



ROOSEVELT NEIGHBORHOOD ASSOCIATION: ADDITIONAL COMMUNITY RESPONSE TO HALA REPORT & DRAFT PLAN

by the Roosevelt Neighborhood Association (RNA)

June 30, 2017

In February 2017, the RNA submitted a report on the feedback it had received from community members about the City's Housing Affordability and Livability Agenda (HALA) Draft Zoning Change plan for Roosevelt. This report summarized what the RNA heard from community members during its efforts to engage and educate the community in conversation about the proposed changes from the time the drafts were released in October 2016 through mid-January 2017, the RNA's understood timeline for public comment.

In March 2017, City community engagement personnel knocked on the door of every single-family home in Roosevelt and either engaged residents in a conversation about the proposed Roosevelt Draft Zoning Change or left literature about HALA. This community outreach effort was tremendously successful at notifying residents about the HALA, sparking their interest in this topic, and giving them a baseline understanding of the zoning changes. In response to this newly raised awareness, the RNA's Land Use Committee reopened its survey to solicit additional input from community members, which we summarize here. In total, 63 community members responded to the RNA's survey during this second comment period (March 17-May 15, 2017), 14 of whom indicated that they participated in the survey prior. In total, 49 new community members shared their input.

In February, the RNA concluded that there was a base of support in our community for 1) the MHA policy goals of increasing housing affordability through rezoning and mandatory affordability requirements, acknowledging differing opinions in how the zoning map should be drawn; 2) expansion of the Urban Village boundary, acknowledging divergent views among the affected community; and 3) a more comprehensive planning process that assesses community needs for open space, schools, pedestrian safety, and other livability factors. Based on conversations since March, the RNA still perceives strong support for the overarching HALA goals; however, increased community awareness of the proposed plans has underscored concern about the upzoning of some of the proposed Low Rise zoned areas that are currently zoned SF. There is also broad skepticism and disagreement that the Roosevelt rezone map as drafted supports the principles that HALA outlines.

The second round of survey responses suggest to us that many community members, particularly residents north of Roosevelt High School, have a limited appetite for substantial rezoning in light of relatively recent Roosevelt zoning negotiations, which have led to sizable creation of new, primarily market rate units (>2700 units). RNA still infers that there is support for up-zoning in the urban core, and there are some indications that single family (SF) residents might support taller buildings than proposed in the urban core. However, the City might consider ways to balance up-zoning in the urban core with lower zoning on several currently SF blocks. Many in our neighborhood have strong critiques of the transitions between the urban core and current SF blocks. As stated in prior correspondence about this issue, more work must



be done to understand how our community members define the Roosevelt urban core and where and what types of zoning transition are acceptable to our community.

There remains resounding support for creating affordable housing within Roosevelt, particularly family and senior housing. However, many community members indicate that they want to see affordable housing created directly in Roosevelt and several are skeptical that the first draft plan for Roosevelt will accomplish that goal, particularly as it relates to larger families and seniors.

The Draft Zoning Change for Roosevelt is a highly complex policy, and as such, the RNA expects that the process for understanding its many layers will take more time. The City's outreach efforts were a great step toward furthering our goals to engage and educate our community (two out of three new respondents had not heard about the proposal until this outreach). Moving forward, we hope to continue neighborhood conversations to ascertain optimal zoning. We hope that our partners at various City agencies will support us in this important work and join us in thinking across agencies in a more comprehensive manner about land use, transportation, and livability in the Roosevelt Urban Village.

Sincerely,

Scott Cooper
President, Roosevelt Neighborhood Association

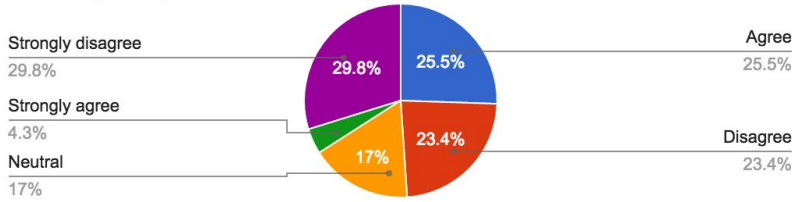
Jay Lazerwitz
Chair, Roosevelt Neighborhood Association Land Use Committee



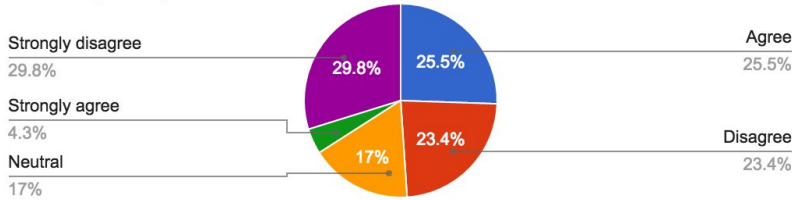
Appendix of responses March 17, 2017—May 15, 2017

Qualitative comments/responses from neighbors who reported that they had taken the survey in the winter months appear in grey. Figures present raw data from respondents who indicated that they had not taken the survey previously or could not recall whether they had taken the survey previously. Unfiltered figures are available upon request. RNA filtered out the quantitative responses for these community members as their views were submitted in our last report to the City.

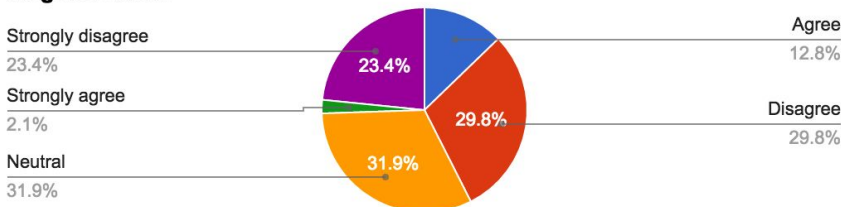
The Roosevelt Draft Plan encourages a wide variety of housing options, including family-sized units.



