

Community Conversation

Seattle is updating its plan for growth and change over the next 20 years, and we need your feedback to help guide where we plan for new housing and how the City will invest in our communities to shape the city's future. We need your input to create a plan that will make Seattle a more affordable and equitable place to live, work, and visit.

6:30 PM – 7:10 PM

ACCESS TO HOUSING OPTIONS

Cities need to have an adequate supply and diversity of housing to thrive. When there are few housing options in a growing city, homes become more expensive for everyone. Affordability remains a serious challenge for many of our neighbors. People also need a variety of housing over the course of their lives as circumstances change. A young person living alone has different housing needs than families with children. A retired couple may want to downsize in retirement. The One Seattle Comprehensive Plan is our opportunity to improve access to housing across our city.

QUESTION 1

Thinking about your neighborhood, what kinds of new housing are needed near where you live?

As you think about this question, you may want to consider:

- What types of housing did you need when you first moved to this area?
- What types of housing might you want later in your life?
- What do other people you know need?

QUESTION 2

Where would you like to see more housing?

As you think about this question, you may want to consider:

- Where is the best place in your neighborhood and across the city to add new homes?
- Would it make sense to locate new homes near specific amenities like transit, shops, or parks?

For more information

seattle.gov/opcd
[@SeattleOPCD](https://twitter.com/SeattleOPCD)

fb.com/seattleopcd
instagram.com/seattleopcd

Give feedback +
learn more



Seattle
Office of Planning &
Community Development

Contact

OneSeattleCompPlan@seattle.gov

One Seattle Comprehensive Plan Community Conversation (cont.)

7:10 PM – 7:50 PM

CREATING COMPLETE COMMUNITIES

Seattle is a city of neighborhoods and communities that call them home. During the pandemic, so many of us learned to appreciate the value of meeting our daily needs within an easy walk of where we live. The One Seattle Plan is an opportunity to make that possible for more people. Also, future investments in our neighborhoods can make them more complete, resilient, healthy, and environmentally sustainable.

QUESTION 1

What do you love most about your neighborhood?

Things to consider:

- What amenities, goods, or services do you enjoy within a 10-minute walk of where you live?
- What cultural experiences and businesses in your neighborhood are most important to you?

QUESTION 2

What's missing from your neighborhood?

Things to consider:

- What other businesses, services, or amenities would you like to see that don't exist today?
- Are there essential daily needs that you can't find within a 10-minute walk of your home?

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One Seattle Plan



Community Meeting



New Holly Gathering Hall
Monday, November 14
6:00–8:00 pm

Community Conversation 11/14 Housing Access New Holly

Q1: Types of Housing

- Rainier Beach: home ownership that is affordable → wealth building
 - family-sized + starter
- Fremont: family-sized, affordable + teachers, middle-income people
 - generate more options
- Multi-generational family options
 - brings homeownership within reach
 - Duplex/Triplex
- Mixed-use to support access to shopping
 - Walkable Services
- U District options for young people
 - transit access
 - mix of types in all neighborhoods
- Stability to create community
 - affordability essential
 - outdoor space

- Ownership options = land trusts?
 - urban community open to all
 - communal housing, affordability
 - Ownership options decoupled from housing boom/bust
 - publicly owned/publicly funded income-restricted

Q2: Where more housing?

- TOD housing: option to live w/o car + transit light rail
- near groceries
- Options for urban gardens
- Near employment
- Options everywhere → not just existing detached houses
- Convert parking lots to housing
- Churches → options for new affordable religious-owned housing projects

Q3: Complete neighborhoods today

- Rainier Beach farm → gardens → fresh veg.
- Needs: health care/pharmacy
- Need: park access
- Enjoy: green spaces, trails
- Needs: accessibility/safety
- Some local restaurants
- Uptown → all options for services
 - Need: trees for shade → heat events
- NE Seattle → trees, Burke Gilman
 - small grocery store (walkable)
 - Needs more small retail
- Need: more 3rd spaces to work and gather, community connections

- more options everywhere, especially neighborhoods that have few options today →
- denser areas near transit, but expand options farther from nodes.
- equity - reduce displacement by growing Option → Consider community input
- more access to services outside of UUs and new nodes. Shops everywhere.
- Restore the dream of homeownership people feel displacement pressures

Q4: Building Complete Neighborhoods ^(Needs)

- childcare → subsidy?
- safe bike routes → kids
- Outdoor rec + areas (skating)
- public bathroom
- trail access like Burke Gilman + in large parks
- artist spaces → affordable
- makers spaces → indoor gathering spaces (libraries)
- tree canopy → ADA sidewalks
- transit connections
- tool library / flea markets
- business incubators / afford. commercial
- cultural centers (El Centro)
- brewery / restaurants / cafe
- cultural foods - walking street w/ shops outdoor market

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- Loosen restrictions on outdoor spaces for apartment (balconies, decks, etc.)
- Allow bigger building everywhere (height. FAR)
- Allow single stairwell buildings to be taller
- Reduce setback rules
- More apartments not on arterials
- ex. low density housing near Roosevelt Light Rail
- Mix use development
- Housing vouchers addressing disparity
- **ADD HOMEOWNERSHIP TO THE AFFORDABLE HOUSING NARRATIVE ESPECIALLY FOR 50% - 120% AHI BLACK HOUSEHOLDS**
- Prioritizing the needs of the unhoused over the desires of homeowners

* Make lots of light rail extensions

* the streetcar is not useful (a bus with tracks) it is in traffic

> USE LAND USE POLICY TO EXPAND
* FREQUENT BUS/TRANSIT SERVICE
EVERYWHERE ~

- More frequent bus service for non commute routes - making max use of light rail connections
- All in on biking, walking, and accessibility!

3) Dedicated bus lanes for all bus routes - red paint is cheap and effective!
↑ ^{PEDESTRIAN} CONNECTIONS OF ADJACENT STREETS TO LIGHT RAIL STATIONS e.g., HENDERSON ST / RB LIGHT RAIL
OTHER ST / OTHER LIGHT RAIL

- De prioritizing motorists through robust road diets + pedestrianization of streets
- E-bike rebate programs + municipal bike share system
- **Make Light rail FASTER!**

Larger units

Downsizing options

Accessibility + ^{better} connections
to aff. housing

Housing as social connector

- shared spaces

- corridors

- cooking areas

- ++ communal spaces

- courtyards

^{social} "Accessible" units

Communal amenities w/in
housing option

Co-op / tenant co-ops

Location

* everywhere *

live more integrated
- less segregated

Every neighborhood has
options for everybody

Densify but avoid displacement

Renovate existing buildings
when possible

Grow in currently "exclusive" parts
of the city

Diversity of options by water

Aff. housing in downtown

↳ close-in nbo.

Complete Communities

Multiple grocery options

Diversity of businesses

+ more non-food businesses

Rooperelt... can walk to
doctor, dentist,

Pike Place Mkt

social needs met, community

Capitol Hill... grocery stores,

retail businesses, parks

Roosevelt..

- +++ groc options
- light rail
- library
- Green lake

Central District

- +++ food/groc options
- restaurants, bars, coffee shops
- walk to lake
- schools
- close to downtown
- personal safety issues

+ Restaurant, coffee shops

+ access to natural areas

— what's missing? —

+ more parks please!

from parking lots to parks

+ shade / trees

address homelessness challenge

+ safety + comfort

more inclusiveness to overcome
personal safety issues

+++ Safety for women

- esp. for transit

+++ public bathrooms please!

+++ benches

+++ slow main streets

slow-speed main streets

Aff. shared workspaces
in the neighborhood

finer-grained mix of businesses

more distributed work / emp

options throughout neighborhoods

managed rents for businesses

+++ ped-only / ped-priority spaces

more friendly social spaces

more car-free / car-lite places

climate-friendly upgrades
of (older) buildings

+ heat pumps

+ solar

+ sealing

+++ wayfinding to ↘

+++ public bathroom network

diversity of healthy food options

diversity of culturally appropriate
food options

density + more open space
(nearby)

repurpose underused streets



One Seattle Plan



Community Meeting

Join us
live and
in-person!

Langston Center

Thursday, December 1

6:00–8:00 pm

HOUSING Q1: HOUSING TYPES

- FLATS, missing middle - i.e. 6-units, 4-story
- fits with neighborhood character, affordable (style, culture)
- permanent affordable, at a range of AMIs
- homeownership & stability for young families, children
- neighborhoods w/ amenities, transit, bike & walk
- not requiring a car to get around in every neighborhood
- more affordable options in central district, variance from townhomes
- affordable, w/ access to Capital, protection of neighborhood character

Housing Q2: Where should housing go?

- allow triplexes, varying units for underoccupied & prevent displacement

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- allow triplexes, varying units for underoccupied & prevent displacement
- ADUs instead of tearing down historical structures (i.e. in C.D.)
- incentivize ADUs
- spread throughout, i.e. by up zoning Neighborhood Residential
- use of open space, balance development
- on top of commercial, (ex 15th between Pine & Maroon), spread from arterials
- recognizing neighborhood character, allowance of live-work, mixed-use
- large, empty buildings subdivided; mixed use
- lessening barriers & costs, along large transit lines, not concentrating in historically displaced neighborhoods, low-cost commercial mixed-use
- development without destruction, displacement
- Otthello Safeway, original POC spots
- what else?
- Land trust, purchasing, retention & legacy - community oriented & fostering Black community in the C.D.

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Homeownership & wealth building

- CLTs for affordable housing & wealth creation
- Nehemiah initiative's use for housing on church lands
- the view that public property is community

Q1: Communities - what to love most

- community centers, that are free & accessible & available in emergency support for mutual aid & community run spaces
- access to transit, groceries, parks, biking
- parks, people on the streets and in parks
- fields, skate parks, & basketball bays are a space for board games, meetups
- schools & the ability to stay in them, planning for schools
- corner stores, green space trails, skate parks, need for winter community
- community arts in C.O.
- central location - summertime culture in the C.O., grilling out, arts, need for affordable housing to make it accessible to more people
- more ~~business~~ businesses, services & community
- walking everywhere
- more Black people in the C.O.
- for bringing people back to the C.O., access to Capital, housing affordable to them

Q2: Communities. more?

- for bringing people back to the C.O., access to Capital, housing affordable to them

Q2: Communities. more?

- community music venues, theater, access to arts & nature
- free public spaces, public restrooms
- more community spaces
- bath rooms, as many are closed; free & public events that are well advertised
- streets that are alive w/ festivals, farmers markets, community events
- density & accessible parks that allow relaxation and events
- closed streets like Washington Blvd. for weekends, City events for free
- define community & embracing the past to look forward
- real anti-Black experiences have caused division and community fragmentation
- porches to build community
- what is it about U-District that felt so accessible?
- intention at Midtown Square

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Housing. Q1 - Housing Types

- Beacon Hill - more supply, more diversity, light rail access, serve the needs of elders (group)
- Central: more diversity of types needed.
- ^{Mt. Baker} Supporting affordability - many single family homes near light rail → NEW OPTIONS especially near amenities
- Single family too expensive → support ADU for income / stay in place as we age
- Co-ops with communal kitchen
→ another option for elders / young people
- transit-oriented housing → build on parking lots
- Impacts of growth are very different for high vs. middle income families / neighborhoods
- Higher mandates for affordable housing → mixed-income neighborhoods

- Our city is growing, but we need to protect "this beautiful park" that is Seattle
- Elders = seniors recall our past and are watching their neighborhoods change, concerned about the past we are losing
- Development community has a stake and a vision for the future.

Housing: Q1 - Housing Types

- Beacon Hill - more supply, more diversity, light needs of elders (group)

Q2: Housing locations

- Near parks
- Underused locations: parking lots = mall redevelopment
- Transit services, but not only arterials also spread broadly
- Options in high opportunity neighborhoods
- Magnusen, Discovery, Seward Park
- NOT near freeways; repair damage done by transportation infrastructure.

Q2: Housing locations

- All income levels have a hard time finding housing.

Complete neighborhoods:

Q1 = What do you love?

- Ethiopian food! Sustain small businesses with commercial affordability.
- Local shops create community
- Public/private partnerships to support affordability, including commercial
- Mixed-use buildings for access to key daily needs → No car needed
- Open space/streets for people
- More cultural spaces needed
- access to large parks
- Lake Washington Blvd. prioritizing pedestrians.

