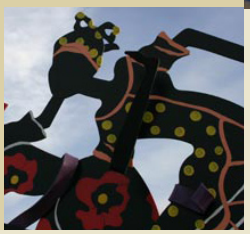
Nora Liu/NL
DPD – Neighborhood Plan Updates and Action Plans Othello - ATT 1
September 16, 2010
Version #1

January 2010

Othello

NEIGHBORHOOD PLAN UPDATE

Recommendations to City Council



Goals, Policies and Strategies to Achieve the Othello Neighborhood Vision

Attachment 1 to the Neighborhood Plan Updates and Action Plans Othello Resolution

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The following is the Vision Statement of the 1998 MLK @ Holly Street Neighborhood Plan; it still holds true in 2009: "We the Residents, Merchants, and Friends of the MLK at Holly Street Neighborhood pledge to build and maintain a healthy, safe, and sustainable community. Through our diversity, strength, and cooperation, we will realize our full potential as a thriving social, educational, and business community; a community rich in ethnic and cultural diversity, sustained by a well defined urban village core and a variety of housing types with various levels of affordability."

The goals of the Neighborhood Plan Update 2009, to create a safe and vibrant Town Center that supports the economically and culturally diverse community of Othello, confirm and refine the goals of 1998. Refinements include a greater emphasis on making the Town Center pedestrian-friendly, especially with Link Light Rail now operational. In addition, there is a need to create good access and connections to transit and maintain the commercial center as one that serves the very diverse community – the economic and cultural diversity was often mentioned as a treasured characteristic of the neighborhood. A shared multicultural community center was in high demand – a place where ethnic communities can both provide services for their own people and also share concerns and celebrations with others. Finally, the community sought development of this neighborhood as an employment center for residents – a place with family-wage jobs and opportunities for training and education for youth and adults. In sum, people sought a safe and vibrant neighborhood where they could live, work, shop and play. In updating the neighborhood plan there was strong community consensus that the urban village be renamed from MLK @ Holly Street to Othello. Hereafter the MLK @ Holly Street Neighborhood Plan will be referred to as the Othello Neighborhood Plan

How the Update Is Organized

This document incorporates various components that together comprise the update. The following is a description of the different components:

Community Engagement – describes the process through which community members provided guidance and invaluable information, including the various methods used to reach out to and engage as many neighbors as possible.

Sustainability – provides a discussion of environmental and socio-economic sustainability and its inherent relevance to neighborhood planning.

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Updates and Action Plans Othello Resolution

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In the 1990s, community members from 38 neighborhoods across the city created a 20-year vision for how each of their neighborhoods would grow. This work was done as part of the Seattle Comprehensive Plan initiative, a citywide effort that sought to "preserve the best quality of Seattle's distinct neighborhoods while responding positively and creatively to the pressures of change and growth." The Neighborhood Plans developed strategies to ensure that the "creative response" to growth was informed by both City expertise and local knowledge and priority-setting.

In the decade after the plans were completed, there were significant changes in Seattle and its neighborhoods, including growth in housing and major investments in public amenities. Also, during this time the population of the city greatly diversified, requiring new strategies for civic engagement. Therefore, in 2008, the Mayor and City Council recognized the need to revisit the plans through broad and inclusive discussions with the community—to confirm the neighborhood Vision, refine the plan Goals and Policies in order to take into account changed conditions, and to update work plans to help ensure that each community's vision and goals are achieved through the implementation of the strategies and actions.

The Othello Neighborhood Plan was chosen by the Mayor and City Council as one of three plans to be updated in 2009. The arrival of light rail service brings increased development interest and new residents to the neighborhood. These changes present great opportunities to expand Othello's identity as a vibrant, transit-oriented community, one in which residents, businesses and visitors enjoy the lively, diverse, and distinctive character of the neighborhood. This plan update articulates community goals so that the City, developers and neighborhood residents can all work together to bring about the neighborhood vision.

Over the past year, dedicated community members worked with City staff to assess and address those conditions that have changed since the 1998 MLK @ Holly Street Neighborhood Plan. New neighbors and new voices joined those who participated ten years ago. Together, community members discussed what they value in the neighborhood, and outlined their shared goals and ideas about how to achieve those goals.

These new Goals and Policies will be incorporated into the City's Comprehensive Plan. The plan update also creates a shared work plan for the community and City (*see appendix*). The strategies and actions will be incorporated in a living document that defines shared priorities and responsibilities for next steps.

