

PEDESTRIAN (P) DESIGNATION

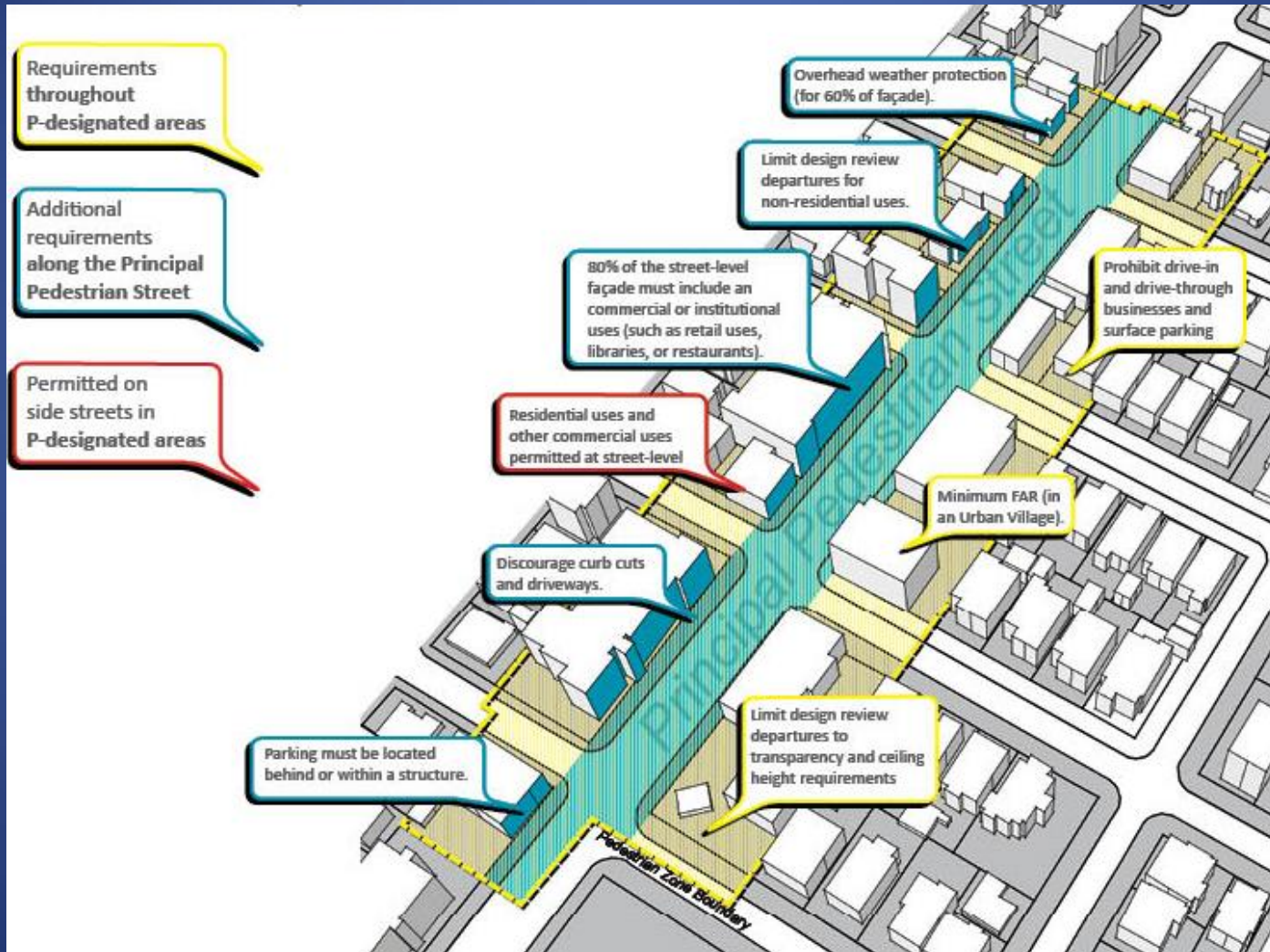
Discussion and Potential Amendments

Seattle City Council
PLUS Committee
April 7, 2015

BACKGROUND

- Pedestrian (P) designations are proposed for 37 areas
- P designations require active street-level uses and limit driveways along “Principal Pedestrian Streets”
- Street-level residential uses would be permitted along arterials in 17 new areas

P DESIGNATION REQUIREMENTS



OUTLINE

1. Areas with proposed P Designations
2. Areas where P Designations are not proposed
3. Potential Text Amendments
 - Street-level Uses
 - Live/Work Units
 - Transparency
 - Landscaping
 - Principal Pedestrian Streets

CRITERIA

23.34.086 - Pedestrian designation (suffix P), function and locational criteria

A. Function. To preserve or encourage an intensely retail and pedestrian-oriented shopping district where non-auto modes of transportation to and within the district are strongly favored, and the following characteristics can be achieved:

1. A variety of retail/service activities along the street front;
2. Large number of shops and services per block;
3. Commercial frontage uninterrupted by housing or auto-oriented uses;
4. Pedestrian interest and activity;
5. Minimal pedestrian-auto conflicts.

B. Locational criteria. Pedestrian-designated zones are most appropriate on land that is generally characterized by the following conditions:

1. Pedestrian district surrounded by residential areas or major activity centers; or a commercial node in an urban center or urban village;
2. NC zoned areas on both sides of an arterial, or NC zoned block fronts across an arterial from a park, major institution, or other activity center; and
3. Excellent access for pedestrians, transit, and bicyclists.

QUESTIONS

- Do these areas meet the criteria?
- Is it appropriate to add P designations in these areas?

AREAS TO CONSIDER

P designation proposed

- Magnolia
- 15th Avenue Northwest

P designation not proposed

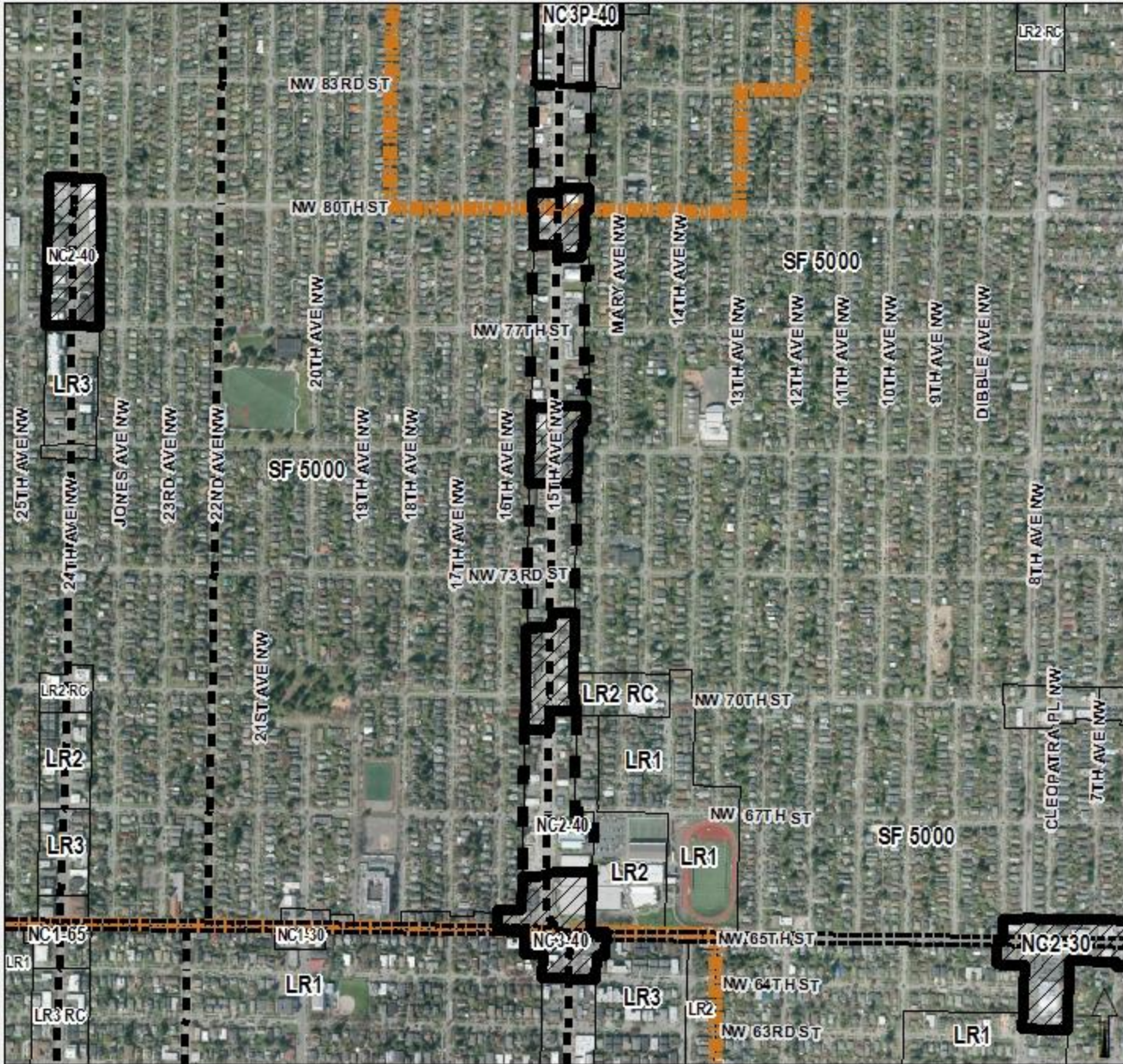
- South Wallingford
- Rainier Avenue South

Not studied as part of this project

- Greenwood
- 23rd and Jackson

P DESIGNATION PROPOSAL

15th Ave NW - South of NW 83rd St



LEGEND

- Executive Proposal**
- Add P designation
- Do not add P designation
- Existing P Designations
- Principal Pedestrian Street**
- Proposed
- Existing
- Urban Village Boundary

15th Ave NW and NW 80th



P DESIGNATION PROPOSAL

15th Ave NW at NW 80th St



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 - Multi-Family
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 - Office
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 - Vacant/Other
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15th Ave NW and NW 75th



