9:30AM  Welcome to the Community Workshop!
Visit stations to provide feedback about different topics. We encourage you to discuss

10:00AM  Brief Presentation
OPCD staff will provide a brief overview of the

10:15AM  Resume visiting stations
Visit stations to provide feedback about different

10:30AM  Wrap up
Thank you for taking the time to provide input. Make sure you sign-in with your email address if you’d like to get updates about upcoming events and new

Visit us on the web!
HTTP://BIT.LY/OPCD-CROWNHILL
Welcome!
Thank you for coming to the first Community Workshop!

Workshop Goals
- Share information about community planning;
- Learn from you about what it is like to live, work and play in the Crown Hill Urban Village; and
- Get input on what concerns and hopes you have for the Crown Hill Urban Village in future!

Workshop Layout & Format
This workshop is an open house format, so feel free to move around the room.

There are 6 stations around the room, each on a different topic. We encourage you to visit them all if you have time!

We encourage you to mark up maps, leave comments, ask questions, discuss with your neighbors, and leave us sticky notes with you feedback and ideas!

Feedback you leave today will inform what priority issues community and the City will address, and will help shape the final outcomes of the process!

What is community planning?
Community planning is an opportunity for neighborhood stakeholders to come together to shape the future of an area of a city—in this case, Crown Hill—and to ensure that our neighborhoods are livable and support healthy communities.

Who is involved?
Everyone! Every voice in your community brings a unique perspective, and strive to ensure that a broad range of stakeholders are involved, including those that are traditionally underrepresented.

The Office of Planning and Community Development (OPCD) partners with other City departments, including:
- Seattle Department of Transportation
- Seattle Public Utilities
- Office of Housing
- Seattle Parks & Recreation
- Department of Neighborhoods
- Office of Economic Development

What are the outcomes?
The outcomes of every community planning process differ, as they are shaped by the community and the unique challenges and opportunities specific to the neighborhood.

During this community planning process, we will work with community to develop a Community Plan that identifies several short- and long-term strategies to address community priorities.

Potential outcomes include:
- Concepts for future walkway improvements;
- Urban design strategies to coordinate private development and foster a neighborhood center;
- Enhance the community’s identity and sense of place;
- Support residents and groups working towards community goals;
- Coordination of city investments to achieve multiple community benefits.

Why are we planning in Crown Hill?
As more people call Crown Hill home, it is important to have a community plan that guides future decisions and investment in the neighborhood to ensure that current and future generations have access to what they need to thrive.

The Crown Hill Urban Village (Crown Hill) has never had its own community plan. Through this planning effort, we will work with community to develop a vision for the Crown Hill Urban Village and within the proposed urban village expansion. This work builds on efforts already underway by community members and City departments. Together we will will seek to explore and identify priority strategies for how investments, policies, and programs can work together to improve access to critical elements of livability in the neighborhood.

Planning Timeline
The community planning process consists of multiple phases, expected to take about a year. Below is a general outline of the anticipated process and phases, including community workshops:

- **1. Organize**: June - August
  - Develop preliminary vision and goals
  - Identify stakeholders and community groups
  - Develop planning schedule and timelines
- **2. Share & Learn**: August - November
  - Express data and trends, identify challenges and opportunities
  - Engage vision and guiding principles
- **3. Explore Strategies**: November - April
  - Learn about best practices and applications
  - Explore and select strategies and tools with community and agency partners
- **4. Finalize**: April - August
  - Develop and set priorities for balancing social, economic, and physical needs
  - Integrate strategies and activities
  - Revise draft plan
- **5. Implement**: July - October
  - Community Plan to serve as basis for action
  - Conduct regulatory processes to implement plan

Outcomes
- Project team, plan, and goals
- Draft strategies, actions, and tools
- Community Plan
- City Implementation
- Adoption of plan
Seattle’s Comprehensive Plan sets a 30-year vision for how Seattle and its neighborhoods grow. The foundation of the Comprehensive Plan is the urban village strategy, which guides most future job and housing growth to those areas best able to welcome it due to existing or planned transportation assets, local retail, parks, schools, and other services and amenities.

By encouraging both business and housing growth in these areas, we make it possible for more people to live near job opportunities and services that can meet their everyday needs. At the same time, the urban village strategy prioritizes new investments in these areas to improve livability in these communities as more people call them home.

