transit, local retail, parks, schools, and other services and amenities.

Neighborhood Plans

The Crown Hill/Ballard Neighborhood Plan was adopted in 1998. Many of the ideas in the neighborhood plan remain relevant today. This Action Plan builds on these ideas, and provides a detailed plan that focuses on Crown Hill.

Transit Master Plan

The TMP identifies capital investment priorities needed to establish a network of top quality, frequent transit services that meets the travel needs of most Seattle residents and workers.

Freight Master Plan

The FMP outlines the critical role that freight movement has on meeting the City's goals for social equity, economic productivity, sustainability, and livable neighborhoods.

Pedestrian Master Plan

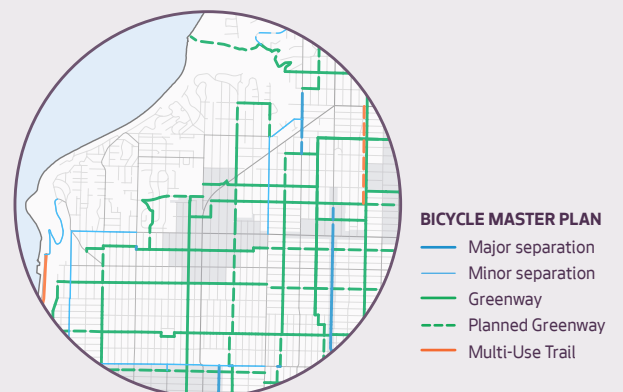
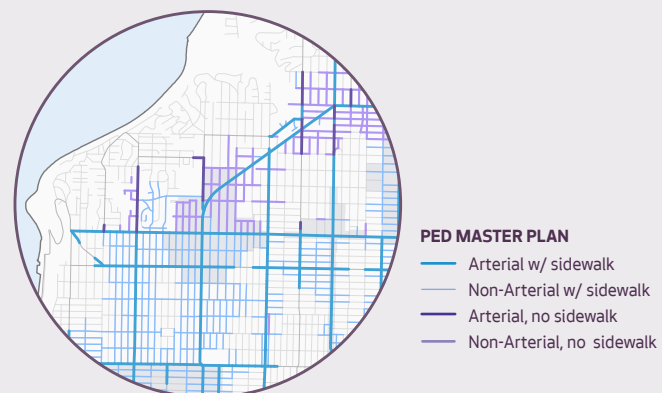
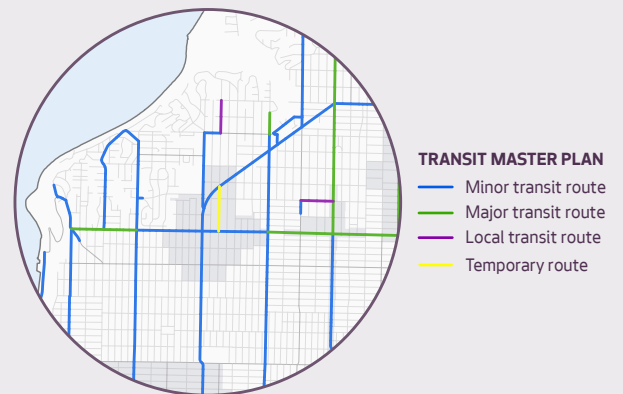
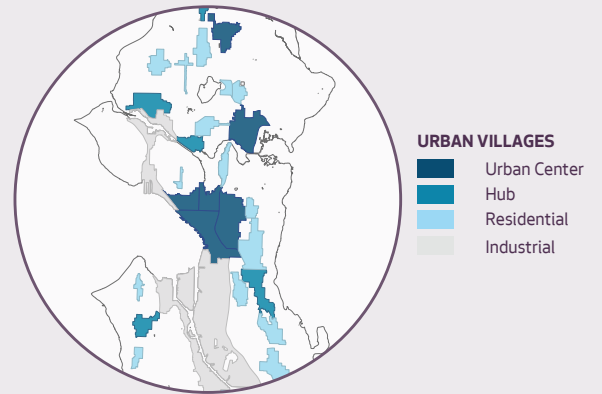
The PMP defines a Priority Implementation Network, or PIN, to identify the locations most in need of pedestrian improvements. The PMP establishes a framework for prioritizing projects with limited funding available each year to install sidewalks and crossings.

Bicycle Master Plan

The BMP identifies existing and potential routes for implementing bicycle infrastructure to deliver a robust connected citywide bike network.

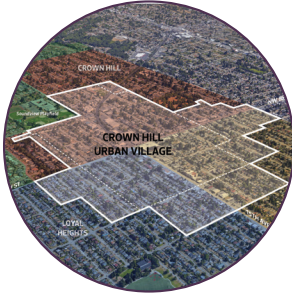
Shape Our Water

Shape Our Water is Seattle Public Utilities' 50-year plan to guide drainage and wastewater investments for climate resilience and community benefits. The plan will include strategies for mitigating growth impacts and displacement, reducing flood risks, and keeping natural waterways clean



NEIGHBORHOOD CONTEXT

There are a number of opportunities to improve livability through growth and investments



Emerging identity

The Crown Hill Urban Village is made up of several neighborhoods. Some feel that the urban village is currently disjointed. Community members are working together to initiate community-driven placemaking projects to develop a stronger place identity in the CHUV. New development can build on these efforts and continue to implement place-making and place-enhancing strategies.



Incomplete pedestrian network

Busy arterial roads and residential streets that lack traffic calming or formal pedestrian infrastructure discourage people from walking. Long blocks, limited crosswalks, and large surface parking lots present a challenge to creating an inviting, walkable pedestrian-friendly environment.



Unbalanced street network

15th and 85th are critical arterial roads that bring transit and freight through and to the CHUV. While these routes make the CHUV accessible, they also create a barrier for pedestrians.

There are many users—peds, bikes, cars, buses, commercial vehicles—competing for a limited space in the right-of-way.

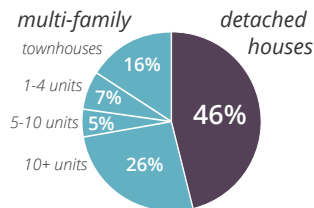


Need for more destinations

In recent years, some small and local businesses that serve everyday needs have closed or relocated. As the CHUV grows, there will be more residents to support a walkable local business district with a vibrant public realm. Community members are interested in growing a commercial and social “heart” of the neighborhood as a central destination.

Percent of total units by building type

King County Assessors Data 9/2021



Limited range of housing options

Much of the housing in the CHUV is either in larger apartment buildings or in increasingly unaffordable detached houses. Zoning changes implemented as part of MHA have allowed for a greater diversity of housing types and sizes, and more townhouses and smaller-footprint single-unit dwellings are being built. However, because there are few vacant lots, new housing will be in the form of infill, such as a second unit in a backyard, or redevelopment.



Drainage Infrastructure

Not all blocks in the CHUV have adequate drainage infrastructure. Redevelopment and new investments by SPU will upgrade the system over time to reduce these risks. Some investments, like green stormwater infrastructure, could help support pedestrian improvements and the community's desire for more green space.



Existing community assets

The Crown Hill Urban Village and surrounding area has many existing assets—including parks, mature trees, schools, greenways, community groups, P-Patches, community gardens, and frequent transit—that can be the foundation for growing a pedestrian friendly urban village where transit and everyday needs are within walking and biking distance.



Opportunities to coordinate Investments

Coordinating investments in pedestrian infrastructure, transit improvements, redevelopment, and drainage is an opportunity to achieve multiple benefits. For instance, green stormwater infrastructure can be implemented at the same time as cost-effective walkways, improving both pedestrian safety and drainage capacity.



CROWN HILL UV ACTION PLAN

The Action Plan is organized around three Community Priorities that are foundational to a shared vision for the Crown Hill Urban Village. For each Community Priority, there are strategies followed by specific actions that can help the community achieve desired outcomes. The Plan also includes urban design recommendations based on community input to inspire a vision for the character and quality of future improvements.

Actions marked with a dot ●●● were identified as priorities by a community survey in December 2021.

COMMUNITY PRIORITY A

A distinct neighborhood with great destinations and a vibrant public realm

- STRATEGY 1** ●●● Grow a walkable neighborhood center at NW 90th Street and NW Mary Ave.
- STRATEGY 2** ●●● Create and enhance places that foster a cohesive neighborhood identity.
- STRATEGY 3** ●●● Encourage inviting open spaces and community places for social interaction and public life.