Vision, Goals, Policies and Strategies – are the key components of this update. The Vision is from the 1998 Neighborhood Plan and holds true today. The Goals, Policies and Strategies build upon one another to help fulfill the Othello Vision. They are a distillation of what we heard from the community and will guide the City's work as well as inform future development that occurs in the neighborhood. The Goals are organized into two broad categories: Creating Choices for Living, Working and Playing; and Shaping a Transit-Oriented Town Center. With each Goal are its associated Policies and Strategies and a discussion that incorporates the community input and feedback that shaped the recommended strategies.

Appendices – The appendix of the update has several important resource documents including a shared work plan for the City and neighborhood to guide implementation and the original Neighborhood Plan.

Over the course of the past year, a broad cross section of community members engaged with the City through both innovative and time-tested tools. From hands-on workshops and smaller-scale interactive meetings with community-based organizations, to online updates and questionnaires, neighbors used a variety of ways to get and stay involved. Reaching a broad range of those who live and work in Othello, including those who have been historically under-represented in the planning process, was a primary objective of the plan update process. During 2009, community members expressed their views at 53 neighborhood and City-sponsored meetings and events in Othello. Long-time veterans of neighborhood planning, stewards of the important work begun in the 1990s, and a new generation of neighborhood planners came together to build a broader base of civic engagement. Bicultural and/or bilingual Planning Outreach Liaisons (POLs) connected with 13 under-represented communities. The POLs hosted 43 community workshops where historically underrepresented Othello community members participated—strengthening the bridge between the City of Seattle, residents, community organizations, and businesses.

This intensive effort was necessary in order to build relationships with those who were new to the planning discussion, and to provide sufficient background information to help them participate effectively. POLs went beyond translation and interpretation to create culturally-appropriate opportunities for dialogue about planning and create deeper understanding of the issues and richer input.

In March 2009, neighbors engaged in the first phase of the update process through the Othello Baseline and Issues Identification Workshop. They discussed neighborhood-initiated planning efforts since the 1998 Neighborhood Plan as well as how to build on that work given changing conditions. Neighbors described how they live, work and play in their neighborhood, what makes it unique, what they value in the community and how they see it changing in the next several years. Neighbors also described how they move around and through the community, the kinds of places they go to and how they value those places, especially parks and open space. Embedded in these discussions were their identified needs for a healthy and vital neighborhood. POLs extended this conversation into their respective communities throughout March and April. Othello's important issues and priorities emerged from all these conversations.

In May, neighbors and City staff worked together at a town hall meeting at New Holly to address themes that emerged from the March and April workshops. Neighbors worked through hands-on exercises to identify gaps and opportunities for improving mobility around and through the neighborhood as well as to explore the relationships among the number of households in the neighborhood, retail destinations, parks and walkability. The POLs replicated the exercises; working with their respective communities. The community's goals and desired improvements within the neighborhood grew from this second phase of meetings.

In September 2009, community members attended two open houses to review draft goals and recommendations that grew from the themes, issues, goals and desired improvements voiced by the community throughout the preceding months. Outreach continued through the final months of the year, including the POLs, who reached out to their communities through the end of the year to summarize the draft plan recommendations and to encourage their engagement in neighborhood plan implementation. Throughout the plan update process, the workshops and meetings have been structured to engage community discussion and guidance, followed by reporting back, all of which has informed the next steps of drafting and finalizing recommendations. This broad engagement and detailed recording of community comments throughout the process created ongoing transparency that serves as the underpinning of this update to the original neighborhood plan.

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Sustainability refers to the long-term social, economic and environmental health of our community. Seattle's Comprehensive Plan states this as four core values — community, environmental stewardship, economic opportunity and security, and social equity.

A core principle of Seattle's approach to sustainability is that it must be addressed at a neighborhood level, and that it is critical to directly engage the people who live, work, and visit our communities to shape a sustainable future. In Othello, there are extraordinary resources to continue and expand this work, from the transportation infrastructure of light rail to the green infrastructure of the Chief Sealth Trail to social sustainability ranging from the diverse business community to the programs of the New Holly Community Center. Through the update process, the community articulated the importance of sustainability for their community.

