



MONTLAKE

BUSINESS DISTRICT

Concept Plan & Urban Design Elements

APRIL, 2017

Studio **KPG**

INTRODUCTION



This project has been made possible by the devoted efforts of the Montlake neighborhood residents with a Neighborhood Matching Grant from the City of Seattle Department of Neighborhoods.

Special Thanks to:

Montlake Community Council
Kathy Laughman – Project Manager
Bryan Haworth – President
Michele Layton – Treasurer
Sharsti Sandall – Secretary
Tyler Blitz
Kerry Clayman
Carol Cordy
Darcy LaBelle
Juan Lopez – Montlake Business Owners Representative
John O'Neil
Lori Sabado
Yvonne Werner
Nathalie Gehrke – Reporter, Business District Development Project
LeAna Alvarado-Smith – Montlake.net Co-Editor
Tomitha Blake – University of Washington Liaison
Jonathan Bridgman – Web and Creative Projects Manager
Rohit Manokaran – Technical Advisor
Erik Saginac – Mapping Technical Advisor

City of Seattle
Karen Selander - Project Manager, Seattle Neighborhoods
Jim Curtin - SDOT Traffic Safety Coordinator

KPG
Liz Gibson - Project Manager
Paul Fuesel - Urban Designer

INTRODUCTION



The Montlake Community Club (MCC), along with the Montlake community and local business owners, sought to develop a plan that would increase the viability and integration of the Montlake Business District with the neighborhood. This report is the culmination of a community planning effort, led by the MCC, in cooperation with the City of Seattle Department of Neighborhoods that provided a Neighborhood Matching Grant.

Montlake is one of Seattle's oldest neighborhoods. The original business district contained easily accessed shops that served the community interests, such as a drugstore, movie theater, gas station, and post office. The main business district now reaches from East Lynn Street to East McGraw Street along 24th Avenue East. The northwest corner of McGraw is home to the recently constructed branch of the Seattle Public Library. In addition, a popular neighborhood grocery store stands four blocks north of the business district immediately south of SR-520, and a mixed used development is currently under construction in the block south from East Lynn Street to East Boston Street on the east side of 24th Avenue East. Although 24th Avenue East was originally a neighborhood street with residences as well as businesses on both sides, it has evolved into a principal arterial used by commuters. This evolution has resulted in an area with businesses struggling to survive due to access issues and unsafe pedestrian crossings, and to an overall district lacking identity and vitality


With the current 23rd Avenue Greenway Project and the reconstruction of SR-520, the neighborhood has been presented with an excellent opportunity to re-energize Montlake's business district. The planning project has examined ways to mitigate traffic and parking issues, create strong identification as a district, encourage the growth of mixed-use local retail services, and improve Montlake's livability and sense of community. The outcome of this planning project has depended on the considered input from business owners, the community and SDOT. Its planners have sought to respect and capitalize on the historical character of the neighborhood. Specific recommendations now can be presented for funding requests to implement the plan.



The following dates outline the neighborhood outreach for the project:

4/25/16	MCC Planning Committee (Studio KPG Consultants selected on 4/19/16).
5/19/16	MCC Planning Committee, Dept. of Neighborhoods, SDOT, Historical... at City Hall.
6/14/16	MCC Board.
7/13/16	Meeting with business owners to introduce business development design ideas.
7/20/16	Volunteers start distributing flyers to Montlake businesses and residences to publicize Community Open House scheduled for 7/26/16.
7/26/16	Community Open House to introduce business development design ideas.
8/1/16	Montlake.net community website published PDF of "Project Goals, Context, History Background" and PDF of "Preliminary Design Ideas." (originally presented at the July 26 community meeting).
8/1/16	Montlake.net community website article, "Over 80 Montlake Community Members Met to Discuss Draft Plans on July 26."
8/30/16	Meeting to update Business owners.
9/11/16	Montlake.net community website article, "About Paul Fuesel, Urban Designer for Studio KPG."
9/12/16	Outreach meeting.
10/10/16	Montlake.net community website article, "Watercolor Rendering, Community Overwhelmingly Approves Proposed Changes."
10/29/16	Montlake.net community website article, "Why a Road Diet Could Work for Montlake."
11/3/16	Montlake.net community website, "Montlake Business Leader Imagines Public Art."
11/15/16	MCC Board meeting to discuss project status.
12/11/16	Montlake.net community website article, "Traffic Calming for Montlake? Need your Input."
2/15/17	Montlake.net community website article, "Laughman Adds French Touch to Development Project."
12/16/16	SDOT & MCC board reps, on traffic mitigation elements of business development design.