COMMUNITY PRIORITY B

Streets that encourage walking and make it easy to get around

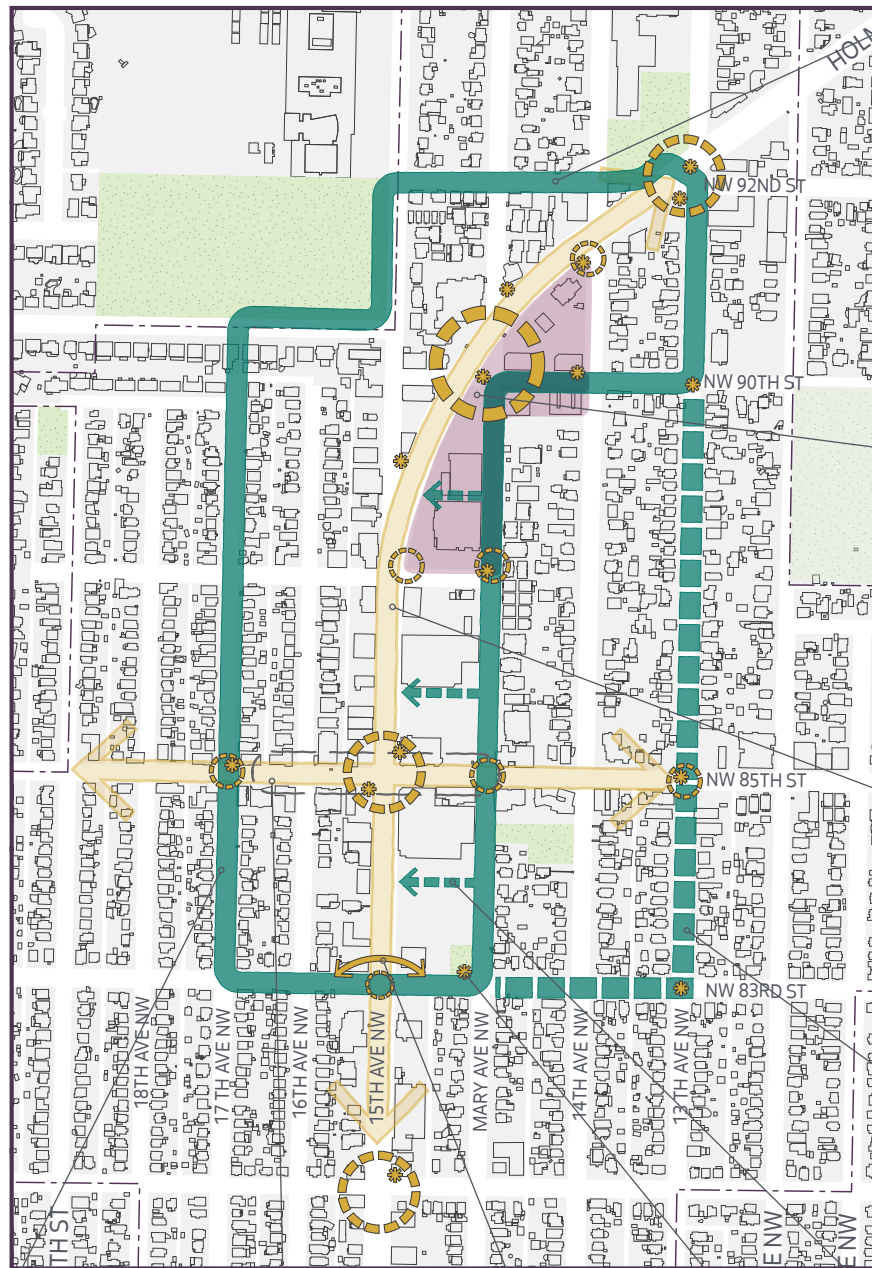
- STRATEGY 4** ●●● Design and implement pedestrian comfort and connectivity projects.
- STRATEGY 5** ●●● Create a more engaging and comfortable walking experience along and across arterial roads.
- STRATEGY 6** ●●● Improve the user experience at transit stops and plan for future transit enhancements.

COMMUNITY PRIORITY C

Connected, engaged, and thriving communities

- STRATEGY 7** ●●● Encourage small and local business development opportunities.
- STRATEGY 8** ●●● Increase the tree canopy and green infrastructure.
- STRATEGY 9** ●●● Provide opportunities for multi-cultural sharing, education, understanding, and celebration.
- STRATEGY 10** ●●● Leverage growth to create an inclusive and family-friendly neighborhood.
- STRATEGY 11** ●●● Integrate art into the public realm.
- STRATEGY 12** ●●● Build community capacity for civic engagement and collective work.

KEY MOVES IN THE PLAN



Reduce flooding on 17th Ave NW Greenway

SPU is evaluating options to reduce the frequency of flooding at this intersection, through a mix of improvements to 17th as well as managing stormwater upstream.

Spot improvements on NW 85th St.

Implement spot improvement projects on NW 85th St. to increase safety and enhance transit and traffic flows. (See page 24)

Pedestrian crossing at NW 83rd St.

A new pedestrian crossing is planned at NW 83rd St at 15th Ave NW, which is an integral piece of the Greenway on NW 83rd St.

The Crown Hill Loop

Community members and City staff have been building on the idea of a Loop that links existing and future connections to neighborhood assets.

Gateways & Placemaking Corners

Enhance gateways and important corners with distinct architecture and public realm features such as open spaces, art, landscaping, and transit enhancements.

Holman Grove & Business District

Crown Hill neighbors painted a street mural on NW 90th, planted a community garden, and installed colorful planters and a curb bulb at NW 90th St & Mary Ave NW.

Future new development should be designed to foster a compact, walkable, and pedestrian-oriented neighborhood business district.

Improve the pedestrian experience on arterial roads

Enhance the pedestrian experience along Holman and 85th with pedestrian-oriented development and an enhanced public realm with art, open spaces, wide sidewalks, and landscaping buffers.

Walkable residential streets

Design and implement cost-effective walkways, traffic calming devices, and/or slow street designs that make residential streets comfortable for pedestrians & bikes.

Through-block Pedestrian Connections

As new development occurs, create pedestrian routes through long blocks to increase connectivity and walkability.

Enhancing the public realm with art & activation

Seek opportunities to collaborate with property owners and neighbors to implement small projects that enhance and activate the public realm with art, wayfinding, signs, landscaping, and events.



COMMUNITY PRIORITY A

A distinct neighborhood with great destinations & a vibrant public realm

Community members in the Crown Hill Urban Village are working to create and enhance iconic neighborhood destinations that are inviting, celebrate local people and cultures, and support a vibrant public life. The community envisions a central pedestrian-oriented neighborhood center with destinations for people to gather, shop, and socialize. Community members are eager to continue building on existing assets, such as the pedestrian bridge, Crown Hill Center, and other existing landmarks to further foster a cohesive identity for the Crown Hill Urban Village that can bring together the multiple neighborhoods that are within the CHUV as one community.

"More places to congregate, more retail options, more arts and culture, and a better sense of community."

"You should be able to stop and engage with people and the environment instead of always moving."

"Potential to create a walkable community by putting in thoughtful streetscape with set backs for new construction."

"A place for small vendors or food trucks."

STRATEGIES

- STRATEGY 1** Grow a walkable neighborhood center at NW 90th Street and NW Mary Ave.
- STRATEGY 2** Create and enhance places that foster a cohesive neighborhood identity.
- STRATEGY 3** Create inviting open spaces and places for social interaction and public life.

EARLY SUCCESSES

- Holman Grove Street Festivals, Street Painting, & Garden:** The Crown Hill Village Association worked with UW faculty and private partners to obtain funding from the Bullit Foundation and Neighborhood Matching Grants to activate underutilized spaces and help create a new "heart of activity" for the community. The group hosted three street festivals on NW 90th Street during the summer 2019. These events featured local musicians, food trucks, the Crown Hill Makers Market, and street painting. Recently, the group coordinated the installation of a community garden, colorful planters, and a painted curb bulb at the intersection of NW 90th & Mary Ave to create a community space called "Holman Grove".
- Principal Pedestrian Street Designation:** Based on community desire to create a small-scaled commercial node off of 15th/Holman Road, community members in the Crown Hill worked with Councilmember O'Brien's office to designate two blocks of Mary Ave and 90th as "Pedestrian zones", which would require commercial uses at grade, along with development standards that encourage pedestrian-oriented building design.
- Small Spaces for Small Business:** Provisions included in the MHA legislation support small businesses by requiring small commercial spaces in new development and encouraging the design of live-work units to be more suitable for business uses.

Grow a walkable mixed-use neighborhood center at NW 90th Street and NW Mary Ave.

