

Neighborhood Main Street Mapping Project

Welcome

Open House 5:30 - 7:30 p.m.

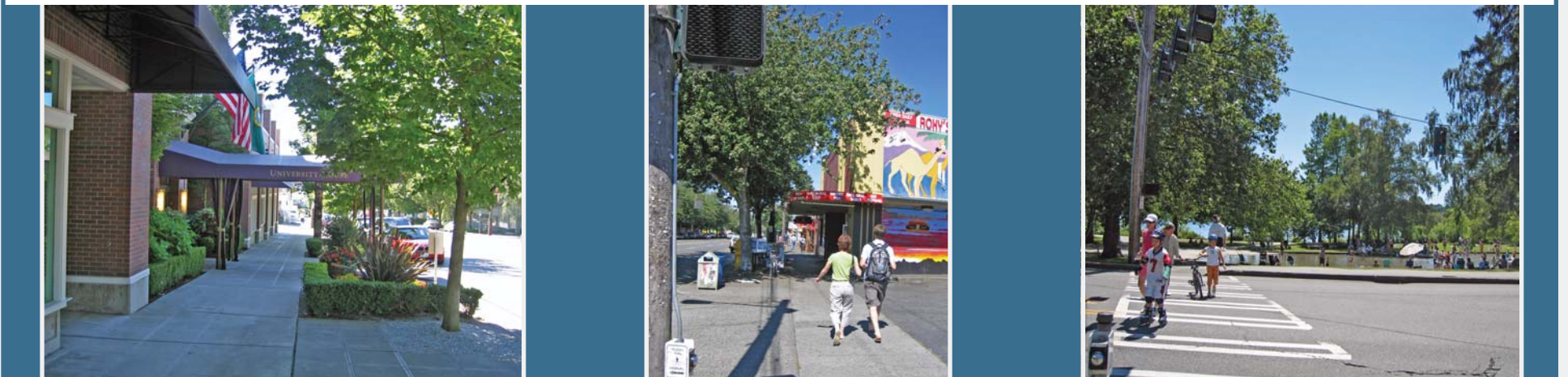
Around the room, you will find large maps of neighborhood commercial districts that have been evaluated for Pedestrian Zone (P Zone) Overlay designations in this part of Seattle.

Please review these maps and make comments on the draft recommendations.

Planners are on hand to answer your questions.

In mid-September, we will revise the draft recommendations including your feedback and forward recommendations to the Mayor and City Council.

For those areas where a P Zone designation is recommended, City Council will hold a public hearing prior to any action they might take. We anticipate City Council will take up this issue towards the end of this year, or in early 2008.



Neighborhood Main Street Mapping Project

Project Description

When neighborhood plans were developed in the late 1990s, citizens identified the importance of the pedestrian environment to the viability and character of their neighborhood business districts.

The City uses a Pedestrian Zone (P Zone) Overlay designation to encourage and preserve the development or extension of pedestrian-oriented zoning at the heart of business districts. These areas are, or could become, neighborhood main streets where nearby residents access the services they need without driving, or at least with fewer automobile trips.

In this project, planners have evaluated neighborhood business districts that are zoned Neighborhood Commercial (NC2 and NC3, all height limits) for the appropriateness of a P Zone designation.

The P Zone designation:

- requires specific commercial or institutional uses to be located at the ground floor – uses that cater to pedestrians and are not residential uses
- waives some parking requirements in order to encourage businesses to locate in the area, recognizing that many customers will use means other than driving to get to the business
- limits driveways across sidewalks along principal pedestrian streets
- designates the street a “main street” to encourage new development that will enhance the public right-of-way and give priority to pedestrian-friendly streetscape improvements



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P Zone Designation Criteria

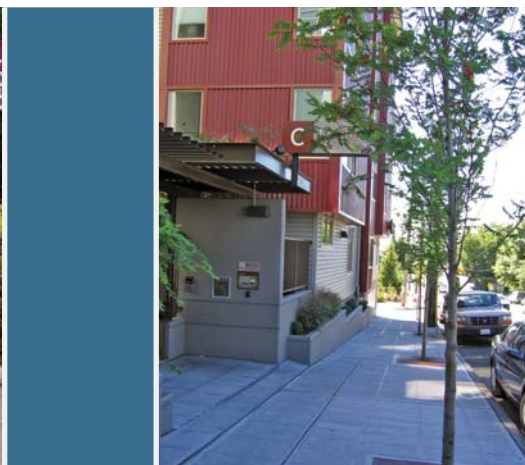
When considering an area for a P Zone designation, planners take into account both the current and potential function of the business district. Asking questions, such as:

- Are there, or could there be, a large number and variety of stores and services along the street front?
- Do the stores and services located along the street create a continuous street front of interest to a pedestrian, or is the street chopped up by surface parking lots, blank walls and or residential units?
- Is this, or could this be, a comfortable street for pedestrians to stroll and linger?