Q2: What's missing?

- First Hill parks, rethink streets and lots as open space
- Beacon Hill → access to shops in residential neighborhoods
- Small corner stores / bodegas
- protected bike lanes → in South Seattle
- More safety on people streets, which could be used as bike routes
- Hidden parks are a wonderful resource - celebrations, gathering spaces
- Car-free parkways through the city → connections between parks/neighborhoods
- Crosswalks, sidewalks for safety

Q2: What's missing?

- Central Park?
- Housing near schools & parks & transit \Rightarrow affordable options
- Safety \rightarrow Vision Zero commitment
- We need dramatic change to accommodate huge demand in our growing city, + homelessness crisis
- Day Care
- Streets reimagined for housing
- Housing not keeping up w/ pop. to reduce displacement

Access to Housing Options

1. • more funding for family sized apts.
 - 3, 4, 5 bedrooms
- Real, Flexible, Multi-generational housing
 - Smaller ADUs
 - Cottages
 - Services
 - Privacy
- Other options in neighborhoods
 - Community/collective decision making
 - Things that support housing affordability
 - economic access/gains
- Housing across a continuum - options for people in all phases, SES.
 - Zoning for various uses
- Importance of duplexes, triplexes de-segregating neighborhoods,
 - \rightarrow home ownership
- More options to expand for growing homes/families
 - Support services for those options
- Regional housing plans

Access to Housing Options

1. • upzone neighborhoods, not just certain residential
 - City prioritizes loud/busy arterial streets
 - Noise issues
 - Health impacts
 - Buildings repurposed from business to housing
 - need more small businesses + support
 - Lack of imagination
 - need new ideas/concepts for development + transit stations
 - Communal housing
 - Shared Kitchens
 - Building Community

} New zoning for housing to build community connection
 - Expand where affordable home ownership happens

Access to Housing Options

1. • housing that has space for community-gathering
 - Inter-generational housing
 - Permanent supportive housing
- How do we create change w/out displacing people?
 - Consider changes in areas where people already have the most resources
 - Redlining, displacement.
2. Where would you like to see more housing?
 - directly adjacent to parks, green spaces
 - de-couple from building off older plans
 - re-draw boundaries
 - addressing racist historical plans + practices
 - 6th alternative - Spread growth all over.
 - green-zoned spaces
 - Land-Trust model
 - especially in under-zoned areas

2. Where would you like to see more housing?

- Need more funding, in Seattle + Statewide
- go bold, committed investments

• More housing everywhere.

• Close to schools, resources

• Increase in housing stock

- North Seattle

Single-family zoning is a tool for segregation

design review process can kill projects

Arbitrary things holding up housing

review/analysis of review

Alternative to - not just urban cores

- all the above +

• NEED community rooms to support innovation

• Support against displacement around transit.

• Community trusts

Addressing systemic barriers/processes for affordable housing

demographic study

- people moving here

- who is impacted

Making maps more equitable

Culturally-specific spaces

Creating Complete Communities

Q1 + Q2 Combined

- What do you love?

- What's missing?

Love

• Pedestrian plazas

- Streets for people over cars

• History & Culture

• Co-housing community

- informal community garden

- Paths for dog walking

• Bike lanes!

• Light rail + good transpo.

• Enforcement of dangerous driving

Missing

- Grocery

- Safe to walk

- Too expensive

- good drugstores + pharmacies

- 24hr + late night

- gathering green spaces

- public spaces not centered on spending money + income

Lack of accessible resources + services

Need Safer Streets

Better street design

Love

Community Gardens

• People - energy

• Black + Brown Business owners

• Parks that are safe

- don't lead into busy streets

Culturally-specific spaces

Creating Complete Communities

Commercial spaces that become gathering spaces

Social connection

Cap Hill

+ Middle class jobs

- affordability

+ amenities

- tiny housing

Want to see more

economic development

Spread out across city.

Need

Existing Outside Safely

1) Density increased evenly, focused on arterials

Variety of housing types available

Cooperative, low income, artist housing

food equity, address food deserts

Address impacts of gentrification - affects communities

Shared facilities, land ownership - Co-op

Develop services, utilities (internet) affordable/public

Housing paired with grocery, services, transit

2) Transit oriented development. Increase density
 Denser housing off arterials
 More housing
 More transit, bike infrastructure
 Less single family housing
 Not luxury housing, needs to be affordable
 Work thru impacts of change in work practices.
 Office/commercial buildings underutilized after pandemic → housing
 Hold business accountable for impact on affordability/density
 Help small businesses thru redevelopment
 Incentivize variety of uses
 Affordable housing everywhere
 Address multiple residence options
 Access to affordable childcare
 Help people age in place, multi-generational
 Rent stabilization
 Opportunities for affordable housing opportunities

3) Diversity, close community, transit, business
 light rail, walkability, open space, restaurants/grocery
 coffee shops, needs grocery store accessibility, transit
 walking trails
 parks, Lake Wa, transit
 Close to water/recreation, bars/nightlife, convenience
 Character of housing, water access
 Small scale neighborhood commercial

4) Affordable groceries, bike infrastructure (not paint)
 Walkability, services store within walking distance
 Medical facilities spread evenly, hotels.
 Transit oriented dev should radiate from LR stations
 15 minute cities
 high speed trains
 City services hubs, mental health services
 limit chains, unhealthy options
 Community spaces in centers, near transit
 Street level space should be affordable
 Speed of dev near transit
 Lower barriers to business ownership
 Help communities stay in place
 Preserve historic character
 Parks and open spaces near density

Equitable development fund. Get funds to
 Community to spend themselves
 Community Councils and local opportunities for improvements
 DON / Council connections for faster response
 Food forests, expand on community ideas
 Simplify process to address community needs
 Increase transparency around decision making
 Walkable accessibility, fix sidewalks, widen
 Utilize policy to tax large businesses for infrastructure/services
 Fix regressive tax policy, MHA,
 Transparency around how taxes are spent
 More green, electrification, incentivize electric infrastructure
 Modernize utilities citywide
 Art based trauma recovery.
 Support Art/Artists
 Activate DT corridors
 Cannabis consumption clubs/cafes → address racial disparities
 No more prisons
 Housing reparations
 in the center/opportunity
 in industry

Q1

- Affordable Housing
- Density - Mix more types
- Family sized units
- Less Parking
- Variety of housing types for different needs - Options!
- Financial access to housing

Q1

- Options for intergenerational housing
- Transit oriented housing
- Familial housing
- DADU/ADUs
- Opportunities for home ownership

Q1

- Mix of housing ages
- Beautiful and dignified affordable housing.
- DR should apply to SFA in it applies NHT
- Displacement/Gentrification not a reason existing residents should bear impacts

Q1

- Social Housing could support economic diversity in neighborhoods experiencing new development
- Who are walkable communities safe for.
- Areas throughout Seattle with amenities support density
- Put density in white st neighborhoods too!

Q1

- Growth in ^{historically} wealthy white areas.
- Allow housing increase everywhere
- Consistent density throughout city, mix of ground level uses 10-minute walkshed
- Also focus affordability in wealthy white areas too.
- UV strategy causes displacement
- Look for places for new housing outside of high-demand areas as well

Q1

More housing everywhere

- Conserve naturally occurring affordable housing / incubator for business
- Limit parking / surface parking
- Don't use historic districts to block new housing, need for affordable commercial space

Q1

- housing that accommodate a variety of artists - work, Arts, etc...
- People who don't live here are left out of conversation.
- low-grade commercial uses in residential areas.
- Need for affordable commercial space.

Q2

Plan communities around markets accessible fresh food etc...

- Options in amenities type/affordability
- Child care/day care affordability
- Incubator spaces

Displacement is the cost of new development/gentrification

Q2. Affordability & Mobility

- Amenities are important
- Transit is important.
- Value remaining residents
- Need cultural spaces
- Loss of important businesses due to displacement.
- Whose voice is prioritized?
- Displacement is the cost of new development/gentrification

Q2

- Need ~~the~~ greater diversity of housing types and residents.
- Need other community amenities: community centers, corner stores, parks etc. — More walkability
- Need better ped/bike facilities.
- Activate Alleys
- ID Regu regulatory barriers
- ADU as business

- No place for scooters to function safely given existing infrastructure.

- Pilot programs for different approaches — evaluate for next update.

Housing

- INCREASED HEIGHT CAPS / WIDENED STREETS \neq WORKING IN CD
- \uparrow MFR IN \uparrow AREAS.
- \uparrow ADA # ACCESS
- AFFORDABLE HOUSING
 - RAW HOUSES - COTTAGES
 - FLATS - STACKED FLATS - CONDOS
 - SENIOR RESIDENCES (AGE IN PLACE)
- MORE HOMES & MORE TYPES
- MORE DENSITY = MORE AFFORDABILITY
- COMMUNAL / COLLEGE-STYLE HOUSING
 - \uparrow 3 BEDROOM \rightarrow MISSING
 - HOUSING w. community elements
 - incentives for thrs \rightarrow COOP HOUSING
- DOWN TOWN \rightarrow GROCERY
- \uparrow CORNER STORES
- ENCOURAGE RETROFITS + CONVERSIONS
- INTEGRATED HOUSING w. COMMERCIAL / PARKS
- 15-MIN CITY
 - MIXED-USE
 - \downarrow NEED FOR CARS
- CNXN TO BIKE TRAILS \rightarrow \uparrow SAFETY TO \uparrow RIDERSHIP
- DOESN'T LIKE \uparrow CONGESTION / MORE PPL
- WALKABLE GOODS / SERVICES

- ## WHERE (HOUSING)
- BUILD NEIGHBORHOODS, NOT JUST PRODUCING UNITS
 - SOCIAL HOUSING
 - ENCOMPASS FULL RANGE OF INCOME SPECTRUM in 1 BUILDING
 - IMPORTANCE OF SMALL UNITS FOR SOME - STUDENT / STUDIOS
 - WIDE VARIETY OF HOUSING OPTIONS
 - CONNECT NON-CAR TRANSIT + HOUSING + AMENITIES (FOOD ACCESS)
 - PED + BIKE INFRAST.
 - NEW HOMES SHOULDN'T BE ONLY ALONG CORRIDORS EVERYWHERE
 - MIXED USE, COMMUNITY-SERVING DEVELOPMENT
- ## WHERE (HOUSING) (CONT.)
- #1 PRIORITY = NO DISPLACEMENT
 - TRANSIT ACCESS
 - ↑ DENSE IN ↑ INCOME NEIGHBORHOODS
 - ↑ TYPES EVERYWHERE
 - RESOURCE HOARDING in WHITE NEIGHBORHOODS → not equitable
 - NEW GROWTH NOW IS [] in CERTAIN AREAS
 - GROWTH HAS BEEN RESTRICTED ARTIFICIALLY TO CERTAIN AREAS → HEALTH IMPACT
 - SHOULD BE SPREAD / SHARE THE LOAD
 - ENV. & VEHICULAR DANGER ≠ EQUITABLE

- ## CHALLENGES OF EXPERIENCE OF GROWTH
- NOISE
 - CONGESTION
 - Δ IN NEIGHBORHOOD FABRIC (VISUAL)
 - FEAR OF GROWTH = FEAR OF Δ HAPPENING AROUND THEM (DRAMATIC NEW / DIFFERENT / DENSE)
 - BEING ON ARTERIAL ≠ "ACCESS" TO TRANSIT → NO ONE WANTS TO LIVE ON BUSY ROAD
 - TRANSIT ACCESS TO AFFORDABLE HOUSING NEAR PARKS
 - HOUSING W. ACCESS TO PARKS / OPEN SPACE / PUBLIC AMENITIES
 - RXN TO Δ
 - FEAR OF DISPLACEMENT → NEED ASSURANCE / SOCIAL SAFETY NET
 - DON'T WANT CHANGE IN THEIR OWN NEIGHBORHOOD
 - ACCESS TO CULTURAL CENTERS
 - HOUSING NEAR
 - TRANSIT ACCESS TO

How To KEEP RESIDENTS IN PLACE?