MONTLAKE.NET
COMMUNITY CLUB
THE FLYER
EVENTS
NEIGHBORHOOD
520



Log in | Register

RECEIVE THE FLYER IN YOUR EMAIL

Email Address

SUBSCRIBE

SEARCH MONTLAKE.NET

Search this v


FROM THE FLYER:

Rock 'n' Roll Marathon New Route Impacts Montlake March 9, 2017

Weekly Morning Bird Walks With Montlake Resident Bird Expert March 8, 2017

Please Make a Donation to the Montlake

Montlake Business District Development Project




In 2016, the Montlake Community Club (MCC) was awarded a grant funded by the Seattle Department of Neighborhoods to help our community envision a better business district. With that grant, the MCC hired KPG, a design firm that specializes in urban design, landscape, and architecture, to help create plans to guide future development such as the 23rd Avenue Corridor Improvement Project.

Project News:

- February 15, 2017 - [Laughman Adds French Touch To Development Project](#)
- December 11, 2016 - [Traffic Calming for Montlake? Your Input Needed](#)
- November 3, 2016 - [Montlake Business Leader Imagines Public Art](#)
- October 29, 2016 - [Why a Road Diet Could Work for Montlake](#)
- October 10, 2016 - [Watercolor Rendering, Community Overwhelming Approves Proposed Changes](#)
- September 11, 2016 - [About Paul Fuesel, lead consultant for Studio KPG](#)
- August 1, 2016 - [Over 80 Montlake Community Members Met to Discuss KPG's Draft Plans on July 26](#)
- July 26, 2016 Meeting Documents


- PDF with Project Goals, Context, History & Background
- PDF with Preliminary Design Ideas



DONATE TO THE COMMUNITY CLUB!

Please help to shape Montlake's future by making a charitable contribution. [Download the mail-in donation form](#) or donate online via Paypal by clicking [DONATE](#) below.

DONATE



CLICK HERE TO LEARN MORE ABOUT THE MONTLAKE BUSINESS DISTRICT DEVELOPMENT PROJECT

MAKE THIS SPOT YOURS! [CLICK HERE TO ADVERTISE ON MONTLAKE.NET](#)

Advertise Here

PROJECT GOALS

The following Project Goals are identified to address both functional and aesthetic considerations to improvements within the project area (Public Right-of Way):

Aesthetic goals aspire to create a more pedestrian-friendly and safe community place. These goals enhance the “look and feel” of the district in support of all the businesses, to help create a vibrant and thriving community neighborhood.

It is important that street, sidewalk and utility improvements to the Public Right-of-Way consider a range of issues. These include safety for pedestrians, bicyclists, transit users and drivers, City of Seattle engineering standards, traffic congestion and traffic calming concerns, ADA accessibility issues, and access needs to businesses.

A
E
S
T
H
E
T
I
C
S

- Place Making for District
- District Identity & Branding
- Bike and Pedestrian Wayfinding (Bike Routes to/from Arboretum and U-District)
- Support Historic Character
- Public Art Integration
- Connect ‘Isolated Section’ between Montlake Bridge & Business District
- Montlake Boulevard Market at SR-520 “Look & Feel”
- 22nd Ave E Greenway Connections “Look & Feel”

