

Status Check

Seattle Citizens Assess Their Communities and Neighborhood Plans

Summary of the Central Area Neighborhood Discussions



Status Check: How is Your Neighborhood Doing?

Prepared by
Seattle Planning Commission
October 2009

What is this report?

This report contains summaries prepared by members of the Seattle Planning Commission. These summaries document discussions co-facilitated by members of the Planning Commission and the Neighborhood Plan Advisory Committee (NPAC) at a series of neighborhood meetings held in June and July of 2009.¹ The Commission and NPAC co-hosted five open house workshops that included 24 neighborhood specific breakout sessions.² In all, about 350 people participated in the five open house meetings.

The Commission was asked to provide a summary for each of the 24 neighborhood specific breakout sessions. The summaries will help City staff to complete the Status Reports and will be a part of the "State of the Neighborhood Report" that goes to the Mayor and Council at the end of the year.

The Commission and NPAC developed four questions so that we could gather information from the people who live, work, attend school and have businesses in the neighborhood to better understand perceptions about the neighborhoods and how well the neighborhood plan is doing. Participants at the meetings were grouped by neighborhood and asked these four questions by the NPAC co-host while the Commission co-host worked to capture the sentiments of the participants. Participants were also provided questionnaires that contained the same four questions and were encouraged to fill them out and return them to be included in the record. All of the original questionnaires returned from the open house workshops are contained in the appendix of this report.

Outreach and Interpretation

The City of Seattle's neighborhood planning team arranged for interpretation services to the communities often under-represented because of language barriers. Spanish interpretation was available at 14, Chinese interpretation was available at 4; Vietnamese interpretation was available at 6; and Tagalog interpretation was available at 3 of the neighborhood community discussions. Interpretation services were used at 4 of the neighborhood community discussions: Columbia City, Georgetown, Rainier Beach, and the West Seattle Junction.

Virtual Meeting

In an attempt to broaden participation, the Planning Commission also created and hosted a virtual on-line meeting from June through August. The virtual on-line meeting included a questionnaire that asked the same four questions that participants at the open houses were asked. The on-line questionnaire had a total of 4,576 participants. The Commission has provided a companion piece to this report that includes the responses to the on-line questionnaires for each of the 24 neighborhoods.

-
1. The Seattle Planning Commission (SPC) was adopted into the City Charter in 1946. The Commission is an independent and objective group that advises the Mayor and City Council on Urban Planning issues such as land use, zoning, transportation and housing issues.
 2. The Neighborhood Plan Advisory Committee (NPAC) was formed in 2008. NPAC is a committee of Seattle residents and business-people that advises the Department of Neighborhoods and the Department of Planning and Development on conducting the neighborhood updates and neighborhood status reports.

What is included in this report?

