

# Crown Hill Community Planning Survey #2

## Exploring Ideas for the Future of Crown Hill | March - April 2019

### Summary

- Pedestrian safety is the primary concern of most respondents.
- Many respondents felt that Crown Hill is currently lacking in destinations and local businesses.
- Many respondents were excited about creating a vibrant, active "center" near 90th & Mary Ave that would incorporate:
  1. expanded pedestrian only space for gathering and socializing;
  2. limited or no vehicles and/or parking;
  3. local businesses;
  4. trees and landscaping;
  5. space for temporary uses such as farmers markets
  6. mid-block pedestrian pathways
- Many respondents were concerned about balancing open and green space with growth, and would like to see more space that adds to the public realm was part of new development.
- While investments in art are desired, respondents felt that investments were better spent elsewhere.
- Respondents were in favor of wider planting buffer and buildings set back from 15th/Holman to make a more comfortable pedestrian experience
- Respondents wanted more family-sized and affordable units.

### Overall...

...Respondents felt that today Crown Hill is **suburban**, with **no perceived center**, too **few destinations** and **dominated by cars**.

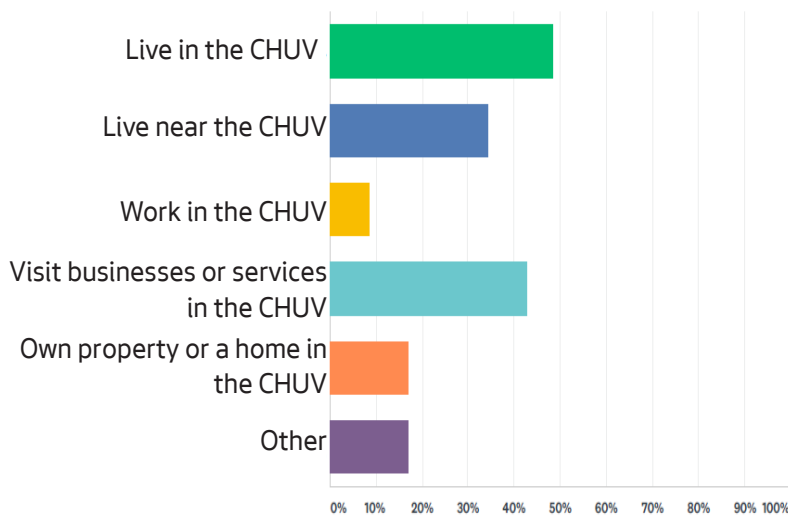
...Respondents envisioned a future where Crown Hill was a **welcoming** community, had **lots of things to do** for people of **all ages and incomes**, more **green space**, and was easy and **safe to walk** around.

...Respondents were most concerned about **adding open space** with growth, **displacement** of lower-income households, that **nothing will change**.

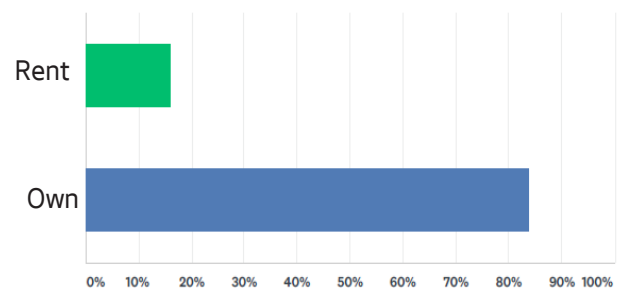
...Respondents were most excited about creating a more people-oriented neighborhood with a **pedestrian-only center**, the **community coming together** to create a great neighborhood, **safe walking routes to local businesses**, and for positive change that benefits existing and new residents.