F
U
N
C
T
I
O
N
A
L

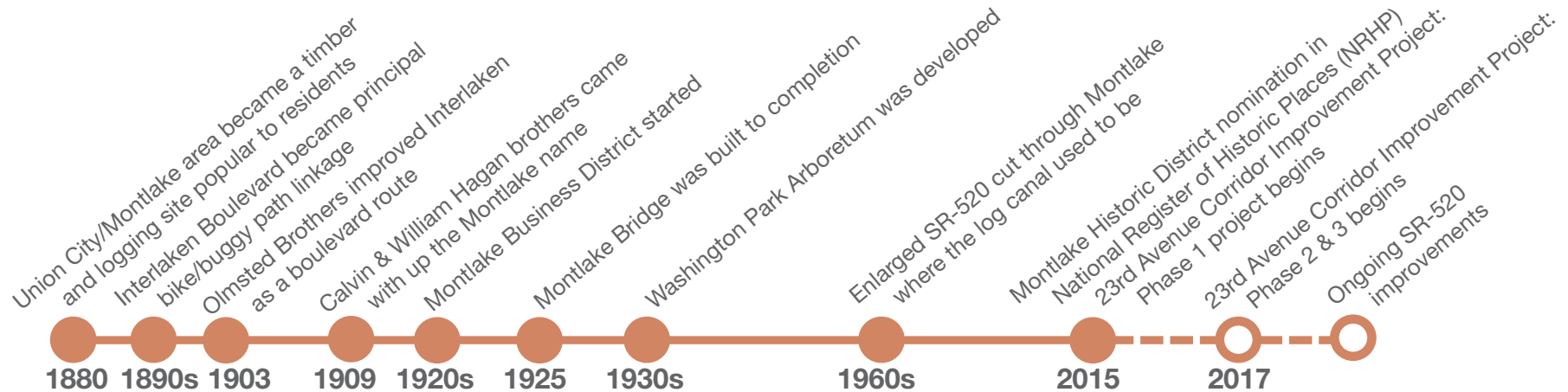
- Revitalization of District
 - Support Existing Restaurants and Services
 - Increase Outdoor Seating
- Pedestrian Safety, Accessibility & Street Crossing
- Street Traffic Calming on 24th Ave E (street “right-sizing” is proposed in this plan)
- Safe Routes for School Children across 24th Ave E
- Wider Sidewalks (Where Feasible)
- Street Tree Replacement
- Signal at E Lynn St
- Friendlier Bus Stops

The Montlake Business District has been rooted in the neighborhood since the 1920's, when the neighborhood developed. Recognizing that the Business District has been a historically important part of the neighborhood helps set the proper tone for street and placemaking improvements, especially as the district approaches its centennial year. Streetscape improvements should support the neighborhood's designation as a Nationally Registered Historic District.