The Roosevelt Draft Plan encourages a wide variety of housing options, including family-sized units.



The Roosevelt Draft Plan adequately supports housing affordability in the neighborhood.



How can the plan be improved with regard to housing density and affordability? (please be specific)

- Some of the SFH zones should be rezoned as RSL, not low rise. Particularly those north of the high school.
Also, if the reservoir has been decommissioned, why not rezone it to include homes?
- Turn the Roosevelt reservoir into a public park
- Scale down all zones keep SF zones reduce heights LR2 and 3 replace density limit in RSL and LR 1 utilize existing MF zones and reduce rezoning single family keep yards with minimum 10-15 foot front setbacks , sides minimum 5 build fewer SEDU's , studios insist on 3 berm family size units instead of max number allowable on small lots



- Turn the Roosevelt reservoir into a public park
- Single family homes within a true 10 minute walk to the east are going to continue to be largely unaffordable to most people. Also, If developers decide to pay a MHA fee instead of building affordable units in Roosevelt, the area will certainly not be affordable for many renters, either.
- Preserve existing single-family homes. Encourage and allow more ADU and DADU
- The plan does not define "affordable" so it's hard to know what affordable housing will look like. I fear that Roosevelt will turn into another Ballard or U District, with cheap multi-unit buildings springing up all over the place and destroying the Craftsman, single-family character of this neighborhood just so the developers can create the bare minimum of affordable housing. The housing situation is tight right now, but it might not stay that way. Who knows what the future will bring. If we put all these multi-unit buildings up and at some point, there are not enough people to fill them, the desecration of beautiful little homes will have been pointless.

And why not just tear down all the boarded-up houses owned by the slumlord Shipley (?) and put up multi-unit houses there? Those houses are a blight and have been so for years. Why doesn't the city spend its resources to do something about that rather than make plans for possibly destroying the character of the well-maintained streets in the rest of Roosevelt?

- more density right near commercial areas and on large streets. This plan attacks single family housing on streets like 68th, 69th, and 70th in profound ways. Please keep single family housing as much as possible in areas that are currently not up-zoned. You are shutting out low-mid income families. This is the only north neighborhood we can afford - that still gives us access to transportation options. Also, the new apartments in Roosevelt are catering to amazon, young professionals. HARDLY low income! I honestly see this plan as a way for developers to make big bucks while tearing down Seattle neighborhoods.

My family has lived in Seattle for many generations. These plans are changing Seattle's neighborhood feel forever. Disgraceful. What about families with children? Where should we go? Where are the plans for more schools or increased classroom size when you are bringing more people into our neighborhoods?

What about parking? Several houses on my street along have no driveways. What should be done?

- Roosevelt is blessed with excellent access to parks, schools, and a (soon to be) light rail station. To align more households in places with access to these amenities, we should encourage higher density zoning. Specifically, I would recommend the following:
 - 1) Expand urban village boundary south to the U District boundary;
 - 2) Expand the urban village boundary to the east;
 - 3) Upzone more MR around the core of NC zoning;
 - 4) Upzone all RSL to a minimum of LR1;
 - 5) Upzone areas adjacent to Ravenna Park, Froula, and Ravenna Blvd to a minimum of LR2
 - 6) Upzone to MR in the NE quadrant, near I-5
- Recognize that a 5 minute walk to the subway station (opening in 2021) extends far outside of the Roosevelt neighborhood. Consider a 10 minute walk. Recognize that subway station makes the goal of better access to school or park meaningless for zoning changes because the subway station location makes those assets available to all subway riders.
- The current plan is too aggressive.

The plan to upzone areas east of 12th street is not sustainable given the current infrastructure in those areas. On 67-70th east of 12th, the lots are small as are the houses. The streets are narrow



and there are traffic calming devices already because a child was injured. The streets are so narrow the neighbors regularly scrape each others cars. There would be no way to fit in the proposed buildings without completely raising the adjoining houses and changing the streets.

This little pocket neighborhood has many historic houses and a close community. It would be a true shame to destroy this for negligible results (see below)

Secondly, the residents do not want to become Ballard north of Market, where historic houses are bulldozed to make room for soulless townhouses that are NOT affordable housing, which we all agree we need.

Residents of the Roosevelt neighborhood have seen promised "affordable" housing get built, but it is not affordable. The older buildings being razed were occupied by low income people. The new buildings are not, and the City is kidding itself if they think destroying the old and creating new higher capacity buildings will solve the affordability crisis. It doesn't....higher income residents move in.

A better plan would be to leave the dense single family residences east of 12th to the mid and low income (renters, many) alone from the aggressive development and focus on areas which can support townhouses and apartments (already zoned mixed use along Roosevelt and 15th etc) that have actual two lane streets.). Study how and where the low income actually do and can live...it's not in new apartments...they can't afford them and I probably couldn't either and I own a house here! Many live in the places being torn down.

Building more apartments has not solved the affordability crisis...tech people with higher incomes live there instead.

- Stay away from apartments which creates luxury tenancy and not affordable home ownership. Allow home owners to develop their own property to support affordable housing (RSL) and keep the neighborhoods intact.
- The plan is based on appeasing well connected developers and subsidizing their business models at the expensive of Seattle homeowners and communities. "Affordability" sounds nice, and it well intended, but this crony capitalist partnership between government and developers is not the answer.
- Developers must provide at least 50% affordable housing in their plans. We all know they won't. The primary developer motivation is greed, it's in plain sight and Jay Lazerwitz & the rest of the RNA knows it.
- I live in an LR3 M2 zone. I'm worried that my house is going to be surrounded by giant apartment buildings.
- Single family housing needs to be preserved. "Affordability" is a meaningless goal, economics will dictate that.
- Upzone in a small radius around the light rail station
- The large number of tiny efficiency units will presumably increase affordability, and certainly density.
- Keep it in the center Roosevelt -- the commercial district, without expanding more than 2 blocks either way. You'll lose the essence of the neighborhood with 3 and 4 story buildings.
- Need to focus on single family houses and condos not apartments. Too many apartments
- Constrain higher density to major arterials, (e.g. 65th) commercial core of village, (i.e. 65th & Roosevelt) and i-5 corridor.