### Survey respondents

19. What is your affiliation with the Crown Hill Urban Village?



21. If you live in or near the CHUV, do your rent or own your home?



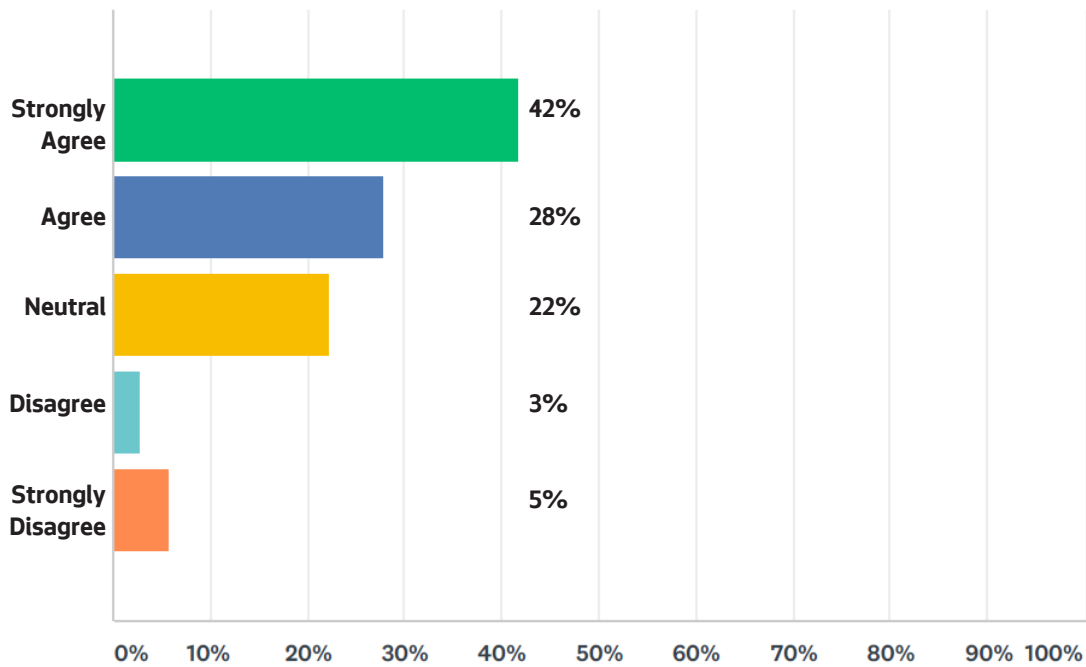
## Community Priority A

*Make the Crown Hill Urban Village a distinct neighborhood with a vibrant public realm.*

The objectives of this Community Priority are:

- Foster a cohesive identity for the CHUV that brings together multiple neighborhoods;
- Create iconic places for social interaction, celebrating local people and cultures, and supporting a vibrant public life; and
- Enhance the identity of districts and nodes within the urban village.



### 1. Do you think this is a priority that should be included in the Community Action Plan?



#### Comments or ideas:

- Need specific things - sidewalks and drainage. Need the area at 15th and Holman to be reorganized for local shopping and rowhouses.
- Promote local independent businesses and ensure affordable rent; lost businesses on 15th.

**2. What is your level of support for the following actions that celebrate neighborhood gateways and landmarks?**

	Love it	Like	Neutral	Dislike	Strongly dislike	Total
Add art to the Holman pedestrian bridge 	10	11	7	2	1	31
Identify and enhance existing landmarks (places, events, architecture, etc.)	9	8	4	0	1	22
Create gateway features at "entrances" to Crown Hill. 	5	9	9	4	4	31

**Comments or ideas:**

- Trees and vegetation
- Existing gateway at bridge on north, need one on south. Expand sidewalk and narrow street on south end to signal that you are entering urban village with more pedestrians.
- Design guidelines with "themes" to minimize hodge podge development aesthetics
- Art should reflect the neighborhood
- Pedestrian safety should be the priority

**3. What is your level of support for the following actions that grow a walkable neighborhood commercial district that attracts small and local businesses?**

	Love it	Like	Neutral	Dislike	Strongly dislike	Total
Explore urban design strategies to shape possible future redevelopment of large blocks as mixed-use developments.	19	8	2	3	1	33
Develop urban design strategies to shape a pedestrian-oriented commercial district at 90th & Mary Ave.	25	6	0	0	2	33
Prioritize pedestrian improvements to create a "walking loop" that connects neighborhood assets.	19	9	2	2	2	34



**Comments or ideas:**

- All of the development faces one of the busiest streets in the city. Require development to face cross streets and create nice streets away from 15th and Holman. Street should look like downtown not Ballard strip mall.
- More mixed-use development. Get rid of parking requirements. Add bicycle infrastructure.
- Prioritize pedestrian infrastructure for where it is used; back up with study or projections on future development.
- Reduce curb cuts along walking loop.
- 17th should be a priority.
- Improvements to 15th and Holman.
- Commercial district should start at 90th and continue to 80th.

**4. What is your level of support for the following actions that develop a network of places, open spaces, and destinations for social interaction and public life?**

	Love it	Like	Neutral	Dislike	Strongly dislike	Total
<p>Create a new social gathering space by transforming a portion of 90th into a community space or plaza.</p> 	19	8	4	2	1	34
<p>Use green stormwater infrastructure (GSI) to beautify public spaces while solving local drainage problems.</p> 	26	6	1	1	0	34
<p>Explore how large development can contribute to an open space network that enhances the public realm.</p> 	17	9	6	0	2	34

**Comments or ideas:**

- Drainage. All types are welcome if sidewalks are built at same time. 90th street idea is good.
- Need trees, shrubs, flowers, places to sit. Should not all be pavement.
- Prioritize open space at shared lot lines so adjacent developments combine open space to create more usable and desirable public plazas.
- Existing greenspace at 83rd/Mary should be maintained.
- Also consider plaza on 83rd or more space for bikes and peds to decrease traffic, like in Vancouver.
- Public anchor project with affordable housing and community

benefits

- Create a community space all the way from 90th to 85th on Mary with large setbacks.
- Taller buildings around parks and grocery stores.
- Increase walkability to businesses to reduce car traffic.
- Balance green spaces with increasing density; more open and green spaces
- Public space is essential but should be privately owned and maintained

## 5. Which short-term strategies would you support on the one block segment of NW 90th Street prior to any redevelopment that would help activate the space and make it a place for community to gather?

### Community Ideas for Interim Uses & Design

Drawings are intended to illustrate and explore possible ideas to continue developing, and are not a proposed design.

**Food Trucks & Seating** - Designate a space for food trucks with permanent seating



**Holman Grove** - Plant new trees to buffer noise and increase canopy, make space for art or signage

**Trees** - Use planters for new trees and to delineate spaces for parking and other uses.

**Signage** - Use signs to close the street. Consider vertical signs or posts to attract attention

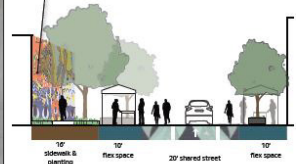
**Space for Community Events** - Make a portion of the road a festival street that can be closed for special events including Crown Hill Market.



