

Crown Hill

Neighborhood Design Guidelines

9/14/2022

Seattle City Council

Land Use Committee

Office of Planning & Community Development



City of Seattle

Design Review Program

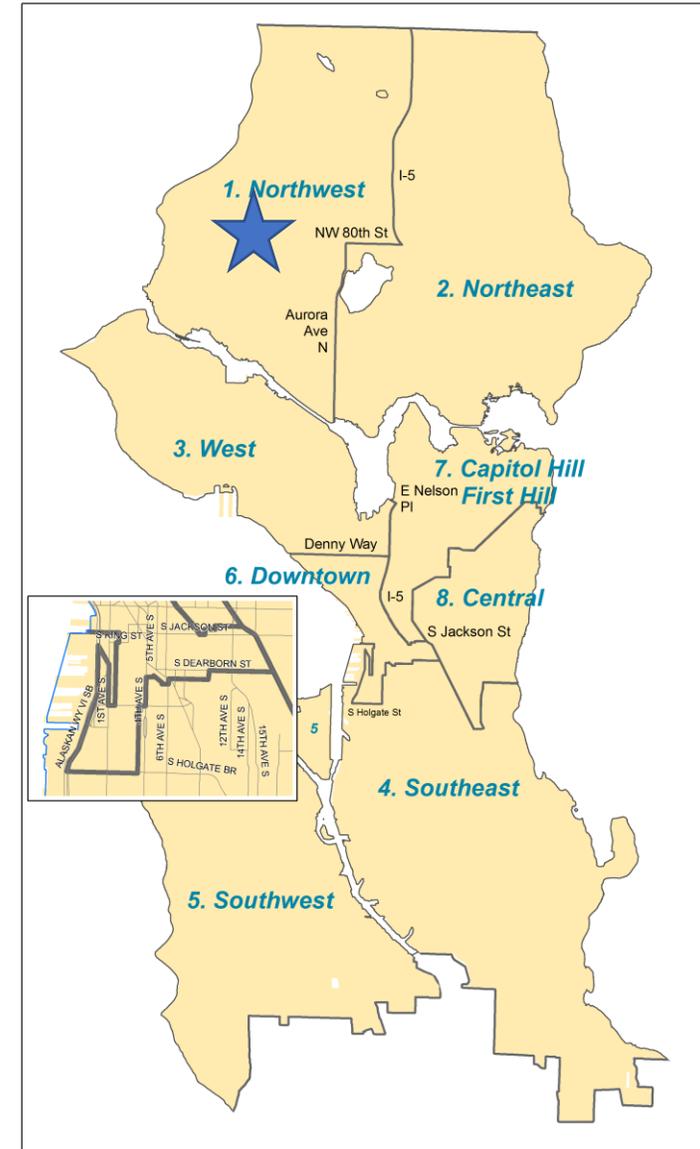
Purpose

- Encourage better design and site planning to ensure new development sensitively fits into neighborhoods.
- Provide flexibility in the application of development standards to better meet the intent of the Land Use Code.
- Improve communication and understanding among developers, neighborhoods and the City.



Boards & Districts

- Northwest Board covers Crown Hill
- Volunteers appointed by Mayor and Council
- Duties include
 - synthesizing community input
 - providing early design guidance
 - recommending conditions of approval
 - ensuring fair and consistent application of design guidelines