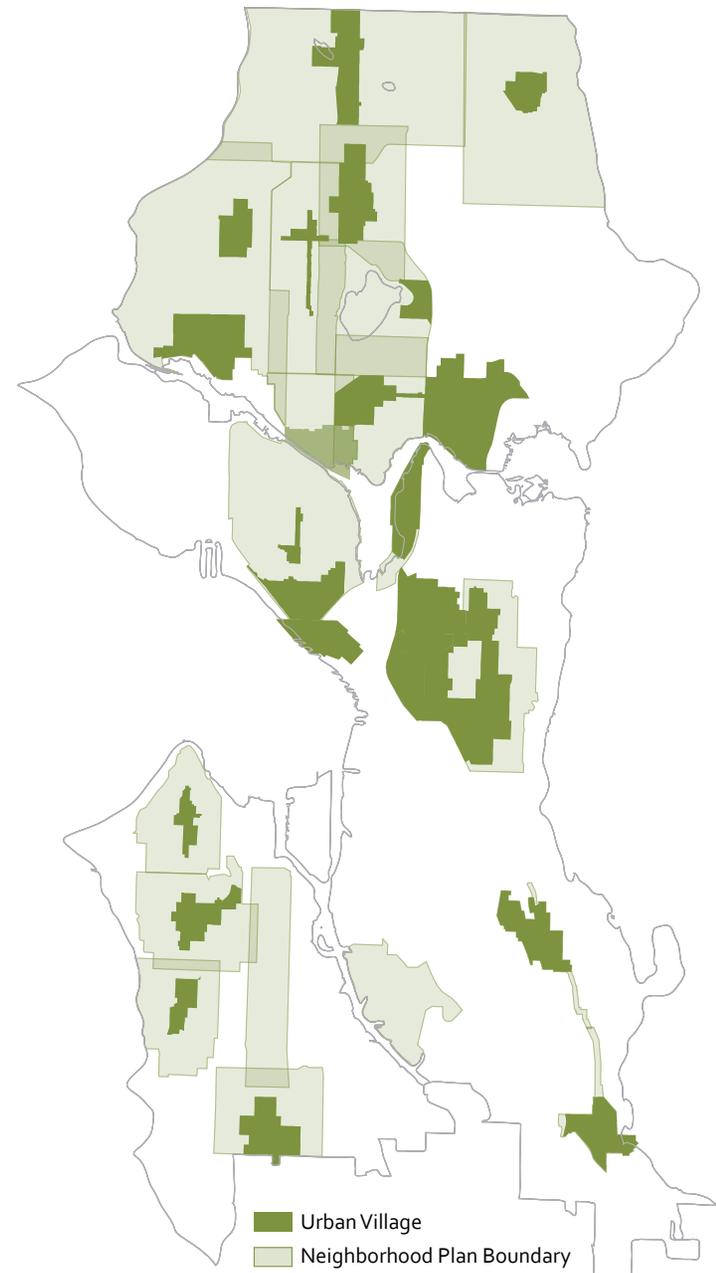
Summary of one of 24 neighborhood discussions held in June and July 2009

Admiral	Georgetown
Aurora/Licton Springs	Green Lake
Belltown	Greenwood/Phinney Ridge
Broadview/Bitter Lake/Haller Lake	Lake City
Capitol Hill	Morgan Junction
Central Area	Pike/Pine
Columbia City /Hillman City/Genesee	Queen Anne
Crown Hill & Ballard	Rainier Beach
Delridge	University Community
Eastlake	Wallingford
First Hill	West Seattle Junction
Fremont	Westwood/Highland Park

Appendix A – Sample agenda

Appendix B – List of attendees from five open house meetings

Appendix C – Notes and questionnaires submitted at meetings



CENTRAL AREA

General Summary

Excluding the Commission and NPAC co-facilitators there were four to five community folks at the neighborhood discussion including three long-time Central area residents and one new business owner who lives outside of Seattle. In addition, between three and five observers sat in on the discussion some of whom expressed interest in the community.

Highlights

- This is a neighborhood with hopes for more development but better than some of what has been coming recently.
- Transit is much used but improvements could be made.
- Open space was not much discussed in the plan but accelerating development has made folks more aware of the open space.
- Safety and schools are key neighborhood issues that are, again, not mentioned much in the key strategies.
- Hanging demographics are a big thing- race, age, income- and are already driving change.



1. Most of the neighborhood plans were adopted about 10 years ago and are in their mid-life. How has your neighborhood changed in the last decade since the plan was adopted, (or since you've been there)?

- Transit has not changed which is a limit on development on growth. e.g #27 has same schedule as in the 1960s, # is changing but still has 1-hour headways off-peak.
- Some transit corridors are very crowded- e.g. Yesler.
- A little history: Community set up "mini-trans" shuttling within and across neighborhood in the 1970s when are as underserved. When I-go was built streets were closed and routes were changed. Used to have #11 through the commercial district.
- Open space has not changed much- little parks not well maintained. Open space was not mentioned in the plan much at all. More needs to be done. Parks should be more accessible.
- 22nd Ave where Jimi Hendrix' home was parked for a while- now Lavizzo Park.
- Trader Joes good with parking above.