- CLT
- SOCIAL HOUSING
 - city-owned land retains affordability in perpetuity
- DISPLACEMENT IS HAPPENING NOW (urban village strategy)
- EXPAND WHERE ↑ DENSITY IS ALLOWED
- BUILD MORE HOUSING
- RENT ASSISTANCE
- STATE-LEVEL ASSISTANCE TO FUND EXISTING PROGRAMS
- TENANT PROTECTIONS
- MODERATE RENT STABILIZATION TO SMOOTH & ↓ RENT PRICES
- CO-OP HOUSING
- TENANT OPPORTUNITY TO PURCHASE
 - tenants need organization / support access to capital
- ↑ \$ INDIVIDUALS PAY (TAXES) TO SUBSIDIZE AFFORDABILITY CITY-WIDE / ↑ DISP. FOR AREAS

WHAT I LOVE ABOUT MY NEIGHBORHOOD / MISSING

- ### WHAT I LOVE:
- NEED ACCESS TO GOODS / SERVICES
 - BLACK CULTURAL SPACES (CO)
 - GRAMERCY: SAFE & COMPLETE BIKE INFRASTRUCTURE
 - WALK TO SERVICES / PARKS / COMMUNITY SPACES + BARS / REST
 - BIKE: Good's pocket PARKS
 - 1/2 MI FROM SEWARD PARK / GRACEY (small COMMERCIAL NODES)
 - 30 MIN TRAIN / LE BUS = INFREQUENT
 - MORE NODES W. ACCESS TO GOODS / SERVICES
 - SMALL REST. / FOOD TRUCKS (GRACEY)
 - NO SCHOOLS (DOWNTOWN) - ALL AGES
 - SAFE / ABUNDANT BIKE PARKING @ TRANSIT HUBS
 - WELL BUILT OUT BIKE NETWORK
 - EQ ON MAIN ROADS
 - SIDE ROADS
 - CMXNS
 - STREET TREES - SHOULD BE REQ W. NEW DEV
- ### MISSING:
- YOSIER - FAMILY IS CLOSE, NICE APARTMENT
 - 24/7 JAN. CRIME / PUBLIC SAFETY
 - NEAR D. TRUTH
 - NON-AMERICAN (USED TO BE P. AMER) + HOUSING
 - GREAT TRANSIT ACCESS
 - WALKABLE TO LAKE WASHINGTON
 - MAJOR ROADS (23rd) W. BIKE INFRASTRUCTURE
 - MISSING:
 - SIDEWALKS
 - HOUSING
 - CLOSER GRAC.
 - MORE TRANSIT, MORE FREQUENT
 - BUSES SHOULD SERVE AS NEIGHBORHOOD CMXNS
 - SUCH POTENTIAL
 - ↑ CHILD CARE / HEALTHCARE
 - X WALKS, ST. SIGNS, TRASH CAN SERVICE
 - HARDWARE (LOCAL)

VISION

- ↓ GOLF COURSES
(private)

- PUBLIC RESTROOMS (NOT PRIVATE)

- ↑ DENSITY = NEEDED TO HIT CLIMATE GOALS
→ CP should call out specifically
- transit
- house emissions
- ↓ cars

- ↑ TREES, ↓ PARKING

- CONSIDER STORMWATER MITIGATION AS WE GROW

- CLIMATE - RESILIENCE CENTERS @ COMMUNITY SCALE (HUBS)
- heat
- cold

- PUBLIC SUPPORT FOR MENTAL HEALTH + SUBSTANCE ABUSE

- CP SHOULD COORDINATE W. "BORDER" CITIES → GREATER SEATTLE / KING COUNTY / BEYOND

HOUSING IS A HUMAN RIGHT

- MORE TOWARDS TRULY SUSTAINABLE BUILDING TYPES

- DON'T SACRIFICE SUST. DESIGN FOR DESIGN AESTHETIC

- BIG TIMBER

EXACTLY

- ALT 6 - Δ ACTUAL IMPLEMENTATION PROCESS ITSELF
→ increase density throughout city
→ complete neighborhoods

How to ACTUALLY CARRY OUT PLAN / VISION / EQUITABLE GROWTH
- EX. DESIGN REVIEW PROCESS, ZONING, PERMITTING, RED TAPE AROUND DEVELOPMENT

STAFF IS A BUDGET



One Seattle Plan



Community Meeting

Join us
live and
in-person!

South Seattle College
Thursday, December 8
6:00–8:00 pm



Q1 HOUSING - KINDS

- AFFORDABLE SFH (QUANNE RESIDENT)
- CORPORATE LANDOWNERS
- TOWNHOUSES (NEAR TRANSIT)
- HOMEOWNER OPT.
 - MULTI FAMILY
 - DUPLEX, SIXPLEX
- AM-BASED
- CONDO - OWNERSHIP OPP
- ROWHOUSES
- DISPERSED CLUSTERS & MIXED USE DEV
 - ENCOURAGES CAR-FREE
- TOWN HOUSES (BUT NOT UGLY) → DENSITY W. AESTHETIC SENSIBILITY
- Hybrid Park RES
 - PUBLIC OWNED HOUSING FOR UNHOUSED
 - AVE \$800K - NOT FEASIBLE for home
- More Access To Parking (FIN. BARRIER)
- HOME-OWNERSHIP - OUT OF REACH
- TRANSIT-ACCESS + HOUSING
- HOUSING BUILT INTO COST OF HOUSING & NOT
- MIXED-USE in SFH neighborhoods
 - CHILD CARE ON SITE
 - CAFE
 - GROCERY STORES
- WALKABILITY & NOT JUST HOUSE → NEIGHBORHOOD

Q2 HOUSING - WHERE?

- HIGH RISES in AREAS → CERTAIN EXISTING URBAN VILLAGES / CENTERS
- NEG IMPACT in DISINVESTED AREAS (UPZONING) → SHOULD BE SPREAD OUT
- WELL-INVESTED NEIGHBORS SHOULD TAKE THEIR SHARE OF GROWTH
 - SFH EVERYWHERE
- WHERE GROWTH GOES - SHOULD BE TIED TO INCOME
 - HOUSING CLOSE TO WHERE THE WORK → COMMUTE
- ANY HOUSING ANYWHERE SHOULD BE LOW/MID RISING
 - HOUSING NEEDS FUNDED + PLANNED
 - TRANSIT ACCESS + SAFE STREETS
- SOCIAL HOUSING - Focus on EXISTING TRANSIT
- DENSITY / HOUSING in WELL RESOURCED AREAS
 - T.O.D.
 - ACCESS TO TRANSIT
 - PARKS / OPEN SPACE
 - CONVENIENCE & NICE VIEWS
- HOUSING SHOULD BE EVERYWHERE
- HIST. MARGINALIZED AREAS SHOULD BEAR ALL DEV.

Q3 - MOST ABOUT NABE

- AFFORDABLE HOUSING
- PRIVACY / QUALITY HOUSING
- NO REQ FOR MFH ON ARTERIALS → quality of life (noise, pollution)
- CD → DENSITY = DISPLACEMENT → uneven development pressure across city
- COMMUNITY POWER TO SAY NO TO DEV
- BUILD WHERE HOUSING DENSITY is ↓
- DENSE HOUSING in & AREAS WILL BE LUXURY w/o Policy intervention
- SOCIAL HOUSING ON BROAD SCALE on public land
- HOUSING SUPPORTING TEACHERS
- AFFORD. HOUSING NEAR WHERE PPL WORK
- Housing → COMMUTE
- quiet, safe
- parks (Q. Anne)
- safety
- WIDE VARIETY OF GROCERY
- GREENWAYS / TRAILS
- PARKS (DOWNTOWN)
- C. CITY → LIGHT RAIL
- EASY COMMUTE
- WALKING DIST. OF SHOPS
- ↑ QUALITY PED. INF.
- ↓ in CAR ORIENTED INF.
- TREE COVER / SHADE
- CLOSE TO WHITE CENTER (highest park)
- MORE BIPOC-OWNED BIZ - COMMUNITY
- RESTAURANTS
- 10-MIN WALKSHED
- ABUNDANT PARKS
- street trees
- BARS - TRANSIT
- school / park
- Breweries
- corner store

Q4 - WHAT'S MISSING?

- SCHOOLS
- SAFE STREETS
- STREET SAFETY SCHOOLS - AMENITIES
- SIDEWALKS
- WAYFINDING / SIGNS (Q. ANNE)
- 10-MIN WALK TO SPACES
- TRANSIT ACCESS
- PARKS THAT ARE NEARBY & DON'T REQ. CAR-OWNERSHIP
- CONSTRUCTION - FREE ROADS
- GROCERIES
- NOT ENOUGH MIXED USE
- BUS LINES
- WHITE CENTER (unimproved) - ASIAN + LATINO BIZ THRIVING
- SAFE WALKING EXP. N ↑ DENSITY
- PUBLIC WIFI
- PUBLIC BATHROOMS
- PUBLIC STORAGE LOCKERS
- FOOD DESERTS (α MONTAINE)
- MICROMOBILITY CANN TO LIGHT RAIL
- AFFORDABLE GROCERIES
- ACCESS TO GROCERY STORES W/O CAR
- CONNECTED OR ON RAINIER
- PROTECTED BIKE LANES
- MORE NON-PEC., NATURAL OPEN SPACE
- SHOULD BE INCORPORATED INTO Δ X DENSITY
- SAFE BIKE INF.
- ACTIVATED PUBLIC SPACES (ARTS + BIZ)
- PUBLIC ARTS IN PUBLIC SPACES

- Public Safety
- Fair in Plan importance to community / economy

- Budget Budget
For wider engagement

- Ticket?

- Better signage

- Media Preference → who's for expensive coverage anyway?

HOUSING

WHAT TYPES HOUSING NEEDED

- AFFORDABLE HOUSING
- NEED SIMPLE HOUSING PEOPLE CAN DIY
- DIFFICULTY TO QUALIFY FOR AFFORDABLE HOUSING
- CONSIDER WAYS TO EASIER CONSTRUCT AFFORDABLE HOUSING
- BUILD FAMILY FRIENDLY HOUSING, 2-3 BDRMS+
- BUILD AGE IN PLACE HOUSING
- NEED MORE DIVERSE HOUSING
- HOW CAN THE CITY SUPPORT/MAKE MORE DIVERSE HOUSING TYPES?
- CONSIDER HOUSING TRUSTS
- RESTRUCTURE SDO PERMIT SYSTEM MAKE EASIER FOR SMALL PROJECTS W/O SPENDING \$'S ON PLANS

- CONSIDER MORE SHARED HOUSING OPTIONS, CO-HOUSING, ETC.
- CONSIDER MHA TO REQUIRE AFFORDABLE HOUSING @ NEW DEVELOPMENT, SITE
- NEED HIGHER DENSITIES ALONG ARTERIAL STREETS
- WHERE NEW HOUSING
- LARGE PARKING LOTS CONVERTED

Access to housing

↳ housing developments expanded in areas that border greenspaces

1. Affordable housing doesn't exist anymore (specific to West Seattle)
 - Long time family residents no longer live in city limits
 - Especially communities of color
 - Not much of single family
 - Like ADU rules but needs to be expanded
 - Tax breaks
 - Residents with land feel as the city wants them to build
 - 3-4 unit affordable housing is needed
- ✓ Communities are being pushed out of South Seattle to Renton, Tacoma, etc.
- ✓ More places to go within neighborhoods
 - More multifamily affordable housing
 - Also more density & educational support about how to be a landlord
 - include seniors
 - More tenant protections as development increases
 - Land owned and managed more human and equitable
- ✓ 60-70% of income goes to housing
 - More funding for Affordable housing to mid rises
- ✓ Affordable Housing Developments are not affordable / myths
 - Expensive to buy basic single family housing (~\$1M)
 - Land is ↑ in price

housing that keeps up with the minimum wage

2. LOCATION

- Why is 35th still only single family
- Longfellow and Pudget creek, and near green spaces
 - Make sure they are still preserved, stormwater management
- Oversized parking
- Warehouses be moved to outside city limits and naturally restore the land
- High Point - Rain-Valley Area - Columbia City - Mt. Baker
- Places with accessible transit - More parks and people ↑
- Liveable amenities in neighborhoods - Golf courses are under utilized, get rid
- Land where there are storage facilities
- Westward Village parking - Along 16th - Along 16th
- Get rid of Pod merges - Citywide - Walkshed around transit stops and not always on the main streets, barriers to noise
- More density on West side of W Seattle
- Sandpoint - Westwood - Allow diversity in housing types - Multiple roommates Families
- 2-3 b units is not enough for large families
- More density in more affluent neighborhoods

housing that keeps up with the minimum wage

3. LOVE & MISSING

to Love

- Walkability
- Highland Park Corner store
- West Seattle Parks & green spaces
- Tortilla shop on 35th
- Small business
- Red Ridget Park
- Longfellow Creek Park Trail

Missing

- Not maintained green spaces
 - Longfellow Creek
- Grocery stores, cafes, bars ✓✓
- More commercial and places to meet with community members
- More places like ✓
- Late night spots
- Business needs are being accounted for
 - Deliveries, etc.
- Accessibility
 - Sidewalks, pathways
 - Maintenance, clearing
- More local businesses that are affordable
 - V-Groceries (continually relevant) (crop support)
- Light rail station and infrastructures around it
 - Retail, housing, etc.
- Business hubs
- Eliminating gas vehicles

Housing Q1: types

- Variety of newly built homes: affordable, stacked condos
- fairness, accessibility, family-friendly housing, designed for families dragging
- centered on community, that creates and allows for community
- student housing that's affordable on student incomes, i.e. in the Village
- neighborhood disruption through development has pushed out families, and benefits to existing residents are limited
- spaces large enough for singles, but also for larger families
- housing that provides stability against the forces of the market
- open up housing options so that younger generations can continue to live in their neighborhood
- housing that provides for economic mobility through creative ownership/rental agreements
- benefits through ADUs, working with landlords

HOUSING Q2: WHERE?