- Eliminate single family zoning and "almost" single family throughout the Roosevelt Urban Village and increase flexibility for ADUs and DADUs in nearby SF zoned areas.
- Too much single family housing is being slated for destruction. People living in houses will have to move to the suburbs, making our transportation worse.
- Maintain some entire blocks of original, single-family homes (and their accompanying zones) interspersed throughout the higher density zones. Increase density, but also maintaining the original character of Roosevelt---and create something very unique in the process.
- The current plan allows for too much wiggle room and allows for luxury condos to be build and the builders to pay their way out of having affordable housing.
- At least 35% of ALL new units built locally within the Green Lake Roosevelt Residential Urban village [for example, in what is now being proposed under the designated as Single Family | LR2 (M1)] should be required to carry an affordable housing designation with NO opt out payment option available. This will encourage development of affordable units IN this neighborhood rather than building them somewhere else in the city.
- The "affordable housing" units will be luxury apartments. Without actual affordable units, this is a total mischaracterization.
- Fewer levels of transitions and maybe not impact all of Roosevelt at once?
- Seattle needs more housing period, and being able to support more of the missing duplexes, triplexes, and townhouses will fill in the missing gap without creating a massive change in scale that completely changes a single family neighborhood overnight. I have many friends who would love to live here. They are Seattle-born and raised, dual income working professionals working for major companies. Yet, they can't afford any housing in this area because prices are out of control. They need something between the 1-BR apartments and \$1M new modern homes. For all the people who were fortunate enough to buy before 2014, it's not fair to tell people who are looking for housing now that they can't get into any of these neighborhoods because you happened to get in first.
- Allow higher rise buildings adjacent to light rail station; preserve older single family homes which are more affordable for families;
- NO BUY OUT! Replace AFFORDABLE tear downs with AFFORDABLE here! Require every developer here to include at least as much affordable FAMILY size housing as they tear down. NO UPZONE WITHOUT REQUIRED AFFORDABLE HOUSING IN THE SAME NEIGHBORHOOD! PERIOD!
- The plan is providing more units, and will provide more affordability in three ways: increased supply, small units that cost less, and some MHA housing, but only if, the units are required to be built on site. However, the family housing will become more expensive.
- Make higher rises on current commercial streets. Leave pocket neighborhood alone.
- Protect single family home affordability with no upzone. The neighborhood has given enough. The existing neighborhood streets are more congested and have a limited capacity that light rail will not relieve. We are full, more growth beyond what has already been permitted detracts from the quality of life of everyone n the area by longer wait times at stores, on the streets and even walking
- More housing for families (3 bedrooms). There are too many 1-bedroom and studio apartments coming in and not enough for families with kids and grandparents living with families.
- Require that some portion of MHA be located in the urban village rather than be transferred by fee to other areas of the city.

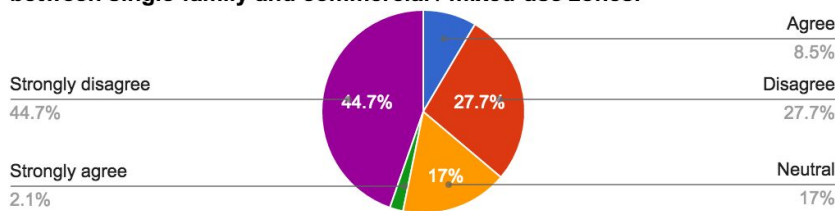
Require that some portion of multifamily units be large enough for families with children. There is a persistent concern that family housing is being displaced by small studio and 1 bedroom apartments.



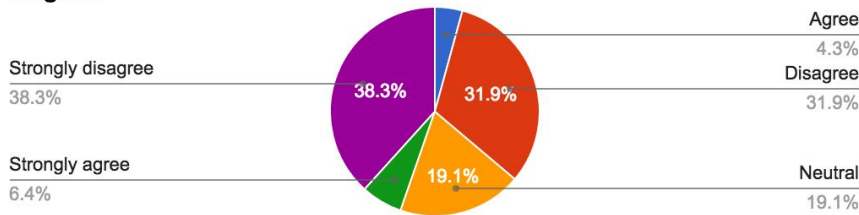
Allow much higher building heights and density near the light rail station, along Roosevelt Avenue, and along 65th.

- MHA percentages are way too low - completely inadequate.
- More family-sized units, fewer 1 bedroom and efficiencies. Area near Froula park is currently slated to up zone 3 levels, which is inappropriate for that part of the neighborhood. Better to achieve density goals by up zoning closer to Roosevelt core (65th and Roosevelt), only go to RSL zoning for the neighborhood between Roosevelt HS and the reservoir
- Higher units closer to the freeway, more family-sized units, max LR1 in areas between 12th and 15th NE.

The Roosevelt Draft Plan effectively uses low-rise zones to help transition between single-family and commercial / mixed-use zones.



The Roosevelt Draft Plan creates soft transitions among zones of varying heights.



