

Status Check

Seattle Citizens Assess Their Communities and Neighborhood Plans

Summary of the West Seattle Junction 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 2009.¹ 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.

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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?

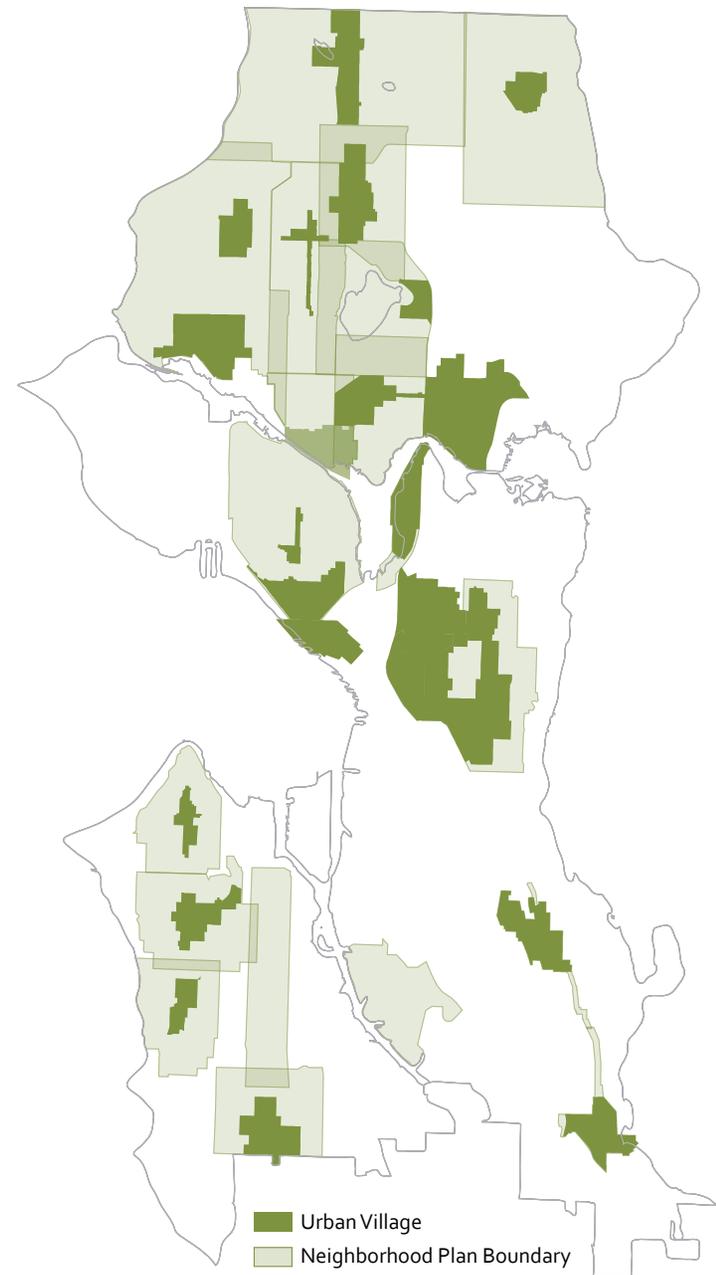
Summary of one of 24 neighborhood discussions held in June and July 2009

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
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



WEST SEATTLE JUNCTION



General summary

Approximately 30 participants identified themselves as residents, business and property owners and ranged from single adults in their twenties to young parents to seniors. They included people whose families had lived in West Seattle for 100+ years to newcomers. Several participants lived outside the plan area in West Seattle but use the business areas and transit frequently and expressed a desire to connect to a neighborhood plan vital to the larger community. A group of participants listened and observed by use of a translator and planned to comment on-line.

Highlights

- Junction is the heart of West Seattle, a gathering place centered around an inviting business district filled with unique and creative shops. It has experienced a dramatic and revitalizing surge of growth and development in recent years. Change is not always welcome but business owners and residents marshal energy and influence to make it a better place. New parks create needed green spaces and the mural project beautifies the Junction.
- The Gateway/Fauntleroy Triangle area provides a significant opportunity to improve and create a welcoming entrance to the West Seattle peninsula. The unusual amount of developable land due to the vacated Huling properties and a proposed Bus Rapid Transit (Bus Rapid Transit) presents a unique once-in-a-lifetime opportunity for an urban design planning effort involving the City, community groups, West Seattle Chamber and West Seattle Junction Association. This effort should focus on ways to create open and green space, enhance pedestrian linkages and connections to the Junction core, provide adequate utilities and convenience shopping while allowing residential density that makes such development financially feasible.
- Parking issues center around the need of businesses requiring support from consumers outside the immediate area, employee parking needs, park and riders at the transit hub, and the topographical and demographic make up of the area. A Park N Ride lot is advocated.
- While the Junction is vibrant, it is fragile and could use more diverse businesses to strengthen the retail mix. Retail is shrinking while food services are growing; high-end retail and creative Mom and Pop shops are needed.
- A comprehensive plan for West Seattle is needed that adds amenities in concert with new growth and development, including wider sidewalks, beautification/landscaping, view corridors, traffic calming and marketing with a theme. Zoning and Design Guidelines are tools that can be reviewed and revised to achieve the goals of such a plan. There is dissatisfaction with the developer response at Design Review and with a perceived lack of implementation of the Design Guidelines.

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)?

- Ten years ago, the Junction was in need of critical care with a high vacancy rate, declining businesses and a shabby appearance. A sidewalk beautification project combining City resources with property owner investment has increased the number of businesses, improved the overall business climate, and calmed traffic, creating a vibrant gathering place for the community.
- Dramatic changes in recent years with new large scale developments that bring a population increase and impact traffic patterns creates community tension when not accompanied by amenities to enhance the pedestrian environment. Change brings diversity and change is inevitable. Businesses want to locate in Junction, but space for new businesses is lacking.
- New development has increased density with high rise mixed use buildings. Concern about design of new buildings, "Big box architecture is mundane," predominates.
- New parks make it beautiful; include Ercoline, Junction Plaza, Dakota playfield, Pea Patch.
- New residents are moving to the Junction from other neighborhoods. It's become a desirable living neighborhood with new houses and new playgrounds, but more it is expensive. A great mix of activities offers more to do in the Junction, so people stay on the Peninsula.
- Need to do more to make family friendly; acknowledge that schools are critical, but not city responsibility.