- affordable within decent proximity to transit
- balanced with considerations for displacement, affordability, & stability especially in higher density strategies
- focus on leveling economic stratification to create more diverse neighborhoods citywide
- margin sanction, density to generate amenities; California & urban, just past white center should produce more
- mid-density in quiet, neighborhoods, and allowing commercial to mix
- in neighborhoods through partnerships with community members, fitting to make communities work far more with existing residents
- urban villages have been great for transit, but displaced communities. Consider expansion for single family zones, while protecting communities facing displacement intentionally
- housing new transportation, but lacking East-West routes for jobs to housing
- accessibility to economic groups, as to allow communities to stay and thrive
- priority to direct transit routes whether it displaces communities, for affordable
- housing that keeps up with the minimum wage

COMMUNITIES

Q1 - LOVE & MISSING

- parks, with folks to meet along the street
- First Hill needs sidewalks, ADA accessibility, zebra crossings
- vibrancy of mixed urban/suburban with music, streets that are awake
- needs of nearby community spaces, patches that are walkable & accessible by housing
- margin junction: some walkability to local spots, shops
- missing from margin junction - young adults, city encourages moving with age appropriate
- local on the peninsula - walk to parks, day care, work-live space
- lacking D.H. funded housing on peninsula; bike paths
- like volunteer park coffee shops
- missing cultural groups, i.e. Filipino community, need to Auburn, Little Saigon
- loss of feeling of public safety pushing folks indoors, fracturing communities
- likes feeling of safety & cultural anchors in Admiral
- awareness of community spaces, urban amenities with suburban safety is needed
- Safferson Park is great; centro de la raza in Beacon Hill station
- communities where you do not need a car, or feel isolated
- Loss of Latino churches, restaurants
- English language program at Seattle Central important, also to spread geographically
- South Beacon Hill ~~is~~ is a food desert, while ADPI businesses have been displaced from the station area
- access to food: both restaurants as well as groceries



One Seattle Plan



Community Meeting

Join us
live and
in-person!



Loyal Heights
Community Center

Monday, December 12

6:00–8:00 pm

prescriptive of housing type
 Utility infrastructure + housing
 Worry - housing preservation - housing choice
 mixed use, mixed income housing
 concentrate 2 Highrise in urban villages
 provide incentive to developers - Diverse affordable housing
 2 bedroom or FAMILY SIZED HOME
 Accessory Dwelling Units
 Financial Incentives to get homes built
 MID SCALE MIXED USE (4 floors)
 TAKE AWAY APARTMENT BANS

MULTI BEDROOM, AFFORDABLE HOUSING
 NEAR SCHOOLS
 - TRIPLEX, DUPLEX, 3 BEDROOM APTS.
 Social Housing (NO Real Estate Developers involved)
 - Look to European Cities. (Density, Mixed Use)
 - Ecological Approach to development
 (Consider tree canopy, wildlife, green space)
 WHERE? Multi-generational Access
 GROWTH INFRASTRUCTURE
 BALLARD, MAGNOLIA, CENTRAL DISTRICT
 ↳ UPTOWN NEIGHBORHOODS
 Alternative 6 - everywhere
 6 places EVERYWHERE
 MADISON PARK

preserving greenspaces, parks, affordable housing
 Wallingford Area - doesn't need upzones
 Housing - NO 2 BEDROOM, multiple bedrooms
 Places near transit + parks, NEAR SCHOOLS
 EVERYWHERE - SKY TRAIN INTEGRATION
 URBAN VILLAGES, Embrace MASS TIMBER CITY USE
 CORNER STORES -> affordable CLT
 DEVELOPERS SHOULD PAY FEES.
 ↳ Continue Urban Village Strategy
 Zoning -> SPACE for electric car charging
 ♥ PARKS (10 MIN WALK), COFFEE CULTURE
 MISSING: DIVERSITY OF PEOPLE, DRIVE TOO FAR, TREES
 SMALL NEIGHBORHOOD COMMERCIAL
 Everything in Walking Distance
 Replace Street Parking with Planters / trees

MISSING: touch water, Safety when walking (RAINIER) SAFER STREETS.
 - Denser places feel safer, inviting streets (hell-it)
 - MISSING: Monorail extension - Inter mingling businesses in neighborhoods
 Office workers go downtown, where else?
 - MAKERS SPACE, Community Centers (PARKS)
 - Sprinkle industries in neighborhoods + green space
 ♥ Walk to library
 Consider ADA accessibility
 MISSING: Accessibility planning for elders, or non-athletic people
 - Artisans - shoe repair + other unique / traditional niche businesses (preserve them)
 MOM + POP SHOPS - Protect them!
 MISSING: PARKING FOR ALL UNITS + Street parking
 ♥ Jones ~~area~~ seems multiple generations
 walkability to basic needs + to transport

Missing: Personal space — balconies, porches
Outdoor space

Missing: Room for people to enjoy the city
+ extensive subway system
+ Build infrastructure for people moving here

Affordable Housing, SIDE WALKS, STREET LIGHTING, GREEN STORM WATER INFRASTRUCTURE, TRAILS, GROCERY STORES (South Seattle), CHILD CARE SERVICES, ADA COMPLIANT RAMP, COVERED BUS STATIONS, Safety around bus stops, Community Center with basketball, AFFORDABLE 2-BEDROOM

- Protect small landlords!

- Density — walkability
convenience

LOOK INTO BARRIERS TO implement Comp. Plan.

ACCESS TO HOUSING

What kinds of housing do you need?

Capitol Hill, compared to DC — missing row houses

- Big gap between

- Urban villages w/ services & single family w/o services

More types of housing everywhere
Apts, condos, rental options, affordable

Modest people who want to become homeowners
Need options — unintended consequences to city rules/laws

Wide variety of housing & mix of services
More corner stores & nearby access to services
Opportunities — prioritize vehicle space de-prioritize vehicles

Bigger mix of buildings with more options
duplexes, 4 plexes into single family zones

More housing, wider variety, steps between renting & \$1M house

Closer access to open space, Equal access to public greens (parks)

Capitol Hill compared to DC — missing row houses

Choice & livability, impacts of climate change
near services, schools, transportation, ability to age in a community w/ different housing options

Affordable housing, town houses weren't enough
(esp nearby light rail), want to see towers near 130m

Lack of density \Rightarrow not enough customers
can't afford to live nearby, need housing everywhere
could have more thriving businesses w/ more housing

Building more housing will cause more problems
(e.g. building more lines on I-5)

Mixed use could improve safety, 24 hour neighborhoods, people living & working & playing in the same place

Multi family homes next to parks (e.g. Southpoint way)

Opportunities near light rail expansion for recreation

Adding housing where there has been exclusionary zoning (affordable, etc)

Be able to own housing + affordable options

More festival spaces + housing spaces (e.g. Seattle Center)

Neighborhoods that have been Red lined & have had exclusionary zoning, open up opportunities for others
- not opening doors equally through the city for dealing w/ displacement

Access to parks & services for people who can't afford \$1M houses

Construction costs & affordability

Build where people want to live, create more choices, more places — open the seat @ the table for knowing where to invest

Industrial land / eco districts / car light areas

e.g. Interbay, West Seattle, Rainier

Montlake area, regional access to Bellevue, C/D, water/lake

MICHAEL ④

- Affordable housing developers are building where makes sense to them - share in n'hoods
- N'hoods that haven't seen density, outside of n'hools etc.
- Schools, libraries, parks, don't want to overcrowd schools, stress on services, families, teachers, manage ~~the~~ More housing w/ plan for transportation, schools expansion needs etc.

Complete Communities

- Ballard = Bowling alley, boutiques, small galleries, changed grocery stores & Target etc. More of a mix of entertainment, gathering spots, recreation opportunities
- Not enough small spaces, drive bars, convenience stores, day cares, need these everywhere
- Have basic needs but nothing "cool" right now
- Ability to get to jobs, ability to live car free, convenience
- Full bike network, more kinds in the city housing for families
- Small, diverse, local businesses. Public spaces that don't cost \$ (3rd places w/o cost. Travel that lets us discuss these things)

- Moving density out of urban villages instead of cramming stuff into UUs where land is tight
- No n'hood like Uptown, have transportation access, daycare, access to jobs, open space, recreation
- Prioritizing ped safety streets serve communities & neighborhood community members - celebrate where you live

- Housing + open spaces, parks difficult to get to & enjoy currently too exclusive
- Safety & security for modest ppl who depend on what they have
- Daycare access, can't bike to Woodland Park Zoo (for kids)
- Teachers having trouble living near where they teach, affordable
- Affordable grocery store options for families
- Cap Hill has diverse uses, still feels like a place, not a ghost town
- Families missing - Diverse perspectives, 3rd places to branch out & meet people, youth & older people housing

Ballard is treated as a buffer between SFA & SF zoning, but value neither
house gap between work & zoning

What are we not talking about?

MICHAEL ⑥

- Losing employees to neighboring cities b/c can't afford to live or have housing in Seattle
- People in company cannot afford to live/work in area, asking for that much \$ seems impossible for nonprofit
- Work/live apt, can't actually sustain a business in the area b/c no customers, segregated uses
- We should be living around mass transit if we want to survive climate crisis → no single family
- Exceeding the growth we've seen so far to be more flexible zoning in line w/ building code, social housing, school district building housing for staff
- City development land bank, wealth building
- Create redundancy, not black & white (e.g. totally elus)
- make sure there are options for all, choices, diversity in options
- Build enough housing to get out of the hole
- Not a representative group in this room
- Painters are treated as a buffer between SFA & SF zoning, don't value neither
- House gap between work & zoning

- Culture that comes w/ having are foot in & one foot out of the city & cultural investment
- Don't let historic preservation get in the way of development to honor history & allow for growth/change

- Where sidewalks should go from an equity perspective
- Bike lanes on arterials are sexy
 - Not just point to point infrastructure, more protected
- Scooters using E/W b/c not much transit (need more)
 - Feels dangerous on street & for peds
- BALLARD BRIDGE!! Scary for bikes
 - nicer buffer between cars & bikes

12 ppl.

live around:-

Bitter Lake, Magnolia, Ballard, Crown Hill,

Ballard: son lives in RV in the Back yard

Crown Hill: Displacement. People of Blue color jobs are priced out.

Seattle Central district. House with a big yard. carry on green. More density & ~~variety~~ ^{variety} character. Displaced from areas around station

Magnolia SFH. low to see, affordable, diverse options not white wealthy family build one SFH.

- No sidewalks, preserve the views, foster homelessness

- Bitter Lake. old ownership, for non profit workers they can't afford. no diversity, a lot of older folks who can't afford. need more jobs, housing built, younger families

Ballard: son lives in RV in the Back yard

12 ppl. live around:-
Bitter Lake, Magnolia, Ballard, Crown Hill,

No support of the different types of Housing. we want to see mixed uses & middle housing to have more livability. need to drive to trucks. more space at housing choices & public spaces.