**Painted roadway** - Celebrate connection to water and indigenous art

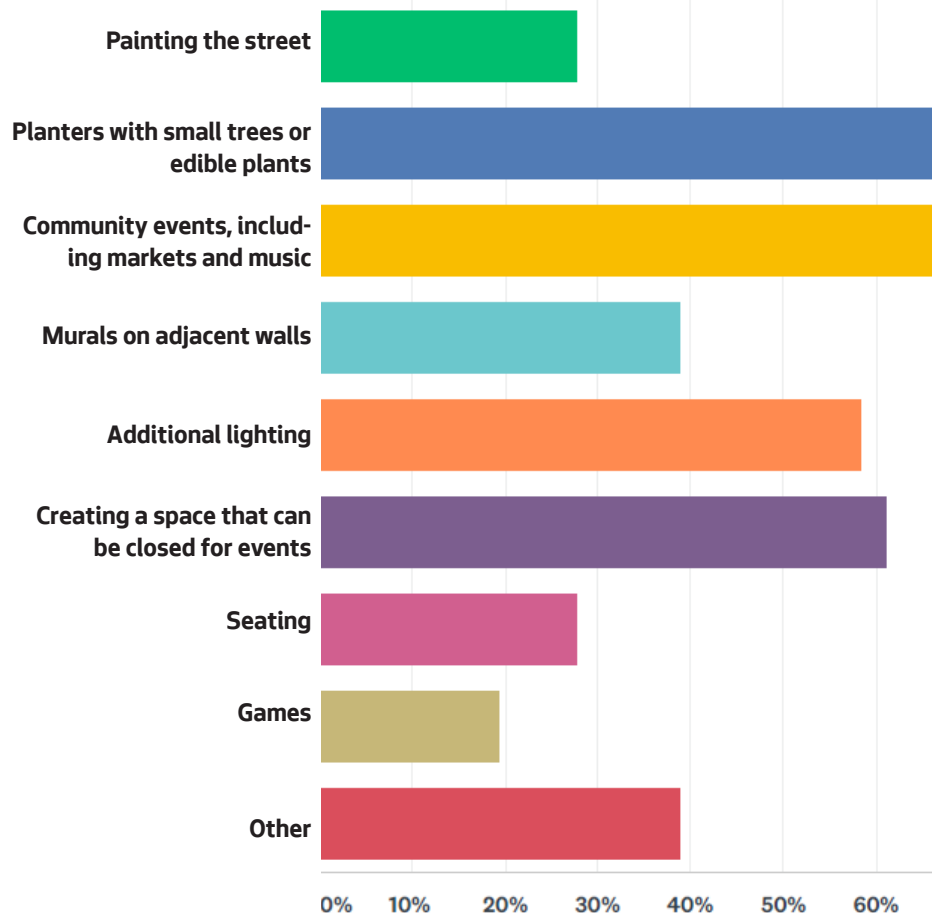
**Lighting** - Additional lighting on building walls, or solar lighting fixtures.

**Murals & Art** - Paint murals on blank walls



**Shared roadway with vehicles** - Allow vehicles on a portion of the street to ensure access to adjacent uses

**Flexible Spaces** - Space that can accommodate parking or other uses



### Comments or ideas:

- Change development standards to require building to the street. Too much money spent supporting businesses.
- De-pave to restore plants and trees
- Block off automobile traffic.
- Close Mary from 90th to Holman, make Mary one way, and make a wide pedestrian boulevard on the west side of

Mary all the way to 80th or 75th.

- More green and planting to soften what is a hard space
- More activity and "eyes on the street"

6. Do any of the images below characterize what you would like to see in a pedestrian-oriented commercial district on NW 90th St and/or Mary Ave in the future?



8



9



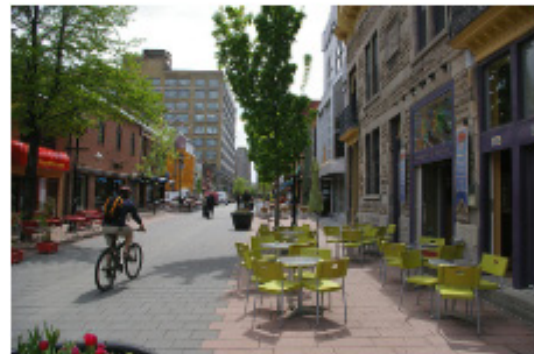
11



11



4



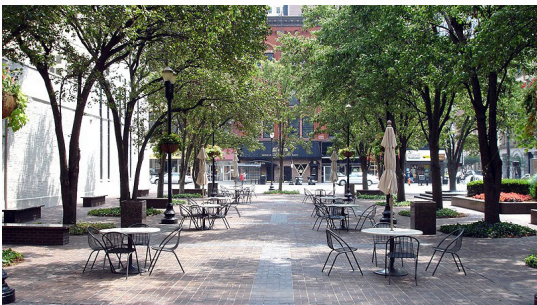
14



6



9



13

None of these.

