



Summary

Community Feedback CHUV Draft Rezone Maps

- 1) Create an Urban Village Neighborhood Center**, a gathering place to make CHUV a true Urban Village. The best location is likely in the area north of 85th and East of 15th, where there is room for growth and opportunity for positive redevelopment.
- 2) Rezone, incentivize and maximize growth along the areas along arterials first**, where there is capacity for the largest housing gains included in development, opportunity for the most growth, and a need for neighborhood improvement. Many community members want zoning to be phased in, to make sure areas with the greatest development capacity along arterials are maximized first, before phasing in broader zoning.
- 3) Keep Affordable Housing in Crown Hill Urban Village.** There is concern about displacement of vulnerable neighbors – particularly seniors – from existing affordable housing. Redeveloping arterials mitigates this problem by limiting impact on existing affordable housing, and larger NC75 developments are more likely to include MHA housing on-site.
- 4) Advance design guidelines and other appropriate planning tools** simultaneously with re-zoning to guide growth with a plan, provide continuity and structure growth towards building a cohesive community and mitigate known problems in our neighborhood as it is now.
- 5) Address community concerns, and adjust zoning or mitigate impacts in the side-streets, particularly along arterials that are rezoned as transition areas and step-downs**, particularly streets that would be rezoned from Single Family to Neighborhood Commercial 75 and 55.
- 6) Consider CHUV’s significant infrastructure limitations in re-zoning**, either with definitive plans and investments to address the problems, or by adjusting the zoning maps or phasing in the rezone to realistically accommodate the limitations. **We prefer concurrent investment in infrastructure with development.**
- 7) Refine NC75 along arterials to make sure it is the best alternative to concentrate growth along arterials first.** Some in the community see NC75 as a detriment to light and air and “too downtown” while others see it as a preferred option to concentrate growth on arterials where re-development would provide the most housing – including potential on-site affordable housing- improve the neighborhood business sector, and mitigate impacts on the broader surrounding neighborhood. We need more planning and design work to make sure this area is well designed and will successfully fulfill its potential.
- 8) There is community interest in creating better commercial space**, a more vibrant business district, and including commercial spaces appropriate and affordable for small business.
- 9) Neighbors want parking protections.** Many fear they will lose basic mobility, particularly if transit is not significantly upgraded. These concerns are consistently expressed more frequently by seniors. There is interest here in Restricted Parking Zones.
- 10. RSL zoning** has generated a lot of questions from the community about how that would apply to homeowners, but relatively little feedback – positive or negative. Concerns have been raised

about increasing taxes and rights of individual's to develop their own properties. We expect to hear more when we get answers back to questions.

11) The **boundary expansion** has flagged a few specific concerns (including Whitman Middle School in CHUV might prompt sale of the land by the School District, 20th St is an alley and not suitable for upzoning, the boundary and density should be pushed further south down 15th to push more growth along the arterials). There were general questions regarding whether a boundary expansion is necessary given existing development capacity within the existing Urban Village, particularly along our arterials.

12) **More discussion is needed on the proposed lowrise zones and particularly on full block zoning, and what lowrise and transition zoning is necessary to create a functioning neighborhood.** Much of the confusion and anxiety here stems from lack of a community plan. Opinion is mixed. Some comments about step-downs and transition areas suggest a willingness by some to upzone proposed RSL to low-rise to accommodate larger transition areas. Others commented that lowrise between 12th and 14th looked to be more than just transition zones. There were questions and discussion about whether half-block zoning was more appropriate in some of the low-rise areas the full block zoning. Lowrise and transition zones are an area that needs community planning to guide the appropriate heights and maps.

*NOTE: The order of these items is **NOT** a reflection of their importance to the community, nor is the order of the list a ranking of priorities of the CHUV Committee of Smart Growth. Additionally, this summary focuses specifically on feedback and recommendation on the draft maps and the zoning questions, not the broader neighbor concerns raised around fairness, the viability of the policies, and other matters not directly related to the maps.*