In Othello, the existing plan calls for a well-defined urban village. This is a fundamentally sustainable approach because it can significantly reduce the number of automobile trips by locating housing and services near one another and by linking the neighborhood residents to job centers through good transit. In addition, the existing plan, and the update, also call for sustaining cultural and economic diversity, valuing the fact that people from around the world live, work, worship and shop in this neighborhood.

The 2009 update to the Othello neighborhood plan recommends specific ways to support the ethnic diversity of the residents and merchants while also creating a safe and vibrant Town Center around the new light rail station. A part of this effort will explore how to increase the density in the Town Center core in a manner that respects and enhances the existing fabric and leverages the public investment of light rail to benefit the community. Community recommendations for increased walkability and connections to transit combined with those for local family-wage jobs and training support environmental and social sustainability.

As the Neighborhood Plan Updates move forward, the City will continue to work with communities to further assess indicators of sustainability, from the availability of fresh, healthful food, to the green infrastructure of trees and open space. These may become useful tools for next steps to implement the strategies identified here. At the same time, through the update process, it became clear that sustainability issues do not have to be set out as separate and apart from overall recommendations, because communities see them as integral to the overall vision shaping their future.

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Creating Choices for Living, Working and Play

From the MLK @ Holly Street Neighborhood Plan
July, 1998

"We the Residents, Merchants, and Friends of the MLK at Holly Street Neighborhood pledge to build and maintain a healthy, safe, and sustainable community. Through our diversity, strength, and cooperation, we will realize our full potential as a thriving social, educational, and business community. We visualize:

- The successful integration of open space with residential and commercial development.
- Partnerships to encourage the location of retail and service outlets within the community.
- A neighborhood that provides education and social resources for youth and adults.
- Mixed-use housing with opportunities for affordable private ownership.
- A coalition of merchants and residents who actively promote a safe and secure environment.
- An accessible transit system that will adequately serve a diverse, growing community."

This section of the update describes goals of community members to preserve, enhance and in some cases improve the day-to-day life of residents and merchants in the Othello community. It also outlines strategies and actions to help achieve these goals.

The Othello community values the diversity of culture reflected in its neighbors and businesses, and the diversity of ages, having one of the highest percentages of children in Seattle. Community assets such as the Filipino Community Center and the Lao Highland Association, as well as the redevelopment of New Holly, also distinguish the Othello neighborhood. Finally, Othello stakeholders recognize with the opening of Link Light Rail that there is an opportunity to market the unique character of their community and to make it known that Othello is the place to go for international goods and services.

Note: Numbers in parentheses (such as (MLK-P14)) after Goals and Policies refer to the 1998 Neighborhood Plan Goals and Policies as they were incorporated in the Comprehensive Plan. Refer to the appendix to see how the proposed Comp Plan Amendment updates the Neighborhood Plan with new and revised goals and policies that emerged from the 2009 update process.

Places and Connections

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Goal 1

Ethnic diversity of Othello merchants, a key asset of this neighborhood, is supported and maintained over the years.

Discussion

The community is the most ethnically diverse in the city and the existing businesses represent that diversity. Community members expressed a desire to better communicate to the neighborhood the great resource of having such a variety of small businesses in the Town Center. There was a strong desire expressed to keep a grocery store in the Town Center, and to ensure that commercial rents are kept affordable so as not to price out the small and immigrant-owned businesses that are a defining characteristic of the community. Many community members recognized that more people moving into the neighborhood could result in more customers for the small and immigrant-owned businesses in the Town Center.

Policies

1.A. Support a vibrant and attractive multicultural Town Center in providing a range of goods for those who live, work and shop in the neighborhood.

1.B. Support implementation of coordinated long-term strategies for commercial district improvement including support for existing or expanding small businesses and ethnically based businesses to maintain the multi-cultural character.

1.C. Develop strategies that keep commercial space affordable for small businesses, especially culturally based businesses.

1.D. Encourage retail and services that are destination businesses for customers from the Rainier Valley and beyond, as well as those that support the culturally specific daily needs of the community.

1.E. Support culturally inclusive local business associations that support the vitality of a business district that serves the entire community.

1.F. Support key cultural assets such as the Filipino Community Center, Lao Highland Community Center, and cultural media.

Strategies

1. Better communicate to the broader region the great resource of having such a variety of small businesses in the Town Center. Develop business district communication/marketing materials to target current as well as future residents.

