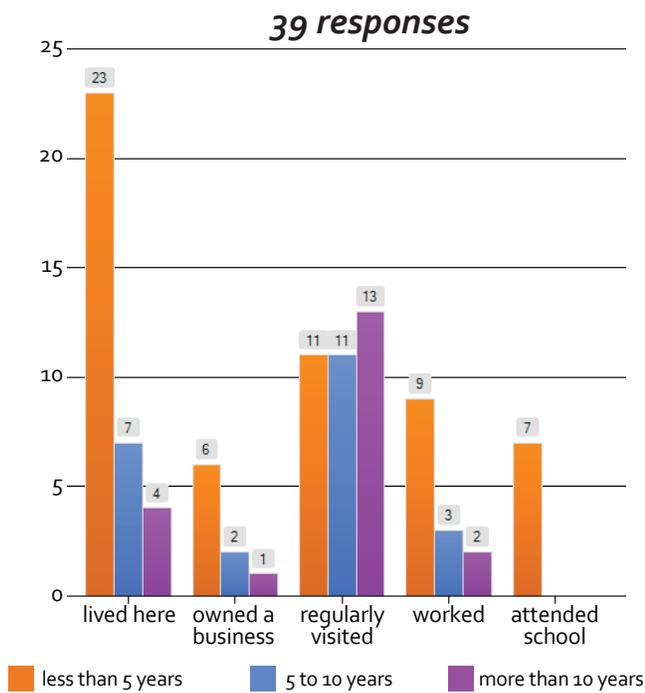


Status Check

Transcript of Pike/Pine Questionnaire Responses

The Pike/Pine Neighborhood Plan was adopted in 1998 and includes the Pike/Pine Urban Center Village. The map shows the neighborhood 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)?

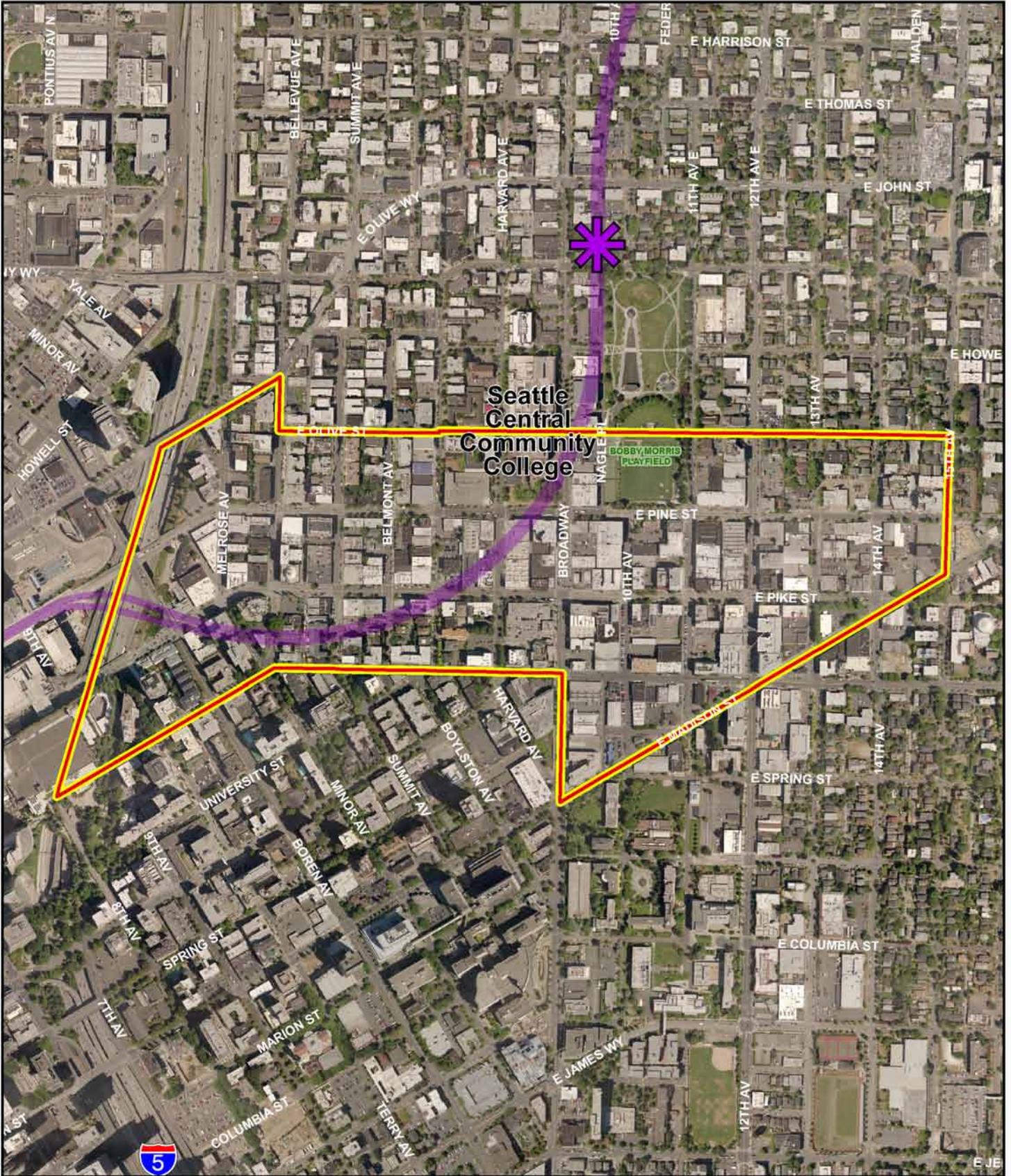
*Question 2: What changes or aspects of your neighborhood are you...
most pleased about?
most dissatisfied about?*