In addition to the current and potential function of the business district, planners take into account the specific location of the business district.

- Is it surrounded by residential neighborhoods and/or other activity centers that generate pedestrian traffic?
- Is the business district on both sides of a street, or across a street from an activity center such as a park or a school?
- Can pedestrians, bicyclists, and transit riders access the district readily and easily?

Planners took all of the above into consideration, in addition to community comment and feedback, in preparing the draft recommendations presented this evening.



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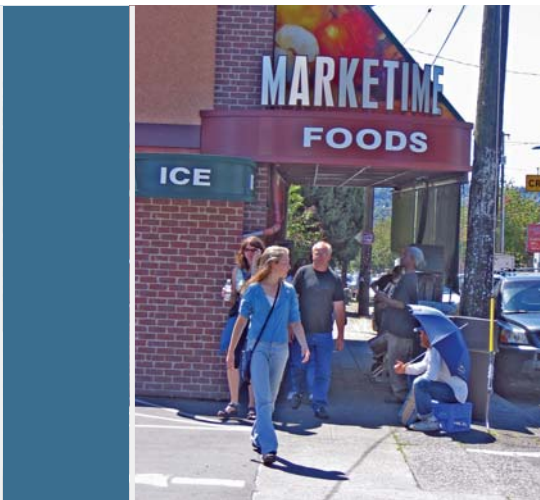
What Uses Are Allowed in a Pedestrian Zone?

Businesses and community facilities that attract pedestrian activity are allowed at street level in pedestrian designations, including:

- retail stores
- restaurants
- banks
- medical offices
- community centers
- libraries
- hair salons
- real estate agencies



Uses that attract automobile activity, such as gas stations and auto repair, or uses where employees stay inside most of the day and don't have clients walking in regularly, like research labs and administrative offices, are prohibited at street level.

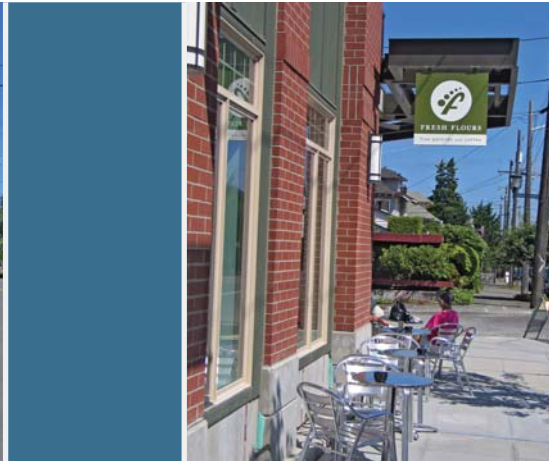


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Parking

In a P Zone, some parking requirements are lessened or waived in order to encourage businesses to locate in the area. For example:

	Neighborhood Commercial (NC2 and NC3)	Neighborhood Commercial (NC2 and NC3) with a P Zone Overlay
Retail	No parking is required for the first 1,500 sq. ft., thereafter 1 space is required for each 500 sq. ft.	No parking is required for the first 5,000 sq. ft. of each business establishment; thereafter 1 space is required for each 500 sq. ft.
Therefore....A 5,000 square foot retail business	would need to provide 7 parking spaces.	would not be required to provide parking.
Restaurant	No parking is required for the first 1,500 sq. ft., thereafter 1 space is required for each 250 sq. ft.	Parking is waived for the first 2,500 sq. ft. up to a maximum waiver of 5,000 sq. ft., thereafter 1 space is required for each 250 sq. ft.
Therefore ... A 5,000 square foot restaurant	would need to provide 14 spaces	would need to provide 10 parking spaces and may have all parking waived by the Director of DPD after the following are taken into consideration: (1) Anticipated parking demand for the restaurant (2) The extent to which the parking waiver is likely to create or add significantly to spillover parking in adjacent residential areas; (3) The availability of shared parking within eight hundred (800) feet of the restaurant; and (4) Whether land is available for parking without demolishing an existing commercial structure, displacing a commercial use, or rezoning property to commercial.



