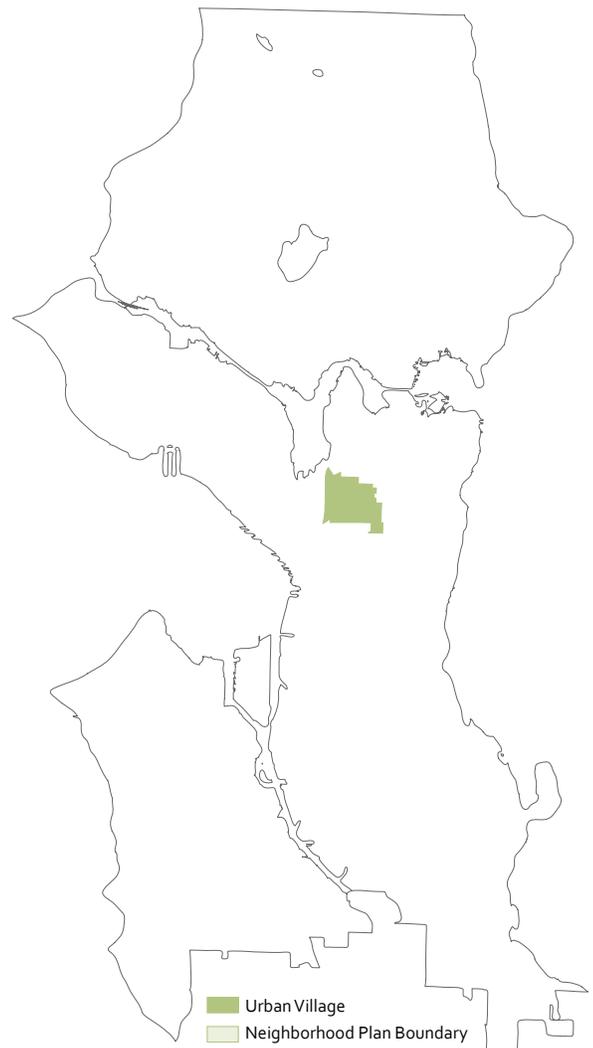
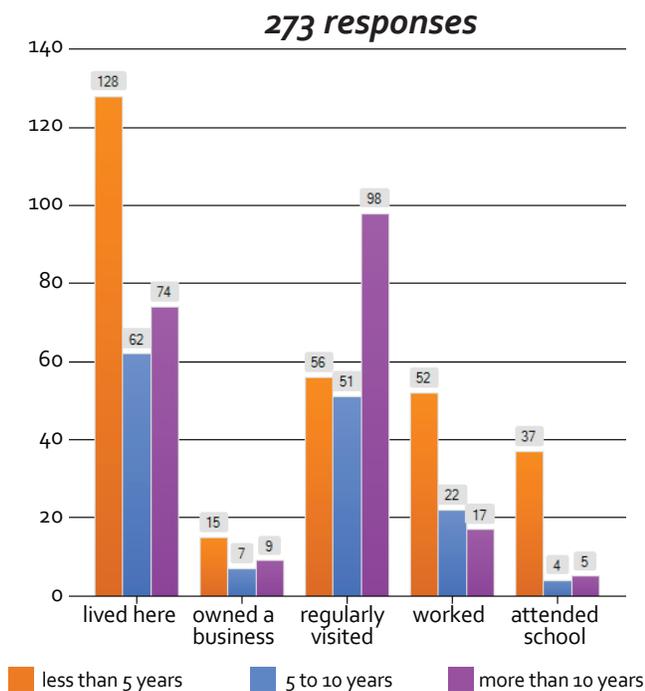


# Status Check

## Transcript of Capitol Hill Questionnaire Responses

The Capitol Hill Neighborhood Plan was adopted in 1999. Capitol Hill is an Urban Center Village; the map shows the plan and urban village boundaries.

In 2009, the City began preparing Status Reports for 24 neighborhood plans. This document contains the responses to an on-line questionnaire that asked the questions listed below. The chart shows the number of people who responded.



*Question 1: How has your neighborhood changed in the last decade since the plan was adopted (or since you've been there)?*

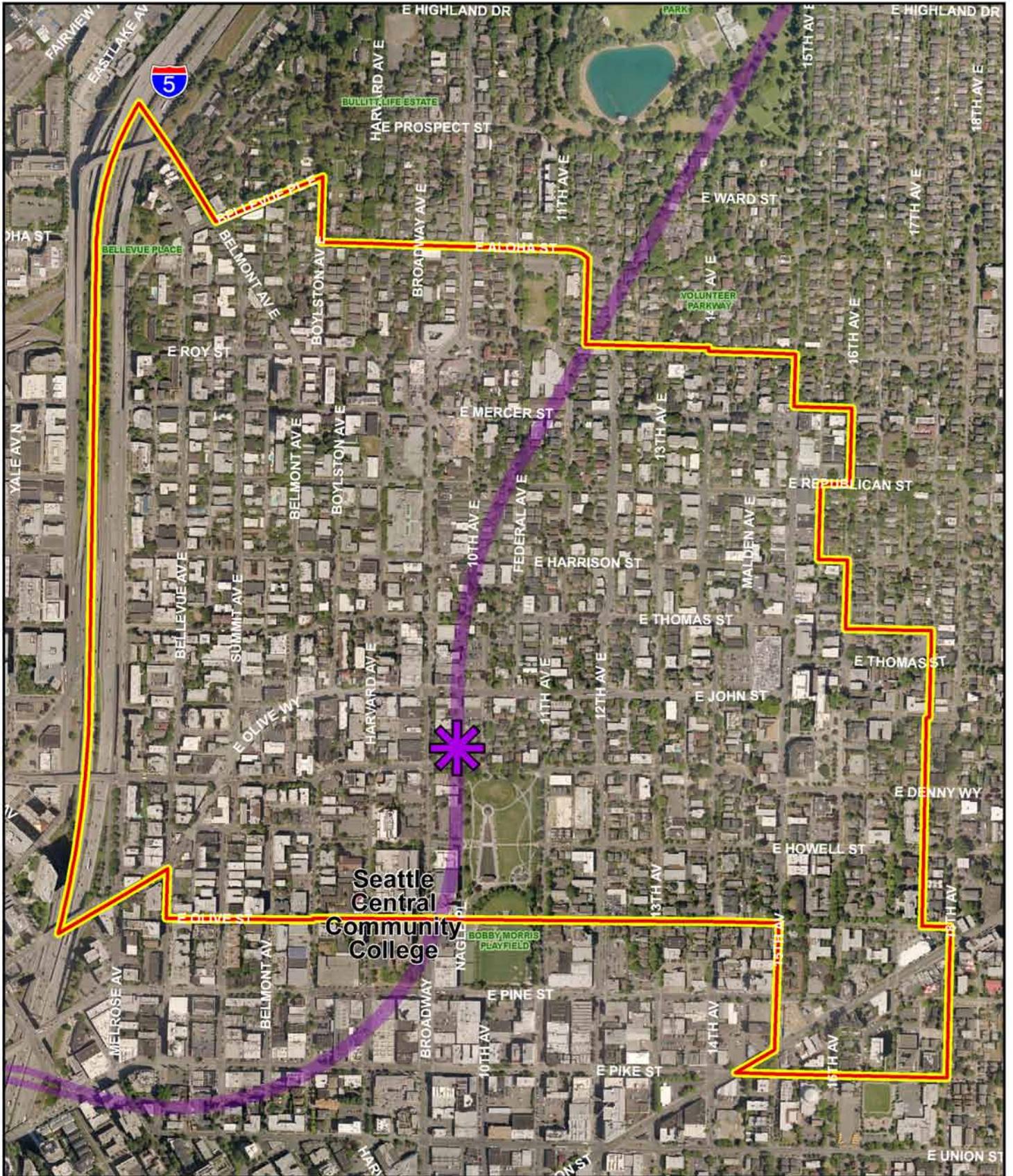
*Question 2: What changes or aspects of your neighborhood are you... most pleased about? most dissatisfied about?*

*Question 3: Please describe how well your Neighborhood Plan vision and key strategies are being achieved. Are they still the priorities?*

*Question 4: The Status Reports should focus more on... they should focus less on... Are there important gaps in the Status Reports?*

**PLEASE NOTE: statistical sampling was not used for the on-line questionnaire; responses do not necessarily represent the community as a whole.**

# CAPITOL HILL AERIAL MAP



Urban Village



Neighborhood Plan Area

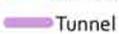


Aerial Photo: 2007

LINK Light Rail



At-Grade / Aerial



Tunnel

0 0.05 0.1 0.2  
Miles



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Printed on: 5/6/2009

## Question 1: How has your neighborhood changed in the last decade since the plan was adopted (or since you've been there)?

More townhouses, tearing down of old homes for density, less crime

Yes: new development; changing businesses; Cal Anderson Park has become a major gathering/social/play/relaxation space for all types of people, residents used to trek over to Volunteer Park.

Broadway's retail has declined substantially and businesses have struggled and closed. There have been many hundreds of housing units built, mostly rental housing. Cal Anderson Park was built. There are many more bars and nightclubs on Olive Way. There is a lot more graffiti and vandalism, and bill/sign postings on utility poles have run amok. The neighborhood generally looks dirtier.

no

Housing prices increased greatly. Broadway has declined greatly. Pike/Pine has gotten hip. 15th ave e. business district has declined. Light rail construction has demolished two entire blocks. More crime (or so it seems.)

The number one change that had affected Capitol Hill in the last 6 years has been new development, particularly mixed use development that contains a retail component. What's changed the most in Capitol Hill is the types of businesses that locate here. There is increasingly larger and/or more expensive retail spaces available, bringing chain businesses and up-scale establishments in tow. The new development has yes, brought energy and movement to the neighborhood, but has also contributed to a growing generic and gentrified feel to the neighborhood.

parking has become more difficult. I like the traffic circles. I would like to see greater connection to the emerging arts on Pike/Pine.

Increased density & quality of life in the neighborhood. Increased quality open space with Cal Anderson Park. Greater variety of restaurants and cafes. Elimination of parking lots has been a good thing. of parking lots is a good thing.

Our Neighborhood has changed completely. Most for the good.

It is very clear that the character of the Capitol Hill neighborhood is changing. This change is focused on the major corridors. Massive retail/residential projects along the Broadway corridor and the Pike and Pine corridors will attract a very different neighbors that have more money, are less diverse, more self-centered, and less eclectic. Just look at the cookie-cutter blasé architecture of every one of the large retail/residential projects. Big blocks of metal, stone and glass suited for a factory or an institution rather than a home or boutique. I suppose eventually these corridors will feel like the arid canyons of Western and 1st Avenue between Battery and Broad; stark empty sidewalks, little sunshine, meager exhibitions of nature in the form of sad little trees. We're turning Broadway and Pike & Pine into midget downtown cores (yes, I know that was the plan) but in doing so the blight of that aesthetically, culturally, environmentally, and spiritually sanitized concrete wasteland will prevail. It will be a less humane place. There will be less community. Using the logic that has guided the planning for these corridors, the next step should be to level the Pike Place Market and build a nice sparkling "mixed-use" development. Oh, wait. Maybe there's something about the Market that is good, desirable, enjoyable? Perhaps the market reflects a vision that does not so viciously banish nature, the senses, the spirit. There we smell, touch, feel, see, the fruits of the soil, the sea, the pasture, the barn, the workshop. We mingle with the farmer, the rancher, the gardener, the artisan. We are closer to human in that place. And to give perspective to what I've said. I am an I.T. executive, not a luddite or retrograde discontent. Change the planning philosophy. Don't put residential density on top of the business core. Keep the business areas simple, attractive, sunlit, inviting, close to the earth.

There have been many improvements, including Cal Anderson Park, the new branch library and the upcoming light rail station, however the one change that I am not happy about is the raising of the height restrictions on Broadway, resulting in more tall, sterile condo projects.

Cal Anderson Park re-opened after its renovation, additional housing and businesses have been built on Broadway, the revitalization of Pike/Pine has begun (with additional housing and businesses, too).

## Q1: How has your neighborhood changed?

Broadway, where i have worked on and off for the past 10 years, has degraded to the point of embarrassment to the community. My store is located on Broadway by Harrison and is surrounded by drug addicts, drunks, and threatening street kids with unleashed dogs. The police have done nothing to make us feel safe.

The Sound Transit Station is now under construction with a completion date in 2016. The Broadway business district is undergoing a revitalization with new zoning which allows for more height and density of housing. There has been new infill housing build in the area which has increased the population. The retail core is still in need of additional stimulation with streetcar access along Broadway.

Deterioration of Broadway Avenue (although recent and current development may cause improvement) Construction of an ill-advised Walgreens on 15th Avenue East in place of City People's Mercantile (project was slated to be mixed use housing?) A great resurgence of the Pike/Pine Corridor

Yes. The renovation of Cal Anderson Park and the acquisition of new park/garden spaces has increased breathing space and recreational space significantly. Redevelopment of older buildings has been underway, sometimes well sometimes not. Small franchise businesses along Broadway have proliferated since new retail space is much too expensive for incubator small local businesses. Lowell School has managed not to be closed, and will serve some portion of neighborhood need starting in 2009 but we lost T. T. Minor School and Meany Jr. High -- all of which means that we now have so few public school resources that parents must use private schools. CHIP continues fine service, but they can't to it all. Townhouse design has disintegrated into four-packs or other poorly designed and poorly constructed buildings -- the future Capitol Hill slums. Sound Transit has taken over entirely too much space for the tunnel and staging and left a gaping hole with no real plans for replacement. It's a mixed result.

I have seen a gentrification of large sections of Capitol Hill. Not all this change and growth has been positive, many lovely and architectually interesting buildings have been destroyed in the name of progress and improvement. Also, the cost to live in Capitol Hill has escalated tremendously--not only rents, but the cost of goods and food have increased significantly.

Older buildings with character have been replaced by newer condo buildings.

The pedestrian attractiveness of Broadway has declined rapidly due to construction and street people, and 15th Ave and the Pike/Pine Corridor have become my preferred parts of the neighborhood. The road quality of 17th has become even worse. Bicycle sharrows are nice but feel like a weak attempt to improve access for cycling.

It's improved in some ways -- open space improvements for example -- but has suffered in others. There is still not much cohesiveness or consistency of participation in the community. The business community has traditionally been concerned with its own interests to the exclusion of broader, more integrated, neighborhood concerns.

It is much nicer than it was. Cleaner and happier.

Yes

Many new mutiple family homes and multi-use buildings have appeared. Cal Anderson Park has become a vibrant part of the neighborhood. Broadway seems much less of a destination for me, but hopefully this is a mid-life crisis. I think that the QFC destroyed the Broadway Market, but I don't know if that can ever be rectified!(I still miss the Fred Meyer). Sorry about this editorial comment.

Affordable (less than 80% mean) rentals have declined, pushing out a large portion of the population. The Broadway business district has declined, and the 15th ave corridor has gentrified. There seem to be fewer office-job opportunities and the focus on service-level (retail) businesses and condos without the additional layer of business limits the future opportunities in the neighborhood. Particularly with the light rail station, having the Cap Hill area be a focus for small businesses would help the economic growth of the area. Overall, a better balance of socio-economic classes within the hill rather than the ghettoization of certain neighborhoods and the ousting of the middle class on rent-affordability would benefit us all.

Sound Transit development wiped out nearly two blocks of vital businesses and homes with no coordination for infrastructure with local community, nonprofits and businesses. They held meetings, but did not listen. Independent retailers lost to ugly chain stores that do not fit or serve the neighborhood well.

## Q1: How has your neighborhood changed?

Rental and housing prices have doubled. Basic services have declined such as access to housewares, underwear, furnishings. There has been both an increase in the number of convenience and fast food stores, as well as a more recent increase in the number of boutique restaurants (more outside of the business core). Transportation access hasn't really improved, though the addition of bike racks on the Metro buses does increase cycling opportunities for residents. The elimination of the 44 bus route to Ballard has reduced neighborhood access to several north end communities. There have been limited pedestrian improvements and the pedestrian experience while commuting by foot to downtown hasn't improved and more recently has been impacted negatively by construction projects on the Olive, Stewart and Pike/Pine corridors to downtown. There has been no net gain as of yet of new open space for public use - with exception of the reservoir lidding (a huge gain for the community-at-large). The Cal Anderson Park Shelterhouse is one of the few public meeting spaces available for public meetings, yet it is hard to book, access is limited and the fees are high for neighborhood groups. The public library was rebuilt with barely a net gain in square footage, and only with extreme public pressure from the community to add on the mezzanine level with a now heavily-used public meeting space. There has been a net loss of lower-income housing units across the neighborhood, as single-family homes used for group residences have been redeveloped into condos. There is an on-going deficit of appropriate and affordable rentals for families of multi-bedroom apartments. Anticipated redevelopment of the south anchor of Broadway has been slow coming due to delays in the start of the Sound Transit project. The recent development boom did result in significant redevelopment of the north anchor however, leading to a net loss in the interim of a pleasant, user-friendly experience of the Broadway business district. Exorbitant rents, irrational handling of storefront leasing by landlords (including absentee landlords and property management groups) has made it difficult to attract, retain or develop a business core that effectively services the needs and interests of the population. Also, the loss of the Cornish campus on Capitol Hill has also decreased the amount of mid-day business for Broadway. In contrast, neighborhoods such as Fremont with their large corporate anchor tenants (Adobe, Getty Images, etc.) have seen a retail boom. Capitol Hill is largely a bedroom community with few opportunities for office workers and professionals to situate and support the economy during regular business hours. The recent economic boom has also created a difficult situation for arts and cultural organizations and businesses in the area,

with landlords clamoring for obscene rents and selling out for redevelopment. This is a significant threat to the ongoing culture of Capitol Hill.

Love all the improvements on Broadway with Cal Anderson Park, new development on North Broadway, and now the work to get the Light Rail Station built.

Some areas have been upgraded, old business torn down, new ones in.

Very little. I see some more businesses and lots of families in my area.

Cal Anderson park is my favorite "new" development on Capitol Hill. I am also glad to have a plan for a light rail station here. A close second favorite new development is the revamped library!! New construction in the north end of Broadway has been great. We need to do more to improve the energy in the retail businesses throughout the Broadway strip.

It has more generally gentrified. It used to be more mixed income with a stronger gay population. That has definitely changed. Less low income housing. But, Broadway also seems less kept up and a bit more shabby. Growth seems to have happened on 15th, 12th, Pike/Pine, etc. But, hasn't happened as much in core Broadway.

I've only lived here a few years so it's hard to say. I do love Cal Anderson Park and enjoy community events there.

There seems to be a revival in some of the businesses, and better restaurants. There also seems to be a steady, or increased amount of crime, and some of the newer nightclubs bring in a lot of people on the weekends that are not from the area.

Housing prices have increased, teen homelessness has decreased, Broadway has less business, dog park was taken away.

more urban, less safe

It feels more vibrant. More retail space throughout the area. Pike Pine area has seen some great development. The neighborhood farmers market is a huge addition to the area. It generally feels like more and more people are out on the streets participating in the life of this neighborhood.

## Q1: How has your neighborhood changed?

Some very large condo developments have been built, and Cornish moved out of St. Mark's.

There are a lot more condo and apartment buildings in place, and with them a lot of cheap construction that makes me fear for the long term quality of the neighborhood. There's a growing disparity between SFDs and the large new buildings in terms of scale and experience. Small businesses have been displaced by redevelopment that often includes street level retail space that is more expensive and larger than what existed previously. New development has brought more people and energy to the neighborhood, but also, it seems, more cars. The streetscapes need to be revised to better accommodate pedestrians, encourage walking and create some level of parity for bikes and peds (with cars). We need transit. The proposed alternate Broadway/12th Ave streetcar loop could go a long ways toward guiding dense development that builds on, reinforces and better connects the very vital existing commercial districts in the neighborhood, not to mention improving access to the CD and First Hill.