National Register of Historic Places Program

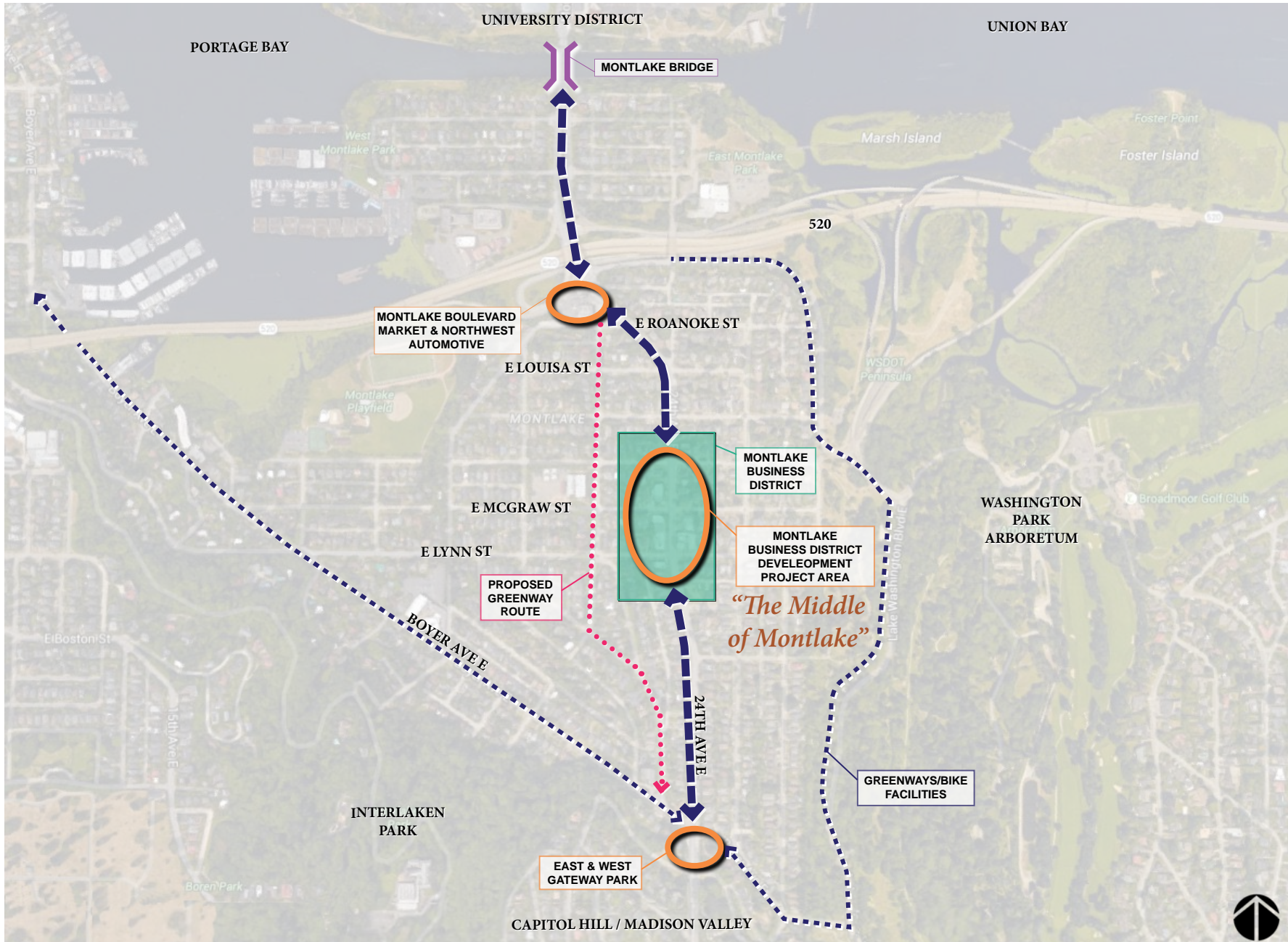
Property Name: Montlake Historic District
 Reference Number: 15000499
 State: Washington
 County: King
 Town: Seattle
 Street Address: Approximately 50 blocks roughly bounded by the Lake Washington Ship Canal, Interlaken Park, 151st Ave. E., and the Washington Park Arboretum
 Multiple Property Submission Name: N/A
 Status Listed: 10/15/2015
 Areas of Significance: Architecture
 Link to full file: <https://www.nps.gov/nr/feature/places/pdfs/15000499.pdf>



“Montlake: One of Seattle’s Treasures”

CONTEXT & BACKGROUND

The Montlake Business District is located in the heart of the neighborhood. It is the key commercial center of the neighborhood along with the Montlake Boulevard Market, located four blocks to the north.



CONTEXT PHOTOS

The following context photos of the Montlake Neighborhood show the traditional character of a mature urban neighborhood, with period architectural details and extensive landscaping.



