

## Seattle Neighborhood Workshops

### SUMMARY THEMES

#### Admiral Junction

**Assets** – The small groups at the workshop did not focus much on assets, in the interest of time. Those who did said they valued the neighborhood feeling, walkability, views, schools, historic Craftsman homes, and local businesses.

**Proposed zoning changes** – There were a few suggested ways to improve the proposed zoning changes, and many concerns about the impacts of the proposal.

- Favorable:
  - Many groups said that Residential Small Lot was acceptable in single family areas; some suggested expanding this zoning outside the Urban Village; some suggested incentives for homeowners to develop DADUs/ADUs.
  - Most liked the idea of step-down transitions between zones. Some suggested transition improvements, even beyond the Urban Village boundary.
  - There were suggestions to concentrate development on the main arterials and a few suggestions to balance the zoning changes on either side of Admiral and of California.
- Concerns:
  - Danger that increased height would encourage displacement of older, smaller, more affordable business space on California, make California a canyon, and would consist of boxy high rises that do not fit a pedestrian environment.
  - Some transitions are too abrupt.
  - Design concerns, including need for light, air, setbacks, pedestrian pass-throughs.
  - Desire for pedestrian scale, walkability, safety.
  - Many transportation concerns, including:
    - Inherent limits to the neighborhood because of bridge-only access
    - Transit already overcrowded
    - Heavy traffic
    - Not enough parking
    - Safety for pedestrian crossings.
  - Many infrastructure concerns, including:
    - Schools, which are overcrowded now
    - Not enough open space and parks
    - Impact to sewers and other utilities.
  - There could be displacement of residents and small businesses by development and increased taxes.
  - Zoning changes around Lafayette Playground—some suggested reconsidering, some suggested upzoning.
  - Interest in ensuring that some affordable housing will be developed in the neighborhood and that there be housing for middle income residents, as well.