

## Seattle Neighborhood Workshops

### SUMMARY THEMES

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

#### West Seattle Junction

**Assets** – Not all tables focused on this topic, but of the tables that did, participants said they valued:

- Family-friendly neighborhood, walkability, livability
- People, engagement with the community
- Neighborhood character, historic homes, views
- Local businesses, coffee shops

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

- Favorable:
  - Adding density through ADUs and DADUs, having the city promote this option and offer incentives to homeowners
  - RSL might be OK in more areas, and should be considered citywide
- Concerns:
  - No consensus on Urban Village boundaries – many wanted to return to the neighborhood plan, some said boundaries should be reconsidered, a few offered expansion ideas
  - Loss of single-family areas within Urban Village
  - Questions about the need for additional housing when zoning capacity is currently available
  - Major challenges with transportation, traffic, parking, overcrowded buses
  - The fact that access to the neighborhood is by a bridge should limit growth; concerns about response in emergencies (No hospital)
  - Timing: proposal should wait until the ST3 light rail station and line alignments are chosen
  - Need for design standards to preserve neighborhood feel, light, privacy
  - Interest in adding family-sized housing
  - Lack of infrastructure needed for growth, including lack of hospital, community center and library, and overcrowded schools, utilities, sewer
  - There have been big impacts on livability with recent development in the neighborhood, including loss of light, air, views, green space
  - The 1999 Neighborhood Plan set out single family (SF) zones as key to preserve; some suggested removing SF within Urban Village from upzones
  - There could be displacement, increased property taxes and other effects of zoning changes
  - Developers will opt out and not build affordable housing in the neighborhood
  - More currently affordable housing will be torn down than will be built
  - How will concerns about neighborhood livability be addressed?
  - The proposed density is not equitably shared across the city
  - There were several concerns about the process being used to make decisions:
    - Lack of notice and insufficient outreach about proposed changes
    - Proposal is moving too fast, and without enough neighborhood involvement
    - Need for meetings where residents can ask questions; HALA web site hard to use