Magnolia moved from LA. Housing problems interesting to see ^{Housing options} here. want to buy a house a lot of old SFH. No new development of diversity. it is more like a suburb. located by the train station. ppl who wants to avoid the train. More dense, mixed uses housing options. 15-20 mins away from grocery shopping. smaller stores on ground floor businesses. life less. ppl are struggling with the problem

Roosevelt Add density / larger variety, accessibility, apartment style condo (stacked options) not 2-3 floors townhouses. parking maximums.

Capital Hill Duplex with 3 bedrooms. ^{walkable distance} spacing options. have a new family, where can we find an affordable livable place for a family.

Magnolia I can't afford to buy my parents house / 4-5 story apt. buildings. Amazon is doing good but what about ppl who did have jobs

Stacked housing / family oriented options / not townhouses place where kids can find green open spaces, play grounds, trees we want to see change

Town House development, grocery store in 5 miles radius where you take houses with less pedestrian areas / new development of town houses & small apt. we don't see greenery options with yards

Options in highbrow, noise, vehicles, no parking. Middle housing options. Vending in safer pedestrian areas with transportation options.

Where to see more housing?

→ it's not where it's about money. Safety, concept, sidewalks, access to services in public driven development

→ Crown Hill was upzoned, focus growth on proximity to transportation services. Housing options

→ Priorities in planning. increase ADUs, loosening parking requirements.

Facing down SFH that is in good condition & put down development. Bad for the environment. development policy that does not support that

→ Parking minimums. areas designed for car users. low to see housing around a trail. protected. more dense less livable.

→ More Housing everywhere / more mixed use.

→ mixed income housing / neighborhoods

→ Magnolia house opt. in housing more density, more higher density housing. Density

→ Graham St area. Intensity these areas to have ppl that can be efficient to have transit away from the station.

Options in highbrow, noise, vehicles, no parking. Middle housing options. Vending in safer pedestrian areas with transportation options.

Creating Complete Communities

→ We Love:

Crown Hill → green spaces / walkable green spaces, not in public. Office shops owned by locals

Walkable in less dense / Blue street / local service close to public green spaces

Schools / taking advantage, Beyond a DPA ADU

→ Greening / aesthetic natural beauty livable

→ Dismissal park, Protected bike lane around the house / shops that is diverse

→ Old & new in the neighborhoods / By this

→ Green play zones / courts

→ Proximity to grocery stores + Village slow cars flow in the urban village

Things we love about communities that are livable

→ What's Missing:

→ ppl with dogs to find walkable areas

→ Lack of community centers / cultural resources / institutions

→ Livable walks / no car sidewalks / lighting

→ Safety, bike lanes, Dangerous places - walk

→ Displacement, not affordable with roommates

→ Cool coffee shops, destinations that are in livable walkable not in a safe way

→ Pedestrian draw activities.

→ Magnolia

→ mixed uses / corner stores commercial

→ Diversity of life stages / BGS / diversity / livable

→ Neighborhood restaurants / cafes / shops

→ Neighbors relationships.

→ Not enough places (shops / cafes / shops / restaurants) have to drive & bike for activities

→ Mixed uses

→ not enough services / affordability

→ Housing options

→ Density around play grounds / parks to make it livable

→ Traffic calming physical improvements

forcing new development to have rain harvesting / green spaces on the top of development,
 Food forest locally in the neighborhood - Vote for ppl who would have policies that is sustainable
 10-15% increase of development (building green / sustainable solutions)
 Court yard thinking / family oriented / mid-density - Town houses coming when / need housing density
 livable communities. Invest in green technology
 The Ave in U-District was opening for a while during the pandemic ✓
 Solar Panels - green buildings / Increase housing supply
 Childcare options & kids friendly requirements / dedicated places for children

What kinds of new housing are needed for your neighborhood?

- mid-rise apts
- DADU's
- family-sized Affordable
- large families
- Affordable
- Consider tree canopy / envr.
- New housing that is walkable
- Townhouses often create accessibility issues.
- Mixed income housing
- Multi-family housing
- 1, 2, 3 Bedrooms
- Accessibility
- Transit
- Grocery
- Greenery
- Health
- Air quality
- Density around Transit
- 4, 6, 8 - Plex

more really small / affordable apts.
 Mix of options for family / lifestyle size
 Livable Size

Housing that supports multiple-generation households

more upward High-rise
 Mixed-use
 Away from Arterial
 Make use of vacant lots
 Dorm / Communal living
 Accessibility to Resources
 Away from I-5
 more trees

Walkability / proximity

Q2. Where would you like to see more housing?

Away from Arterials

Near Resources
 5-10 min walk
 Grocery
 Park
 School

* EVERYWHERE - Not enough housing

Specific:
 - Rainier (near transit)
 - North (near light rail)

Accessible Roads / Paths
 Pedestrian Safety
 Sidewalks
 Safe Parks for youth

Incentivize - Zoning changes
 Affordable housing

More housing near Green Space
~~After~~ Create space for more population near Green Space
More density to allow for purchasing
Don't displace communities/families - create
housing for families (affordable for 4-6 people)
Affordable housing - Not mansions
Why huge mansions instead of a family?
More options / more housing - less mansions
Support Density - townhouses
More density that is just not an area's
Need - homelessness is a housing ~~area~~ Problem
Create group options - more options - density
Level entry apartment w/garage
Older houses make 4plexes

More residents closer to each other
Multi-generational and services people
take it out or further than Urban Villages
Q2. Capitol Hill B/E 15th - 19th.
Around Volunteer Park
Cluster around green spaces
TEAR DOWN I-5 - Build housing there
increase density everywhere - large blocks and denser
++ On my street! Around Green Lake
Not just concentrated in Urban Villages - Expand
into neighborhoods
More apartments = more neighbors = great
More Diversity - more people on street
Everywhere
NO neighborhood should have just single family
housing

4 Plexes is not ambitious -
Att. 5 needs MORE!
Expanding Zoning Changes - Does not force
But allows those to build.
We should have height minimums in Urban Village not
just maximum
Co-op housing / Community Housing in the City
Options for single people
Incentives for Green Retrofit - Upzone: incentivize
Inter buy - Wasted space - ~~the~~ Allowable empty space
Too many vacant lots: Warehouse - Un-used Pers. estate
Address homeless around that area
Address RV encampments. -

Take sub-urban off aerials
"Middle Housing" - ~~single~~ single to 2 or 3 people
Chinatown International District - More housing
Investment in this neighborhood -
Allow live + work / work + live housing -
LOCATION -> Up zoning in non-urban village
areas - Laurelhurst, Magnolia,
Build Housing
Need outdoor space in density - helps create community
Light rail close - walkable
Green belt for sidewalks - Hearting Street
Like Urban Village - Surrounding by interesting neighborhoods
Multi-generational - like to see diversity in people - age groups
Low speed limit - Get sidewalk
there is housing going around Green Lake

Q1 - What do you like most

- Outdoor space - waterfront public benches incorporated
- Mall pass - a few small businesses - just to & back - would like more affordable
- Walk to restaurants, walk to Murtle Edwards Park like to walk to park
- Walk to Green Lake - green space
- Knowing neighbors - Board game night
- Monday Market - great place to see neighbors
- Views of mountains - snow, green - all green
- Views of mountains - snow, green - all green

WALK to coffee shops, walk to water: Golden Gardens
Video Shop - Barber - Feedstore - graffiti

- Light rail close - walkable
- Great cut for sidewalks - Healthy Streets
- Like Urban Village - Surrounding by interesting neighborhood
- Multigenerational - like to see variety of people - age groups
- Low speed limit - feels safe to walk
- there is housing options around Green Lake

Q2 - What is missing

Child care - missing - need childcare
Hangout Areas for community to gather Video Store - Barber
Transportation - 17 got cut during Covid.

Public Ride - get buses out of traffic lanes
Healthy Streets - like - add more

Handmade stores

Need People of color more diversity - +2

Wider spectrum of stores
Not just take out or expensive

Gathering space

Dedicated bike lane on LR W Blvd

Green store

Pharmacy

Light rail

Bike lanes - with barrier between bikers & cars

Community spaces - small corner stores

Small parks - Hangout/gather

Dedicated Bike lanes

Community Center - shops to hang - gathering place

Public electric transportation

Better transportation

More shops

universal one

HOUSING

TYPES OF HOUSING

- NEED SMALLER 2, 3, 4 PLEXES
- NEED ACCESSIBILITY
- NEED MIDDLE INCOME HOUSING
- NEED MORE DENSITY
- NEED TO BUILD GREENER
EG. SOLAR PANELS, HEAT PUMPS
- NEED 3-4 BDR OPTIONS FOR FAMILIES
- NEED MORE HOUSING OPTIONS
- ZONE TO ALLOW PLEXES (2, 3, 4, etc.)
- MORE DENSE HOUSING NEAR MASS TRANSIT

- MORE MF HOUSING

- MAYBE ROW HOUSES

- WANT TO SEE SOCIAL HOUSING

- DEVELOP/PROMOTE LAND TRUSTS

- OPEN ZONING ALLOW MF ANYWHERE

- MORE DENSE HOUSING NEXT TO RETAIL

- 10-MINUTE NEIGHBORHOODS WALK TO RETAIL, ETC.

- MORE MIXED HOUSING WITH RETAIL SHOP ON GROUND, HOUSING ABOVE HOUSING OVER GROCERY STORES

WHERE TO SEE NEW HOUSING

- CLOSE TO TRANSIT
- CLOSE TO FRIENDS, SOCIAL NETWORKS
- BUILD MORE MF AWAY FROM ARTERIALS (NOISE, POLLUTION)
- OPEN ZONING ALLOW MF ANYWHERE
- MORE ~~DISPERSED~~ HOUSING NEXT TO RETAIL
- 10-MINUTE NEIGHBORHOODS WALK TO RETAIL, ETC.
- MORE MIXED HOUSING WITH RETAIL
- SHOP ON GROUND, HOUSING ABOVE
- HOUSING OVER GROCERY STORES

③

COMPLETE COMMUNITIES

- GOOD TO HAVE CLOSE GROCERY STORE, GYM, TRANSIT, MOVIE THEATER
- ROOSEVELT GOOD MODEL
- BETTER CONNECTIVITY ACROSS 15th AVE.
- SAFER CROSSINGS AT ARTERIALS
- NARROW CALIF. AVE W. SEATTLE
- LOOSEN HOME OCCUPATION LAND USE & DEVELOPMT. STANDARDS
- ACCESSIBILITY FOR ALL SAFE SIDEWALKS, ETC.
- APPROPRIATE NORDICNESS. NATIONAL NORDIC MUSEUM, ETC.
- MORE WAYS FOR PUBLIC TO PARTICIPATE IN COMMUNITY ART ART ALONG STREETS

④

- NEED TRANSIT, RAIL
- START MURAL ARTS PROGRAM

⑤

Q1 KINDS OF NEW HOUSING

- Higher density
- Housing for low-income residents
- +1 Protect & keep our trees, esp. mature trees to mitigate heat island + cleaner air + climate change
- Support for Mandatory Housing Affordability (MHA)
- Ensure DADU/ADU that are affordable
- To get more open space, more
- +1 vertical development, rather than horizontally (eg. Vancouver, BC)
- Likes Singapore green, biophilic design

Br. Sta. 2/9
Q1 Housing in YOUR NEIGHBORHOOD

- Neighborhood guidelines
- Beauty matters — need design guidelines for our new dev.
- Need some open areas in our new development
(e.g. Paris & Vienna block courtyards)
(e.g. DC townhomes w/ small backyard)
- Allow towers in more areas
(e.g. Lake City)
- More family units, 2 or 3 BR's
- Need all types of housing

Br. Sta. 3/9
Q1: TYPES OF HOUSING NEEDED?

- Concerned for trees
- A lot more walking in NH w/ Northgate ped bridge
- Raise height limit on NHR lots, protect/save more of the backyard
- More affordable & lower cost mkt-rate housing
- Housing types / choices for different times of life
(e.g., older residents)
- Redesignate "family size" as 3BR

Br. Sta. 4/9
Q1:

- Would like to see more choices than "townhouses" or tall, skinny infill
- Need to not require second sewer hook-up for adding a ADU/ADU.
- Can we reduce permit costs for affordable housing?

Q2: WHERE MORE HOUSING?

- Everywhere
— protect our farmland & forest by adding housing in SEA.
- Towers where they make sense
- Along SR99
- Zombie Malls

Br. Sta. 5/9
Q2 WHERE MORE HOUSING?