P DESIGNATION PROPOSAL

15th Ave NW at NW 75th St



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15th Ave NW and NW 70th






P DESIGNATION PROPOSAL

15th Ave NW at NW 70th St



LEGEND

Executive Proposal

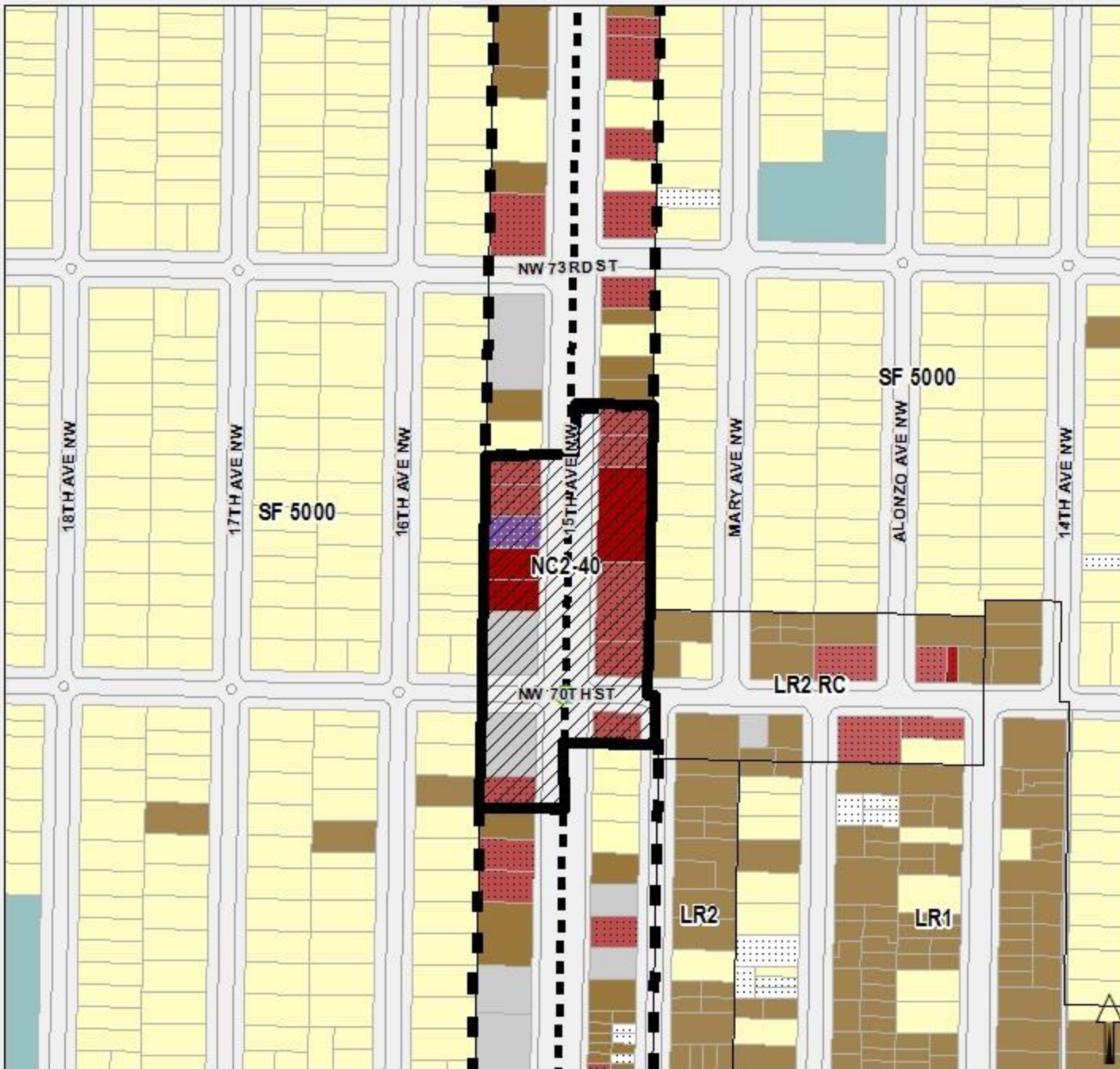
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Principal Pedestrian Street

-  Proposed
-  Existing

Existing Land Use

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0.085 Miles

15th Ave NW and NW 65th St






P DESIGNATION PROPOSAL

15th Ave NW at NW 65th St



LEGEND

Executive Proposal

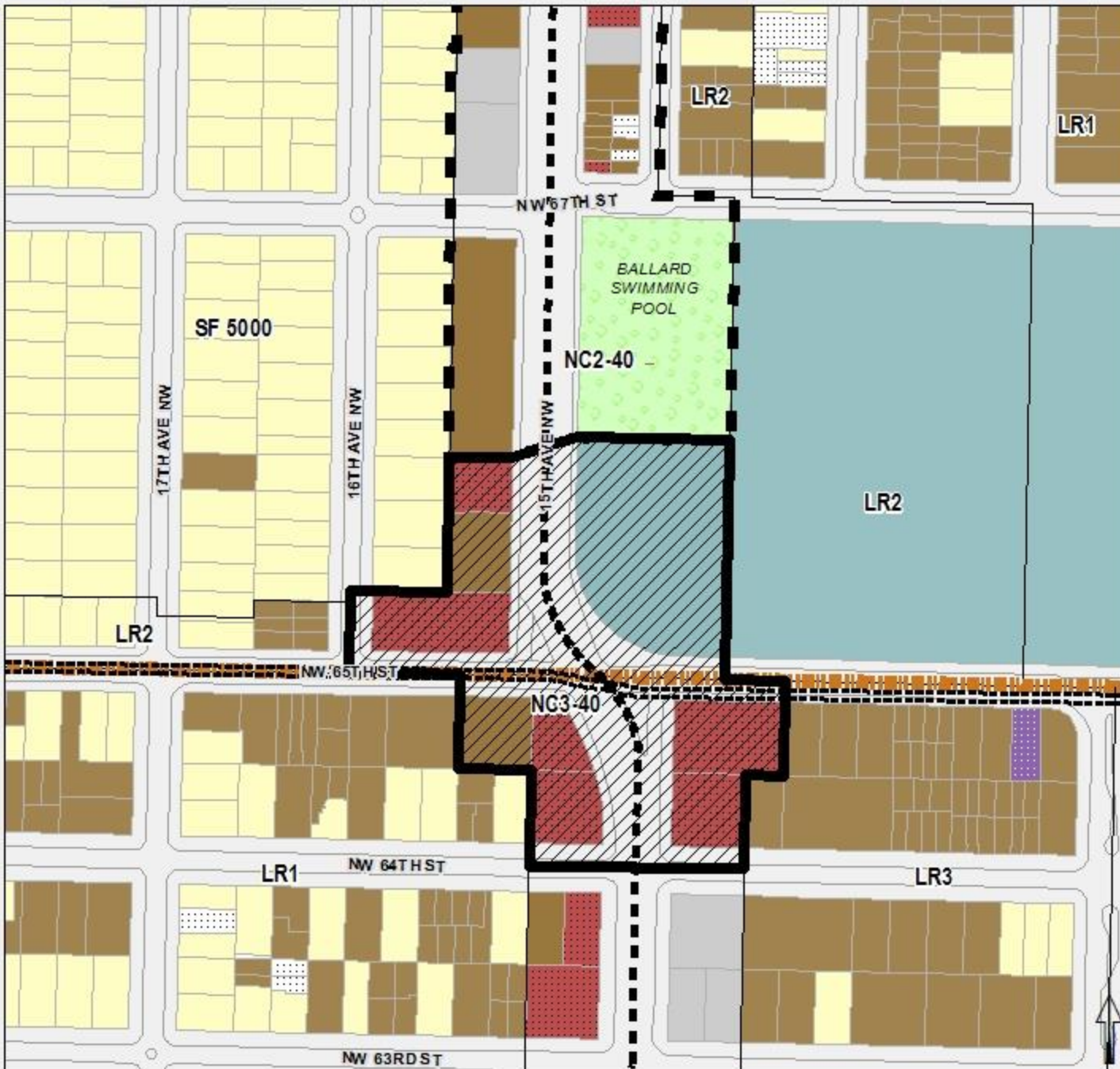
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Principal Pedestrian Street

-  Proposed
-  Existing

Existing Land Use

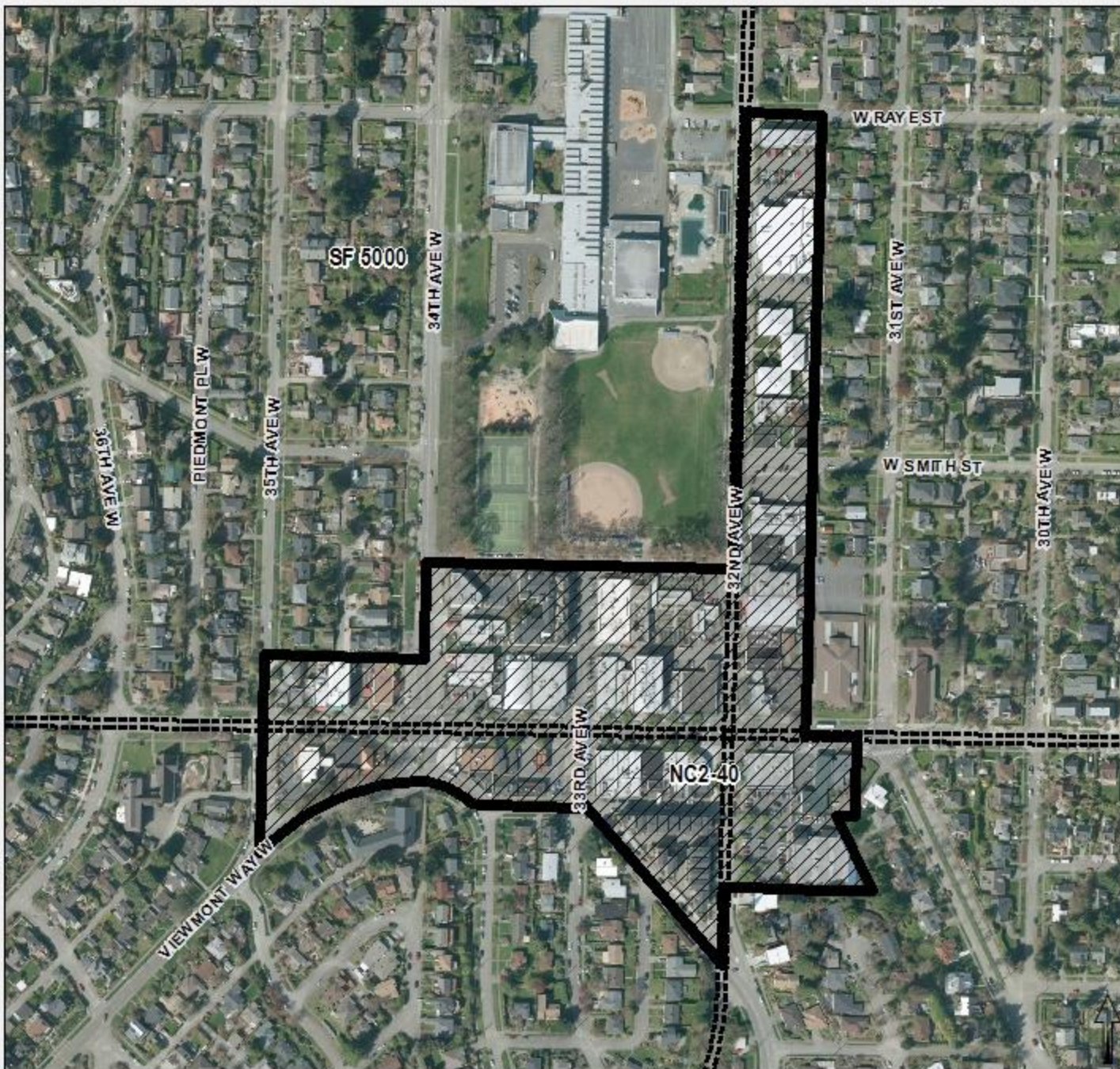
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0.075 Miles