*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.

PIKE / PINE AERIAL MAP



Urban Village



Neighborhood Plan Area

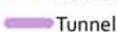


Aerial Photo: 2007

LINK Light Rail



At-Grade / Aerial



Tunnel



0 0.05 0.1 0.2
Miles

©2008, THE CITY OF SEATTLE.
All rights reserved.
Produced by the Department of
Planning and Development.
No warranties of any sort, including
accuracy, fitness or merchantability,
accompany this product.
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)?

Many condos have gone up. I miss some of the old buildings, even if they were abandoned. I wish they would have just reused some of them. Some butt-ugly buildings have gone up, the worst of which is that one near Boom Noodles. Ugh! There have been some good restaurants added to the area though, although I still miss Crave.

Tremendous retail boom. Many more apartments and condos. Great restaurants and night clubs

Parking for residents has become more scarce, new multi-family buildings that have gone up are aesthetically very unpleasant to look at and too dense. I do like that multi-family buildings/condos are going in but they are adversely affecting the character of the area.

There's been a lot of new development - some pretty bland and not keeping with the character of the n'hood but the east end in particular has really be transformed into a great place for local restaurants. There are still some good music clubs. There has also been a disturbing increase in violence. I know of one new CHHIP building, but am not aware of how much other apartments are reliably affordable.

All the new buildings have made it much harder to find affordable office space to lease.

More residents, new development, younger/straighter on average...

The new sidewalks and crosswalks on Pike/Pine south of Broadway are very nicely done. I have seen the addition of a number of great new restaurants, coffee shops, and bars. Nightlife has also greatly increased.

The density has increased tremendously, and there is very little parking.

I've lived in Pike/Pine for a little more than two years. In that time, the most notable change I've seen is the total demolition of the 500 block of northern Pine Street. Where a block of vital local businesses were located is now a parking lot, supposedly to be replaced in an indeterminate amount of time by a condominium building that's unwanted by everyone in the area but the property developer. This was a serious blow to my community, both in terms of business and livability, and I'm still angry that it was allowed to happen.

After 7 years, I've noticed that the neighborhood has taken on a "new" look, abandoning the commitment to maintaining the 'auto-row' character of the neighborhood. I've noticed that many properties have been destroyed for other projects which were abandoned after the economic decline of 2008. I have noticed increased commercial trade in the corridor manifest with newer, independent businesses, and there is only vacancy in newer storefronts. There is renewed commitment to public transit.

Some of the buildings that have been torn down (thinking specifically of 500 Pine) -- unfortunate mistake as evidenced by the empty lot of pavement in a prime residential/biz area. Glad in a way that the recession stepped in to slow the production of cookie-cutter over-priced condos since no one else would. 12th is great and getting better every day. Good to see preservation is considered in this neighborhood although I don't think it's going far enough. We need transportation along 12th!