No P Zone Overlay Recommended

Hiawatha Place South at South Dearborn Street



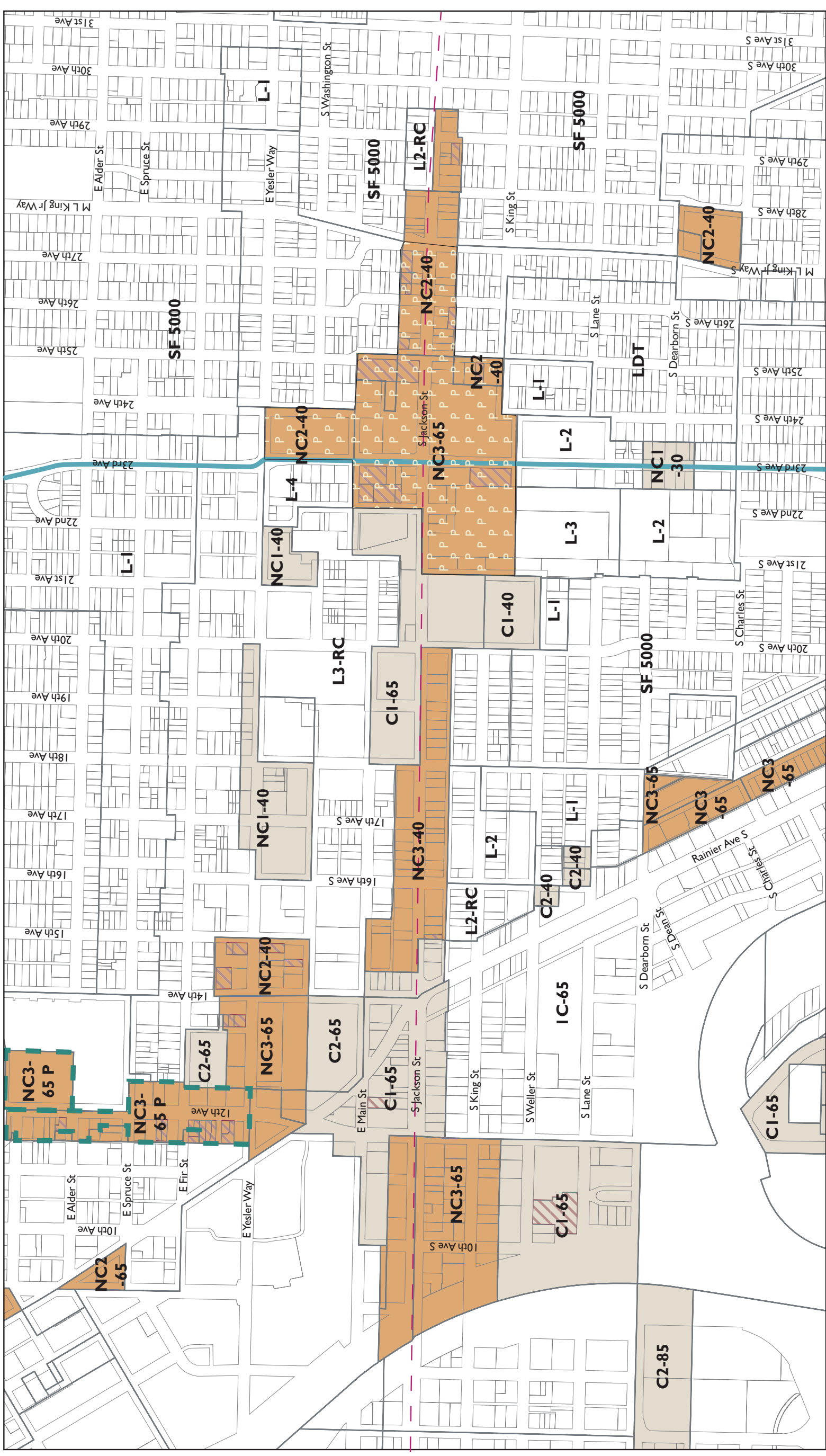
- inventory areas
- other commercial areas
- residential at street front
- zoning outlines
- parcels
- principal Pedestrian arterials
- other arterials