3

## **What do you like about the images you chose?**

- Wide sidewalks, trees, lighting are good once development happens and pays for it.
- Discourage and de-prioritize personal vehicle use, but maintain access for deliveries and mobility-limited.
- I like that the space is prioritized for pedestrians instead of cars. I also like the vegetation and pedestrian-oriented businesses
- Greenspace, pedestrian space, density, vibrant
- Green and trees
- Art and a "ceiling" to the space: canopies, art, lighting, etc.
- Smaller scale buildings, less emphasis on vehicle traffic, greenery, populated
- Permanent structures for people to gather and sit
- Access to bicycles, cars restricted.
- Businesses to generate foot traffic
- Flexible open space
- Seating
- Primarily pedestrian-oriented, but not entirely closed off
- Looks inviting
- Few/no cars
- Limited traffic, art, seating, a sense of a "town square" or commons
- Expansion of pedestrian area and no curbs
- Trees and wide street spaces
- Don't go too far in the direction of a park



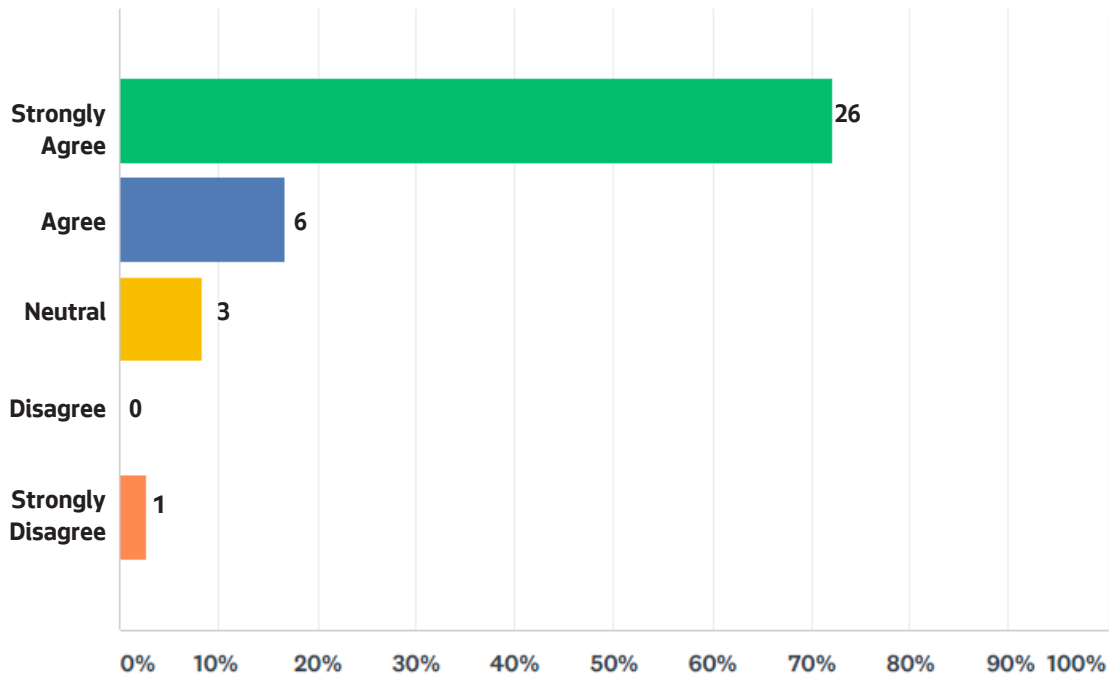
## Community Priority B

### Design and build streets that encourage walking and make it easy to get around.

The objectives of this Community Priority are:

- Address the lack of pedestrian infrastructure to make walking safe, convenient, and delightful;
- Make it easy to walk or bike for short trips to everyday needs within the urban village; and
- Stitch the barrier created by 15th/Holman Road and 85th while supporting the efficient movement of goods and people through and to Crown Hill.

#### 7. Do you think this is a priority that should be included in the Community Action Plan?



#### Comments:

- Add more crosswalks
- Currently feels unsafe and auto-oriented, like an LA suburb

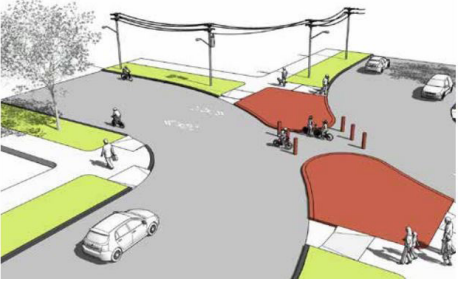

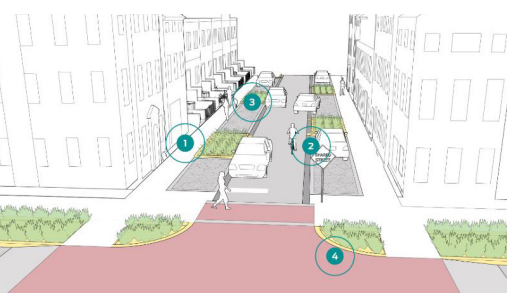
**8. What is your level of support for the following actions that improve pedestrian connectivity and safety on routes to transit, schools, parks, and neighborhood destinations?**

	Love it	Like	Neutral	Dislike	Strongly dislike	Total
Explore new or enhanced pedestrian crossings at: - 83rd & Holman - Mary & 85th - 15th & 85th timing or all-pedestrian phase	15	12	5	1	3	36
Prioritize pedestrian improvements that connect community assets including parks, schools, and transit.	24	5	5	0	2	36
Encourage pedestrian connections through long blocks.	20	4	8	0	2	34