Design Guidelines

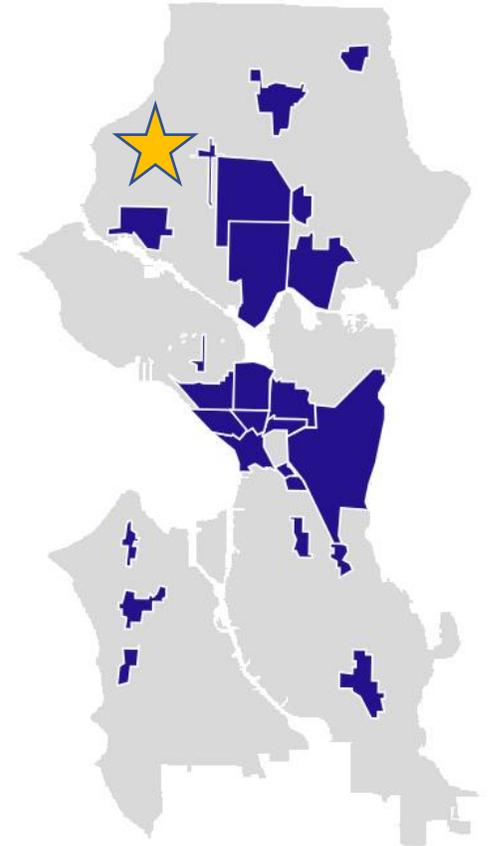
Citywide

Apply to all areas of the city

Neighborhood Specific

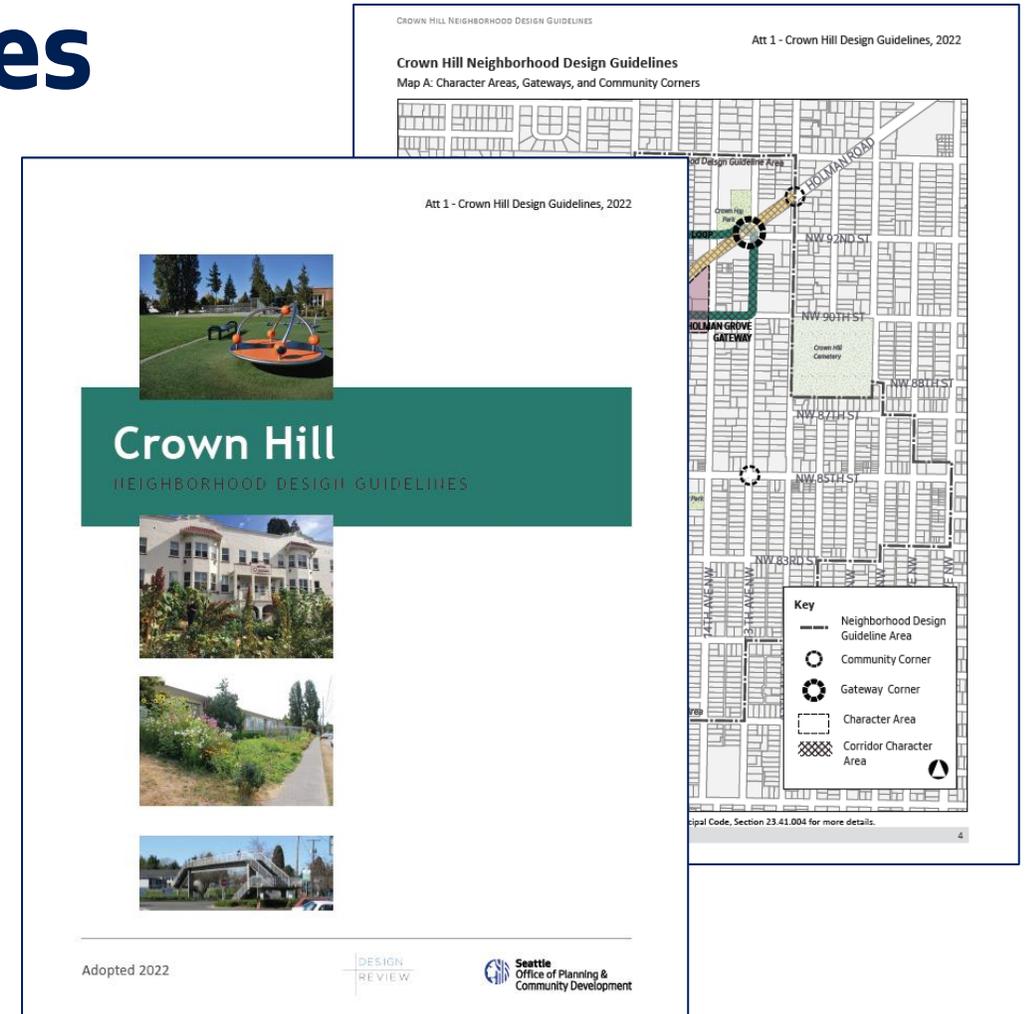
Apply to a specific geographically-defined area, usually within an urban village or center.