Loss of affordable housing units Decline in affordable commercial spaces More commercial vibrancy at high end More conflicts between nighttime uses and residential uses

much more housing, more retail, better transit

The sidewalks have gotten much nicer. More stores and services are popping up all over.

much nicer at street level (businesses & restaurants upgrading, etc.), love Cal Anderson Park, the new blocky apartment/loft developments greatly improve the mix

Lots of dense in fill development or redevelopment of site that creates more housing, some affordable, some not. Buses are more crowded and more pedestrian and bike improvements have increased people using alternative transportation. The addition of Cal Anderson park has created a fantastic social hub. Huge influx of new businesses, but a movement toward more expensive dining and retail that may be out of reach/character for residents of the neighborhood. The biggest loss I see is the decreasing number of smaller affordable retail spaces for rent. New developments have larger spaces and higher rents or leases, leaving many empty retail/commercial spaces in newer buildings. Landlords are raising rents in older buildings to match market rate, which may be pushing some older smaller businesses out.

Q1: How has your neighborhood changed?

A lot of the sidewalks have been improved and continue to be. The park over the reservoir is awesome, so is the dog park. Parking sites such as at pine and belmont should be allowed when temporary situations like that arise, Or alternatively the city should buy the lot and put a park there with underground parking!!!

I have seen many more businesses show up in the neighborhood in the 2.5 years I have lived in it. Mostly food oriented establishments (cupcakes, ice cream, gastropubs, coffee shops, etc). I have also seen an increase in foot traffic, an increase in car traffic, an increase in bike traffic, and an increase in activity overall.

Good: more 11 bus service; more good eats and drinks; more art galleries; more aff housing development Bad: not enough street trees; new development is rarely respectful of neighborhood historic character, lots of bad design and architecture. (Liz Dunn not a part of my complaints, rather a role model!)

I have seen low-income community members (residential & small businesses) displaced due to the rising cost of living. I have seen apartments and storefronts sold and demolished, to become vacant lots and unoccupied buildings & storefronts. I have seen condominiums built throughout the neighborhood that current and former residents cannot afford. I see these same condominium buildings with vacant units for months and years.

Old apartment buildings being torn down, and new condos being built. That's the biggest change.

Love the new sidewalks along Pine. I hope to see more work cleaning up the neighborhood. Seems like the area got cleaned up from the bad-old-days of the 90s but it is slipping again into a dirty, ignored area. We have a police station up the street, but the only officers we see are parking cops. We are concerned about how a lot of the character of the area (including Broadway) is being removed to make way for more generic/chain shops. I'm concerned what will become of the BMW dealership when they move. Big employer and feeds a lot of customers to the local places. Would love to see a Smart car dealership move in!

More businesses have moved into the area. I contest the affordable housing info as I think it's really hard to find anything reasonable on the hill under \$800 or even \$1000 in most cases. Broadway continues to degrade- hopefully the light rail will help

Much more development, better sidewalks, better bike access. Seems to be growing up a lot.

We are a family with a toddler (and another child on the way), and we have owned our home which is less than 2 blocks from Cal Anderson Park for the last eleven years. I personally have lived on Capitol Hill for the last 17 years. We were initially extremely excited about the renovation of the park, but within the last year it seems like all the old problems that used to plague the park are coming back. We have a steady stream of transients in various states of intoxication wandering past our homeloudly, at all hours. They sit on my neighbor's lawn and harass her dog and drink. Violent crime in general has seemed to increase. There seems to have been a rash of armed robberies (at least on Capitol Hill in general) in the last six months. I personally have called the police for random disturbances, a man high on methamphetamines who had climbed over our back fence, etc. approx 5 times in the last 2-3 years. Unfortunately they rarely respond. Even with all the improvements (I'm thinking of all the new restaurants/condos/small shops in between Madison and Pike) it seems like the area between Pike and John has been forgotten. The sidewalks are ugly, the buildings and new condos are often vacant and unsightly. We are currently remodeling our home in the hopes of selling and moving to a neighborhood that is more child friendly. I guess my hope was that as people who were my age started to have kids they would choose to remain in the neighborhood and we could hopefully find a way to make Capitol Hill work for families. That unfortunately just doesn't seem to have happened.

Wow! How has it NOT changed. A lot of good new development. Artists losing out somewhat. better food options (cheap and expensive) better transit service.