ACTION	NEXT STEPS		
Use interim interventions and art installations to activate NW 90th Street & Mary Ave NW to create a community gathering space	<p>COMMUNITY</p> <ul style="list-style-type: none"> Continue to coordinate and implement new plantings & ROW interventions Plan and coordinate future community events <p>CITY STAFF</p> <ul style="list-style-type: none"> Support community-led initiatives for permitting and funding events and art installations Connect community to existing City programs and permitting options <p>POTENTIAL PROGRAMS OR FUNDING</p> <p>NMF, SDOT's Neighborhood & Community Permits (Block Parties & Play Streets, Street Murals, etc.)</p> <p>DEPTS</p> <p>OPCD, SDOT, DON</p>		
Designate NW 90th and/or NW Mary Ave as a Festival Street	<p>COMMUNITY</p> <ul style="list-style-type: none"> Initiate the Festival Street designation process with SDOT for NW 90th St or NW Mary Ave <p>CITY STAFF</p> <ul style="list-style-type: none"> Support community-led work Develop design guidance and/or development standards for future redevelopment on NW 90th Street to support a Festival Street function <p>POTENTIAL PROGRAMS OR FUNDING</p> <p>NMF; Festival Streets</p> <p>DEPTS</p> <p>OPCD, SDOT</p>		
Integrate the concept of Holman Grove into the design of redevelopment and public spaces at Mary Ave & 90th	<p>COMMUNITY</p> <ul style="list-style-type: none"> Support development of design standards/guidelines that encourage design features to enhance "Holman Grove" Advocate during Design Review for project design that reinforces the identity of Holman Grove <p>CITY STAFF</p> <ul style="list-style-type: none"> Incorporate design ideas for Holman Grove into Design Guidelines and/or Development Standards <p>POTENTIAL PROGRAMS OR FUNDING</p> <p>Existing staff</p> <p>DEPTS</p> <p>OPCD</p>		
Create a vibrant pedestrian environment on NW Mary Ave with commercial uses and community gathering spaces	<p>COMMUNITY</p> <ul style="list-style-type: none"> Advocate for design and right-of-way allocation or design deviations that provide flexible space for pedestrians Advocate during Design Review for project design that reinforces community priorities, including setbacks for an expanded public realm Work with developers and local businesses to create indoor community meeting spaces <p>CITY STAFF</p> <ul style="list-style-type: none"> Explore strategies to expand pedestrian space on west and/or both sides of Mary Ave NW between NW 87th and NW 90th Explore land use tools and partnerships to encourage indoor community gathering space as part of new development Evaluate potential for green stormwater infrastructure to support pedestrian improvements <p>POTENTIAL PROGRAMS OR FUNDING</p> <p>Existing staff</p> <p>DEPTS</p> <p>OPCD, SDOT, SPU</p>		

STRATEGY 2

Create or enhance places that foster a cohesive neighborhood identity.

ACTION

NEXT STEPS

Reinforce neighborhood gateways and important corners with signage, architecture, public art, and streetscape improvements

COMMUNITY

- Apply for funding to implement public art projects
- Advocate for new development to reinforce neighborhood gateways and important corners

CITY STAFF

- Incorporate gateways and “Placemaking Corners” into Design Guidelines and/or Development Standards

POTENTIAL PROGRAMS OR FUNDING

NMF; smART Grants, NCA, Art in Parks Program

DEPTS

OPCD, DON, SDOT

CONSIDERATIONS & IDEAS

- Develop unifying design features or signage at gateway locations, such as the Holman Bridge
- Develop ideas for unique or unifying design features, such as art benches, mural “museum”, banners, or other markers in fragmented ROW spaces
- Work with local BIPOC artists to incorporate visual and physical markers, art, and other representation of underrepresented cultures and communities.

STRATEGY 3

Encourage inviting open spaces and community places for social interaction and public life.

ACTION

NEXT STEPS

- **Develop land use tools that increase the amount of green and open space that positively influence the public realm**

COMMUNITY

- Participate in development of design standards and/or design guidelines
- Advocate for new development to incorporate green spaces

CITY STAFF

- Incorporate green and open space requirements or design guidance into Design Guidelines and/or Development Standards

POTENTIAL PROGRAMS OR FUNDING

Existing staff

DEPTS

OPCD

CONSIDERATIONS & IDEAS

- Encourage open spaces and green spaces adjacent to public rights-of-way
- Add new connections through large blocks between Mary Ave & 15th

- **Explore land use tools and or partnerships to create indoor community meeting and event space**

COMMUNITY

- Work with owners of underutilized properties, religious institutions, service providers, or commercial spaces to hold community events or dedicate long-term community spaces
- Advocate for funding feasibility studies to fund community facilities

CITY STAFF

- Explore potential land use tools, such as incentives or development standards, to encourage new development to provide community meeting spaces

POTENTIAL PROGRAMS OR FUNDING

Existing staff

DEPTS

OPCD

CONSIDERATIONS & IDEAS

- Develop partnerships among community-based organizations to advocate for community meeting

Activate underutilized spaces in the public realm with programming, art, markers, or murals

COMMUNITY

- Develop ideas or programs to activate or beautify underutilized spaces, such as blank walls, parking lots, or other green/open spaces
- Apply for funding from existing programs to implement projects

CITY STAFF

- Support community-led initiatives
- Connect community to existing City programs and grants

POTENTIAL PROGRAMS OR FUNDING

NMF; smART Grants

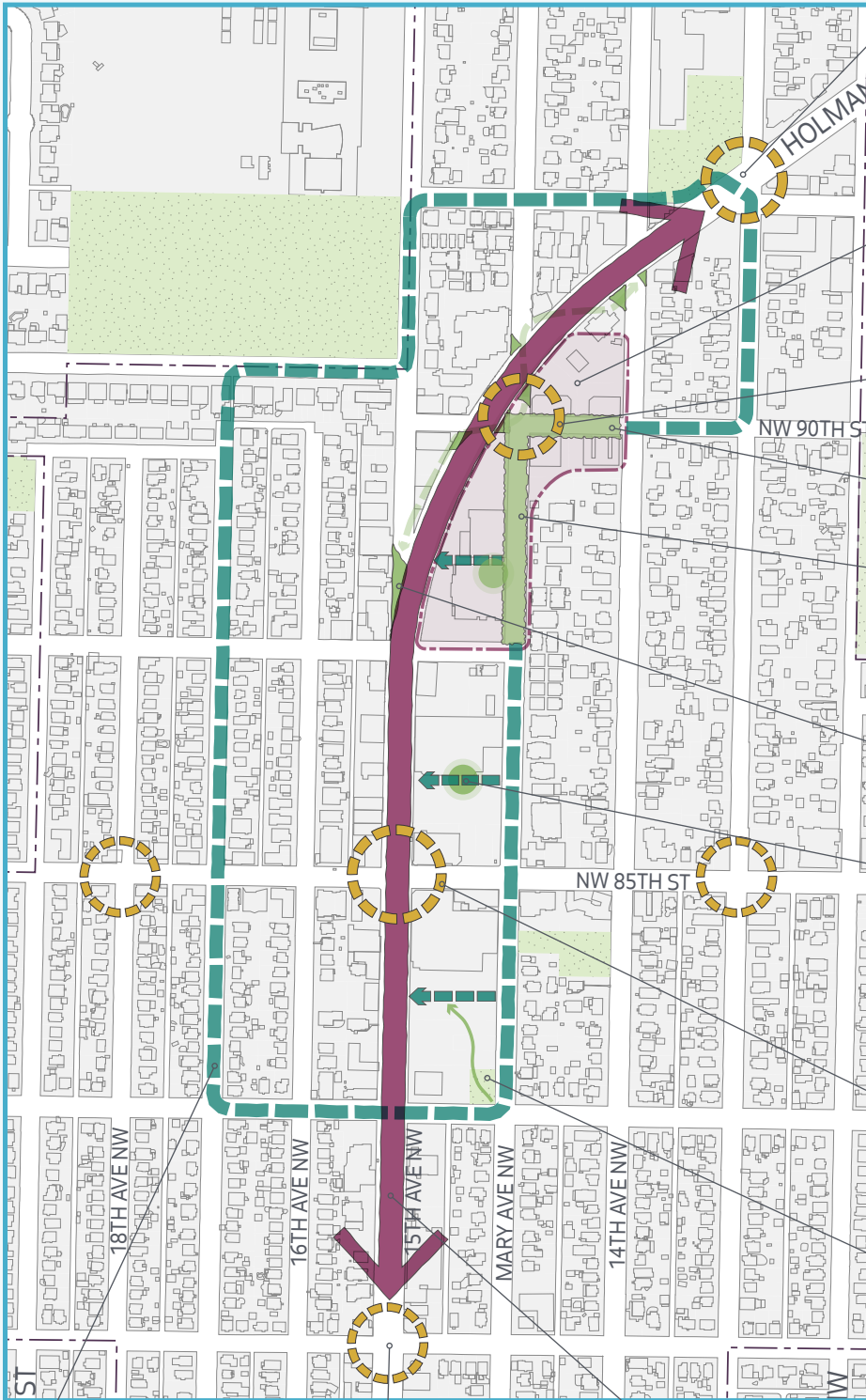
DEPTS

DON, OPCD, OED

CONSIDERATIONS & IDEAS

- Work with local groups, businesses, or property owners adjacent to open spaces or with underutilized parking lots to install art, host pop-ups and food truck “parks”, or create community gardens or P-Patches.
- Involve local youth in co-creation of spaces to build a sense of belonging and community
- Add art, lighting, and interactive features, such as Little Libraries or games to existing underutilized open spaces and ROW (see map on page 17)

KEY STRATEGIES & DESIGN RECOMMENDATIONS



Opportunity for gateway features at north entrance to CHUV, such as painting art on the Holman Ped Bridge and distinctive architecture

Grow a walkable retail core on NW 90th & Mary Ave to foster a quieter, pedestrian-friendly area with less traffic.

Enhance gateway to Holman Grove with architecture, public art, or plazas.