P DESIGNATION PROPOSAL

Magnolia (W McGraw at 32nd)



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0.1 Miles




P DESIGNATION PROPOSAL

Magnolia (W McGraw at 32nd)



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W McGraw St



33rd Avenue W and W Smith St



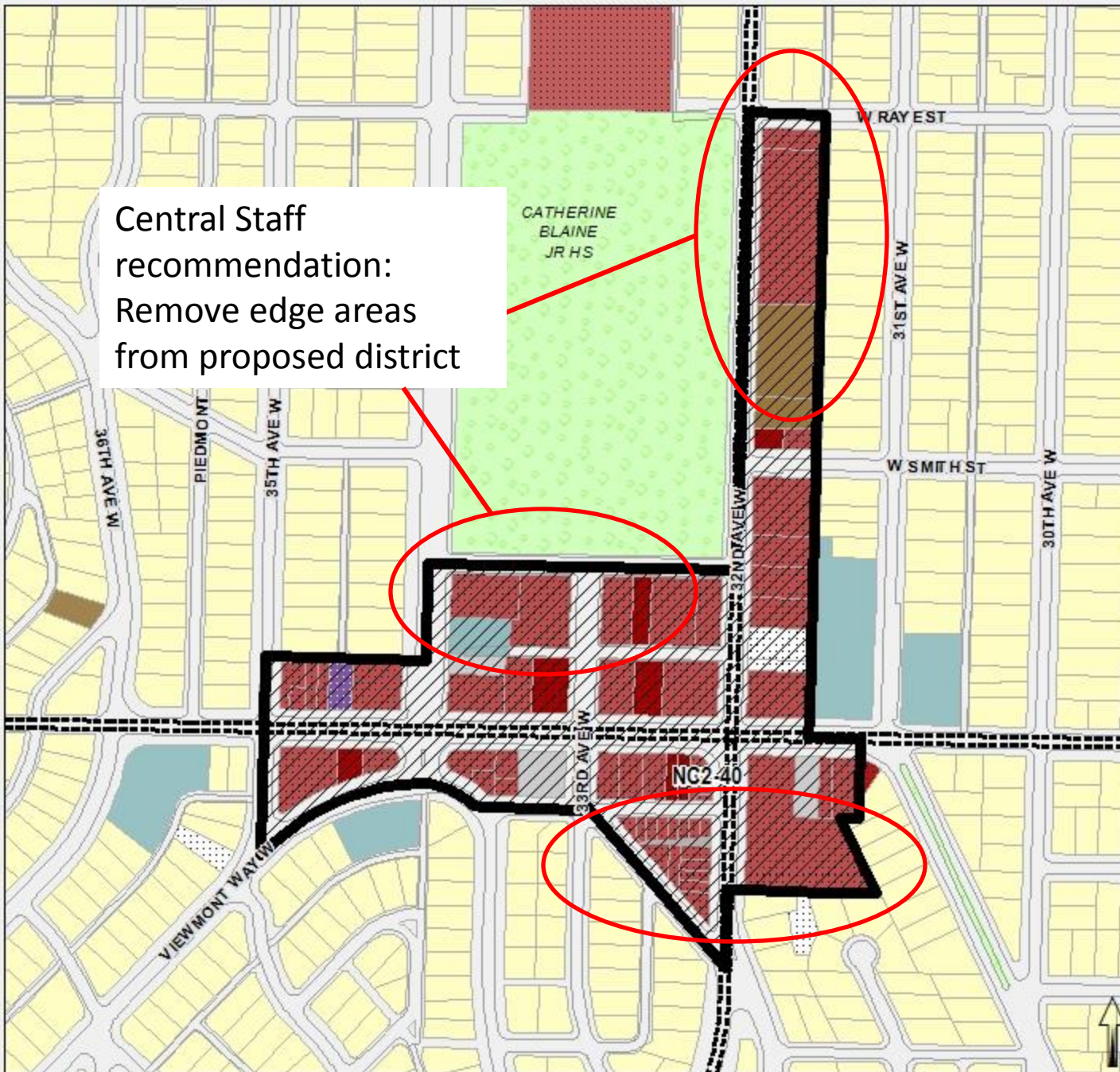
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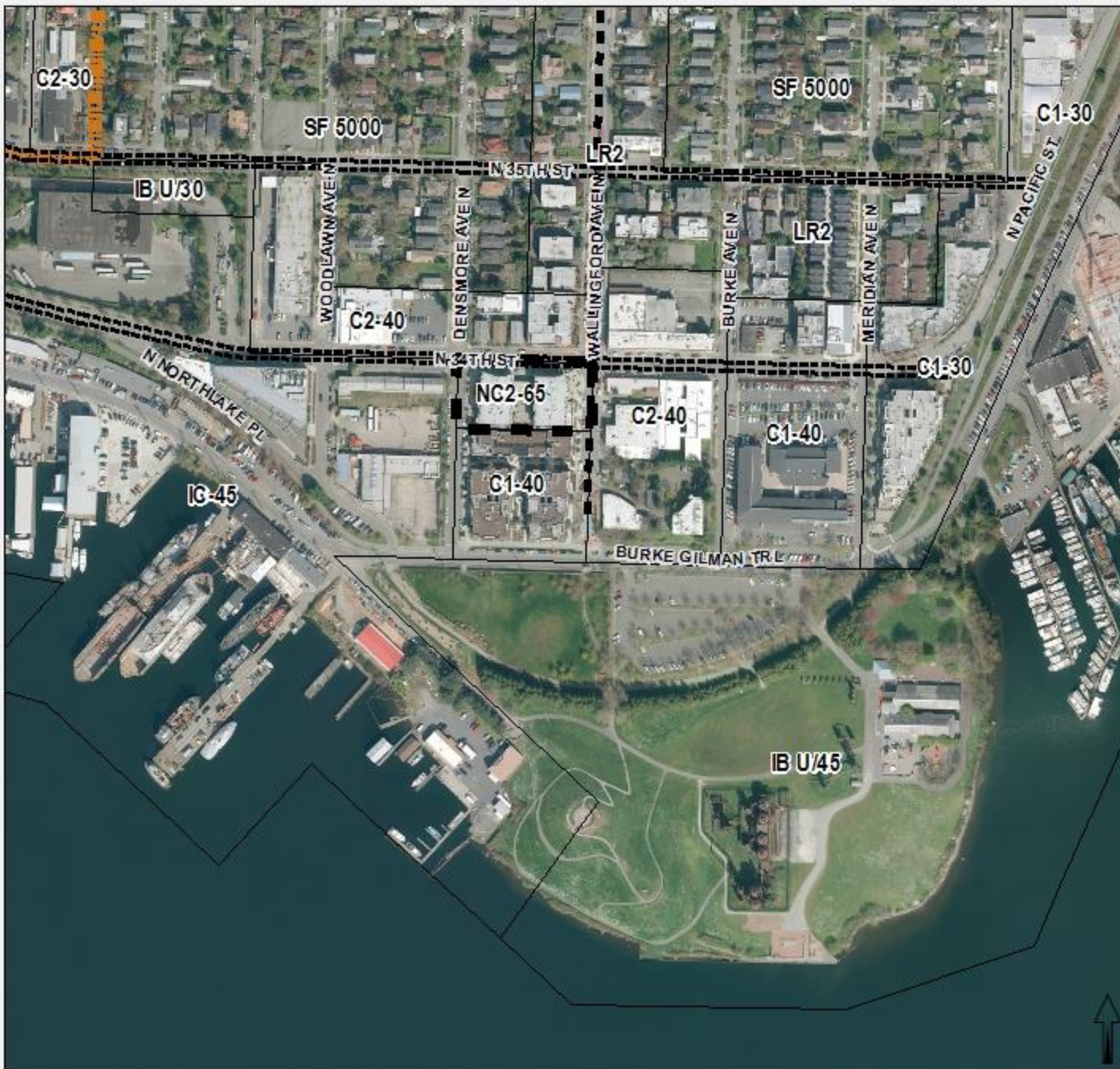
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0.1 Miles




P DESIGNATION PROPOSAL

South Wallingford at N 34th St



LEGEND

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0.1 Miles

N 34th St and Densmore Ave N



P DESIGNATION PROPOSAL

South Wallingford at N 34th St



LEGEND

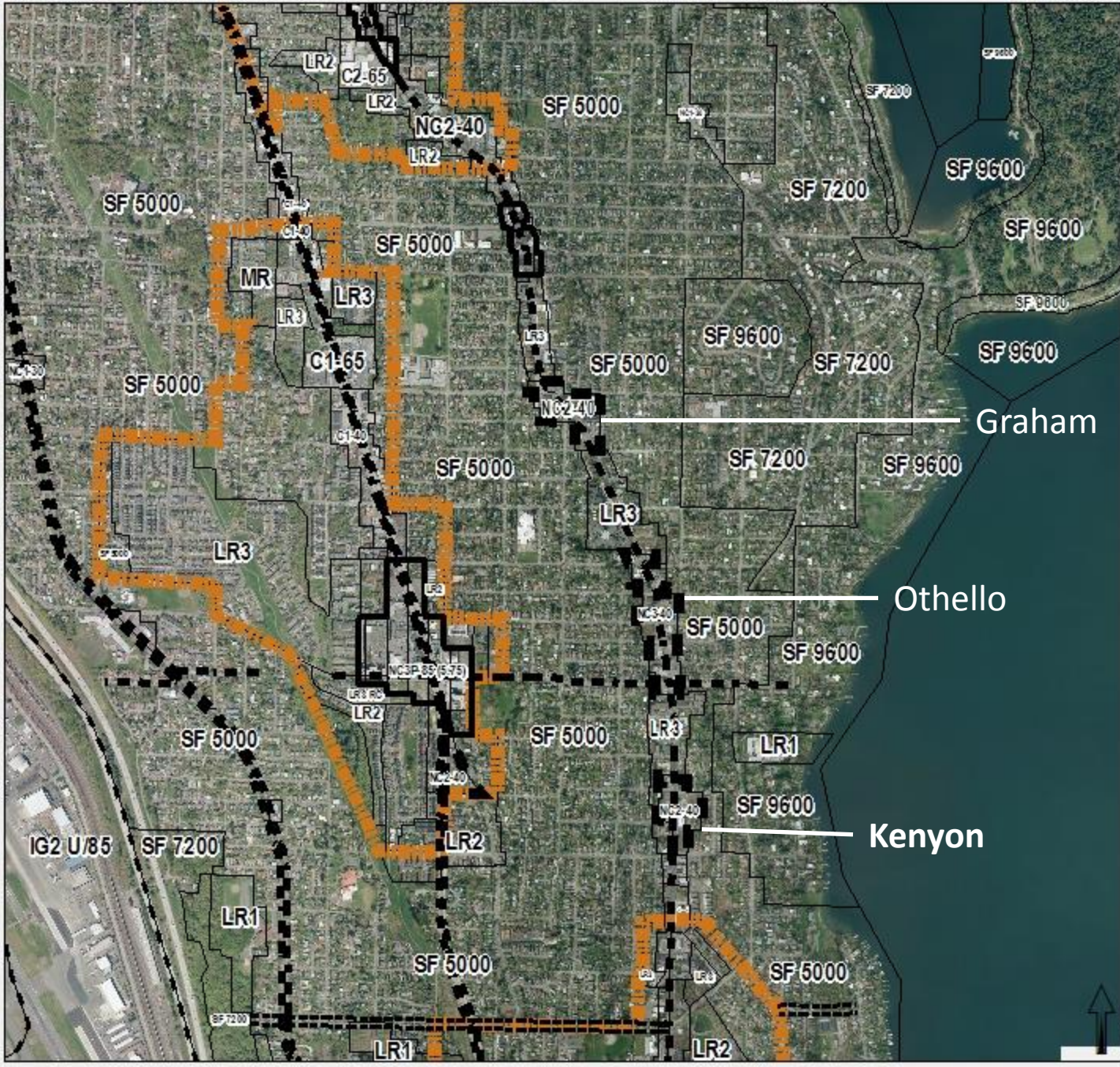
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0.1 Miles