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

Junction is growing and developing with business owners and residents in the community caring and involved to make it a better place. It is the heart of West Seattle, a gathering place centered around an inviting business district filled with unique and creative shops. New parks create needed green spaces and the mural project beautifies the Junction.

Most dissatisfied about?

- City help is needed to create a unified vision or master plan for future development that adds amenities in concert with the new growth and development. New development should fit the small town character.
- People are dissatisfied with the developer response at Design Review and with Design Guidelines that have no teeth.
- Transportation needs have not kept pace with development; nothing has been done to 'get us to the bus.'
- "Where's the Park and Ride? Instead we'll have Park and Hide!"
- Rapid Ride doesn't make sense for West Seattle, instead should have more buses.
- The Gateway area is ripe for new development with vacant lots, but there is no plan to provide green space or linkages with Junction core.
- Lighting is needed at crosswalks to improve pedestrian safety and reduce potential crime.

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

- Major accomplishments such as P-Patch and parks came about with grant funding. This places burden on community to carry out improvements with City limiting its role to funding.
- Transportation is easy if one lives in the Junction but access is difficult if one lives off California. The Junction is supposed to be a transit hub but help is needed to get there. Park and Ride is needed for people to use transit but the City mind-set opposes that. Rapid Ride has a long way to go. Employee parking is a problem not solved by transit solutions.
- Utilities need to be upgraded to accommodate new development and density.
- Since neighborhoods are filled up, new housing needs to be provided in business district; this supports shopping opportunities that create a vibrant center while preserving a buffer zone from single family residential.
- Cottage housing provisions are too generous and take away open spaces and change the character of the neighborhood. But they are a way to deal with housing costs.
- Pedestrian friendly design solutions such as setbacks, light and air spaces are needed to avoid a tunnel effect.
- Sustainability has come a long way – what else can we do?

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?

- Huling properties offer a unique once in a lifetime opportunity for an urban design planning effort involving the City, community groups, West Seattle Chamber and West Seattle Junction Association that allows the City to create a Park and Ride and open spaces in conjunction with pleasing development that welcomes people to West Seattle. A comprehensive plan is needed that includes wider sidewalks, beautification/landscaping, view corridors, traffic and marketing with a theme. Zoning and Design Guidelines need to be reviewed to incentivize setbacks, wider sidewalks and view corridors while preserving historic-era buildings.
- The Junction is the only urban village in West Seattle lacking a community center.
- Topography and demographics of the area provide challenges.
- Stalled developments shelter shady activities (drugs and homeless) leading to sense of insecurity.
- People move here because the Junction is vibrant but businesses are fragile and the district could use more diversity; retail is shrinking while restaurants are growing. High end retail is wanted plus Mom and Pop shops, so need to find way to encourage locals to open businesses.

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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

West Seattle Junction Status Check Open House

Summary Notes

1.Changes in the last decade:

Ten years ago, the Junction was in need of critical care with a high vacancy rate, declining businesses and a shabby appearance. A sidewalk beautification project combining City resources with property owner investment has increased the number of businesses, improved the overall business climate, and calmed traffic, creating a vibrant gathering place for the community.

Dramatic changes in recent years with new large scale developments that bring a population increase and impact traffic patterns creates community tension when not accompanied by amenities to enhance the pedestrian environment. Change brings diversity and change is inevitable. Businesses want to locate in Junction, but space for new businesses is lacking.

New development has increased density with high rise mixed use buildings. Concern about design of new buildings, “Big box architecture is mundane,” predominates. New parks make it beautiful; include Ercoline, Junction Plaza, Dakota playfield, Pea Patch.

New residents are moving to the Junction from other neighborhoods. It’s become a desirable living neighborhood with new houses and new playgrounds, but more it is expensive. A great mix of activities offers more to do in the Junction, so people stay on the Peninsula.

Need to do more to make family friendly; acknowledge that schools are critical, but not city responsibility,.

2a. Changes pleased with:

Junction is growing and developing with business owners and residents in the community caring and involved to make it a better place. It is the heart of West Seattle, a gathering place centered around an inviting business district filled with unique and creative shops. New parks create needed green spaces and the mural project beautifies the Junction.

2b. Changes dissatisfied with:

City help is needed to create a unified vision or master plan for future development that adds amenities in concert with the new growth and development. New development should fit the small town character.

People are dissatisfied with the developer response at Design Review and with Design Guidelines that have no teeth.

Transportation needs have not kept pace with development.

“Where’s the Park and Ride? Instead we’ll have Park and Hide!”

Rapid Ride doesn’t make sense for West Seattle, instead should have more buses.

The Gateway area is ripe for new development with vacant lots, but there is no plan to provide green space or linkages with Junction core.

Lighting is needed at crosswalks to improve pedestrian safety.

3. Achievement of vision and key strategies:

Major accomplishments such as P-Patch and parks came about with grant funding. This places burden on community to carry out improvements with City limiting its role to funding.

Transportation is easy if one lives in the Junction but access is difficult if one lives off California. The Junction is supposed to be a transit hub but help is needed to get there. Park and Ride is needed for people to use transit but the City mindset opposes that. Rapid Ride has a long way to go. Employee parking is a problem not solved by transit solutions.

Utilities need to be upgraded to accommodate new development and density.

Since neighborhoods are filled up, new housing needs to be provided in business district; this supports shopping opportunities that create a vibrant center.

Cottage housing provisions are too generous and take away open spaces and change the character of the neighborhood. But they are a way to deal with housing costs.

Pedestrian friendly design solutions such as setbacks, light and air spaces are needed to avoid a tunnel effect.