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

- The Welch building – success in design included breaking up the building mass so you can see through. Getting lots of 5-story buildings replacing 1-story (losing the old small scale).
- There is some change expected with new housing at CCS.
- Likes balconies on buildings-humanizes the scale.
- Business- business incubator attracting small businesses (e.g 23rd and Dearborn area).
- Walgreens was required to "fit in" with lower scale building. Safeco building also lower scale. Welch Plaza is good example.

Most dissatisfied about?

- 23rd and Jackson could be more pedestrian friendly.
- Building with City neighborhood office is like a "wall" – no green on that corner.
- Cannon House could have had more green space.
- Too much dense housing.
- NW corner of 23rd and Jackson is rundown and will probably get redeveloped.
- Need more traffic signals on MLK.
- Safeway at Mad-Miller - so huge.
- There is a particular developer who does what he wants unless the City changes the Code.
- Wonders what they are going to do with TT Minor.
- Independent seniors in Central getting taxed out of homes.
- Central Area Senior Center @ 30th and MLK- many coming up from south. But it's on a view lot and could be lost to redevelopment.
- Took down trees by p-patch at Norman, took down two houses and put up seven.
- Townhouses – not enough light, privacy.

3. How well are your Neighborhood Plan vision and key strategies being achieved? Are they still the priority?

- Can't call it an urban village if it's a concrete jungle.
- Several schools have closed- short sighted -Need temporary uses until the need returns.
- The Schools used to be what glued the neighborhoods together- need something that replaces this as a community-building function.
- Public safety- middle school aged child mugged on Cherry in broad daylight.
- Look at the grid- should be a park inside each area between arterials.
- Should be a node at 23rd and Madison.
- Something else tall is going in across street need a park among all the tall buildings.
- Neighborhood commercial especially on street level- need space for businesses.
- Heard that Casey (family center) is going to expand- probably go up.
- Street trees are needed- missing an many places.
- Central is still trying to be an urban center.
- Small businesses need parking.
- Parking example- Madrona – NW corner of 34th and Union- lot is often empty.
- Harder to have community events because of lack of parking.
- Seem to change zones per whims of developers.
- Townhouse zoning is an issue- needs to be improved to keep some green space. Also too many stairs- not accessible - e.g. East of 23rd on Union.
- Why require a garage? Have central parking. Not smart housing.
- Townhouses are not along-term solution for housing families.
- Need a hard look at apartment height- shadow effect is huge (we live in a far north city).
- Build tall 3 story buildings with studio, 1- and 2-BR.
- Grocery stores are a key element.
- 23rd and Union [village] still needs to be pulled toward MLK.
- 23/Jackson need to tell developers they need to come to community in permitting.
- Transportation:
 - "Mass transit must be done in the right order."
 - "The most efficient means of transit is by foot."
 - "We should have congestion pricing like London."

4. The city is completing neighborhood plan status reports focusing on demographics, development patterns, housing affordability, public amenities and transportation networks. What should there be more focus on (or less focus on) as the neighborhood status reports are completed in the coming months? Are there any important gaps in the draft status report?
- Not much was mentioned in plan on infrastructure (should be more of a focus).

CENTRAL AREA 2

PLEASE NOTE: An additional meeting was scheduled for the Central Area because of a conflict on the original date.

General summary

There were approximately 20 participants at the neighborhood discussion, excluding facilitator and note-taker. Most participants had lived in the area for several years; one had called the Central Area home for over 80. Four people had participated in drafting the Central Area Action Plan II and were very well acquainted with the details and Vision it laid out for the Area and also with the nuances that have affected its progress. Overall, there was a deep-rooted sense of pride and responsibility among the participants not only for the character of the Area's neighborhoods, but also for their community's programs, businesses and residents.