**Comments or ideas:**

- Other areas of city need more attention
- Don't diminish sight lines for bicyclists
- Curb bumpouts, crossing medians, reduced traffic speeds, protected bike lanes
- Businesses should be better stewards of their property
- Large pedestrian-only areas, funnel auto traffic to a few streets, parking only along perimeter
- No more lights on 15th, they add to cut through traffic
- More crossings on the east side of 15th across 85th
- Change timing of stop lights to enable faster pedestrian crossing; to cross from SE to NW corner takes 5 minutes

**9. What is your level of support for the following actions that reduce cut-through traffic and speeding in residential areas?**

	Love it	Like	Neutral	Dislike	Strongly dislike	Total
<p>Add traffic diverters in key locations on residential streets</p> 	16	9	3	1	5	34
<p>Explore shared-street or alternative pathway designs for lower-volume areas</p> 	16	9	4	2	2	33
<p>Enhance the 17th Ave Greenway with drainage improvements and reorganization of parking and travel lanes</p> 	13	8	5	3	3	32

**Comments or ideas:**

- Would like to have fewer delivery truck use 13th between 85th and 90th
- Grade separated pathway on 17th
- At key pedestrian streets, creating parks out of a section of the road that allows foot and bike access but not cars
- Not allow auto traffic entirely
- Don't spend more money on bike lanes only
- Speed humps on all residential streets

**10. Do any of the images below have elements you'd like to see on the NW 17th Ave Greenway in the future?**

Some parking, at-grade separate pathway, green stormwater infrastructure



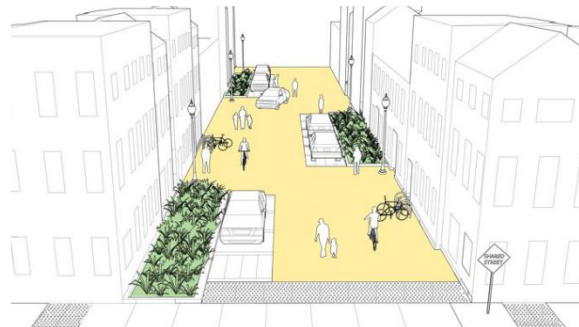
18

Retain significant amount of parking, add trees, narrow shared travel lane



12

Traffic calming, narrow travel lane, green stormwater infrastructure, shared travel lane



12

Green stormwater infrastructure, separated pathways, parking, narrow travel lane to slow traffic



17

**Comments or ideas:**

- A roadway with no street parking
- Parking is counterintuitive. People think they need it but a 8x23 spot can support several cafe tables, a dozen bikes, or landscaping for drainage and wildlife
- Actively discourage private vehicle use
- No cars, no parking
- Speed humps that have breaks for bicyclists to go through

**11. Which of these elements do you think would create a more engaging and comfortable pedestrian environment along the 15th Ave/Holman Road corridor?**

Set back buildings for wider sidewalks



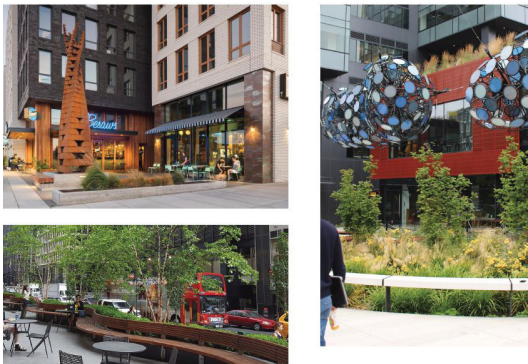
30

Mid-block passages for pedestrians



26

Small courtyards and plazas along the streetscape



21

More medians with trees and art



19

Wide and continuous planting buffer



31

**Comments or ideas:**

- No greenspace or art in medians, instead give space back to sidewalks so it is usable by pedestrians

