

Infrastructure Concerns

- **Limited Access Points:** Magnolia is a peninsula with only three access points (Magnolia Bridge, Dravus, and Emerson), creating significant traffic bottlenecks that would be exacerbated by increased density.
- **Bridge Vulnerability:** The Magnolia Bridge is aging and vulnerable to seismic events. The city has no funded plan to replace it, yet wants to increase population density.
- **Inadequate Transit:** North Magnolia has limited bus service with infrequent schedules. The area is not served by light rail and has no plans for improved transit in the near future.
- **Utility Capacity:** The current water, sewer, and electrical infrastructure was not designed to support the proposed density increase.

Displacement Risks

- **Vulnerable Residents:** Over 400 current residents, many in naturally occurring affordable housing, are at risk of displacement by developers.
- **Lack of Protection:** The current plan does not include adequate anti-displacement measures or tenant protections.
- **Economic Impact:** Many current residents are on fixed incomes or have moderate incomes and would be unable to afford new housing in the area if displaced.
- **Community Disruption:** Displacement would break up established community networks and support systems that many residents rely on.

Planning Inconsistencies

- **Arbitrary Designation:** The North Magnolia "Neighborhood Center" designation appears arbitrary and does not align with the city's own criteria for such centers.
- **Lack of Amenities:** The area lacks the commercial services, frequent transit, and infrastructure that define true urban villages or neighborhood centers.
- **Inconsistent with Comprehensive Plan:** The proposal contradicts several principles in Seattle's Comprehensive Plan regarding infrastructure capacity and displacement prevention.
- **Inadequate Analysis:** The environmental impact assessment does not adequately address the unique geographical constraints of Magnolia.

Community Impact

- **Character Change:** The proposed 75-foot height allowance (7+ stories) would dramatically alter the character of a neighborhood that currently consists primarily of 1-3 story buildings.
- **Green Space Loss:** Increased density without corresponding park and green space additions would reduce per capita access to outdoor spaces.
- **School Capacity:** Local schools are already at or near capacity, with no plans for expansion to accommodate population growth.
- **Emergency Services:** Response times for emergency services could be negatively impacted by increased traffic congestion and limited access points.