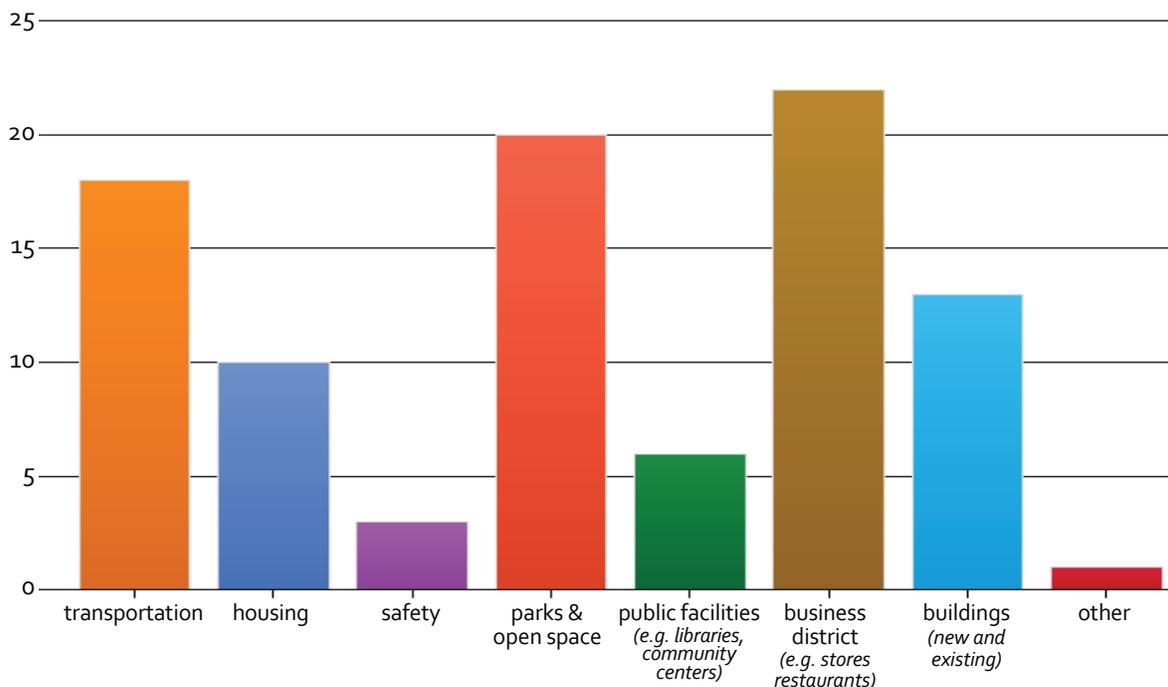
Vacant lot has been empty for over nearly two years. The area was once a hub for area people but now its an empty parking lot.

Continued development in the east end of the neighborhood, but more residential / less employment than envisioned in the plan. Sharp increase in crime or perception of crime in the past year. Overall, conditions have improved for residents...but there has been a decrease in employment.

Q1: How has your neighborhood changed?

I was sorry to see the "People's Parking Lot", formerly known as the Pony, Cha Cha, Bimbos, Bus Stop, Manray, and Kincora, come into being; however, change is inevitable. These changes may be less hurtful if they resulted in improvement to the neighborhood. Bread Loaf, max out the number of market rate units in an ugly rectangular development filling up the entire developable area, rarely does. No one appreciates these developments save for those that purchase one of the units. Developments that take up only a quarter of a block seem to be less hated. Certainly, those that involve solid design by a developer truly interested in the neighborhood are appreciated as well. If developments must be half a block or more, it is often appreciated if it comes with some type of public amenity: Trace incorporated a historic building into its development and broke up the new portion with an air shaft in the center; Broadway on Broadway is offering much needed second floor office space (leaving the ground floor for retail), student housing for SCCC, and a restaurant/cafe on the backside to overlook the park; Broadway Crossing (though not a huge development) is adored despite its blockiness and Walgreens on the groundfloor because it is affordable housing, LEED certified, and built by our very own CHH. The current pedestrian and bus improvements to Pine are great. Keep it up and bring it to other heavily trafficked arterials.

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



Great improvement in restaurant options

Transportation: It is very easy to get to Capitol Hill from downtown and the north end of the city (University District).

Ped improvements to Pine. Cal Anderson is superb. Agnes Lofts are great. Can't wait for Liz's upcoming building on 11th.

I am very pleased that the neighborhood continues to be a sought-after, cutting edge district.

Some good design on buildings that have maintained the neighborhood's character, influx of arts and people coming into the neighborhood to see music, arts, dance. Seems to be increased community involvement.

Cal Anderson Park is amazing.

mostly the expression of new investments

The dog park on Boren is great -- kudos to the locals who helped make it happen. Some of my favorite businesses/restaurants in the city are on Pike/ Pine.