2. In partnership with local business associations, implement recommendations of the Southeast Retail Study.

3. Encourage property and business owners to enhance and maintain the cleanliness and appearance of residential and commercial areas. (MLK-P22)

4. Support existing small businesses to maintain the multicultural character.

- Provide technical and financial support to small businesses, especially ethnic or culturally based businesses.
- Encourage membership in local business associations.
- Encourage peer support and mentoring.
- Promote the location of cultural community centers and services in the neighborhood.
- Promote opportunities for cross-cultural meetings among the business owners as well as among the broader community.
- Encourage new and existing models of financing mixed-use development projects that provide long-term affordable commercial space as well as affordable housing in City-funded mixed-use projects.
- Encourage ability to provide incentives for established businesses to stay in the area.
- Promote use of limited-equity commercial condos to maintain affordable commercial space in support of the multicultural commercial district.

5. Explore strategies to retain or add affordable commercial space to support multicultural character. Potential partners include:

- SCORE/Small Business Development Center,
- UW Entrepreneurial Law Clinic,
- Rainier Valley Community Development Fund, and
- HomeSight.

6. Modify station area overlay zoning to retain or add affordable commercial space. (continued)

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Goal 1 (continued)

7. Explore legislative changes needed to remove structural barriers to supporting affordable commercial space.

8. Explore means to allow home-based businesses in some parts of the urban village.

9. Support the continued presence of a grocery store.

10. Work with new and existing organizations who can support and recruit new businesses that are reflective of the cultural groups in Rainier Valley.

11. Encourage new small businesses that add to the multicultural character.

12. Support the MLK Business Association and the African Business Association to be a venue for business owners to work together and for its members to raise their concerns to the City as well as pursue grants and technical assistance.

13. Consider rezoning from single-family to commercial/mixed use adjacent to the Filipino Community Center so it can provide housing for its elders. (*See appendices.*)

Goal 2

This neighborhood is, and feels, safe for people and businesses – from crime as well as from accidents while walking, biking and driving.

Discussion

Public safety has concerned Othello residents for years. There are safety concerns both about potential violence, as well as walking and driving along the streets and around the new light rail line.

Policies

2.A Create a secure environment for people to walk and gather.

2.B Create a secure environment for people and businesses.

2.C Encourage partnerships among businesses to create a safe and active commercial district.

2.D Seek opportunities for the community and the Seattle Police Department to strengthen partnerships.

Strategies

1. Encourage more pedestrian traffic and "eyes on the street" in both the commercial and residential portions of new developments by encouraging dense development in the Town Center.

2. Use Crime Prevention Through Environmental Design (CPTED) principles to help create a more secure environment for people to walk and gather.

3. Provide pedestrian lighting on all streets in multifamily and mixed-use areas and on some walkways through parks, especially the Chief Sealth trail.

4. Activate public spaces with vendors.

5. Enliven temporarily vacant sites with local artwork or other activities.

6. Explore the formation of a Business Improvement Area (BIA). Encourage property and business owners to enhance and maintain the cleanliness and appearance of residential and commercial areas. (MLK-P22)

7. Encourage positive relationships between the community and the Seattle Police Department. Establish a cross-cultural training program to educate police officers on the various cultures and develop protocol and awareness necessary when assisting members of Othello's diverse community. Educate the various cultural groups on police procedures, duties, etc.

8. Provide interpretation and translation services for grassroot and resident-led community groups.

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Goal 3

A neighborhood that supports the broad economic, cultural and family-size diversity of this neighborhood by keeping housing affordable with a balance of both single-family and multifamily housing for both renters and owners.

Discussion

Community members expressed a desire to maintain as well as augment existing affordable housing in the neighborhood, some expressing concern that affordable housing options would disappear with new development. The importance of a range of housing prices and sizes, especially for larger families, as well as housing both for rent and for sale, was noted. Community members acknowledged the strong potential for light rail to bring renewed development interest in the Othello neighborhood. Along with the benefits of new neighbors, some expressed the concern about the potential reduction in housing affordability, specifically around the light rail station.

Policies

3.A Maintain and augment affordable housing to keep a range of housing prices and unit sizes and a balance of rental and owner-occupied housing.

3.B Encourage development of housing available in a range of prices and sizes, including affordable family-sized homes with amenities for families.

3.C Support low-income, senior and disabled renters and homeowners with supportive services that will allow them to continue to live in the neighborhood.

Strategies

1. Encourage and require a mix of home prices and sizes through the active use of incentive, direct City funding, and surplus property programs.