How can the plan be improved with regard to transitions between zones? (please be specific)

- Too many SFH zones are being redone as low rise. Shouldn't go past RSL with rezone.
- The east side of 15th should be identical to the west side with transitions starting on 16th.
- It would be to the benefit of all in the neighborhood to keep single family home blocks AS THEY ARE instead of ruining them with the so-called "low rise" transitions, such as the LRs which will allow FOUR story buildings in a single family block.
- Maintain existing delineation of Roosevelt to I5 and south of 68th
- Less high-rise, please. Don't make this neighborhood an extension of the U District.
- I think the transition zones are actually one of the worst aspects of the plan. why ruin single family housing areas with these transition zones. I'd much rather see high density and let the single family housing alone.
- I do not think the bulk of transitions should happen within the urban village, as it limits the potential for housing capacity in the urban village.
- Zone transitions are addressed in prior neighborhood plans which must be incorporated or there is a "taking" of value from residents who have invested in property purchases, maintenance, and improvements based on those city approved plans. Urban blight has been tolerated for two decades in the Roosevelt Neighborhood owing to poor zoning and attempts



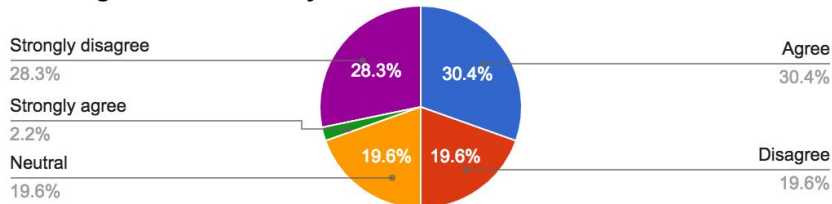
to upzone. Can we not learn from that? The transitions already planned are being implemented and developers gave up height in their structures to meet the plans. Deferred maintenance stopped after the plans were final. There is nothing soft about this. The tunnel was built underground to preserve Roosevelt neighborhood. This latest plan is one for an elevated transit, not a subway.

- Have transitions, particularly in the re behind the high school (NE 68-70th streets)
- I am less concerned with transitions than I am with aggressive upzones. Would prefer the area east of 12th be left as single family residences and then jump right to higher density.
- LR2 next to RSL is extreme.
- Areas currently dominated by single-family homes need to stay single-family or townhomes. No apartment buildings.
- I live in an LR3 M2 zone. I'm worried that my house is going to be surrounded by giant apartment buildings.
- Anything not contiguous with 65th or the new light rail station should remain zoned as it is right now.
- The boundary between Ravenna/Roosevelt/12th/63rd seems unnatural. It would progress more naturally as single family to 63rd, then low-rise
- There will effectively be NO single family home sections in Roosevelt apart from a few half-blocks. Apart from seriously degrading the integrity and character of the Roosevelt neighborhood, it's hard to call anything a "transition" when what used to be there has simply vanished.
- On 70th between 12th and Roosevelt way goes from 50 feet to 30. Not a smooth transition. Will block sun light for the homes across the street
- 1. Lower height/size limits on non-arterial blocks. 2. Green boundaries between high-rise and single family zones
- The height plan doesn't go down fast enough. Three/four stories on 15th is fine, but it should be single family as you move east.
- Do not zone a healthy city block of craftsman style houses as Four story across the street from private residences.
- Maintain some entire blocks of original, single-family homes (and their accompanying zones) interspersed throughout the higher density zones. Increase density, but also maintaining the original character of Roosevelt---and create something very unique in the process.
- The plan can be improved by not allowing 4 story apartment buildings in the middle of a well developed and historic neighborhood, between Roosevelt High School and Froula Park bordered by 12th and 15th.
- Too many cohesive SFR areas are converted to various levels of LR. I do not see the value in extended transitions which will alter a larger, established community of people. I'd rather have taller buildings on main corridors and preserved cohesive SFR areas. Specifically I believe the blocks north of the high school and south of Froula park should not be converted to LR. I do think RSL is a good choice for those areas.
- Zoning bounded by NE 68th St to the south, 12th Ave to the west, Froula Park to the North, and 15th Ave to the east should all be designated as Single Family | Residential Small Lot (M), to preserve the iconic character of this historic pocket neighborhood that acts as the primary pedestrian thoroughfare that connects Ravenna-Eckstein Community Center to Green Lake Park.
- 40 foot buildings on the south side of 70th street across from single family homes is quite the harsh transition. Townhomes would make sense but even then, many of the homes on the south side of 70th are worth preserving.
- We are concerned about changing the character of the neighborhood with tall buildings.



- The blocks to the north of the high school should remain single family homes.
- Use the natural boundaries and arterials as the main factor before these transition zones.
- This is an urban village, not an urban center. Requiring only 2-3 percent affordable in an urban center (downtown) to favor developers, then boosting the requirements for Roosevelt to make up for it? And then ALLOWING BUY OUT so our neighbors losing their houses have NO WHERE TO LIVE? NO MORE UPZONES WITHOUT MANDATORY, INCLUSIVE, ACCESSIBLE AFFORDABLE HOUSING FOR SENIORS AND FAMILIES!!!
- Leave high rise and more density on commercial streets.
- Protect single family home affordability with no upzone. The neighborhood has given enough. The existing neighborhood streets are more congested and have a limited capacity that light rail will not relieve. We are full, more growth beyond what has already been permitted detracts from the quality of life of everyone in the area by longer wait times at stores, on the streets and even walking
- I can't disagree that the plan effectively utilizes low-rise zones as transitions to single family areas, it's just that all of those single family areas are outside the urban village boundary. Perhaps more extensive use of the residential small lot zoning near the boundary of the urban village coupled with higher allowed heights and densities near the core would assuage single family homeowners' concerns about preserving family friendly neighborhood/community character (?). This was an idea floated by council-member Rob Johnson at a recent meeting with residents.
- Increase the height and density closer to 65th and I-5; decrease heights in existing neighborhoods. Fully densify & connect the Roosevelt & Ravenna hubs.

The Roosevelt Draft Plan's expanded boundary allows more people to take advantage of the community's assets.



How can the plan be improved with regard to the urban village boundary? (please be specific)

- Keep the existing urban village boundary. Expanding the boundary destroys historic craftsman beautiful homes.
- Traffic and parking will become a nightmare.
- It seems to me that the boundary change isn't quite a 10 minute walkshed.
- Ugh please. This plan tears down the neighborhood and will take all the charm away. So we get more yoga studios and juice bars?
- See answers under housing regarding expanding the boundary to the south and to the east.
- Community Assets are available to all subway riders. This upzone is not even relevant to the goal given that. But let's consider making assets less available.