Highlights

- Most perceive that the Area has accommodated a significant of development and growth over the last ten years. However, the Central Area lacks (or is losing) many services, schools, and other amenities that support the retention of families and a healthy jobs base.
- The impacts of gentrification on diversity and social cohesion are key issues for the Central Area.
- 23rd and Union, identified by the Central Area Action Plan as a 'hub', is becoming blighted.
- Many participants felt "slighted" that the upcoming high capacity transit lines (LINK and the streetcar) may not serve the Central Area.

1. Most of the neighborhood plans were adopted about 10 years ago and are in their mid-life. How has your neighborhood changed in the last decade since the plan was adopted, (or since you've been there)?

Development: A lot has changed: Safeway, Trader Joe's, Starbucks, townhouses, dense apartment buildings.

- Many residents felt that the increased residential density was supposed to come in the form of apartments and condos, however, "what we got were townhouses."
- New housing stock "does not attract a diverse community."
- Newer development, such as townhouses, provides fewer units, and the design does not contribute to a strong sense of community. Older development types, such as courtyard apartments, usually provide higher density, are more "community-friendly," and tend to feel more "villagy" due to their centralized courtyards.
- Hiawatha Place – too much density without investment in transportation and city services.

Demographics: Increase in number of people in the community.

- Shift in residents' demographics: "whiter" and "wealthier."
- More children.
- Less "ethnic friction." There is more diversity in representation regarding Community Councils and other neighborhood groups.

Programs:

- Decrease in programs for youths.
- Absence of arts space, where artists can create and present.
- Fewer Schools.

Economics:

- The opportunity to revitalize the Madison/Miller area was preempted by the recession.
- Rents for small businesses and housing have risen "astronomically."
- Process of change started 30 years ago –, fewer schools.
- This recession has not been as devastating to the Central Area as the Boeing led recession of the early 1970s.

Global climate change.

There has been a demonstrable increase in green space and parks named for African Americans, but there is a lack of information available (no plaques, signs at the parks) about the history and contributions of the people for whom the parks are named.

Transportation:

- Not enough to address walkability. "What happened to the crosswalk at MLK and Marion?"
- Need more ADA compliant curbs at intersections.
- Walkability and proximity to Downtown are significant reasons why people choose to live in the Central Area.

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

- Garfield achieving landmark designation. "Now it's time to look at other buildings in the Area."
- Starbucks and the Central Grind.
- Parks department has improved many parks in the area and purchased land for more.
- "Route 8" was great example of community-driven process. Reinstate the "mini-tram."

Most dissatisfied about?

- The Central Area is not being marketed or made affordable to younger African American, Asian, and other families.
- Social networks are being lost due to the influx of new people and the out-migration of the "extant community."
- People who have lived here 20 years have "kicked out those who have lived here for 80."
- Failure of Central Area Design Guidelines to be approved by the City Council.
- **Transportation:**
 - Bike path on Yesler is dangerous.
 - Lack of adequate transit service on 12th Avenue. The streetcar needs to follow 12th.
 - Safety crossing the street is an issue (16th and Cherry).
- **Economic Development:**
 - Even small businesses have been "priced out" of the area. "We need economic development for small businesses."
 - What started as a "hub" and "village" concept on 23rd has been lost.
 - Too many people traverse the Area only to get somewhere else. "There are reasons to go to the CD, but there should be more." "People [who don't live here] don't know about them." "We should be a destination for people outside the CD."
 - No density of jobs.
 - Very much a car dependent community because of gaps in the neighborhood – lack of jobs, businesses, housing.
 - "There is no 'there' there at 23rd and Union and at other 'hubs' such as 23rd and Jackson."
 - Central Area got "punked" into accepting jobs and services that "go out of the community," such as big box stores. Area 'hubs' should contain jobs and services that give back to the community.
- **Community Programs:**
 - Decline of quality and quantity of community-based programs for youth.
 - Two schools have closed – this is the worst thing.
 - Lack of arts and community based projects at Area gateways.

3. How well are your Neighborhood Plan vision and key strategies being achieved? Are they still the priority?

Commercial side is moving, pedestrian side is not.

Some arts have been implemented, but not in collaboration with the City.

