

## Seattle Neighborhood Workshops

### SUMMARY THEMES

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

#### Othello

##### **Assets –**

- Othello Park, Chief Sealth Trail, Brighton Playfield, Kubota Gardens
- The people and diversity of the community; neighborhood character with modest, well-kept homes and yards
- New Holly Library and Community Center, school
- Shopping, restaurants, deli, commercial area on MLK Way, small businesses
- Light rail station and station-to-come at Graham
- Pedestrian areas near light rail; biking
- Economic Opportunity Center, Rainier Valley Community Development Fund

##### **Proposed zoning changes –** There was acceptance for more density in areas, but many concerns.

- Favorable:
  - Increased density makes sense near MLK Way and light rail stations; some suggested increasing density more around the park and school
  - Step-down transitions is generally a good approach
  - Consider boundary expansion and greater density around Graham station
  - Consider higher heights in some commercial zones
  - Desire for a mix of housing types and costs; housing should be affordable for elderly and young people
- Concerns:
  - Displacement of homeowners and renters because of developer potential even in RSL areas, and of small businesses because of lack of affordable space
  - Need to find ways to incentivize local homeowners to stay in neighborhood – Helps with displacement and neighborhood stability.
  - Concerns about higher taxes
  - More transitions are needed, especially between NC/LR zones and single family
  - Some encouraged more ownership, some favored a mix of renters and owners
  - Concerns about parking; suggestion that fees be returned to the neighborhood
  - Concern about employment in the Urban Village if small businesses are displaced
  - Difference of opinion on proposed U.V. boundary expansion
  - Concern that the meeting didn't reflect neighborhood diversity, and that more and broader outreach needs to be done
  - Concern that the city will want more changes in another five years – importance of predictability for homeowners and small businesses
  - Concerns about MHA program:
    - Not enough affordable housing will be built, and it won't be built in the neighborhood
    - It's not equitably spread through the city, including affluent areas
    - Urban Villages shouldn't be limited to those foreseen in the 1990s