Designate NW 90th St or Mary Ave as a Festival Street

Design public realm and adjacent buildings on Mary Ave for pedestrians as the primary user, with space for people to move, meet, and gather.

Visually link design of ROW remnants along Holman Road with art or landscaping

Incorporate thru-block connections and open space in new development

Incorporate gateway features into ROW or design of new buildings

Design four corners of intersection as a gateway hub using plazas, unique architecture, and space for peds to move

Activate underutilized spaces (parking lots, blank walls, unused open space) with events, art, markers, or murals

Enhance pedestrian experience along Loop by encouraging art, shade trees, and wayfinding. Explore opportunities for pedestrian improvements and green stormwater infrastructure to reduce local flooding.

Grow a secondary commercial node with enhanced pedestrian space at 80th & 15th

Enhance identity of CHUV along 15th/ Holman with use of art/murals, pole banners, or consistent landscaping or signage.

A COMMUNITY VISION FOR GROWING HOLMAN GROVE

Many community members expressed the desire for a walkable neighborhood business district with shops and places to socialize and bump into neighbors. Over the course of three workshops, community members generated a vision and design ideas for “Holman Grove” as a destination at the intersection of Mary Ave NW and NW 90th Street.



"We need a small area where kids can ride bikes and pedestrians walk where no cars are allowed."

"Put 'main street' and pedestrian attractions off the main roads with heavy traffic to create a place that prioritizes pedestrians."

"Turn the area around 90th and Mary into a walking street loaded with shops, restaurants, bars, and outdoor areas for the community to gather and stroll in the evening."

"Make Mary Ave a wide promenade or park from 90th to 85th."

VISION

Future redevelopment and public realm improvements should support a pedestrian-priority “main street” with opportunities for small businesses and plenty of space and amenities in the public realm for socializing.

DESIGN OBJECTIVES

The design of future redevelopment and public realm improvements should seek to:

- Create a social destination a business hub for the neighborhood
- Provide a generous pedestrian realm that prioritizes pedestrian movement and pedestrian amenities
- Create space for neighborhood festivals and everyday social activities with plenty of seating
- Attract new businesses with well-designed storefronts, a great pedestrian environment, and ample foot traffic
- Provide a variety of active and passive activities, especially for kids and teens
- Incorporate trees, landscaping, and GSI
- Reduce parking and traffic while retaining flexible space that can be used for loading and access
- Incorporate art and other features that welcome people of all backgrounds

URBAN DESIGN VISION & IDEAS FOR FUTURE REDEVELOPMENT AT NW 90TH & MARY AVE NW

The following design ideas and strategies would help to achieve the community's vision of a pedestrian-priority community heart.

The area at NW 90th St & Mary Ave NW has existing amenities and opportunities that can be built upon by future development to make a community heart:

- Potential future redevelopment on large sites due to increased capacity from recent rezones
- Pedestrian designation on Mary Ave from 90th to 87th and on NW 90th from Mary to 14th Ave NW that requires commercial uses at grade and pedestrian-oriented design
- Location is visible from 15th/ Holman Road, but slightly removed, with less traffic and noise
- Underutilized right-of-way at angled intersections being repurposed for community garden
- Proximity to Crown Hill Park and Soundview Playfield
- Existing Rapid Ride stop



Repurpose underutilized rights-of-way as community space and gateway to “Holman Grove”. Consider spaces for pop up businesses, or open space.

Buildings and public realm that support a pedestrian-priority area and/or Festival Street designation. Consider a curbside design or other pedestrian-priority design features and programmable space for events.

Enhanced pedestrian realm on Mary Ave to support commercial uses and pedestrian amenities. Consider reallocating flex lane to create a wide pedestrian zone with landscaping, seating, GSI, and other amenities.

Opportunity for through-block pedestrian pathway or shared street with open space to allow for vehicle and loading access.

URBAN DESIGN GUIDANCE & IDEAS FOR FUTURE DEVELOPMENT ON MARY AVE.

Future redevelopment and public realm improvements should consider the following ideas to achieve the community's vision for Holman Grove.

Include spaces for small and local businesses in new development to create a cluster of walkable commercial uses.

The underutilized right-of-way at the corner is the gateway to Holman Grove, and could become a park-like setting with community gardens and social space.



New development could include street improvements for a curbless plaza & shared street design at the north end of the block to provide space for community events, outdoor seating, and landscaping.

The 8' flex zone on the east side of Mary Ave could be used to expand seating, widen the sidewalk, provide some loading zones for businesses, and more street trees. Further south on the block, the flex lane could be used for parking where the zone changes from commercial zoning to residential uses.

► COMMUNITY VISION: MARY AVE NW
LOOKING NORTH

The 8' flex zone on the west side of Mary Ave could be used to extend the pedestrian realm on the north portion of the block, and used for parking on the south side of the block.

Wide GSI planters alternate with small "rooms" that provide space for seating, bike parking, and other pedestrian amenities.

CRITICAL DESIGN ELEMENTS

More space for people: Pedestrian space extended on west side of Mary Ave NW by utilizing flex zone to accommodate wider sidewalks and landscaping space instead of parking. Small "rooms" alternate with large trees and a planting strip for seating, vending, market stalls, or kiosks. Small setbacks at the building edge allow for outdoor displays and cafe seating.

A slow street: Visually narrowed vehicular lanes created by minimizing lane width and space from curb to curb. Additional traffic calming devices, such as a curbless plaza at the north end, speed tables or neck downs could be used to further slow vehicles.

Visually & socially engaging: A high level of transparency, smaller bays and storefronts, a clustering of businesses, and plenty of seating make this an engaging street to walk down and a destination to go to.

Lush & green: To reinforce the identity of "Holman Grove", incorporate large shade trees and lush landscaping and/or GSI and plantings.

Minimize space dedicated to vehicles: Locate loading areas, curb cuts, and parking in a manner as to minimize conflict between

ADDITIONAL DESIGN CONSIDERATIONS

- **Carbon-free:** Many community members expressed a desire for a design that supports a pedestrian-priority street with minimal vehicular traffic. At minimum, a shared street or curbless plaza design for north portion of block that can serve as programmable community space for events, gathering, and commercial loading.
- **GSI:** Incorporate green stormwater infrastructure.
- **Traffic Calming:** Neck downs and other traffic calming/speed reduction devices.
- **Art:** Incorporate art with murals installments, benches, and lighting.



COMMUNITY PRIORITY B

Streets that encourage walking and make it easy to get around

The Crown Hill Urban Village strives for a transportation network that balances a walkable, mixed-used urban village where residents can walk or bike to daily needs while allowing the efficient travel of people and goods to and through the CHUV. Key to this vision is working towards a street network that makes walking, biking, and taking transit easy choices and reducing the need to drive. In addition to stitching the barrier created by arterial roads, implementing projects on local streets that help slow drivers and make walking comfortable, convenient, and delightful will help create a network of walkable, delightful streets for everyone, especially where traditional sidewalks haven't been built yet.

"It is hard to walk or bike around because it is a very car-centric area."

"The roads flood all the time, making pedestrians walk in the middle of the road."

"15th is an artery into the neighborhood, but is a barrier to connecting our neighborhood."

"Drivers cut through residential neighborhoods at high speeds."

STRATEGIES

- STRATEGY 4** Design and implement projects that enhance pedestrian comfort and connectivity.
- STRATEGY 5** Create a more engaging and comfortable walking experience along arterial roads.
- STRATEGY 6** Improve the user experience at transit stops and plan for future transit enhancements.

EARLY SUCCESSES

- **North Seattle Greenway on NW 92nd St:** Implementation of the Greenway was completed in 2019, which connects residents from the 17th Ave Greenway to the future light rail station at Northgate. A new crossing signal was installed at Holman Rd NW and NW 92nd St, and a painted curb bulb was installed at 92nd and 15th Ave NW to improve pedestrian and bicycle crossings to Whitman Middle School.
- **Crossing at NW 83rd Street and 15th Ave NW:** A new pedestrian and bicycle signal, refuge island, and marked crosswalks at NW 83rd and 15th Ave NW were funded through the Neighborhood Street Fund and are planned for installation in 2022.
- **SDOT Urban Village Speed Limit Study:** In 2017, SDOT began evaluating and lowering speed limits for arterial streets within urban villages across Seattle. In addition to replacing existing signage, people can expect to see more speed limit signage, to help increase awareness.
- **Route 40 Transit-Plus Multimodal Corridor Study:** SDOT is evaluating key segments of Metro's Route 40 for potential interventions that improve speed and reliability such as include queue jumps, channelization and signal optimization for buses, transit signal priority, and stop consolidation.

Design and implement projects that enhance pedestrian comfort and connectivity.