Sustainability has come a long way – what else can we do?

4. Priorities/Focus:

Huling properties offer a unique once in a lifetime opportunity for an urban design planning effort involving the City, community groups, West Seattle Chamber and West Seattle Junction Association that allows the City to create a Park and Ride and open spaces in conjunction with pleasing development that welcomes people to West Seattle. A comprehensive plan is needed that includes wider sidewalks, beautification/landscaping, view corridors, traffic and marketing with a theme. Zoning and Design Guidelines need to be reviewed to incentivize setbacks, wider sidewalks and view corridors.

The Junction is the only urban village in West Seattle lacking a community center.

Topography and demographics of the area provide challenges.

Stalled developments shelter shady activities (drugs and homeless) leading to sense of insecurity.

People move here because the Junction is vibrant but businesses are fragile and the district could use more diversity; retail is shrinking while restaurants are growing. High end retail is wanted plus Mom and Pop shops, so need to find way to encourage locals to open businesses.

Status Check: How is Your Neighborhood Doing?

Please provide the following information and attach additional sheets if necessary.

Which neighborhood are you commenting on? _____

For how long have you...

	less than 5 years	5-10 years	more than 10 years	does not apply
lived in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
owned a business in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
regularly visited this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
worked in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
attended school in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
other (please describe)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Name:

Cambodian/Khmer

Email Address:

Question 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)?

Question 2

What changes or aspects of your neighborhood are you

most pleased about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) _____

most dissatisfied about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) Parking

Do you have any comments related to what you are pleased or dissatisfied about?

Question 3

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

- very well
- somewhat well
- somewhat poorly
- very poorly
- don't know/neutral

please describe

Are they still the priority?

- yes, very much so
- some priorities have changed, some haven't
- no, not at all
- don't know/neutral

please describe

Question 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?

There should be more focus on...

There should be less focus on...

Are there any important gaps in the draft status reports?

- No
- Yes (*please describe*)

Please return this questionnaire by **Monday, August 10, 2009** to:

The Seattle Planning Commission
700 5th Avenue, Suite 2000
PO Box 34019
Seattle, WA 98124

You can also fill out the questionnaire on-line at:
http://www.seattle.gov/dpd/Planning/Neighborhood_Planning/StatusReports/default.asp

Status Check: How is Your Neighborhood Doing?

Please provide the following information and attach additional sheets if necessary.

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For how long have you...	less than 5 years	5-10 years	more than 10 years	does not apply
lived in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
owned a business in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
regularly visited this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
worked in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
attended school in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
other (please describe)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Name:

Cambodian / Khmer

Email Address:

Question 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)?

- New Parks
- New Libraries
- New houses
- New Play Grounds
- New Community Garden

Question 2

What changes or aspects of your neighborhood are you

most pleased about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) _____

most dissatisfied about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) buses / parking

Do you have any comments related to what you are pleased or dissatisfied about?

Question 3

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

- very well
- somewhat well
- somewhat poorly
- very poorly
- don't know/neutral

please describe

Are they still the priority?

- yes, very much so
- some priorities have changed, some haven't
- no, not at all
- don't know/neutral

please describe

Question 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?

There should be more focus on...

transportation. buses.

There should be less focus on...

Are there any important gaps in the draft status reports?

- No
- Yes (*please describe*)

Please return this questionnaire by **Monday, August 10, 2009** to:

The Seattle Planning Commission
700 5th Avenue, Suite 2000
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Seattle, WA 98124

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owned a business in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
regularly visited this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
worked in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
attended school in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
other (please describe)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Name:

Khmer / Cambodian

Email Address:

Question 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)?

- There are new parks that our community can use.
- There are play grounds that our kids and community can use.
- There are new houses, new people.
- Community Garden or P-Patch that our community members can plan vegetable for their income.

Question 2

What changes or aspects of your neighborhood are you

most pleased about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) _____

most dissatisfied about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) Parking

Do you have any comments related to what you are pleased or dissatisfied about?

Question 3

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

- very well
- somewhat well
- somewhat poorly
- very poorly
- don't know/neutral

please describe

Are they still the priority?

- yes, very much so
- some priorities have changed, some haven't
- no, not at all
- don't know/neutral

please describe

Question 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?

There should be more focus on...

There should be less focus on...

→ Shopping Mall

Are there any important gaps in the draft status reports?

- No
- Yes (*please describe*)

Please return this questionnaire by **Monday, August 10, 2009** to:

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PO Box 34019
Seattle, WA 98124

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Status Check: How is Your Neighborhood Doing?

Please provide the following information and attach additional sheets if necessary.

Which neighborhood are you commenting on? WEST SEATTLE JUNCTION

For how long have you...	less than 5 years	5-10 years	more than 10 years	does not apply
lived in this neighborhood?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
owned a business in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
regularly visited this neighborhood?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
worked in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
attended school in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
other (please describe)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Name:

Email Address:

Question 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)?

1. HIGH RISE MULTI-USE BUILDINGS
2. BUSINESSES LOOK BETTER

Question 2

What changes or aspects of your neighborhood are you

most pleased about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) _____

most dissatisfied about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) _____

Do you have any comments related to what you are pleased or dissatisfied about?

Initial impression coming into Junction & West Seattle looks terrible? Very bad first impression. Crime: there were 2 murders within 4 or 5 blocks of my house lots of car prowls. Worried about the big buildings - changing character of West Seattle. Want to keep small business. Make it possible to stay - can afford to stay.

Question 3

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

- very well
- somewhat well
- somewhat poorly
- very poorly
- don't know/neutral

please describe

*Fantleroy Gateway - worse than ever
Parbs. I don't think there's enough focus
losing small town atmosphere with large multi-use
buildings. Not enough parks & recreational facilities - like
a community center.*

Are they still the priority?

- yes, very much so
- some priorities have changed, some haven't
- no, not at all
- don't know/neutral

please describe

Question 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?

There should be more focus on...

