

California Avenue Project

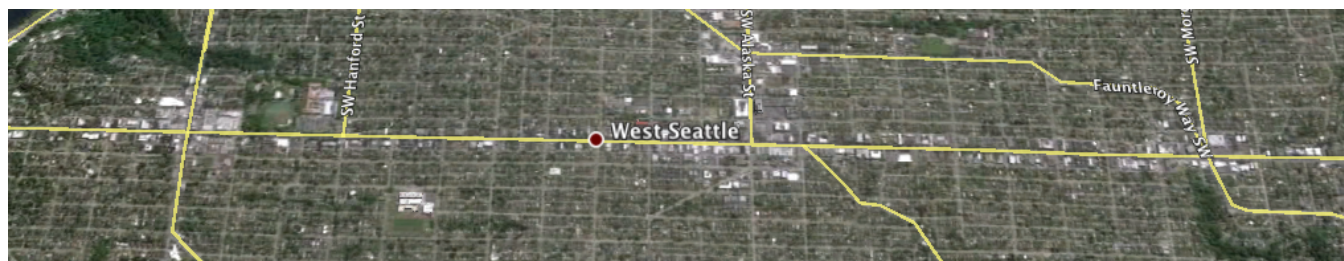
A collaborative project through the Southwest District Council to survey California Avenue from the northern to southern urban village boundaries to find and identify and capture structures worthy of preservation based on worthiness or notability as a first step in creating a guideline for developers which would serve to advise and inform new development in such a way that the general "look and feel" of California Avenue is preserved, even though the structure height will change.

Purpose: multi-level, multi-year, and multi-dimensional. Some elements of the purpose (or expected outcome) of this project:

- Inventory existing structures from California Avenue @ Massachusetts to California @ Othello (Admiral to Morgan Junctions);
- Research parcels to trace development and possible historic or notable use;
- See if this ties in to or can be associated with Main Street programs;
- Identify the aspects which make California Avenue walkable and annotate them as they pertain to the length of the Avenue and its development;
- Identify the elements of the neighborhoods which California Avenue passes through and put the Avenue and the neighborhoods in context with each other by characterizing that interface;
- Identify how California Avenue has acted as a unification factor for the development which has happened, is happening and will happen in the future, what about California Avenue has tied these developments together;
- Determine if it's possible and (if so) work toward creating an overlay along the spine of California Avenue which protects structures;
- Identify and create a visual context for developers to use which helps preserve the visual *viewscape*¹ of California Avenue SW as informed by the outcome of the previously-cited actions (inventory, identification, assessment) above.

Other elements include:

- The impact of the various incarnations of the trolley and trolley network on California Avenue;
- The impact of the Boeing plant in Youngstown and other industries associated with Boeing on West Seattle Development and consequently California Avenue;
- The aspect of the Admiral Junction as the original "downtown" for West Seattle and how the evolution occurred which slowly developed California Avenue and changed the "downtown" from the north end to the center of the Avenue.



¹ A *viewscape* is a visual connection that occurs between a person and the spatial arrangement of urban and landscape features. There are three components in order for a *viewscape* to exist:

1. View subject – the view must be of something
2. Vantage point – the view must be from some place
3. Visual corridor – the area extending out from the vantage point