More condos, townhomes. both of which have been a mix of boring, seen it all over the puget sound "cookie cutter" looking. But also some new ideas in both business, condos, townhomes in addition enjoying seeing the new buidlings that are keeping the original exterior. An always big nightlife area, has been getting better with more restuarants and bars, all of which have great qualities.

Namely, my dance studio has had to move locations because of increases in rent (Velocity at OddFellows hall), and a series of stores were demolished to make room for the Light Rail station.

Significant development! The best is the presence of many more restaurants -- most locally owned-- in the pike/pine area east of broadway. The area has become a thriving walkable neighborhood. The worst is the loss of some great subculture to be replaced by new condo owners from out of the area. Many artists andsceners -- people who add significantly to community diversity -- have been pushed out.

- development of vacant buildings/empty lots (i feel this is a positive for the neighborhood) - single family homes torn down to build townhomes (these are mainly poorly designed and i feel they detract from the neighborhood - i don't mind the redevelopment, but would like to see something that is designed better) - several buildings (both in mixed use/commercial and residential areas) have been torn down and left as empty lots - this is a major bummer for the neighborhood. - construction began on the light rail station (the light rail is positive but it is a shame that construction has to be spread over such a long time period)

Gentrification has increased, rent has increased, cost of living (ie. utilities, food, entertainment, etc) has increased. However, the number of crack addicts seem to have decreased somewhat. They've probably just moved closer to the drug dealers on 23rd & Union or 3rd & Pine. Can't beat convience.

More businesses, higher cost, more recreational areas.

The biggest change I've noticed is the dramatic increase in market-rate condos and apartments that are being built, especially along the Broadway and Pike/Pine corridors, and a small amount along 15th. The neighborhood has seen a lot of new construction lately, especially with the new link station.

Cool old Victorian houses torn down. Giant, expensive ugly condos and apartment buildings looming everywhere. Lots of new upscale restaurants.

Seems as if much of the old style buildings (ie old facades and small buildings butting up to each other) have been replace by monolith block sized buildings

staggering loss of character due to condo building. (this is even commented on by friends that come to visit from NY and SF) raising height limits was a huge mistake especially on broadway, because EVERYTHING was torn down within a year or so.

many areas have been ramped up and redeveloped...eg lower end of Broadway, it also feels safer now to be in Capitol Hill at night

more condos, less local businesses

Everything has become more expensive: increased rents, buidling of expensive condos, increased volume of high end restaurants and shops.

## Q1: How has your neighborhood changed?

I lived in Capitol Hill from August of 2007 to May of 2009. I noticed a spike in rent prices right after I moved there in late 2007, but then after the economic downturn, noticed many vacant units all over. Although prices started dropping, the rent was still too high for me to continue living there. I moved to Belltown in May of 2009. My apartment here is much bigger, more well kept, and cheaper than the one I lived in (or any I saw) in Capitol Hill. One issue dealing with high rents means that I believe a lot of the original artists in the community were forced out. The change in demographic is apparent even in the short time I lived there. I noticed many more "freaks" or artistic folks with their own style when I first moved to the neighborhood. Now, it seems many hipsters or scenesters have moved in and provide little in the way of creativity. Actually, I feel that littering, petty theft, and drunk driving has increased in the area specifically because of this particular subculture. I noticed a large homeless population in Capitol Hill when I first moved, but the problem has only seemed to get worse. Many times I saw hypodermic needles and malt liquor bottles on the streets and sidewalks in my neighborhood. It's my belief that many of the newer homeless in the neighborhood are mentally ill or addicted to drugs or alcohol. Aggressive pan-handling and suspicious behavior of the influx of homeless was one of the reasons I left the neighborhood. Some of the positive changes that I've noticed were the arrival of many new businesses into the area. I especially like the new direction taken on the north end of Broadway and on 12th between Pike and Pine. I'm excited to see a few new bars and nightclubs popping up around north Pike and Madison. These additions have great potential to expand the nightlife scene in the area. I've also noticed better traffic flow in the neighborhood since I first moved there. It seems that traffic lights and street signs have been placed correctly and are working to direct traffic more efficiently.

Well I've only lived here for 1.5 years, but it seems there are a lot of condos being constructed.

The major thing for me is the construction for the light rail. It's a needed element for the community. At the same time like any long range project it's an annoyance. It will be great in 5 years but at the moment it's a huge empty lot in the middle of the central area of capitol hill. I'm excited to see all of the the businesses that have opened up in the past year and frequent molly moons on a weekly basis.

It hasn't changed much in the year I've been here.

Not sure.

more development, less economic diversity

Quite a bit of new residential and mixed use development, subtle changes in the character of the neighborhood

Since I have been visiting the area Broadway has gotten cleaner, which is good and bad. It seems safer, but it also is less alive and less open to people who don't have as much money. There are many new condos, more expensive shops. Cal Anderson is wonderful and the police do a very good job of allowing it to be a sort of backyard for everyone who lives around there, with the freedom that includes, while also making sure it is well treated and remains safe.

Introduction of Cal Anderson park has been fantastic! I use the space almost every day. Unfortunately, we seem to be losing a lot of the old commercial buildings to poorly designed condos. I'm in favor of more housing, but the architectural flavor hasn't been very well preserved.

It's become much more crowded with noisy nightclubs and club goers.

I have noticed more and more construction in my neighborhood since moving here. The addition of Light Rail is obviously going to make an impact, and already has created a different atmosphere up on Broadway and around the construction area. I have also noticed the presence of the Broadway Farmer's Market since becoming a Capitol Hill resident & business owner, and I appreciate it's existence quite a bit. In fact, I wish that it was year-round like the U-District Farmer's Market!

Increased density, increased income, decreased bars/entertainments, improved safety

Capitol Hill is so seasonal and summer is so enjoyable so it's hard to complain right now. I think the light rail station is going to be amazing and bridge the gap between the North and South ends of Broadway. The development across from Seattle Central will probably help, too. The Hill is definitely one of the more diverse Seattle neighborhoods but the condos going up and the closing down of smaller businesses is a bit discouraging. It also feels cleaner and safer, but that could be due to the fact it is summer.

## Q1: How has your neighborhood changed?

A lot of small businesses have been replaced by large semi high rise apartments and condos. I like it and dislike it but if the planning had been better it might not have impacted businesses locally. The influx of more people is good for business for sure. One thing that gets me a little upset though is when the people move in knowing that this is an area that has restaurants and bars and people that are in the streets until early in the morning and they complain about the noise. Move out to the burbs if you want that.

Condos are going up everywhere. Housing is less affordable. Constant construction. Broadway seems livelier than it did when I moved there in 2002. The Pike/Pine corridor (aside from the 500 block of Pine) has really blossomed.

My direct neighborhood (15th Ave. E., north of Aloha) has not changed significantly. Overall, most of the impact to CH has been to Cal Anderson area and Pike/Pine corridor. Broadway has mostly declined over the last 10 years, though with period of uplift.

More apartments built with little regard for fitting-in to the neighborhood architecturally.

Increased density. More difficult to find parking space (I live on 16th Ave near Madison Market and Trader Joe's), but no longer own a car, and never had a reserved parking space. The development has been a mixed bag--some developers have built on the cheap, using shoddy materials and not taking into account the historical and architectural texture of the street/neighborhood. Thanks to Liz Dunne and other like-minded developers, the 12th Ave district and nearby blocks (Cupcake Royale Building, the Aveda salon building) have emerged as a model. Less so where developers have done in-fill buildings and built too close to the street, wedging townhomes/condos in between older homes and apartment buildings. The effect feels "plopped down," and not integrated with surroundings. The Trader Joe's building and the current extension behind it represents this level of poor design and intergration. Also the Hearing, Speech, and Deafness Building on Madison and 17th. We need better design requirements and stricter regulations like Portland, that do not permit building right up to the sidewalk, so that pedestrian's experience a wall extending down the block, rather than welcoming open spaces.

Too new to area to comment

The bus service is unreliable--especially on the 49 route. Broadway is simply lackluster and seems unable to maintain a consistent, cohesive look or feel.

I have seen older homes and business torn down to build cheaper looking and blander multi-unit townhouses and apt/condos. I have seen a loss of neighborhood character and charm in favor of boring non-descript looking buildings. I have seen the decline of the Broadway business district, but have been encouraged by the rejuvination of the Pike-Pine area. I am concerned that we won't know where to stop in that area and eventually it will just become like any part of any other town.

Broadway has gentrified and cleaned up. Houses have been torn down for condos and light rail. Cal Anderson became a park. Businesses have been torn down for condos and light rail. More hipsters have moved in.

More density, better urban planning, gentrification, better parks. Less affordable housing.

Dense but inappropriate new housing, poor focus on parking, homogenization of stores and businesses.

Many of the changes listed were already in place when I moved to Capitol Hill. The major changes have been the demolition for the light rail station and the new construction of some rather unsightly condo buildings on Broadway.

More condos and townhomes have been built. There has been light rail construction. Some nearby establishments have been torn down.

my neighborhood has gentrified and new restaurants coffeehouses & bars are opening up - this makes me happier - also happy to see more working people in the neighborhood

It is great to see the focus of urban villages as more people have moved into the neighborhood and development (residential and business) has occurred. There are many wonderful benefits, but I feel we are currently going through some growing pains as the neighborhood has become more densely populated. I feel fairly safe in my neighborhood, but not as safe as I use to feel with the rise of population. I have heard many stories of assaults and altercations occurring. I also notice more graffiti and littler throughout the neighborhood as well.

## Q1: How has your neighborhood changed?

Smaller places have been demolished (notably the Cha-Cha/Bus Stop/Kincora Pub block) and replaced with larger commercial/residential combination structures (condos) or, as in the case above, an empty parking lot. But the Walgreens on Pine is a good example of how this can be done well... some of the other structures make me not want to walk on those streets anymore.

improved - cal anderson is vital part of the community and broadway is cleaner though it is in part due to taco bell, KFC and jack in the box going away. no cheap junk food - no panhandlers.

My neighborhood (North Capitol Hill) has not changed very much. Broadway is going through some changes as large multi family units are being built. The biggest difference in the past couple of years is the change in the Pike/Pine corridor--it has become much more of a destination than Broadway.

there has been more crime lately. more muggings especially, which is disappointing. also, a lot of the businesses on broadway have closed and sit empty.

Upon review of the Neighborhood Plan adopted ten years ago, I can comment on the fact that there is more dense commercial areas on Broadway and 15th Ave.; as of late rental prices have decreased, allowing others to potentially move-in.

Whole Foods tower downtown and the hotel across 5 near Denny ruined my view from my Melrose condo. I moved to the back side of the Hill. I was going to move anyway. I like the light rail and it can't get here soon enough. Cal Anderson park is also very nice.

- more condos, less rental - elimination of light rail stop in First Hill (affects Capitol Hill Plan) - demo of small buisnesses to make way for light rail stop - cal anderson park! - more neighborhood retail on 15th

Cal Anderson park rebuilt, more condos built, a few more people living here, \*lots\* of growth in neighbors to south (Pike/Pine), fewer arts organizations here

great neighborhood.

There has been more infill development, more condos, feels safer in some areas that had previously been more dicey.

More junkies and homeless on the streets, shops closed and vacant, now new buildings at the north end of broadway, holes from the transit development, Cal Anderson park opened

I only recently moved to Capitol Hill (within the last year). I was drawn to the area for it's conveniences coupled with vibrant architecture, residents and small businesses. Living near 15th Ave, I have grocery stores, major bus lines, charming pubs and coffee shops, and a variety personal service providers just a few steps from my door. The only thing really lacking? PARKING. It's a very good thing that I do not own a car, since there is absolutely no place to put it. Resident parking is a joke, and visitors often have to park several blocks away, since there is no street parking available until the evenings, and most of what few spaces there are, are primarily occupied by residents.

1) More new condos and apartment buildings 2) Businesses have had to relocate to make way for new office and condo buildings. It has taken away some of the neighborhood charm 3) Less street parking (noticed this especially where I live on 12th) 4) More children are here and upper class adults 5) More high-end businesses and restaurants 6) Home and living prices have gone up 7) More street kids in front of QFC on Broadway. Scary dogs like pit bulls as well. 8) People from the eastside and other areas of Seattle visiting night clubs that resemble Belle Town establishments 9) No more Gay Pride parade 10) Too many pho and thai restaurants

The improvements to Cal Anderson Park have been fantastic and really made a big improvement to the neighborhood. The demolition of large blocks on Broadway for light rail and displacement of businesses has been negative in the short term but will lead to something better. Projects going up where the vacant Safeway and QFC were on Broadway is positive, as is the new library. Loss of the Fred Meyer and City People's means there is no hardware store on the hill, so we have to drive to get basic home repair supplies (the basement of the QFC is not enough). Housing prices (rents and sale) have risen substantially, which is a concern--my two sons are in their early twenties and likely won't be able to afford to live on Capitol Hill, even without the expense of a car.

Lots of the small businesses have closed and been replaced with condos

## Q1: How has your neighborhood changed?

Broadway has continued to decline, with more interesting locally-owned businesses disappearing and being replaced with less savory businesses. Meth users have largely taken over the sidewalks along Broadway. The new Cal Anderson Park is a beautiful and welcome addition. Rising housing costs have continued to push people out of the area.

Yes--at the same time that luxury townhouses have gone up (their much too expensive for the majority of people in the city), we lost Safeway, Fred Meyer, and the small shops that used to inhabit Broadway Market. Crime seems to be up, with more people living on the street.

More business have gone out of business on Broadway. Buildings have been torn down and new buildings have been built. More homeless and mentally ill people are living on Broadway. The streets are becoming less gay friendly, with more violence happening towards the gays.

Lots more growth, which I love. Old buildings torn down to create higher rises, with retail on first floors, including under ground parking, which the neighborhood needs. Many medium to high end restaurants have moved in. Especially those like Poppy - nice to see a place like that right on Broadway. Cal Anderson Park is gorgeous. Miller Center is also getting an upgrade which will benefit the area (in which I live closely to). Deano's getting torn down was by far the best advancement to my neighborhood as I haven't seen drug activity or prostitution in over 3 years.

Less of a friendly neighborhood. Density has reached its limit of livability. The neighborhood has more air pollution/car exhaust to breathe. Expensive rents have brought in some people with different, intolerant, impatient attitudes and too many enormous vehicles. People drive in an adversarial way, dangerously cutting off pedestrians at crosswalks. This happens routinely. At the same time, loud, vulgar, antisocial street teens are difficult for to deal with. More police presence needed.

I believe the neighborhood is LESS Diverse, more white, more affluent, more heterosexist (fewer gay businesses and fewer gay people & far less gay-friendly/tolerant visitors/residents) than it was 10 and 15 and esp 20 years ago. I have a son who grew up here and he has noticed it in his short life and he is not gay even though his Moms are. I feel LESS safe on the streets after dark than I did in the 90s even. Density with only gentrification is not a boon to the area, we need to keep our gay businesses and gay citizens safe everywhere, but esp on Capitol Hill.

Lots of multi-family buildings, which is okay (except a lot of them look cheaply made on the outside), but they are all aimed at the wealthiest income-earners and are not affordable to the majority of Capitol Hill residents. Many of the Cap Hill urban village blocks are eligible for Community Development Block Grants, meaning that at least half of the households on those blocks are eligible for welfare of one kind or another. Also, during construction pedestrian travel is interrupted or suspended often forcing pedestrians out into the car lanes just to get where they are going, and we are one of the neighborhoods with the largest number of people walking/pedestrians. Also, every block should have at least one bicycle parking stand, but since they took the meters out, maybe there is one bicycle parking stand per 3 blocks, so people chain bikes to street trees, which damages their bark. Lastly, nightclubs need to be grandfathered in when a new development goes in next door - too often the new condo goes up, and the nightclub which has existed in the same spot is forced to close due to noise complaints. Let the new condo buildings either insulate their units sufficiently or else have the condo builders pay to acoustically insulate the existing nightclubs. Fully 50% of the neighborhood attractions (businesses, restaurants, shops, clubs) that were listed on the promo website for the Braeburn building (pine & 14th I think) are gone! Fully 50% of those amenities that made up the "neighborhood character" which the Braeburn identified as selling points 4 years ago are G-O-N-E. And in another 4 years the remaining ones will no doubt be gone too. I think if Seattle wants every neighborhood to look just like downtown Redmond or Bellevue, we are well on our way there in eliminating anything distinct about any neighborhood. I particularly think the recent "pike/pine" cultural overlay (or whatever it's called) is rather uselessly weak in doing anything. Other than development issues, crime has gotten both somewhat better and noticeably worse - I think since 2000 overall crime has gotten better in Cap Hill with a few stand alone exceptions (the Shannon Harps Murder, and the senseless shooting of 6 people over on 16th or 17th or 14th I think it was). However, the continuing number of personal assaults and gay-bashings have gotten worse. I also think the automated toilet on Broadway was one of the few things that actually worked pretty well (don't know about the others but the city should have kept this one). Also I don't know who put "Parking Management Plan" as key strategy into your 2009 Status Report. While parking has always been an ongoing issue on Capitol Hill, it was not a major item in the original plan, at least not of the same stature as the north and south anchor plans etc. And frankly the people who live in Capitol Hill

## Q1: How has your neighborhood changed?

manage to make do with the parking that's there the way it is. It's the people who come to visit Capitol Hill (or who have recently moved here) that freak out about it, not the longer term residents. Makes me think a bunch business owners wrote your 2009 Status Report.

There are many new large condo buildings for sale or rent. The new buildings/architecture have less character. There is more zoned/metered parking and it is more expensive. Seattle Central Community College grounds and buildings have greatly improved. The addition of Cal Anderson Park (open space) has been a great improvement.

It is more populated and housing is very expensive. We have a toddler and very much enjoy and have benefited from the improvements to the library on Harrison and Cal Anderson Park. It feels more vibrant and it will be exciting to see north Broadway when construction is complete (although that last block of Broadway north of Roy seems to be struggling a little bit, maybe simply be the economic situation and hopefully helped when construction is done on Keystone building). Culture still feels right for neighborhood, although unfortunately drug use is out of control. There are times when I am concerned walking with my child. There needs to be more police on the street regarding this issue.

the community spaces/parks of the community are really lovely. LOVE Cal Anderson and the programming that is presented there...both organized and unorganized. The removal of the pine street merchants (cha-cha, pony, bimbos)- or the structures is less than appealing and resulted in an UGLY parking lot. I appreciate the need for increased population and density in cap hill, but some of the structures that were built are just plain ugly or priced some average type people out. It is hard to find affordable housing to buy if you are a family (person with a child). Very excited about light rail and about the continued nightlife and independent business feel (overall) of the hill.

Big new apartment/retail complexes on Broadway. Buildings torn down for light rail construction. Cal Anderson Park. Some urban in-fill housing and retail projects on Pike/Pine.

Lots of new development, the addition of Cal Anderson park, and the loss of a lot of neighborhood fabric to make way for the light rail station.

Harder to park to run quick errands on my way home.

lots of new development going on right now. i think not enough park space and common space as compared to apartments and businesses.