*Gateway to West Seattle -
This should be the basis
of West Seattle's character.
Right now it's pathetic.*

Are there any important gaps in the draft status reports?

- No
- Yes (please describe)

*We need a comprehensive plan to bring everything
together to make these ideas to come together
on a balanced, fair timeline.*

There should be less focus on...

*Large multi-use buildings.
I understand they do provide
revenue from taxes. There should
be an equal provision of
recreational facilities as
the large multi-use buildings
are developed - They should
pay for the parks & recreational*

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Status Check: How is Your Neighborhood Doing?

Please provide the following information and attach additional sheets if necessary.

Which neighborhood are you commenting on? West Seattle Junction

For how long have you...

	less than 5 years	5-10 years	more than 10 years	does not apply
lived in this neighborhood?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
owned a business in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
regularly visited this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
worked in this neighborhood?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
attended school in this neighborhood?	<input type="radio"/>	<input checked="" type="radio"/> <small>my son</small>	<input type="radio"/>	<input type="radio"/>
other (please describe)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Name:

Email Address:

Question 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)?

It has seen tremendous development; small houses torn down and replaced with big ones; single house lots replaced by multiple-dwellings; less expensive stores replaced with high priced boutiques; more and more bars/restaurants; tremendous increase in rental prices. More parks, too - on a happy note.

Question 2

What changes or aspects of your neighborhood are you...

most pleased about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) _____

most dissatisfied about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) _____

Do you have any comments related to what you are pleased or dissatisfied about?

Too many buildings that are too large in too short a span of time in too small an area! And they are too expensive!

Question 3

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

- very well
- somewhat well
- somewhat poorly
- very poorly
- don't know/neutral

please describe

Transportation is a problem;
housing is unaffordable; develop-
ment out of control.
The function is too expensive for
families to live in, though outer
areas are more amenable.

Are they still the priority?

- yes, very much so
- some priorities have changed, some haven't
- no, not at all
- don't know/neutral

please describe

Question 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?

There should be more focus on...

There should be less focus on...

AFFORDABLE HOUSING.
HUMAN SCALE DEVELOPMENT
not enormous structures that
block light and views & create
oppressive environments.
BETTER TRANSPORTATION

Are there any important gaps in the draft status reports?

- No
- Yes (please describe)

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Status Check: How is Your Neighborhood Doing?

Please provide the following information and attach additional sheets if necessary.

Which neighborhood are you commenting on? WS JUNCTION

For how long have you...

	less than 5 years	5-10 years	more than 10 years	does not apply
lived in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
owned a business in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
regularly visited this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
worked in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
attended school in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
other (please describe)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Name: _____

Email Address: _____

Question 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)?

GREAT IMPROVEMENTS TO BUSINESS DISTRICT SUCH AS STORES & RESTAURANTS
THE PARKING IMPACT BEEN NEGATIVE AS PEOPLE PARK & LEAVE TO DOWNTOWN, ETC.

Question 2

What changes or aspects of your neighborhood are you

most pleased about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) _____

most dissatisfied about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) PARKING ISSUES

Do you have any comments related to what you are pleased or dissatisfied about? PARK & RIDE

LACK OF PARK & RIDE SITE IN WS AS WAS MENTIONED IN WS JUNCTION DESIGN GUIDELINES

Question 3

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

- very well
- somewhat well
- somewhat poorly
- very poorly
- don't know/neutral

please describe

TRANSPORTATION IMPROVEMENTS &
APPLICATION OF GUIDELINES
WHEN NEW DEVELOPMENTS COME
TO WS.

Are they still the priority?

- yes, very much so
- some priorities have changed, some haven't
- no, not at all
- don't know/neutral

please describe

DEMOGRAPHICS IN WS HAS BEEN
CHANGED SINCE 2000

Question 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?

There should be more focus on...

COMPREHENSIVE PLAN FOR THE
WS AREA W/ RESPECT TO
TRANSPORTATION & PUBLIC AMENITIES

There should be less focus on...

DEVELOPMENT PATTERNS.

Are there any important gaps in the draft status reports?

- No
- Yes (*please describe*)

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Status Check: How is Your Neighborhood Doing?

Please provide the following information and attach additional sheets if necessary.

Which neighborhood are you commenting on? W-S. JUNCTION

For how long have you...

	less than 5 years	5-10 years	more than 10 years	does not apply
lived in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
owned a business in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
regularly visited this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
worked in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
attended school in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
other (please describe)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Name: _____

Email Address: _____

Question 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)?

TOO MANY BUILDINGS ARE EXCEEDING THE 6 STORY LIMIT THAT WAS VOTED FOR IN THE "URBAN VILLAGE" CAMPAIGN.

Question 2

What changes or aspects of your neighborhood are you

most pleased about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) _____

most dissatisfied about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new ~~and existing~~
- other (please specify) _____

Do you have any comments related to what you are pleased or dissatisfied about?

SEE QUESTION #1

Question 3

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

- very well
- somewhat well
- somewhat poorly
- very poorly
- don't know/neutral

please describe

Are they still the priority?

- yes, very much so
- some priorities have changed, some haven't
- no, not at all
- don't know/neutral

please describe

Question 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?

There should be more focus on...

MAINTAINING THE SMALL
TOWN FEEL,
DOWN ZONE TO SLIGHTLY
LOWER DENSITY

There should be less focus on...

MAXIMIZING THE DENSITY TO
CURRENT ZONING.

Are there any important gaps in the draft status reports?

- No
- Yes (*please describe*)

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Status Check: How is Your Neighborhood Doing?

Please provide the following information and attach additional sheets if necessary.

Which neighborhood are you commenting on? WEST SEATTLE JUNCTION.

For how long have you...

	less than 5 years	5-10 years	more than 10 years	does not apply
lived in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
owned a business in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
regularly visited this neighborhood?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
worked in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
attended school in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
other (please describe)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Name:

Email Address:

Question 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)?