Intended to supplement the Citywide Design Guidelines to provide direction unique to the neighborhood context and community vision.



Crown Hill Design Guidelines

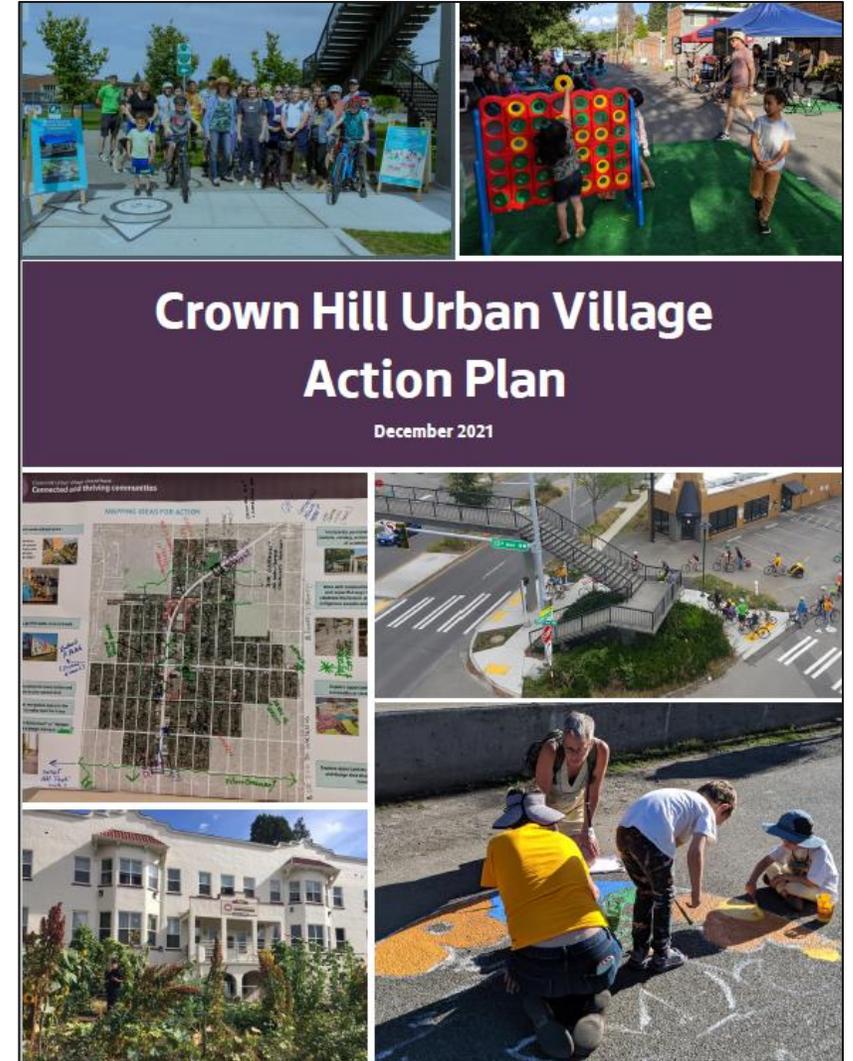
- No existing neighborhood specific guidelines
- Mandatory Housing Affordability allows more height and density
- Guidance to address bulk and street level design
- Desire for more vibrant public realm & community spaces



Crown Hill Action Plan

Community Priorities

1. A distinct neighborhood with great destinations and a vibrant public realm
2. Streets that encourage walking and make it easy to get around
3. Connected, engaged, and thriving communities



Public Engagement

- 4 community workshops
- Online surveys
- Focus groups
- Phone interviews
- Door-knocking
- Online mapping
- Tabling at events