ACTION

NEXT STEPS

<p>● Improve east-west connections across Holman Road and north-south connections across NW 85th Street</p>	<p>COMMUNITY</p> <ul style="list-style-type: none"> • Apply for funding to implement projects through existing City programs • Advocate for pedestrian mobility improvement <p>CONSIDERATIONS & IDEAS</p> <ul style="list-style-type: none"> • Prioritize routes that connect neighborhood assets and destinations, including the Loop • Improvements to enhance pedestrian crossing at intersection of 15th & 83rd 	<p>CITY STAFF</p> <ul style="list-style-type: none"> • Where opportunities exist, study feasibility and develop design concepts for additional pedestrian crossings 	<p>POTENTIAL PROGRAMS OR FUNDING</p> <p>NSF; YVYC; PMP Implementation Funds; Neighborhood Greenways</p> <p>DEPTS</p> <p>SDOT, OPCD</p>
<p>Implement land use tools that encourage through-block pedestrian connections in new development on long blocks</p>	<p>COMMUNITY</p> <ul style="list-style-type: none"> • Advocate during Design Review for new projects to incorporate pedestrian connections <p>CONSIDERATIONS & IDEAS</p> <ul style="list-style-type: none"> • Opportunities to integrate with mid-block open space, service or emergency vehicle access routes, or other active uses such as retail or ground-related housing units 	<p>CITY STAFF</p> <ul style="list-style-type: none"> • Incorporate mid-block pedestrian connection requirements or design guidance into Design Guidelines and/or Development Standards 	<p>POTENTIAL PROGRAMS OR FUNDING</p> <p>Existing staff</p> <p>DEPTS</p> <p>OPCD</p>
<p>● Design & implement cost-effective walkways for residential areas that can slow traffic and provide space for trees and green stormwater infrastructure</p>	<p>COMMUNITY</p> <ul style="list-style-type: none"> • Organize with neighbors to build consensus about potential changes to parking and streetscape design • Apply for funding to implement projects through existing City programs <p>CONSIDERATIONS & IDEAS</p> <ul style="list-style-type: none"> • See preliminary recommendations and design ideas on page 23 • Continue SPU and SDOT's analysis of potential improvements to 17th Ave NW between 85th and 90th, incorporating permanent pedestrian facilities and green stormwater infrastructure to prevent local flooding. • Consider cost-effective walkways, slow street designs and traffic calming devices including curb bulbs, speed humps, or neck downs • Add cost-effective walkways on residential streets between 85th and 98th, and on routes that connect to schools and parks 	<p>CITY STAFF</p> <ul style="list-style-type: none"> • Provide technical resources and guidance on street design and grant applications • Evaluate alternatives for capital improvement projects that address drainage • Coordinate drainage improvements with the community's pedestrian improvement priorities 	<p>POTENTIAL PROGRAMS OR FUNDING</p> <p>NSF; YVYC; Home Zones; PMP Implementation Funds; NMF</p> <p>DEPTS</p> <p>SDOT, SPU, OPCD</p>
<p>Implement improvements on NW 85th St. that improve pedestrian comfort and traffic flow</p>	<p>COMMUNITY</p> <ul style="list-style-type: none"> • Apply for funding to improve pedestrian experience and connectivity through existing City programs <p>CONSIDERATIONS & IDEAS</p> <ul style="list-style-type: none"> • See preliminary recommendations and design ideas on page 23 & 24 	<p>CITY STAFF</p> <ul style="list-style-type: none"> • Develop design recommendations for and consider all potential funding programs for projects 	<p>POTENTIAL PROGRAMS OR FUNDING</p> <p>NSF; YVYC</p> <p>DEPTS</p> <p>SDOT</p>

STRATEGY 5

Create a more engaging and comfortable walking experience along arterial roads.

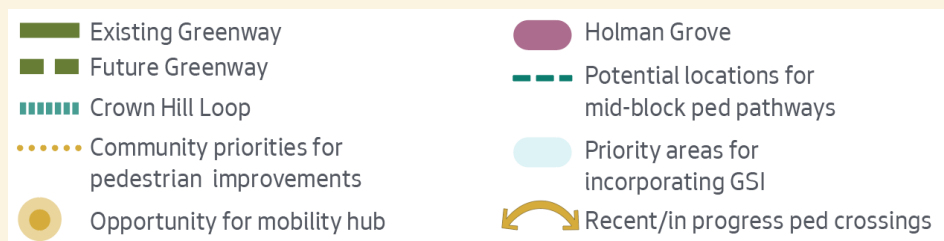
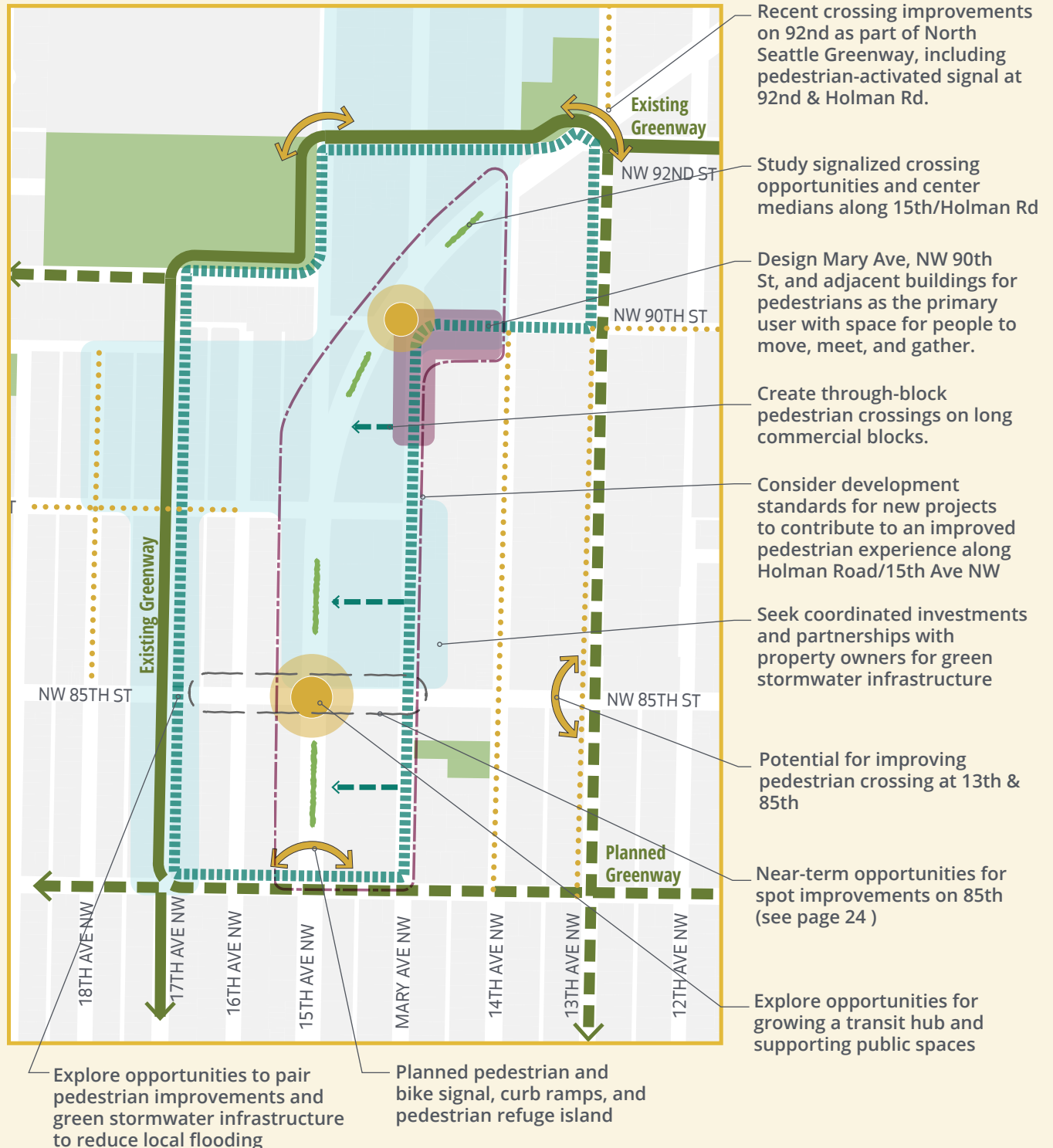
ACTION	NEXT STEPS		
<ul style="list-style-type: none"> Develop land use regulations to require more comfortable and active pedestrian spaces along 15th Ave NW 	<p>COMMUNITY</p> <ul style="list-style-type: none"> Advocate for pedestrian mobility projects and public realm improvements <p>CONSIDERATIONS & IDEAS</p> <ul style="list-style-type: none"> New development will generally be required to improve sidewalks to current standards Small first-floor setbacks could provide additional space for pedestrians 	<p>CITY STAFF</p> <ul style="list-style-type: none"> Incorporate setbacks or other pedestrian-oriented features into design guidance into Design Guidelines and/or Development Standards for new development along arterial roads 	<p>POTENTIAL PROGRAMS OR FUNDING</p> <p>Existing staff</p> <p>DEPTS</p> <p>OPCD, SDOT</p>
<p>Explore locations and feasibility for landscaped medians on 15th Ave NW/Holman Road</p>	<p>COMMUNITY</p> <ul style="list-style-type: none"> Advocate for pedestrian mobility projects Apply for funding through existing City programs or other grant programs <p>CONSIDERATIONS & IDEAS</p> <ul style="list-style-type: none"> Incorporate public art and gateway signage Increase tree canopy and green space Consider turning queus and drainage needs 	<p>CITY STAFF</p> <ul style="list-style-type: none"> Support opportunities to explore constructing medians 	<p>POTENTIAL PROGRAMS OR FUNDING</p> <p>NSF</p> <p>DEPTS</p> <p>SDOT</p>

STRATEGY 6

Improve the user experience at transit stops and plan for future transit.

