

Seattle Neighborhood Workshops

SUMMARY THEMES

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

23rd & Union-Jackson

Assets – Participants said they valued:

- Neighbors, diversity in the community
- Light rail stop
- Many small, local businesses
- Schools, parks, library, churches
- Historic homes and buildings

Proposed zoning changes – There was some interest in increasing density in some areas and in increasing affordable housing, along with a number of concerns about the impacts of the proposal:

- Favorable:
 - Some suggested expanding the Urban Village boundaries west on Union and east to MLK Way
 - Some suggested there is an opportunity to increase intensity around the future light rail station and arterials
 - Interest in increasing affordable housing in the neighborhood, but with a full spectrum of affordability and types, including the “missing middle” (buildings of 15 - 20 units)
- Concerns:
 - More transition is needed between higher density and RSL/single family
 - More affordable housing is needed than MHA fees will support, and that the fees could go to build in other neighborhoods
 - Development needs to follow the Urban Design Framework for 23rd Ave. Plan – developed through three years of community involvement
 - There could be displacement of renters, of homeowners and small businesses by rising taxes; displacement and cultural loss through increased gentrification
 - Some interest in incentives for homeowners to stay and build DADUs
 - Some didn’t want a one-story increase throughout the neighborhood
 - Building design should blend with neighborhood character, keeping the neighborhood “grain,” suggestions for stacked flats instead of townhomes
 - Need for form-based code, design guidelines, setbacks, green space, historic preservation, human scale
 - Interest in flexible ownership models, co-ops, co-housing, shared care of buildings, development of community land trust, ways to help residents become owners
 - Interest in protecting small business opportunities, commercial nodes
 - Some confusion about the proposal, and suggestions that adding a story should have a different zone name so there aren’t two different heights named the same
 - There needs to be active monitoring of the implementation: the amount of affordable housing actually built, displacement occurring, etc.