Some anchor businesses moved off of 15th Ave E-- specifically the bookstore on 15th & Republican and City People's across the street. They were replaced by a dollar store and Walgreens, respectively. Some other small businesses have moved in further south to alleviate the loss of independent business nature of the area-- Victrola and Smith, for instance--but we still mourn the loss of the bookstore and hardware store that made the neighborhood both more serviceable to residents and more of a destination. I hear fewer gunshots from my house near 16th Ave E & E Harrison. Fewer people come to my door seeking money or a job or just to harass me. I like that. I hear of way more hooliganism lately. There has \*never\* been a friendly neighborhood police presence in my neighborhood. The only time you meet police is by calling 911 or going to a block party/community gathering. That's a bummer. I wish I knew who our "beat cops" were. That would make me feel safer. I have two young kids and we all like to walk our neighborhood. There are more townhouses. I don't get to meet those folks as much as I'd like. I don't like the design of many of the townhouses, but some are quirky and well-designed. Housing prices went way up and then destabilized. Broadway seems in a transition. I don't have much cause to go down there anymore. I wish it were more walkable, as in the past. We used to stroll it on weekends, but there just aren't enough businesses close to each other that I need/care to visit. We love the Harvard Exit/Joe Bar end of Broadway. We sometimes go to Pagliacci or the bookstore that starts with a B that I can't remember. Lots has been torn down to make way for the link light rail station, so that's an unknown quantity. Pike/Pine is a major destination, with restaurants, toy store, NW Film Forum, coffee places, furniture stores. Our family rides bikes down to Cal Anderson, gets ice cream at Molly Moon's. I do yoga on Pike. I hope this area continues to be bikable and in fact gets safer for adults and kids on bikes. I love the addition of lots of bike parking. I love that 12th and this area are getting more interesting.

The changes in the business districts have been the most noticeable. Broadway building heights are higher than before. Some homes are being torn down for school expansion, condo and retail developments. Long time businesses had to close or move because of the light rail station. 15th Ave E has a Walgreens and the Safeway was rebuilt. There is less redevelopment on the north end than the southern end of 15th.

## Q1: How has your neighborhood changed?

more park space, increased housing costs, lack of maintenance of streets

The individual spirit (civic as well as corporate) seems to be dieing. The destruction of the Cap. Hill mall into the QFC helped make the Hill a less interesting place. The tearing down of the blocks of businesses for the tunnel did not help.

There has been quite a bit of new construction. However, there has also been a lot of fun, local businesses that were demolished to make way for new construction that has not yet happened. GLBT businesses seem to have been impacted quite a bit, with many of the bars having been closed.

I the last two years, more local or smaller businesses have been able to open and thrive on Capitol Hill. I have noticed, however, affordable housing is becoming more rare. Capitol Hill (especially Broadway) has lost it's LGBT-friendly look (with the removal of the rainbow banners) and seems to be less safe for LGBT individuals as more individuals who want a fun place to eat out, dance, or even live and are coming here and are not familiar with Capitol Hill's history. This is of grave concern.

yes, there are new developments in housing and businesses. also much construction has been done on roads and sidewalks

d

Rampant development in this once culturally rich, historically queer neighborhood has destroyed its character and priced out many of the residents. The cheaply-made-for-quick-profit condo buildings that have erupted all over the Hill are eradicating the culture they advertise to potential buyers.

there seemed to be a large shift in which businesses were on broadway, and i started frequenting ones on pike/pine more often. The resevoir was capped which was awesome making cal anderson a lively safe place that many people i know spend time at. There seemed to be a large shift towards undesirable condos and other expensive developments that threaten to change the neighborhood feel and desirability, and probably push out the 'diverse' populations that cap hill is known and loved for.

I really can't comment on how much the neighborhood has changed in response to the neighborhood plan as I moved to Capitol Hill, and Seattle, just over 3 years ago. When I first moved here, a lot of buildings were being torn down and condos were being put up in their place... that has slowed down. Neighbors are still bitter about the empty, unused parking lot on Pine that replaced a row of successful businesses. Housing costs rose to ridiculously high amounts and are now beginning to come down. Home ownership is remains virtually unattainable. Opening a business also remains very risky due to high rent...it prevents new businesses from opening and many of the "new" businesses are opened by owners who already have established businesses in the neighborhood. Cal Anderson Park is amazing. If I were to write an ode to the perfect park (and I've thought about it), Cal Anderson would be it. It is always active, is just the right amount of open space...it is what I refer to as the backyard of Capitol Hill. I've heard many stories about what a sketchy area it used to be so kudos on changing that. Obviously the light rail is a change and an excellent step in the right direction as far improving public transportation and making Capitol Hill even more accessible for pedestrians.

Many beautiful old houses have been torn down and replaced by gigantic condominium buildings and/or town houses. Many businesses that I and others have loved and visited frequently over the years have been driven out due to increases in rent and/or displacement from new buildings going up. Examples include the Globe Cafe, the "junk store" that was on Pine near the Madison Market, the Green Cat Cafe, and almost all the businesses along Pine, East of Broadway. Rent has increased dramatically, making affordable housing on the hill quite difficult to obtain. The newer businesses coming in seem to cater to very different needs than many of the previous businesses- fancy wine bars, incredibly high-priced pizza restaurants, pricey home stores and boutiques. I miss the abundance of more casual, comfortable, and affordable businesses, where I felt at home. I felt like I belonged in this neighborhood. Now, I feel like I am being attempted to be driven out of the neighborhood by people with more money, people who want to live in an "arts district" but do not understand that many of the neighborhood artists are being driven out!

## Q1: How has your neighborhood changed?

The Seattle Planning Commission has basically ignored the neighborhood plan, both for Capitol Hill and the Pine/Pike Corridor. Instead of maintaining the urban vibrancy of the areas, new development has engendered Tukwila-style suburban homogeneity, complete with awful architectural design, out-of-character townhouse clusters, and commercial spaces for tanning salons and franchise pizzerias. The historic character of the areas have been minimized for speculative development greed. Take a look at the complex at 700 B'way East. An abomination! Take a look at your approved plans for the Belmont + Pine complex. Completely contrary to the auto-row flavor of the strip. Developers know that Seattle's "rules" are meant to be precatory only, so they ignore them -- and you permit them to engage in these flagrant violations.

Probably the biggest change, which has accelerated in the last 5 years, has been the loss of arts space. This is due to a combination of factors, but a major one has been short-sighted development that has turned once-affordable work and live space into over-priced (and currently underused) condominiums. Another problem is people who knowingly move into a lively area with a thriving nightlife and then complain about the noise -- and Seattle's noise laws are so poorly conceived that these few rather dimwitted persons can hamper and even shut down activities being enjoyed by a much larger number of people. Music and theater venues contribute to the overall value of the neighborhood, both social and economic, and need to be supported and protected. Seattle has a long history of failing to appreciate and support its indigenous arts and artists; this must change if Seattle is to have a livable future.

massive change.. of landscape, getting rid of older buildings, new condos and now new transit plans.

Confusing Question. I moved to CH in the fall of 2003 so in the past six or so years...CH gained a great Cal Anderson park and some new bars/restaurants but generally just a bunch of unaffordable ugly condos for people that don't seem to have any interest, let alone, interaction with the neighborhood. Most of the people that would embody the "character" of the hill cannot afford to live here. Affordable housing needs to cater to students and young professionals as much as for "low-income" families.

Light rail going in on Broadway

There appears to be greater income inequity than I remember when I lived there the first time, ten years ago -- more rich and more poor. The explosion of condos does a lot to explain why there are more rich people in the neighborhood. I'm not sure whether gentrification always displaces some people and causes them to become transient, but that appears to have happened here. Ticketing more of them for panhandling is not the answer -- more low-income housing on the hill is more like it. When I first started spending time on the Hill in the late 90s, the Q Patrol was active, and we used to see them out and about at night. They were a reassuring presence, and I wish they were still active. It seems like 2007 and 2008 saw a dramatic spike in random attacks on Capitol Hill, and that did have some influence on my choice to move to Wedgwood. (The exorbitant rent I was paying was a stronger force, though.)

I love some of the new things like the new library and the new remodel of the Cal Anderson park. I love visiting these places now. What I don't like is the constant construction, destruction of old victorian homes, and all the condos and townhouses that are going up. I think it's making Capitol Hill ugly and uninviting. I actually hang out in restaurants and bars less on Capitol Hill because of the surrounding condos and and townhouses.

I've only lived here for 2 years.

The architecture in the neighborhood has become much less aesthetically appealing, as older buildings have been torn down and replaced by condos. The style the condos are built in looks jarring among the remaining hundred-year-old brick buildings and craftsmans. The condos are also too expensive for anyone I know to live in. However the new Cal Anderson park is a wonderful addition to the neighborhood.

## Q1: How has your neighborhood changed?

The main change that I have seen is the growth of oversized and overpriced condos going up on Capitol Hill. I think that rents have far exceeded the rest of Seattle and I personally know many people who have moved off of Capitol Hill because they have been "priced out". I think that the condo development and high price of rents is absolutely taking away all that was good about Capitol Hill. For example, the city tore down several buildings on a section of Pine, two block west of Broadway, at least 6 months ago and nothing has been done with it. Not only did they do away with a portion of the Pike/Pine corridor that had a huge vaule to the residents of capitol hill. Undoubtably it will be developed into another unsightly, poorly constructed, multiple level building that will house condos atop and several store fronts on the street level. I don't imagine that the neighborhood plan was to tear down all that is characteristic of the community.

I have seen low-income community members (residential & small businesses) displaced due to the rising cost of living on Capitol Hill. I have seen houses and storefronts sold and demolished, to become vacant lots and unoccupied homes & storefronts. I have seen condominiums built throughout the neighborhood that current and former residents of Capitol Hill cannot afford. I see these same condominium buildings with vacant units for months and years. These changes are not good for the vitality and sustainability of Capitol Hill. One change I do appreciate is Cal Anderson Park -- it is a wonderful community space.

There has been an increase in the number of condominiums, decreasing the number of available apartments due (in part) to conversions. Rent increases have outpaced wage increases, resulting in a shift in demographics and living situations. Traditionally a haven for low-to-mid income young adults (and the associated lifestyles), Capitol Hill seems to be shifting more towards higher-wage earners, pushing lower-income people to out-lying areas and increasing their commute expenditures while also decreasing their quality of life. There has been a perceived increase in hate-crimes, and in general, the Hill seems less friendly than it used to be.

TONS of development, some of it unfinished/unused, functioning businesses torn down and nothing replacing them, Press condos taking over functioning rentals, influx of people less-invested-in-the-alternative/queer-nature-of-the-neighborhood, loss of gay bars.

Some nice residential infill - townhouses are both good and bad. New condos on Broadway (Brix) very nice, with good at-grade retail on Broadway. Also nice new apartments at the north end. A few good sidewalk projects, but generally the pedestrian environment has deteriorated due to poor sidewalks. This is especially bad on some of the side streets leading to Broadway - Republican especially as it is broken up by heavy vehicles parking on the sidewalk while having a coffee break at Starbucks. Route 60 transit layover has adverse impacts to adjacent new residential units - formerly the layover space was adjacent to the Safeway parking lot and loading zone, now it impacts residents. While residents strongly support transit, the layover should be relocated.

more condos better selection at farmers market exciting transit things happening

Capital Hill is awful now. There is nothing to do there but buy condos and eat really expensive food. Its really boring. There used to be alot to do there. My friends used to be able to afford to live on the hill. All I see is construction and boring rich people.

Since I first began visiting the Capitol Hill neighborhood, there has been a significant increase in rather offensively designed condos being built. Most of these condos use cheaper materials (corrugated metal) with an overall lack of planning on maintaining the aesthetic of the neighborhood. While I strongly believe in using lower cost materials in order to bring about affordable housing, the majority of the condos built with bland/offensive designs are only affordable to an upper-middle class demographic. My worry is that the creative, charming aspects of this neighborhood, those very aspects which draw people into wanting to live/shop/work here, are slowly going to be destroyed as more and more development of this low caliber/high cost is created. There is no reason why we cannot have affordable, high density living and maintain the character of the neighborhood.

Much more density growth in the Pike/Pine, 12th/Madison, north Broadway areas. Much livelier urban feel (plus), but far too many snap-together condos thrown up to take advantage of housing boom (minus). Also, resident artist population and non-profits have been gradually priced out of dwindling older housing/office stock.

## Q1: How has your neighborhood changed?

Many of the older buildings have been razed for new construction. Single family home lots are now multi-family dwellings. One or two story buildings are now mid-rises. (I'm not saying this is bad.) Except in the high traffic corridors infrastructure continues to deteriorate, especially sidewalks and streets.

A lot of grungy development has been replaced by cookie-cutter condos with chain stores on the first floor. Not sure which is preferable. The improvements at Cal Anderson park are wonderful, except for the fact that you can't wade in the fountain--the feature just invites wading on a summer day so the prohibition just doesn't make sense. Broadway still needs cleaning up. And people still regularly spray graffiti on my garage door and rock wall.

Sidewalk and bus stop updates on Pine between Summit and Boylston. Many new businesses have opened in the past year since I moved into the neighborhood. Rents seem to have mostly frozen or dropped. Road conditions and parking have worsened, especially in the small residential areas (such as where I'm at on Belmont).

New library and park, both a fantastic additions. There has also been new construction of housing, as in most neighborhoods. Broadway is still an under achiever, with its retail component sagging.

More condo development, less rental units. Replacement of some older buildings with multi-story mix use development. Businesses are slightly more upscale.

Cleaner, safer, Broadway is much improved. Cal Anderson Park is great! Parking is harder.

It's hard to say; I've lived there for under a year.

Cal Anderson park overhaul, business development in Pike/Pine corridor and on 12th, Madison Marker and Trader Joe's going in, disbursed by increased drug activity in neighborhood since Deano's closing

more cars than ever, light rail construction on broadway, more 6 unit townhouses squeezed onto small lots

Cal Anderson Park is a big improvement on the reservoir - can't wait until the parks department does something nice with Volunteer Park so we don't have to see that ugly fence and barbed wire any more. The new library is also a nice community space. The north end of Broadway is coming out of a crappy period when we had to walk by the old Safeway and QFC buildings. I'm not that impressed with the new retail on the north end - not sure our highest need is more restaurants. I'm hoping we'll get a small garden center and a hardware store when all the new retail space is done. The south end of Broadway is pretty uninviting right now. We used to walk down there almost every day to get to Vivace's, but now there's nothing to go to down there, and it's ugly and sketchy at night. I hope they don't just leave those empty lots during the whole construction period. I have noticed more bicyclists, which is nice, because I think cars are getting more used to having them on the road. The new South Lake Union neighborhood is much nicer than it used to be, so if I am going downtown in the evening, especially north downtown (Cinerama), I will now usually cut through there instead of going south towards First Hill and then going down the hill. The biggest negative is that there seems to have been a rise in violent robberies, thefts, etc. recently.

Capitol Hill has become a youth friendly neighborhood--when I was ten (ten years ago), it wasn't really equipped to handle young people under the age of 20 (this from watching my 6 years older brother). As I've grown, the neighborhood has become much for child/youth accessible one, as well as one that's loads more fun to be in.

Pro: More people activity and street life. More arts and culture, even if off the organized radar. The completion of Cal Anderson Park as the communities front lawn and gathering place. Less vacant and rundown buildings. Better Police interaction with nightclubs. More housing and increased density, Con: Big box buildings that are ugly, out of character and out of scale to the neighborhood. More graffiti and trash - Spray King building and streets. Streets unsafe at night - SCCC Parking Garage at night is a prime examples. Hates crimes, assaults thefts and robberies are up.

Pine/Summit block of bars demolished with nothing replaced. Multiple ugly AND unaffordable condos built. Cal Anderson Park finished! Gutting of Broadway for lightrail (hopefully better businesses will be attracted. More homeless, crime and halfway houses.

## Q1: How has your neighborhood changed?

New restaurants have opened up - some good (like Boom Noodle) some not so good (like yet another Pho or Thai restaurant). In the years I have lived in Cap Hill (going on 13 years) no businesses have opened that cater to daily life for residents. Losing Fred Meyer was a big blow to the neighborhood. Cal Anderson Park is the best thing I have seen in Capitol Hill since I've lived there. I walk my dog in this park three times a day. Broadway still feels very run down.

It has gotten much more gentrified.

it hasn't

Many new residents. Many new, large, boring, and non-human scale buildings. New parking meters that are badly designed and photograph-ruining. 50 signs per block to advertise parking pay zones and parking pay stations. More traffic. Re-done traffic flows which don't really seem to improve traffic. New bus stop designs with graphics that are visually dissonant with the streetscape. Removal of the beautiful plant grates along Broadway for sand and gravel. Increased noise and trash and cigarette disposal with the smoking ban. Opening of a beautiful new park and playfield but with sky polluting lighting and now, a newly painted pumphouse the wrong shade of gray.

I have seen a big increase in people pushing strollers in the area around PikePine, Cal Anderson, POWHAT over the last 5 years. The completion of Cal Anderson has had a huge positive impact on this area. There is a lot more traffic. In the past three/4 years, there has been a high-end restaurant boom, the Oddfellows has been lost as an arts space, there is extensive development (new construction) going on, not much attention being paid to needs of families with younger children, the Sound Transit site has been cleared. we are drowning in construction dust and noise. Older buildings which give character to the area are being lost, long-time neighborhood institutions are being relocated. There is a big, possibly negative impact on the gay and arts communities

Businesses have come and gone; panhandling on Broadway has lessened; rents and house prices have risen; poor-quality townhouses and condos have been constructed; mixed-use buildings are replacing single-use buildings.

Many small, privately-owned establishments have closed up/disappeared over the last 10 years.

Many new condo buildings. Parking has become more scarce for someone who works in this neighborhood. It is not a viable option to have to pay every 2 hours to park. And I do live in the neighborhood, but the bus does not work for me as my hours are erratic and I have many off-site meetings during my work week. So I need access to a car. New restaurants opening. Some closing. Cal Anderson Park is a wonderful addition to the neighborhood.

I've only lived here for two years so I have seen the early work on the Capitol Hill light rail station. And plenty of urban housing developing, which I am in favor of.

Broadway has changed so much since I was younger. When I was in middle school (~10 years ago), my friends and I would go up to Broadway as our way of being "rebellious." Now, the area is so built-up and the socioeconomic target has changed so much -- the area is hardly recognizable! While in some ways, these changes have impacted the community positively (such as the vast improvements to Cal Anderson Park and the surrounding area, including the Pike/Pine Corridor), the increasing number of apartment buildings and high-rises is giving Capitol Hill a homogeneity that I never expected. While I feel that, particularly in the last 5 or so years, Capitol Hill has really begun to come together as a community, I think it may also be slowly losing some of its unique neighborhood identity.

The Broadway corridor has sustained dramatic change, and is no longer connected to the Pike Pine corridor. There are large vacant lots slated for development resulting in dead blocks. This is conjunction with the already inactive streetscape created by Seattle Central Community College suffocates the retail mix between East John and Pine along Broadway.

Extensive high unit number condo development.

More large condo buildings have been started, and the number of floors allowed per building was raised. All good changes, I think. Cal Anderson Park got finished... looks terrific, I love it. Light Rail construction got going, this has been handled really well so far.

## Q1: How has your neighborhood changed?

Most notable to me is that speculative housing boom showed up in many ways as more middle class people began re-discovering city neighborhoods. The problem with this is the cheap and suburban character of new developments:

- The "keystone" building is a widely recognized eyesore whose retail has never been fully utilized, unlike every building surrounding it.
- Enormous block long developments which don't fit into the fabric of the streets and function practically and aesthetically as storage sheds for people.
- Ugly shortsighted developments which detract from the streetscape and do not fit in any way with the neighborhood

The demographic shift has also begun to threaten the very culture and nightlife which many moved here to enjoy, as people move into a dense, diverse, active neighborhood and then don't tolerate the people and noise. This shift has also severely effected rental prices as well as pushing out the arts community. On the positive side, there are many more neighborhood businesses, (many local) Cal Anderson Park, and finally - real transit!

not much in the past 3 years

Increase of mixed use buildings along arterials. Large hole for light rail station. Large parking lot in failed 500 Pine Block. The flowering of Cal Anderson. Beautiful.