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P Zone Overlay Recommended

S. Jackson Street



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Prepared March 2006 by DPD

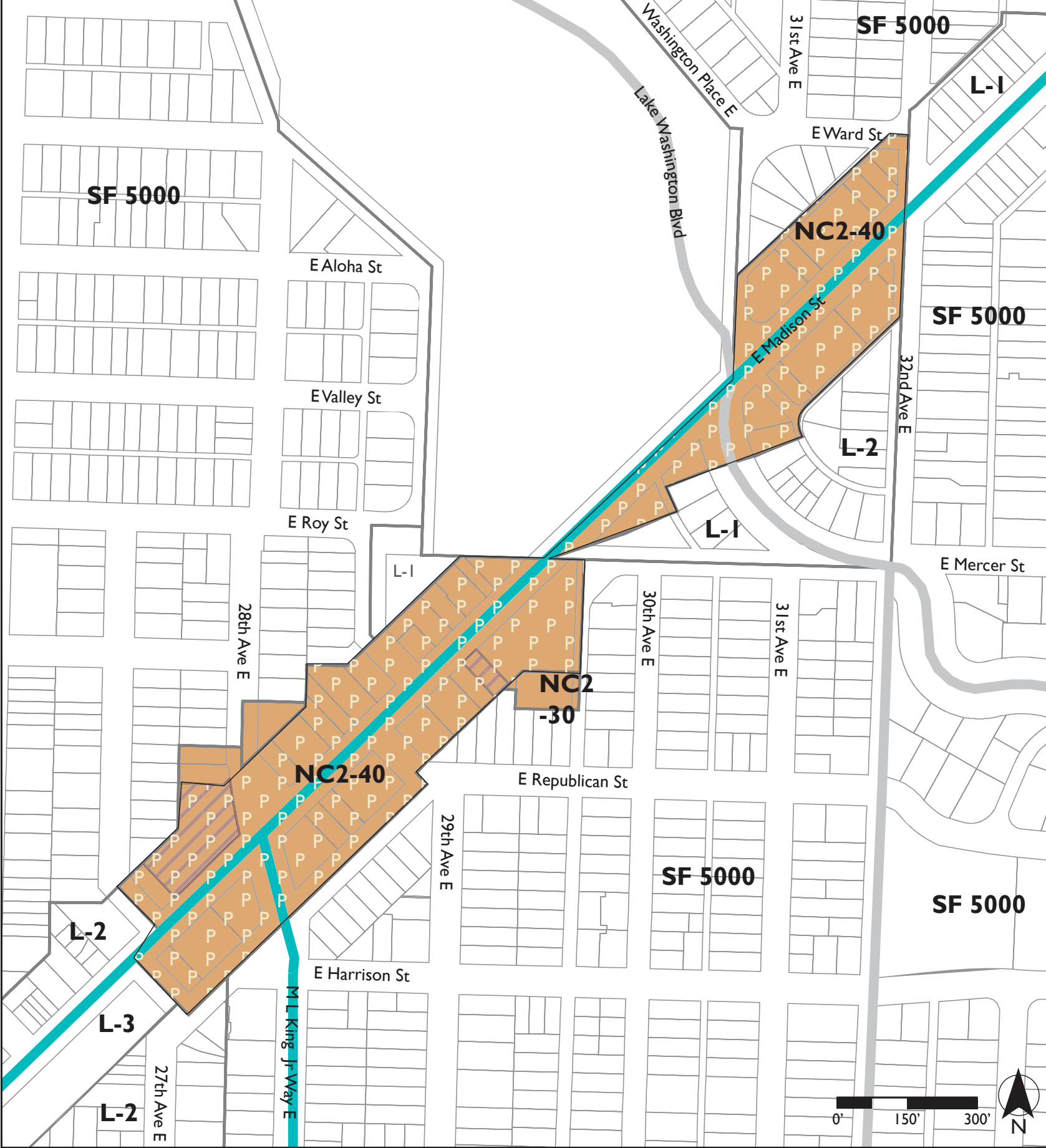
- inventory areas
- other commercial areas
- existing Pedestrian designation
- recommended principal Pedestrian arterial
- residential at street front
- parcels
- recommended Pedestrian designation