Livability
“Livability” comes not from any one thing, but rather from access to the many elements that lead to a high quality of life — good jobs, housing, essential services, parks, natural areas, stores, and vibrant public spaces.

The community planning process in the Crown Hill Urban Village will seek to explore strategies for maintaining and improving what people feel is essential to their quality of life as the physical environment is changing to accommodate more people.

Equity
As our city grows, we must ensure that we are investing in current and future generations while at the same time ensuring that the benefits and burdens of growth are shared equitably both within our neighborhoods and from neighborhood to neighborhood.

Story of Development in Crown Hill

Prior to white settlement, Native people long inhabited this land. Permanent villages were located along the shores of Shilshole Bay. The area that is now Crown Hill was heavily forested with stands of douglas fir, hemlock and spruce.

Seattle’s growth spurt in the 1890’s brought more people to what is now Ballard. The area north of Ballard, including Crown Hill, remained relatively untouched by development until the early 1900’s.

Broad clearing land of trees increased in the 30’s and through the 50’s, when post-war growth brought a boom in population to the area north of the then city boundary at NW 85th Street.

In 1954, the area north of NW 85th Street was annexed by Seattle. At this point, much of the area had been platted and built out, largely without sidewalks or a formal drainage system.


The area continues to grow along the corridors of 15th Ave NW/Holman Road and NW 85th Street.

As part of the implementation of Mandatory Housing Affordability, expanding the boundary of the Crown Hill Urban Village for the first time in 30 years and zoning for more housing is proposed.

Growing Crown Hill

Commercial Uses & Business Diversity
In recent years, small and/or local businesses in Crown Hill have closed, been displaced, or are currently at risk of displacement with new development.

Currently, most commercial zoning that would allow a mix of uses, including ground floor retail and upper level residential, is located directly along Holman Road, 15th Ave NW, and NW 85th Street.

Residential Uses
A few larger mixed-use developments have provided most of the new housing units, while townhouses have added to the variety of housing types in the neighborhood.

Some new construction has been one-to-one replacement of smaller, detached single-family houses.

Crown Hill Today

As more people continue to call Crown Hill home, it will be critical to have a community plan that guides future decisions and investment in the neighborhood to ensure that current and future generations have access to what they need to thrive.

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What We’ve Heard So Far
- Crown Hill does not currently feel like a “village.” It is lacking a compact, walkable retail core or central gathering space.
- New development should minimize the displacement of existing businesses and residents.
- Growth and new development should be concentrated along the corridors.
- Growth should support a more walkable, pedestrian-friendly shopping experience and vibrant public life.
- Retain and increase space available for local businesses.
- Traffic volumes on Holman Road/NW 15th Street will prevent this corridor from being pedestrian-friendly retail. Consider shifting the “pedestrian retail core” to another street or node.
- Investments and growth should strengthen the community identity and make Crown Hill a destination, instead of a pass-through.

Agree? Disagree?
New Development & Opportunities to Shape Growth

Most of the new development in Crown Hill is adjacent to arterials (and bus routes) and parks and schools. One significant challenge facing Seattle, including Crown Hill, is how to redevelop and add housing and space for businesses while at the same time retain existing residents and businesses.

New growth can be shaped to help meet community desires, such as growing a walkable, pedestrian-priority “center” and improving the conditions along Holman Road and NW 85th Street to be more pedestrian-friendly.

Where and how could new development help foster a strong “center” for the Urban Village?

How and where should new development go to minimize displacement of existing residents and businesses?
**Street Network & Transit**

**Connectivity & Character**
Crown Hill developed as a suburban area that could be accessed quickly by car from Ballard and downtown Seattle. But as the city grew, Crown Hill ceased to be an outlying suburban neighborhood--and roads became more congested.

Holman Road/15th Ave NW and NW 85th Street are major arterials that connect Crown Hill to surrounding neighborhoods and bring heavy traffic volumes through the neighborhood.

**Traffic Flow Volumes: Weekday Average**

| NW 9 3RD ST | 2
| NW 3RD ST | •
| NW 59TH ST | •
| NW 67TH ST | •
| NW 73RD ST | •

**What We've Heard**
- A lack of pedestrian crossings across major arterials
- Constrained resources to implement traditional curb and gutter sidewalks in areas currently lacking
- Long blocks, a lack of pedestrian pathways and sidewalks, and space dedicated to surface parking presents a challenge for fostering an inviting, walkable, pedestrian-friendly urban environment, especially along Holman Road where many businesses are located.
- In residential areas, traffic calming on long blocks with few crossings where cars drive at high speeds.