P DESIGNATION PROPOSAL

Rainier Ave S



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P DESIGNATION PROPOSAL

Rainier Ave S at S Graham St



LEGEND

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0.05 Miles

Rainier Ave S south of S Graham St






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Rainier Ave S at S Graham St



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Area of greatest opportunity

0.05 Miles




P DESIGNATION PROPOSAL

Rainier Ave S at S Othello St



LEGEND

Executive Proposal

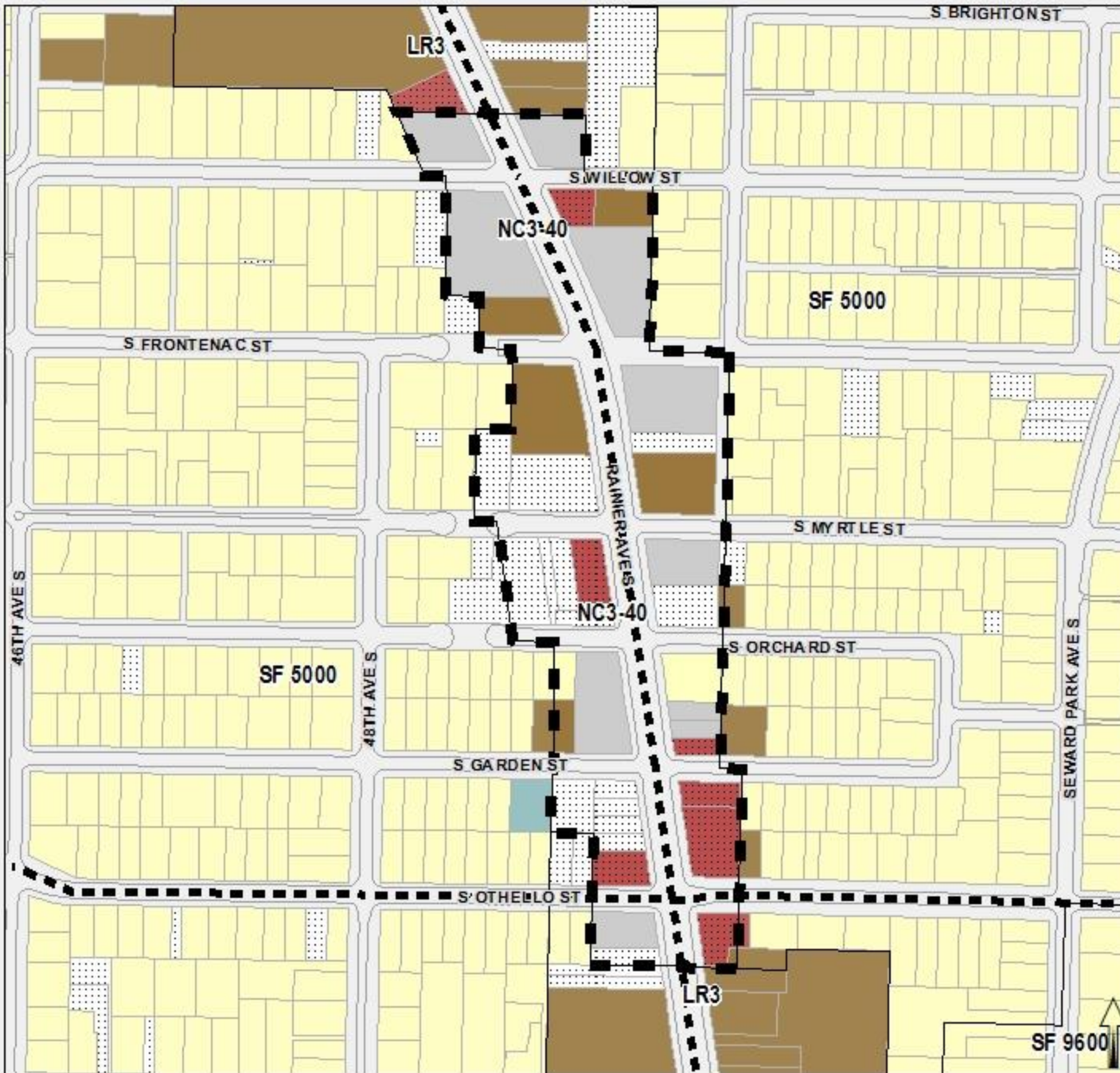
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Principal Pedestrian Street

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Existing Land Use

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Rainier Ave S and S Othello St






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Rainier Ave S at S Othello St



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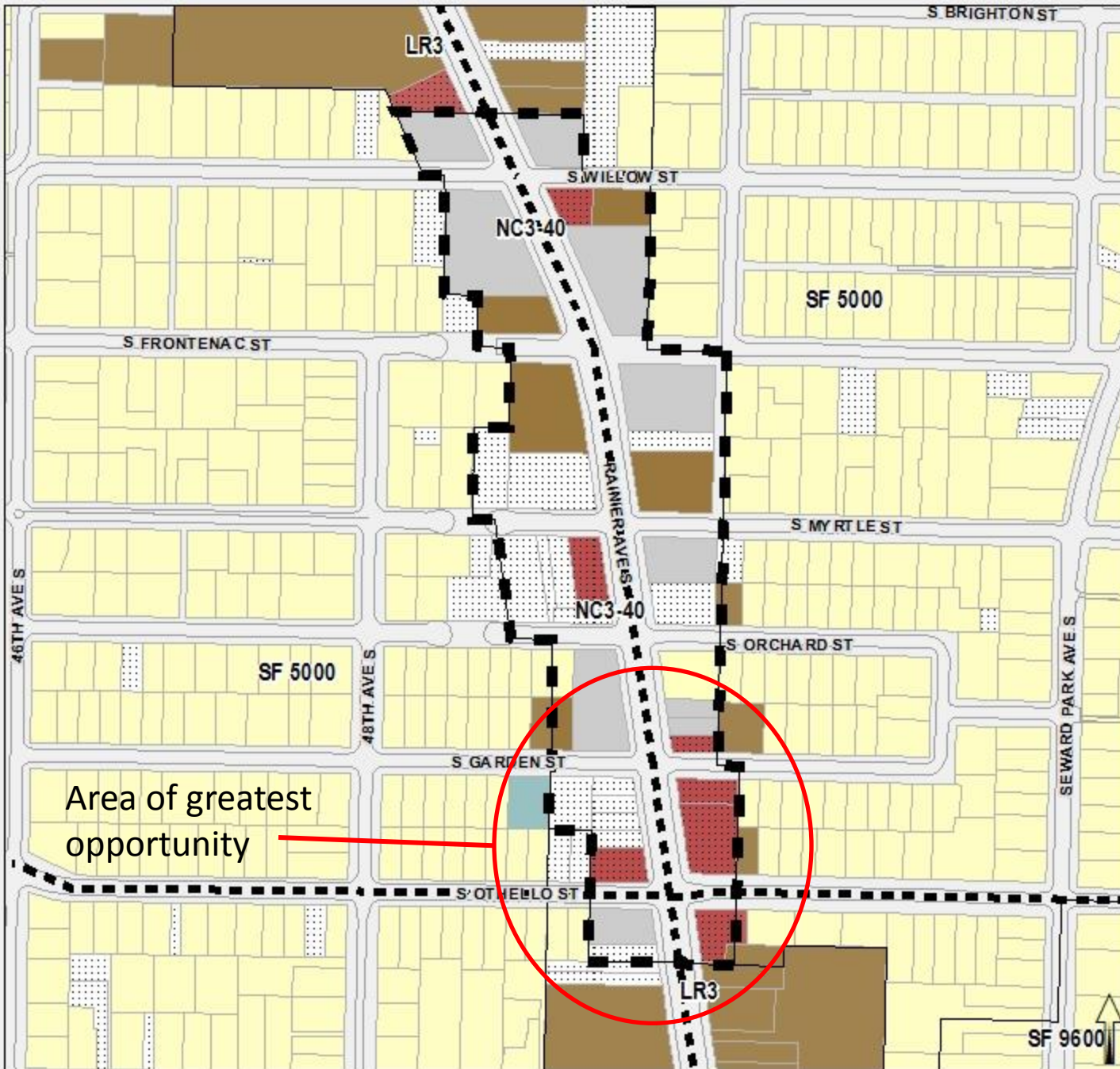
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Area of greatest opportunity