This plan does that. It takes the park-like craftsman homes and front yard gardens enjoyed by all walking to green lake, using the 70th street overpass asset, or from their car to the Roosevelt high school asset and replaces it with potential urban blight and certain destruction



of historic structures.

The plan can be improved by drawing from prior city approved plans. These put the subway in the commercial part of Roosevelt rather than at the freeway. They also put value on historical structures.

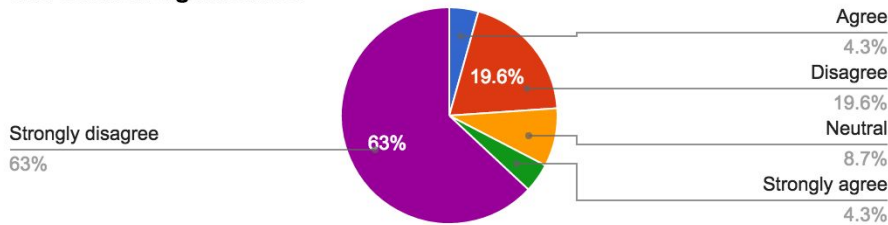
- It disregards the needs of the present homeowners--density is fine in new developments, but not at the cost of well-established neighborhoods.
- First, we haven't seen any community assets yet so it is not possible to measure how and who would take advantage of the them. The city should be more cautious so as not to overbuild...there are currently many projects that will increase density. It would be a better plan to see how that goes and how the new transit center is used to see what or how many this neighborhood can support. The areas ALREADY up zoned should be built and then we can revisit the plan if it's not enough.
- This survey design is focused on getting the specific answers the planning community is looking for. They are loaded questions.
- I don't see where the boundary is or how it affects people in the community.
- The Roosevelt Urban Village will just become a transient sector without long-term residents. Upzoning in the entire village will turn the quaint area into a dead zone at night.
- Need to preserve the single family homes and expand high density beyond the commercial core. Be consistent w the neighborhood plan.
- Don't cave to pressure from those living adjacent to Cowen Park to maintain the SF zoning or stay out of the urban village.
- Small businesses are leaving. What is left is mostly bars or vacancies. That is not a community asset.
- Zoning bounded by NE 68th St to the south, 12th Ave to the west, Froula Park to the North, and 15th Ave to the east should all be designated as Single Family | Residential Small Lot (M), to preserve the iconic character of this historic pocket neighborhood that acts as the primary pedestrian thoroughfare that connects Ravenna-Eckstein Community Center to Green Lake Park.
- The urban village should stay near 65th and Roosevelt
- the blocks between the high school and Froula should not be considered part of the urban village. At least not yet. We haven't seen the impacts of even the last zone changes in this neighborhood. Those 3 blocks are what attract people to this neighborhood....even the apartment dwellers say that.
- The ten minute walk rule should be adhered to, even in neighborhoods along the east and southeast edges of the urban village boundary. These parts of the neighborhood have a higher percentage of homeownership and consequently there has been some pushback against extending the boundary that direction. Not extending the boundary equitably would adversely affect the plan to increase density and housing affordability within the neighborhood and would run counter to the city's efforts to achieve some level of social justice. Homeownership rates and existing home values should not determine the future of the neighborhood.
- The expanded boundary is an improvement, but it still seems heavily skewed North-South and not as much East along 65th where there seems to be a natural connection to the Ravenna commercial district.
- Don't change the boundary that people spent hundreds of hours working with the city and stakeholders to create, simply to cater to developers and "growth at all costs" faux environmentalists, maybe? Include the people who actually will have to live here?
- The plan increases the opportunity for households without children to have access to light rail, and enjoy the community amenities. However, Roosevelt High School is one of the



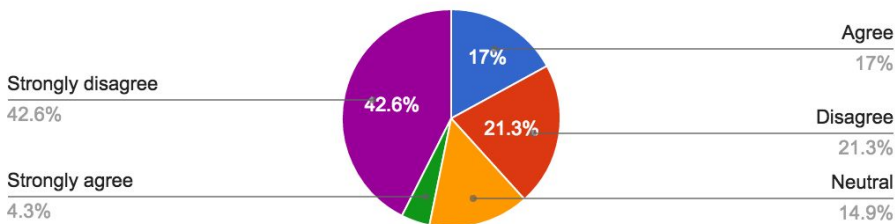
greatest assets of the neighborhood, and the units that are being added are not serving families with children, which will ultimately decrease the number of students in the neighborhood with proximity to Roosevelt High School.

- Do not clog up froula park pocket neighborhood with multi family and more traffic.
- The expanded boundary allows more people to suffer under this upzone excuse to cave in to development. Protect single family homes or you will not have families living in Seattle. Development in the neighborhood within the existing zoning will continue if someone wants to develop in a respectable way. Why harm existing residents with an upzone that is highly discriminatory against families with children.
- Move the boundary eastward to 17th north of 68th and extend all the way to 75th. Include the reservoir within the boundary. Extend the southeast boundary to the corner of 17th and Ravenna Blvd (to include Cowen Park and the pocket of housing north of Ravenna Blvd and west of 17th. These areas are within easy walking distance to the light rail station and by including, will help the city achieve HALA goals and objectives.
- Needs to take into account future development at reservoir area
- The densification should extend down to Cowan park, as many services extend south of 65th.

The Roosevelt Draft Plan preserves residences and institutions of historic and cultural significance.



The Roosevelt Draft Plan supports livability in the neighborhood.



