From:	Charlotte Starck
To:	PCD_OneSeattleCompPlan
Subject:	Feedback from Alki - Designated Urban Neighborhood, in need of transportation, parks, and more middle-housing
Date:	Sunday, May 5, 2024 7:44:07 PM

CAUTION: External Email

Hello,

I'm an Alki resident (Urban Neighborhood) and president of Alki Community Council, a volunteer neighborhood group with about 250 neighbors/members in our database. We are a residential neighborhood wrapped around a high-traffic tourism and beach/park destination with clear seasonal challenges in crowd management, high speed traffic and safety for those who live here and visit. While I don't have a study of our own, I wanted to share consistent concerns raised in meetings related to the OSCP draft. Before I do, I thank you for your work – as this is clearly a monumental task.

1. **Lack of Middle-Housing:** A top concern upon review of the plan: There is not enough mid-level housing in the plan to serve as home to *families,* especially middle income families that serve in vital occupations needed for the community to thrive. Affordability for first-responders, healthcare workers, teachers and law enforcement remains elusive and yes, many elusive to city employees. The city's initiative to put 4 homes on a single-family lot, no larger than 1,1000 needs to be thought through with a better sense of what will fit a family's real needs. The likely outcome feared is that these will be simply bought up by companies and investors running Airbnbs as Seattle seen in the downtown condo industry. Middle housing should be 1,500 sq feet with 3 bedroom, 2 bath combinations to suit an average family of 4.
2. **Alki could benefit from a Neighborhood Center:** Transporation to West Seattle needs to improve and currently the plan does not include an urban neighborhood center for Alki. The foot ferry and bus routes that stop on Harbor Ave could be considered as we have a few businesses there and restaurants near the bridge and foot ferry, but traffic at the bridge onramps are very congested already.
3. **Parks: Dog Parks: Alki has No Off-leash Dog Park.** Statistics show that dogs outnumber the number human residents in the city Seattle. (Dogs are outlawed on the beach, so currently, the Alki Community Playfield and baseball/soccer fields are often used as dog playfield which leaves a mess often. Is it possible to have several on the land already owned by the city but not buildable? We have greenspaces that could have small portions cut out for this use for small and large dog playgrounds.
4. **Parks: Alki needs space for children to be children. We have only one children's park with any equipment.** It's Whale Tail Park that contains play equipment to serve hundreds of families. Currently, Seattle Parks Department recently notified us that they do not have budget to maintain play surfaces as they wear. Can we identify an area suitable to add another children's park where it makes sense to help serve families?

5. **Hillside Stability and Mudslide Concerns:** We have a lot of hills and shifting sand; and on 55th Ave SW a prior mudslide a decade ago. Homeowners continue to illegally cut trees down and neighbors on the bottom fo the hill have had falling dead trees land on their properties. What will you do to enforce existing tree cutting laws when there is already a current lack of code enforcement?
6. **Alki Beach Corner Store Need:** But cost and crime rates with lack of police make affordability challenging.
7. **Blocking large investor group buyouts of new housing to protect individuals.** Is there a way to protect new housing development from price controlling investment companies who buy up properties by the thousands to rent, thus, driving prices for sales and rents higher to help ensure that the individuals and families of Seattle have a chance to buy?
8. **Preserve Tree Canopies and Views:** Some residents express concern that new housing should be developed to not obstruct existing views of simple treelines for privacy between lots the Sound, Elliott Bay, or mountains and there is a concern that property values will degrade. Could new building be required to keep some trees that provide privacy between homes/lots or could neighbors be provided input channels for property positioning to force staggering buidings and neighboring windows, versus building to block windows?
9. **Housing for Elderly/Aging Residents:** Need an ability to retain some single level or accessible housing priced for aging population and caregivers. The "silver tsunami" is about 14 years away, when the peak of America's babyboomer population will hit their early to mid 80s and need more care and affordable housing and care.

Thank you for the opportunity to forward and provide input to make the community the best it can be to serve all.

Sincerely,
Charlotte Starck
Alki