P DESIGNATION PROPOSAL

Rainier Ave S at S Kenyon St



LEGEND

Executive Proposal

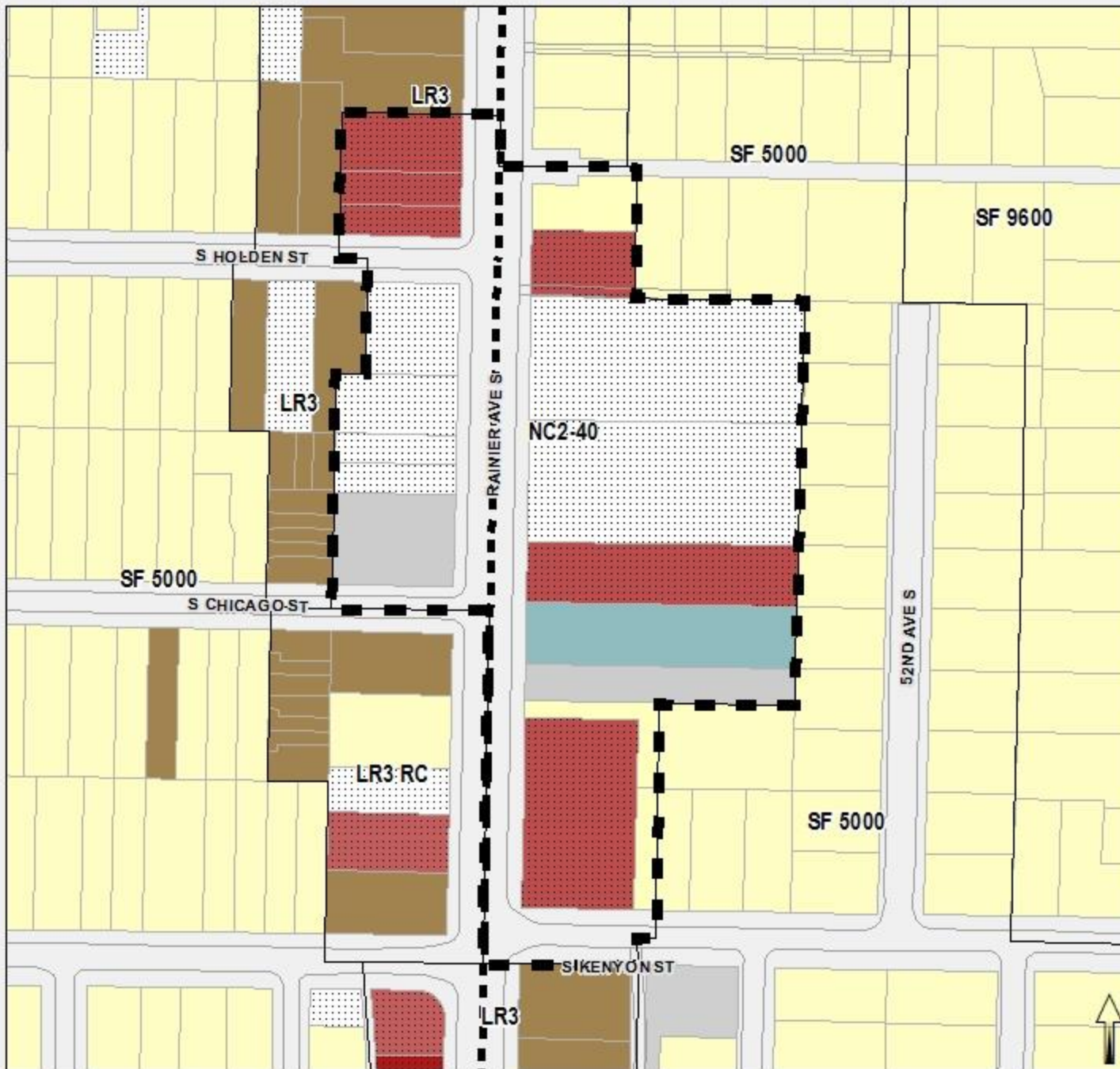
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Principal Pedestrian Street

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Existing Land Use

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0.055 Miles

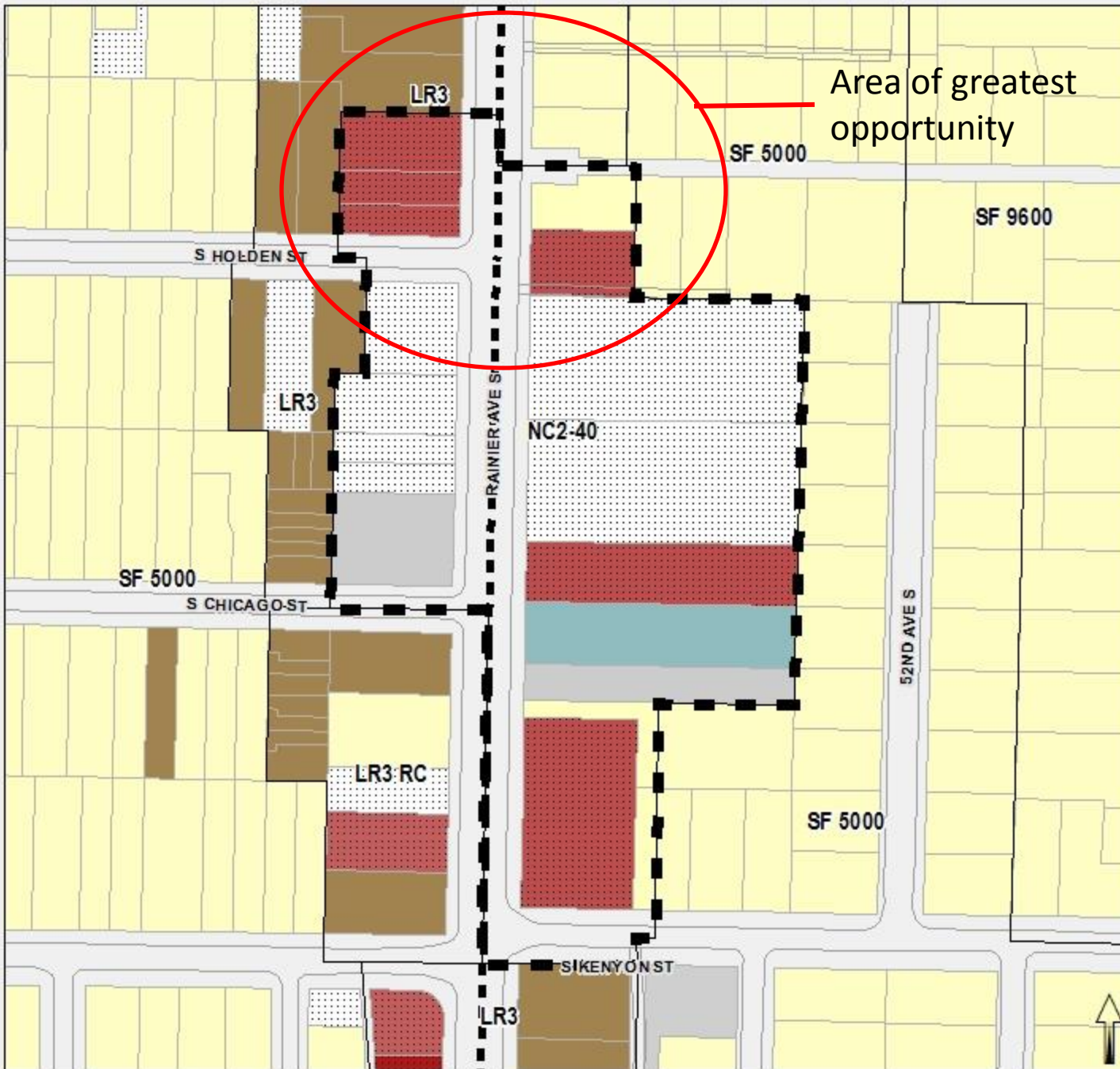


Rainier Ave S at S Holden St



P DESIGNATION PROPOSAL

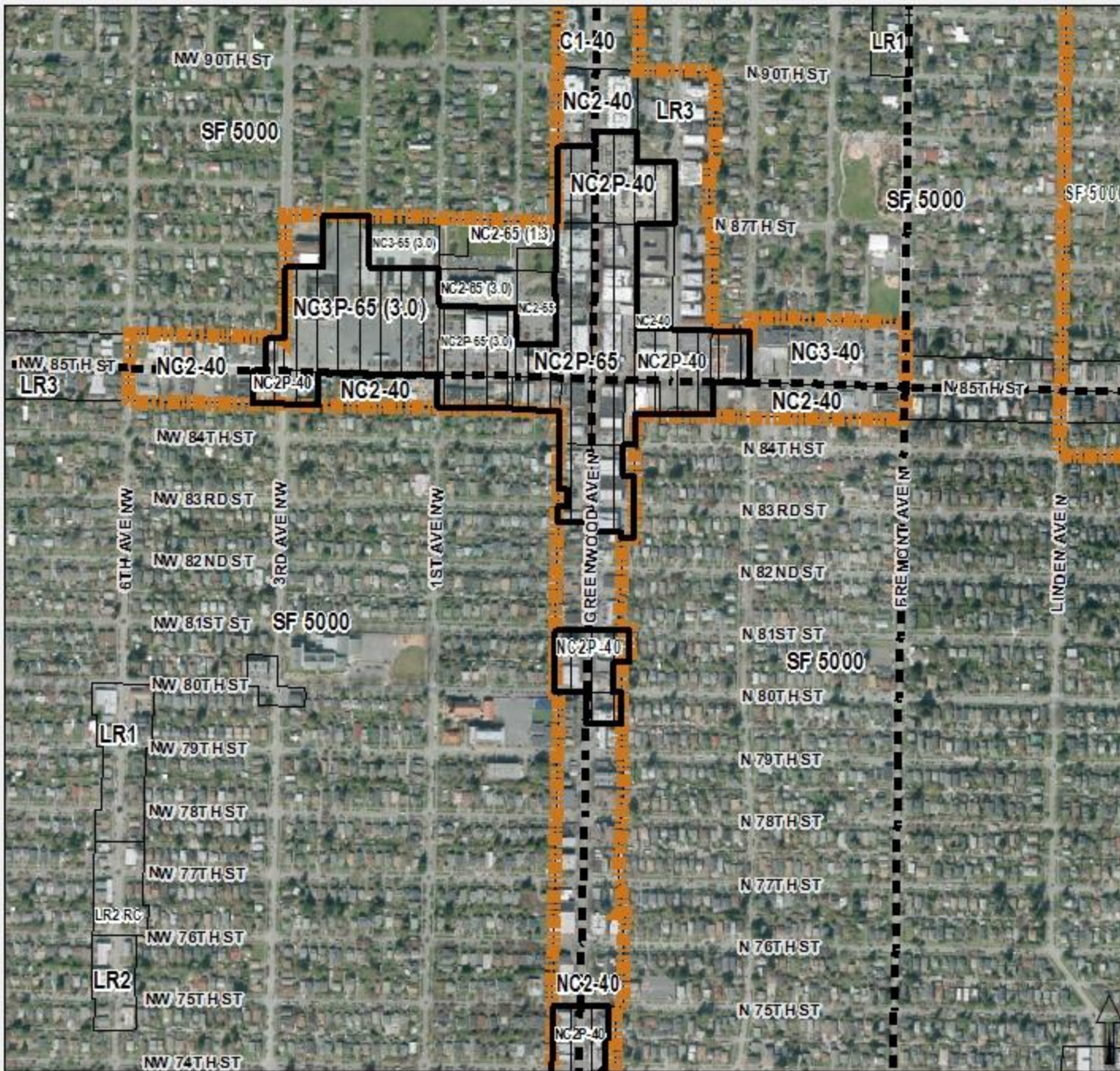
Rainier Ave S at S Kenyon St



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P DESIGNATION PROPOSAL Greenwood



LEGEND

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Principal Pedestrian Street

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Greenwood Ave N at N 82nd St