ACTION	NEXT STEPS		
<p>Identify transit-related improvements on arterial streets that increase the reliability and efficiency of transit service</p>	<p>COMMUNITY</p> <ul style="list-style-type: none"> Advocate for improvements implemented through the existing SDOT Transit Spot Improvement Program Advocate for bike and car share spots near transit stops. <p>CONSIDERATIONS & IDEAS</p> <ul style="list-style-type: none"> See ideas on p 24 	<p>CITY STAFF</p> <ul style="list-style-type: none"> Explore options and design concepts for projects on 15th and 85th Develop land use tools that improve the pedestrian experience along transit routes 	<p>POTENTIAL PROGRAMS OR FUNDING</p> <p>SDOT Transit Spot Improvements Program; Route 40 Multimodal Corridor Improvements</p> <p>DEPTS</p> <p>SDOT, OPCD</p>
<p>Improve the user experience at transit stops and plan for future transit</p>	<p>COMMUNITY</p> <ul style="list-style-type: none"> Advocate for allocating space to provide adequate room for waiting transit users and sidewalk movement near transit stops <p>CONSIDERATIONS & IDEAS</p> <ul style="list-style-type: none"> Design guidelines that encourage pedestrian amenities and waiting areas into the design of new development Locate plazas and open space at existing future frequent transit stops, especially near 15th & 85th Include space for first- and last-mile transfers to bike or car-share 	<p>CITY STAFF</p> <ul style="list-style-type: none"> Explore tools to incorporate mobility hubs into public space or new development Develop design guidelines that encourage pedestrian amenities, wide sidewalks, and waiting areas into the design of new development 	<p>POTENTIAL PROGRAMS OR FUNDING</p> <p>Neighborhood Matching Grants</p> <p>DEPTS</p> <p>OPCD, SDOT, DON</p>

KEY STRATEGIES & DESIGN RECOMMENDATIONS



ALTERNATIVE SIDEWALKS + TRAFFIC CALMING

WHAT & WHY

Over 11,000 blocks across Seattle do not have sidewalks. To maximize constrained funding and cover the greatest number of blocks, treatments that are more cost-effective than traditional curbs and sidewalks can be implemented on non-arterial streets.

OPPORTUNITIES FOR COORDINATED INVESTMENTS

Incorporating green stormwater infrastructure (GSI) into the design of cost-effective sidewalks can help alleviate drainage issues.



COST-EFFECTIVE WALKWAYS

Wheel stops and/or paint is used to delineate a separate pathway for pedestrians and narrow traffic lanes to slow down cars.



TRAFFIC CALMING DEVICES

Roadway features designed to slow down car traffic on residential streets, making it safer for pedestrians and bikes.



Speed humps or cushions encourage drivers to slow down. Multiple humps can be installed on a block.



Painted curb bulbs slow cars as they turn corners and provide a safe place for pedestrians to cross.

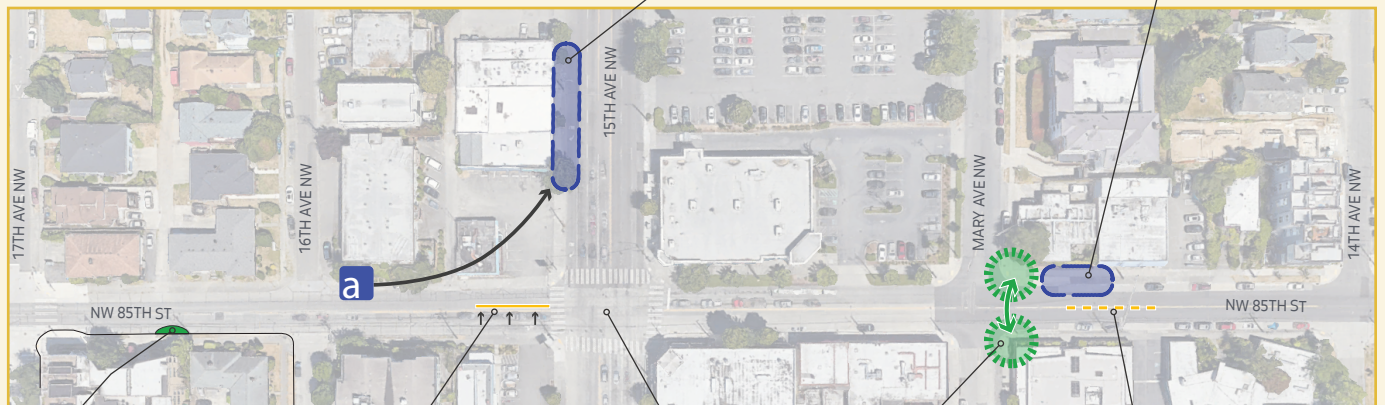
NEAR-TERM OPPORTUNITIES ON NW 85TH ST.

SDOT has identified the following potential near-term spot improvements that would seek to:

- Increase ped comfort along the south side of NW 85th Street
- Flush vehicular traffic through intersection of 15th & 85th
- Explore ped and bike crossing NW 85th St. at Mary Ave.
- Improve transit experience and reliability

Evaluate potential changes to bus stop locations and/or consolidate with Rapid Ride stop to the south of NW 85th St. Explore opportunity for new development to provide space for transit stop amenities.

Explore options to improve efficiency and safety of transit stop



Explore curb bulbs to protect sidewalk



Explore minor lane adjustment at 85th eastbound to improve traffic flows and pedestrian comfort

Explore optimizing traffic signal timing to flush intersection

Explore options to improve pedestrian safety crossing 85th at Mary

Extend C-Curb (raised curb in middle of street)



COMMUNITY PRIORITY C

Connected, healthy, and engaged communities

Community members in the Crown Hill Urban Village are working to create a neighborhood with connected people and community, where people of all backgrounds can find meaningful connections and learn from one another. They envision a neighborhood with a connected network of welcoming and inclusive organizations, economic opportunity and local businesses, and a community that seeks opportunities to get involved and shape their neighborhood. A welcoming neighborhood needs public spaces that reflect the communities and cultures in Crown Hill, and has art, nature, and culture integrated into the built environment.

"More Indigenous art!"

"We keep losing small businesses which give our neighborhood character."

"Involve the community in spaces they can gather at, get to know one another, share and plan for the future of their neighborhood."

"We should have a series of art benches or murals that draw people through the neighborhood."

STRATEGIES

- STRATEGY 7** Encourage small and local business development opportunities.
- STRATEGY 8** Increase the tree canopy and green infrastructure.
- STRATEGY 9** Provide opportunities for multi-cultural sharing, education, understanding, and celebration.
- STRATEGY 10** Leverage growth to foster an inclusive and family-friendly neighborhood
- STRATEGY 11** Integrate art into the public realm.
- STRATEGY 12** Build community capacity for civic engagement and collective work.

EARLY SUCCESSSES

- **Crown Hill Village Association** - The Crown Hill Neighbor and Business Associations joined forces to create one organization representing all aspects of the neighborhood.
- **Holman Grove Street Festivals:** The Crown Hill Village Association, with grant funding from the Bullit Foundation and DON's Neighborhood Matching Grant, organized and installed street art, colorful planters, a community food forest, and curb bulb at 90th Ave NW in conjunction with three summer street festivals that featured live music, a food truck, games, and bubbles!
- **Crown Hill Market:** The Crown Hill Market is focused on providing a gathering place for neighbors and a venue for hyper local artisans and makers.
- **Small commercial spaces requirement:** Recent changes to the land use code require new development over a certain size in Neighborhood Commercial zones with a Pedestrian designation to include small commercial spaces.

STRATEGY 7

Encourage small and local business development opportunities.