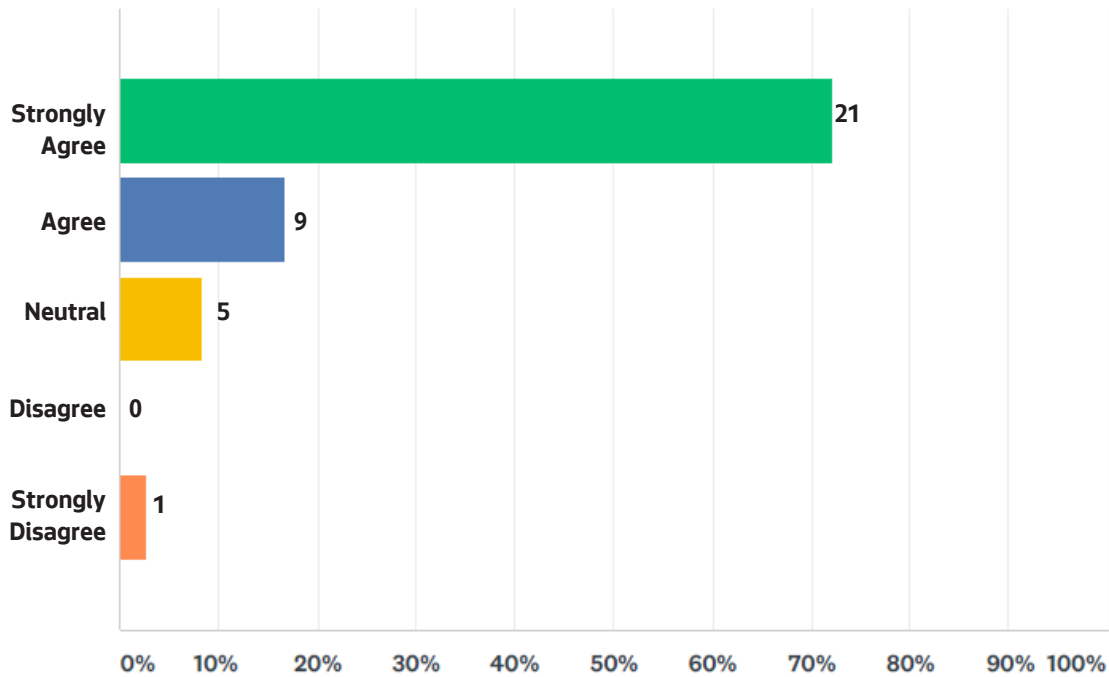
## Community Priority C

The CHUV should support healthy and thriving communities.

The objectives of this Community Priority are:

- Build capacity of the neighborhood's business and community organizations
- Support economic opportunity and local businesses in the neighborhood
- Ensure that public spaces and the public realm are welcoming and reflect the communities and cultures in Crown Hill
- Support a range of housing options that allow households to stay in Crown Hill at all stages of life



12. Do you think this is a priority that should be included in the Community Action Plan?



### Comments:

- Need to increase access to housing options across the board
- Invite more diverse neighbors so that one group does not dominate the neighborhood
- Want more specifics

**13. What is your level of support for the following actions that support spaces for temporary and pop-up commercial uses?**

	Love it	Like	Neutral	Dislike	Strongly dislike	Total
<p>Explore opportunities to transform underutilized space in street and parking lots</p> 	14	9	9	0	2	34
<p>Incorporate permanent space for community markets and vendors in the design of new projects</p> 	15	13	3	0	2	33

**Comments or ideas:**

- Space for farmers market
- Pop ups are temporary, want permanent fixtures
- Give land to residents/community
- Gardens, commons, no parking lots
- Food truck mall
- More local retail, fewer chain stores
- Garden space

**14. What is your level of support for the following actions that celebrate Crown Hill's story and the stories of past and present people and culture?**

	Love it	Like	Neutral	Dislike	Strongly dislike	Total
Explore opportunities for wayfinding, kiosks, and design that shares information about Crown Hill	6	6	16	3	4	35
Work with Indigenous communities to develop respectful ways to acknowledge and celebrate Indigenous cultures.	12	11	11	0	1	35

**Comments or ideas:**

- Culture currently reflected is of dominant white culture; other cultures not represented
- Create a sense of place, work with existing assets: views,

- open space, cover from rainfall, eliminate parking lots
- Work with 4 Culture and other arts orgs

**15. What is your level of support for the following actions that integrate art and culture into the built environment?**

	Love it	Like	Neutral	Dislike	Strongly dislike	Total
Work with property owners and businesses to install murals on blank walls	15	12	5	0	3	35
Install a graffiti wall as a low-cost opportunity for local artists	9	11	9	2	3	34
Incorporate performance spaces into the public realm	9	7	14	2	2	34
Explore opportunities for painted crosswalks or street intersections	11	6	13	2	3	35
Install art in medians	10	9	9	1	6	35
Designate an "art walk" around the neighborhood	7	8	14	1	4	34



**Comments or ideas:**

- Create the neighborhood and the art will follow
- Performance spaces are nice but not highest priority
- Green and art!
- Not currently many artists; affordable live-work spaces

- Galleries
- Lots of musicians; have an interactive music walk with educational components



**16. What is your level of support for the following actions that increase tree canopy in Crown Hill?**

	Love it	Like	Neutral	Dislike	Strongly dislike	Total
Explore opportunities for more native and large trees on city-owned land	25	8	0	0	1	34
Include a "Crown Hill Orchard" or "Holman Grove" as a design element 	19	8	3	1	2	33
Reallocate and reorganize space in the right-of-way to make room for trees 	20	6	6	0	1	33