How can the plan be improved with regard to livability and character? (please be specific)

- Traffic safety on 65th needs to be improved. Also please preserve the character of the 1910s/1920s craftsman homes. they are part of Seattle's history.
- Too many SFH being removed makes this neighborhood unlivable.
- The character of the plan with the non-stop construction of what are decidedly NOT affordable housing apartments has already destroyed the character and livability of the neighborhood. It would good to stop some of the construction projects and take a breather to see how it is playing out with filling the apartments already here.



- The thought of townhouses or triplexes going up in the middle of a street of single-family, Craftsman homes is just awful -- especially if the townhouses/triplexes are done cheaply and with no regard for the architecture of the rest of the street.
- All I see in this plan takes away character. You could put more density around the freeways and on large streets. You are taking away the small shops and also threatening the historic houses that Seattle is known for. This plan makes me very sad for our city. all for greed. This is not about increasing low income housing access.
- Need to preserve more of the single family housing especially historical Homes. This plan wipes out all character and livability
- There are a few blocks in the neighborhood that have 100 year old historic homes. Most of these are near Cowen Park or between the high school and the reservoir. I'm not in favor of the massive upzone of all those SF 5000 lots. I think a more typical upzone to SF Small Lot makes much more sense and would help to retain that charming character of the neighborhood.
- Livability is largely outside the scope of zoning. Development standards can address character, but preserving character should not be used as a tactic to preserve low-density housing and eschew more housing capacity.
- Craftsmen homes north of Roosevelt High School have unusual shared driveways. (One driveway used by two homes) A micro apartment could be put at the end of such driveways if property owners agreed and sewer lines were provided. That might give the same result as an upzone giving less need for a car owing to subway.
- The up zoning has no regard for the well-established neighborhood behind Roosevelt high School--the neighborhood is 90-100 years old.
- Don't upzone historic little neighborhoods east of 12th. The residents bought these houses to be near each other and the urban village but not to be stuck next to apartment buildings planted in the middle of a residential neighborhood with no plans or ability to increase infrastructure to sustain them. The character of these historic houses is important to preserve, many were built at the turn of the century. The residents quality of life will be lowered if their little houses get overshadowed by apartments, not to mention the constant construction. The area east of 12th simply cannot sustain these changes and focus should be on already upzoned areas.
- This plan only enriches the developers and shuts out families with children and the elderly.
- The new developments have no character. And they are being built largely without parking requirements, which means our side streets will be clogged, and bikers and pedestrians will be less safe. Unless there is a requirement that new apartment building tenants pledge not to own a vehicle, they should be prevented from renting from a building with no parking.
- I'm afraid some developer who wants to build an apartment complex is going to put pressure on me to sell and move.
- Seattle is a unique city right now because of in-city neighborhoods with single family housing. This plan will destroy the neighborhood character and history so that a few developers can prosper.
- Some of the craftsman homes in this area are beautifully maintained 100 year old craftsman homes. There are natural boundaries where these are maintained and have historic value. The current plan will tear these apart.
- We are losing character, livability and affordability; affordable, single family homes are being torn down and replaced, some with tall, flat roofed, rectangular homes up to 35 feet high (buildings, really); the city needs to revise permitting so such structures are not allowed. There will always be a need for single family homes.
- This is the single biggest issue. It really looks like this plan was drawn without any consideration to preserving what makes Roosevelt distinctive. I've lived here two different times as a renter,



and currently an owner, at different times over the past 20 years, and the plan just does not allow for any preservation of the neighborhood's distinctive character. The area between the high school and Froula Park in particular is full of lovingly maintained homes, some dating back over 100 years. The plan as it stands will wreck it.

I'm sure more bodies will be packed in, but there will be nothing left to anchor the neighborhood as a community of people invested in the long-term health and livability of Roosevelt. I haven't seen any evidence that the HALA planners have even examined the potential risks of the kind upzoning proposed.

- Keep the upzoning within 2 blocks of 65th NE and Roosevelt NE and 15th NE. Expanding upzoning further north will lose precious Roosevelt neighborhood.
- Preserve the single family homes. People need to be able to purchase starter homes. Can't just preserve in laurrlhurst. Need to preserve the starter homes that we have left.
- Stop destroying single family housing/zoning.
- Maintain strong support for green streets and festival streets. Build the park on 14th between 65th and 66th
- Put a park in front of Roosevelt High School.
- I am very concerned that allowing 4 story buildings in the neighborhood will significantly change the livability and character. I am concerned that the new buildings will not fit into the neighborhood and that it will make it feel like a less friendly neighborhood. I am very supportive of affordable housing, but I am worried that it will just be more luxury condos that go in. This does not support those who need it and alters our neighborhood from the family friendly one that it is now. There are 6 babies on our block that have been born in the past year. All of the families are very close and our kids are starting run up and down the block. All of the neighbors know them and love them. I am so sad to think about loosing this character. This is the main reason my husband and I worked so hard to purchase a home in this neighborhood.
- Cohesive SFR areas, where lots of families live, will get severely altered if they are turned into LR areas, resulting in the eventual displacement of families with multiple children as apartments (rarely available in 3br, and when so really expensive) are not filling the need for such families. These areas should be turned to RSL instead of LR
- Zoning bounded by NE 68th St to the south, 12th Ave to the west, Froula Park to the North, and 15th Ave to the east should all be designated as Single Family | Residential Small Lot (M), to preserve the iconic character of this historic pocket neighborhood that acts as the primary pedestrian thoroughfare that connects Ravenna-Eckstein Community Center to Green Lake Park.
- not installing 40 foot apartments in place of historic craftsman homes would be a great start
- keep single family houses as they are
- for families who own homes here now, this is upsetting and scary. Our neighborhood has many families that have lived here for decades. there is very little turnover. There are many children in the neighborhood. The proposed changes are disarming because it feels like the character and longstanding feel of this well loved neighborhood will be changed markedly.
- Do not allow re zoning of the single family homes to the north of the high school.
- There is nothing about this plan that preserves any character. It will be livable... to college students
- I have already responded to the survey but had a couple of additional thoughts. There is some good data about the neighborhood prior to traffic mitigation devices. If you took out the chicanes on NE 70th, the street would become a thru-way for I-5 traffic. Here is the data:

