



Neighbor Navigation Map

HALA Open House: April 27
Hales Ales Brewery

CHUV TOPIC: [Upzone CHUV for Mandatory Affordable Housing \(MHA\) CHUV Boundary Expansion](#)

City Department: Office of Planning and Community Development (OPCD)

CHUV is being upzoned and expanded as part of the City’s MHA initiative. Changes include increasing building heights up to 75 feet along arterials, rezones and height increases up to 75 feet on residential lots adjacent to arterials, and rezoning hundreds of single-family lots to Residential Small Lot (RSL). Development will either pay a fee to the City for affordable housing, or include affordable units on-site.

Key Points:

- **Develop Arterials First**, where there is currently room for development, large-scale buildings are more likely to include needed on-site MHA affordable housing, and new development creates opportunities to build a thriving neighborhood center.
- **Inform Re-zoning with Planning**, design guidelines, and other tools for smart growth. CHUV has not had planning since 1998.
- **Infrastructure investments** to manage growth: drainage and flooding fixes; sidewalks and safe pedestrian paths, parks and green space, and schools
- **Transit investments** for more frequent and faster transit to manage growth (no light rail in CHUV)
- **Business Development** to prevent displacement and build a thriving business district

CHUV TOPIC: [Proposed North Seattle Greenway and Holman Overpass/Plaza \(review Greenway and Overpass Proposals here\)](#)

City Department: Neighborhoods Streets and Greenways Projects
(Seattle Dept. of Transportation - SDOT)

The City proposes building a Greenway along 92nd St through CHUV connecting Whitman Middle School to Crown Hill Park, crossing Holman at 13th, and then extending east on 92nd towards Northgate. The current proposal removes the pedestrian overpass and replaces it with an accessible crosswalk and a small plaza on the south side of Holman. This Greenway will be used by Whitman students, parents going to Small Faces, those dependent on walking or ADA access to reach essential grocery and other services.

Key Points:

- **This Greenway Project (and all future infrastructure projects in CHUV) Must Include Safe Walking Pathways Set Aside from Traffic.**
- **The current Greenway proposal on Holman lacks sidewalks** or safe pathways for pedestrians off of major arterials removed from traffic, despite designation as a pedestrian friendly route. The existing 17th Ave Greenway needs upgrades to address chronic flooding and no safe walking path.
- **Pedestrian Safety is Essential with Growth.** As CHUV adds density, safe pedestrian access around the neighborhood and across arterials are crucial for mobility and safety.

CHUV TOPIC: [Chronic Drainage/Stormwater Flooding](#)
Department: Seattle Public Utilities (SPU), [Ship Canal Water Quality Project](#)

Neighborhood streets north of 85th experience chronic storm water flooding that limits pedestrian access on city blocks with no sidewalks and forces neighbors to sandbag, dig culverts and undertake other more costly mitigations to limit damage to their homes.

Key points:

- Expedite **remedies to existing flooding and drainage problems** prior to rezoning.
- **Modify plans for density increases** to avoid compounding the problem if flooding is not adequately addressed.

CHUV TOPIC: **Open/Green Space as CHUV Grows**
[Baker Park Development](#), **Public Safety and Improvement**

Department: Office of Planning and Community Development

As CHUV to becomes denser, green spaces and parks become more important for a livable neighborhood. One opportunity is Baker Park, which will begin expansion and redevelopment planning in 2017. Currently Baker Park is a magnet for drug use and crime.

Key Points:

- **Redevelopment to an Active-Use Park** (ex: pea-patch, playground or dog park) to discourage crime, improve community safety and provide usable green space as we grow.
- **Engage community members** and active community councils in development process.

CHUV TOPIC: **Design Review: Current Development Projects**
Department: Seattle Department of Construction and Inspections (SDCI)

SDCI issues building permits and oversees design review of the [21 current developments](#) **currently being permitted and built** in Crown Hill Urban Village under existing zoning and design guidelines. View a map and project details of current major development projects [here](#). If you have questions or comments about **current development projects being built in CHUV**, speak with staff at SDCI.

Key Points:

- **Provide specific knowledge of the project** upon which you are commenting, with clear, documented articulation of specific concerns about the project's impact on the community.
- **Request information about how you may participate** in public design review meetings, and participate when comments are scheduled around the project development.

CHUV TOPIC: **Mitigating Impacts of Growth/ Displacement of Seniors**
Department: Human Services Department, [Age Friendly Seattle](#)

Seniors can communicate concerns about rezoning and growth. Concerns might center around ensuring their mobility in the neighborhood, their ability to remain in their own home as they age, and the types of social services needed as they grow older and neighborhood changes.

Key Points:

- **Older adult neighbors fear displacement during growth.** The City must help seniors stay in their homes as cost of living in Seattle continue to rise
- To create an age-friendly Crown Hill, the **City must invest in safer pedestrian routes and frequent transit to assist everyone who has mobility challenges.**