City does not understand the relationships (borders) between the three Urban Villages in the Central Area Plan.

"We have been completely 'punked' on transportation."

"Community has been 'Balkanized' into smaller community councils when we should all be one community."

Economic Development:

- 'Hubs' have not been addressed. 23rd and Union is becoming "blighted."
- Lack of community control and oversight over who develops in the Central Area, and over how that development looks and performs. "How do we seek out sensitive developers."
- After the 1992 Plan, Madison/Miller Area saw "ten years of nothing," "then something" only because of the boom.

4. The city is completing neighborhood plan status reports focusing on demographics, development patterns, housing affordability, public amenities and transportation networks. What should there be more focus on (or less focus on) as the neighborhood status reports are completed in the coming months? Are there any important gaps in the draft status report?

Correct Data Needed:

The data shown is inadequate and does not reflect what is happening in the neighborhood. "It's difficult to find a correlation between the materials distributed and the original Plan. It seems that the City has no idea what our issue are."

Transportation:

- Need info about how people commute to work and how long it takes them.
- Not every street should be 'walkable.' Need some 'driving' streets.
- Need more education for businesses about rules regarding service and deliveries.
- Need more enforcement of speed limits.

Families: Need support systems for families that are already here, and programs that encourage new families to come. No one will come if all the schools are closed.

Need oversight of business rules regarding noise (from night clubs) and noxious odors and waste (from paint companies).

Need Economic Development:

- Need more exposure for the Community Capital Development group. People do not know who they are and what they can offer.
- Need some level of investment in existing structures, especially those that are beautiful, or "architecturally excellent."
- Focus on Rezoning and bringing landowners together. "Comp Plan policies and goals do not make things happen; zoning and landowners do."

Plan should be a "living document."

More "inclusion" in the Neighborhood Plan Update process.

People have different concepts of livability and affordability and we need to understand those in order to move forward.

"Get the neighborhood service center out of the hole. It is dark and unfriendly and should face Jackson Street."

The composition, implementation, and operation of the Stewardship Committee must be considered as part of any new Plan.

i

Five Open Houses, 24 neighborhood discussions

1. June 22 at the South lake Union Armory; Uptown/ Queen Anne; Belltown; Eastlake; Capitol Hill; First Hill; Pike/Pine
2. July 8 Northgate Community Center Lake City, Aurora/Licton Springs, Broadview - Bitter Lake - Haller Lake, University Community (University District NW, Ravenna)
3. July 23 Phinney Neighborhood Center Greenwood/Phinney Ridge, Crown Hill & Ballard, Fremont, Wallingford, Green Lake
4. July 27 Rainier Community Center Central Area (Madison-Miller, 23rd & Union - Jackson and 12th Avenue), Columbia City - Hillman City - Genesee, Rainier Beach
5. July 28 Delridge Community Center Admiral, West Seattle Junction, Morgan Junction, Delridge, Westwood/Highland Park, Georgetown

ii

Neighborhood	Planning Commission Host	NPAC Member Host
Admiral	Catherine Benotto	Mark Wainwright
Aurora/Licton Springs	Michelle Zeidman	Sharonn Meeks (Mark Wainwright unable to attend)
Belltown	Kay Knapton	Catherine Stanford
Broadview/Bitter Lake/Haller Lake	Linda Amato	Craig Benjamin
Capitol Hill	David Cutler	Heidi Oien
Central Area	Mark Johnson	Kate Stineback (Adrienne Bailey did not attend)
Crown Hill & Ballard	Leslie Miller	Ashley Harris
Columbia City/Hillman City/Genesee	Leslie Miller	Linda Amato of the SPC (Eddie Hill unable to attend)
Delridge	Chris Persons	Boaz Ashkenazy
Eastlake	Martin Kaplan	Brian Ramey
First Hill	Kevin McDonald	Sharonn Meeks
Fremont	Chris Fiori	Toby Thaler
Georgetown	Amalia Leighton	Judith Edwards
Green Lake	Jerry Finrow	Kate Joncas
Greenwood/Phinney Ridge	Linda Amato	Kate Stineback
Lake City	Colie Hough-Beck	Renee Staton
Morgan Junction	Jerry Finrow	Cindi Barker
Pike/Pine	Josh Brower	Dennis Saxman
Queen Anne	Matt Roewe	John Coney
Rainier Beach	Chris Persons	Christie Coxley
University Community	Mark Johnson	Jeannie Hale
Wallingford	Amalia Leighton	Irene Wall
West Seattle Junction	Kay Knapton	Sharon Meeks
Westwood/Highland Park	Kevin McDonald	Christie Coxley