**Transit**
Three frequent transit lines connect in the heart of Crown Hill providing reliable access to several other urban centers and villages. Each of these lines provides service every 15 minutes or less for more than 12 hours per day.

- Rapid Ride D line runs north south along 15th Ave. NW from the Holman Rd. plaza to downtown.
- Metro Route 40 runs from the Northgate Transit Center along Holman Rd., and 85th St., south to Ballard and on to South Lake Union.
- Metro 45 line runs from Loyal Heights west of Crown Hill along NW 85th St. through Green Lake and to the University of Washington.

**What We've Heard**
- Improving transit options and accessibility
- Managing parking needs and expectations

**Pedestrian Travel**

**Sidewalks**
Much of the residential area north of 85th St. that was annexed in 1954 was developed car-oriented development, with frequent driveways that make it difficult for pedestrians to cross the urban village from east to west.

**Transit**

- Much of the Holman Road/NW 15th Street corridor has traditional, curbed sidewalks that are not pedestrian friendly.
- Many blocks are without pedestrian sidewalks.
- Some sidewalks are lacking curb and gutter sidewalks in areas currently developing.

**Neighborhood Greenways**
Neighborhood greenways are safer, calmer residential streets for you, your family, and neighbors that make people walking and biking the priority. Improvements on these streets can include traffic calming, signs and pavement markings to help people find their way and safer crossings on busy streets. Once built, neighborhood greenways can create safe pathways for students to walk to school, provide opportunities for placemaking, and provide routes for getting to popular destinations such as schools, parks, and business districts.

Crown Hill has an existing Greenway on 17th Ave NW, connecting Soundview Playfield to Salmon Bay Park in Ballard.

The 92nd St. Greenway, currently being constructed, provides access east into Greenwood, Seattle Community College, and eventually the pedestrian bridge over I-5 to the Northgate Light Rail Station.
What are the most important issues to address related to how people move around and to Crown Hill?

Ideas & Opportunities

• Improve east-west connections across Holman Road and north-south connections across NW 85th Street
• Shift walkable retail core from Holman to next street east or west to foster a quieter, pedestrian-friendly area with less traffic
• Making the urban village more walkable can reduce the need to use a car for everyday trips
• Design some streets for pedestrians as the primary user, where the street becomes space for people to move and gather.
• Design and implement lower-cost sidewalk alternatives for residential areas that can enhance the character of streetscapes, provide space for trees and green stormwater infrastructure, and provide traffic calming

What are your ideas for improving walkability and pedestrian safety in Crown Hill for all ages and abilities?

Ideas & Opportunities

• Introduce traffic-calming measures or design throughout urban village side streets
• Improve pedestrian connections between streets on long blocks
• Slow traffic on Holman and determine appropriate speed limit on arterials within urban village, and add more pedestrian crossings
Existing Housing

Affordability, Equity, & Displacement

Where people live impacts many aspects of their lives, including access to transportation, employment, schools, cultural resources, health care, and open space.

The availability of housing at an attainable price for a household affects who can live or continue living in a neighborhood. When people cannot find housing they can afford, or can no longer afford the housing they are in, they may be forced to move further away, making access to everyday needs more challenging.

A neighborhood with a variety of housing types at a variety of price points can support individuals and families with a wide spectrum of incomes at all stages in their life cycle.

One major challenge in Crown Hill is how to add more housing in an area that is largely built out while at the same time minimizing the displacement of existing residents.

Mandatory Housing Affordability

MHA would require new development to reserve a percentage of new homes built as affordable, or pay into a City fund to support affordable housing.

To put the requirement in place, the City must provide an incentive to developers in the form of zoning changes.

Increasing Housing Options in Crown Hill

Transitions

The proposed zoning in the Crown Hill Urban Village seeks to create a transition from the tallest buildings along arterials to smaller scale residential infill at the boundaries of the urban village.

What We’ve Heard So Far

- Look for ways to add housing that is enhances desirable characteristics related to scale and development pattern
- Reduce tear-downs of existing structures
- A lot of new housing could fit along the 15th Ave corridor as infill or redevelopment
- Residential Small Lot (zoning) could be a good fit for Crown Hill
- Increase options for small scale, moderate cost ownership opportunities
- Retain existing relatively affordable housing
- Avoid displacement, as the area is home to renters, low-income seniors, and other vulnerable populations
What kind of housing does the neighborhood need more of to ensure that households of all incomes, ages, and abilities can find a home and stay in the community?

