

# 1. Gradual Density Transition

Rather than creating a dramatic jump to 75-foot buildings, implement a gradual transition in building heights that respects the existing neighborhood scale.

## Specific Proposals:

- Limit building heights to 45 feet (4 stories) in the proposed North Magnolia Neighborhood Center
- Create transition zones with 30-foot height limits adjacent to single-family areas
- Focus taller buildings (55+ feet) along major transit corridors like 15th Ave W and Dravus St

# 2. Infrastructure-First Approach

Ensure that infrastructure improvements precede or coincide with density increases, rather than following them.

## Specific Proposals:

- Develop and fund a comprehensive Magnolia Bridge replacement plan before implementing significant upzoning
- Increase bus service frequency to at least every 15 minutes during peak hours
- Implement traffic flow improvements at key bottlenecks
- Upgrade utility infrastructure to support increased density

# 3. Anti-Displacement Measures

Implement strong anti-displacement policies to protect current residents and preserve naturally occurring affordable housing.

## Specific Proposals:

- Require 1:1 replacement of affordable units in any redevelopment
- Implement right-of-return policies for displaced residents
- Create a tenant relocation assistance program specific to North Magnolia
- Establish rent stabilization measures for existing buildings

# 4. Alternative Growth Distribution

Distribute density more evenly across Seattle, focusing on areas with existing infrastructure capacity and transit access.

## Specific Proposals:

- Focus higher density development around existing and planned light rail stations
- Increase density in areas with multiple access points and robust transit
- Implement modest density increases in North Magnolia that align with infrastructure capacity
- Prioritize development on underutilized commercial sites rather than existing residential areas