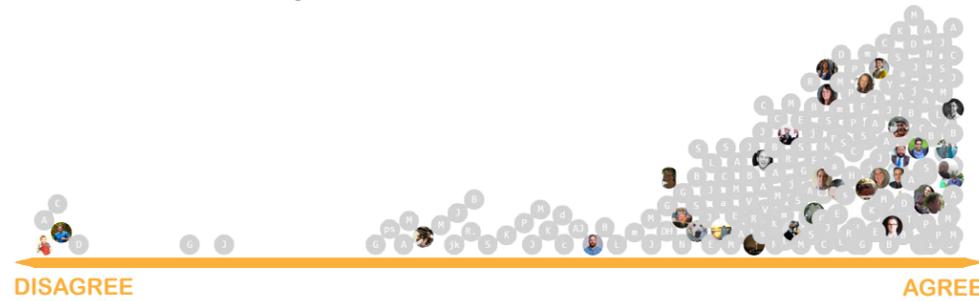


## Summary of Input from Consider.It

In addition to Focus Group input, we have collected public feedback on the draft MHA principles at [HALA.Consider.It](https://www.hala.org/consider-it). Visitors to the website could indicate the extent to which they agree or disagree with the principles statements and share comments about each principle. We adjusted some of the grouping and wording slightly for simplicity and accessibility. The following summarizes the input collected from the Consider.It online platform.

### Encourage a wide variety of housing options, including family-sized units and not just one-bedroom and studio units.



"Let the market decide what is built. If people do not want to live in what is built then developers will adapt and build what people do want. PRIVATE PROPERTY is key to prosperity."

"My worry about this is what exactly 'encourage' means. Are there levers that can be used without micromanaging what gets built?"

"Unless there is a way to prove that there's demand and specific supply shortage that isn't being met, I see no reason why the city should speculate on what each neighborhood needs."

"Some types of developments are not suitable for all neighborhoods. Housing variety is important, but oversized apartment buildings don't belong in single family neighborhoods."

"One of the things that makes these neighborhoods so great is that they are 'livable' (i.e., lower density). Should the city now allow me to live on the water front because it is more desirable and I want that? Absolutely not."

"Family-sized units support more than just families. The lack of family-sized units also makes it harder for younger people wanting to share larger units with roommates to save."

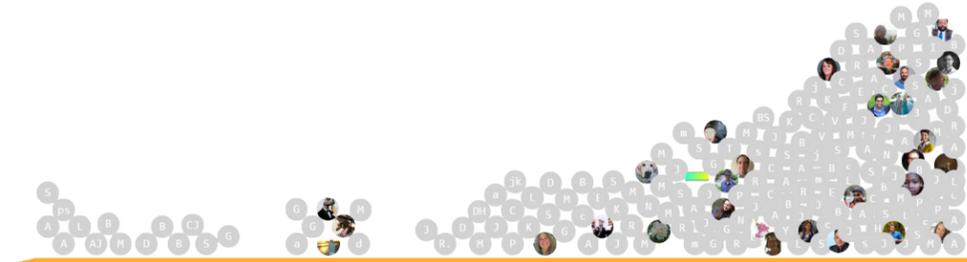
"Family-sized housing is absolutely a need. But there also needs to be a pairing of family-sized housing with the amenities that make a place 'livable' for a family, like access to play space, day cares, and proximity to schools. There should be some sort of incentive for developers if they add (or fund) these sorts of uses near affordable housing."

"Yes, and put them in all neighborhoods so that affordable housing is integrated throughout the city."

"As long as we continue to restrict housing, developers will aim at single-occupancy luxury units. Let more building happen and other parts of the market will be served."

"Absolutely key for keeping a diversity of families in the city."

### Consider locating more housing near parks, schools and other community assets.



"Single Family Zones in our city are what makes it livable. Upzoning around transit hubs makes sense. But lets upzone on main arterials first and keep parks surrounded by SFZ."

"...but the City drastically needs more Parks /open spaces. Seattle has exploded in size yet there has been virtually no addition of parks or community assets."

"As long as it does not involve upzoning. Reading these comments makes is seem like this is a back-door way of gettgid rid of some single-family zoning, which is on eo fht emain things keeping Seattle such a nice area."

