Crown Hill

**Assets** –
- Crown Hill Park and pocket parks, community center, playfield
- Trees, vegetation, well-maintained gardens, mountain views, breeze from the Sound
- Neighborhood character, livability, walkability, schools
- Affordable single-family housing, pride of ownership
- Transit hub; bike street on 17th
- Labateyah Youth Home
- Diversity of neighbors, family friendly, small-town and friendly feel
- Active business district; grocery stores, restaurants, Mom & Pop stores; Swanson’s; Safeway
- Cemetery
- Underutilized spaces like parking lots (Safeway, Petco)

**Proposed zoning changes** –
- **Favorable:**
  - OK with density and taller buildings on 15th, even extending to the start of Holman Rd, and on 85th east of 15th
  - Suggest phasing the upzones, starting with 15th and 85th, while adding infrastructure to enable future upzones in other areas
  - Some in favor of RSL – provides affordability, maintains scale and character
  - Some suggest NC on NW 85th east of 15th NW
- **Concerns:**
  - No need to expand Urban Village boundary, as it hasn’t built out since boundary was set
  - Some feel 75 feet and NC2-55 are too high and will dwarf existing character
  - In some areas, the zoning/height change is too much, such as SF changed to LR2 on 16th
  - Street size on local streets, such as 16th and 20th, is insufficient for multifamily buildings
  - Need to cap height at 75/55 with no rooftop decks/access that go higher
  - Zoning changes don’t fit the topography – added height at top of hill is too high
  - Parking requirement needed – parking not sufficient now; need for RPZs
  - Mass transit not reliable, not keeping up with existing development
  - Lack of sidewalks, drainage, infrastructure now and will get worse unless required; neighborhood has accepted density already without seeing city investment
  - Need for setbacks, plazas and public open space; design standards to retain character
  - Safety concerns for pedestrians and bikes; ped crossings of arterials
  - Displacement concerns, especially for seniors, renters, middle income
  - Would like diversity in housing, including family-sized units
  - Want affordable housing built in Crown Hill, not paying to have it built elsewhere
  - Recent development with no setbacks or open space, and variances allowed from current rules, doesn’t give confidence in new zoning