2. Leverage public funds to support affordable housing in the urban village, especially close to the light rail station.

3. Use City funding to leverage other funding to preserve existing and create new subsidized housing throughout the Othello Urban Village.

4. Apply Comprehensive Plan affordable housing targets to the Othello Urban Village and periodically evaluate progress. Set affordable housing objectives and use incentives, direct City funding, and surplus property programs to fill gaps.

5. Within mixed-use zones in the Station Area Overlay District, consider minimum residential densities (related to the zoning designations).

6. Use programs such as revolving loan funds and land trusts to keep owner-occupied housing affordable.

7. Encourage affordable family-sized homes through incentives, direct City funding, and surplus property programs.

8. Support homeowners who are low-income, senior and disabled through programs such as the City's Homewise Home Repair and Weatherization programs as well as through the County's property tax exemption program.

9. Achieve a balance of affordable rental and homeownership housing through incentives, direct funding, and surplus property programs.

10. In partnership with local, state, and federal agencies, ensure the preservation of a supply of subsidized housing units in the neighborhood. (MLK-P7)

11. Encourage lenders to design mortgage programs, products, and educational materials that meet the needs of a diverse neighborhood. (MLK-P5)

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Goal 4

Othello has vibrant commercial areas with diverse economic opportunities for area residents, including family-wage jobs and a variety of employment.

Discussion

A number of community members expressed their desire to have access to jobs and job training within or near their community.

Policies

4.A Support family-wage jobs in the neighborhood.

4.B Support innovative employment opportunities, including green businesses and training programs.

4.C Support programs that help residents be successful in their jobs including training and apprenticeships.

Strategies

1. Encourage local hiring by local institutions and community organizations. Work with business organizations such as the Rainier Valley Chamber of Commerce, the MLK Business Association and the African Business Association to expand employment opportunities for area residents. Other potential partners include:

- SEED, and
- Center for Career Alternatives.

2. Promote zoning designations that allow home-based businesses as economic opportunities.

3. Seek sites that are appropriate for green business opportunities.

4. Promote and develop programs through the Office of Education and the Human Services Department.

5. Promote job training through programs such as the Seattle Vocational Institute.

Goal 5

Othello offers positive and safe activities for youth, including apprentice programs, recreation opportunities, and jobs specifically for teens.

Discussion

Job opportunities and apprentice programs specifically for teens were suggested as a means to provide neighborhood youth with positive activity options.

Policies

5.A Support the growth of jobs for teenagers in the neighborhood.

5.B Enhance community pride through multicultural community festivals, youth mentoring and other youth programs.

Strategies

1. Support programs such as the Student-Teen Employment Preparation (STEP) program designed to provide youth with education, job skills and career development training.

2. Support programs such as the Seattle Youth Employment Program, a year-round academic support and job training program for youth ages 14-21 that helps youth graduate from high school, move on to college or trade school, and develop job skills.

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Goal 6

To support cultural diversity, there is improved access to education and employment training opportunities for all, including support specifically for immigrant and refugee families.

Discussion

Many neighbors lamented the closure of public schools in Southeast Seattle as well as the perceived inadequate amount of ESL classes offered in the neighborhood. Community members recognize the importance of additional support to immigrant and refugee families in order to maintain the cultural diversity that the neighborhood values.

Policies

6.A Encourage local institutions to meet the needs of the residents through opportunities for life-long learning in the neighborhood.

Strategies

1. Work with South Seattle Community College to expand job training programs at New Holly Learning Center, a community resource for southeast Seattle. This center offers an array of programs and courses for English-speaking and non-English-speaking adults and youth seeking to improve their literacy and employability skills in order to transition to college or entry-level employment. The South Seattle Community College New Holly Learning Center provides ESL and Family Literacy Programs, Placement Testing, ABE/GED preparation, and limited worker retraining.

2. Improve transit connections to educational opportunities and training programs at Seattle Community Colleges.

Goal 7

The Othello Residential Urban Village has parks, recreational facilities, and open spaces that are designed and programmed to accommodate users of diverse ages, interests and cultures, and that allow for informal interactions of people from different cultures.

Discussion

Many community members indicated the diversity of the neighborhood as one of the most important characteristics of the neighborhood and suggested that parks and open space could support this.