~~XXXXXX~~ I am here just visiting, but to me the junction had a cute quaint feel... coming from Southern, CA the look & feel of the junction - to me - was new. After being here for 2-3 weeks now, I ~~then~~ fell in love w/ the ~~XXXXXX~~ smaller town look. Its a great compliment to the business feel of downtown Seattle. The junction is so eclectic and old fashioned. I love the classic shops! I would hate to see it changed. (Big buildings... ~~XXXXXX~~ MODERN HOUSING). I like the IDCA ~~XXXXXX~~ of the cottages.

Question 2

What changes or aspects of your neighborhood are you...

most pleased about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) _____

most dissatisfied about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) _____

Do you have any comments related to what you are pleased or dissatisfied about?

~~XXXXXX~~

Question 3

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

- very well
- somewhat well
- somewhat poorly
- very poorly
- don't know/neutral

please describe

N/A

Are they still the priority?

- yes, very much so
- some priorities have changed, some haven't
- no, not at all
- don't know/neutral

please describe

N/A.

Question 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?

There should be more focus on...

There should be less focus on...

Are there any important gaps in the draft status reports?

- No
- Yes (*please describe*)

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[Planning/StatusReports/default.asp](http://www.seattle.gov/dpd/Planning/Neighborhood_Planning/StatusReports/default.asp)

Status Check: How is Your Neighborhood Doing?

Please provide the following information and attach additional sheets if necessary.

Which neighborhood are you commenting on? West Seattle Junction

For how long have you...

less than 5 years 5-10 years more than 10 years does not apply

Name:

lived in this neighborhood?

owned a business in this neighborhood?

regularly visited this neighborhood?

worked in this neighborhood?

attended school in this neighborhood?

other (please describe)

Email Address:

Question 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)?

1. Density of housing
2. Land vacancy (business)
3. Better types of business
4. Parking has worsened

Question 2

What changes or aspects of your neighborhood are you

most pleased about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) _____

most dissatisfied about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) _____

Do you have any comments related to what you are pleased or dissatisfied about?

- Larger areas of vacant properties
- Overbearing development

Question 3

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

- very well
- somewhat well
- somewhat poorly
- very poorly
- don't know/neutral

please describe

Are they still the priority?

- yes, very much so
- some priorities have changed, some haven't
- no, not at all
- don't know/neutral

please describe

Question 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?

There should be more focus on...

- Solving Challenge of the area in a more specific way*
- Unifying the whole of West Seattle*

There should be less focus on...

High rise and backyard cottages

Are there any important gaps in the draft status reports?

- No
- Yes (please describe)

More partnering with the neighborhood groups & business community

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Status Check: How is Your Neighborhood Doing?

Please provide the following information and attach additional sheets if necessary.

Which neighborhood are you commenting on? WEST SEATTLE JUNCTION

For how long have you...

	less than 5 years	5-10 years	more than 10 years	does not apply
lived in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
owned a business in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
regularly visited this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
worked in this neighborhood?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
attended school in this neighborhood?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
other (please describe)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Name:

Email Address:

Question 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)?

PARKING REQUIREMENTS FOR APTS LESSENED - BIG MISTAKE
UNFORTUNATELY, MANY OF THE APT BUILDINGS NEWLY BUILT
LACK STYLE. JUST BIG AND UGLY - E.G. AVALON WAY

Question 2

What changes or aspects of your neighborhood are you

most pleased about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) SINGLE FAMILY ZONES

most dissatisfied about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) DO NOT WANT

Do you have any comments related to what you are pleased or dissatisfied about? BACKYARD COTTAGES

NEW APT BUILDINGS IN THE JUNCTION PROPER ARE TOO LARGE
AND OUT OF CHARACTER. NO SETBACKS FROM SIDEWALK FOR
TREES, PLANTINGS

WE ARE AHEAD OF SCHEDULE FOR DENSITY!

Question 3

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

- very well
- somewhat well
- somewhat poorly
- very poorly
- don't know/neutral

please describe

Are they still the priority?

- yes, very much so
- some priorities have changed, some haven't
- no, not at all
- don't know/neutral

please describe

I am very concerned about the plan to tear down the viaduct rather than retrofitting it - a most unfortunate decision

Question 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?

There should be more focus on...

DO NOT CONCENTRATE ON TAKING CARS AWAY - YOU WILL LOSE MORE FAMILIES. IF THE AREAS ARE CONVENIENT, IT'S NOT NECESSARY TO DRIVE EXCESSIVELY

There should be less focus on...

*BICYCLES AND BIKE LANES
NO MORE DENSITY - WE HAVE PLENTY OF ZONING TO ACCOMMODATE FUTURE REQUIREMENTS*

Are there any important gaps in the draft status reports?

- No
- Yes (please describe)

I don't know

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Status Check: How is Your Neighborhood Doing?

Please provide the following information and attach additional sheets if necessary.

Which neighborhood are you commenting on? W.S. JUNCTION

For how long have you...

	less than 5 years	5-10 years	more than 10 years	does not apply
lived in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
owned a business in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
regularly visited this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
worked in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
attended school in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
other (please describe)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Name:

Email Address:

Question 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)?

Some wonderful small businesses. Good selection of places to eat now. Negative - much of the new multi-family units going up.

Question 2

What changes or aspects of your neighborhood are you

most pleased about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) _____

most dissatisfied about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings (new and existing) *inappropriate doesn't fit character of junction*
- other (please specify) _____

Do you have any comments related to what you are pleased or dissatisfied about?

→ would like to see some green space, perhaps pocket park, in the triangle area.

Question 3

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

- very well
- somewhat well
- somewhat poorly
- very poorly
- don't know/neutral

please describe

Are they still the priority?

- yes, very much so
- some priorities have changed, some haven't
- no, not at all
- don't know/neutral

please describe

Question 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?

There should be more focus on...

- > Transportation solutions -
are park + ride spaces a solution.
- > Maintaining character of junction

↳ How about a transportation hub in the Alaska/Fauntleroy intersection area.

Are there any important gaps in the draft status reports?