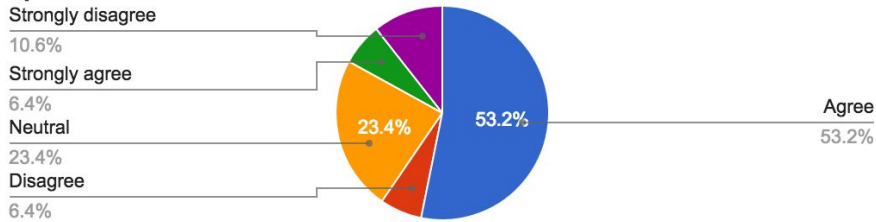


http://nacto.org/docs/usdg/chicanes_and_speed_humps_marek.pdf. The building of L-2 structures would definitely require the chicanes removal. The impact would risk the safety of residents--there were fatalities in the 1980s due to freeway traffic speeding down 70th from the freeway. Also, what would happen to the sightlines from Froula Park if L-2 level buildings were built? Finally, according to architect Ross Chapin, our neighborhood is a pocket neighborhood-- with several small pockets inside. please see his book "Pocket Neighborhoods." It definitely has character that is unique.

- Unfortunately there will have to be a tradeoff between historical character and affordable housing near the light rail station. Having a denser core with lots of commercial makes it a very livable place. Every midrise zone should allow for neighborhood commercial (even if not built) so that there are opportunities to create businesses that increase livability in the neighborhood.
- More parks, Greenlake is currently over run with people; need more green space;
- Don't allow buy outs! Require all lost affordable family/senior housing to be replaced IN THE SAME NEIGHBORHOOD! Include the people who will actually live here in the conversation instead of shoving it at them after crafting it in closed door meetings to favor developers! For example, Roosevelt High School rebuilt with current height/light, will have to be completely retrofitted for more energy costs due to loss of light with proposed upzones, etc.
- Roosevelt and particularly Ravenna have very beautiful and historic collection of single family craftsmen houses, while I agree that not all of Seattle's older housing stock needs to be preserved, and that Roosevelt is closest to light rail, and therefore will likely be transformed, I do think Ravenna should be preserved as a family friendly neighborhood with a very important collection of historic, architecturally significant homes.
- Just allow origin zoning plan of back yard cottages and duplexes
- The existing neighborhood streets are more congested and have a limited capacity that light rail will not relieve. When is an area full beyond the design capacity of it's surrounding infrastructure? I think we have passed that point in this area. More growth beyond what has already been permitted detracts from the quality of life of everyone n the area by longer wait times at stores, on the streets and even walking. to improve livability protect single family housing with no upzone.
- Require more public spaces with development. I hear lots of complaints about the architecture/aesthetics of new development in the neighborhood. Perhaps stronger design standards and review processes?
- Any plan that allows developers to be the driving force in decision making will inevitably destroy a neighborhoods character.
- The neighborhood between high school and Reservoir should be zoned at RSL to encourage cottage homes but still keep residential/family character of this pocket neighborhood
- Require setbacks, commercial on ground floor, family-sized units, and don't allow developers to pay their way out of low-income units, rather than include them.



The Roosevelt Draft Plan supports access to diverse transportation options.



How can the plan be improved with regard to access to transportation? (please be specific)

Current draft plan will make traffic and parking worse, not better.

We can use some safety improvements. There have been too many pedestrians and cyclists hit.

The only transportation option becomes light rail, which is slow and unreliable. No diversity.

You could bring back a single bus (the 66) that took us all the way downtown on one bus -- no walking 3 blocks to catch the 70 or having to switch to the light rail. This bus could have remained until the light rail was completed.

Please make sure that a variety of bus routes are still retained. Not everyone will use light rail to go downtown.

There is too much focus on diversity which impacts traditional methods

Not sure how zoning changes affect bus schedules, light rail, bike lanes, parking or road improvements. Expand Pedestrian zones, and add designate principal pedestrian arterials around the core, not just on 65th to improve walkability.

Don't ignore subway. It takes care of the access to community resources goal. Do not apply that goal to Roosevelt neighborhood. Think about less car ownership in the future and unneeded driveways.

There is no parking

The access to mass transit is great, but the increased density and lack of acknowledgment that people will still need cars to get to work is an issue.

We were supposed to get improved bus routes as part of the Move Seattle levy, including a RapidRide down Roosevelt. That never happened. There is no direct bus access between Roosevelt and South Lake Union/Downtown. Another promise broken.

Reduce parking spaces and on-street parking to discourage cars.

The current policy of removing lanes for cars, has caused more idling/pollution on more streets as traffic backs up, ie N 75th, Roosevelt Way. Predicting lanes for cars will be removed on 15th NE, resulting in more idling and more air pollution.

Sidewalks need to be repaired. Impact fees on developers to support needed infrastructure

Improve pedestrian and bicycle access to the station

Because the current bus schedule is predicated on the Roosevelt Station being open, which it won't be for four years, the plan is OK, but current conditions are not.

parking is going to be a nightmare for homeowners without garages/driveways

I don't see how this plan impacts transportation. Busses will be filled more but that will be moot with light rail coming. Are we building a parking lot for the fringe neighborhood commuters btw?

More frequent transit connections in north end of Roosevelt (around 75th) would help to bridge the gap until the light rail is in place.

More bus service for elderly.