The creation of Cal Anderson Park has been a wonderful investment for the community and is one of the best parks in the city. It's about 50/50 on the quality of new multi-family development in the neighborhood. For each nicely designed building that fits within the site context and has pedestrian-friendly qualities there's some ugly structure that deadens the streetscape. Aesthetics and street function aside, the increased density and proliferation of daily-need stores is great and a healthy direction for the neighborhood.

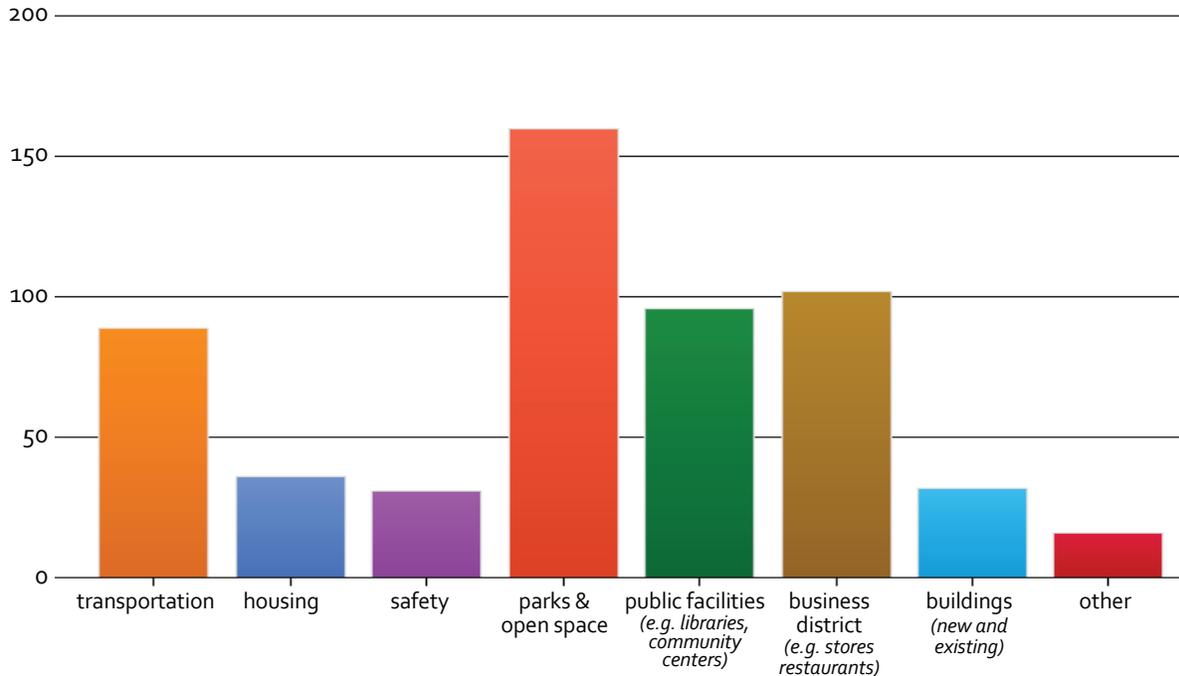
Yes. New mixed-use developments on Broadway have been or are being completed.

The population seems much younger than it once was, and many of the retail spaces are there to serve that population. Many of the services I once used are gone or have moved to other locations.

There has been a great deal of business movement - Olive Way has turned into a business district of its own, and there is much more business activity around Cal Anderson Park. Broadway is still a major business core, but it could use revitalization. Developers have in recent years turned their eyes to Capitol Hill once again. While construction has slowed and new projects are at a standstill, the neighborhood will remain a desirable location at least until capitol is more liquid. We need to have an enforceable vision of our neighborhood before the building spree starts again. New development is great as long as it fits in well with the neighborhood. The new Pike/Pine Conservation District is a fine example for Capitol Hill as our Plan Update moves forward. A few of the neighborhood plan goals have been accomplished - there will soon be a light rail station on Broadway and the Lincoln Park Reservoir is now lidded and has become the beautiful Cal Anderson Park. Other than that however, the goals of the Capitol Hill Neighborhood Plan have been ignored by the City for ten years. While they need to be revised (new business corridors have developed, etc.), the biggest need is that these goals be heeded and carried out.

Large loss of affordable rental houses and mature trees to upscale townhouses, with degradation of architectural quality and the environment and unwanted gentrification. Preservation of trees was identified by the public as a "highest priority" for the NP, yet was not included by the consultants who wrote the plan or by the City Council. even after a hearing at which many citizens spoke in favor of tree preservation (equal to parking as a concern) and none against. Upzone of Broadway despite Gardner/Johnson conclusion that 4 stories was "likely the most viable" building form for the street. Large increases in number of housing units on Broadway, with no increase in sidewalk width to accommodate increased number of residents. Replacement of local businesses with chains. Destruction of neighborhood character supported by design review boards staffed by industry people who stand to profit by loose design review when their own projects come before the board.

## Question 2: What changes or aspects of your neighborhood are you most pleased about?



### Other things respondents are pleased about:

- Lots of street life, people out and about, using public space and wandering the streets.
- the people!
- diversity of neighbors
- public/ community gardening
- entertainment, nightlife
- a commitment to retaining arts and culture on the Hill
- diversity of people
- Cal Anderson park is wonderful. Please do not put any retail on its grounds.
- Preservation of old architecture
- the arts/music scene and neighborhood parties
- arts, bike facilities
- Bus transportation remains fairly good.
- An upwelling of community involvement
- Nightlife
- being able to walk to grocery stores, restaurants, etc.
- pedestrian improvements

I like the redevelopment (condos/mixed use) that has happened/is happening on Broadway (Brix, Walgreens at Broadway & Pine) - these new buildings are not perfect but overall are a positive addition to the neighborhood

Neighborhood retail and restaurants are getting better. Great to see more density in the neighborhood. The Brix building is a good example of mixed use. Cal Anderson is a great urban park. Transit is a positive because we're going to get light rail in 7 years.

Happy to see the light rail coming in. We enjoy the Cal Anderson park. I enjoy the smaller restaurants and dessert shops that have opened over the past few years. However I am sad to see many of the businesses relocate due to high rent costs.

Capitol Hill is a great place to live for its easy access to downtown and the freeway. Closure of Olive Way off ramp for a year seems excessive. I love being able to walk to most things. Love the farmer's market.

The density of the neighborhood is one of the greatest things about it, and the reason that I moved here. Diverse mix not only of people but of housing, retail, restaurants, other businesses and institutions.

## Q2: What are you pleased about?

Love Cal Anderson!

Cal Anderson Park is a jewel. It needs to be maintained very well. The new library has been a good addition.

Cal Anderson park is a fantastic addition to the neighborhood! Re businesses, I've always wondered why a good bakery can't make it on Capitol Hill, but most of our other needs are met.

Cal Anderson is such a success. It's pretty far from our house (we are at the north end of the Hill), but we meet friends there for the outdoor movies, we stop by there after eating at one of the new places below Pine (Tin Table, the custard store, etc.) and watch dodgeball. Such a nice mix of people. Please don't let this place get overrun by thugs!

Cal Anderson's overhaul was brilliant and completely changed the neighborhood for the better. Pike/Pine growth has been great.

good public transportation access, good variety of housing, generally safe

This neighborhood is the best I've ever lived in. It's very walkable and the transportation options are great (many bus choices and Zipcars available). Our business district keeps getting better - I love the richness of independent businesses of all types.

Cal anderson is nice, thought the police tend to harass anyone that doesnt look middle/upper class there.

The lid on Lincoln Reservoir, and thus Cal Anderson Park/ the new Bobby Morris Playfield, rock! The library, while not with the deepest of stacks, is a good community location for Broadway located Capitol Hill citizens.

The events going on at Cal Anderson are great! I also like that a pea patch/park is going in on Summit and John. Lots of people are out and about so the neighborhood feels safer.

Covering the reservoir at Cal Anderson was a great move. That park has become a great community space.

Great arterial of bus service and eventually there will be light-rail. Cal Anderson is a great lay-out and well utilized.

Cal Anderson Park and Volunteer Park are great.

As a whole, it is a nice neighborhood, but can be greatly improved.

New library is great and Coleman park is nice.

Love the lid on the reservoir. Park and water feature are great! New library very nice.

Light rail is not the only thing we need, MORE Buses, more frequently and the Old # 7 was a Great route & very helpful to those of us trying to be car-less! Do NOT Cut bus service & do not raise rates to users, make developers pay some of the cost of density. And FIX our roads devastated by huge construction vehicles

I love how accessible Capitol Hill is via bus and soon to be light rail. I love our parks but would love to see more!

The Capitol neighborhood seems to have gotten somewhat safer to move about in--at least at night. I don't know the statistics, but I suspect muggings and violent crimes are down compared to past years.

Transportation: It is very easy to get to Capitol Hill from downtown and the north end of the city (University District). Parks and Open Space: Cal Anderson Park is wonderful.

Light Rail has the potential to change Capitol Hill and make it much better and accessible.

As a non-driver, access to service providers, grocery stores, etc. and major bus lines nearby is ESSENTIAL.

I am excited about light rail and street car services being developed to serve Capitol Hill. I also think our neighborhood has some of the most vibrant and utilized parks and am glad to see more being developed. I am also pleased to see small, independent businesses open in recent months (and in the last couple years), as these truly fit the nature, style, and needs of the Hill.

Cal Anderson is absolutely wonderful.

Planning for the future of car-free life by Capitol Hill residents, and a substantially more pedestrianized way of life. Appreciate the ped improvements currently under construction on Pine.

I think Capitol Hill is the best neighborhood in Seattle based on its proximity to Downtown, pedestrian friendliness, and acceptance of diversity.

## Q2: What are you pleased about?

I LOVE LOVE LOVE the new Cal Anderson Park. I've hung out in that park for about 20 years - since I was a high schooler and the remodel has really drawn the neighborhood together. I walk through the park almost every day and enjoy using it for lots of socializing and enjoying the outdoors.

none.

I hope we are able to preserve some open space views from Broadway through the new light rail transit centers to the park (Cal Anderson). I live very close to Cal Anderson and feel that safety has improved over the last few years. I would like to see more officers "walking a beat" and developing a rapport with the neighborhood.

The neighborhood is beautiful, has excellent transportation options and a great mix of businesses.

It is great to see the neighborhood come to life with more businesses, parks, community places.

Cal Anderson Park is a wonderful addition. The new library is nice.

It was wonderful to see the Cal Anderson Park developed from an awful druggie-hangout. A wonderful job. They did a great job of renovating the Odd Fellows Hall & adding nice new restaurant facilities there. 12th. Avenue is nice area as well.

Cal Anderson Park is a triumph for the neighborhood (as well as the city) and an example of what tenacious community activism and city collaboration can achieve.

The fact that the 15th Ave E business district has maintained some local character in small buildings is great.

Cal Anderson Park is well maintained; most people respect the place.

I think the purchase of two new park properties is good. I also like the rangers patrolling the park and wish they could go to more parks. In general I like that redevelopment is occurring, some of the lots have so needed it. But I also think the city sucks at enforcing its own neighborhood design guidelines - yes I realize they are "guidelines" and not the rule of law, but still there are a lot of ugly, ugly buildings that are not going to age well, and that look like a crayola box vomited on a bunch of masonite.

Cal Anderson park is so awesome it almost makes me want to cry. I love being able to walk to just about any sort of store or restaurant I could want. I love the long established density and architectural detail of all the older apartment buildings.

I LOVE Cal Anderson park!

Cal Anderson Park

The park is fabulous, except for the aforementioned incorrect choice of paint for the pumphouse.

High density neighborhoods should be even more high density to prevent more sprawl and to make feasible mass transportation and other services that are more efficient with higher population centers.

The remake of Cal Anderson Park is outstanding.

I love Cal anderson park and think it was a great addition to cap hill. I also enjoy the events that the city has there.. like movie night etc. It is a great public space!!

Cal Anderson is amazing. The CH SPL is really great. Businesses on 12th and 15th (Broadway needs some help).

can't wait for the light rail!

I take the bus to the University of Washington daily on the 43 or 49. I feel like we're well served by buses, though they're not fast. There are nice parks within walking distance. The library is close by and I visit often. There are plenty of places to eat, drink, and have excellent coffee.

the bus system and times/amount of the runs are great. i like seeing that many of the new business' are using original exteriors and perserving the identity of the area.

cal anderson park is nice. library is good. looking forward to getting light rail. hope you continue to encourage bicycling and pedestrians

splitting the #7 busline was a good idea; library should have been a part of new complex at Broadway & Roy.

Light rail is decades overdue, the arrival of a decent neighborhood hub station and trolley is great.

## Q2: What are you pleased about?

Cal Anderson is an amazing multi-use success. The Capitol Hill branch library is beautiful. Capitol Hill is becoming a fun little foodie enclave, with a great assortment of street food besides.

I am please that we added a significant new park (Cal Anderson) to CH. I wish Volunteer Park were more consistently maintained and improved; it has languished over the same time period. Hooray for the new library on Harvard.

I am pleased to see Light rail coming to the hill. Better late than never. I think safety really hasn't changed. The new restaurants are by and large very good with a great diversity.

Bus service is pretty good, and the new street car and light rail will be nice to have.

Cal Anderson Park is truly wonderful. The 49 and 43 buses are a great way to get around to and from the Hill.

Lots of great new businesses, restaurants.

Good mass transit and will expand with lightrail. Cal Anderson is great.

At the moment, I'm not particularly pleased about Capitol Hill -- the recent burst of development has been poorly managed and has resulted in a ridiculous amount of overpriced space, both for residents and small businesspeople. Cal Anderson Park and the new Capitol Hill Library are among the only recent developments that make me happy to live in this neighborhood.

Best parks and businesses in the city. Bus service mostly very good. Good selection of apartments.

I can't stress enough how great it is to have such great parks--well-maintained, clean, and open--in the form of Volunteer Park, Interlaken, Cal Anderson, and my favorite, the Pine dog park. The dog park especially makes my happy I moved to the neighborhood. It's something I'd actually look for in another neighborhood were I to move.

Love cal Anderson park, the forthcoming light rail, and the bustling restaurant district on pike/pine east of broadway.

Cal Anderson park has become a wonderful asset to the neighborhood! And I am excited about the extension of the Light Rail.

The parks, the library, and the wonderful local businesses give the hill a great feeling of being a community.

I love that there are lots of buses and that light rail is coming to better connect us to other neighborhoods. I love some of the quirky Pike/Pine buildings. I love the old buildings. both make Cap Hill feel like home.

Thank you for the dog park off Pine st & I-5

Cal Anderson park is great now -- I used to avoid the whole area for safety reasons. The new library is nice.

The park is great.

It is exciting to see new businesses opening in spaces that have been vacant since I lived in the neighborhood.

I am definitely excited about the link station! Easy access to UW and downtown will be great for the neighborhood.

The lifting of the height requirements brings much needed density to this neighborhood along with vibrancy to Broadway. The new park is an outstanding addition to the community.

More shopping options, better grocery stores. The new branch library

For a developing yuppie, Capitol Hill might be the absolute best place to live. Almost everything I want or need to do during the day is within walking distance and the quality of the area makes the walk itself enjoyable. When the LINK finally comes through, it'll be almost perfect living.

The farmer's market is a great addition.

For a person w/o a car and realizes what public facilities we have/how to use them..this neighborhood is very utilitarian.

I have only ever know capitol hill with Cal Anderson as a park and not as a sketchy reservoir. It greatly improved the area and makes it better for everyone. This was a great project.

## Q2: What are you pleased about?

Parks- Cal-Anderson and Volunteer Park have met any park/open spaces needs I could ever have. They are beautiful, well-maintained, centrally located and safe. And all in walking distance of my house. Housing- I have been able to find mid-priced housing in a very desirable location. Walking distance to everything I could need. Transportation- buses are just fine, I happen to live on a few bus lines and commute to downtown. Others in Capitol Hill or those traveling to other neighborhoods might not be so lucky.

Cal Anderson Park is a great part of the neighborhood.

New light rail construction.

Cal Anderson Park and the new Brix Condominium on Broadway

Although it's sad to see those familiar old buildings on the east side of Broadway between John and Howell gone, I am thrilled that Link is being built to Capitol Hill. I have heard proposals circulating about a Capitol Hill-First Hill-Downtown streetcar, and that would be even better.

Very pleased with the addition of Cal Anderson. It's a wonderfully vibrant space. The diversity of housing is a plus for the neighborhood as it seems to bring a relatively diverse group of people and businesses to the same neighborhood (see dissatisfied comments regarding quality and type)

Improving Cal Anderson Park has made Capitol Hill a much more pleasant neighborhood to live in. It needs more open spaces, especially with so many large condo developments slated for Broadway and Madison Avenue.

Though we could use more open space, Capitol Hill does have some truly lovely parks thanks to the foresight of the Olmstead Brothers and the dedication of the Cal Anderson Park Alliance. Our business district is full of thriving small businesses, in spite of the present economic crisis. While some of it is in it's infancy, we also have a new upwelling of community interest and involvement that should be aided and nurtured by the city.

The new library is a great space, I'm excited to see the light rail station finally coming to the hill. I am looking forward to the possible streetcar.

Capitol Hill has amazing restaurants, bars, stores and is easy to get around. There are also great parks that seem to be very accessible to everyone.

I absolutely love Cal Anderson Park and the new library is a great addition. I am excited about the presence of the new light rail station and the growth of Seattle Central Community College, but I believe the design of the new light rail station should blend better with the existing neighborhood, rather than trying to make an architectural statement.

I'm really excited about the light rail - also the art projects in the buildings that were abandoned for light rail were really great, made things safer, added to the neighborhood

I'm pleased with the variety of housing in my neighborhood, but it is very expensive to live here. I would like to see more businesses and more variety, but existing businesses are pretty good.

I LOVE capitol hill, the vibrancy and the busy streets.

Bus links and light rail station GREAT. Cal Anderson park is remarkably well done park KUDOS. Revival of BRDWY evident in past nine yrs

Can conveniently walk to most places, such as grocery stores, video store, bank, restaurants, etc. Love the new Cal Anderson park. Would be nice to see similar improvements to Volunteer Park.

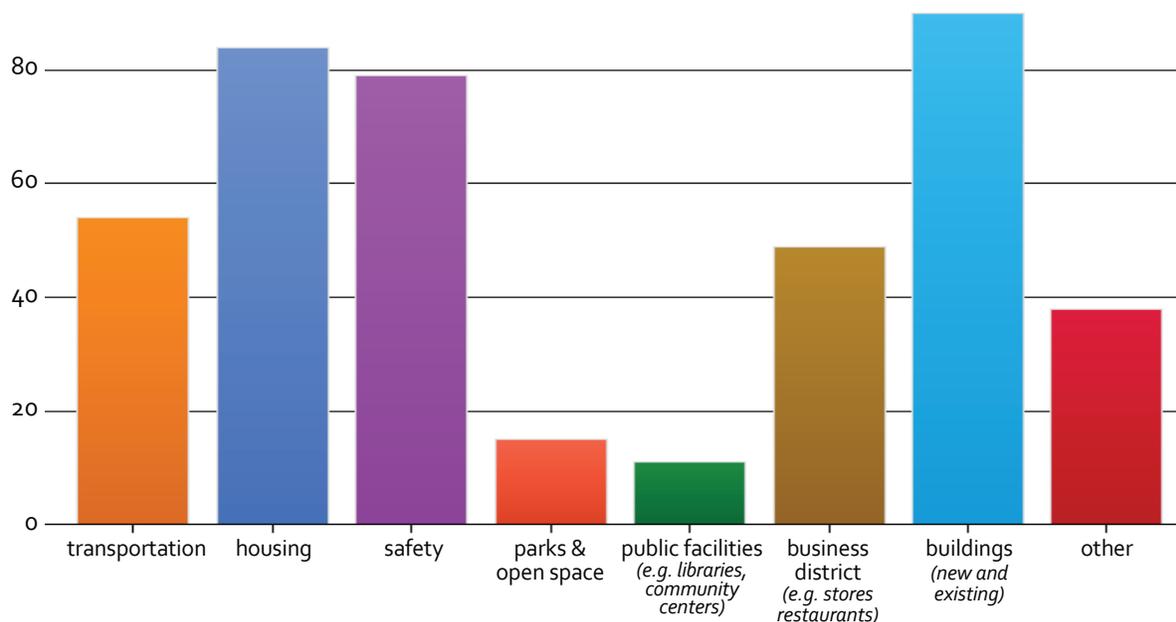
Love the improvements to Cal Anderson park. The new buildings around SCCC are nice looking.