My friends and I live in Cal Andersen/Bobby Morris Playfield. We would love to see bike sharing come to this area too.

Other things respondents are pleased about:

- I'm pleased about the diversity of neighborhood residents

Q2: What are you pleased about?

the new development on the east end is great...lots of new restaurants & local businesses. There has also been displacement of arts spaces, so I'm glad that DPD has proposed new ways to encourage historic/cultural buildings and small commercial spaces.

Newer buildings are not keeping in the character of the neighborhood. Set backs and cheap construction are problems and with many newer housing unaffordable to most people in the neighborhood.

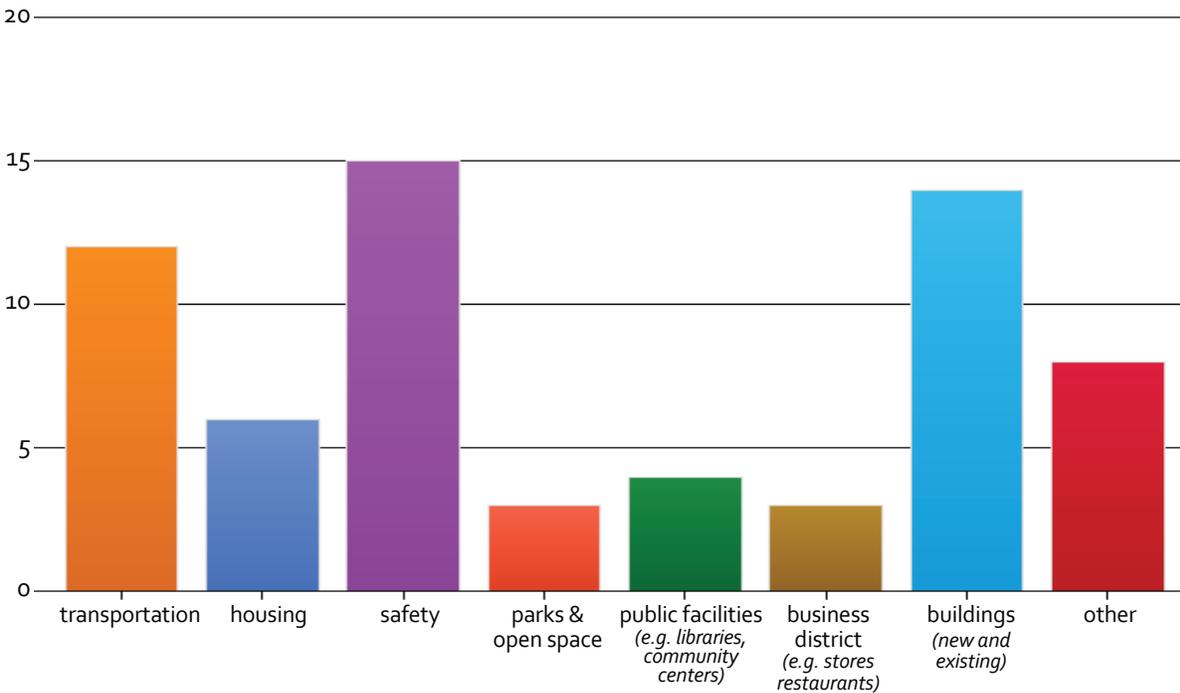
I do like the changes to Cal Anderson Park, however I would have put the playground away from the church where they offer free lunches to the homeless. More often than not there are groups of men sleeping right next to the playground in the middle of the day. I go out of my way to take my daughter to Volunteer Park where I feel safer. I'm very excited about the light rail, however I wonder what the effect will be on the neighborhood coupled with the park . Will it be more of a bus station situation where transients have even more reason to hang out in the park and the surrounding neighborhood?

Cal Anderson and increased density are the big pluses for me.

Love that there is a dog park off of Pine.

New sidewalks/pedestrian walkways going East on Pine from Downtown are awesome.

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



more small park areas would be great!

I dislike the new buildings. I think they have ruined our neighborhood.

The homeless leave trash around and urinate and defecate in my yard. There has been an explosion of graffiti and tagging in the last five years.

Increase in crime, homelessness, and yawning indifference from police despite local substation. Bus service to the Hill is inadequate, but LRT in 2016 should resolve.

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 the Pike/Pine corridor 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: The Pike/Pine corridor of 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 in the Pike/Pine corridor 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 cannot afford to patronize these new establishments.