Neighborhood Open House

June 22, 2009 - 6:00 – 8:00 pm

South Lake Union Armory – 860 Terry Ave. N.

Hosted by the Seattle Planning Commission & Neighborhood Planning Advisory Committee Agenda

1. Opening Session – 20 minutes

Introduction & Welcome – Josh Brower, NPAC Co-Chair

Opening Remarks – Councilmember Sally Clark

Orientation Video

2. Six (6) Neighborhood Breakout Sessions – 75 minutes

Breakout sessions for Queen Anne, Belltown, Eastlake, Capitol Hill, First Hill, Pike/Pine

Presentation by SPC table host (5-7 minutes)

- Goals of the breakout session
- Presentation of background information on neighborhood plan and status update
- How to provide input (discussion, written questionnaire, easel pad, on-line questionnaire)
- Additional resources available

Facilitated discussion of question led by NPAC table host

1. Most of the neighborhood plans were adopted about 10 years ago and are in their mid-life. How has your neighborhood changed in the last decade since the plan was adopted, (or since you've been there)?
2. What changes or aspects of your neighborhood are you most pleased about? Most dissatisfied about?
3. How well are your Neighborhood Plan vision and key strategies being achieved? Are they still the priority?
4. The city is completing neighborhood plan status reports focusing on demographics, development patterns, housing affordability, public amenities and transportation networks. What should there be more focus on (or less focus on) as the neighborhood status reports are completed in the coming months? Are there any important gaps in the draft status report?

