

Seattle Neighborhood Workshops

SUMMARY THEMES

*** Please also see map of potential zoning changes discussed at the workshop and table notes*

Othello

Assets –

- Othello Park, Chief Sealth Trail, Brighton Playfield, Kubota Gardens
- The people and diversity of the community; neighborhood character with modest, well-kept homes and yards
- New Holly Library and Community Center, school
- Shopping, restaurants, deli, commercial area on MLK Way, small businesses
- Light rail station and station-to-come at Graham
- Pedestrian areas near light rail; biking
- Economic Opportunity Center, Rainier Valley Community Development Fund

Proposed zoning changes – There was acceptance for more density in areas, but many concerns.

- Favorable:
 - Increased density makes sense near MLK Way and light rail stations; some suggested increasing density more around the park and school
 - Step-down transitions is generally a good approach
 - Consider boundary expansion and greater density around Graham station
 - Consider higher heights in some commercial zones
 - Desire for a mix of housing types and costs; housing should be affordable for elderly and young people
- Concerns:
 - Displacement of homeowners and renters because of developer potential even in RSL areas, and of small businesses because of lack of affordable space
 - Need to find ways to incentivize local homeowners to stay in neighborhood – Helps with displacement and neighborhood stability.
 - Concerns about higher taxes
 - More transitions are needed, especially between NC/LR zones and single family
 - Some encouraged more ownership, some favored a mix of renters and owners
 - Concerns about parking; suggestion that fees be returned to the neighborhood
 - Concern about employment in the Urban Village if small businesses are displaced
 - Difference of opinion on proposed U.V. boundary expansion
 - Concern that the meeting didn't reflect neighborhood diversity, and that more and broader outreach needs to be done
 - Concern that the city will want more changes in another five years – importance of predictability for homeowners and small businesses
 - Concerns about MHA program:
 - Not enough affordable housing will be built, and it won't be built in the neighborhood
 - It's not equitably spread through the city, including affluent areas
 - Urban Villages shouldn't be limited to those foreseen in the 1990s