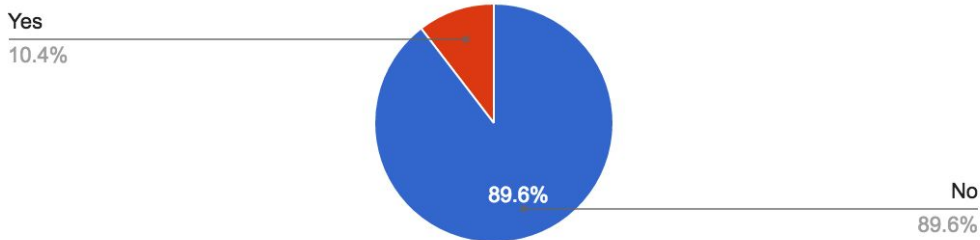


There is no parking at the station. There is no restroom at the station. The station is a way point between Northgate and the U-district. Street traffic surrounding the station has become more congested. Parking in the neighborhood streets will be miserable with the station. The RHS kids will not even have a place to park during the day. I really do not see diverse transportation options here, that part was left out of the design.

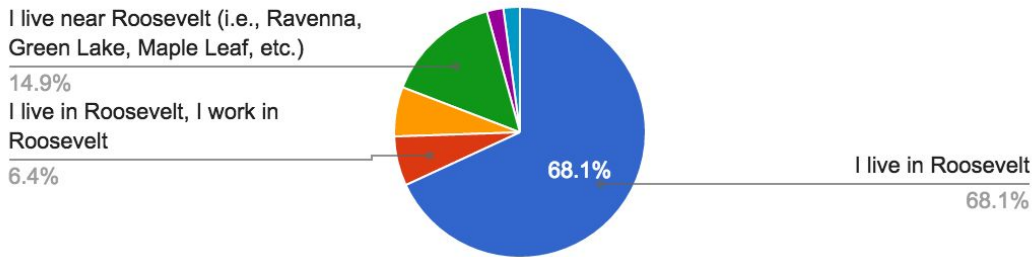
See comment above regarding expanding the urban village to get more people living near the light rail station.

There should be a bus that goes along the 70th bridge down to the lake

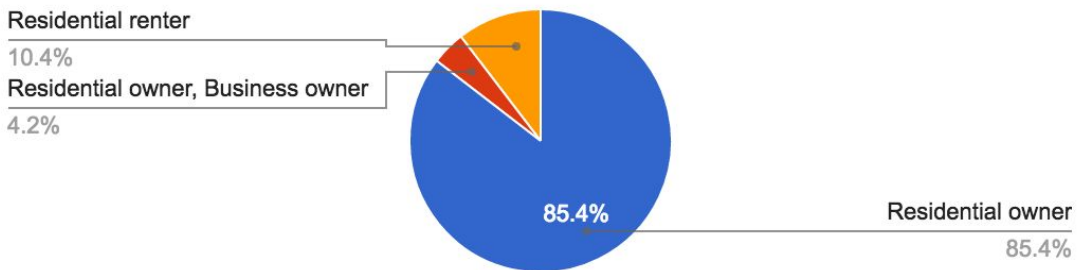
Did you attend the RNA's HALA Land Use Academy on December 10, 2016?



My connection to the Roosevelt Neighborhood is...(check all that apply)

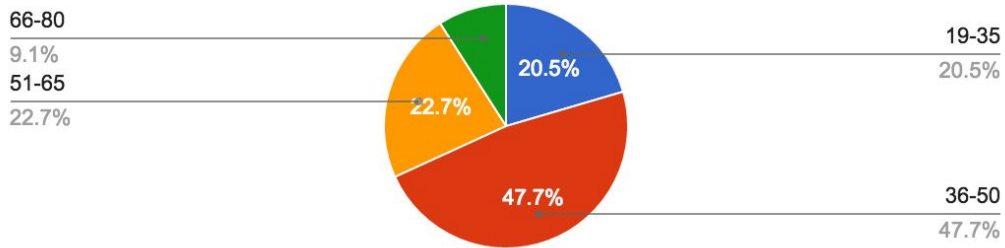


I would consider myself a...(check all that apply)

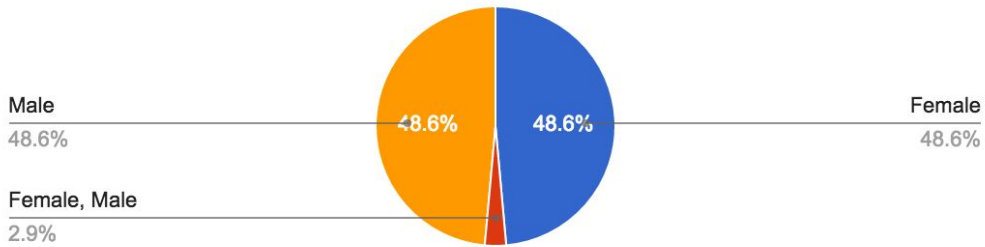




(Optional) My age is...

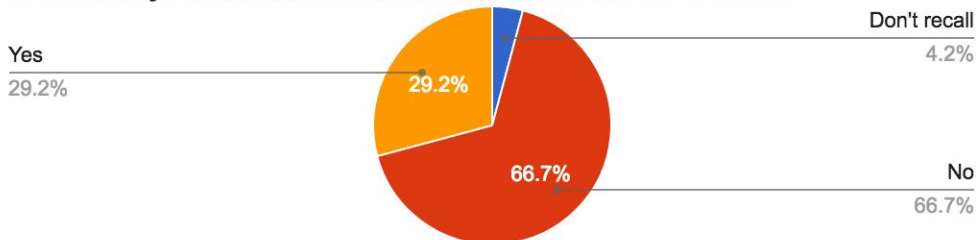


(Optional) My gender is...



(Optional) I best identify as...(check all that apply)	Top results
White	28
American Indian/Alaska Native, White	1
Asian	1
Hispanic/Latino	1
Hispanic/Latino, White	1
Middle Eastern/North African	1

Before the City's door-to-door outreach (early March 2017), were you aware of the newly released Roosevelt Draft Plan in the fall of 2016?





Did you take an RNA survey on the Roosevelt Draft Plan in December 2016/ January 2017?