Other things respondents are dissatisfied about:

- homeless, graffiti
- bad new design
- City garbage, removal of trees on pike/pine
- very little parking
- policing
- the empty lot on pine and belmont
- transients drug addicts and homelessness
- The Gentrification

Q2: What are you dissatisfied about?

Light rail should have been here years ago. But at least it's now solidly on the way. I own my own condo unit in capitol hill (at 11th and Pike) but wish there were more opportunities to convert some of the area's residents to owners (currently under 10% own and this undermines people's willingness to invest in the neighborhood).

Need to work on the speed of the buses more: remove some stops, implement the bus bulbs the full length of the routes from downtown, and explore removing some of the turns made (what is wrong with eastbound buses staying on Pine?). The "People's Parking Lot".

I am very distressed by the loss of affordable spaces, especially those for arts and cultural uses. Also, it's very difficult to find neighborhood services here anymore.

Some buildings overwhelm the neighborhood. Buses are crowded running and down pike pine, recent ped and bike improvement are helpful. City removed many bus stop garbage cans, replacing them with smaller ones that are frequently overflowing--we often pick up the trash ourselves. Also, with several garbage/recycling services, there seems to be a truck on our block every morning picking something up and waking us up.

Taking down the old character and putting up ugly buildings sucks.

I wish I could comment on safety...no real thoughts here, I guess.

Design review process is infuriating, very little community gathering space except at Cal Anderson, but that is small.

perception of lowered safety could actually be an artifact of better coverage (e.g. the Capitol Hill Blog's review of the police blotter), but we did have a rather spectacular murder last year.

Seems like violent crime is an increasing problem on Capitol Hill, ironic considering the location of the east precinct.

Even though we have a large police station in the neighborhood, patrols are rarely seen. This neighborhood really needs a some beat cops. Police can't conduct effective patrols by driving around every once in awhile.

I wish this could be turned into a park or something for the community.

safety is an issue. most of the bus stops are little more than a sign; it would be great to encourage developers to incorporate better bus stops in their projects. There are a couple more crosswalks on Pike, but I'm not sure they are really that helpful for peds; I'd be glad to find out that I'm wrong on that.

Please see "pleased" comments. Also all the buildings that are currently vacant on 12th (The old CHAC building) and all the new condos across from the Cal Anderson that seem to be vacant and half finished.

need to make the transit make more sense. why is there no bus down south to the valley?

They tore down a great block and replaced it with a big NOTHING. Also, gentrification is sucking out the art, i.e. turning dance spaces into ice cream parlors, too many bars and restaurants. Need more art! Not enough real galleries.

Rent has continued to sky-rocket and there never seems to be a police presence, despite the high number of bars.

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

I am seeing tremendous improvements in the pedestrian and bicycling environment. Sidewalk expansion should be considered for the rest of the neighborhood, making more room for walking, planters, and sidewalk seating.

Lot's of good development--both residential and commercial. Really happy with the new businesses. Like the bike lanes.

I like that the new plan is to retain the character of the area. I look out over to Downtown where the new apartment and office building are being built around the Cosmopolitan and think that those are some of the most uninspiring towers.

I still think parking is a problem, but I'm not sure what can be done. I would like to see more effort in terms of a "gateway to the neighborhood".

Regarding key strategy points A & B: we need more low-income housing in order to sustain the character of the Pike/Pine neighborhood. Business and commercial interests will affect who is able to afford to live, work, and shop in this neighborhood. The current model for business and commercial growth in the Pike/Pine neighborhood is catering to high-income clientele, displacing low-income community members (residential & business).

historic preservation isn't as secured as it should be.