I am extremely pleased that the light rail is being build. Good public transportation is the key to a successful neighborhood

Love the library. Love that there are very few chain stores, and so many interesting, independent places to eat/drink/shop.

the development of pike pine and 12th ave

## Question 2: What changes or aspects of your neighborhood are you most dissatisfied about?



### Other things respondents are dissatisfied about:

- loss of view from development
- Crappy Condo and Townhouse Design
- cheap condo's being put up everywhere.
- lack of culture.
- Parking
- Parking difficult for quick errands-not frequent enough public transport.
- no dog park for a very, very dense area.
- presence of art on the hill
- more expensive
- cycling
- Esp new development that blocks view corridors and does not interact with surrounding community
- in comments
- drug traffic
- noise from club goes and all the noisy music festivals
- road safety
- tree loss
- too many poorly designed Condos/ irresponsible developers have been allowed
- inability of city to deal with mixed use zoning
- parking for residents
- need better bike facilities
- mixed income housing
- inadequate bike racks and lanes
- Parking (lack of, and lack of clear planning for business areas)
- increasing rents
- Too many aggressive drug addicts panhandling. too much graffiti
- Transients on Broadway, and also litter and other debris on Broadway
- Overdevelopment of townhouses & condos (+ conversions). Many now sit empty (i.e. townhomes across from the park). Parking...city has taken away most parking and metered it. The new RZP permits were a bad move and greediness by the city. Olive Way exit sho
- Design and planning for healthy retail mix for all of Broadway
- Displacement of affordable housing and small businesses
- streetscape improvements
- The poor way construction projects seem to be handled
- changes to social nature of neighborhood
- Road quality
- parking cost and availability
- parking, noise
- too many condo developments

buses have become too crowded and service has not been increased as the neighborhood has grown and ridership has increased the large, poorly designed townhouse developments are a problem

Not enough 2 bedroom apartments in this neighborhood. No good choices for people who want to raise kids but not live in a single family house. Row houses and courtyard housing would be great. Sidewalks are too narrow especially on 15th--pedestrian comfort and safety is lacking. Room for more sidewalk cafes would be great. We need more p-patches.

## Q2: What are you dissatisfied about?

There needs to be something done about the men that park and prowl for drugs, sex and who knows what else at Volunteer Park. It is super creepy. The higher population due to the new townhouses on 12th Ave East are making parking nearly impossible. Many residents seem to own numerous vehicles - might be good to set a limit of parking passes per household? Or something? Can we keep building multi-family residents without providing more parking? New business coming to the hill is good, however it is sad to see some of the spirit of the old neighborhood die with them.

I am always worried about vandalism of my property-- numerous instances of graffiti on my property, syringes thrown in the landscaping, inebriated folks sitting on my front step, seemingly little police presence. I am concerned that Capitol Hill will lose its view of the water and mountains due to highrise development along the Denny Triangle and South Lake Union.

Just a little disappointed that some buildings and lots here and there, such as on Broadway, Pike/Pine, and 12th, remain empty buildings or lots. I want to see these areas redeveloped to use the space more effectively.

All the new high-rise apartment buildings -- yuck!

Businesses were torn down for lightrail stations that are not going to be built for years. Why? Too many condo's that are put up fast and cheap without regard for the neighborhood. Tighter restrictions on building permits could make for happier neighbors.

Transportation - Buses need better priority to run more efficiently. The roads have deteriorated and need maintenance. Bellevue Ave between Olive Way and Pine is in horrible condition and serves hundreds of buses every day. Housing and Buildings - Design for housing and new buildings has generally been very low quality. There is too much rental housing in the neighborhood and we need more owner-occupied housing. The Broadway business district has declined.

Light rail, streetcar, and/or more frequent/reliable bus service needed; housing is far, far too expensive.

Madison remains a no person's land, even with some increased business development. Drug activity still prevalent in the neighborhood. Broadway development has not kept pace with improvements in the Ave (U District) and Pike/Pine.

It seems as if Pike/Pine is getting all the nice new restaurants(Oddfellows, Tin Table, Molly Moon's, Old School Frozen Custard, Cupcake Royale) and stores and Broadway has gotten pretty boring ones (another pho restaurant). There are too many untreated mentally ill people on the Hill. It's not good for them, and it's potentially dangerous for everyone else. I don't feel comfortable out at night by myself. The number 49 bus is so unreliable that I can't count on it to get me anywhere on time, which means I can't take the bus.

Capitol Hill is a central neighborhood - we should have direct/convenient bus service to most other neighborhoods - Seattle Center, Eastside, waterfront, etc.

not enough parks & open space, too many tacky and overbearing buildings going up, too many tacky businesses (Quizno's, tanning, nail salons) going in first floors of those buildings

We could have better housing options, especially for families in multi-family buildings. I wish development would go towards encouraging families to live in dense urban neighborhoods like ours!

Bussing got more difficult with the splitting of the 7 into the 49 and the 7 (because the 7 used run twice as often, with half turning around at the top of Broadway). The other buses still do not run as on schedule as desired, or nearly as regularly as must (#10). Lots of the new condominiums don't meet the style of the neighborhood (neither do they match nor do they attempt to converse with the neighborhood architectural zeitgeist). Housing is expensive.

Bus service is choppy going up the Hill. The busses are always shorting out or something causing people to fall out of their seats. Also, they're is too much red light running at John/Olive and Broadway, buses included! No more coffee shops on the North end of Broadway, please. More retail! More independent business. More street vendors! Bigger, more frequent Farmers' Market!

Pulbic transport is the best in Seattle, but still lacking to get to places besides downtown.

Affordable housing is increasingly hard to come by on Capitol Hill

It's those darn condos everywhere.

## Q2: What are you dissatisfied about?

Some very bad buildings have gone up, most notably the multi-family project directly north of Trader Joe's and the Trader Joe's Building itself.

Condonization must be harnessed. First "affordable" needs to include young professionals and students as much as "low-income" families. Second there needs to be availability and security for renters. Libraries should be for quiet studying not computers - CH library has no where to sit and barely any books - just a bunch of computers and loud staff. CH doesn't have a community center. We need independent stores for apart/condo dweller needs not just used bookstores. Buildings should be within character of history in combination with variety - not all modern boxes.

1) The bus routes seem some of the most heavily used in the city, so it is ridiculous that the 43 and 49 are ancient buses, not air conditioned, and frequently have to pass people up due to lack of room. It would make much more sense for Metro to protect their core services of these routes. 2) The solely residential areas of north capitol hill are overrun with people parking for the commercial areas of Broadway. Functionally, there is nothing different about this area than equivalent stretches along 45th street in Wallingford, yet non-permit parking is banned at certain times there. Similar actions should be taken in capitol hill.

wish there was a library closer to 15th.

The area is losing some of its uniqueness and funky nature with the tear down of some smaller buildings, and small business tenants being forced out. Architecture and neighborhood becoming bland and not reflecting the diversity that I moved there for. I would like more park space as density increases. It would be nice if the new buildings incorporated green space in their design.

Bring back the volunteer park dog park!

Broadway--lots of empty buildings, crummy vibe.

Love the new Cal Anderson park, would like to see the city give some more thought to how to protect SMALL LOCAL (& GAY) Businesses in Capitol hill and not just the big chain crap. MORE low income & ESP Moderate Income housing! I work at a local hospital, barely afford the neighborhood now but it wasn't a stretch when I moved here nor when I moved back here. Don't make this for rich people only & straight people with kids only. Thanks

I feel like art has been decreasing on the hill ever since I moved here. I wish that there was more focus on public art in our neighborhood, including mural projects and other ideas that help to dissuade graffiti and other harmful aspects of our neighborhood. Our neighborhood is huge and includes a diverse population both economically and racially - it would be a benefit to us all to support the arts in our neighborhood as opposed to forcing them out with growth (such as CHAC, the price hikes at Oddfellows, etc.). I'm marking Parks as also being dissatisfied, as I think there are huge improvements that could be made that support all people in our neighborhood, such as p-patches, community parks that support growing food for the needy in our neighborhood, etc.

The cost of rent for apartments and housing has skyrocketed and hasn't corrected down much at all despite the financial crash.... Rents remain high despite the fact that many people are earning less.

Transportation: a direct bus route that goes south (along 12th Ave) to Beacon Hill is greatly needed. The only bus that services Beacon Hill from Capitol Hill is the #60, which is a very indirect route and does not run often. Housing: the increase in condominiums and housing costs has forced low-income community members to relocate. Safety: Capitol Hill is home to Seattle's large Queer community. The increase in anti-queer hate crimes in the last few years is appalling. Business District: the face of small businesses on Capitol Hill has significantly changed in the last several years. Many small businesses have closed due to rent increases and clientele displacement. New businesses have appeared that cater to the new neighborhood residents (condominium dwellers). Low income residents of Capitol Hill cannot afford to patronize these new establishments.

Police presence in Capitol Hill is good, but many police do not seem well equipped to deal with the mentally ill that populate the streets. Hard drugs should be the focus, not marijuana. Rent prices must drop for the area to become a haven for artists.

There are far less interesting small businesses now than a few years ago. It is getting more expensive and less unique.

## Q2: What are you dissatisfied about?

Housing costs are absolutely insane. Rents are tipping towards unaffordable, even with roommates, and there is no way that I could ever afford to purchase a home in this neighborhood. The cost of housing will likely be the single factor that drives me out of this neighborhood in the next few years. I find this very disappointing, since I love all of the other features of the neighborhood.

My biggest dissatisfaction in Capitol Hill, as well as in Seattle, relates to cycling safety. I have been a bike commuter for 10 years. Biking in Capitol Hill is dangerous. There are pot holes in the streets everywhere (try riding down 17th around Olive/E Howell/ Denny some night). Going down steep hills with traffic is difficult enough... throw in the potholes, loose gravel, and poor lighting and it's amazing anyone rides a bike. I have read time and time again that one of the major reasons people don't ride bikes is out of safety concerns. If we want to make our neighborhood less dependent on cars, more healthy, etc...people need to feel safe riding a bike. Putting in narrow bike lanes is not good enough, especially when the lanes are unsafe (potholes..) and located directly next to parked cars. In many instances, bike lanes are almost more dangerous because cars think cyclists have their own lane and cyclists often have to swerve to avoid a car door, gravel, or hole. I can say with all honesty, that a day rarely passes when I don't worry about my safety when cycling. I also think it's a shame there isn't a bike path that connects Capitol Hill to other neighborhoods or, ideally, to the Burke-Gilman trail. I would visit other neighborhoods by bike SO much more if there was a trail and I'm sure cyclists in other neighborhoods would visit Capitol Hill more. Transportation: Excited by the light rail BUT wish there was a direct bus/trolley line connecting Capitol Hill to the International District. New and Existing buildings: I don't have a problem with the concept of condos/growing up instead of out. What I don't like is that most of the buildings built in recent years bulge out to the sidewalk and/or don't have retail spaces that "fit" into the neighborhood. They are high priced retail spots that look conducive to generic salons, tmobile stores, and dry cleaners. Where's the space for a mom & pop store? Housing - I wish there was affordable housing for people who don't fall below the poverty level but also aren't rich...service industry, artists, nonprofit staff...

As I mentioned before, it is important to feel safe in every neighborhood. In terms of transportation, we are moving the right direction, but we have a long way to go.

Please, more police on streets to combat junkies!

I am concerned about the lessening of affordable housing for students, low-income individuals, and artists (who should be credited with making this neighborhood the vibrant core it is today). I also feel like Capitol Hill is becoming a less visible and therefore less safe place for LGBT individuals - especially youth - and I think more can be done in the plan to encourage diversity awareness and safety.

ticky-tacky town houses, unijspired mixed-use architecture

Could do better to minimize the size of mixed use projects to be more in-tune with neighborhood. Also we need to have safeguards on many of our older apartment buildings and old homes since they give the neighborhood its distinctive character. We need to encourage reuse and rehabilitation as much as possible while saving new construction for vacant and parking lots. We also need more community gardens.

Let's start building for the future. The ST station is a start, but need to improve the pedestrian realm. Replace/ widen sidewalks, underground power lines, improve wayfinding throughout the neighborhood.

I think that many developers have made poor decisions about building materials, built on the cheap, and maximized space without regard to the public open spaces that makes a city welcoming and less like a concrete jungle.

We need more affordable housing for home owners. I had to struggle to find a reasonable place to buy in the neighborhood. I compromised space for location and I'm glad I did but it was really hard to find something that I could afford on a household income of \$75-125K a year.

I would like to see progress on the 12th ave streetcar.

The Seattle Police Department must be more aggressive regarding drugs, alcohol and conduct around clubs and bars. Traffic is bad and it will become abysmal when excavation for light rail begins. BAD PLANNING. Regarding housing, condo prices are laughably overblown and rents are so high even people on moderate incomes are leaving the area.

I find the intersection of Aloha and 14th to be very dangerous.

## Q2: What are you dissatisfied about?

Transportation is awful. The 43 and the 49 do not connect in a useful way. Why are the Broadway stops two blocks away from each other? Isn't it more useful to provide more options to riders and ease the load overall? The buses are usually over crowded and poorly ventilated and coverage is spotty. For as many buses as there are on the Hill, they are not coordinated well. East/West connectors are also poor. I am dissatisfied about the current growth pattern. It has spread down towards downtown and out from Broadway. I feel that character-giving older buildings are giving way to new, poorly designed and planned, condo developments. Unfortunately the City is not requiring as much lower income housing as I feel they should. Allowing developers to tear down older structures currently housing active businesses and lower price housing shouldn't be torn down for high-priced condos with only restaurant or boutique space at street level. The City should be requiring more low income housing, more types of mixed-use businesses, and requiring more open space/public amenities. Fortunately, there is time to revamp policy before the next boom.

I just think we need police presence, perhaps on foot or bicycle even, when the noisy people exit the nightclubs. They stand on the street in front of our condo screaming, honking, etc. We KNOW we live in a MIXED area, but since we ARE paying property taxes, we need consideration as well as the club owners.

Capitol Hill needs more low and moderate income housing, and more organizations like Capitol Hill Housing, which does heroic work. Capitol Hill needs a healthier business mix and and more engaged, positive business participation in community-wide activities.

The bus system is horrible. It is a poor excuse for public transit in a city. Also, security and police responsiveness are some of the worst I've witnessed in a major metropolitan area. People get stabbed, murdered (Shannon Harp lived on my block) and mugged all too often. Do something about it! Get police to walk the beat far more than they do now. Look at what NYC does and replicate it -- you are policing a lot fewer people.

Bad architecture of most new buildings: condos and townhouses. Aside from the library, there's very little reason for me to go to Broadway.

The City was irresponsible in its lack of discernment, controls, and regulations for developers. Developers' aggressiveness, shamefully overbuilt lots, and cheap quality construction have resulted in lower quality of life. The City did not protect the neighborhoods from opportunistic developers.

Seattle needs the underground system to go to more neighborhoods for commuter use. For instance, stops to and from Capt Hill to the market, stops to and from Ballard - it cost \$20 in a cab from Capt Hill to Ballard or else it's a 30min bus ride. Maybe a few express bus rides from Capt Hill to Ballard on nights and weekends - will cut back on drunk driving.

it sucks that all the housing that's being built is for people making the top 25% of income (except of course CHHIP buildings). And city codes and regulations at every level assume that residential and business exist on separate streets and not in the same building or same block, so they set up neighborhoods to fight residential needs against business needs because the regulations are either/or since there were written using a suburban model.

I am pretty unhappy with how Sound Transit demolished the neighborhood to provide transit to it. The least they could have done was preserve some of the brick facades on Broadway as station entrances. Some newer buildings are not interesting from the pedestrian perspective (the one at "keystone" of Broadway). Brix, with its fold-open walls, is ok, but the sheer height off the street is daunting.

Too many condos on Broadway. Need to develop the retail core again to allow small businesses to flourish

housing has become more and more expensive, especially given the low quality of housing in many areas of Capitol Hill. People with lower income are being priced out of the neighborhood

I don't want to see any more old buildings get torn down and replaced by gigantic, out-of-place condos. The worst thing I have ever seen in Capitol Hill was the block with the Cha-Cha, Bus Stop, Kingcora, Pony, etc. get torn down and replaced with... a gravel lot! The lot has been sitting there since the entire block was torn down, a painful reminder of "neighborhood improvement" gone wrong.

## Q2: What are you dissatisfied about?

As someone who rents, there seems to be less and less affordable rental units on Capitol Hill.

Is new housing being built for low income, seniors, and mid-income people? I don't know how "Volunteer Parkway" can be considered open space. There isn't any central parking strip and no designation. The planning commission might as well call everyone's parking strip public open land! Wow...Goals surpassed! More "neighborhood" stores have left the area. I think that the designs of some of the new buildings on Broadway leave a lot to be desired!

Safety is getting worse.

Overall safety is deteriorated, especially pedestrian safety.

There have been a high increase of bias-crime against LGBT and perceived LGBT attacks, especially in recent years with the absence of the Q Patrol.

the architecture for new buildings is appalling, it doesn't match the original feel of the area and is not beautiful in any way... the colored box shapes which are trying to be modern fail. they are a cheap attempt. the only thing Seattle is getting right with newer buildings are the libraries. which are beautiful. parking for residents is a nightmare.

I think Broadway is getting dirtier. 12th ave between cherry and pike is beautiful, and Broadway needs to be cleaned up.

Housing is too expensive

Metro buses are fine, but we need more options like Light Rail and street cars on CH. Some building development (on 12th, 15th and 14th) is truly ugly and seems to have no oversight at all. The city and this neighborhood need stronger standards to preserve its character and charm and to prevent row upon row of poorly designed townhouses.

some of those condo buildings sure are ugly (I'm looking at you, Trace Lofts)

There's too much construction. A lot of businesses have been forced out, by either light rail or condo construction; a favorite food shop, coffee shop, and bar. Construction and development can only enhance the neighborhood if they don't destroy it first. It would be helpful to have more affordable housing too.

the transportation could be better, but this is true with all of the Seattle area. the light rail is taking a ridiculous amount of time to complete to the UW. this also includes the trolley or lack of one.

We have a drug problem

seems like more drug dealing and violence than when I first moved to the hill

Replacing the viaduct with a tunnel under downtown will be too expensive, and will make a huge hole in the city budget. This will hurt the city's ability to make and follow through on good neighborhood plans. We should scrap the tunnel plan and go with a surface street/mass-transit-enabled plan. This will make it clear that we believe cars are not a good long-term solution for our transportation needs.

as a senior citizen, no longer feel safe going out after dark

My greatest dissatisfaction is the lack of standards and enforcement in design review. Buildings like the Keystone building at the North end of Broadway. Pearl apartments, 717 E. Denny Way, Capitol steps are some of many projects that don't fit in and generally insult the buildings around them and degrade the neighborhood. As one of the most desirable neighborhoods in all the city, higher standards could be met if the city would create a strong master plan and enforce it!

Capitol Hill to anywhere (besides downtown) by bus takes an almost punitive amount of time. That includes the #8 route to Seattle Center during peak traffic times (i.e., when I most often need to go). Far too many public nuisances (drunks, aggressive panhandlers, people who seem to have skipped their meds) for safety. Cheaply-built, cookie-cutter condos add nothing to the neighborhood's identity.