Policies

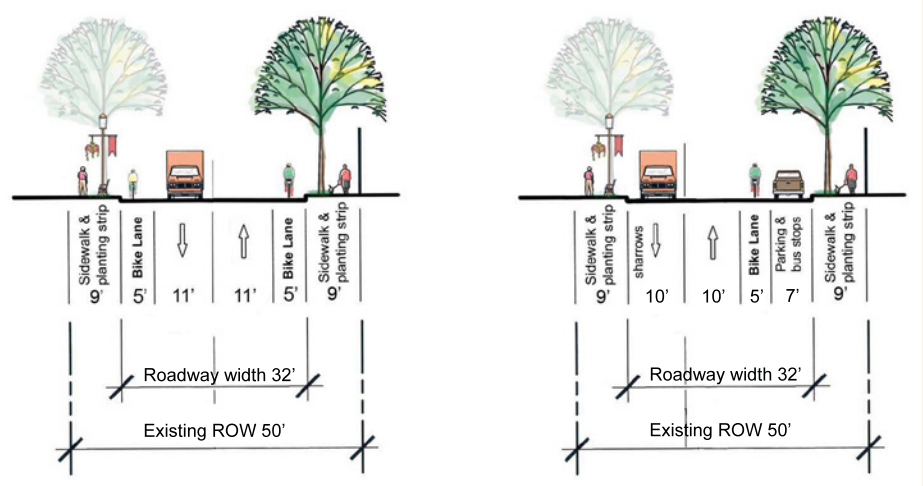
7.A Provide recreational and cultural programs and activities in parks and community centers that are relevant to the diverse population.

Strategies

1. Increase Seattle Parks and Recreation programming of parks for recreational and cultural activities that are relevant to the diverse population at John C. Little Sr. Park and Othello Playground.

2. Pursue the addition of a play feature at Othello Playground that is attractive to a diversity of ages.

3. Hire multilingual Parks program staff.



Streetscape Concept: S Othello St MLK Jr. Way S to Rainier Ave S (See discussion on page 16.)

Existing Zoning
Likely Build Out

S. Othello Street, looking west.

Existing Zoning - Likely Build Out

Option A-Likely Build Out

Option B-Likely Build Out, recommended for further study

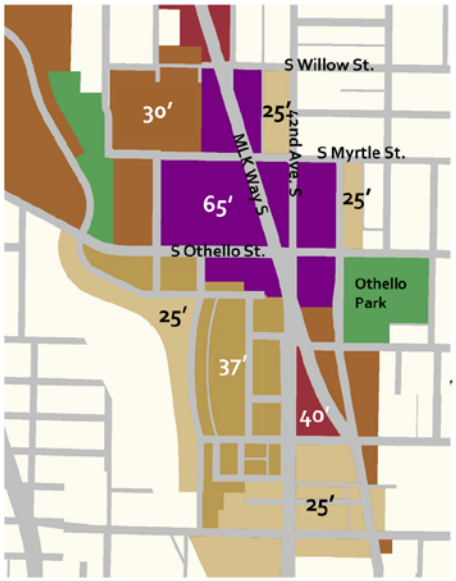
These building height concepts were created from
review from meetings that summer and fall. Using
zoning, and street design plans, the community wil
achieve the goals and vision of their neighborhood

Concept A
Selective increase
at core to 85'
Likely Build Out

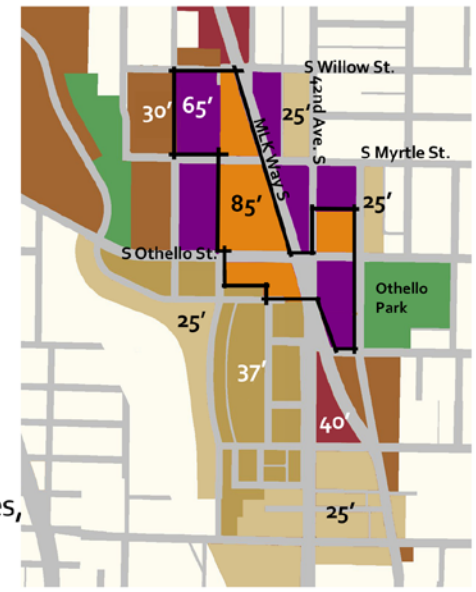
n

Concept B
Selective increase to 85'
Likely Build Out
Recommended for further study

Parks
25'
30'
37'
40'
65'
85'
Heights



Existing Height Limits



Recommended Height Limits

community discussions in spring 2009 and refined with community
tools such as urban design framework plans, neighborhood design guidelines,
l further define the desired form and characteristics of this Town Center to
plan. See appendix for additional land use recommendations.