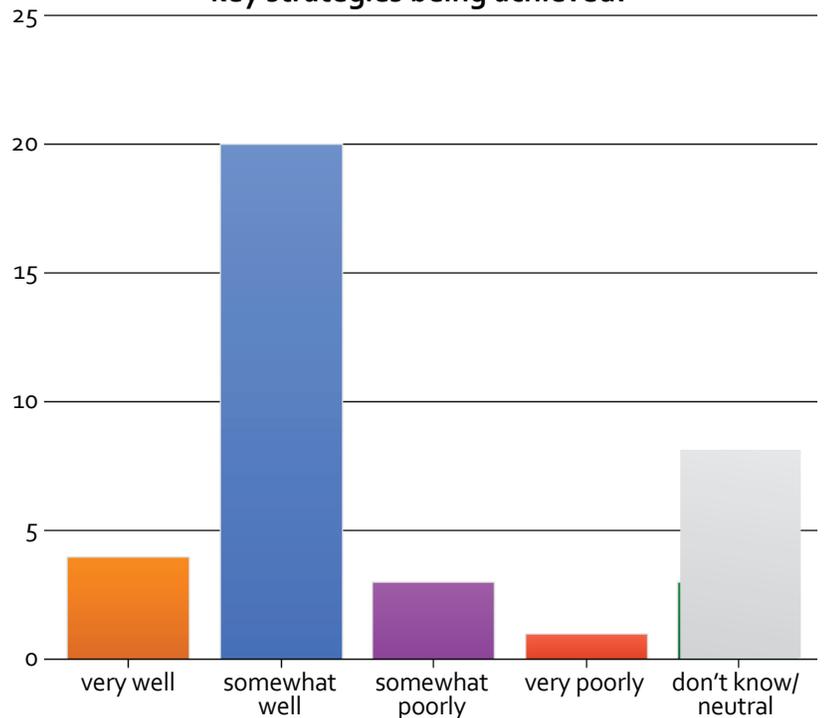
I don't know. I read the status report right before taking this survey, but don't recall the goals. Why not list them and ask me to rank them? This survey question is flawed. Are you testing recall of the goals or are you testing how well residents believe the goals are being achieved? Poor survey design alert!

I would like to see the streets cleaned more often so the area seems appealing to business customers so shopping will grow.

Not sure how clearly Liz Dunn is being heard.

good gateways, good park stuff, good small-scale retail (but is taht teh plan, or is that Liz Dunn?)

How well are your Neighborhood Plan vision and key strategies being achieved?



A building with memorable bars/restaurants, was torn down for condos and now has left an huge empty lot to stare at.

Good planning strategies to build more housing and attract businesses, but that have been somewhat hit or miss in the outcome--residents still feel that housing pricing is increasing and small businesses are being pushed out. People don't identify themselves as living in Pike Pine, rather Capitol Hill or Central District and this neighborhood seems to serve the greater neighborhood. So hard to evaluate 'neighborhood activists', services, etc.

We have some very committed stakeholders who work hard to steward neighborhood values. Some key tools, such as TDRs, have not been made available to help preserve existing buildings and neighborhood character.

Small local businesses seem to be thriving. 12th Ave is developing as a distinct, cohesive community.

Even though it isn't a terribly large n'hood, most of the good development seems to be at the east end while the west end has seen less new development overall and definitely less GOOD new development (e.g. parking lot where cha-cha used to be). BTW I'm glad that most of those businesses were able to relocate. Also seems that some small/local businesses have been more successful here than elsewhere on Capitol Hill.

Question 3: Please describe the priorities for your neighborhood.

Tough to weigh given my experience. I'm happy with the progress in the neighborhood, certainly.

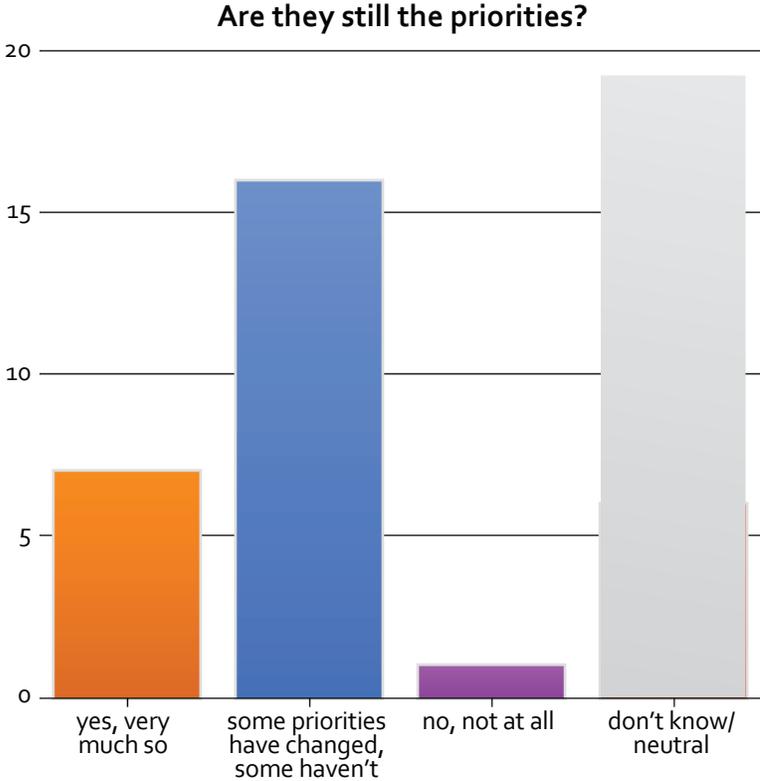
I don't know if safety is really part of the responsibility of the Department of Planning and Development, but really that is my main concern as a resident.

