Housing
Comments received during visioning meetings this summer

VISIONING WRAP-UP COMMUNITY MEETING

September 19, 2013

HOUSING COMMENTS SUBMITTED:

*For the General Comments Section, comments were compiled from previous meetings and attendees from the community were asked to put dots next to comments that resonated with them. You will see two columns and the second column indicates the number of dots next to it.

General Comments / Housing

Comment:	*Dots:*
1. All of the pictures shown on this pamphlet are from the west side of the freeway along aurora. The stations will be located on the east side of the freeway, so should reflect more of the north city style of design (old world).	
2. Preserve as much current housing as possible.	
3. Mixed use development near stations	8 green, 5 red
4. Height Limits - Three Stories	8 green
5. Variety of housing - apartments, condos, townhouses, cottages, owned and rentals-to attract a variety of residents (seniors, immigrants, students, families, etc)	7 green, 4 red
6. no high density housing	7 green, 2 red
7. Transition area from station to single family homes, with building heights decreasing further from station-layer cake style	6 green, 2 red
8. Affordable housing and subsidized units, mixed in with various other types of housing	5 red, 3 green
9. ADA compliance	2 green
10. Environmentally friendly and sustainable construction-Solar panels, green roofs, energy conservation, recycled materials, water collection and release, low-emissivity windows, and permaculture practices	2 green
11. Green Spaces	5 green, 2 red
12. Retain single family homes	16 green
13. Consolidate growth and density near stations to preserve existing neighborhoods	2 green, 3 red
14. Upzone near stations to maximize density and increase ridership	2 green, 10 red

15. Quiet	4 green
16. Add as much housing as possible near the stations, while concentrating density near the stations	5 red, 1 green
17. Inclusionary zoning to accommodate affordable housing	3 red
18. No need for transient housing	6 green
19. More cottage-style housing	4 red, I green
20. Concern of increased property taxes	4 green
21. Rezone of increased property taxes	4 green
22. Rezone will cause gentrification	8 red
23. Wants more houses, people, recreation, parks	3 red
24. Ruin the neighborhood	4 green
25. Edmonds-esque density around stations not Seattle density	

Questionnaire: What types of housing styles should be located in light rail station areas: single family homes, townhomes/condos, duplexes/triplexes, row houses, cottages, accessory dwelling units, apartments, and/or mixed-use buildings? Are there styles that you consider inappropriate?

1. Single family homes are appropriate for the light rail station areas. Anything two stories would be inappropriate as most homes are one level.
2. Single family homes and Cottages.
3. Keep a mix, but allow and encourage high density mixed-use developments near (within 1/4 mile) of stations. ADU's are a bad idea.
4. No pointy roofs like Lake Forest Park Towne Center!!! Height limit-4 story? Mixed use buildings-apts. Big enough for families. Parking for Apt / condos off street.
5. They are all appropriate. The more types of housing, the more people are served and needs are met. Building height will be controversial and will need to be determined.
6. Not tall buildings. Three stories max.
7. I consider ugly, big, yellow square apartment complexes inappropriate.

Questionnaire: Do you think it is important to have housing that is affordable to different income levels within station areas? Why or why not? Do you have suggestions for ways to do this or concerns that you would like the City to consider?

1. It is important that all have a fair/reasonable place to afford even near stations.

2. Yes. Everyone, in large part determined by age, is at different phases of life and income levels. Young adults and young families are financially strapped. An older couple or single adult, recently retired my want to downsize and give up their car.

3. yes, very important. Senior housing and wheelchair access.

4. Yes, mix of incomes encourages better culture, spread of services, society. Don't let high rent properties take all the land convenient to transit. Working poor need transit most.

5. No. I don't want to see a decrease in my property value.

6. I have lived in my house for 50+ years. We have put money into our home and suggest all who live in this area be able to afford living here as we have done.

7. I think the density of housing in the area needs to be controlled.

Questionnaire: What would you suggest with regard to design standards or other ways to make the transition from uses of different intensities more compatible?

1. Shoreline is an old neighborhood. Do not put urban type buildings (boxy) here!

2. Keep things simple and quaint. Give Shoreline some character while being humble.

3. Divide zones at streets. Allow ground floor commercial along arterials.

4. Maintain area roots. Decrease brick or Victorian style. Clean lines, timeless but not trendy light fixtures, etc.

5. Green spaces, community spaces are very important! Having these spaces incorporated in the transitions should mitigate the different building uses.

6. Condos and apartments in various sizes. No large apartment complexes.

Questionnaire: What types of "green" - i.e. environmentally-conscious building features (if any) should the City encourage for housing and other development in station areas?

1. No blacktop, use light materials, white roofs, solar, use building materials and insulation that use less heating and cooling.

2. solar energy.

3. Lighting-I don't remember what its called but not have outside lighting point up. Solar. Green roofs. We will be losing trees and paving will increas so green roofs will be a great mitigation.

3. Geothermal, solar, windows that control the amount of UV light and heat/landscaping permeable and draught tolerant plants/ native plants.

4. Encourage Green Built! Reward LEED designs with additional height, lot coverage, etc.

5. Energy efficient design.

6. No cottage style homes.