Greenwood Ave N at N 78th St



P DESIGNATION PROPOSAL Greenwood



LEGEND

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Principal Pedestrian Street

- Proposed
- Existing

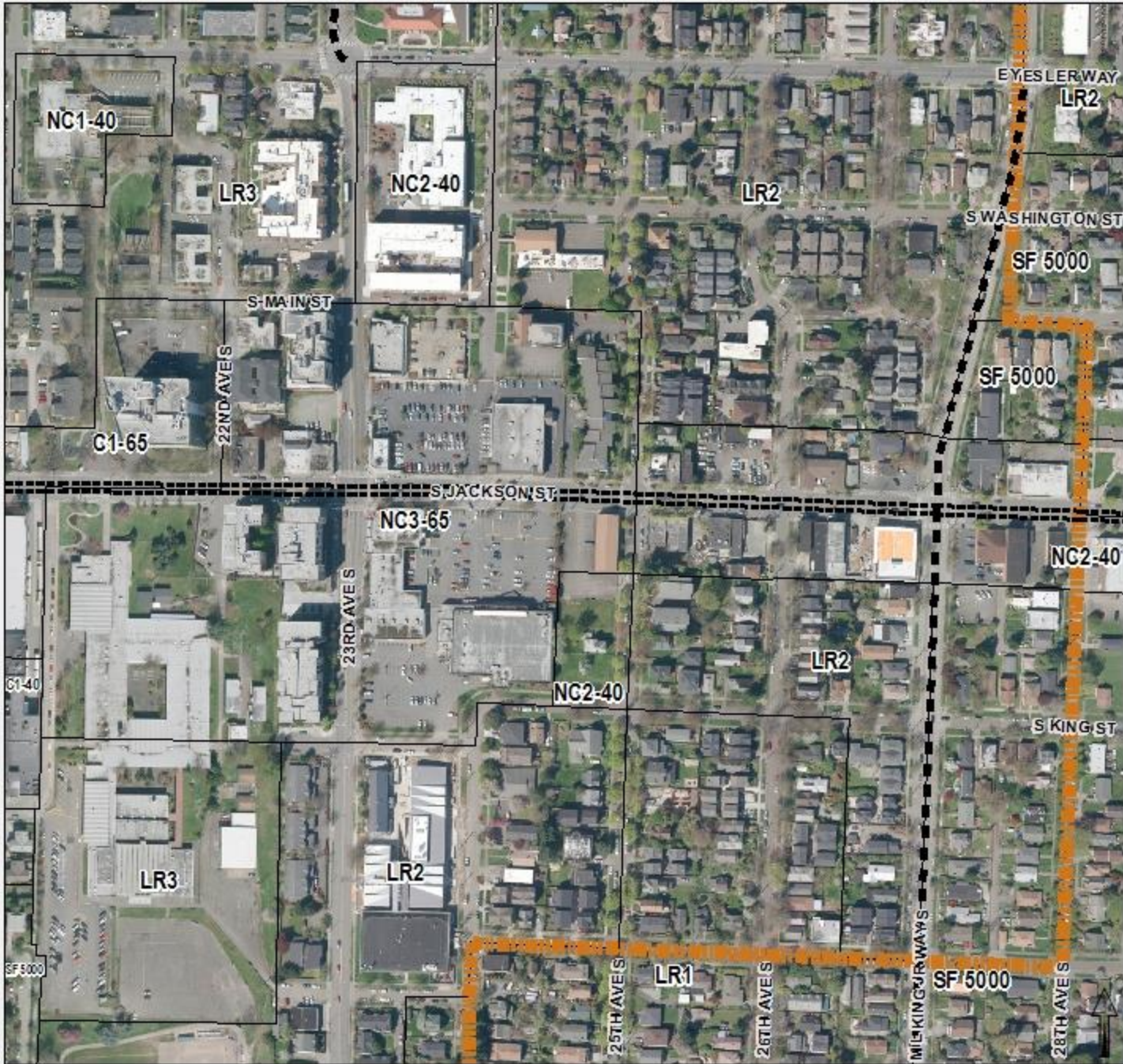
Existing Land Use

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0.1 Miles

P DESIGNATION PROPOSAL

S Jackson St at 23rd Avenue



LEGEND

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- 

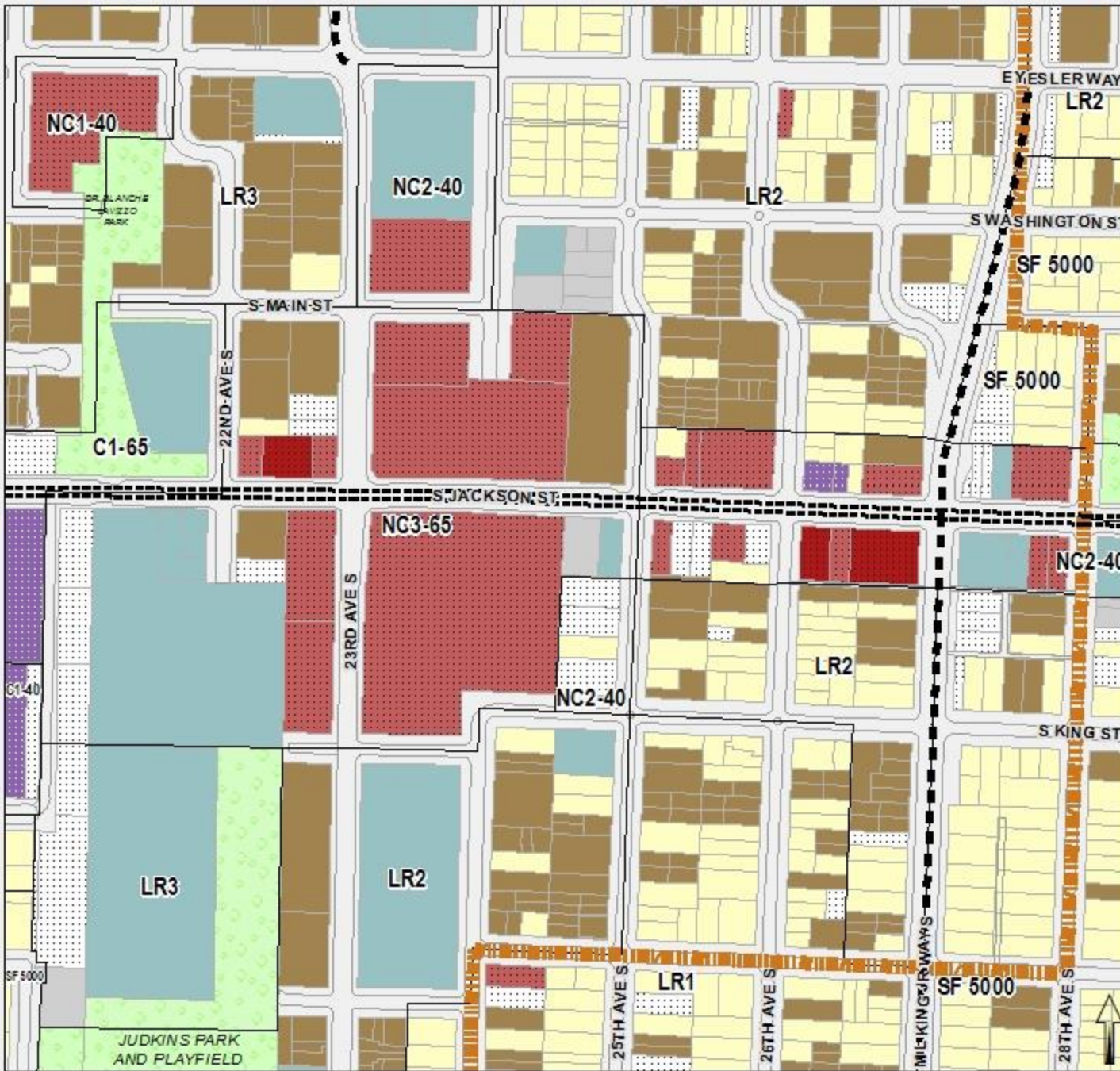
0.1 Miles

23rd Ave S and S Jackson St



P DESIGNATION PROPOSAL

S Jackson St at 23rd Avenue



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TEXT AMENDMENTS

- Permitted Street Level Uses
- Live-Work Units
- Transparency
- Landscaping
- Principal Pedestrian Streets

STREET-LEVEL USES



LIVE-WORK UNITS



TRANSPARENCY



LANDSCAPING



LANDSCAPING

- “Seattle Green Factor” required since 2007 (minimum score 0.30)
- Trends:
 - Landscape plans integrated earlier in design process
 - More layered plantings
 - Max out landscaping at grade, especially next to sidewalks – most credit for \$
 - More landscape features on terraces and rooftops

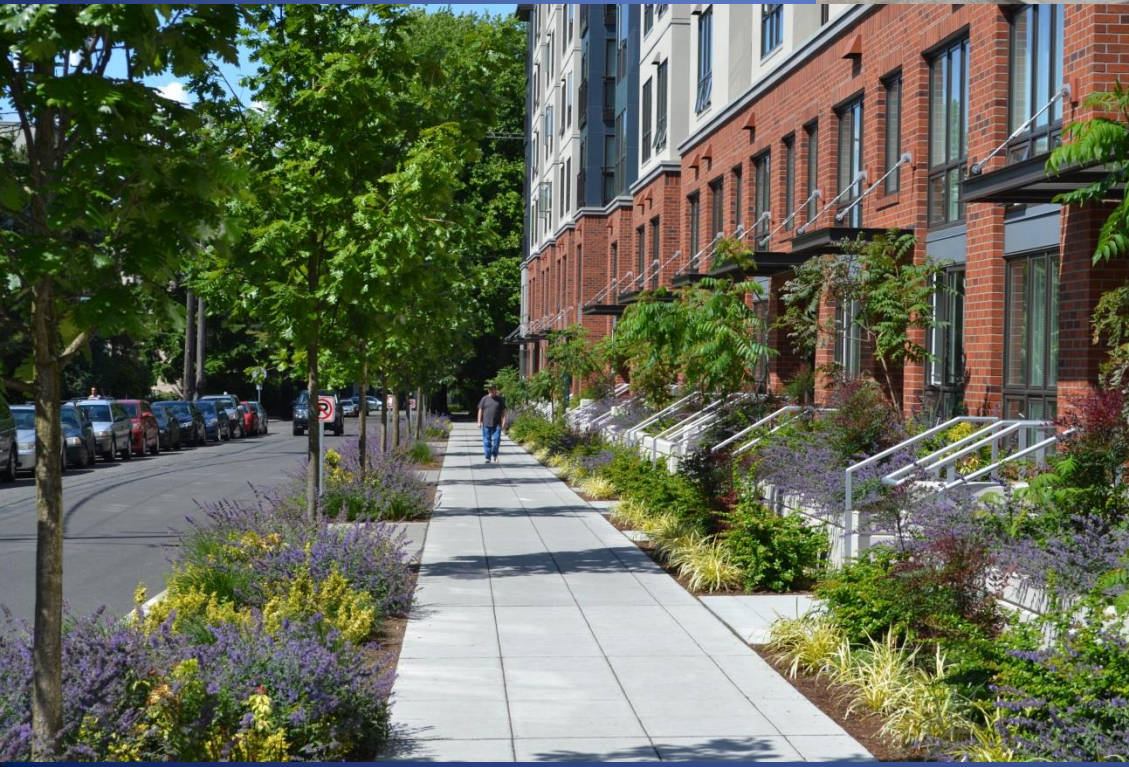


LANDSCAPING

- Code development:
 - Start with development standards for desired building envelope
 - Study how much landscaping can reasonably fit without conflicts
- Residential zones require a higher score because they have more room to work with



Pre-Green Factor commercial development



Post-Green Factor commercial development 50

Sample Streetscape Plan

Thomas Green Street Concept Plan

Cascade - II.4

Typical Preferred Street Section - Cascade

This typical roadway section is a guide for preferred dimensions for right-of-way improvements. Exact dimensions and configurations will vary depending on site specific conditions and opportunity.