Montlake Cut



Neighborhood Street



Future Neighborhood Greenway Route



Montlake Bridge



Montlake Boulevard Market



Interlaken Park



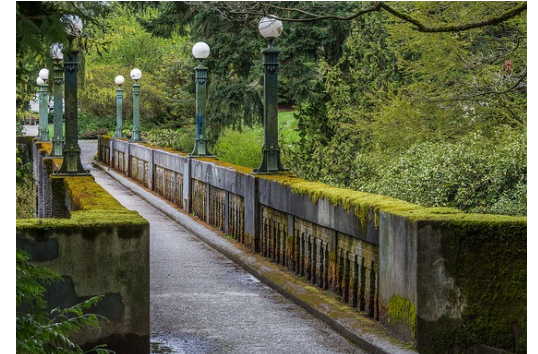
West and East Gateway Park



Neighborhood Street



Washington Park Arboretum



Washington Park Arboretum

CORRIDOR PHOTOS

The following corridor photos show the existing streetscape character and architecture of the business district. Note both the poles and overhead electrical wires of the Seattle trolleybus system, as well as the overhead power, phone and cable along the west side of the road.



The following information is from the City of Seattle Department of Transportation about existing and proposed improvements to the 23rd/24th Avenue Corridor.

Note Phase 1, which is constructed, is a full street diet project and is the inspiration for traffic calming in the Montlake Business District.









Improving safety and mobility

Safe streets that keep people and goods moving are a top priority for SDOT. 23rd Avenue today is marked by potholes and narrow lanes and sidewalks. This creates a poor environment for the many vehicles, transit users, bike riders and pedestrians who use the corridor daily.

After analyzing travel data in the area and soliciting community input, SDOT has decided to change 23rd Avenue between approximately E John Street and S Norman Street to three lanes – one lane in each direction plus a center-turn lane. On streets with fewer than 25,000 vehicles per day, changing a street from four lanes to three can have many benefits, including:

- Reducing collisions
- Reducing speeding
- Allowing vehicles to turn without blocking traffic
- Managing drivers cutting in and out of travel lanes
- Creating space for wider sidewalks
- Making streets easier to cross
- Easing travel for large vehicles (e.g. buses)

Project improvements vary by phase and include:

- | | |
|---|--|
|  New pavement |  Traffic signal improvements |
|  Sidewalk improvements |  Public art |
|  Lighting improvements |  Adjacent neighborhood greenway |
|  Increased transit reliability |  Water main replacement |

PHASING SCHEDULE

Phase 1: S Jackson St to E John St: June 2015 – early 2017 (approximately 20 months)

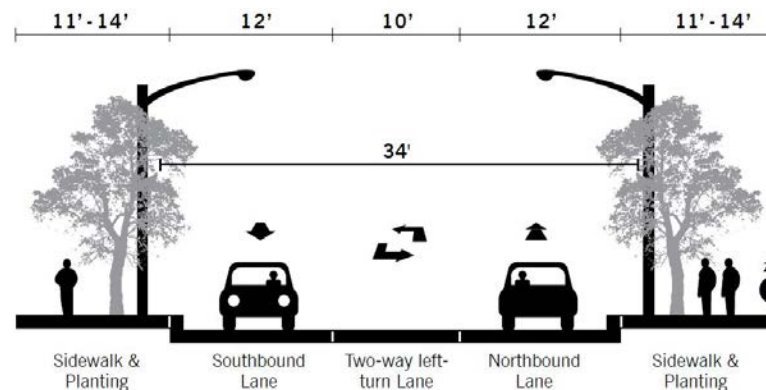
Zone A - S Jackson St to E Cherry St: June 2015 – spring 2016; major activities completed; crews will finish several final items after Zone B is reopened to two-way traffic

Zone B - E Cherry St to E Union St: Nov. 30, 2015 – summer 2016; current detour

Zone C - E Union St to E John St: June 1, 2016 – early 2017; current detour (2-month overlap of the detour in zones B and C before Zone B is reopened to two-way traffic)

Phase 2: S Jackson St to Rainier Ave S- construction starts in 2017 (pending additional funding)

Phase 3: E Roanoke St to E John St – To be determined



LARGER CONTEXT

The Montlake Business District extends in partnership four blocks north to the Montlake Boulevard Market, and includes the Montlake branch of the Seattle Public Library.



