

## Finn Hill Neighborhood Plan

City Council Planning and Economic Development Committee

June 13, 2016



### Process

- Public workshops and surveys conducted by U.W. Green Futures Lab (GFL) team, Finn Hill Neighborhood Alliance (FHNA) and city staff:
  - Oct 2015 Listening Session- 50 participants
  - Nov 2015 online survey- 167 responded
  - Nov 2015 Alternatives Workshop- 73 participants
  - Feb 2016 Priorities Forum- 81 participants
  - March 2016 online survey- 67 participants
- Ongoing Planning Commission study sessions. Joint meeting with Park Board and Transportation Commission
- FHNA small focus groups to delve deeper into key issues related to: Holmes Point Overlay, residential/commercial zoning, open space and parks, mobility (transportation and non-motorized connectivity)
- GFL draft plan is due to staff by June 17 for discussion by Planning Commission July 14.
- Fall public open house and public hearing on draft Plan
- City Council final decision December 2016

### Policy priorities as a result of public involvement process:

- Maximize preservation of natural environment, trees; open space and natural areas; increase park and open space acquisition is a high priority.
- Designate a Green Corridor circling the neighborhood as a scenic drive, to preserve trees and wildlife corridor and pedestrian connectivity
- Improve connectivity throughout the neighborhood for pedestrians, bikes and trails (a priority is from Juanita Beach Park to top of Finn Hill).
- Goat hill concerns about steep slopes, landslide potential, small lots and community character, vehicle safety and emergency access limitations related to narrow streets
- Improve transit circulation through neighborhood especially along Juanita Dr and commercial areas
- Reduce commute traffic congestion on Juanita Drive and 100<sup>th</sup> Ave NE corridors
- Land Use-
  - Consider lowering density from RSA 8 and 6 to RSA 4 or lower throughout the neighborhood to preserve tree canopy, natural areas, minimize traffic and change in community character.
  - Revisit the patchwork of zoning inherited from King County- Can islands of residential zones be combined with adjacent zoning? One citizen amendment

request from RSA 4 to RSA 6. *For example could rezone RSA 4 to RSA 6 throughout neighborhood or rezone RSA 8 islands to RSA 6.*

- Enhance both neighborhood commercial areas
  - In Inglewood commercial area people support mixed use residential/commercial and an increase height (3-5 stories) to allow for redevelopment to improve services, enhance amenities, more transit. What is the future vision for the area?
  - In Holmes Point Commercial (plaza Garcia) center people support 1-2 stories unless increased traffic. Small commercial lots make redevelopment a challenge.
  - Should commercial boundaries be expanded and/or multifamily rezoned in Holmes Point area to BNA?
- Holmes Point Overlay- Concerns about development and loss of trees. Should boundaries be expanded? Improve Holmes Point Overlay regulations to meet intent.
- Storm water management concerns
- Community Center at the old fire station is desired as a gathering space or small neighborhood commercial services
- Quantify the traffic impacts of future growth under existing capacity or if zoning changes.

*An executive summary of the public comments and priorities for the neighborhood plan is available. Contact Janice Coogan.*

# PROJECT SCHEDULE

as of June 3, 2016

 task duration  
 public outreach

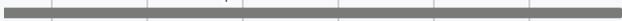
 project team meeting  
 public/neighborhood meetings  
 council + commission review

Jun Jul Aug Sep Oct Nov Dec Jan

## Task 1: Project Initiation

|                                   |   |  |  |  |  |  |  |  |
|-----------------------------------|---|--|--|--|--|--|--|--|
| 1.1 Background Information Review |  |  |  |  |  |  |  |  |
| 1.2 Project Kick Off Meeting      |  |  |  |  |  |  |  |  |

## Task 2: Public Outreach + Facilitation

|   |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|
| 2.1 Public Outreach Plan                    |   |  |  |  |  |  |  |  |
| 2.2 Public Outreach Materials               |  Preparation + Distribution  |  |  |  |  |  |  |  |
| 2.3 Informal Outreach                       |    |  |  |  |  |  |  |  |
| 2.4 Small Meeting Series or Online Outreach |    |  |  |  |  |  |  |  |
| 2.5 Community Workshop                      |  Neighborhood Association Meetings  Community Workshop   |  |  |  |  |  |  |  |
| 2.6 City Council + Commission Meetings      |          |  |  |  |  |  |  |  |

## Task 3: 6th Street Corridor Study

|  |   |  |  |  |  |  |  |  |
|--|---|--|--|--|--|--|--|--|
| 3.1 Stakeholder Outreach/Existing Conditions       |    |  |  |  |  |  |  |  |
| 3.2 Data + Methods                                 |    |  |  |  |  |  |  |  |
| 3.3 Define Baseline + Proposed Land Use Conditions |   |  |  |  |  |  |  |  |
| 3.4 Potential Solutions                            |  |  |  |  |  |  |  |  |
| 3.5 Refine + Document Solutions                    |  |  |  |  |  |  |  |  |

## Task 4: Houghton/Everest Neighborhood Center Study

|                                    |   |  |  |  |  |  |  |  |
|------------------------------------|---|--|--|--|--|--|--|--|
| 4.1 Physical Conditions Assessment |    |  |  |  |  |  |  |  |
| 4.2 No Action Scenario Assessment  |   |  |  |  |  |  |  |  |
| 4.3 Scenario Development           |   |  |  |  |  |  |  |  |
| 4.4 Scenario Graphics              |  |  |  |  |  |  |  |  |
| 4.5 Scenario Summary               |  |  |  |  |  |  |  |  |
| 4.6 Stakeholder Interviews         |    |  |  |  |  |  |  |  |
| 4.7 Redevelopment Potential        |    |  |  |  |  |  |  |  |
| 4.8 Future Development Analysis    |  |  |  |  |  |  |  |  |
| 4.9 Summary Report                 |  |  |  |  |  |  |  |  |