How and where should more housing be fit into the neighborhood?

Existing Housing Types & Location
This map shows the location and distribution of the existing housing types in the Crown Hill Urban Village. Most multifamily housing is located along or close to arterial streets, with some scattered duplexes throughout the neighborhood.

Existing Housing Types
- Detached, single-unit
- Duplex & Triplex
- Multifamily & Mixed-Use
- Group Home

Number of Housing Units by Building Size
- Detached Houses
  - Seattle: 49%
  - Crown Hill: 75%
- Housing Units in Buildings with 2 - 19 units
  - 11 - 15 units
  - 16 - 19 units
- Housing Units in Buildings with 20+ units
  - 20 - 29 units
  - 30+ units

Three-quarters of the housing in Crown Hill is detached, single-family houses.
Community Identity

Community Assets

The Crown Hill Urban Village has many existing assets that can be the foundation for growing a walkable, pedestrian-friendly urban village where everyday needs are within walking distance. Emphasizing what the community has can be used to meet those same community needs; they can improve community life and contribute to a stronger neighborhood identity.

Physical Setting

Views: Crown Hill's location at the top of a gentle hill provides views of Puget Sound to the west, and Elliot Bay and Downtown Seattle to the south.

Street Grid & Block Pattern: Unique characteristics in the built environment include the layout of blocks interrupted by the curve of 15th Ave NW as it turns into Holman Road. This curve and diagonal result in some triangular blocks and small remnant parcels.

Buildings and Open Spaces: The relationship of built to unbuilt space, is sometimes called the “fabric” of a neighborhood. Many of the buildings in Crown Hill are detached, surrounded by space. The amount and nature of unbuilt space is telling of the “spread out” character of many of the commercial and residential uses, and demonstrates why the area does not currently feel like a “village” with a compact urban fabric.

Built Environment & Urban Design

Commercial & Retail Corridors: Commercial building character ranges from small shops typical in the earlier part of last century to auto-oriented retail along 15th Holman Road, and recently developed, pedestrian-oriented commercial with residential uses above.

Residential Areas: Residential buildings vary greatly depending on the use, age, height, and underlying zoning. Residents have expressed some concern over the quality and design aesthetic of newer development.

Parks, Recreation & Open Space: The Crown Hill Park, Soundview Playfield, and Baker Park provide recreational open space for residents. A gap analysis done by the Parks Department in 2017 shows that some areas of Crown Hill are not within a 5 minute walk to parks or open space.

Cultural


Community Groups: There are a number of active community groups in the neighborhood, including business organizations, community councils, and committees that focus on geographic issues.

Community Events: A variety of events are held in the community throughout the year. From the weekly Crown Hill Market, to local theater and art events, to clean ups and neighborhood garage sales.

Local Businesses: The urban village has seen some change in the types of businesses in the neighborhood as new development has displaced some existing businesses and made space for new ones.

Community Events:

There are a variety of events held in the community throughout the year. From the weekly Crown Hill Market, to local theater and art events, to clean ups and neighborhood garage sales.

Opportunities for Placemaking:

Views

Mix of Commercial, Retail, and Residential Uses

Placemaking Features at Angled Intersections

Dane, an all-day cafe

Labateyah provides housing and services for Native youth

Grocery stores provide access to healthy food

Baker Park

The pedestrian bridge over Holman Road is an informal landmark for the neighborhood.
How can new development contribute to enhancing the identity of Crown Hill?

What cultural assets contribute to Crown Hill’s identity, and how can these have a more visual presence in the neighborhood?
What We’ve Heard So Far

- Reducing localized flooding issues for a large portion of North Seattle with constrained resources
- Implement less costly alternatives to sidewalk & gutter that can improve stormwater infiltration and enhance the character of streets
- Introduce green stormwater infrastructure
- Educating about the impacts to nearby creeks and watersheds
- Retain existing large trees, and plant new trees for future generations
DRAINAGE & NATURAL SYSTEMS

How can we enhance and integrate more “green” elements and nature into Crown Hill?

What are the most critical environmental issues to address in Crown Hill?
WHAT ARE YOUR BIG IDEAS FOR CROWN HILL?