- Near services
- Near parks & open space
- Sprinkling density in NH will still require driving
- Focus on villages & centers
— focus on transit
— focus services
- Transit-ready density in all neighborhoods
- Transit should be in lock-step w/ growth & density
- Need better E-W transit
- Build higher & affordable around L-Rail Stations

Q2: WHERE MORE HOUSING? ^{Boen Sta}

- Require affordable housing — 3x the pay-out option — the fee in lieu of building.
- Mix of housing types in each NH
- Enough density to support freq transit & services
- Build near transit, parks
- The fee-in-lieu is helping create affordable housing
- Affordable units should go near transit
- OK for density to precede transit, then work to add service

Q2: WHERE MORE HOUSING ^{Boen Sta}

- There is a big cost jump @ 7th stories
- Wealthier communities should also see new affordable housing
- Aff. housing should be near transit & services.

Q3: NEEDED AMENITIES?

- Crown Hill: Com. Ctr
- Trees, com. ctr, dance halls
- New flexible housing options for unhoused
- Affordable housing & transition / supportive housing
- Need state & regional coord & leadership

Q3: AMENITIES NEEDED IN YOUR

NEIGHBORHOOD?

Boen Sta

- +1 +1 social
- Daycare, services
- Lack of daycare → driving trips
- Bakery, Laundromat, Fruit stand
- Public bathrooms
- Benches along the sidewalk
- ^{more} Parklets, less parking
- Third places (e.g. pubs, coffee shops)
- Trees
- Community Room / Center
- Library
- Dog parks as an equity issue
↳ rethink siting criteria

Q3: NEED AMENITIES

Brennan

- Health care
- Flower & veggie stalls
- Grocery
- Distributed, small parks
- Public art
- Creative use of alleys
- Food trucks!
- Sidewalks!

COMPLETE COMMUNITIES

Q2: WHAT'S MISSING?

- outdoor mall
- pedestrian areas with shelter away from arterials - quiet
- neighborhood shuttles / frequent
- food vendors in parks beer garden
- playgrounds in parks
- crossings on arterials - SR99
- Arts / theatre / music venue
- public safety, community service first aid officers / station
- Neighborhood service centers

Housing: Q1 → Types

- Condo * ownership options *
for single person / middle income
- also for elders
- apartments in Ballard * Capitol Hill
other n'hoods?
- stacked flats * multiple BR.
sixplexes
- walkable to services / parks / transit
- multi-generational → kids, grandparents
- smaller scale buildings / small landbanks
family-owned
- duplex / triplex → subdivided house
- diversity of options
- near transit

HOUSING: Q2 → Locations

- Everywhere! → 4plex by right → more housing options market forces
- Quieter streets off arterials
- North of 85th areas w/ low displacement risk
- Respond to legacy of redlining
- options in high-opportunity n'hoods
- affordable homes in all n'hoods
- near grocery * walkable
- Wallingford
- Mixed use / services integrated in residential n'hoods
- corner stores * repurpose homes
- golf courses for around green spaces
- human scale n'hoods * w/ transit *
as you move farther out → hubs
- preserve green spaces (Sunset Hill)
- drainage / infrastructure
- near transit
- lake front properties

NEIGHBORHOOD COMPLETE NEIGHBORHOOD

Q1: assets in your community

- grocery * shops for daily needs
- meeting spaces / gathering spaces
- coffee shops *
- garden / park w/ bathrooms
- doctor's office - health care
hospital, maternity
- day care
- corner stores
- transit * services
- Lake Union park programming
- Burke Gilman - bike trails
- Breweries * / food trucks / restaurants
- Industrial maritime services / businesses jobs
- bowling! recreation, skating
- sports field * tennis, pools, yoga
- people space - ped streets * - street cafe covered
- museum - Ballard Locks, ARTS



One Seattle Plan



Community Meeting

Join us
live and
in-person!



Meadowbrook
Community Center

Tuesday, January 10

6:00–8:00 pm

HOUSING

① TYPES:

- * AFFORDABLE DOESN'T MEAN LETS LIVE EVERYWHERE
- * MORE DENS MEANS LESS TREES
- * AFFORDABILITY IS A CHALLENGE: NO FND IN HIGH!
- * HOUSING NEEDS TO BE REMOVED - AFFORDABILITY MEANS SMALLER
- * COMBINATION/DIVERSITY OF HOUSING TYPES
- * FIGURING OUT HOW TO REDISTRIBUTE WEALTH
- * "I DON'T SEE THE TYPE OF HOUSING I WANT TO LIVE IN AS I AGE"
- * NEW BUILDINGS ARE CARBON INTENSIVE → RETHINK OPEN COMMERCIAL OFFICE SPACE FOR HOUSING
- * NEED TO THINK ABOUT LIGHT INDUSTRIAL → THINK ABOUT SODD → THINK ABOUT PRESERVING OLD H. STOCK
- * MORE DENSITY, MEANS MORE CARS → NO PLACE FOR KIDS TO GROW UP
- * SOMEBODY THERE THERE IS A BALANCE! I DON'T WANT HIGHRISES WHERE I CAN'T SEE THE SKY
- * TREES ARE ANOTHER ISSUE THAT PORTRAYS THE COMPLEXITY OF THIS ISSUE. TREES CAN BE COMPLEX FOR HOMEOWNERS
- * RETHINK LARGE SWATHS OF URBAN LAND LIKE SHOPPING MALLS → MAXIMIZE SPACE LIKE HAMB.
- * LIKE A HIGHRISE ON AN ARTERIAL MORE THAN TRAIL HOMES CLUSTERED ON SMALL LOT
- * PAY FOR CITY STREET PARKING
- * LIKE BIKE LANES
- * LOW RENT PREVENTS HOMELESSNESS
- * MICRO-UNITS (TRULY AFFORDABLE)
- * FAMILY SIZE "FLATS"
- * LESS RESTRICTIVE ZONING
- * 3-4 BEDROOM "FLATS"
- * 6-PACKS
- * PROTECT OLD TREES (AVOID HEAT ISLANDS)
- * "NEW BUILDINGS SHOULD BE REQUIRED TO MAKE SPACE FOR OLD TREES."
- * NEED TO HAVE PLACES FOR GROWN SPACE (ROOM THAT) HOUSING FOR FAMILIES, CHILDREN BUILD UP! LEAVE THE FRONT + BACKYARDS
- * HOUSING FOR ALL GENERATIONS
- * BUILD WITH ZERO EMISSIONS
- * INNOVATIVE, CREATIVE DESIGN
- * GREEN SPACE = GOOD JOBS!
- * DC ROW HOUSES DOESN'T LIKE THE SETBACK RULES COVERING WHOLE LOT * HOMES ISN'T FAIR TO NEIGHBORS

BUILD A CITY WHERE PEOPLE CAN CONNECT.
BUILDING UP DOWNTOWN - & A NEED FOR A FAM. SIZED FLAT

→ DENSITY IN AREAS LIKE THAT + MORE GROWN SPACE TO ACCOMMODATE PEOPLE

FIND A WAY TO MAKE SAVING A TREE BENEFICIAL

- * PEOPLE WANT TO BE OUTDOORS - MORE TREES
- * KNOCK DOWN 1,800,000 HOUSES, & BUILD 3,800,000 HOUSE

TREE PROTECTION

→ TELL DEV. TO BUILD AROUND TREES

WHERE WOULD YOU LIKE THAT HOUSING?

- * MISSING MIDDLE, EVERYWHERE
- * URBAN VILLAGES, ALONG ARTERIALS
- * HIGHRISES DOWNTOWN → RETHINK EMPTY COMMERCIAL
- * FAMILY FLATS EVERYWHERE
- * PARKING IS A WASTE OF SPACE (NEED BETTER TRANSIT) MODERNIZE, MAXIMIZE SPACE
- * NEED TO FIGURE OUT EMPTY RETAIL SPACE - NEED EASY WEST OFF LR LINK
- * NEED HOUSING THAT WORKS FOR EVERYBODY (DUPLICES, BACKWARD COTTAGE)
- * LITTLE MORE HOUSING ALL OVER THE CITY → MAKES IT MORE AFFORD. "6" +1
- * THINK ABOUT WHETHER A PLACE IS A GOOD SPACE + AND THEN WITH EMPTY RETAIL
- * NEAR TRANSIT HUBS, MORE ADU'S MISSING MIDDLE 10-15 min walk speed
- * NORTHGATE IS A MESS - ELIMINATED SO MANY BUS STOPS MORE BLDGS =) ELEV
- * TAX BREAK FOR TREE PROT. WE DON'T HAVE A LUX PROB. WE HAVE AN AFFORDABILITY PROB. UPRZONE SHOULD BE ABOUT BLDG. AFF. HOUSING → SF EXAMPLE
- * CITY SHOULD OPP. A PROG. TO FACILITATE ADU + DADU
- * DISAGREE WITH PUTTING AFF. ON ARTERIALS - ITS DANGEROUS
- * PARIS IS DENSE, DIVERSE, ALL ERAS OF HOUSING TYPES
- * TREES ARE GETTING OLD - THERE IS THAT ELEMENT
- * WE CAN'T JUST PLAN THE FUTURE BASED ON OUR IND. EXPERIENCE
- * WE KNOW HOMELESSNESS IS A HOUSING PROBLEM
- * LOT MORE EVERYWHERE THIS IS ABOUT ACCESS OPPORTUNITY
- * ALL HOUSING TYPES EVERYWHERE + SOCIAL HOUSING
- * THING THAT SAVES NYC IS CENTRAL PARK
- * HUMAN'S NEED OPEN SPACE

- * NOT TOWNHOMES WHERE THEY TAKE OUT ALL THE TREES
- * DO NOT USE PARK SPACE FOR AFF. HOUSING → PROTECT THEM & ENSURE THEY'RE TREATED WELL
- * GREED IS NOT GOOD - WE NEED MORE COMPASSION

- * I LOVE MY CITY & I SEEING IT CHANGE
- CITY SHOULD BUY THE WOODED AREAS
- I WANT PEOPLE MOVING HERE WHO WANT TO MAKE THIS PLACE BEAUTIFUL
- WHEN DO WE KNOW WE HAVE ENOUGH ARTS?

WE NEED:

- MORE TRANSPORTATION!
- MORE BIKE LANES - MORE ELECTRIC BIKES! +1
- BETTER REGULATION OF PARKING
- SAFETY FOR HOMELESS FOLKS + CAR CAMPERS } TENT CITY MODEL
- * SAFE CAMPING
- 35TH BIKE LANES
- COMMERCIAL RENT CONTROL
- MORE OPEN SPACE
- WALKABILITY LIKE MIDWALK CROSSINGS
- STREET TREES
- LINEAR PARKS IN ROW
- SCHOOL LAND MAXIMIZATION
- * JOBS ARE IN THE CITY
- WE NEED TO TACKLE THE WAGE GAP
- * BETTER STREET DESIGNS SO DELIVERY VANS DONT BLOCK TRAFFIC,

- * Tax incentives or payments for large old trees
- * BAN in-lieu fees for in exchange for Affordable

- * "FOUR FLOORS + CORNER STORES!"
- * Self Smoking Supplies (not just self injection supplies)

Q1 HOUSING TYPES

- Affordable housing with schools
- Lifelong housing series ✓
- Remove environmental constraints to do more developments (wetland)
- Restrictions of footprint
- Urban villages
- New resources, transit, etc.
- More density in Urban Villages
- Liability laws
- More dense housing (Capitol Hill)
- Affordable housing (Green one)
- Difficult to build affordable
- Housing that preserves architecture of the neighborhood it's in
- More green use to reduce effects of global warming
- Responsible property tax

Q1 HOUSING INTER

Q2 WHERE

- Transit Centers → Live, work, play environment ✓
- Mixed in with single family
- Density everywhere ✓
- Away from major streets
- Near parks
- Not always near arterials
- Urban Villages
- City owned land (golf courses)
- Maintain community vibe/connections
- includes future transit - v. Seattle

Q3 WHAT DO YOU LOVE

- Transit, open space, mall, services
- Library, walkability
- Sense of community
- Green space
- Activities, restaurants

DONT LOVE

- Safety ✓
- Bathrooms (needs to be clean) ✓
- Transit safety
- Needs more community health clinics
- Places to walk
- 35th bad for bikes
- More retail
- Sound transit not putting service in stations

What Kinds of housing?