Balanced Green Street

In the Cascade Neighborhood the Thomas St. Green St. is a traditional balanced green street design.

- > Clear sidewalk path of travel - 6' minimum
- > Landscaping zone - 6' expands to 13' at curb bulbs
- > Green stormwater infrastructure - targeted block-end locations on the downhill side

Curb Bulbs

Generous curb-bulbs should be added at intersections and at alley intersections where feasible. Curb bulbs to the full 7' width of the parking lane help to expand the sidewalk zone and make the street feel narrower and more intimate.

Bicycles

Bicyclists will feel comfortable cycling within a travel lane on the slow-speed green street. Add large sharrow markings.

Parking

On-street parking is in high demand in Cascade with a high utilization rate. On-street parking will be retained on both sides of the street where curb bulbs are not present. Roughly 7' of width should be allocated.

Travel Lanes / Roadway Width

One travel lane in each direction. Travel lanes are 10'6" to 11' wide. Combined with on-street parking within a 7' width the street will have an intimate narrow feel that encourages slow-moving traffic.

Pedestrian Lighting

Add stand-alone pedestrian lamps. The style should be evocative of South Lake Union's industrial heritage and should be consistent with the lamps installed on Terry Ave. N. The Lumec Harmonia series lamps with an M20M mounting and Z60A fixture is recommended.



PROPOSED PRINCIPAL PEDESTRIAN STREETS AND EXISTING DISTRICTS

Do not add Principal Pedestrian Streets to the following locations:

- 14th Ave. S in North Beacon Hill
- 15th Ave. NE in University District and Roosevelt
- NE 55th St. in University District
- 35th Ave. NE in Lake City
- W McGraw St. in Upper Queen Anne

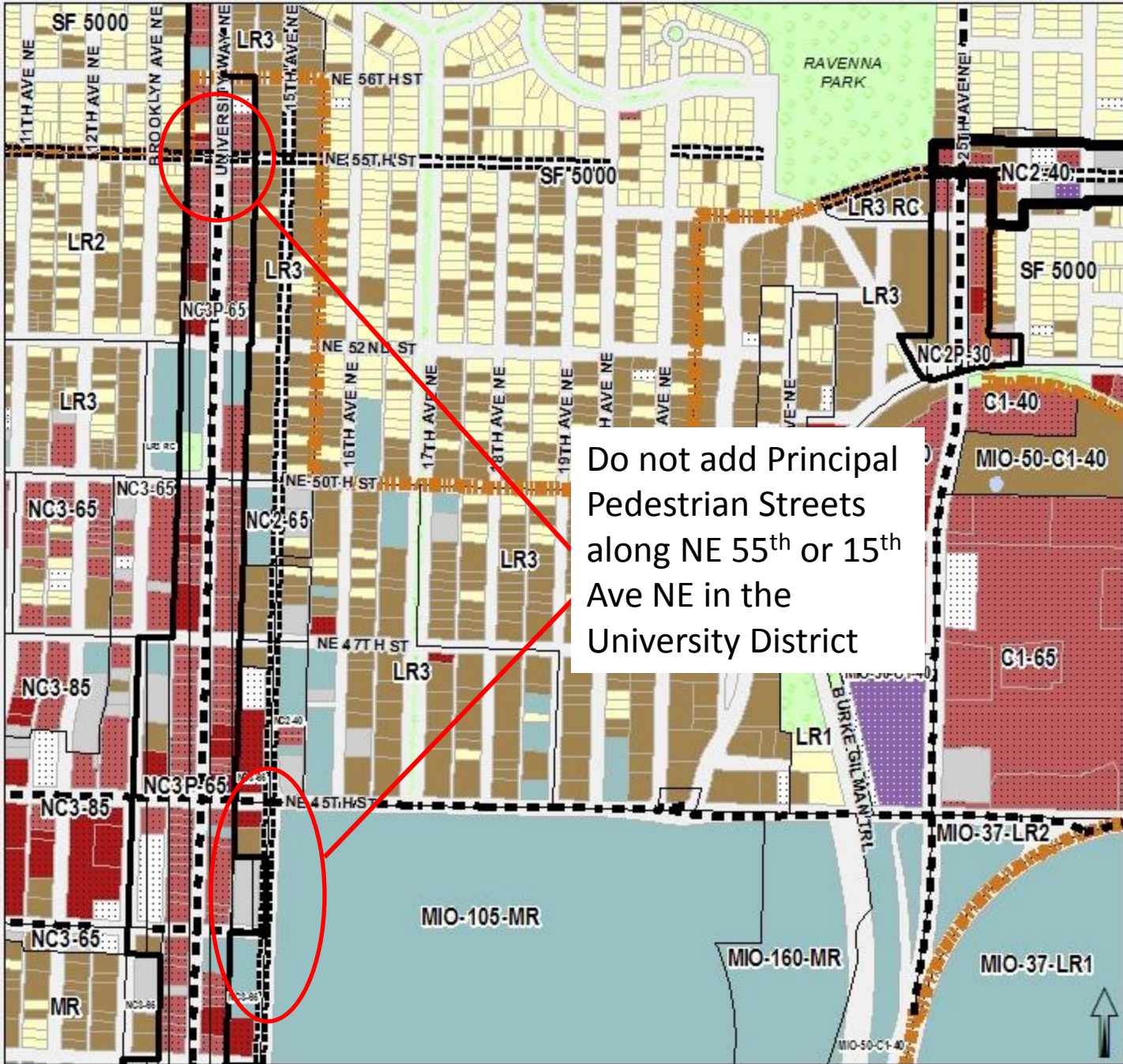
P DESIGNATION PROPOSAL Beacon Hill



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P DESIGNATION PROPOSAL University



Do not add Principal Pedestrian Streets along NE 55th or 15th Ave NE in the University District

LEGEND

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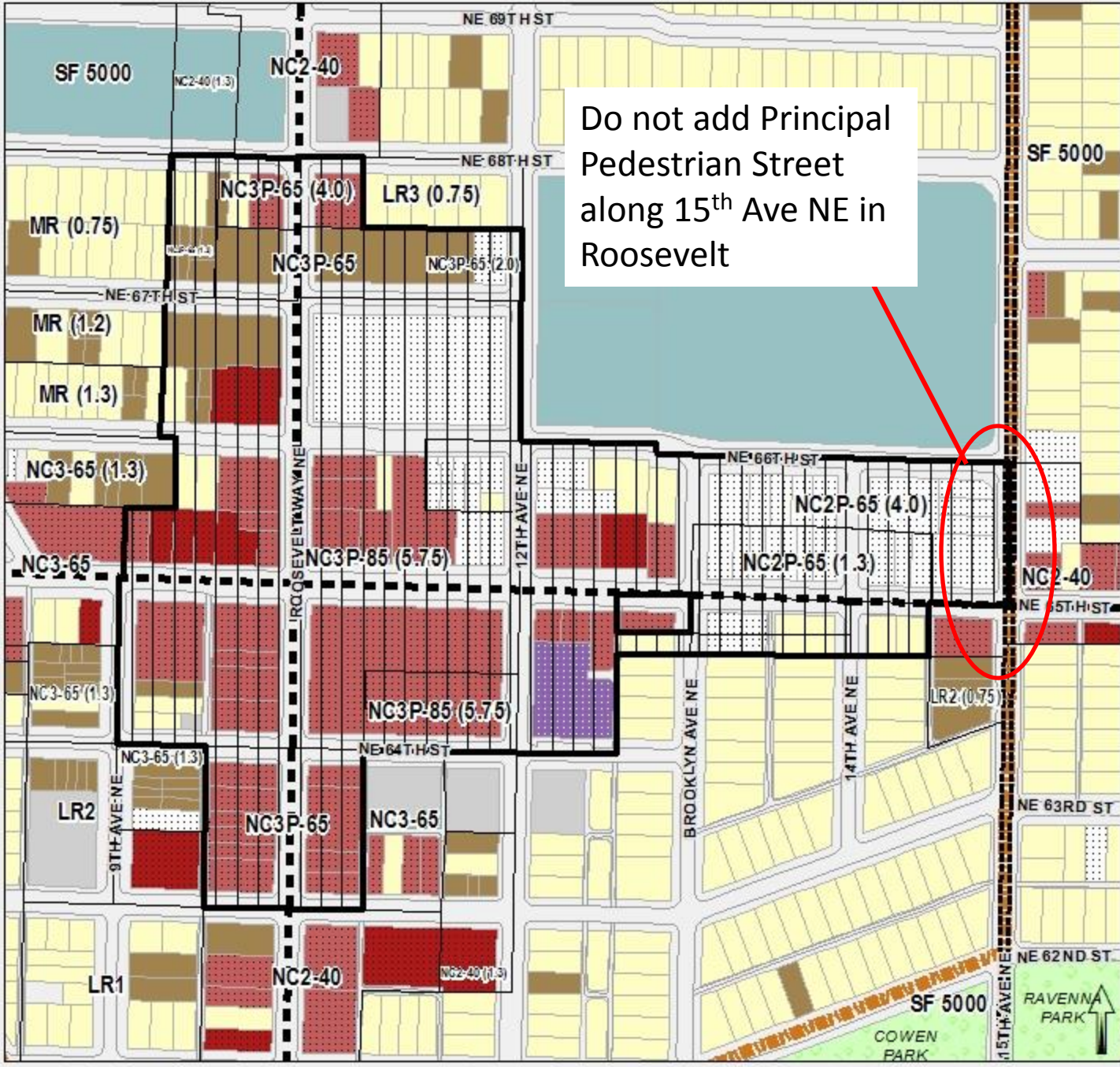
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P DESIGNATION PROPOSAL Roosevelt



