

# Status Check

Seattle Citizens Assess Their Communities and Neighborhood Plans

*Summary of the First Hill Neighborhood Discussion*



**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.<sup>1</sup> The Commission and NPAC co-hosted five open house workshops that included 24 neighborhood specific breakout sessions.<sup>2</sup> 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.

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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?

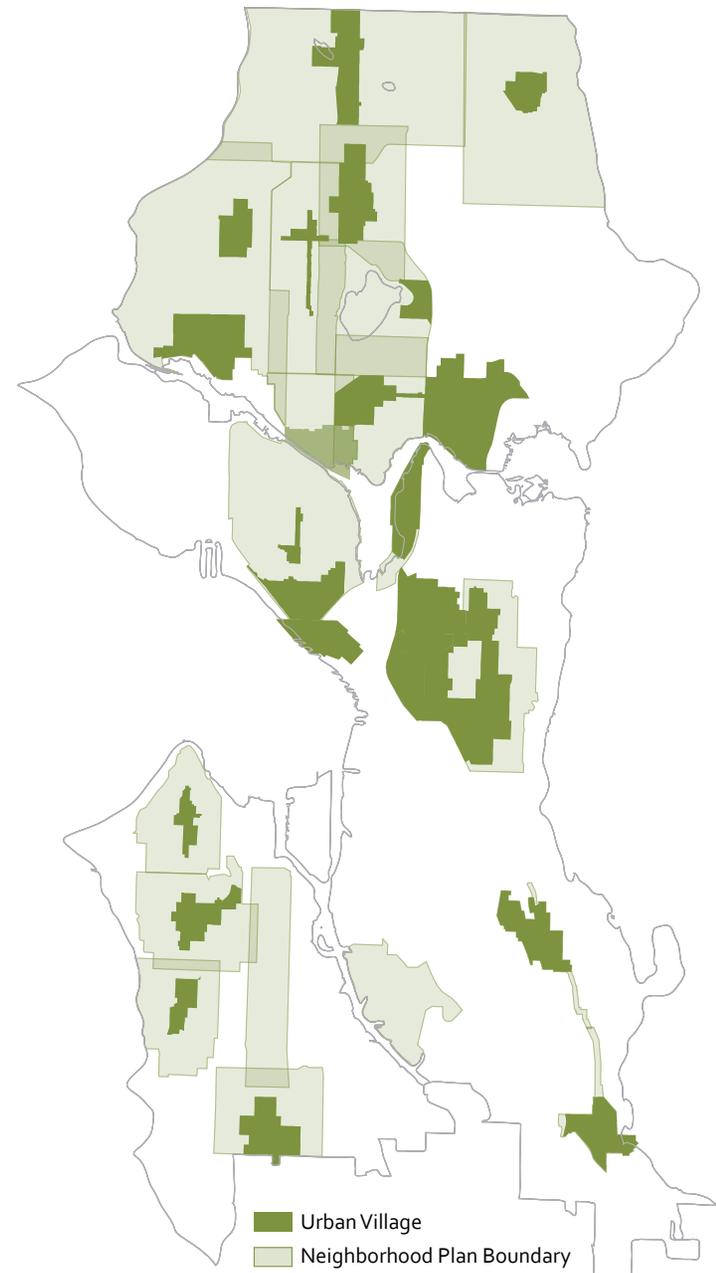
*Summary of one of 24 neighborhood discussions held in June and July 2009*

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
<b>First Hill</b>	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*



# FIRST HILL

## General Summary

One person participated in the neighborhood discussion for First Hill. A long time resident of First Hill, this person had a lot to say about the neighborhood, especially about the lack of affordable housing. The participant began by noting the tremendous diversity in the neighborhood, and would have expected more participation if the meeting materials were available in a language other than English.

## Highlights

One of the key strategies for the First Hill Neighborhood was to integrate a future light rail station into the Madison Street corridor. Now that there will be no light rail station on First Hill, attention will focus on a streetcar alignment and stations. To improve pedestrian connections to downtown Seattle and other adjacent neighborhoods is a goal that has not been met. The need to create and preserve affordable housing was highlighted, and the lack of action on this front was noted.



### 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)?

- In general, the plan had modest goals which have largely been met. Perceived funding constraints at the time of plan development limited the vision.
- Traffic calming has been implemented better than before the plan.
- Workforce housing has been lost to higher-end developments:
  - Affordable housing torn down to build unaffordable buildings.
  - Workers on the Hill cannot afford to live on the Hill.
  - There is nothing in the plan that offers protection to affordable housing.
  - A 1970s era plan promised no more residential development.
- Hospital Growth: Hospitals did not take part on the neighborhood planning process therefore they do not share in the neighborhood's long range plans.