**Comments or ideas:**

- Create the neighborhood and the art will follow

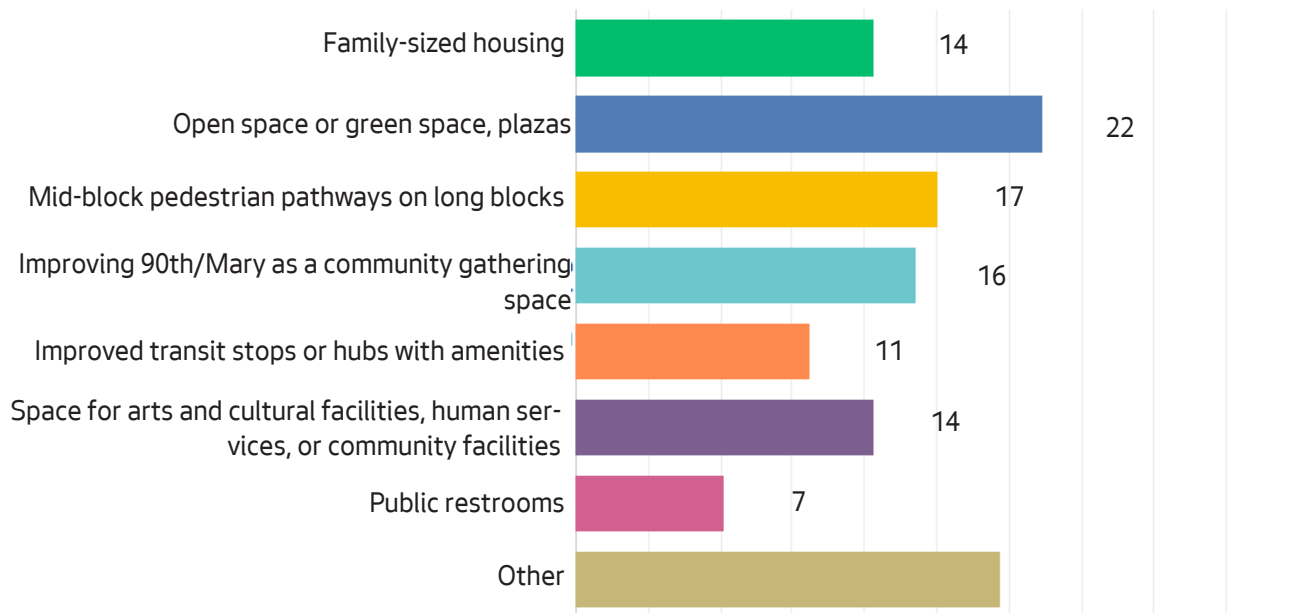
**17. What is your level of support for the following actions that make Crown Hill family-friendly?**

	Love it	Like	Neutral	Dislike	Strongly dislike	Total
Focus on moderately-sized infill housing options that have their own entry	13	10	9	0	2	34
Encourage or incentivize family-sized or family-friendly units	21	5	7	0	1	34
Encourage or incentivize more spaces for play in new development and in the public realm	22	7	4	1	1	35

**Comments or ideas:**

- Design guidelines for infill
- Increased density is only tool for moderate housing costs
- Need more greenspace and parks
- More traffic calming to make streets safe for kids
- Turn some roads into street end parks
- Increase density
- Community garden space
- Create spaces where people feel comfortable reading a book, sitting in the sunshine, converseing with coffee.
- Safe walkways
- Require parking in new development that is affordable

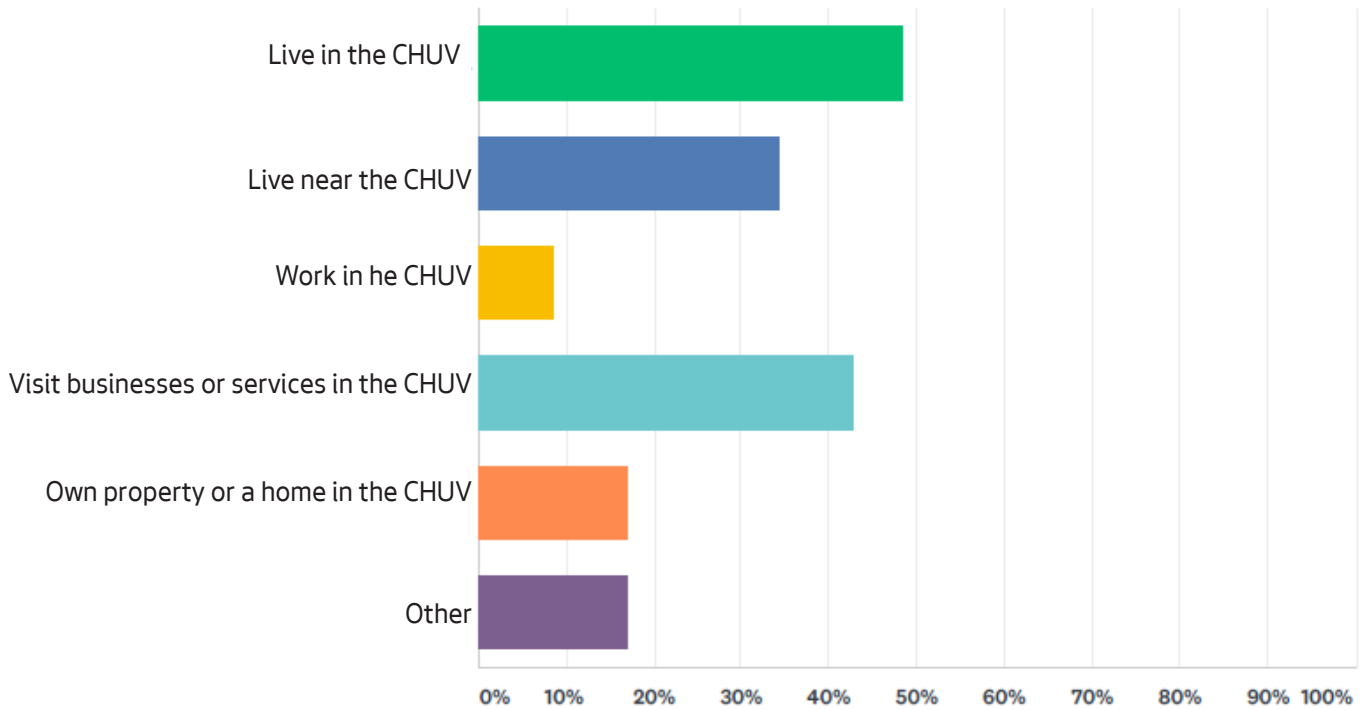
**18. Would you be inclined to support additional height along 15th Ave NW and or NW 85th Street if new buildings had any of the following?**