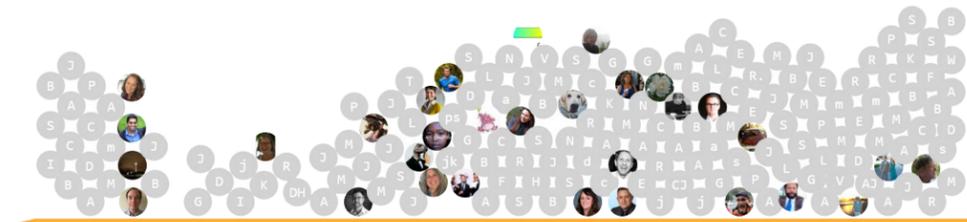
"Yes, and this means in a place like Roosevelt that has beautiful parks, transit infrastructure, and schools."

"The flip side is that we should also prioritize putting schools, parks, and community assets in areas of denser housing."

"SF housing has their green space — a yard. Put MF housing near parks makes sense!"

"Also transit! There's no reason Capitol Hill should be 6 stories around the light rail station. Lots of people want to live there — let them!"

### Use building setback requirements to create step-downs between commercial and mixed-use zones and other zones.



"Again, this is another smokescreen for pushing additional up-zoning. It is neither functionally nor aesthetically necessary nor desirable."

"Confusing statement. These are important but not excuse for up zoning single family neighborhoods."

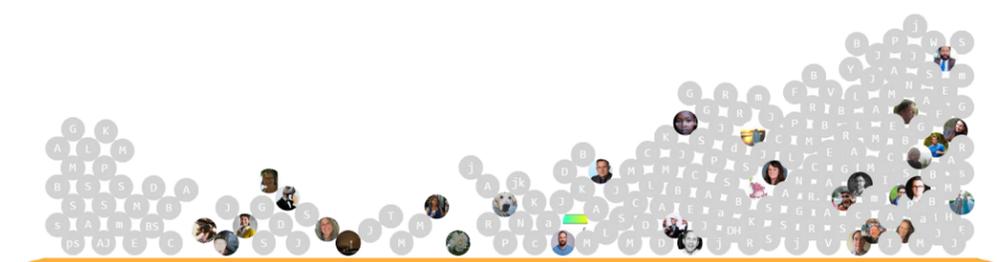
"Set backs and greenspace should be required for all new develoment, and not a trade-off or an excuse for additional density if they are provided."

"Set backs with yards, trees and permeable surfaces are very important."

"Permeable surfaces are fine, but keep in mind that dense apartment buildings have much less pavement-per-person than the same number of people living in single-family homes. Also, denser living means less driving, less pollution in general."

"Not in all situations. I think lotline development (with porches, maybe, for ground floor units) can look better than small empty front yard space."

### Consider using lowrise zones (up to 3-stories) to help transition between single-family and commercial / mixed-use zones.



"There is neither a functional nor aesthetic reason to create such transitions. This is simply another smokescreen rationale for more unnecessary up-zoning."

"Should we be this prescriptive about how every block is built? In cities that micromanage less, dense uses cluster together because that's what people choose."

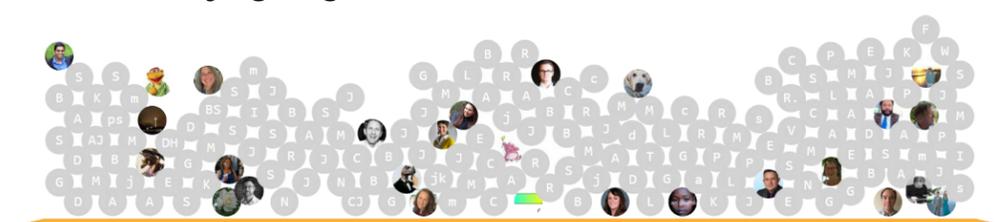
"More high-density housing everywhere - we all deserve a safe, affordable place to live, regardless of income. I worry that 'transition zones' are just trying to avoid controversy."

"We need more 3-flats and multi-family \*family-sized\* housing in these transition zones, and not just super-expensive 3-story townhomes."

"Anything that brings more housing by slightly increasing density in single-family zones is a good thing. We can't afford to sacrifice people's housing for simple aesthetics."