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

- Safety has improved.
- Public transportation is better: #60 bus improved, #9 bus 30 minute headway is good.

#### Most dissatisfied about?

- Affordable housing is disappearing.
- Not enough support for workforce housing retention and development.
- Land is expensive so new housing development is not affordable.
- There is an increasing gap between subsidized and market-rate housing – First hill is a bellwether for an emerging citywide trend.

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

- The plan had no big vision, just small realistic plans, so happy with any improvements.
- Priorities then are priorities still.
- Never have achieved the goal of a park in the center part of First Hill.
- Affordable housing is an “endangered species” on the Hill.
- Limiting parking supply was a goal that has yet to be achieved.
- Seattle Housing Authority plans for Yesler Terrace do not have very good connections with adjacent neighborhoods.

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?
- How in the neighborhood planning process, is it that there is no connectivity between adjoining plans where they come together?
  - Planning for Pike/Pine should be better coordinated with Capitol Hill and First Hill.
  - Major institution plans are not very well integrated into neighborhood plans.
  - Seattle University should integrate better with Capitol Hill. Parking garages along Broadway are not compatible with the neighborhood.
  - The interface of the south end of First Hill with the International District and the Central Area is not very well integrated.
  - Focus on affordable housing – the city should do whatever is possible to address workforce housing.
  - As density increases, trees decrease, creating a less pleasant sidewalk environment.
  - Walkability is an important part of transportation.
    - Enchantment with rail transportation has slighted more accessible transit.
    - ¼ mile radius from light rail stations is too far for many people to walk.
    - Bus stops more frequently and has better neighborhood service.
  - There is a need for a new park south of Madison.
  - Growth along 12th Avenue is more than was expected.
  - First Hill has fewer cars per capita than other areas of the city.
  - Good public transit could be better if it ran later at night.
  - Streetcar – put the route on Broadway not on 12th.

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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

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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 Cielo	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

~~1st~~  
~~2nd~~  
~~3rd~~

# Neighborhood Open House FIRST HILL

Question 1)

- language other than english  
tigreria

in general direction expected  
"modest" plan - funding constraints limited vision  
reality

traffic calming implemented before plan approved

loss of workforce housing has happened

↳ taking down old/affordable housing

↳ build new unaffordable buildings

workers on the hill can not afford to live on the Hill

Hospital growth

↳ didn't take part in planning process

↳ didn't share long range plans

Promised no more residential development (early 70's) plan  
Nothing in the plan to ensure retention/development of  
affordable housing

# FIRST HILL

Q2)

Pleased

Safer than previous  
Transportation better  
- #60 bus improved  
#9 bus 30-min  
freq not  
as good

Displeased

affordable housing  
not enough support for  
workforce housing  
50-80% of median  
land is expensive - so  
affordable housing  
increasing gap between  
subsidized & market rate housing  
1st Hill is bellweather for trend

Q3)

Not big vision - small, realistic plan  
So not upset with improvements

Priorities then are priorities still  
Not much housing for workforce to be preserved  
↳ endangered species  
not enough very low income housing

Never got park in center part of 1st Hill

Seattle Housing Authority plans for Webster Terrace does not  
have very good connections to neighborhood

Linking parking - never happened in implementation

# FIRST HILL

4) demographics related to housing choices

flaw in neighborhood planning is that there is no connectivity between plans where they come together need to be more seamless at borders

focus on housing affordability  
city should do whatever possible to address workforce housing

public amenities - whose amenity?  
density increases, trees decrease  $\Rightarrow$  less pleasant ~~area~~ sidewalks

transportation - walkability is important  
enchantment with rail transportation has slighted  
more accessible transit  
↳ 1/4 mile radius from LRT stations too much for many  
- bus stops frequent, bus service often  
↳ fewer cars per capita than other around city

need for a park south of madison - where

12<sup>th</sup> Ave growth

intake of south end of 1st hill w/ ID, CD not very integrated

Pike Line Spark Planning areas - should be better integrated  
CAP, 15<sup>th</sup>

# FIRST HILL

Major institution plans not always well integrated into neighborhood plans

↳ Seattle U - 12<sup>th</sup> Avenue

↳ integrate better with neighborhood

Parking garages along Broadway

good public transit - could run later at night

Keweenaw Park - 6<sup>pm</sup>

Streetcar - put route further west, not on 12<sup>th</sup>

Wayfinding