TRAFFIC CALMING - “RIGHT SIZING” 24TH AVENUE EAST

A key element in the revitalization of the district is to provide a road “right sizing” for 24th Avenue East by reducing the roadway from four to three lanes. This would provide pedestrians with a shorter crossing distance, offer some traffic calming, and keep speeds in balance for a pedestrian-friendly business district.



PLAN CONCEPT

The Montlake Business District Concept Plan highlights a new safe, pedestrian-friendly place. It consists of new sidewalks with street trees and pedestrian lights, curb bulbs at intersections with decorative crosswalks, wider sidewalks for cafe seating, a new traffic signal at E. Lynn Street, and a narrowed road from four to three lanes. Additional on-street parking may be provided to augment the existing spaces along the west side of the roadway.



The Montlake Business District is in the middle of the Montlake Historic District. Streetscape features should respect the character of the Historic District, while creating a contemporary identity for the businesses and neighborhood.

Streetscape features include:

- Sidewalk Scoring
- Crosswalk Scoring
- Tree Grates
- Pedestrian Lights
- Benches
- Litter Receptacles
- Bike Racks
- Planter Pots
- Movable Furniture
- Parklets/Streeteries
- Public Art
- Metal Plaque/Lids
- Wall Murals
- Sculpture
- Accent Lighting
- Metal Banners
- Pavement Treatments
- District Identity Signs
- Street Trees
- Landscaping



STREETSCAPE: SIDEWALK SCORING, CROSSWALKS, TREE GRATE & PEDESTRIAN STREET LIGHTS



Sidewalk with 2'x2' Sawcut Scoring



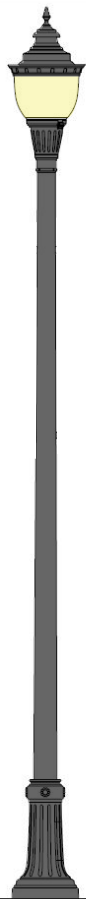
Sandblast Finish over Sidewalk



Decorative Crosswalk Treatment

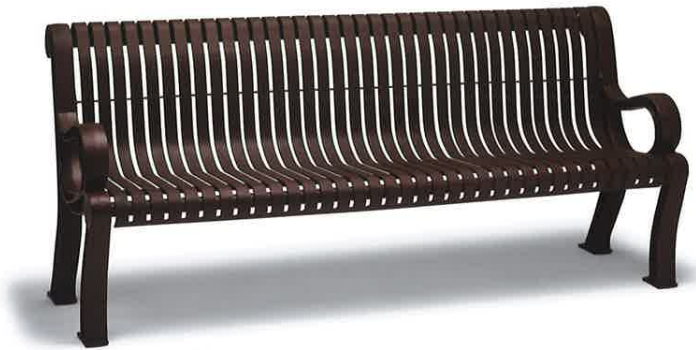


Tree Grates



Decorative Pedestrian Poles and Luminaires

STREETSCAPE: BENCHES, LITTER RECEPTACLES, BIKE RACKS & PLANTER POTS



Bike Racks



Planter Pots



Benches & Litter Receptacles

STREETSCAPE: MOVABLE SEATING & PARKLET/STREATERIES



Movable Seating and Tables with Umbrellas



Parklets/Streateries



STREETSCAPE: IDENTITY, WAYFINDING & WALL MURALS



Metal plaques, wayfinding, utility lids, custom benches, clocks



Artist Murals



STREETSCAPE: SCULPTURE & ACCENT LIGHTING



Sculpture and Lighting



STREETSCAPE: METAL BANNERS & PAVEMENT TREATMENTS



Metal Banners



Pavement Treatments



STREETSCAPE: DISTRICT IDENTITY SIGNS



District Sign Example



District Sign Design Concept

STREETSCAPE: STREET TREES



Nyssa sylvatica 'NXSXF'/
Forum Tupelo



Prunus x hillieri 'Spire'/
Spire Flowering Cherry



Carpinus caroliniana 'CCSQU'/
Palisade American Hornbeam

STREETSCAPE: CONCEPTUAL PLANT PALETTE

