

Kaiser Harrison Opportunity Area Intent Statement

- A. Encourage development of an integrated, vibrant, planned community where people want to live, work, shop, and recreate, by supporting compatible residential and business uses to develop in close proximity to each other, with strong functional and aesthetic links between uses. Create a highly bicycle- and pedestrian-friendly, mixed use neighborhood that provides connections internally and to adjacent uses.
- B. The area has a distinct character with a lifestyle center that includes outdoor seating and gathering spaces, and a neighborhood-oriented retail center. The lifestyle center will be a place that accommodates cars but is also designed for the safe and convenient enjoyment of bicyclists and pedestrians. Small to medium scale anchor stores help facilitate the viability of additional retail stores and uses designed to serve the residents in the neighborhood and greater area.
- C. A variety of residences will be permitted, including single family, duplexes, triplexes, four-plexes, townhouses, cottages, apartments, live-work units, and residences in mixed use structures. A variety of commercial uses will also be allowed, such as retail, dining, services, entertainment, and offices.
- D. Encourage originality, flexibility, and innovation in site planning and development, including architecture, landscaping, public art, and design, as well as circulation and infrastructure systems. Where feasible, site development features (such as low impact development stormwater improvements) should be designed into the project as an amenity.
- E. A planned trail will connect from Harrison Avenue NW and run north-south through the approximate mid-point of the site, down past 7th Ave, and then generally south and then west along 9th Ave to Yauger Way. This trail feature is integral to connect the residents and businesses in the area. It creates an important travel means and could provide a connection to a neighborhood park in the future.
- F. A Neighborhood Park is planned in this general area. The location and development will be subject to public funding and timing. It is intended to serve as a gathering place and area for recreation. Ideally the park will be highly accessible by all transportation modes planned for this area, and integrated with the north-south trail.
- G. Encourage and facilitate the use of mass transit and other forms of transportation alternatives to the single occupant vehicle. While development will accommodate vehicular access and parking, equal consideration should be given to those arriving on foot or by non-motorized vehicles.
- H. Design and urban form are key elements to how the area will look and function.