ACTION	NEXT STEPS		
<div>●</div> <div>Develop land use tools to increase spaces for small and local businesses</div>	<div>COMMUNITY</div> <div><ul style="list-style-type: none">Participate in developing design guidelines and/or development standards</div> <div>CONSIDERATIONS & IDEAS</div> <div><ul style="list-style-type: none">Focus on creating spaces for small businesses at 90th & Mary Ave to grow an environment that can support a vibrant, neighborhood-scaled business districtConsider additional opportunities for growing small commercial nodes throughout the urban village that make it easier to walk and bike to access everyday needsExplore code changes that make it easier for residents to operate at-home businesses.</div>	<div>CITY STAFF</div> <div><ul style="list-style-type: none">Develop Design Guidelines and/or Development Standards that encourage smaller commercial spaces and pedestrian-oriented design in targeted areas</div>	<div>POTENTIAL PROGRAMS OR FUNDING</div> <div>Existing staff</div> <div>DEPTS</div> <div>OPCD</div>
<div>Foster an identity or branding for the Crown Hill business district</div>	<div>COMMUNITY</div> <div><ul style="list-style-type: none">Seek funding for amenities such as benches, banners, signs, etc.Continue building relationships and organizational capacity with local businesses</div> <div>CONSIDERATIONS & IDEAS</div> <div><ul style="list-style-type: none">Create a Crown Hill business directory and neighborhood business district brandingDesign and install pole banners and/or welcome signage at key locations, such as at the Holman pedestrian bridge.</div>	<div>CITY STAFF</div> <div><ul style="list-style-type: none">Support community-led effortsProvide assistance with grant applications</div>	<div>POTENTIAL PROGRAMS OR FUNDING</div> <div>Only in Seattle, NMF, SDOT Pole Banners</div> <div>DEPTS</div> <div>OED, OPCD, SDOT</div>
<div>●</div> <div>Support local pop-up markets and vendors</div>	<div>COMMUNITY</div> <div><ul style="list-style-type: none">Work with owners of underutilized properties to hold eventsContinue and expand Crown Hill Market and other local events</div> <div>CONSIDERATIONS & IDEAS</div> <div><ul style="list-style-type: none">Work with owners of vacant commercial spaces or parking lots to hold events such as food truck nights, host the Crown Hill Market, community dinners, and cleanup or garden workdays.Explore strategies to create indoor community meeting and gathering space (see page 16)</div>	<div>CITY STAFF</div> <div><ul style="list-style-type: none">Develop Design Guidelines and/or Development Standards that encourage flexible event space in new development with associated electric and water hookups and public restrooms.</div>	<div>POTENTIAL PROGRAMS OR FUNDING</div> <div>Only in Seattle, NMF</div> <div>DEPTS</div> <div>OPCD</div>

CONSIDERATIONS & IDEAS

- Focus on creating spaces for small businesses at 90th & Mary Ave to grow an environment that can support a vibrant, neighborhood-scaled business district
- Consider additional opportunities for growing small commercial nodes throughout the urban village that make it easier to walk and bike to access everyday needs
- Explore code changes that make it easier for residents to operate at-home businesses.

STRATEGY 8

Increase the tree canopy and green infrastructure.

ACTION	NEXT STEPS		
<div><div></div><div>Leverage existing City programs to increase tree canopy, landscaping, raingardens, and community gardens or P-Patches</div></div>	<div>COMMUNITY</div> <ul style="list-style-type: none">• Apply for free street and shade trees through Seattle's Trees for Neighborhoods Program• Encourage neighbors to plant trees and/or raingardens, especially in areas with localized flooding• Participate in Design Review to encourage tree planting	<div>CITY STAFF</div> <ul style="list-style-type: none">• Support community-led efforts• Pursue green infrastructure projects to reduce drainage and sewer problems while adding vegetation• Explore potential for expanding green infrastructure retrofit projects and development partnerships	<div>POTENTIAL PROGRAMS OR FUNDING</div> <div>Trees for Neighborhoods</div> <div>DEPTS</div> <div>Parks, OPCD, SPU, SDOT</div>
	<div>CONSIDERATIONS & IDEAS</div> <ul style="list-style-type: none">• Create signage for "landmark trees" and update Crown Hill Tree Walk Map• Explore opportunities for landscaping future center medians		

CONSIDERATIONS & IDEAS

- Create signage for "landmark trees" and update Crown Hill Tree Walk Map
- Explore opportunities for landscaping future center medians

STRATEGY 9

Create opportunities for multi-cultural sharing, education, understanding, and celebration.

ACTION	NEXT STEPS		
Continue and expand community events and projects that bring together neighbors, community organizations, and local businesses	COMMUNITY <ul style="list-style-type: none"> Continue Holman Grove Street Festivals and other events Engage local businesses and community organizations to expand local events 	CITY STAFF <ul style="list-style-type: none"> Engage underrepresented communities to further identify and assist with implementing their interests for programs, events, and facilities 	POTENTIAL PROGRAMS OR FUNDING Neighborhood Matching Grants DEPTS OPCD, SDOT, DON
	CONSIDERATIONS & IDEAS <ul style="list-style-type: none"> Create community events around physical improvements to the neighborhood, such as public art that reflect underrepresented cultures in Crown Hill and provide spaces for learning 		
Collaborate with Indigenous communities to support and represent their cultures in authentic ways	COMMUNITY <ul style="list-style-type: none"> Support, engage, and collaborate with Indigenous communities on community events and public realm improvement projects 	CITY STAFF <ul style="list-style-type: none"> Collaborate with Indigenous communities on Design Guidelines Collaborate on and support projects that integrate Indigenous culture, art, and place names in the public realm 	POTENTIAL PROGRAMS OR FUNDING Neighborhood Matching Grants DEPTS OPCD, DON
	CONSIDERATIONS & IDEAS <ul style="list-style-type: none"> Explore how streetscape design, landscaping, architecture, public art, and public spaces can reflect Indigenous values and communities 		

STRATEGY 10

Leverage growth to create an inclusive and family-friendly neighborhood.

ACTION	NEXT STEPS		
Encourage family-friendly design and features throughout the neighborhood	COMMUNITY <ul style="list-style-type: none"> Advocate for youth-focused design features in new development Initiate projects to involve youth in shaping the public realm Utilize the City's Play Street Program 	CITY STAFF <ul style="list-style-type: none"> Develop Design Guidelines and/or Development Standards that encourage child-friendly design features such as art, play spaces, natural areas, and amenities sized for children 	POTENTIAL PROGRAMS OR FUNDING Neighborhood Matching Grants, Play Street Permits DEPTS OPCD, SDOT
	CONSIDERATIONS & IDEAS <ul style="list-style-type: none"> Involve youth and elderly in the creation of public art projects, especially to create child-friendly designs in underutilized spaces, such as pop-up parks designed for play, social seating, and natural play areas. 		
Encourage family-sized backyard cottages and tandem housing development	COMMUNITY <ul style="list-style-type: none"> Encourage property owners to add family-sized housing in their backyards 	CITY STAFF <ul style="list-style-type: none"> Raise awareness about opportunities for adding ADUs and/or tandem houses on lots zoned RSL 	POTENTIAL PROGRAMS OR FUNDING TBD DEPTS OPCD
	CONSIDERATIONS & IDEAS <ul style="list-style-type: none"> Incorporate family-friendly design features into ADUs, amenity space provided as part of new development 		
● Increase the amount and variety of affordable housing options	COMMUNITY <ul style="list-style-type: none"> Advocate for affordable housing development Explore ownership and funding models to create long-term affordability such as co-ops, co-housing, and land trusts 	CITY STAFF <ul style="list-style-type: none"> Explore land use tools to incentivize affordable housing Explore partnerships with service providers, community organizations or religious institutions to redevelop property with affordable housing 	POTENTIAL PROGRAMS OR FUNDING MHA, Affordable Housing on Religious Organization Property DEPTS OPCD, OH
	CONSIDERATIONS & IDEAS <ul style="list-style-type: none"> Provide information to existing religious organizations who own land Connect existing religious organizations with affordable housing developers 		

STRATEGY 11**Integrate art into the public realm.****ACTION****NEXT STEPS****Integrate local art into new development****COMMUNITY**

- Advocate for art during Design Review process to include art in new development
- Engage and prioritize local artists from underrepresented communities and communities of color

CITY STAFF

- Support community-led efforts
- Develop Design Guidelines and/or Development Standards that encourage tree planting inclusion of multicultural art in design guidelines

POTENTIAL PROGRAMS OR FUNDING

NMF, mART Grants, NCA, Art in Parks Program

DEPTS

ARTS, DON, OPCD,

CONSIDERATIONS & IDEAS

- Foster identity of Crown Hill with art, such as a mural program featuring local artists, especially local BIPOC artists
- Connect individual art pieces as a neighborhood-wide feature, such as an outdoor museum or art walk

Install temporary or permanent art and programming in underutilized spaces and on blank walls**COMMUNITY**

- Work with owners of underutilized property to identify locations and plan art installations
- Work with SDOT Public Space Management to permit art installations in ROW
- Engage and prioritize local artists from underrepresented communities and communities of color

CITY STAFF

- Support community-led efforts
- Connect community with existing City programs and grants

POTENTIAL PROGRAMS OR FUNDING

NMF, mART Grants, NCA, Art in Parks Program

DEPTS

OPCD, SDOT, DON

CONSIDERATIONS & IDEAS

- Empower a broad range of community members and underrepresented groups to lead and participate in the creation of public art projects
- Create an “outdoor art museum” or mural district along Holman Road in ROW remnants
- Paint utility boxes, street murals, and crosswalks using SDOT Neighborhood & Community Permits

STRATEGY 12**Build community capacity for civic engagement and collective work.****Grow the capacity of community groups to manage and expand community-serving initiatives****COMMUNITY**

- Seek funding to grow organizational capacity
- Continue building relationships with residents and businesses
- Create partnerships to share and improve resources, services, and collaboration
- Continue and grow community events, including Holman Grove Street Festival