## Q2: What are you dissatisfied about?

I hate to encourage vehicle use but the fact is that cars are sometimes necessary to shop, visit restaurants, attend plays/movies etc. City plan should incorporate either city-owned parking options (garages/lots) or incentives for developers to include short-term (non-resident) parking in their plans. CH has lost many open lots in the last decade, previously used for parking, now developed.

In the transportation area the traffic is getting worse and I would hate it if parking meters were installed on 15th. That is very nice not to have to pay to get a cup of coffee. Some of the new apartments and town homes are not very architecturally pleasing. It would be nice to see more upscale shopping on Broadway.

I think the way money drives things will change the neighborhood. I think we could also do more to invite greater ethnic diversity into the neighborhood.

Building design is mixed. Some nice projects such as Brix and Piston and Ring, but still too many over-designed, confused looking buildings.

I do wish small business owners had an easier time locating to Broadway - something besides nail salons and Pho restaurants. I would like to see more unique construction in new buildings - not the same old cookie cutter designs.

Please clean up graffiti. Put drug dealers and public-drunks in jail.

Too many low-rent and halfway houses. Rampant illegal activity on Belmont Ave south of Olive St. Too many panhandlers. Illegal dumping in dumpsters that are located on sidewalks (i.e. near Thomas and Belmont).

Too many large condos being built destroying the neighborhood feel and displacing businesses like the B & O Restaurant.

Rent is too high and now too much is condo so it's pushing the middle out. Only "low-income" CHIP or millionaires can afford housing. Library sucks with more computers than books/chairs it seems - noisy dysfunctional architecture. Lack of local grocery or apartment dweller needs stores. Most new condos are ugly monstrosities of so-called modern art - where are the regulations for character e.g. Pine Corridor?

I'm withholding judgment about the light rail until it's built...bus service is good but not great; there's an obvious and dismaying imbalance in public transportation to poorer neighborhoods (the #8, for example, ceases to run to the CD after 7 pm, though it continues its Queen Anne to Capitol Hill route until midnight). Safety -- what do you mean? Do I feel safe? Pretty much, but I'm also a 5'11" male, so I'm an unlikely target. There have been bursts of gay-bashing, but the only way to avoid that (other than some kind of large-scale enlightenment that I'm not holding my breath for) is to increase the police presence, which has a history of being more repressive than liberating. I'm dismayed at the increased number of chain restaurants and national corporations on Broadway; neighborhoods become interchangeable and flavorless when small businesses get squeezed out.

Not all new development has fit with neighborhood character. There are some trouble spots for pedestrian/bike safety during rush hours and weekend nights.

Most of the apartment buildings available are old, which is great if that's what you'd like. I'm not a fan of most of the architecture in newer buildings, so finding something with a mix of classic style and modern amenities (such as a deck, covered parking, modern appliances) can be a challenge in Capitol Hill as opposed to, say, Queen Anne or Belltown. It would be nice to hold developers of new buildings to a more classic style of design while maintaining their updated interiors. Or possibly incent developers of existing properties to possibly add more modern touches when they update their properties.

Housing in Cap Hill is still too expensive to own.

Decrease in affordable housing, while ugly, overpriced condos pop up everywhere.

I feel like there is a definite tendency to condos and more expensive housing that has the possibility of leading us in the direction of Belltown. The people who can afford a condo for the most part have reached a point in their lives where they aren't going to be as comfortable with the sounds of bars or people in the street late at night. This is fine, but they don't need to live on top of it then.

The SPD is great and I know that they do all that they can, but I know a lot of people (females alone, but not stupid or unwise) who have been mugged/attacked in the last few years. It's supply and demand, but finding housing cheap enough on the Hill is tricky.

## Q2: What are you dissatisfied about?

It's a nightmare trying to get to other neighborhoods--lots of transfers. Looking forward to light rail to help w/ airport access, and links to other neighborhoods. My husband works on the eastside--wish there were better links to that and W Seattle. Some new buildings are monstrous. I wish I had a hand in preventing that. It is a long-lasting eyesore. I wish there was a pool for families.

Parking is a huge problem

City and/or merchants really need to get a handle on the character of Broadway - the panhandling and the litter create a hostile environment for pedestrians who may spend more time and money on the street if it was more comfortable and cleaner.

Sound transit process. Lack of infrastructure planning when new developments are built. Reduction of on-street parking and narrowing the roadways. People are going to continue to drive no matter what the city does to discourage it. Money seems to drive all issues. The roads are in terrible shape and city transportation dept. seems to prioritize projects in an odd, illogical way.

Most of the new buildings look terrible and are too tall, obscuring the view of more attractive buildings, or anything else. Lack of affordable housing is also driving many long-time residents of this neighborhood out.

There has been a ton of new construction for market-rate condos and apartments. I worry that we will outprice some of the diversity that this neighborhood currently enjoys. I'm also concerned that the prevalence of housing above our business/nightlife areas will lead to noise disputes.

The new buildings going popping up on the Hill are generic--especially at the street level. While I am pleased that places like Vivace and Dilettante have managed to hold on, if one stands at Mercer and looks down Broadway (for example from near the new Brix development) it is difficult to visually distinguish the retail without the help of sandwich boards. Design should give greater freedoms to retailers. Also, much of the new retail space created is designed for massive stores/restaurants and leaves no possibility for smaller entrepreneurs to open retail establishments with a more modest footprint (something that used to be the cornerstone of the retail along Broadway).

some of the new residential construction has been very well designed to fit into the scale and style of the existing historic construction, some are too big, too modern, and too expensive.

Views and sunlight are retreating along Broadway. Some businesses had to close because of redevelopment.

less affordable condos for families (i.e. 2BR), some buildings in the past 10 years are just not in line with the aesthetics of the neighborhood.

The City and the neighborhood should be cautious as development rightfully continues to happen so that the comfortable scale and character of the neighborhood isn't diluted or lost. The development on the northeast-end of Broadway is a good example of how to do it right and should set a benchmark for what happens on the staging area for the light-rail. SCCC could also be better integrated into the streetscape.

I checked "housing" because of concerns about higher rents affecting the "funky" character of the neighborhood, which we really like.

Housing keeps going up (w/o consideration of present economic trends), more corporate "feel" to the Hill, no new buildings that encourage community values (art, individuality) I enjoy.

Stop tearing down existing buildings so that you can build taller buildings with no character or charm. This is trully killing Capitol Hill.

There are always good things and bad things. I am NOT looking forward to the 24/7 trucks that will be hauling away soil for the light rail station.

Chain stores! HUGE EMPTY RETAIL SPACE. On 15th Ave E and 12th Ave E there has been unoccupied retail space for over a year. It is so frustrated as a resident to watch them put up an ugly building, throw in a one huge retail component below, then not fill it cause it's so expensive! There should be regulations against this practice. It is so harmful to the community.

Too many cookie cutter condos.

Other than Seattle Central, I know of no other community centers in the area.

New cheap-shit condos and related developments.

## Q2: What are you dissatisfied about?

Safety, as in aggressive panhandling and drug dealing which the police fail to deal with.

It is unbelievable that you can't take one bus from Capitol Hill to the International District. Link will solve that, but seven years is a long time to wait. In the draft status report, on page 1, it boasts, "As part of the City of Seattle's Broadway Revitalization Strategy, the City passed two ordinances in 2005 reducing parking requirements and changing land use and zoning regulations in the Broadway district." I can't see how REDUCING parking requirements is an achievement for neighborhood development -- parking has always been a reason not to go to Capitol Hill.

There have been no major changes to transportation in the neighborhood since I've been here or even since I first visited Seattle. Yes, the Light Rail will be here soon, but that only really affects those who are moving about the city, not the neighborhood. The streetcar could be a major improvement to mobility in the neighborhood as well as a means to guide re-development in the future. The quality of the new buildings in the area is a concern as they have gotten too large and are cheaply built. They may satisfy the demand at the moment, but they are saddling the neighborhood (and city) with a future burden (in say 50-60yrs). The new branch library is nice, but not really "part" of the community. It seems to be hidden and hyper-local, and I even live within 5 minutes walking. The lack of a community center is evident, though the light rail station would provide an excellent location in terms of visibility and access. Streetscape improvements have occurred, but some seem temporary (think bike parking camped out in car parking spaces on Broadway) and others are more beautification than anything of substance. Cars still travel way too fast in heavily pedestrian-oriented areas.

Buying a house/condo on a single person income remains unaffordable. Crime has increased in the past year.

The Cap Hill Branch Library is great, as is the Miller Park Community Center. That said, it's obvious we need more community meeting spaces for important events and gatherings about vital neighborhood issues. Few people have sizeable living rooms and fewer have the money for expensive room rentals. We have many lovely existing buildings on the Hill, from old single family houses to first generation apartment buildings to construction from our old Auto Row. A few of the new construction buildings are nice and fit in well with the neighborhood - the Agnes Lofts, the Brix, and CHHIP's Broadway Crossing. But this seems to be the exception to the rule. Though Capitol Hill is an eminently desirable development location, developers are not universally respectful of the vibrant and eclectic neighborhood they are building in. Because that is the case, it seems we need to put rules in place to ensure that new development adds to the neighborhood instead of subtracting from it. We need better transit service and we don't have enough affordable housing. By affordable, I mean to everyone from below 20% to about 60% of median income. Those 70% and above seem to get along just fine by themselves.

Housing seems less affordable on the hill now, newer developments either serve demographics that are served by SHA, or are more than most single person households can afford with little in between. Need to see more workforce housing! Like everywhere, we've also seen lots of that generic townhome development that doesn't fit the neighborhood character. Broadway doesn't seem like it's evolved in the last number of years, new businesses don't necessarily seem to fit neighborhood character.

Construction projects that have been completed in the last few years seem to not be very small-business friendly. Many of the retail spaces are MASSIVE and not realistic for small, local business.

I am sad that Broadway is losing its unique character to expensive high rise development.

Safety is a big issue on Capitol Hill. There seems to be an increase in bias related crimes, and I do not feel that the City is doing enough to address this situation.

I don't want to live someplace yuppified and with less soul - I live here b/c of the gay/alternative vibe and losing that means losing Capitol Hill.

## Q2: What are you dissatisfied about?

I am a property manager and we have had several acts of vandalism in the last few weeks; generally the streets are not well lit and it can be very dark in the neighborhood. Stabbing in Volunteer Park in July (?) was also upsetting. I don't find the new construction to be in an architectural style that works with some of the older buildings and it is very typical of "new mixed-use" developments. More interest paid to what gets built here, as we want it to be around for a long time so should be quality design, too!

Road quality and maintenance is deplorable. The worst aspect of this is when some city departments do a little work and bad patch jobs, then residents must suffer for a year or more before DOT comes along and cleans up the patches. That's a waste of resources and shameful for the city. Public transportation, even in the heart of the city, is spotty and can be unreliable and uncomfortable. The bad roads make taking public transportation worse.

I do not love the endless construction on Broadway, but I am looking forward to the light rail.

Parking. They also need to pave 24th from Aloha down to 520.

I feel less safe at night - bars on Olive & Brdwy put lots of drunks onto side streets with noise, vandalism, traffic incidents (driving through traffic circles). This neighborhood has a remarkably high 85% rental units! We need more owners of hsg rather than bdg more low-income rentals. There is remarkable lack of evidence to support such claims.

Parking is very limited, especially in residential areas. Too much intimidating crime, such as theft, hate crimes, etc. Housing is VERY expensive and rises every year. Would be GREAT to have a swimming pool facility nearby (such as in Miller Community Center). It also would be nice to have more meeting spaces and a larger performance space.

Gangs are moving into the Capital Hill area. Crime is rising and the streets are getting much more dangerous.

Most displeased about some of the same things I am most pleased about. Cal Anderson Park has been a great improvement but am not satisfied, we need much more open space. Like the density of buildings and many of the older buildings and some of the new, but too many of the new are horribly designed.

I wish parks had more seating and gathering areas.

Area around SCCC does not feel safe in the evening/night. Our students at SCCC have great difficulty finding and affording parking near the college. It discourages some from attending our program at the college.

I am unhappy to see the vacant lots and unfinished/abandoned buildings.

Used to love Cal Anderson Park but have found myself reluctant to go there lately because of all the transients/homeless in the park, some of whom have approached me when I'm there... just can't relax and enjoy the park anymore because I have to be on guard. Also feeling less comfortable walking around the neighborhood by myself (I'm female), especially after dark. A few eye-sore run-down buildings really detract from the areas they are in. It's too bad because most of the buildings in the neighborhood are really nice. Example of a bad one - the one on the corner of Bellevue and Pine. Smells like urine when you walk by, boarded up and covered with graffiti, sketchy characters hanging around often.

more bike lanes/bike amenities, pedestrian options and safety in construction zones, preservation of historic buildings

A larger police presence would be nice.

a lot of the new buildings lack luster.

I am most dissatisfied with PARKING! There is not enough street parking on my street Harvard Ave.

I don't shop in my own neighborhood because of the extreme lack of parking, and the terrible traffic on Broadway.

Misuse of drugs and alcohol leading to unsafe conditions around Denny and Bellevue has made us likely to move to a new neighborhood. Additionally, graffiti and alley garbage have become increasingly large problems. And businesses that cater to subprime lending (check cashing stores, etc) are starting to pop up during the recession. Not a positive change.

the aesthetic of the new buildings is ruining the old character of the neighborhood

The rent is terribly inflated in this neighborhood.

### Question 3: Please describe how well your Neighborhood Plan vision and key strategies are being achieved.

Many streetscape improvements not done, for example. Bicycle routes rudimentary at best. East residential core rezone study not done. Sustainability CC5 not acted on.

Like I mentioned previously, the goals and vision of the Capitol Hill Neighborhood Plan has been largely ignored by the City for these past ten years. Many of the goals and visions then are the same now because those goals and visions were not implemented.

The only part of the strategies not being met very well is the focus on improving Olive Way, it's seems to be a bit forgotten. I almost feel that the Parking Management Plan strategy should be removed or lowered in importance as the neighborhood thrives on it's pedestrian traffic, and with the addition of light-rail, I think parking space could be better used as public space or new housing.

The Keystone project did not come out as well as hoped. We need more pedestrian amenities along Olive Way for it to be a better business corridor.

Cal Anderson Park stands out as a startling achievement, creating an invaluable space that is universally loved.

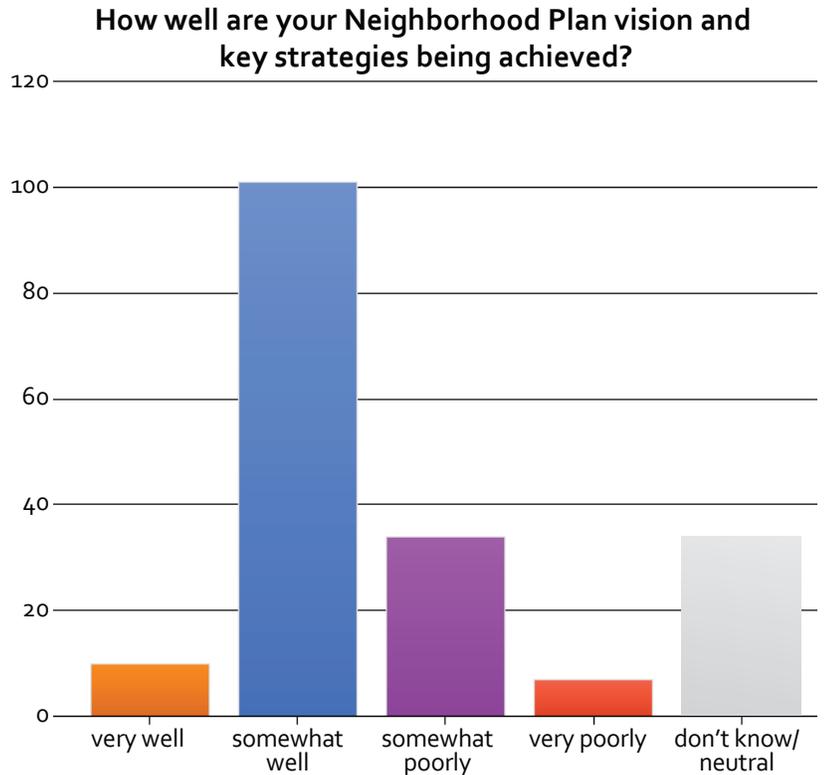
Beyond that the plan has produced decidedly mixed results. More businesses, but also more generic permanent structures (Like the Walgreens on 15th, which will never look like anything but a cheap ugly drugstore). More density, but frequently in buildings which won't last and don't contribute anything. Light rail is great, although the looming prospect of what will be built above the station is very troubling.

As stated earlier, the park looks awesome.

I try to be involved but don't hear much about how to have influence. Mostly seems hopeless because by the time I hear about a lot - the plans are already approved.

Most things are being achieved.

Cal Anderson is great!



A) Much of the historic context is getting lost along Broadway, and while the development is still in flux, the cultural aspect of this business hub is by no means thriving. B) While Seattle Central is an asset for the community, it's presence on Broadway continues to be imposing and a black eye that sucks the energy out of Broadway's retail district and streetscape--it is essential that the Sound Transit development work with the Community College to address this issue. C) How is the City working to support and plan for the future growth of the Capitol Hill Commercial Corridors?

I think the Plan vision of a vibrant commercial/residential district is there on 15th and parts of 12th by Madison, but Broadway is flagging behind. The businesses are a mixed bag already and it seems like the Sound Transit construction may make things worse before they get better.

Seems most of the major points have been addressed. Broadway is still a drag on the Hill, but the economic and market analysis has been completed -- it nows needs to be acted upon.

Parts of Broadway are lively--parts are scummy and likely to get worse during the light rail construction period. In housing starts, new, minimally designed condos sprang up in numbers that far outweighed demand in a heavily renter-weighted community.

### Q3: How well are your Plan's key vision and strategies being achieved?

I think that the increase in development should usher in more vitality in the Broadway area, but I worry that much of the neighborhood is losing its accessibility to a large portion of the demographic due to the high prices of newer condos. We need to balance affordable apartment complexes with owner-occupied high-end condos.

Too little effort is being put into low-income housing, and those that are seem ill-conceived (ex. rooming house at 23rd & Thomas 90-168 sq ft rooms with bath, communal kitchens, between \$500-600 per month, does not constitute affordable, comfortable living). More emphasis is placed on retaining the atmosphere of the structures, when what really makes a neighborhood livable is who resides there.

Key strategy points A, B, C, & E are all focused on business and commercial interests, whereas residential interest feels like an afterthought in strategy point D. This is a huge imbalance. The focus on business and commercial interests will affect who is able to afford to live, work, and shop on Capitol Hill. There needs to be a more balanced focus that includes BOTH residential and commercial interests. The two are incredibly interconnected (see my comments in survey question #2). As it stands, the current model for business and commercial growth on Capitol Hill is catering to high-income clientele, displacing low-income community members.

I think that strategy B., the south anchor district plan, is so far the one that's been the best executed, but since construction on Link just began this spring, there are still many ways for it to go wrong. I'm neutral about A and C, disappointed in D, and very disappointed in E.

because the quality of the vision doesn't match with the ideas. better architects and better funding are needed.

housing just keeps getting more expensive and more and more people i know are moving south or giving up a significant portion of their modest incomes to live here

I don't know what you mean when you say "my" vision and key strategies. What I think needs to be done is not being done particularly well.

The planning department has no teeth to enforce the plan.

In particular, it feels like Broadway hasn't gotten the right kind of attention.

little action on most items in the plan adoption matrix, very little focus from city on tracking progress

Cal-Anderson park is amazing, a great spot for the community to meet, gather, and relax together. Aside from that, I see the changes in the neighborhood to be quite negative: artists, queer people, lower income folks, musicians being forced out of the neighborhood because they can no longer afford it AND possibly even more importantly, do not wish to be a part of an "arts district" that values cookie-cutter style architecture and expensive high-rise condos over the places and spaces where art truly happens: in homes & on the streets.