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Shaping a Transit-Oriented Town Center

This section of the update describes goals of community members to strengthen its core Town Center around the light rail station while preserving the diversity of residents and merchants. It also outlines strategies and actions to help achieve these goals.

Goal 8

The core Town Center, around the light rail station, is economically strong and serves the multicultural community who live, work and shop here.

Discussion

Othello has growing recognition as a community, and is more readily accessible now with the arrival of light rail service.

Policies

8.A Support a uniquely identifiable Town Center that is a destination for international food and cultural experiences.

8.B Support the creation of a variety of open spaces for informal public gathering and recreation, including an open space in the Town Center that can be used for community functions such as a farmers' market and cultural celebrations.

8.C Encourage dense urban development in the Town Center in a manner that creates a vibrant and active commercial district supportive of the community, along with residential infill development to increase the housing supply.

Strategies

1. Officially rename the neighborhood from MLK @ Holly Street to Othello.

2. Use the City's Neighborhood Business District Fund and Neighborhood Street Funds, which are available to neighborhoods through a competitive application process, to establish its identity as the place to go for international shopping. Work with the community to identify projects and initiatives in which the community's effort would be matched by funds from the Neighborhood Matching Fund. Improvements may include

- streetscape amenities, such as benches and banners;
- activating public spaces with vendors;
- business district marketing map and brochure; and
- establishing its identity as the place to go for international shopping.

3. Create a civic space in the Town Center and accentuate the connections to high-quality open spaces including Othello Playground, John C. Little Sr. Park, Chief Sealth Trail, Van Asselt Park and Community Center, and the pocket parks and open spaces within New Holly.

4. Use the P-Patch program as a means of increasing open space and neighborhood amenities. (MLK-P14)

5. Using neighborhood design guidelines, an urban design framework plan, and street design plans, establish the context for, and characteristics of, a dense, pedestrian-friendly Town Center with a vibrant commercial core that addresses Town Center growth. The framework may more clearly define issues such as

- the location of the retail district, and nonretail commercial areas, and home-business areas;
- multifamily residential areas;
- building characteristics such as height, and frontage along sidewalks (including upper-level setbacks);
- pedestrian streets and sidewalk widths;
- open spaces and parks;
- key neighborhood assets such as King Plaza, or creating a pedestrian-oriented commercial, or market street, along the 38th and/or 39th Ave S corridor between S. Myrtle and S. Othello Streets (If along 38th Ave. S, consider impacts to new transit service that will use 38th Ave S.);
- gateway features; and
- provisions for public safety.

6. Through processes that engage community members, consider and evaluate the application of zoning designations and related development regulations that are most likely to achieve the urban design frame-

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work plan. Include evaluation of new regulatory and programmatic tools as they become available.

7. Rezone key opportunity sites to encourage redevelopment of parcels around the light rail station in a manner that incorporates housing, commercial services (such as a grocery store and small businesses) and amenities. (*See pages 12 and 13.*)

8. Evaluate proposed height and land use changes within the Town Center. (*See pages 12 and 13.*)

9. Explore re-zone of block between MLK Jr. Way S. and 43rd Ave. S. from S. Othello to S. Webster to 65' height, especially along S. Othello to create consistent frontage along Othello Park. (*See pages 12 and 13.*)

10. Maintain ongoing collaboration with Sound Transit, property owners, and community members to pursue redevelopment opportunities in the station area.

11. Proactively assess utility capacity within the Town Center to ensure that it can support the desired future density.

12. Promote retail, restaurant and entertainment uses that are pedestrian-oriented and provide a high level of street activity. (MLK-P16)

13. Encourage well-designed residential infill development to increase the housing supply. (MLK-P1)

14. Encourage well-designed multifamily development to contribute to the development of a mixed-use Town Center development. (MLK-P2)

Goal 9

A shared gathering space appropriate for the range of cultures living in the neighborhood.

Discussion

Many community members expressed a desire for a gathering place that could accommodate specific cultural and interest groups. Given the diversity of cultures and ethnicities represented in the neighborhood, create a common and flexible gathering place.

Policies

9.A Seek opportunities and partnerships to create a shared cultural center that could accommodate offices and gathering/performance space for various multicultural and interest groups.