CITY STAFF

- Connect community members and business owners to resources and technical assistance

POTENTIAL PROGRAMS OR FUNDING

Only in Seattle, NMF

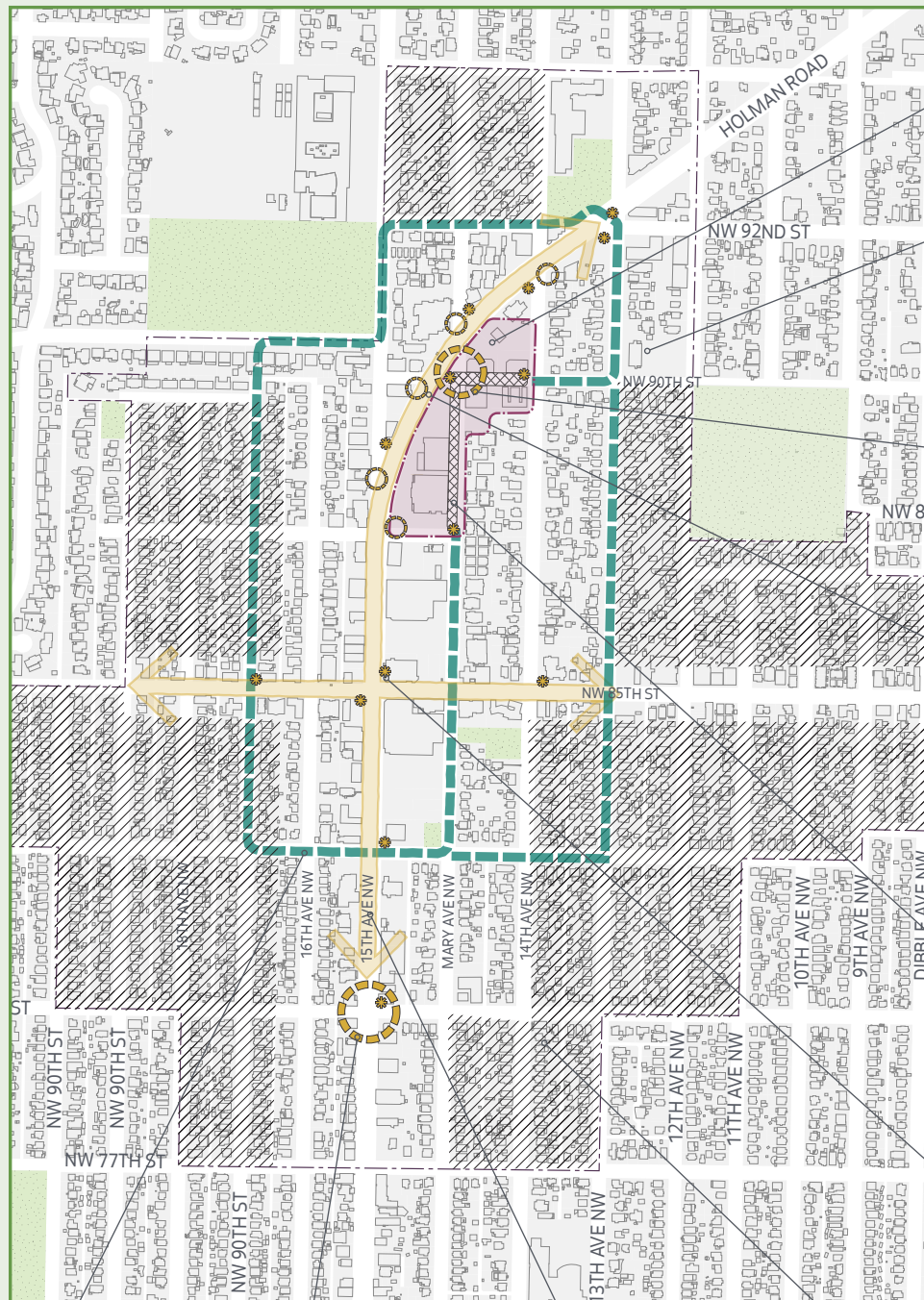
DEPTS

OED, DON

CONSIDERATIONS & IDEAS

- Form a Land Use Committee to coordinate community involvement in Design Review & other planning initiatives
- Expand youth engagement and leadership in community groups
- Work with DON to develop an inclusive engagement plan
- Develop a volunteer database and raise awareness about opportunities to participate

KEY STRATEGIES & DESIGN RECOMMENDATIONS



Foster an identity or branding for the Crown Hill business district

Support and collaborate with Labateyah and other Indigenous communities to ensure their cultures and values are integrated into the built environment

Continue to grow "Holman Grove" as a community gathering space and catalyst for generating a neighborhood identity

Build on the identity and activity generated by Holman Grove by installing art and programming in underutilized spaces such as unused ROW or blank walls

Develop land use tools to increase spaces for small and local businesses and foster a walkable cluster of small and local businesses on Mary Ave & NW 90th St

Create multi-language wayfinding "Welcome to Crown Hill" signage, art, or pole banners, at gateways and along primary pedestrian routes

Encourage family-friendly features along the Crown Hill Loop to make it interesting for all ages

Grow a secondary commercial node with enhanced pedestrian space, art, and signage

Integrate art into new development, especially along Holman Road & 85th

Encourage family-friendly backyard cottages and tandem housing development, especially in RSL and LR1 zones

SUMMARY OF STRATEGIES & ACTIONS

COMMUNITY PRIORITY A

A distinct neighborhood with great destinations and a vibrant public realm

STRATEGY 1 Grow a walkable neighborhood center at NW 90th Street and NW Mary Ave.

- ACTIONS**
- a. Use interim interventions and art installations to activate NW 90th Street & Mary Ave NW to create a community gathering space
 - b. Designate NW 90th and/or NW Mary Ave as a Festival Street
 - c. Integrate the concept of Holman Grove into the design of redevelopment and public spaces at Mary Ave & 90th
 - d. Create a vibrant pedestrian environment on NW Mary Ave with commercial uses and community gathering spaces

STRATEGY 2 Create and enhance places that foster a cohesive neighborhood identity.

- ACTIONS**
- e. Reinforce neighborhood gateways and important corners with signage, architecture, public art, and streetscape improvements

STRATEGY 3 Encourage inviting open spaces and places for social interaction and public life.

- ACTIONS**
- f. Develop land use tools that increase the amount of green and open space that positively influence the public realm
 - g. Explore land use tools and or partnerships to create indoor community meeting and event space
 - h. Activate underutilized spaces in the public realm with programming, art, markers, or murals

COMMUNITY PRIORITY B

Streets that encourage walking and make it easy to get around

STRATEGY 4 Design and implement projects that enhance pedestrian comfort and connectivity.

- ACTIONS**
- a. Improve east-west connections across Holman Road and north-south connections across NW 85th Street
 - b. Implement land use tools that encourage through-block pedestrian connections in new development on long blocks
 - c. Design & implement cost-effective walkways for residential areas that can slow traffic and provide space for trees and green stormwater infrastructure
 - d. Implement improvements on NW 85th St. that improve pedestrian comfort and traffic flow

STRATEGY 5 Create a more engaging and comfortable walking experience along arterial roads.

- ACTIONS**
- e. Develop land use regulations to require more comfortable and active pedestrian spaces along 15th Ave NW
 - f. Explore locations and feasibility for landscaped medians on 15th Ave NW/Holman Road

STRATEGY 6 Improve the user experience at transit stops and plan for multi-modal hubs.

- ACTIONS**
- g. Identify transit-related improvements on arterial streets that increase the reliability and efficiency of transit service
 - h. Improve the user experience at transit stops and plan for future transit.

COMMUNITY PRIORITY C

Connected, engaged, and thriving communities

STRATEGY 7 Encourage small and local business development opportunities.

- ACTIONS**
- a. Develop land use tools to increase spaces for small and local businesses
 - b. Foster an identity or branding for the Crown Hill business district
 - c. Support local pop-up markets and vendors

STRATEGY 8 Increase the tree canopy and green infrastructure.

- ACTIONS**
- d. Leverage existing City programs to increase tree canopy, landscaping, raingardens, and community gardens or P-Patches

STRATEGY 9 Provide opportunities for multi-cultural sharing, education, understanding, and celebration.

- ACTIONS**
- e. Continue and expand community events and projects that bring together neighbors, community organizations, and local businesses
 - f. Collaborate with local Indigenous communities on ways to support and represent their cultures in authentic ways

STRATEGY 10 Leverage growth to foster an inclusive and family-friendly neighborhood.

- ACTIONS**
- g. Encourage family-friendly design and features throughout the neighborhood
 - h. Encourage family-sized backyard cottages and tandem housing development
 - i. Increase the amount and variety of affordable housing options

STRATEGY 11 Integrate art into the public realm.

- ACTIONS**
- j. Integrate local art into new development
 - k. Install temporary or permanent art and programming in underutilized spaces and on blank walls

STRATEGY 12 Build community capacity for civic engagement and collective work.

- ACTIONS**
- l. Grow the capacity of community groups to manage and expand community-serving initiatives