I believe the core business and transit plans still fit but consideration must be made to maintain the character and welcoming, open attitude of capitol hill as ambitious housing projects are planned, bringing more people to this neighborhood.

I think safety could be improved. Not just the crime issues, but there is a severe distrust of police in this neighborhood.

"maintain diversity" is mentioned at least twice, that is not happening.

The area is becoming more densely populated although households are still mostly one person.

Some of the targeted growth in the Urban Center/Village Resid. Growth Report has exceeded target, and many of the unique qualities of the neighborhood has disappeared with that growth. It would be nice if large developments incorporated more open/green space so they do not look like large imposing blocks.

The park has been built, the business corridors are thriving, the north anchor area seems to be coming along despite the crappy building at the "keystone" and I don't care about the parking plan.

Seems pretty successful to me.

I understand the need for growth and development but their needs to be character and uniqueness included. All the new developments look like huge boxes. How can there be a lively arts scene when the artists can not afford to live in the neighborhood.

More Buses, more frequently to more places!!!

### Q3: How well are your Plan's key vision and strategies being achieved?

not sure if you mean your "2009 Status Report" pdf thing. not sure that this document fully reflects the plans, it really seems to mostly reflect the business interests. It is interesting to note which project you highlighted on the list on the right, most are of interest to and benefit the business community, and while we love our business community and want them to succeed, they are not, by themselves, the whole of capitol hill. there are like over 10,000 people living in just the urban village boundaries, and at least another 5,000 just a few blocks outside it, and a lot of us shop at stores off the hill because the stores on the hill don't offer what we want to buy. come on, if Rainier Valley and Ballard can support a Radio Shack, why can't Cap Hill (for instance).

The problem is not the night life culture. As you can see the majority of people are those that love the night life, (ages 25-35). So ordinances that are put into place to discourage bar behavior are pointless. The problem is that we are losing our art centers, open dance places, to high rise buildings that do not produce art, culture or overall intelligence. I think the city wastes money like on the public restroom that cost us \$2million instead of creating a homeless space.. give them a recreational room to hang out in and go to the bathroom and shower. We cant keep ignoring or pushing away these problems. or creating lousy policy that entices no one. Give grants to business owners who help their neighbors by providing food or restrooms for the homeless or clothing stores that give them clothes or shoes .. create a giving society and a giving neighborhood. Stop trying to police people but incentivize them and reward them for doing good.

The Broadway business district is still fragile--the new buildings should help, but there's still work to do. The 15th Avenue business district seems to be holding up better (though we lost our used book store recently and nothing has filled that space).

Sidewalks still need help on 15th.

the 'mixed use complex at north end of bwy' has not materialized; nor the emerging arts district in pike/pine. Transit services have not improved (especially for getting to transit hub like Montlake station)

As outlined in the document, I think it is doing well, however drug problem was not mentioned in document and it cannot be overlooked as a major issue for growth.

Parks aren't being found/funded; housing diversity has decreased.

Commercial plans seem to be at least moderately successful. I think there is just about exactly as much parking as necessary, and there shouldn't be any more than necessary because with limited amounts of space, people are more important than cars. Residential plans are doing poorly. Townhomes and condos are too expensive for many people (like myself) and don't have character. The neighborhood would be better off with the old houses and smaller apartment buildings.

I think we have become more dense, and reduced parking (both goals of CH), but we have lost the quality of life we had 15 years ago. More buildings jammed into the streetscape that don't provide a respite for the eye or the spirit, and block views of the mountains and Sound that once were privy to everyone just by walking down the street.

I haven't looked into them sufficiently to make a call on that.

The neighborhood is being relatively well served by transportation - buses, future light rail, bike and pedestrian. Housing costs have gone up considerable, but that's true just about everywhere. Most of my reservations are about the design aspects of new architecture in the area. We're losing a lot of the old commercial storefronts and the buildings that replace them are just awful.

Things seem ok now, but it is more about what goes on in the future. If new construction keeps in character and is affordable enough for the people who make this character. The neighborhood's character is in the people as much as anything else, how do you plan to keep them living here? I don't have a car, a lot of people don't, so I am more interested in a decent sidewalk and a good bike lane.

The business districts describe all seem to be doing well. Some new residential development has been positive although some townhouse designs have not fit well into the character of the neighborhood. Some townhouses have negatively affected the street-scape due to high fences and unattractive driveways. The parking situation still has a long way to improve as evidenced by excessive "circling" of drivers looking for parking in the evenings.

Yay, light rail!

New buildings could use more personality

### Q3: How well are your Plan's key vision and strategies being achieved?

Light Rail is going along smoothly it seems (not sure why the whole block had to be torn down 2 years prior to any actual ground breaking?). North end of Broadway looks great! SCC area has potential. Pike/Pine and 15th are awesome.

Housing is still not very affordable. New housing developments are removing existing buildings which could provide affordable residences, and replacing them with luxury priced housing.

they are slowly coming along, like most things, they take tons of over planning.

The creation of Cal Anderson is wonderful. The missed opportunity at the head of Broadway will haunt the neighborhood for a while (Kinkos... really?). The increased density and focus of development through zoning is too determined by cars and arterials, rather than thought about from the pedestrian perspective. Commercial along Broadway would be greatly enhanced by mid-block crossings, places to sit and more bike racks.

I'm just not sure how well they can be achieved when we still have (and likely will forever) have dead areas at Bonny Watson and SCCC. We basically have a dead zone for two blocks in the middle of a business area. Also, why is there a strategy for a "Parking Management Plan"? Why not a "Transportation Management Plan"? I thought the goal was to get people out of their cars? I think we'd have enough sidewalk space in the core business areas if we got rid of street parking and put in a few levels of underground parking as part of the next few of developments.

We're making progress! Economy stalled more revitalization along Broadway business district, but Capitol Hill Chamber still making great progress.

More emphasis on safety, parks, and owner residential units needed. Realistic height restrictions should be lowered & view corridors preserved!

Still not 100% pedestrian oriented. The sidewalks along Broadway are too narrow.

In terms of the plan, there has been some success, although the bottom falling out of the economy has made it difficult. On the other hand, Capitol Hill is part of downtown and the lack of an urban center plan is evident.

The Parks are great as is the library; I have found Broadway to be less successful and consider it a long-term work in progress. I don't believe there will be a true improvement until a more total vision for the retail is implemented and the TOD is built. I am disappointed by the fact that the buildings at the TOD site were razed so far ahead of when development will likely occur. It will be tough to live with this for the next 1/2 decade+.

Some of the quirky and interesting businesses that used to make Capitol Hill vibrant, interesting and unique are being lost in the name of "development". The removal of businesses and housing in the Pike and Pine corridor is an excellent example of this. Many businesses and fun restaurants and clubs were destroyed to make way for the building of condos. These condo plans have now been scrapped, leaving a large hole in place of what used to be a busy commercial and apartmented area.

It seems like we're heading in the right direction. I think time will tell with the light rail build out. Seattle Central's section of Broadway is still awfully dreary and could use more trees!

Lid on reservoir

One simple proof: From the Plan: "These opportunities include a new mixed-use cultural and commercial complex at the north end of Broadway (at the eystone site at Broadway and E Roy Street)." Complete unqualified failure. Ample, similar, obvious failures are throughout the plan.

I do not see a business and cultural center developing for the "North Anchor" of Broadway. There is only sporadic commercial and residential development at the "South Anchor", although the new Link station will probably encourage a lot more development in the future. Commercial corridors have declined and become less vibrant. Residential districts have declined and there is a lack of owner-occupied housing.

For North Anchor District- very Poorly. The 'Keystone' site that was a priority for high quality development instead got an embarrassingly ugly new building that mocks the lovely neighboring buildings, and the Library (a handsome building) was located out of the way. No light rail station for this district.

Pedestrian crossings on Olive Way were called out still need improvement from I-5 to Broadway.

## Question 3: Please describe the priorities for your neighborhood.

We still want a vibrant small business community, affordable housing for all, more parks and open space, and development that improves and fits in well with the rest of the neighborhood. I think the only thing that has changed significantly is that the neighborhood's attitude on parking has changed somewhat - we still need parking, but we need good pedestrian and bicycling corridors and better transit service more.

Need to focus on character and building preservation as well as community gardens and open space. I like the Bell St Boulevard idea of using ROW for gardens and open space. Also, need to prioritize some public views since we are on a hill that allows for many.

The biggest change is the long term trend toward a more pedestrian and bicycle environment with fewer cars; DPD has reduced it's parking requirements, other cities are still far ahead in planning for self-contained, walking/biking/transit based cities and neighborhoods. Especially once lightrail arrives there will be less reason than ever for car parking and more need for Pedestrian and bike space, wider sidewalks, bike lanes, and street greening.

These strategies remain vague and do not adequately address the Broadway's suffering retail corridor. Many of these strategies leave too much to chance when there are several large institutions that have a great deal of control over the future of this thoroughfare and need to be brought into help execute these strategies.

Some of the rebuilding has made the neighborhood lose some of its character.

I think it's important to boost density, more than previously thought, but in a manner both affordable and appropriate to the neighborhood's character.

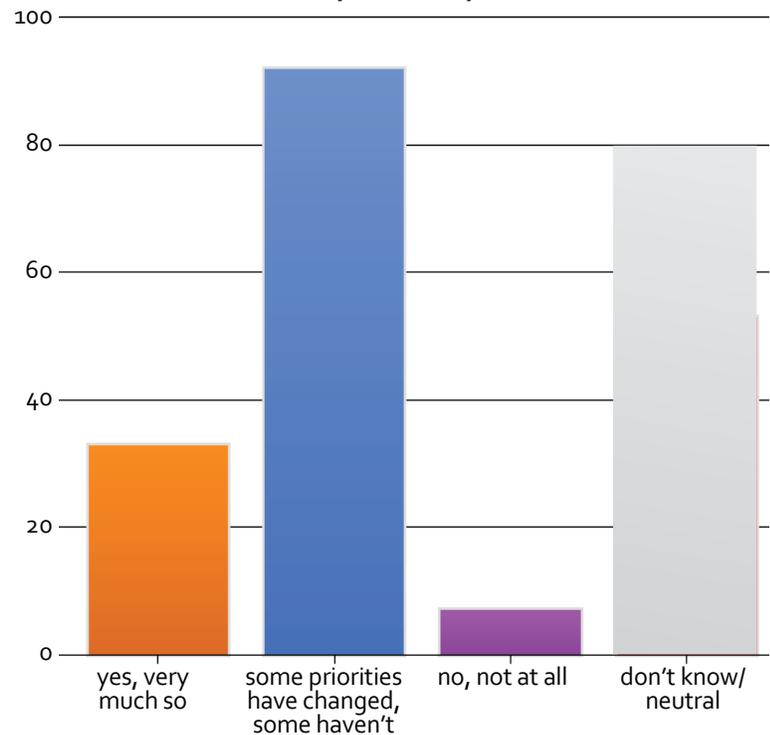
I think we need to focus on getting help for the mentally ill people and substance abusers in the neighborhood. If we don't do that, no one's going to be walking around or visiting the businesses.

Need to focus on the impacts and opportunities associated with light rail. Also need to consider the planned streetcar.

See comment above.

I really can't be sure.

Are they still the priorities?



Maybe the idea is that when Link is completed, people will be able to park elsewhere and take the train to Capitol Hill. Again, even if that ends up working out that way, that's seven years out. Plenty of time for the existing business strips to go bust due to lack of parking.

Again, my notions are still a priority for me, but I can't say if they are for others. The Neighborhood plan I read before doing this survey said some nice things, but I don't see a lot of action backing them up.

Our unique urban neighborhood needs to be nurtured, not dismantled.

In particular, parking management and transit will continue to be paramount.

I think there needs to be a larger focus on affordable housing and job creation. Being able to work and live in the same neighborhood would relieve a lot of traffic congestion and likely positively impact the parking issues we have.

It is assumed that the "residential district plan" is not working, because of the failure to maintain livable accommodations for diversity, other than section 8 housing.

### Q3: What are your neighborhood's priorities?

need light rail/streetcar sooner.

15th Avenue East is a neighborhood scaled shopping district. Please maintain current scale and not have it look like the drive east on Madison or blocky looking like the new condo Brix.

There needs to be some major planning for what goes on top of the light rail station. It would be a disaster for it to end up a block-long condo monster ala the old QFC site. There should be room for publicly accessible views of the park from the building(s) and from Broadway. At least a restaurant/cafe over-looking the park.

Otherwise, the plans seem to say, "divide up the neighborhood into smaller areas, now make these areas good." Who can argue with that? Again, I don't really care about the parking plan. If a business has room for parking, they will probably try to build it, but I don't think the plan needs to be encouraging them.

I would put affordable housing towards the top of the list now.

KEEP OUR LOCALLY OWNED & GAY/BI/Trans/Lesbian oriented businesses thriving!

So, what vision and strategies are you referring to? The ones in the actual plan or the ones in your 2009 status report? Overall I have not seen much done for the arts, and not much for low-income and social services on the hill, and those are in the plan. To a large extent what has been focused on has been development, economic vitality of the Broadway (and Pike/Pine) business corridor, and public safety. By the way, we are still waiting for our dedicated fully-funded East Precinct bicycle squad.

I think there should be more emphasis on walking/cycling.

some things changed: no north Broadway rail station, unexpected growth in Pike/Pine and 12th St., more people willing and desiring to live without cars

I think we need more emphasis on what should happen around the light rail station now that it is funded.

Some priorities are the same, but transit changes (especially the streetcar) make the need to update a reality.

I am unsure at this point how much of a positive the light rail stop on Broadway is going to be and is there just going to be a hole in the ground for the next 16 years till then?

would like to find a way to support small neighborhood businesses - on 15th some merchants getting bigger - would like to find way to support diff types of business

many of the parks initiatives appear to be going through quite nicely. However, I feel that the northern part of Broadway is losing some of it's historic character due to the new building projects.

I think we embrace density since we are the most dense neighborhood. But at what cost? We need to insist that developers give something back to communities in which they are building. Visionary design that respects the public right of way, and does not create blockades and concrete walls. Work within the existing environment when creating new housing and development.

I haven't lived here long enough or been involved enough with the government end to know how much the priorities have remained the same. I think people who live here still value their neighborhood. Does a new developer have the same interests or are theirs more capitalistic. Is the city government more interested in preserving the environment of the hill, or in being friendly to developers.

Sure, these are all still important

We need to address and support the growth in Pike/Pine and down 12th Ave. I live and 15th and Pine and we need some public space and general community building in this area. I also thing the affordable space for arts and culture organizations is a huge issue for our neighborhood. I'd hate to loose the vibrancy and creativity of the area.

Parking availability is not a priority. It is normal for street parking to be scarce in walkable neighborhoods. Residents should have priority over visitors for the allocation of scarce street parking.

many priorities are the same, but a lot of redevelopment has occurred and things need to be updated.

### Q3: What are your neighborhood's priorities?

Some opportunities have been missed and won't present themselves again for a long time. The planned streetcar and light rail station should be central to the next iteration of the Neighborhood Plan. The Pedestrian Master plan improvements should also be incorporated. Zoning should reflect both of these changes and be reconsidered from a pedestrian perspective to encourage a walking environment. The outlook of the Neighborhood Plan and Zoning code does not seem to recognize the importance of creating an environment with the capacity for change. Commercial space may be overbuilt in some areas, or not necessary in others at the moment, but important in the long term. Our buildings should reflect these and create spaces that can accommodate residential, live work and commercial spaces to allow for future changes to the neighborhood. Planned school closures also provide an opportunity for community space or space for NPOs in the near term, while retaining an option for the City to reopen them in the future.

residential plan appears to have been all about expensive condos

Bldg heights are too high with too much density - eliminates view corridors and livelable feel of neighborhood. If developers are allowed to build higher, there must be a set back from the street to keep a liveable environment. If bldgs are built from plot line to street front, lower heights are necessary. Urban planners appear to have been coerced by developers. In contrast, the use of townhome mix (up to 3 stories) has worked well to increase density and preserve quality character of neighborhood.

The planning commission is too closely aligned with developers. Having slick high rise condos isn't necessarily an improvement. These buildings are often lack character and livability. Multi-income mixed use planning serves the Capitol Hill residents better. I would hate for Capitol Hill to become the slick, soulless thing that Belltown has become

I think the design standards for the neighborhood should evolve to encourage high-quality design that enhances the neighborhood. Much focus should also be placed on the Link station and the development which will happen there.

## Question 4: The Status Reports should focus more on...

housing and services to a broader population

the goals in the NP

Green space, pedestrians, and encouraging grassroots community efforts.

12th Ave as a neighborhood connector street

Housing affordability and supply

Appropriate density and use around the LINK station

Encouragement of art and live-work uses

Mobile-food vending

Old building preservation and re-use (apartments and old homes)

Cleaning up drug use, public drunkenness, and graffiti.

Safe bike lanes (wider, not next to lanes of parked cars)

Small retail spaces (including VERY small for vendors and small startups).

More home sizes (including extra small) in new rental/condo units to ensure economic diversity.

Raising expectations for the upcoming TOD leases on Broadway.

Street narrowing as on Bell in Belltown

A Master Plan for 12th ave

Transit

retail economic development, public safety, preservation of neighborhood character and historic elements and planning for nightlife.

Transportation and police presence.

Safety of the residents.

Housing affordability and mass transit

pike/pine

transportation and parking, and safety/security on the streets.

Encouraging unique, small businesses to the Hill; keeping Cal Anderson park safe and cleaned up; keeping Broadway safe.

safety

traffic parking

The Link station, mentioned in the report, will make or break Broadway. If it becomes unseemly/unsafe with a nearby lack of density, the station could negatively impact Cal Anderson park, which today feels very much like a community gathering space. Businesses should be zoned near the Link station that help the community and provide good foot traffic to the area to keep it from being a dead zone.

transportation, transportation, transportation (non-bus). Plus neighborhood preservation of historic buildings, smart development of higher density, affordable rental residences with design oversight. Better bicycle lanes on more streets.

More contemporary building design, and increased street scape improvements such as those happening on Pine. Help Broadway . . . .

Residential services. This includes better sidewalks, more controlled crosswalks, more parking and police emphasis.

Walkability (and bike-ability) and the ability of the city to maintain infrastructure--streets and sidewalks all over the Hill are in terrible shape.

diversification, low income housing, affordable food, more libraries, parks, public spaces.

Creating workable solutions to how to keep/increase affordable housing units in the area.

More public spaces to increase the community feel of the neighborhood (perhaps a more permanent home for the farmer's market; turning more of the side streets into single lane, one-way streets with a pea patch strip;

Clean and safe public realm, both sidewalks and parks  
Compatible residential infill

Broadway business district - economic vitality and diversity. Need more businesses that cater to the day-to-day needs of residents. Like a hardware store.

Pedestrian and bicycle infrastructure. It's not enough to paint sharrows and bike lanes on the road if the road is so rough that it is difficult to ride on. While lane markings are OK, they must be accompanied by pavement improvements and maintenance (Sweeping frequently to remove glass and other debris)

Satisfaction from people living in the neighborhood.

## Q4: Status reports should focus more on...

Low-income rentals (of decent size), preservation of community (not just structures)

increasing low income housing, business diversity, and community centers.

Preserving historical buildings, providing affordable housing.

the design aesthetic of new buildings going up and how they relate to the older buildings surrounding it. This is where the character in a neighborhood comes from.

Thought-provoking open discussions in the context of the purpose of neighborhood planning. Why should we care? How could they actually make a difference? Explain how the process works - really (e.g. Planning Meetings are not really for brainstorming)

Keeping housing affordable, keeping an artistic cultural community.

