

Seattle Neighborhood Workshops

SUMMARY THEMES

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

Morgan Junction

Assets – The small groups who discussed assets said they valued the neighborhood congeniality, walkability, trees and lawns, views, the diversity of architecture, the pride people take in their homes and neighborhood, local restaurants, and the neighborhood’s convenience.

Proposed zoning changes – There were a few suggested ways to improve the proposed zoning changes, and many concerns about the impacts of the proposal.

- Favorable:
 - There were suggestions that heights could be increased in NC zones, and spread out more on California Ave. SW
- Concerns:
 - Some did not want a height increase at all; others could accept some more height on arterials and NC zones, but there was not agreement on the height limit
 - Need more nuanced height limits for light, sun, air, and to consider slope
 - Don’t want a “tunnel” of tall buildings along the arterials
 - Danger of property tax increases pricing out owners and being passed on to renters
 - Danger of displacement because of taxes, development pressure, noise and decreased livability
 - Consider the limited accessibility of West Seattle – traffic on the bridge, competition with transit needs, lack of hospitals
 - Parking is not sufficient now. Any new development policy needs to consider and build parking.
 - Infrastructure is not sufficient for more density; increased development will worsen the problem of runoff
 - Need for setbacks that differ for different zones and topography
 - Design review is needed and needs to encourage public input; development needs to fit the character of the neighborhood
 - ADUs, DADUs should be incentivized; they are preferable to townhomes
 - Current development is boxy buildings and small units, rapidly using developable land
 - Current affordable housing would be torn down with the proposed changes, resulting in a loss of economic and racial diversity in the neighborhood
 - Suggestions to have a moratorium on development until this plan starts
 - Developers are more likely to pay into the fund than build affordable units, resulting in no affordable housing being built in the neighborhood
 - Amount of the payment option for developers is too low
 - Suggestions to consider building public housing in the neighborhood
 - Interest in more flexible sizes of retail and commercial spaces, from small to large
 - The Neighborhood Plan agreed to 20 years ago needs to be respected
 - Outreach for this meeting was poor and didn’t describe the HALA program well