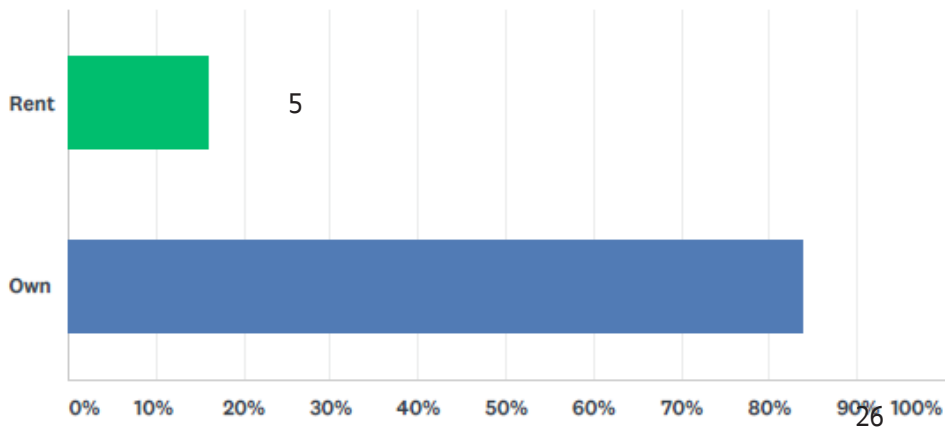
**Comments or ideas:**

- Rowhouses instead of townhouses
- Reintroduce density limits
- Require green space
- Very important, need denser mix of housing options for current and incoming residents
- Affordable housing
- Be aggressive and purposeful with height increases
- Bigger setbacks
- Allow businesses in private residences
- Retain current buildings, even if ugly
- 75' is enough, especially since at the top of hill
- Dog parks
- These should be provided
- Community gardens
- Free parking
- No more height, allow more coverage

**19. What is your affiliation with the Crown Hill Urban Village?**



**21. If you live in or near the CHUV, do your rent or own your home?**



## 20. Fill in the blanks:

### Today Crown Hill is:

- A suburban neighborhood
- Suburban
- Lacking character
- Dangerous to pedestrians
- A littered mess
- Boring and dominated by auto-oriented development
- Nothing
- Growing fast with no plan
- A quiet neighborhood
- A thoroughfare with terrible flooding and no sidewalks
- A rural neighborhood
- Parking lots surrounded by tree-lined streets
- Has areas that are appealing and other areas that need improving
- A neighborhood with a small town feel
- Close to cool things, but kind of blah; suburban, not in the good way
- Boring but full of potential
- Disjointed, with pockets of interest
- the corner of four neighborhoods, dominated by wide streets and cars
- A pass through, traffic-congested area
- Feels like it grew with no plan, and is a bit of a mess

---

### In the future, Crown Hill will be:

- A family neighborhood
- Denser and livelier
- Green, with new businesses and active open space
- Walkable and bikable with more retail options
- More expensive and lifeless
- A place where people can find community and activities without going to other neighborhoods
- Overcrowded
- Overpriced units and no conifers
- A destination for residents and neighboring communities
- Less parking, more trees and green space
- A place that is green has spaces for cultural activities and expands access for low-income communities
- More like Ballard
- More dense, with amenities and small local businesses
- More like Greenwood or Fremont
- A vibrant part of the city with a pedestrian focused core
- Cohesive, easy to walk around
- Walkable
- An organized community with some sort of identity
- More diverse and people friendly
- An example of smart growth

---

### My biggest concern about the future of Crown Hill is:

- More singles and DINKs
- People need to be able to move around without a car
- Developers will have a disproportionate impact on the future
- Limited amount of green and open space as population increase
- Attempts to create pedestrian-oriented open spaces won't be bold enough and not supported by community
- Growth with no infrastructure or planning to support it, or budget to implement the plan
- Homelessness and crime
- Lower income neighbors being pushed out
- Continued lack of sidewalks
- High-density multi story buildings and lots of traffic
- Growth without planning
- That it does not have adequate infrastructure to support density
- More chain stores
- No development, more crime, homelessness
- Single family housing going away
- Small units with no place to gather; people hungry for connections
- No change will come
- People's desire to preserve parking
- Less green space
- Traffic flow

---

### One thing I'm really excited about or want to see happen is:

- Families of all kinds can afford to live in the area
- Pedestrian and bicycle infrastructure
- Retain existing tree regulations
- The creation of a pedestrian district on Mary & 90th; a second district on 15th between 80th and 85th by widening sidewalk
- Give power to the community to rebuild
- Community coming together to make a great neighborhood - it's like building a new neighborhood from a crossroads/ intersection
- Sidewalks
- Fixing flooding issues
- New sidewalks
- Increasing local businesses and public space
- More walkable areas
- New small businesses, reasons to stay in Crown Hill instead of going to other neighborhoods
- A cohesive neighborhood identity
- Make Crown Hill Center a real community center, open to the public
- Sidewalks and businesses along Holman near 90th
- Opportunity to provide safe spaces for all ages, socio-economic classes and all abilities to find a community that they can easily and fluidly participate in
- Big ideas happen--not just reducing car traffic on a single street
- Improving traffic flow
- More businesses that aren't big box stores
- Greener, slower, more people-centered
- Improving the 90th & Mary "L"
- Housing that modest earners can afford