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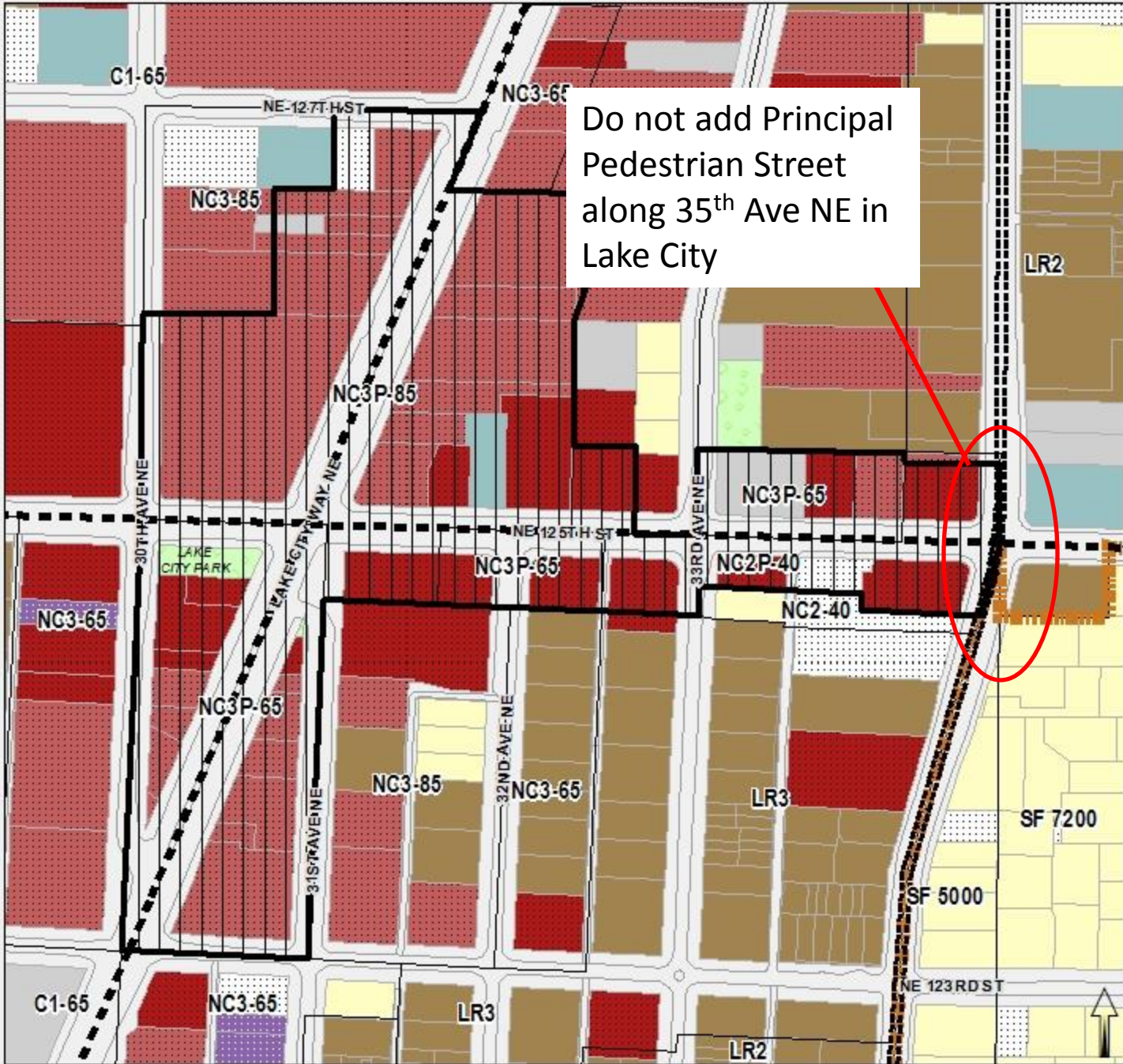
0.1 Miles

P DESIGNATION PROPOSAL

Lake City



Do not add Principal Pedestrian Street along 35th Ave NE in Lake City



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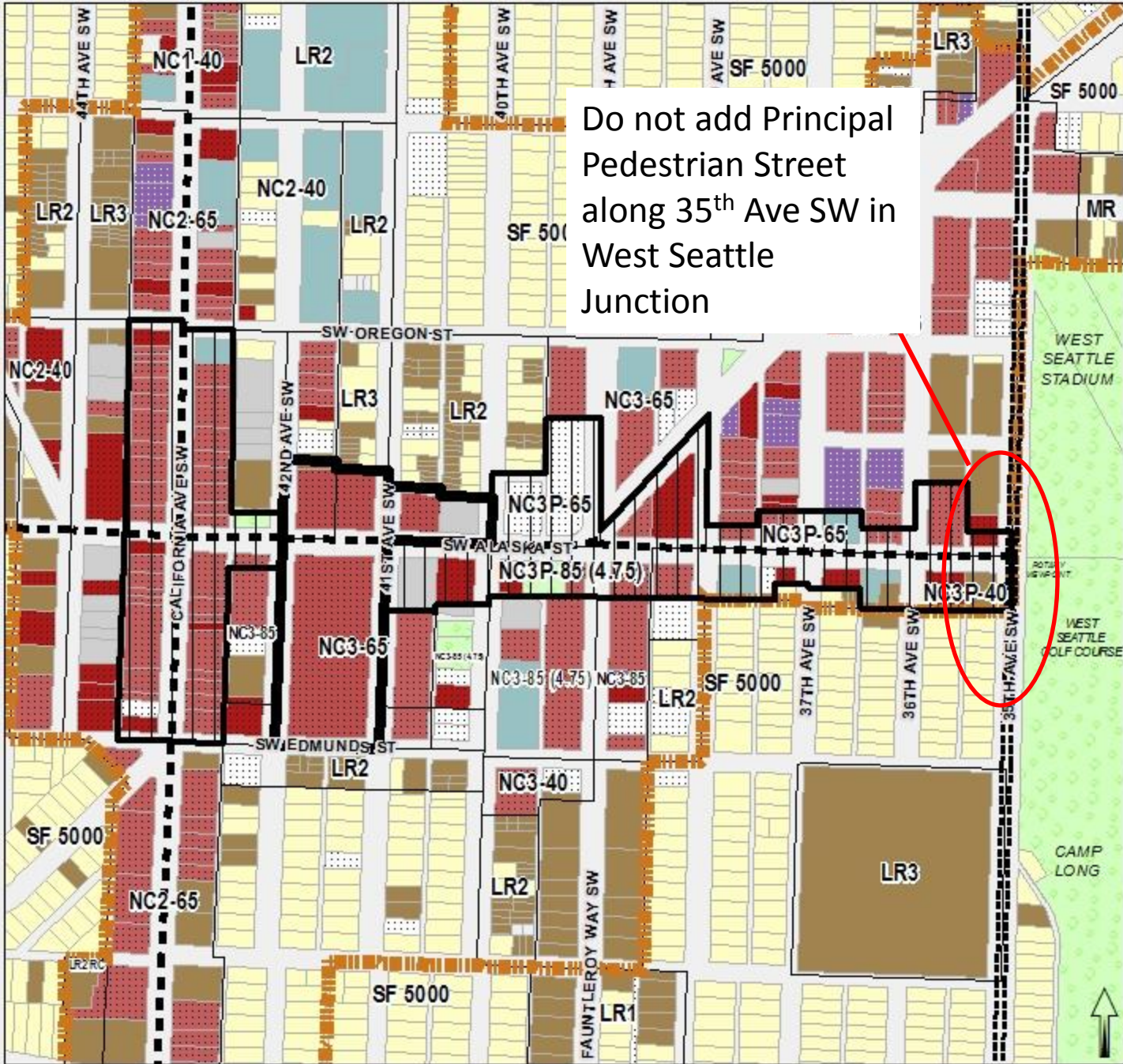
0.085 Miles

P DESIGNATION PROPOSAL

West Seattle Junction



Do not add Principal Pedestrian Street along 35th Ave SW in West Seattle Junction



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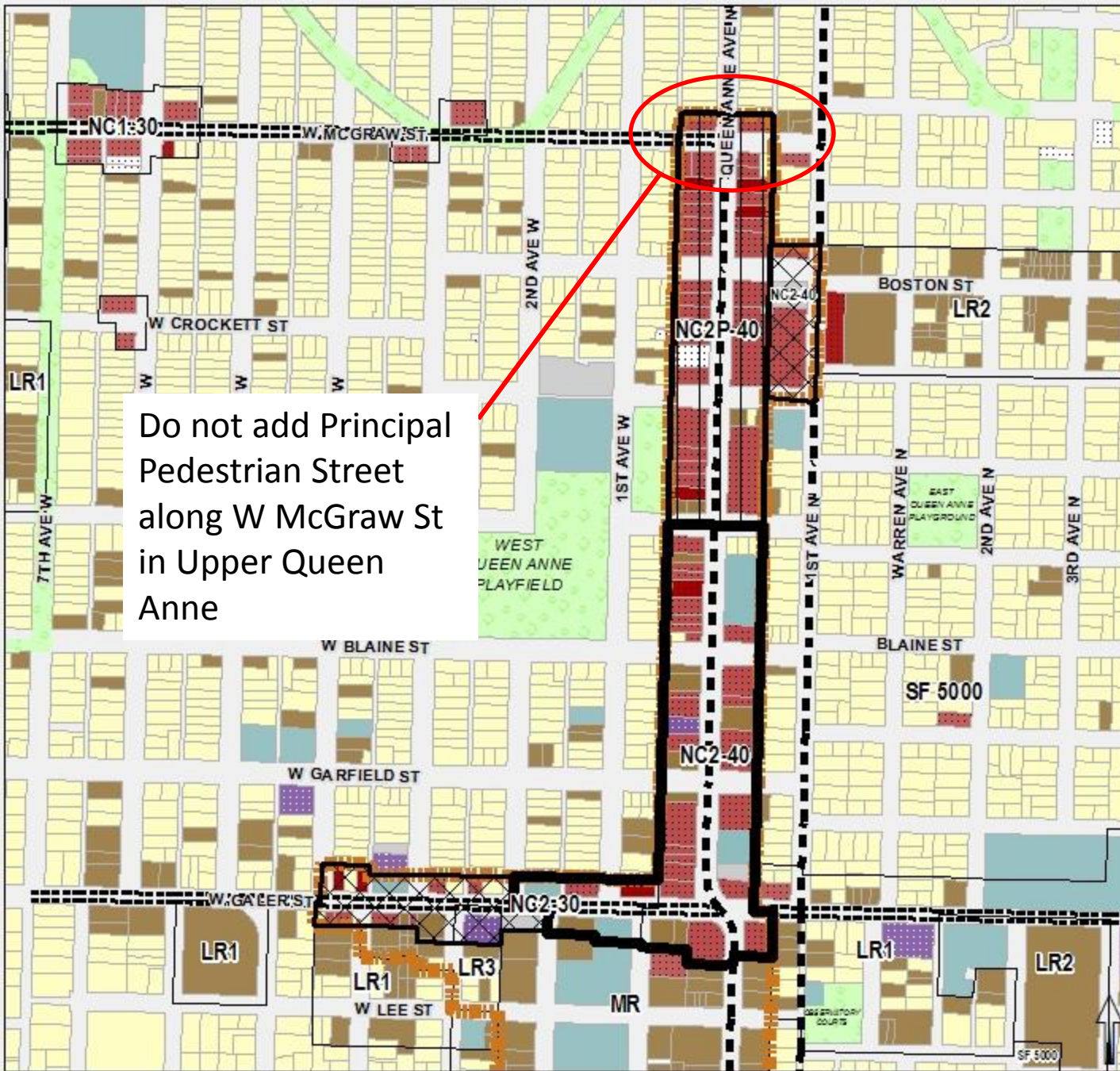
P DESIGNATION PROPOSAL

Upper Queen Anne



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Do not add Principal Pedestrian Street along W McGraw St in Upper Queen Anne