

**INFILL DEVELOPMENT DISCUSSION
WEST HILLS NEIGHBORHOOD COUNCIL
JULY 12, 2016**

Question 0: VALUES: WHAT ARE THE THINGS WE VALUE IN OUR NEIGHBORHOOD THAT COULD BE AFFECTED BY INFILL DEVELOPMENT?

Vistas: We are a neighborhood of hills. We have many beautiful vistas from our roads, public places, and homes, toward the city, the river, the hills, and Mount Spokane. We do not want these vistas blocked by infill development.

Nature: We have a strong connection to nature, through our vistas, open spaces, parks, arboretum, the river. We do not want to lose these connections.

Peace and serenity: Our neighborhood is quiet and peaceful. The lack of congestion contributes to this.

Safety: We feel safe walking in our neighborhood. Crime is minimal and petty.

Commitment to the neighborhood: Both home owners and renters tend to stay here long term. They care about the neighborhood.

Diversity and affordability: We have a wide variety of housing prices. Our neighbors are of all ages. Multiple generations of families live here together.

Sense of community: We feel connected to one another and aware of what is going on in our neighborhood.

1. What has been your neighborhood's experience with infill development, if any?

Most infill has been single family homes: River Run, Hartson Street. Good.

The River Run townhomes are good. There is plenty of open space and it feels spacious.

The new apartments at the southeast corner of Government Way and Fort George Wright are an abomination. Way too much density, with no open space for the residents. This land was supposed to be used for the commercial development that the neighborhood desires, but it was not.

All of the development around River Run has created traffic problems, more crime, and more people using the parks within River Run (good or bad, depending on viewpoint).

2. What do you see as opportunities for infill development in the neighborhood?

The Holy Names property already is slated for development.

Rosamond has space for new single family homes, as do Hartson and Government Way.

Near the top of Sunset Hill there is a trailer park that is ripe for replacement by more desirable low income housing. It is a pretty setting.

On the south side of Geiger Boulevard there is space for infill development, such as cottage housing and apartments.

There is lots of vacant land near the airport, but it probably is not suitable for residential housing.

3. What are your concerns related to infill development?

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Peace and serenity: We do not want increased congestion.

Safety: We do not want an increase in population if it increases the threat of crime.

Commitment to the neighborhood: We do not want development that significantly increases short-term residents who do not care about the neighborhood, the neighbors, and the sense of community.

Open space: If new areas are developed, we need parks and open space along with it.

Roads: If new areas are developed, or infill is added to existing areas, adequate roads need to be ensured first. The roads must accommodate increased traffic without excessive congestion, as well as the safety of walkers, cyclists, and children playing.

Parking: Adequate parking must be ensured before new residences are built. Parking problems can be a major headache if population growth exceeds parking availability.

Housing prices: It is important that we retain a wide variety of housing prices. We do not want to out-price current residents.

Neighborhood character: New development should not detract from the architectural character of the neighborhood. A bad example is blah apartments built on the same property as fabulous old mansions.

Airbnb's: What can we do to discourage them? Parking, noise, people who don't stay and don't care about the neighborhood.

Sunlight: New buildings should not be so tall that they block sunlight from existing houses or yards.

Privacy: New buildings should not be so tall, or designed, that people can see into the yards and windows of existing homes.

Air quality and noise: New residential development should not be too close to major high volume highways. For West Hills, that means I-90. The air pollution and noise are not good for health.

Wooded areas: Wooded areas that are big enough are home to many wild animals, such as deer and moose. We love seeing them, except when they trash our yards, but even then we like them. If we lose our woods, we lose our wildlife. The turkeys ... good riddance.

4. What are the challenges that you see in encouraging infill development, as it is envisioned in your neighborhood?

Same as 3

5. Are there other opportunities, challenges, or concerns related to infill development that haven't been covered already in the discussion?

Mass transit: Increased residential density should bring increased bus service with it. This would be a benefit to West Hills.

Commercial development: Increased residential development should bring more grocery stores, banks, and other commercial development that we want.

Grants: There may be opportunities to apply for grants to build low income housing.

Yardless development: Some people don't want to care for a yard, so we could add this type of housing to the neighborhood.

6. What are some good examples you have seen around the city?

New Fort George Wright corridor work: Good sense of community, new commercial development. We appreciate having input to the development. (But we detest the idea of building townhouses on the south side of FGW because they would block the beloved vista.)

Kendall Yards: Great to have the Centennial Trail, restaurants, venues for entertainment, sense of community, new grocery.

Cottage housing by Southeast Boulevard: Attractive, close to grocery and park n ride.
A Street by the dog park: Some old dilapidated scary houses were replaced by well tended new houses. It feels safe now to walk there.