- Student housing
- Small, Affordable
- Housing for unhoused.
- Flattened out, less concentrated
- Not just single family

Developing Alleys for more housing
more green space
more apts.

Building in neighborhoods needs to have affordable units.

Noticing a lot of fast changes in neighborhood

Need cultural diversity

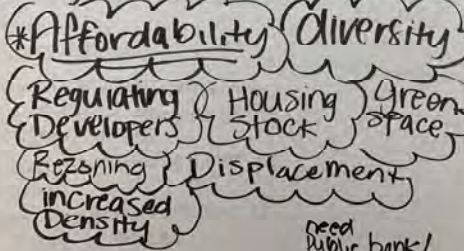
- Sizes
- floorplans

housing focused on Sustainability/Climate

Wants/Aspirations

- small business
- Art's & more
- more housing everywhere
- Community space
- multi-story housing w/ food
- height bonus
- affordability
- sustainability
- Diversity
- Buildings
- Neighborhood
- Culture
- incomes
- Green space
- Affordable homeownership
- Welcoming Communities
- Addressing redlining/segregation
- Resources/Accessibility → transpo.
- Spread out amenities
- 4 floor stacked flats, preserved trees
- Trees: parking - parklets

Large themes:



Issues/needs to Change

- environmental hazards (earthquakes, floods, etc.)
- unstable
- Developers Capitalizing on dropped property value
- permitting
- Sanitized
- Shrinking green spaces
- Displaced from neighborhood
- Green gentrification
- Huge single-family homes
- tree cutting
- Bad commercial dev. in urban villages
- storage, etc.
- decaying commercial dev.
- market closed
- displacing single family homes
- no for AH's
- prices out

Neighborhood

Ammentities

- lots of parks, walking, gardens
- small businesses
- streeteries
- groceries, pharmacy,
- high property values
- MISSING
- loud, dedicated car space
- Car-centered
- speeding/safety
- historic designation should not effect zoning
- Gentrification from small businesses
- Elders abuse
- wasted/unused community buildings - activation of existing spaces
- need to remedy historic harm
- don't need dichotomy of trees vs places
- need homeownership pathways

Missing

- Urgent Care
- Covered outdoor comm. spaces
- City invest in community participation for urban villages
- Sidewalks
- urban nodes/smaller/spread out
- small businesses
- Climate plan
- Carbon out of transpo./housing
- improve neighborhoods w/out displacement
- accessibility to cultural resources
- Wasted spaces/setbacks
- Clinics
- transpo w/in 1 mile

Need:

- Green stormwater infrastructure
- keeping space in mind
- a awareness/labeling education
- more incentives!
- Affordable parking
- Alleyways need to be more lit
- safety
- activate space w/ art, history
- less sweeps & more opportunities for houseless
- support ETS, Counseling, holistic.
- In downtown:
- more p-patches
- less wait-listing
- vegetables, affordable produce
- female trees for produce, jobs

Growth + Housing

Facilitator: Patricia

- Question 1: What kinds of new housing is needed?
- Need a variety (e.g. rentals, single family, ADU, etc)
- Multifamily (eg. 4, 6 plexes)
- shared common spaces
- ±1 Variety of Housing
- accommodate more
- More duplexes, quad of modest size
- Livability is important
- more multifamily, but not generate traffic
- Multigenerational Housing
- Existing SFD retrofit to multifamily Housing
- Still a space for large lots, retain history, + mature trees

- multifamily housing w/ different sized units
- Multifamily (5-6 stories), condos
- home ownership opps + 1 + 1
- Neighborhood that is multi-income and multigenerational + has diverse housing options.
- cottage w/ open space for pets
- Explore land trusts as a tool
- concern w/ corporations buying houses
- multifamily: better design/use for families
- 6-plex, variety, courtyard housing concepts.
- multibedroom stacked flats.
- multigenerational + 1
- Diverse neighborhoods, w/ mixed use
- Preserve SFO for families
- variety of housing, opp for ownership

② What's missing?

- ~~Protected~~ protected bike route to downtown, level → more ^{cohesive bike network}
- Pedestrianized streets
- More Bistros
- cafes + bars
- outdoor theatre
- New mother centers
- More dog Parks
- Affordable SR Housing
- Murals, public Art
- Makers spaces (e.g. community kitchen)
- Hardware stores
- 10-housing development
- last mile service
- indoor playground type spaces for families (e.g. trampoline park)
- Dedicated transit lanes
- shoe Repair
- a great waterfront, be near water
- more diversity, people focus
- Year Round Farmer's Market
- Food Halls
- Clinics, Health
- ballot drop boxes
- more trees
- social housing communities
- secure bike storage
- bike parking
- city service locations
- neighborhood service centers
- community gathering spaces
- Daycare
- gyms
- Bike Repair
- SR drop-in centers
- more access to water, shoreline Public Access

① Love most about neighborhood?

- spaces for walking dogs
- community center
- youth programs
- parking
- grocery stores nearby
- spaces where people can gather
- walkable + 1 + 1
- quiet, green, peaceful
- 10 community gardens
- Not in city
- dance, theatre, fine Arts, independent Book Store
- pine trees! trees, yards, green spaces
- diversity
- Walkable + 1
- proximity to transit, open space
- diversity people, space, houses
- Dine Bar - child care + school
- places you can walk to + meet people
- lakeshore, restaurants, libraries, services
- corner store
- Safe Streets
- garden, trees, neighbor know each other
- walk to light rail
- play streets
- lot of housing

② Where?

Close to transit

Around green spaces

+1 everywhere but off Arterials

Everywhere, more on my block

Northside of blocks

Open space

+1 Every neighborhood in parallel w/ transit to connect + accessible transit

Urban villages + transit

Every neighborhood

Misc -

Limitation on AirBnBs

Social Housing +1

move home ownership opp +1 (esp. first time home buyers)
Sustainable buildings + building practices

- no ugly development ~~think~~ through permitting + barriers +1
 - Pocket Parks
 - shorelines + waterfront public Access
- Design Review compatibility
 - Office → to housing conversion, → to Art + non profit spaces
 - Building code to facilitate aging in place
 - look around code for Bee keeping
- places for unhoused or living in vehicles
- Affordable housing Policies
 - Address displacement, folks want to live here
 - cut down on parking, add transit services
 - look at lower AMT.
 - think through congestion, more development + parking needs
- quality schools
- services + housing access distribution in all city
- Electrical vehicle charging (vehicles + bikes)
- Development Amenities (eg. indoor community playrooms, storage)
- eliminate Design Review or make changes

Misc

page 2

- Move distribution of services to address unhoused issues
- Explore Alternative #6, more capacity for growth (beyond Alternative 1-5)
- promotion of existing services/amenities (inform the neighborhood)
- community outreach/Engagement

Housing Access

?'s

- 1 Housing for low + middle income households only *existing zoning capacity adequate*
- 2 Areas redlined, near transit *should be upzoned (Mission Valley, Landmark)*
- 3 Focus on affordable housing
- 4 More duplexes, triplexes *Anywhere*
- 5 Apartments ok, but too tall + bulky *more space, greenery*
- 6 Keep trees, greenspaces
- 7 Playspaces for kids
- 8 gardening, community gardens
- 9 Solar *consider impacts (solar access)*
- 10 Fewer big single-unit houses *keep pleasant while adding density*
- 11 Use incentives for *green space + denser*
- 12 Add housing/density w/ in neighborhoods + residential housing areas *not just on corridors*
- 13 Tree replacement → canopy or trunk *lil (same size)*
- 14 Add density w/out changing scale + feel
- 15 Incentives for homeowners to convert to duplex

- 16 Don't take down trees!
- 17 More people! More activity, stuff! *Alt 6*
- 18 Abolish SF; more room for heavy *Recognize racial exclusion - redlining, restrictive covenants*
- 19 More inclusive housing + n'hoods
- 20 Zoning vs. feasibility (capacity) *where will housing actually get built?*
- 21 Climate resilience, sustainability *Recognize it, want all good built, more trees*
- 22 Smaller units (condos, apts, town)
- 23 Few/no options to downsize (as get older)
- 24 Small units w/ outdoor garden space, parking, near transit
- 25 Real balconies!!
- 26 Accessible units, no stairs w/ in unit
- 27 Stacked units *renovating + tear down*
- 28 Evaluate new development for carbon footprint *Regulations?*
- 29 Materials Net + zero
- 30 Enhance open space network, connect *habitat, pedestrian connections, green space*
- 31 Diversity of housing types *more graves esp in low income*
- 32 Mixed use - more active, easy to access
- 33 More emphasis on *everyday needs* complete communities *actual amenities*
- 34 Native trees for ecological benefit
- 35 Target brands middle-income housing (in addition to low)
- 36 All electric. No fossil fuel
- 37 Passive house, more energy efficient
- 38 Permeable surfaces

COMMUNITY

- prevent commercial + business displacement
- things community needed got pushed out
- Car-free zones, pedestrian spaces
- Open space + green space networks
- To get people out working, need stuff to walk to
- to repair + reuse
- Childcare
- Schools
- All age activities + centers
- Mix of commercial space
- fix sewer + combined sewer overflow
- Virtual social spaces
- Physical social spaces
- build sense of community
- Parks
- Food options
- Post office
- Mixed-use

HAVE

- East-west connections
- Light rail
- Coffee shops
- Grocery
- Streets - not too much traffic
- Parks
- no sidewalks (makes it a shared space)
- Libraries
- Bus
- 1

WANT

- other people to have that stuff
- Safe streets - low speed, space for people, designed to make cars go
- Accessible units (stacked) (ownership)
- Community centers - rooms to rent, classes, markets
- Expand safe streets
- More trees, green, esp. Rain Grouse
- TO walk to everything
- Bike lanes on streets that have stuff (35m)
- Intermittent to slow traffic (speed sign down on arterials)
- Holistic bike network for all ages + abilities
- Affordable grocery + food
- Small + local businesses
- light rail
- Emergency room (for humane)
- Mixed-income housing
- More PBLs
- Department store (big box)

WANT

- Keep profits/income in community

QUESTION 1: NEW HOUSING NEEDS NEAR WHERE YOU LIVE

- Need more duplexes or larger
- more mid-sized housing, like duplexes, triplexes, etc. missing middle
- more housing near transit
- more creative design (eg more units on property)
- more density off arterials
- more affordable housing everywhere + mixed income
- Underdevelopment is an issue
- more coops + condos - ownership outside single family
- Integrate trees + greenery into housing (eg courtyards) + nearby space for gardening + patios
- more mixed use - access your needs in your neighborhood
- more tall multifamily
- more parking underground for tall vehicles
- address racist history of zoning
- Accessibility - existing + new units
- NO MORE CARS. more transit
- social housing - lacking from comp plan currently
- NO MORE PKG minimums
- NO more single family zoning - more units 2+ BR

QUESTION 2: where do you want to see more housing?

- next to transit
- parks
- commercial cores
- more amenities next to less dense housing (coming up!)
- EVERYWHERE
- Stone way transformation has been great - zone for more areas to be like that, including all the way up to Greenlake
- Above Safeways
- Around corridors, not just along them.
- Near grocery stores. Housing near grocery stores is huge. change zoning to allow them.
- where it's hard to build
- Magnolia, Queen Anne - areas resisting it
- Downtown
- help owners participate in upzoning
- LA Amd ordinance is an example
- allow businesses to return more easily after hot redvelops
- eg sports
- golf courses
- more opportunities in areas of lower risk
- Mechanisms to prevent displacement
- more community land trusts

Q3: what do you love most about your neighborhood?

- Amenities in close walk is ideal (eg coffee shop) - Don't have this
- Burke Gilman Trail
- My neighbors
- Being close to transit (UW)
- Need affordable groceries in your neighborhood - Don't have this
- Want more corner stores
- Minusch Express
- Little Brook park
- Green space - worried about losing this if build out every lot to max for climate + well being
- Parks
- School in neighborhood - Create vibe where kids feel safe trick or treating
- trees in neighborhood
- 190 trail
- local, tiny, cheap gym
- coffee shop + restaurants
- grocery store + pharmacy nearby
- promenades you can walk on (eg Olympic sculpture park)
- Greenlake
- Youngstown in W Seattle
- easy to drive + park
- non cookie cutter houses
- views
- good bike + infr. in Belltown

- free community gathering space
- being able to walk to amenities (eg corner stores) ✓✓
- pharmacy ✓✓

- Design Review starts down development process

HSG What Kind of Housing do we need more?