"I believe in increasing density, it's environmentally beneficial and will allow for more people to have access to services."

### Zone full blocks instead of partial blocks to soften transitions between varying heights.



"I worry that this is an excuse to upzone entire blocks of SF neighborhoods if one or two older multifamily buildings are on the block."

"Upzone! Provide more opportunities for density. No need to apologize for it."

"This is another cookie cutter one size fits all solution. Every block is different. My block is enormous and the surroundings are very different at one end than another."

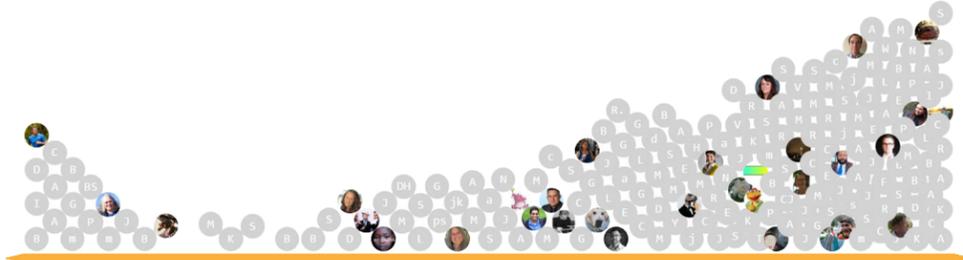
"A tough call that depends upon the specific situation. In general, I'm for streets being consistent and the transition taking place within the block."

"Where the line gets drawn between zones is a little bit of art & science so a blanket statement like this doesn't make sense. If upzoning a full block such that the new zoning will create a better transition to surrounding context than if it weren't upzoned, then this strategy could be a positive. If upzoning an entire block at a significantly more intense zone than across the street, without any consideration for transitions/setbacks, this wouldn't be a good strategy."

# Principles to Guide Implementation of Mandatory Housing Affordability (MHA)

## Summary of Input from Consider.It

### Incentivize design that allows access to light and views in shared and public spaces.



“A fine goal, but right now the lack of housing doesn’t leave room for these extra rules. Permit lots more housing so we can afford to be picky about how it’s built.”

“This cannot be used as a reason to not increase building heights, however. We can have both good access to air/light AND increased density and heights.”

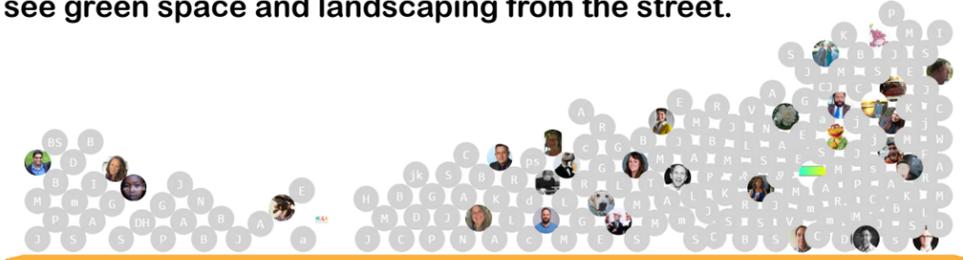
“Views for existing neighbors? Or for residents of new high rise buildings? I disagree with design that effects light and yard/garden spaces for existing SFH.”

“With the dark skies and long nights in Seattle, livability must include access to light & views.”

“Aesthetics matter a lot to people! Designing to include light, views, and greenery makes neighborhoods much more liveable. People are more inclined to support development if it adds beauty and is done well.”

“This is especially important for affordable housing which should be as attractive and liveable as more expensive units.”

### Incentivize publicly visible green space and landscaping at street level. When a person walks by a building, they should be able to see green space and landscaping from the street.



“Every neighborhood should have access to some green space...that doesnt mean every building needs direct access. This seems excessive.”

“Green space is nice! It doesn’t need to be prescribed by law, though. Look at the streets of Paris, Greenwich Village, Barcelona — they’re beautiful without green space.”

“I don’t understand why being able to see greenspace from the street is so important. For me this distracts from the bigger problem of not enough housing in the city.”

“We have real storm-water concerns to consider here. We need it just to prevent oil from entering Puget Sound.”

“And also use setbacks from the sidewalk, so that there is a more spacious feel, like plazas, courtyards, etc.”