Draft Recommendations



P Zone Overlay Recommended

East Madison Street



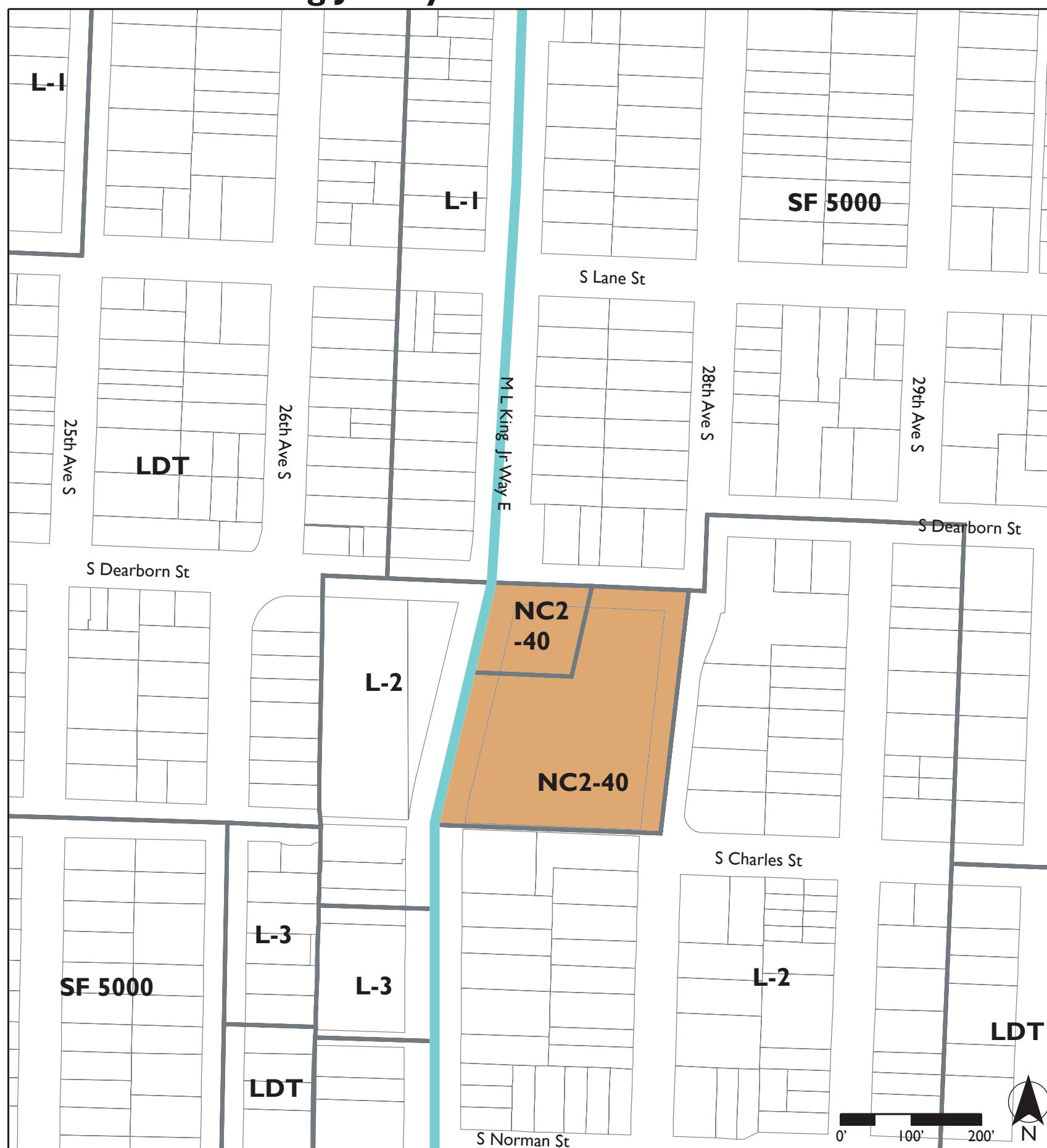
- inventory areas
- zoning outlines
- residential at street front
- parcels
- P
P
P recommended P Zone designation
- principal Pedestrian arterials
- other arterials

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No P Zone Overlay Recommended

Martin Luther King Jr Way East at South Dearborn Street



- inventory areas
- parcels
- principal Pedestrian arterials
- residential at street front
- zoning outlines

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P Zone Overlay Recommended

Martin Luther King Jr Way at East Union Street



- inventory areas
- zoning outlines
- residential at street front
- parcels
- principal Pedestrian arterials
- P
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P recommended P Zone designation

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