3. Closing Remarks and Next Steps – 5 minutes

Closing Remarks & Next Steps – Josh Brower, NPAC Co-Chair

Appendix B – List of attendees from five open house meetings

Tim Ahlers	Kara Ceriello	Patty Foley	Jim Jensen	Phil Mocek
Joy Anderson	Jose Cervantes	Nancy Folsom	Dale Johnson	Rob Mohn
Jennifer Anderson	Gordon Clowers	Becca Fona	Blair Johnson	Dave Montoure
Aurora Anunicacion	Clarice Coker	Tony Fragada	Matt Johnston	Jesse Moore
Katheryn Armstrong	Rene Commons	Eric Friedli	Giff Jones	Patti Muller
Jill Arnow	John Coney	Bill Fuzekas	Mary Jones	Lisa Muller
Boaz Ashkenazy	Colleen Cooke	Dennis Galvin	Roger Jones	Dan Mullins
Joanne Auterjung	Dorene Cornel	Herbert Getchell	Alan Justad	Mars Mure
Maris Avots	Michael Cornell	Lucille Getchell	Laura Kalleb	Jessica Nguyen
Emi Baldwin	George Counts	Joseph Gockowski	Erica Karlovits	Tri Nguyen
John Barbee	Stuart Crandall	Daniel Goddard	Elias Kass	Hong Nguyen
Scott Barkan	Sally Crone	John Golobiec	Narom Khath	Dan Nolte
Tod Barker	Web Crowell	Kirsten Graham	Phoeun Khim	Richard Nordstrom
Deb Barker	Michael Cuadra	Lynn Graves	Melanee King	John Nuler
Catherine Barker	Mike Dady	Matt Gray	Wesley Kirkman	Karen O'Brien
Rick Barrett	MJ Davidson	Elizabeth Guenara	Cheryl Klinker	Jeannie O'Brien
Zander Batchelder	Susan Davis	Justina Guyott	Chris Knapp	Dara O'Bryne
Vicki Baucom	DeEtte Day	Julia Hadley	Kay Knapton	Susan O'Connell
Ellen Beck	Christo de Klerk	Jeannie Hale	Amber Knox	Kristy O'Donnell
Craig Benjamin	William Decherd	Craig Hanway	Sam Knoz	Pennie O'Grady
Cory Bergman	Jim Del Ciello	Susan Harmon	Sybil Knudson	Sokunthea OK
Jane Bigby	Jon deLeeves	Kathy Harper	Karen Ko	Kenneth Olsen
Derek Birnie	Rory Denovan	Michael harthorne	Diane Kremingk	Vlad Oustimoritch
John Bito	Donn Devore	Ralph Heitt	Tom Lee	Chris Pasco
Allina Black	Brian Dougherty	Tom Henry	Dorothy Lengye	Betty Pata
Neel Blair	Lloyd Douglas	Eva Hermesmyer	Jeff Libby	Nina Pata
Mark Bloudek	Nancy Driver	Hai Hoffman	Ref Lindmark	Bert Patrick
Anna Bowers	Chanta Dumas	Dick Hogan	Peter Locke	Jeffrey Pelletier
Dave Boyd	Christa Dumpys	Charles Hogg	Julie Lubre	Andrea Petzel
Sheila Brown	Shannon Dunn	K Beth Hollingsworth	Wendy Luker	Beth Pflug
Jan Brucker	Tim Durkan	Raft Hollingsworth	Andrew M	Boyd Pickerell
Susie Burke	Ruth Dyksterhais	John Hoole	Matt Ma	Erik Pihl
Janice Burnell	Sherell Ehlers	Bert Hopkins	Glenn MacGilvra	Jeff Pittman
Gloria Butts	David Ellinger	Ron Hornuns	John Magnenat	Ed Pottharst
Priscilla Call	Julie Enevoldsen	Megan Horst	Mike Mariano	Jen Power
Pablo Cambinico	John Enger	Serin Houpton	Velma Maye	Tim Pretare
Leon Capelo	Alicia Fadul	Ryan Hughes	Vivian McLean	Susie Prets
Kevin Carrabine	David Fansler	Wendy Jans	Douglas McNutt	Mary Quackenbush
Eudora Lowery Carter	Abdy Farid	Joan Jeffery	Sandra Melo	Brian Ramey
Susan Casey	Bill Farmer	Sarah Jenkes	Susan Melrose	Craig Rankin
Chris Caster	Andrea Faste	Susan Jensen	Richard Min	Jordan Rash

Appendix B – List of attendees from five open house meetings

Matt Rehder
Mike Reinhardt
Diane & Bob Rhea
Marjorie Rhodes
Scott Ringgold
Amelia River
Kirk Robbins
Joan Robbins
Delight Roberts
Lee Roberts
Ray Robinson
Donna Roseveark
Dennis Ross
Jon Rudical
Dennis Saxman
Sue Scharff
Dena Schule
Shirley Schurman
Deanise Schwarz
Sharon Scully
Rita Selin
Dic Selin
Philip Shach
Sarah Shoup
Sam Simone
Steve Sindiong
Susan Sisson
Cindy Small
Tamra Smilanich
Marty Spiegel
Catherine Stanford
Catherine Stengord
Kate Stineburk
Ruth Stinton
Conan Storlie
Mike Stringer
Adam Strutynski
Christine Stuffels
Jean Sundrorg
Jeff Taylor
Nicole Taylor

Tony To
Viet Tran
Alexandra Tu
Ron Turner
Cathy Tuttle
Sarah Valenta
Diana Vergis Vinh
Jessica Vets
Roger Wagoner
Forrest Wald
Irene Wall
William Walsh
Ed Wecloires
Stuart Weiss
Catherine Wentbrook
Al Werner
Julien Wheeler
Patty Whisler
Scott White
Mary Whitmore
Stephen Whitmore
Thomas Whittemore
Adrienne Wicks
Kraig Wilhelmsin
Adrian Wilkenson
Vivian Williams
Terry Williams
Betty Williams
Laura Wing-Whitebear
Greg Winterstea
Laura Wong-Whitebear
Mikala Woodward
Jason Woycke
Sara Wysocki

