

Seattle Neighborhood Workshops

SUMMARY THEMES

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*** Please also see map of potential zoning changes discussed at the workshop and table notes*

Assets – Participants said they valued:

- Walkability, livability, trees, landscaping, light, proximity to downtown
- Neighbors, diversity, residential feel in an urban neighborhood, scale, history
- Transit
- Local businesses, mix of residential and commercial

Proposed zoning changes – There were a few ideas in the MHA proposal that participants liked and many areas of concern:

- Favorable:
 - Some suggested extending Urban Village to reflect current trends and spread density
 - Some suggested RSL in more single family areas citywide
 - Many liked expanding ADU and DADU options, though some thought ADU inappropriate for the neighborhood
- Concerns:
 - Neighborhood already reached density goal; questioned need for upzones when capacity is available
 - Areas outside Urban Villages need to share burden of density
 - With neighborhood's small lots, adding height next door will create a fishbowl effect
 - Potential to displace older residents on fixed income, renters of current affordable apts., will result in decreased diversity
 - Not enough open space, parks, P Patches, tree canopy
 - Not enough family housing; need diversity of housing types
 - Existing affordable housing is being torn down, replaced by high-priced townhomes
 - Increases of two or three zoning levels are not appropriate
 - Danger that only developers will be able to buy properties
 - Danger of bulky buildings and superblocks, loss of character; need increased setbacks
 - Need neighborhood design guidelines, sun and light access, no ugly buildings; the allowed building types need to fit with the neighborhood; need community-based design guidelines and voice in design review
 - Parking needs to be included, balanced with other goals
 - Developer payments should go to affordable housing within the Urban Village; fee needs to be set appropriately to get a good mix of housing
 - EIS should wait until Meany Middle School reopens, compare growth to projected, study "no action" alternative
 - Lack of outreach for proposal, lack of diversity of community voices, speed of process