- No
- Yes (please describe)

There should be less focus on...

Increasing density at risk of destroying small town character of West Seattle, and ~~is~~ density that creates even more traffic problems.

Please return this questionnaire by **Thursday, August 6, 2009** to:

The Seattle Planning Commission
700 5th Avenue, Suite 2000
PO Box 34019
Seattle, WA 98124

You can also fill out the questionnaire on-line at:
http://www.seattle.gov/dpd/Planning/Neighborhood_Planning/StatusReports/default.asp

Status Check: How is Your Neighborhood Doing?

Please provide the following information and attach additional sheets if necessary.

Which neighborhood are you commenting on? _____

For how long have you...

	less than 5 years	5-10 years	more than 10 years	does not apply
lived in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
owned a business in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
regularly visited this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
worked in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
attended school in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
other (please describe)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Name: _____

Email Address: _____

Question 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)?

Question 2

What changes or aspects of your neighborhood are you

most pleased about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) _____

most dissatisfied about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) _____

Do you have any comments related to what you are pleased or dissatisfied about?

Question 3

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

- very well
- somewhat well
- somewhat poorly
- very poorly
- don't know/neutral

please describe

Are they still the priority?

- yes, very much so
- some priorities have changed, some haven't
- no, not at all
- don't know/neutral

please describe

Question 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?

There should be more focus on...

There should be less focus on...

Are there any important gaps in the draft status reports?

- No
- Yes (*please describe*)

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Status Check: How is Your Neighborhood Doing?

Please provide the following information and attach additional sheets if necessary.

Which neighborhood are you commenting on? West Seattle Junction

For how long have you...	less than 5 years	5-10 years	more than 10 years	does not apply
lived in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
owned a business in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
regularly visited this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
worked in this neighborhood?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
attended school in this neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
other (please describe)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Name:

Email Address:

Question 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)?

has so much more to offer in terms of entertainment, shopping, dining. Junction now bustling and lively and a city wide destination.

Question 2

What changes or aspects of your neighborhood are you

most pleased about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) _____

most dissatisfied about?

- transportation
- housing
- safety
- parks and open space
- public facilities (e.g. libraries, community centers)
- business district (e.g. stores, restaurants)
- buildings - new and existing
- other (please specify) _____

Do you have any comments related to what you are pleased or dissatisfied about?

better transportation vital to allowing higher density.

Question 3

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

- very well
- somewhat well
- somewhat poorly
- very poorly
- don't know/neutral

please describe

Are they still the priority?

- yes, very much so
- some priorities have changed, some haven't
- no, not at all
- don't know/neutral

please describe

Question 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?

There should be more focus on...

There should be less focus on...

- improving alternative transport
- improve WS entrance on Fauntleroy
- Park & Ride
- design guidelines more teeth
-

Are there any important gaps in the draft status reports?

- No
- Yes (please describe)

must provide better solutions for ^{balancing} Junction resident, employee and resident visitor parking.

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West Seattle Junction Status Check Open House Summary Notes

1. Changes in the last decade:

Ten years ago, the Junction was in need of critical care with a high vacancy rate, declining businesses and a shabby appearance. A sidewalk beautification project combining City resources with property owner investment has increased the number of businesses, improved the overall business climate, and calmed traffic, creating a vibrant gathering place for the community.

Dramatic changes in recent years with new large scale developments that bring a population increase and impact traffic patterns creates community tension when not accompanied by amenities to enhance the pedestrian environment. Change brings diversity and change is inevitable. Businesses want to locate in Junction, but space for new businesses is lacking.

New development has increased density with high rise mixed use buildings. Concern about design of new buildings, "Big box architecture is mundane," predominates. New parks make it beautiful; include Ercoline, Junction Plaza, Dakota playfield, Pea Patch.

New residents are moving to the Junction from other neighborhoods. It's become a desirable living neighborhood with new houses and new playgrounds, but more it is expensive. A great mix of activities offers more to do in the Junction, so people stay on the Peninsula.

Need to do more to make family friendly; acknowledge that schools are critical, but not city responsibility,.

2a. Changes pleased with:

Junction is growing and developing with business owners and residents in the community caring and involved to make it a better place. It is the heart of West Seattle, a gathering place centered around an inviting business district filled with unique and creative shops. New parks create needed green spaces and the mural project beautifies the Junction.

2b. Changes dissatisfied with:

City help is needed to create a unified vision or master plan for future development that adds amenities in concert with the new growth and development. New development should fit the small town character.

People are dissatisfied with the developer response at Design Review and with Design Guidelines that have no teeth.

Transportation needs have not kept pace with development.

"Where's the Park and Ride? Instead we'll have Park and Hide!"

Rapid Ride doesn't make sense for West Seattle, instead should have more buses.

The Gateway area is ripe for new development with vacant lots, but there is no plan to provide green space or linkages with Junction core.

Lighting is needed at crosswalks to improve pedestrian safety.

3. Achievement of vision and key strategies:

Major accomplishments such as P-Patch and parks came about with grant funding. This places burden on community to carry out improvements with City limiting its role to funding.

Transportation is easy if one lives in the Junction but access is difficult if one lives off California. The Junction is supposed to be a transit hub but help is needed to get there. Park and Ride is needed for people to use transit but the City mindset opposes that. Rapid Ride has a long way to go. Employee parking is a problem not solved by transit solutions.

Utilities need to be upgraded to accommodate new development and density.

Since neighborhoods are filled up, new housing needs to be provided in business district; this supports shopping opportunities that create a vibrant center.

Cottage housing provisions are too generous and take away open spaces and change the character of the neighborhood. But they are a way to deal with housing costs.

Pedestrian friendly design solutions such as setbacks, light and air spaces are needed to avoid a tunnel effect.

Sustainability has come a long way – what else can we do?

4. Priorities/Focus:

Highly properties offer a unique once in a lifetime opportunity for an urban design planning effort involving the City, community groups, West Seattle Chamber and West Seattle Junction Association that allows the City to create a Park and Ride and open spaces in conjunction with pleasing development that welcomes people to West Seattle.