- do we need more?
- (14)
- Price not proportion to income
 - Hsg needs to be where transit / midtown amenity
 - MRE units still expensive
 - More Hsg at lower price pts
 - Too many out of state hsg apt owners
 - Types of aptm design for our carriers
- Urban Nature Value Statement
windows / openings
lights insulation
- Below
bns
Access
- Young adults options
One story flats not many- high taxes pricing out
- Euro city shops, aptm, ppl, walk
- build for various life stages
- more types (sm / lg)
- more hsg in general
- more family hsg
- narrow townhouses not 4th friendly
- like cycle
renter friendly
- small aptm w/ retail (~ 10 min walk to markets)
- duplex / triplex
- accessible retail
- less corp. own hsg
- courtyard hsg (1-story)
- prohibitive cost for student hsg
- expand existing bldgs upward
- universal design
- young adults can't afford to stay
- how many ppl can actually live here?
- What is the constraint?
- new houses - that does have transit
- still too high → frick a year
- Hsg for 30% AMI or lower
- social hsg initiative
- townhouses ADA accessible

creative approach

finding ways to bring nature

more midrise within transit but off arterial

multiplies at edge

gentle not dense enough

should be dense throughout like Barcelona

6-plexes for city wide IM homes in SF zone

stop limiting ourselves and go bigger

Age-in-place

new aptm are only for one price of life

more variation

daily chores within walking distance

- Great nhoods were built
around streetcars.
Protect/Preserve water
↳ water plan for future → urban
nature & natural
Prosto

inaccessible bus stops
more options to get places

No safe routes to parks
esp during weather.

Little nhood grocery stores
but sidewalks no corner bldg DPR & SDR
Complete not just minimize

Lack county gathering space
Empty retail spaces

More variety in retail → E-lake

More corner stores

Need to gets all parts of city like Wallingford (walkability)
Sense of safety (45% H/I-S) Will BLS look at Climate / Carbon?
Trans / Resiliency

Unsafe to bikers
gathering space / parks / small indoor space

Places to walk after dinner

Many retail gone
Bikes lane not setup properly
No sidewalk in Vic Htg.
No low income hgt.
Too many abandoned lots in Lake City → Need Grocery
Need Low Inc Htg

Little parks and open spaces
Walkable (Wallingford)
Safe Street for child to bike
Value schools in parks
Cap still → complete neighborhood

Parts of WSEA lacks on complete
Vacancy rates in Seattle??

Armen → gentrification
loss of bus lane
→ need safe sidewalks
→ need less consolidation
→ need less gentrification
→ need less gentrification
→ need less gentrification

Fred Meyer is like County City.
ADA accessible neighborhood
Less Corp, Less investor, More mom/pop

illegal to have food trucks
in park.
Need Citywide Conversation
bwn HSG, Transp, Parks.

- WERE LOOKING - NEEDED A CONDO. → COMM. & AFFORDABILITY.

- NEED RETIREMENT FACILITIES
ASSISTED LIVING.

- MORE FAMILY HOUSING. -
- NOT LIKE SCL. -

- (*) - AFFORDABLE & DENSE HOUSING. -
- WANT TO BE ABLE TO GET AROUND ON FOOT

- HOUSING FOR NEW FAMILIES - ATTACHED 15 O.K.
- SIDEWALKS & TREES - WALKABLE.

- ACCESSIBLE - WHEELCHAIR, STROLLERS.

- AFFORDABLE - FOR WORKING PEOPLE
- MORE COMMUNITY HOUSING.
- HOMES FOR FAMILIES
- DISABILITY -

- POST PANDEMIC - COMMUNITY ORIENTED HOUSING. DENSE, AFFORDABLE.

- 1. - ALLOW DIFFERENT NEIGHBS. TO BE DIFFERENT.
- 2. - ~~WORK~~ REPORT - DISAGREES
 - SDI AND 1 BELOW ISN'T SERVED BY PRIVATE MARKET. GOVT SHOULD OWN MORE LOW INCOME HOUSING.
 - MORE CONDOS. TO BUILD WEALTH.
- AFFORDABLE, WITH CHARACTER, MISSING MIDDLE ACCESSIBLE.
- S.F. HOMES ARE LOW DENSITY - INCENTIVIZE HOMEOWNERS TO ADD MORE TENANTS. - W/OUT LOTS OF TEARDOWNS.
- UNLIMITED ADUS.
- SMALLER UNITS. INCREASE # OF UNITS ON A PROPERTY.
- BE CAREFUL ABOUT RISING TAXES BE REALISTIC
- WANT TO BE ABLE TO AFFORD TO LIVE HERE AFTER COLLEGE.
- MORE COMMUNITY DEVELOPER.

- HAD DIFFERENT NEEDS AT DIFFERENT TIMES.
- NEED TREE & L-SHAPE RECS. - PARKING.

- SOMETHING OTHER THAN TOWNHOUSES.
- CHARACTER IS IMPORTANT.

- SUPPORT DENSITY. NEED TO ALLOW PEOPLE TO LIVE IN THE CITY.
- NEED NEIGHBORHOOD COMMUNITIES. WALKABLE COMMUNITY CENTERS. TREES, AMENITIES.
- DIFFERENT CHARACTER AREAS. FINANCING.
- INCENTIVIZE CONDOS. (LIABILITY)
- DENSE HOUSING HELPED US BUY.
- CONCERN THAT DENSE HOUSING IS ONLY ON BUSY STREETS / CORRIDORS.
- SOME DENSITY IN MANY NEIGHBS.
- I GIVE WALKABILITY, IN COMPLETE NEIGHB.

- ② - GREAT PROPERTIES W/ VIENS ETC. SHOULD HAVE DENSITY. - ~~NOT~~

- NEED LAND. - LARGE LOTS i.e. 7,200-10,000 SF LARGE LOTS.
- MAGNUSON PARK HAS A LOT OF LAND.
- DENSITY CLOSE TO TRANSIT, AMENITIES.

- IF YOU DO IT RIGHT. CONDOS. SAFE WALKABLE.

- EUROPE - EXAMPLES OF SETTING ASIDE A UNIT FOR A HOMEOWNER IN NEW DEV.

- AROUND PARKS, SCHOOLS.

- WHERE THERE IS TRANSPORTATION. TRANSIT.
- TRAFFIC IS A PROBLEM.

- NEED TO ALLOW WEALTH BUILDING. - CONDOS.

- ① CHARACTER/DESIGN HELPS NEW DENSITY FIT IN. TREES. ETC.

- ② LET NEIGHBS. HAVE A SAY IN HOW THINGS DENSIFY
- DON'T ELIMINATE PARKING.

- NOT JUST ON ~~THE~~ TRAFFIC CORRIDORS/ARTERIALS.

- ADD HOUSING IN PLEASANT NEIGHBORHOODS

- TRANSIT CAN SERVE NEW DENSE AREAS.

- TWO AREAS W/ CAPACITY.

- N. OF 85TH

- BETWEEN HILL → LAKE WASHINGTON

- NEED FOCUSED & SIGNIFICANT DENSITY BUILD NORTH & EAST OF GREEN LAKE.

- SOCIAL HOUSING INITIATIVE COULD HELP.

- ALLOW DIFFERENT FORMS TO HAPPEN IN ANY PLACE. A LOT OF PLACES. i.e. CHICAGO.

- THERE'S A NICE MIX WHERE I LIVE. MORE OF THAT. ALL NEIGHBS. SHOULD HAVE SERVICES & BE LIVABLE.

- NEED COMMUNITY GARDENS.

- WORKFORCE AFFORDABLE HOUSING ALL OVER THE PLACE

- MORE LOCAL BUSINESSES. NEED AFF. SM. BIZ. SUPPORT.

- LEGALIZE - LOW DENSITY COMM. IN NEIGHBS.

- BUILD ON TRANSIT ROUTES & IN COMMERCIAL HUBS NEED SERVICES, (CHILD CARE ETC.) IN CORRIDORS. SUBSIDIZED.

- DENSITY OF MIXED USE WALKABLE AREAS. SMALL BIZ. IN MIXED USE AREAS. MORE 3RD PLACES TO BE IN COMMUNITY.

- 1 - WHERE DENSITY ISN'T TODAY. IN MORE AFFLUENT COMMUNITIES.

- 2 - ECOLOGY. BE CAREFUL WHERE WE BUILD

- ADD MORE ~~LINKS~~ LINKS BETWEEN NEIGHBS.
- A LID OVER PARTS OF IT

- DISABILITY JUSTICE IN WHATEVER WE DO.

- OWNERSHIP - HELPS BUILD COMMUNITY. PEOPLE STAY LONGER.
- COLUMBIA CITY ~~IS~~ A GOOD EXAMPLE
- AVOIDS DISPLACEMENT.
- CORNER STORES PUT ALWAYS WORK.
- AFFORDABLE COMMERCIAL SPACE.
- A LOT OF EXISTING PUBLIC BUILDINGS. NEED LONGER HOURS. & MORE PROGRAMMING.
- FIRST FLOORS OF BLDGS. AREN'T ACTIVE. NEED CAFES, STORES ETC.
- EXTEND LIGHT RAIL.
- GROUND FLOORS - COOKIE CUTTER. NEED MORE CHARACTER.
- DEVELOPERS NEED MORE OVERSIGHT.
- VACANT COMM. SPACE IS A PROB.
- MORE CLEAN ENERGY.
- NEIGHBORS NEED A SAY → BUT CAN'T SHUT DOWN PROJECTS
- DENSE, IN CHAR., MIXED
- MORE OUTREACH N. OF SIXTH CIRCLE.

*DESIGN REVIEW!!

Office Depot

Housing: Q1: What's missing?

- all types - apartments for youth
- lower cost - bedrooms for kids
- backyard ~~for~~ cottage ~~for~~ housing ~~not~~ Air BnB
- options for seniors* "brownstones"
- accessibility options**
- housing w/o losing trees
- Condo for ownership ~~with~~ reasonable dues**
- affordable ownership**
- transit oriented*
- gardens/cottages
- green roofs
- social housing - human right*
- ~~inter~~ generational housing*
- small landlord supports
- smaller options (SRO)
- townhouses as ownership
- We need data to make housing needs assessment.**
- apartments in neighborhoods
- affordable arts everywhere

- SODO light rail stops (high rise)
- Everywhere → neighborhoods w/ amenities*
- Options in all neighborhoods** including high-cost neighborhoods
- preserve larger SF lots for green yards ~~trees~~ quality of life
- walkable shops - I-5 lid
- near public green space** (for private garden green space)
- car-free areas, quiet streets*
- Communities of color need neighborhoods (C/D, C/D) where they feel welcome.
- options w/in every neighborhood for transitions in life.
- near bike path, large parks, shopping street
- smaller neighborhood centers - "anchors"***
- accessible sidewalks/buildings ~~Hawkins~~
- regional solutions

Complete Communities: Q1

What you love!

- Walkable*** Shops
- local park
- library*
- Neighbors!*
- bus/transit*
- quiet street w/ trees
- grocery**
- UW
- near work
- biking*
- restaurants, entertainment
- income-restricted housing
- 24-hour fun
- community center
- preschool
- language classes
- tall trees*
- natural spaces, parks
- views of mountains
- lake Washington
- pedestrian streets

Complete Neighborhoods @2

What's missing?

- health clinic
- dentist
- pools*
- child care*
- walkable sidewalks**
- quieter streets*, calming for traffic
- bike lanes*
- small parks, water access
- economic development for empty shops
- curb cuts
- revise design reviews
- 130th circular routes
- accessible stairs, ramps
- transit stations, extended hours transit
- rethink Aurora → crime issues, street lighting
- light rail on 1st Hill
- South end investments
- charming retail on side streets
- permanent supportive housing
- kid zones, car-free, safe routes to school
- garages for apartment dwellers
- social housing
- pedestrian zones

What's missing?

- Bowling*
- ice skating*
- affordable all-ages fun
- car charging on the street
- sidewalks
- drainage
- tree canopy
- values: priorities to support quality of life → not just housing
- light rail more places → faster
- collective buildings / child care
- active streets
- legal aid