Strategies

1. Prioritize the acquisition of land and resources for development of a multicultural gathering space.

2. Work with ethnic communities to create design and development guidelines for a shared multicultural gathering venue. Include flexibility that can accommodate a variety of gatherings and activities rather than a multitude of separate venues.

Goal 10

The neighborhood has a safe and effective network of buses and trains that supports land use goals and adequately serves the community.

Discussion

In order for the light rail service to better serve the community, community members expressed a strong desire for access to the station to be improved, specifically to and from the east and west.

Policies

10.A Create safe pedestrian and bicycle access to light rail and bus service, and to the business district, especially from the east and west.

10.B Promote development standards that accommodate a vibrant pedestrian environment throughout the Town Center.

10.C Design streets for pedestrian safety, especially at light rail crossings.

(continued)

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Goal 3 (continued)

10.D Encourage King County Metro to provide effective bus service through the neighborhood to the light rail station and surrounding community facilities.

10.E Provide nonmotorized connections to open spaces.

Strategies

1. Work with King County Metro to restore bus connections along MLK Jr. Way S. and Renton Ave S. between light rail stations and to create new routes making connections, especially east-west, to the stations.

2. Use the Bicycle Master Plan as a tool for prioritizing bicycle improvements.

3. Implement the Southeast Transportation Study (SETS), which serves as the blueprint for programming transportation improvements in Southeast Seattle. Priority items may include the following:

- SETS Project #8: Improve safety at the intersection of S. Othello St. and 43rd Ave. S.
- SETS Project #9: Improve safety at intersections of Renton Ave. S. and 43rd Ave. S. and S. Holden St. /43rd Ave. S./S. Renton Ave. and create a safe pedestrian/bicycle route to the light rail station.

4. Use the Pedestrian Master Plan as a tool for prioritizing pedestrian improvements and Neighborhood Street Fund projects to improve walkability through sidewalk repair and widening. Complete the sidewalk network to make better connections between destinations.

5. Explore on-street parking alternatives such as off peak parking on MLK Jr. Way S., and parking on one side of the street.

6. Improve nonmotorized connections to open spaces with lighting and benches.

7. Work with community to identify measures for residential streets, such as traffic circles, on-street parking, and street trees to mitigate impacts from nearby arterials. (MLK-P20)

Appendices
The appendices are posted online at www.seattle.gov/dpd/NeighborhoodPlanUpdates

Work Plan
The attached work plan adds Actions to the Goals, Policies and Strategies and formats them into a document that can be used to guide the Community's and City's work to achieve the community's goals.

Glossary

Updating the Comprehensive Plan
This document shows how the revised Othello Neighborhood Plan Element of the City's Comprehensive Plan updates and weaves together the Goals and Policies from the 1998 Neighborhood Plan and those that emerged from this 2009 Update process.

Recommended Changes to the City's Comprehensive Plan

Neighborhood Plan
completed in 1999

Baseline Report
dated March 2009 includes highlights of the 1999 Neighborhood Plan and 2009 statistics

Meeting Materials and Notes
from the March, May and September 2009 meetings and Planning Outreach Liaison (POL) meetings.

Acknowledgments
In acknowledgment of the participation of thousands of committed Seattleites.

Including:

Othello Neighborhood Association (ONA)
Othello Station Community Advisory Team (OSCAT)
Rainier Valley Chamber of Commerce
Southeast District Council
MLK Business Association
African Business Association
Rainier Valley Community Development Fund
Feet First
Great City
International Sustainable Solutions
Scan Design Foundation
Sound Transit
University of Washington, College of Built Environments
Neighborhood Planning Advisory Committee

Planning Outreach Liaisons
Somali speaking community
Amharic speaking community
Oromiffa speaking community
Tigrinya speaking community
African American community
Vietnamese speaking community
Tagalog speaking community
Chinese speaking community
Khmer speaking community
Seniors & People Living with Disabilities
Youth
Native American & Alaskan Native communities
Spanish speaking community

Commissions
Seattle Planning Commission
Seattle Design Commission

City of Seattle Lead Participants
Department of Planning and Development
Department of Neighborhoods
Seattle Department of Transportation
Seattle Parks and Recreation
Office of Housing

The City of Seattle Interdepartmental Team incorporated the contributions of over 20 agencies and departments.

Attachment 1 to the Neighborhood Plan Updates and Action Plans Othello Resolution
September 2010