A comprehensive plan is needed that includes wider sidewalks, beautification/landscaping, view corridors, traffic and marketing with a theme. Zoning and Design Guidelines need to be reviewed to incentivize setbacks, wider sidewalks and view corridors.

The Junction is the only urban village in West Seattle lacking a community center.

Topography and demographics of the area provide challenges.

Stalled developments shelter shady activities (drugs and homeless) leading to sense of insecurity.

People move here because the Junction is vibrant but businesses are fragile and the district could use more diversity; retail is shrinking while restaurants are growing. High end retail is wanted plus Mom and Pop shops, so need to find way to encourage locals to open businesses.

**Seattle Planning Commission & Neighborhood Planning Advisory
Meeting for Status Check: How is your Neighborhood Doing?
July 28, 2009**

Hello,

My name is Rene' Commons and I live in the West Seattle Junction Urban Village Neighborhood.

I am working with Catherine Barker of the Admiral Neighborhood to form a visionary plan that will be comprehensive for West Seattle. Recent rapid growth with mundane big-box designs are deteriorating the physical character of our neighborhood.

Together we want to establish a **West Seattle Design Commission** with a board that would include representative from respective neighborhoods and a focused pro-bono group of professionals from Urban Planning, Architects, Urban Landscaping, Pedestrian and Bicycle (city). This focus would be to create a comprehensive 'main street' vision for West Seattle that would include drawings and recommended plans to cultivate the legacy of West Seattle in partnership with businesses, property owners, and residents. This comprehensive plan would be recommended as policy for West Seattle's long term growth to the city.

Current Neighborhood Plans and the DPD's Neighborhood Guidelines are best intended but only 'nodded to' or not 'adhered to as policy in development process. Nor do they unify the neighborhoods along the California Corridor. We need (1) to utilize cohesive identified visual elements, (2) to preserve historic buildings that foster West Seattle's history, and (3) to encourage the growth of by making it a go-to destination.

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)?

- Too many new buildings being reviewed and built that (1) do not have character and context of the neighborhood plan guidelines, and (2) do not look like they will not last or be maintain appeal or value for more than 20 years.
- Rezoning has encouraged rapid development without policy in place to prevent our neighborhoods distinctive historical character from deteriorating.

Comments from Erica Karlovits, President of Junction Neighborhood Organization (JuNO)

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)?*

- Increased density - massive new projects (Mural, Altamira, Dakota Place) and proposed Link, Fauntleroy Place, and Conner Homes projects). Townhouses and mixed use buildings everywhere.
- New parks - Ercolini and Proposed junction Plaza Park and Dakota substation; and the new Genesee p-patch
- Opportunities for more open space/mixed use - closure of Huling/Gee has left large parcels of land available.
- Proposed transit RapidRide- this approach will intensify the already challenging parking situation in the neighborhood. The residential streets around the Junction are inundated with park and hide commuters and junction business employees. RapidRide will not solve this but will further encourage park and hide commuters to park on our streets as this will be one of the last stops before crossing the bridge.

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

Pleased:

Preservation of open/green spaces.

Development of a new neighborhood organization and a renewed collaboration between business and resident groups.

Small, locally-owned businesses. Limited big-box retail stores.

Dissatisfied:

DPD's inability to preserve buffer zones around commercial zones. The topography in our Junction and the increased density have created a challenge in which NC3 -65 and 85 zones

Erica Karlovits

Comments from Erica Karlovits, President of Junction Neighborhood Organization (JuNO)

are pushing the limits up against L3 and L-2 zones, leaving little (less than half a block) buffer between lesser zones and SF-5000 zones.

DPD and design review boards to not use the Junction Design Guidelines. This is a document that has no teeth - don't create something that will not be enforced or used to hold developers accountable to.

SDOT's inability to work with the neighborhood on developing an RPZ to mitigate parking issues (for residential areas that fall below minimum block requirement, but have a substantial need).

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

Improving the Fauntleroy Gateway into the Junction - this has not been achieved and is more of a negative now with a closed business (car dealership) and a hole (whole foods project).

Strengthen Mixed Use Commercial Core - development has started, but the infrastructure to support it is not all in place. Pedestrian experiences at the street level of new development should be a priority, and not so much of a fight in the design review process. At times the new development seems to be in conflict with 'preserving the small town feel of the Junction'. Better design guidelines and preservation of the historic feel to the Junction should be a priority. More amenities such as benches, lighting, crosswalks, etc are needed on Alaska. A standard should be put in place to accomplish goals of wider sidewalks, more local art, more bike racks, and recruitment of business to open spaces. Junction business employee parking is still a concern and needs to be prioritized - as more business move into the area, the employees have no where to park - include a requirement that new developments should include ample employee parking with the structure to lessen the burden on the residential areas.

Zoning - see comments in question 2. Protection of L3 and L2 zones and the impact of the commercial zones that surround this buffer area are a challenge. In order to protect single family zones, we would like to see View Corridor Setbacks included in DPD code and adhered to by developers.

Erica Karlovits

Comments from Erica Karlovits, President of Junction Neighborhood Organization (JuNO)

Transportation/Pedestrian Access - the Fauntleroy/Alaska intersection is still in need of pedestrian improvements. This is a challenging intersection and safety is essential. Mid-block crosswalks on California and the preservation of the Walk-All-Ways are positive outcomes of this priority. Additional improvements will be required to respond to the developments at the 42nd/Alaska intersection. Sidewalk improvements are needed and the addition of landscaping and street trees on Alaska from California to 35th need improvement.

Public transportation Facilities and Services - Since the plan was developed the monorail is no longer an option. Metro service across West Seattle needs improvement in order for the proposed RapidRide to be a success. Without cross West Seattle bus lines, people will not use this as an option that is viewed as convenient or rapid. The plan moving forward needs to address the impact of the Fauntleroy Ferry and the Water Taxi and the bored tunnel.

