

Seattle Neighborhood Workshops

SUMMARY THEMES

Crown Hill

Assets –

- Crown Hill Park and pocket parks, community center, playfield
- Trees, vegetation, well-maintained gardens, mountain views, breeze from the Sound
- Neighborhood character, livability, walkability, schools
- Affordable single-family housing, pride of ownership
- Transit hub; bike street on 17th
- Labateyah Youth Home
- Diversity of neighbors, family friendly, small-town and friendly feel
- Active business district; grocery stores, restaurants, Mom & Pop stores; Swanson's; Safeway
- Cemetery
- Underutilized spaces like parking lots (Safeway, Petco)

Proposed zoning changes –

- Favorable:
 - OK with density and taller buildings on 15th, even extending to the start of Holman Rd, and on 85th east of 15th
 - Suggest phasing the upzones, starting with 15th and 85th, while adding infrastructure to enable future upzones in other areas
 - Some in favor of RSL – provides affordability, maintains scale and character
 - Some suggest NC on NW 85th east of 15th NW
- Concerns:
 - No need to expand Urban Village boundary, as it hasn't built out since boundary was set
 - Some feel 75 feet and NC2-55 are too high and will dwarf existing character
 - In some areas, the zoning/height change is too much, such as SF changed to LR2 on 16th
 - Street size on local streets, such as 16th and 20th, is insufficient for multifamily buildings
 - Need to cap height at 75/55 with no rooftop decks/access that go higher
 - Zoning changes don't fit the topography – added height at top of hill is too high
 - Parking requirement needed – parking not sufficient now; need for RPZs
 - Mass transit not reliable, not keeping up with existing development
 - Lack of sidewalks, drainage, infrastructure now and will get worse unless required; neighborhood has accepted density already without seeing city investment
 - Need for setbacks, plazas and public open space; design standards to retain character
 - Safety concerns for pedestrians and bikes; ped crossings of arterials
 - Displacement concerns, especially for seniors, renters, middle income
 - Would like diversity in housing, including family-sized units
 - Want affordable housing built in Crown Hill, not paying to have it built elsewhere
 - Recent development with no setbacks or open space, and variances allowed from current rules, doesn't give confidence in new zoning