Housing affordability and transportation. It doesn't make sense to exclude condos from your charts about owner-occupied residences, since a majority of those are condos these days.

general appearance of things... not looking like bellvue or a cookie cutter style approach. parking for residents. saving older usable space.

Affordable housing, affordable small (non-corporate chain) business space, better routes 9 and 60 bus service to connect Capitol Hill with South Seattle neighborhoods beyond daytime hours.

Arts space and affordable housing.

Giving true regulatory oversight to SOMEONE to ensure that the neighborhood plans aren't uniformly ignored.

Affordable housing. Solutions (not punishment) for homelessness and poverty. Solutions for ending crime and violence. Tracking LGBTQ population in the neighborhood as the changes continue to find out how the demographic changes.

-housing affordability  
-cheaper commercial rentals/ more opportunities for small businesses  
-bike/walking trails connecting capitol hill to other neighborhoods  
-improving road conditions...good for cyclists and cars  
-new bus routes

parking, safety, and affordability

maintaining the historic character of Capitol Hill, continuing to provide truly affordable housing, and ensuring that all residents feel safe and comfortable being out in the neighborhood.

Job creation, affordable housing. With job creation, creating more local, small business

Maintaining or restoring historic buildings (like B&O) while encouraging new development that embraces the history and culture of the area.

The arts, rent control (yes I am a dreamer).

Keeping a mix of different types of buildings. The trend toward mixed use (small shops with apartments above and parking below) is frustrating. Especially when they are replacing existing buildings.

affordable housing, getting light rail and streetcar done ASAP, meaning pushing up construction schedule

Public safety, disrupting residential areas to accommodate transportation and business expansion

Character, creativity of neighborhoods to serve their constituents and invite visitors. Natural beauty and food production. Safety. Arts.

Uniqueness and diversity. Providing incentives to keep some of the older, more historical structures so the area does not become bland and look like every other neighborhood. Have some parking availability for shoppers that live slightly north of area so we can frequent the small businesses rather than head to the UVillage mall and major retailers to north. More green space within developments.

What the heck is going to go on top of that light rail hole!

Safety and affordable/available parking

## Q4: Status reports should focus more on...

Affordable housing, public transportation (rail and streetcars above all).

green space, public transportation, keeping historical/landmarks of the neighborhood intact, affordable buyable housing for families.

For Capitol Hill, drug traffic and safety. Would love to see more families in area.

housing affordability and public amenities such as open spaces.

SAFETY & public civility

Regulating developers, parks and rec

Transportation - with the underground rail. The SLUT is ridiculous - it's another Monorail.

enforcing the darn neighborhood design guidelines - since we are going to get more redevelopment, can't the buildings look decent? and yes, we must be extremely vigilant about Sound Transit - so far so good, but we cannot trust them one bit. If we take our watchful gaze off of them they will screw the neighborhood, you can bet on it. More focus on public safety, as you get more people into a denser space (which is a good thing) you are going to need more police services, not less. and more police services that are on the street and on foot, not in cars. and will there be any arts organizations left in Capitol Hill?

crime prevention, cycling, walking

Transit and housing affordability!

researching status of items in plan adoption matrix, identifying incorrect predictions about future that were made when plan written, public outreach in general, and particularly: contacting and involving people who produced the plan

How people are doing and what is being created. And the health of the population as well.

community events and projects

transit, parking

Encouraging the placement of small locally-owned one-of-a-kind (non-chain) businesses.

Next steps

Safety. Esthetic. Supporting the arts.

Attracting and retaining a diverse (in ethnicity, lifestyles, and age) population, support of local businesses, restaurants, arts, pedestrian safety (especially at night), and addressing transportation and parking options. In essence, making this neighborhood accessible, inviting, vibrant and resident/visitor friendly.

Highlighting items from the neighborhood plan--are they implemented or not?

Light rail.

Safety

safety, transportation (later buses)

Safety and crime. Cleaning up the drugs and gangs from the streets of Broadway.

Walkability/urban planning

Transportation, housing affordability and development patterns.

helping business during sound transit construction

Actual efforts at affordable housing. Limiting the amount of construction at one time.

transportation, bike lanes, public safety, reducing chain stores

Maintaining the historic feel of the neighborhood and developing the parks and other outdoor areas. I'd like to see the newly paved light rail station location to be used heavily before it's necessary to tear it up.

Character of neighborhood, community spaces, livability, resist the loss of unique local businesses that are replaced with chain stores that turn our neighborhood into a carbon copy of every other neighborhood. Ensuring architecture of new development is in keeping with the character of the neighborhood. Ensuring that problems created in the neighborhood zone (parking) aren't creating problems outside the neighborhood zone.

Safety, parking, new businesses.

## Q4: Status reports should focus more on...

Development guidelines and regulations with teeth so that developers can no longer build “junk” buildings that degrade the landscape. Also on establishing view corridors so that we preserve what little views are left of the Olympics to the West, the downtown, and Space Needle. We should restrict buildings that create entire walls that block these natural amenities, whenever we can.

Safety, greenspace, supporting small businesses

development patterns, transportation networks, public amenities

Increasing density of the neighborhood while preserving a segment of affordability within the housing market

Public safety, gay bashings working with small businesses.

Supporting urban agriculture and other community-supported food programs for our residents (such as p-patches, Urban Garden Share, Madison Market, etc.). Housing affordability, particularly as Light Rail enters the scene

Development between North and South Broadway and 12th Ave.

Architectural continuity. Underground parking.

Public amenities and repair of sidewalks (but thanks for the work you have been doing -- looking good). Control of night-time noise.

arts, street trees, less pavement, affordable housing

More focus on community events.

Keeping the hill affordable.

Development patterns an public amenities

Pedestrian safety and attractiveness of streets for walking

Unifying very disparate areas of the neighborhood - there are clear economic barriers between Capitol Hill residents, which creates unfortunate disparities.

Transit and parks

increased parking, increased affordable housing

affordable housing, diversity

preserving older buildings

Mentally ill and addicted homeless  
affordable housing  
affordable stores and restaurants  
green spaces  
sustainability

Affordable housing and enough parking.

attracting more core necessary businesses to the hill. Bakery, hardware store. Reducing homeless population.

Economic availability.

keeping us as a neighborhood

Recognizing that the Pike/Pine “arts district” includes many live music venues, which need protection from unreasonable government action undertaken on behalf of powerful interests.

historic preservation

quantitative information on the implementation of goals from the plan -what has been achieved and what gaps remain. also what has changed since the plan was written?

Affordable housing, preservation of older architecture

projects which keep rents down, renters secure, and maintain the presence of non-profit, culture, and arts organizations and services

keeping all the neighborhoods identities as opposed to caving to money and cookie cutter establishments. transportation and expiditing the completion of these things

Safety; lowering housing costs, especially rentals.

The streetcar. Light rail station opportunities, specifically a community center. Pedestrian environments and ways to lessen the imprint of the car on our built environment.

Crime and safety.

## Q4: Status reports should focus more on...

transportation networks

Covering all of the residents and workers in the city area. Technically I'm not included in the Capitol Hill demographic, even though by every other measure I live on Capitol Hill. (23rd and Republican.)

Increasing parking for retail.

Safety throughout the hill.

Traffic congestion (there will always be cars, so instead of reducing the number of cars a road will hold, explore ways of dealing with more cars).

Homeless people on the street & in the park.

Begging in front of retail businesses.

rental costs/affordability

Maintaining higher percentage of residents long term supporting olive/broadway during the light rail construction

Improving the economic redevelopment of the hill without losing neighborhood character.

safety, parks, lower bldgs, more townhomes.

attracting more businesses, developing more public space (especially on the west slope); building more housing options for families.

Creating new rental apartments

Low and moderate income housing.

retaining affordable, working family housing and TRUE diversity, road condition, bike access

the arts

safety and crime prevention

Housing seniors

redevelopment of the Broadway area

Livability. For instance, the light rail station in Capitol Hill is moving forward, yet, ironically, the post office at the Corner of Broadway and Denny--literally across the street from what will be the Capitol Hill Light Rail Station is being closed next year. Stupid, stupid, stupid. It is IDEAL to have a post office next to a major transportation hub. The City of Seattle should insist that the US Post Office remain at that location or obtain an equally geographically proximate site to the Capitol Hill Station. It only makes SENSE.... But then, I rarely see government do anything that is efficient or that demonstrates good sense.

More greenery in the urban corridors. I like the way Pine has changed recently in terms of making it more pedestrian friendly, but there was waaaay too much concrete used in the project. More artistic ways of dealing with this area would be great.

Preserving the unique character of Broadway and the diversity of the community here.

New development locations, permits, etc.

Cleaning up the streets, reducing poverty, making it more shopper friendly.

safety only because on the economy

Less government

public amenities, transportation, development patterns

development patterns, transportation networks, public amenities

## Question 4: The Status Reports should focus less on...

Which is it? More or less?

the goals of the mayor and his cronies

Cars and Parking - the auto-centric plan for cities is obsolete and unhealthy.

Parking provision

Business needs.

Car parking

Restraining growth. I think we should set our sights higher for how much density Capitol Hill can handle.

north broadway

n/a

Building multi-family housing without a clear plan for how to accommodate additional residents.

Parking. Even as someone with a car, Capitol Hill needs more attention on public transportation instead of parking concerns.

Parking spaces - we don't need more cars. We need more options

Business development. Businesses should take their own risks, they do not need more city help.

Housing development outside of preservation of older buildings and below-market-rate rental units.

condos, developers, rich yuppies and their needs. this city has catered to yuppies for too long.

Businesses and housing are important, but, how are those businesses and housing options affecting people already living here?

Condominiums

commercial spaces that cater to high-end clientele.

"Planning Meetings" - Regular people should be talking and then the planners compile that information, reflect it, get feedback...I don't see any valuable information reeved from dead survey questions like these

new condos and townhouses

rampant high-income housing development

Knuckling under to short-sighted developers.

The private interest of developers with deep pockets and connected lobbyists.

-cars

Not sure.

Handing out building permits for huge, overpriced condominiums that do not fit or contribute to the existing community (but rather draw in the rich and global businesses)

What has been "achieved" so far

increasing parking

Putting in a street car!!

Catering to large, multinational corporations.

Car-based modes of transportation.

petty crime, small drug busts, etc.

making developers and the well-heeled richer & more comfy

in the future a bit less on spurring development and a bit more on controlling it and directing it, so it doesn't finish destroying the neighborhood it is trying to market it's 80% above median income condos too.

housing affordability, parking

condescending introductory slideshow and outdated demographic information

Filling useless information.

parks, building new buildings

New building.

Parking

Building expensive apartments.

## Q4: Status reports should focus less on...

""Green"" building

housing affordability

new construction.

Cramming the largest possible building into every available space.

building apartments with no regard for architectural continuity.

I think we are doing a good job on keeping an eye on affordable and mixed use housing. Just make sure that what is built looks good!

Transportation (it is pretty good now I think)

Big development

Not sure.

Parking. Cars take up a lot of space, as density increases they are just going to cause more trouble. Look at montreal or even New York. They both close streets to cars for blocks of time, or even permanently. It promotes community, lessens grid lock, and is good for the environment even.

transportation and housing affordability

Developing commercial districts - they seem to be doing fine

building expensive condos

architecture

We are doing a great job with transportation.

attracting childless affluent couples.

Transit.

Making street parking more available.  
""Keystone"" which is just one more condo/retail building.

basic demographic data/current status of neighborhood with no comparison to data from the time the plan was created.

All-new construction

Cars and parking

demographics

Businesses hey're doing well and I don't see their success as the city's responsibility.

Bicycles.

huge bldgs that swallow entire blocks without setback, open or green space. Rental or low income housing. This is unfair burden shifted from more affluent neighborhoods!

incentives for redevelopment of single-family homes into condos

new condos going up

condos

Residential District Plans works to increase housing

diversity and affordability,

zoning

social services which only attract people but fail to provide treatment for their problems.

Parking - we will NEVER have enough.

New development

destroying all the cool old buildings and putting up boring modern ones in their places.

more affordable houses to buy not rent

More government

demographics, housing affordability

## Question 4: Are there important gaps in the Status Reports?

Tree loss statistics. Chains vs. local businesses stats.

Woefully inadequate outreach. This could be improved by an alliance between NPAC and neighborhood groups such as the Capitol Hill Community Council, Capitol Hill Stewardship Council, Capitol Hill Chamber of Commerce, CHHIP, BIA, etc. The City is short on money right now, so I understand that they have a limited budget for outreach. But if they're going to do this Update at all, they need to do it with the neighborhoods in order to do it right.

No emphasis on drug use, public drunkenness, and graffiti.

I would very much like to see disincentives for developers building up entire blocks - if an established owner already has a huge property perhaps they cannot be stopped, but it should be possible to restrict the scale of new developments to the outline of previous properties (If you purchase six buildings, you can build six larger ones, not one behemoth). Many of us are in favor of variances for building heights rather than large lot sizes (examples of which can be found in some of the best urban neighborhoods). Rows of tall, narrow, diverse buildings are much more interesting than block long behemoths, no matter how many colors of siding they employ.

Again, the retail makeup along Broadway and the huge challenges we are facing with the Sound Transit development and Seattle Central are not adequately addressed.

total cap hill plan

Numbers and types of mentally ill/substance abusers and impact on walkability, safety.

Lack of infrastructure improvements as pertains to sidewalks and pedestrian safety. Mass transit cannot be successful unless the sidewalks are passable, streets can be safely crossed and streets are well lit. Bus stops should be arranged so as to mitigate impact on pedestrian and vehicle traffic when the bus is at the stop, even if this means eliminating parking spots.

I don't think the status reports fully take into account the lingering effects of the economic downturn. Safety and security are likely to become more and more pressing issues as social services are cut back, and unemployment stays relatively high. Because a significant portion of the Hill's population is weighted toward service employees who rent, they are especially vulnerable to economic disruptions.

Increasing the number of community garden spaces...either in designated lots within the various neighborhoods, or reclaimed strips from making side streets into one way streets with only one lane of parking.



HOW are changes affecting people - how to offset negative elements? Noise/ disruption from light rail we all know will be a problem, so, having an explicit plan in place helps (closing off Olive way I5 exit is necessary, etc). Acknowledging problems and framing them in terms of solutions is better than not mentioning them!

See all of my previous comments.

Really, it would take me awhile to review and outline all this for you - not the purpose of a survey. I think you need some focus groups with in-depth interviews.

#### Q4: What are the important gaps in the status reports?

My personal interest is in community gardening. I was on the waiting list for the Thomas Street P-Patch the entire time I lived on Capitol Hill. When I moved to Wedgwood, I got on the waiting list for Picardo Farm, and was assigned a plot in four months. The John & Summit P-Patch will help some, when they finally break ground and then complete it, but the demand for spaces on Capitol Hill is so great that it's easy to believe that both Thomas St and John & Summit will wind up with waiting lists 2 to 3 years long. Before I moved away, I was involved with the community group working on a plan for the new park at 16th and Howell, and our original vision of a p-patch got derailed by neighbors unwilling to walk 5 blocks to Cal Anderson to lie on the grass or take their kids to a playground, so it seems clear that Capitol Hill needs more parks of all kinds.

Since they're being completed, it's hard to say what gaps there might be. All the graphs on the report I just read were entertaining, but they didn't tell me anything I didn't already know.

The plan itself, in a vacuum, is fine. The problem arises because the planning commission has no real authority to implement it. All your talk about community involvement is mere hot air. Developers get to do as they please. No one in city government has any real vision or fortitude to do what's right.

The census used in the draft does not describe the reality of housing costs in Seattle. Rental costs are substantially higher than indicated on the census.

There is no discussion in the report about improving safety and diversity awareness as a public service.

There should be more emphasis on neighborhood safety. Something that I would also love to see is a larger focus on maintaining neighborhood identity. Many GLBT folks have left the neighborhood because of safety, affordability, as well as the loss of some GLBT businesses.

I would like more emphasis on safety and crime reduction.

Perhaps a "busking licence" for the homeless, you have a talent (music, art, etc) then here have a licence to actually sit down and make the Hill seem more creative while you beg for change, you don't have a licence...move along. Also perhaps tie it to paying any fines or else it will be revoked, helping the homeless develop an income stream and force them to acknowledge their debts... maybe??

Again, issue of drugs on Capitol Hill is completely overlooked! I walk down Broadway with my toddler a few times a week to go to Cal Anderson and am constantly passing by junkies on street begging for change or selling drugs.

supporting local businesses that are diverse & non-conformist

don't get me started. yes, the 2009 draft status report that currently is on your website seems to really cherry pick project of interest to "special interests" here on the hill. The library levy and parks levy projects had a lot more to them than the neighborhood plan, and while its okay you included them, lets talk about why it took 4 years to get the rather sensible 3 hour parking time limits put in on the east side of cal anderson park. and lets talk about the preservation of existing nightclubs as more redevelopment happens.

The draft status report is barely anything \*but\* a gap. It contains only: four paragraphs of "vision", single-sentence overviews of the five key strategies from the plan, a list eight accomplishments without reference to items in the plan adoption matrix (this is the only part that could be considered a report of status), two pages of charts depicting census data from 2000 (nine years ago and just one year into plan implementation), and a map of the area.

What is the health of the people and the space?

I think some of the descriptions of accomplishments, especially about changes to the Land Use Code, are hard to understand if you are not a "land use geek". It would help to give examples of how some of the accomplishments translate into real improvements on the ground. Also, maybe I missed it, but the addition of a park at 16th and Howell is a big step towards providing more open space and should be listed.

Current data. 2000 Census is too old.

## Q4: What are the important gaps in the status reports?

It was written in 1998.

really need to heighten awareness of impact of ST construction on Bway businesses & residents

What are the “revisions of height exceptions for specific situations”? I know nothing about it, but I think height should be limited so as many people as possible can have some sort of view. The feeling of being on a hill is important for everyone, not just those who can afford penthouses blocking everyone else.

more insight into situation on Broadway and plan for improvement; detail or at least awareness of the need for greater detail on impact of Light Rail station and redevelopment plan around the station (including parking)

Regarding the Olive Way commercial corridor, pedestrian safety needs major improvement. Many intersections are currently unsafe for crossing, which constricts movement in the area

I am not informed on the plan so can't comment.

Capitol Hill is a center for bicycle transport but the roads are in very poor condition leading to unsafe riding conditions. I suggest that important bicycle routes should be identified, signed, and kept better maintained.

see above

See my comments on the previous questions.

Not sure.

Cal Anderson is a great, heavily used park. But it is completed. There is a desperate need for pocket parks throughout the hill; REQUIRING those as functions of re-development would benefit those of us that put up with the construction of high-priced rentals with no tangible benefits from them (only neg ones as our rents go up with “gentrification”).

Failure to appreciate that emphasis on more low income housing and rental units will undo or destroy the improvements and gains made in past decade. Greater attention to those residents who DIRECTLY pay property taxes is needed!

The percentage of 2024 housing targets is not portrayed adequately or in a comprehensible manner. Capitol Hill is far exceeding the GMA, neighborhood plan and comprehensive plan targets.

Schools and facilities for children and teen-agers (both those at home and those not at home).

Don't really know...

With Olive exit closed off the freeway for a year, is there some way the traffic can be more efficiently routed.

How interesting that the north end of Capitol Hill based on the Plan Map, containing some of the most expensive residential property in the city is oddly, magically even, excluded from the “Urban Village”. Looks like the most influential force on the plan is, shock, money.

The status report doesn't show how well the neighborhood is achieving its housing and jobs targets and shows a historic trend of employment. It doesn't show the number of housing units. The report also doesn't explain the decline in employment in the Capitol Hill neighborhood from 2005 to 2007, as shown in the employment trend chart.