Parks and open space is the one area where our priorities are coming to fruition. Ercolini, Junction Plaza Park, Dakota substation and Genesee p-patch are successes. The West Seattle walking trails map is also a positive for our community. Future plans should look to using design guidelines that require more open/green space be incorporated into development proposals. Courtyards, sidewalk café space, green roofs, etc should all be required elements of design. I would suggest finding an even larger space for our weekly farmer's market so that it can expand offerings.

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?

- Census data from 2000 is not relevant to current conditions in neighborhood. We have seen growth in families and singles to the neighborhood.
- Status reports should actually involve and engage the neighborhood - residents should be involved in writing them, not the city from afar. If the city wants to take on the role, then show up at our neighborhood meetings and actually engage folks.

Erica
Karlovits

Comments from Erica Karlovits, President of Junction Neighborhood Organization (JuNO)

- GAPS: the parking study in the junction is not actually complete, so the stakeholders have not been involved in making recommendations at this point.
- GAPS: Zoning needs to be on the table, specifically in how the zoning impacts the change in character of a neighborhood. Development patterns are of huge concern to the Junction and must be looked at in a way that creates a sustainable character of the neighborhood and helps to accomplish our priorities around the pedestrian experience, parking management, small business models, architectural detailing, and preservation or creation of more open/green space.

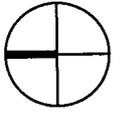
West Seattle Junction Setbacks

A. View setbacks along California Avenue SW (between SW Edmonds and SW Genesee Streets) and SW Alaska Street (44th Avenue SW and 35th Avenue SW) will protect public access to light and air at a major historical commercial main street and an important arterial connector street.

B. Upper-level setback requirements

1. Upper-level setbacks are required where shown on Map A, and as required in this section.
 - a. Structures on lots must provide an upper-level setback for the façade facing California Avenue SW, SW Alaska St or parks, for any portion of the structure greater than 48'-0" or 4 stories in height, whichever is lower.
2. Upper-level setbacks shall be provided as follows: any portion of the structure shall be set back at least thirty (30) feet from the property line at California Avenue SW, SW Alaska Street or parks above forty-eight (48) feet (including parapets) or four (4) stories in height, whichever is lower.
3. Structures in Required Upper-level Setbacks. The first four (4) feet of horizontal projection of decks, balconies with open railings, eaves, cornices, and gutters shall be permitted in required setbacks.

ERICA KARLOVITS



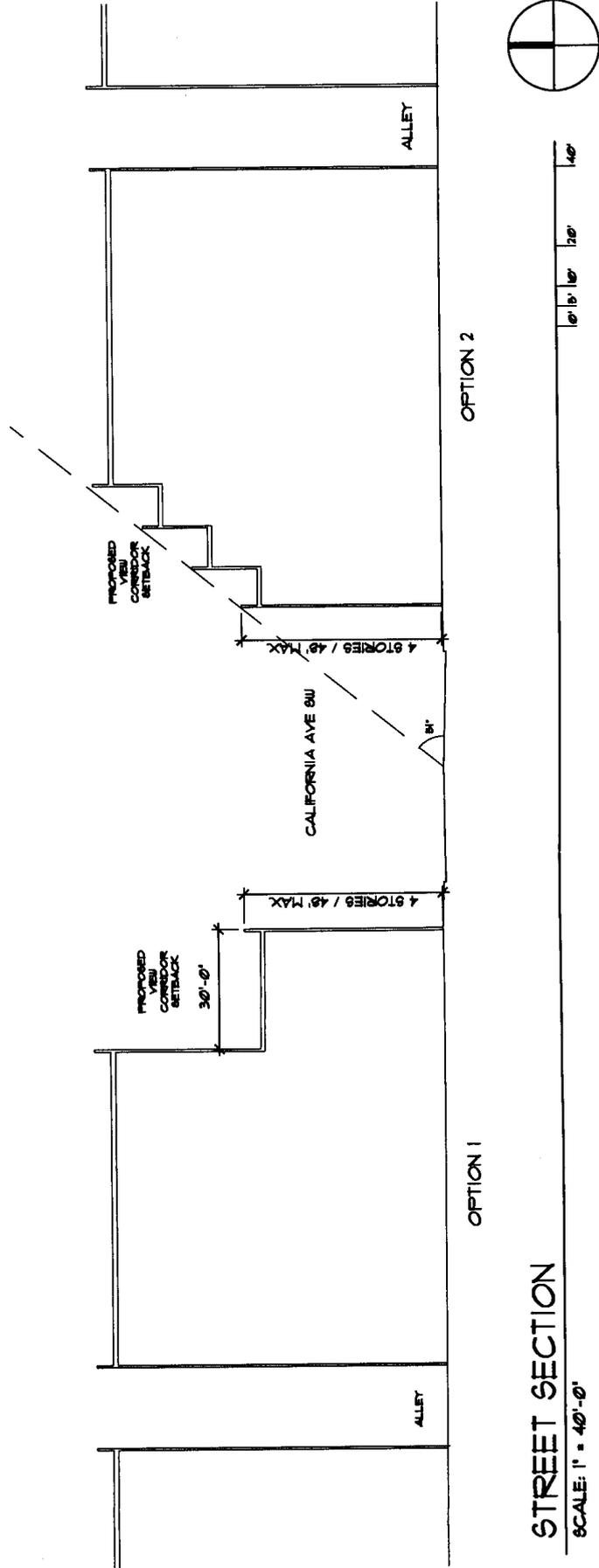
LEGEND
UPPER-LEVEL SETBACKS
REQUIRED



MAP A

SCALE: NTS

SPACK
KARLOVITS



STREET SECTION

SCALE: 1" = 40'-0"

OPTION 1

OPTION 2

ALLEY

ALLEY

CALIFORNIA AVE SW

PROPOSED VIEW CORRIDOR SETBACK

PROPOSED VIEW CORRIDOR SETBACK

4 STORIES / 48' MAX

4 STORIES / 48' MAX

30'-0"

31°