Central Area Neighborhood Plan Status

July 27, 2009

Note: Although the discussion was spurred by the 4 questions provided, it did not necessarily always stay on the topic. The notes here are in the order that the comments came up. -msj

Transit has not changed which is a limit on development on growth. E.g #27 has same schedule as in the 1960s, # is changing but still has 1-hour headways off-peak

Some transit corridors are very crowded- e.g. Yesler

Generally Central has good transit service.

A little history: Community set up “mini-trans” shuttling within and across neighborhood in the 1970s when are as underserved. When I-90 was built streets were closed and routes were changed. Used to have #11 through the commercial district.

The “confluence” at Jackson and 14th has not been addressed. Not a gateway

23rd and Jackson could be more pedestrian friendly

Building with City neighborhood office is like a “wall” – no green on that corner

There is some change expected with new housing at CCS

The Welch building – success in design included breaking up the building mass so you can see through. Getting lots of 5-story buildings replacing 1-story (losing the old small scale)

Walgreens was required to “fit in” with lower scale building. Safeco building also lower scale. Welch Plaza is god example.

Likes balconies on buildings-humanizes the scale

Cannon House could have more green space

Open space has not changed much- little parks not well maintained. Open space was not mentioned in the plan much a all. More needs to be done. Parks should be more accessible.

22nd Ave where Jimi Hendrix’ home was parked for a while- now Lavizzo Park

There is an opportunity to connect parks wit small acquisitions. Revitalized Pratt Park- added foliage. Could have a seating area or wading pool

Can’t call it an urban village if it’s a concrete jungle.

Safety issue- having events helps

Too much dense housing

Look at the grid- should be a park inside each area between arterials

Central is still trying to be an urban center.

NW corner of 23rd and Jackson is rundown and will probably get redeveloped

Need more traffic signals on MLK

Public safety- middle school aged child mugged on Cherry in broad daylight

The Schools used to be what glued the neighborhoods together- need something that replaces this as a community-building function

Several schools have closed- short sighted

Need temporary uses until the need returns

Safeway at Mad-Miller - so huge

Something else tall s going in across street need a park among all the tall buildings

Should be a node

There has been a change in economics east in Mad Valley

There is a particular developer who does what he wants unless the City changes the Code

23rd and Union - not there yet (referring to key strategies)

Likes scale at 20th and Union

Wonders what they are going to do with TT Minor

Business- business incubator attracting small businesses (e.g 23rd and Dearborn area)

Neighborhood commercial especially on street level need space for businesses

Trader Joes good with parking above

Heard that Casey (family center) is going to expand- probably go up

Small businesses need parking

Street trees are needed- missing an many places

Parking example- Madrona – NW corner of 34th and Union- lot is often empty

Harder to have community events because of lack of parking

Townhouse zoning is an issue- needs to be improved to keep some green space.
Also too many stairs- not accessible - e.g. East of 23rd on Union

Took down trees by p-patch at Norman, took down 2 houses and put up 7

Townhouses – not enough light, privacy,

Garages hard to enter, waste of space

Seem to change zones per whims of developers

Why require a garage? Have central parking. Not smart housing

Need a hard look at apartment height- shadow effect is huge (we live in a far north city)

Build tall 3 story buildings with studio, 1- and 2-BR

Independent seniors in Central getting taxed out of homes

Central Area Senior Center @ 30th and MLK- many coming up from south. But it's on a view lot and could be lost to redevelopment

Grocery stores are a key element.

23rd and Union [village] still needs to be pulled toward MLK

23/Jackson need to tell developers they need to come to community in permitting

Townhouses are not long-term solution for housing families

Not much was mentioned in plan on infrastructure