

# Near Term Ideas for a Community Street

## GOALS -

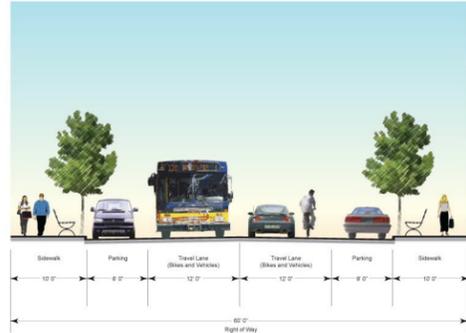
- Extend Special District Overlay and re-classify SW 98th Street as a pedestrian street
- Increase sidewalk width and construct curb extensions at intersections
- Increase crosswalk visibility with new striping and community painting projects
- Utilize existing open spaces for public gathering
- Continued provision of parallel parking on-street, including areas for vendors
- Provide "Shared Street" signs
- Form "Adapt a Bench" program with community/artist design involvement to create unique and symbolic elements along streetscape
- Provide additional trash and recycling receptacles
- Provide additional bike racks
- Plant street trees
- Partner with White Center Community Development Association to help maintain improvements

## LAND USE - redevelopment allowed under current zoning

- CB - Community Business**  
18-24 dwelling units per acre  
Building height: 35-60 ft  
Min. Street Setback: 10 ft  
Min. Interior Setback: 20 ft  
Allows for mixed use development
- R-24 - Residential**  
24-36 dwelling units per acre  
Building height: 60 ft  
Min. Lot Width: 30 ft  
Min. Street Setback: 10 ft  
Min. Interior Setback: 5 ft  
Allows for a mix of predominately apartment and townhouse dwelling units, mixed-use development



## SECTION - SW 98th Street, typical



## STREETSCAPE ELEMENTS -

### street life



### signs



### intersections



### street trees



### community art



## SW 98th, a sustainable street...

- TREES**  
Aside from the aesthetic benefits that can improve economic sustainability, trees act as natural pollution filters for air and water. They also help reduce heating and cooling energy requirements by providing shade on storefronts during summer and letting the warm sun into windows during winter.
- RAIN GARDENS**  
The near-term trees will be planted in such a way as to allow the enhancement of natural drainage goals with the addition of rain gardens over the long term.
- TRANSPORTATION**  
Bike racks and a dedicated bike lane on the street encourage bicycle commuting and therefore reduce fuel use as well as air pollution, while promoting an active lifestyle. Wider sidewalks are more usable and encourage pedestrian traffic, reducing automobile use and promoting closer community values and local businesses. Improvements to bus shelters can help encourage public transit use.
- RECYCLING RECEPTACLES**  
Recycling containers, along with trash cans, help to maintain a cleaner common area that also meets the County's solid waste goals.
- SITE FURNISHINGS**  
Fixtures such as benches, lighting and receptacles will be chosen for their sustainability, based on recycled content, sustainably harvested wood, energy efficiency or local manufacture, for example. Discussions for a community "theme" should begin now for implementation over the long-term to help guide decisions for materials choices, signage and furnishings.



# Long Term Ideas for a Community Street

## GOALS -

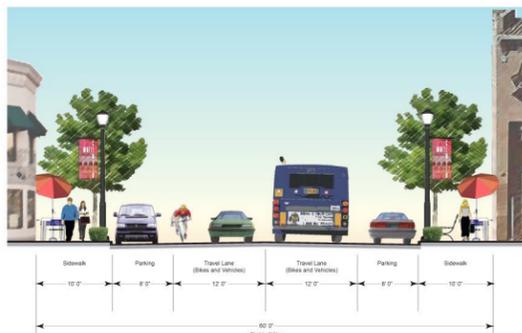
- Land Use Changes to allow for more businesses and the densities to support them
- Reduce the east end of SW 98th Street and connecting 12th Ave SW to local traffic only
- Provide special paving and color/texture change to announce intersections and street crossings
- Provide natural drainage system for right of way, including impervious pavement
- Install pedestrian scaled street lighting focused on sidewalks
- Provide additional public art
- Partner with White Center Community Development Association to help maintain improvements
- Develop plazas and open spaces along the street for gathering opportunities
- Continue to close down street for festivals and markets
- Continue provision of parallel parking on-street w/ designated locations for food vendors
- Provide additional street trees
- Provide additional furnishings - benches, trash and recycling receptacles, bike racks, and other elements
- Install diagonal diverter at 12th and 98th to slow traffic and protect pedestrian walkway

## LAND USE - option for redevelopment allowed under current zoning

- CB - Community Business**  
18-48 dwelling units per acre  
Building height: 35-75 ft  
Min. Street Setback: 10 ft  
Min. Interior Setback: 20 ft  
Allows for mixed use development



## SECTION - SW 98th Street, typical



## STREETSCAPE ELEMENTS -

### natural drainage



### paving at intersections and street crossings



### public art



### vegetation



### furnishings & lighting



## SW 98th, a sustainable street...

- NATURAL DRAINAGE**  
Trees will be planted in structural soil that will allow the addition of rain gardens over the long-term to achieve a linear natural drainage system, to provide a safe, aesthetically pleasing and functional system that treats and manages stormwater flows. Pervious paving will be integrated into the streetscape to manage and treat stormwater as well as ease access through the area.
- LIGHTING**  
Appropriate site lighting will be energy efficient and manufactured in a sustainable way.
- CONNECTIONS**  
Functional pedestrian, bicycle and vehicular connections to Greenbridge and other areas of White Center promote interaction with the greater community and promote the economic viability of businesses along the 98th Street corridor.
- TRAFFIC SAFETY**  
Enhanced intersection/crosswalk paving, signage and curb bulbs promote the safety and well-being of visitors by highlighting areas for walkers, bicyclists and drivers.
- PUBLIC SPACES**  
Dedicated public open spaces can enhance the opportunity for positive public gatherings that foster community while providing economic benefits to the local businesses through such events as festivals or markets.
- COMMUNITY IDENTITY**  
Localized art and design can provide a common theme throughout the corridor to enhance a sense of community.
- REVISIT GOALS**  
The goals established in the near-term plans should be revisited periodically to make sure the community is on track and to make adjustments if necessary.