Light manufacturing seems like less of a priority to the neighborhood's economic stability. Not sure Pike Pine needs to be a well defined community--people from all over the area use the services. A better name for the neighborhood might help!!

preservation of the artist/loft aspect seems at risk owing to gentrification

The new construction of huge apartment buildings is destroying the character of the neighborhood.

I think they're all the same with one addition re: safety. Gun/youth violence and hate crimes seem to have increased and it would be great to work to reduce it.



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

Development patterns and transportation networks

Ped/Bicycle, street environment, public space

affordability and keeping buildings in character of the neighborhood with set backs from the street and no need for so much parking in the buildings. The area should have the least focus for car parking in buildings.

Preserving old buildings, keeping rent affordable, making more green spaces

I'd love to see a break-out of what's changed: number of businesses, number of residential units, cost...and how these have changed over the last 5 years.

keeping rents affordable for both people living here and for the independent businesses that really give the neighborhood its identity

Keeping the area clean.

increasing low income housing

I don't even understand this question. But I'll guess and try to answer. More focus on transportation issues (more bicycle and more rail focus).

keeping clean and promoting business

Development patterns and how they will affect housing, commerce, and transportation over the long run, not just 10 years, but 20 or more--how will this neighborhood interact with 12th going south? How will it handle the loss of single family homes? How will the character of the area change as the nightlife increases or ebbs?

preserving the mix of "voluntary low-income" (e.g. artists) and higher-income residents

Bikes!

transportation, preserving old buildings (though the new legislation helps)

affordable housing and commercial space

more affordable housing.

Restoration and preservation.

maintaining rental housing at reasonable rates, increased bike lanes and pedestrian safety, defending local businesses (including music and nightlife venues),

Good development, with more parking. safety

Less condos, more real apartments. Art! Real art, not overpaying someone to make an ugly sculpture, but having more art galleries and outside events like public art walks in the park or something. Graffiti removal. DRUNK DRIVERS. Saving buildings already there, no more ugly overpriced crackerbox buildings.

Preserving affordable office space. Homeless, graffiti.

the big picture of how our neighborhoods have changed

Buildings being designed and built that blend into the neighborhood that are also affordable to mid-income folks.

parking, light rail sooner and preserving buildings (not just the facades)

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

Affordable housing

Parking and driving

less focus on cars and more focus on Pedestrians

Parking!

bike lanes; "gateways"

high-end business & commercial development

maintaining the "look" of the neighborhood

Not convinced Pike Pine needs to be a jobs center.

parking

I think the west gateways are strong.

new construction of market rate condos and townhomes that do not preserve neighborhood character.

New condo units, restore the upper floors of existing structures.

Limitation of development

Parking. Fancy useless stuff like bus bumps and fancy bike racks that cost too much and look stupid. Getting people drunk.

specific demographic and other data presented without any context or explanation of what it says about the area

restricting on-street parking

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

The music and arts community that thrives in the Pike/Pine neighborhood is an historically low-income community. In order to sustain this character, there needs to be a plan for more low-income housing. While the plan currently intends to "preserve and encourage affordable and market-rate housing," the plan does not mention how it will preserve and encourage low-income housing. The current market-rate for housing in Seattle is not affordable to musicians and artists in the Pike/Pine neighborhood. And, "affordable housing" is a misnomer: if I can afford a million dollar home, that is "affordable."

The status reports are poorly distributed. They need to be more broadly communicated. I am an owner-resident in the neighborhood for 2.5 years and read my first status report just 10 minutes ago! How many people are not reading them? Consider a better communications strategy if you want better feedback.

no mention of streetscape (e.g. stunning public art)arrowing of 11th Avenue, corridor into Seattle University)

Oddly, no mention of the wonderful new private/public collaboration on the mural on the

north wall of Monique Lofts

The data seems very out of date. Rent data is 9 years old; not sure what else has changed.