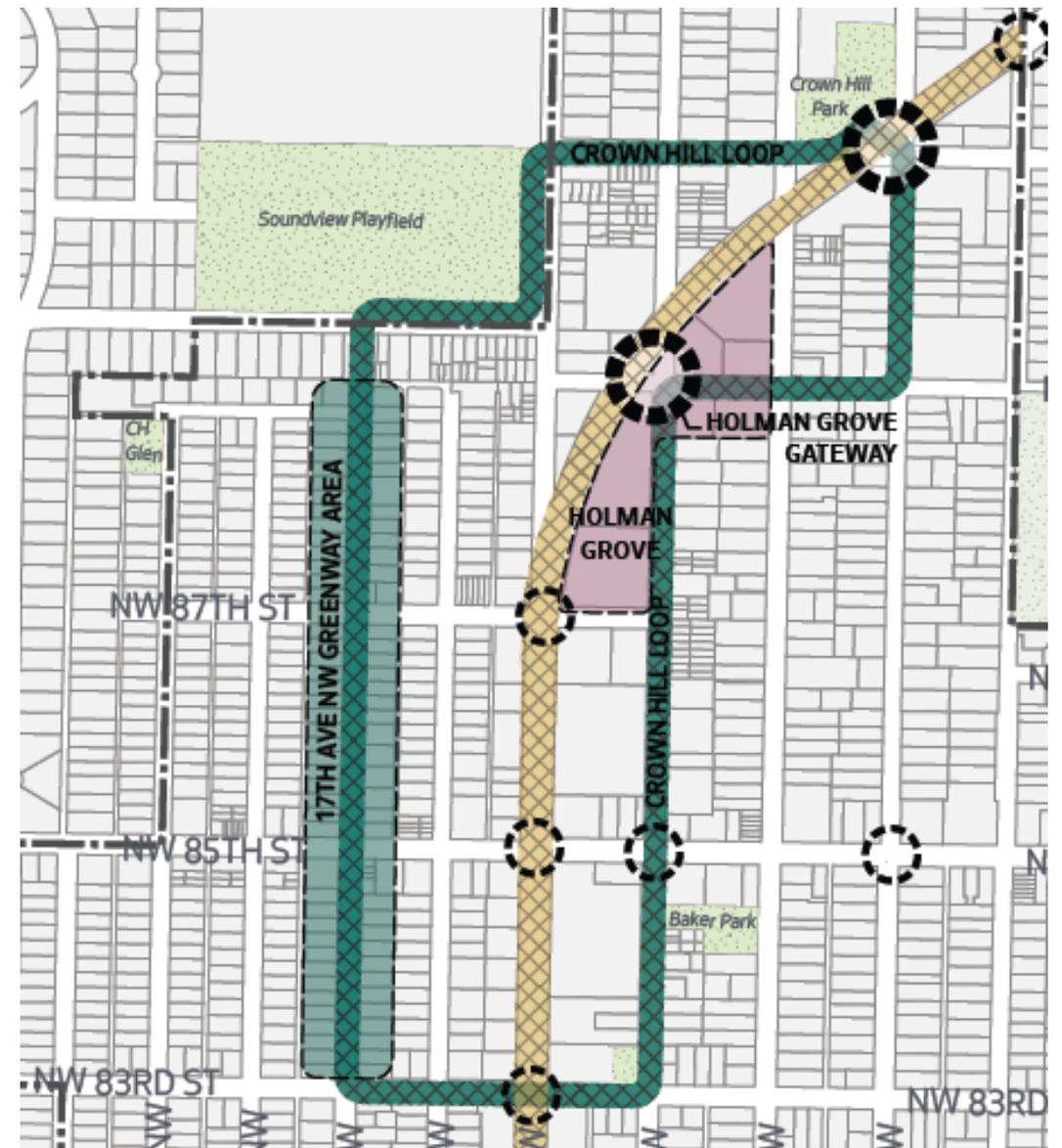
Priority Design Issues

- Improve pedestrian connectivity & walkability
- Support community placemaking and public life
- Incorporate trees and landscaping



Enhancing Places

- Holman Grove
- 15th Ave NW/Holman Road
- Crown Hill Walking Loop
- Gateways & Community Corners
- 17th Ave NW Greenway



Equity in the Design Guidelines

Encourage artwork that contributes to a sense of belonging for the full diversity of the community

Authentically reflect underrepresented cultures and communities in design concepts, materials, architectural form

Provide cultural and place-specific open spaces or indoor community meeting spaces



Thank you!

SEATTLE
CITY HALL



City of Seattle