“This should include yards and saving old trees.”

“Trees and plants are very important in a city. They offer many benefits to the environment besides just beauty.”

### Incentivize design qualities that reflect Seattle’s context, including materials and architectural style.



“Sounds nice, but design and architecture are not processes that should be done by law. Imagine if painting or sculpture had to pass Design Review.”

“Urban density is not only a housing affordability issue, it is a climate change issue. Sorry, a big thumbs down to neighborhood review. It’s just an excuse to perpetuate the status quo and prevents innovation from taking place. As long as a building is safe and isn’t an energy hog, we need it being built. There is an urgency to this that cannot be underestimated.”

“There is no single Seattle context. Seattle’s neighborhoods were developed — and have evolved — at different times and have different architectural and cultural styles. Context should be a factor in design, but it’s misleading to think there’s a Seattle context.”

“Design Review is important to encourage good design that fits into its context--that does not need to mean Craftsman styling has to prevail in all new buildings.”

“Design Guidelines are often loosely written for architectural style, but do recommend material types and design quality. They are vital for good design. Without design guidelines you will forever see shortcuts made by developers. If you have them developers do not mind complying with them at all. And character & quality of materials is important for long lasting projects that are going to develop the urban fabric of Seattle as it changes. Disagreeing with this principle is bothersome and short sighted.”

“Yes, and keep design review as is, so that communities can participate in this process.”

### Consider location-specific factors such as documented view corridors from a public space, street or pathway when zoning changes are made.



“A view corridor seems like a short-sighted, (pun intended), consideration. The built environment of cities change and evolve and let’s not get distracted by ephemeral things.”

“View corridors are a luxury for some people, but prevent the construction of necessary housing for others. We could preserve view corridors if more housing was allowed in areas that don’t obstruct views. Unfortunately, “preserving the view” is often used as a tool to prevent the construction of any new housing.”

### New development in expansion areas should prioritize a broader mix of housing types to provide more choices, including rowhouses, townhouses, and 3 story apartment buildings.



“Three story apartment buildings and the like are out of place for existing single family neighborhoods.”

“Not all of the expansion areas are not currently well served by transit and there is not plan to enhance service. Crown Hill has no light rail-rapid ride from NW does not work.”

“The problem is that racial disparity does exist, and the intensity of development in high risk of displacement areas will mean that some communities will have no where else to go.”

“Maintaining PUBLIC view corridors is a fine goal, but should not be used liberally to stop new housing choices.”

“View corridors should be considered when possible to preserve livability for all.”

“Yes AND the definition of “view corridor” needs to be expanded. Why are protecting the Space Needle at all cost but not the vistas of the mountains and water?”

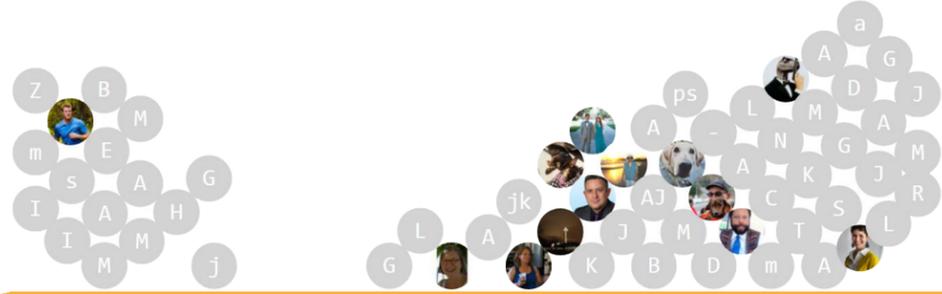
“Done well, this can provide more housing in walkable communities while retaining the existing character of the neighborhood. We have many examples of rowhouses and three-story apartment buildings that blend in nicely with single-family homes in their neighborhoods. The key is to make sure the buildings are of a quality and character consistent with the context.”

“Only if this is done OUTSIDE of Single Family zones. Lets also preserve the choice to live in a single family house in a single family neighborhood. Incentivize ADU/DADU instead.”

# Principles to Guide Implementation of Mandatory Housing Affordability (MHA)

## Summary of Input from Consider.It

**When zoning changes are made, consider urban design ideas expressed in an adopted neighborhood plan or neighborhood-based planning effort.**



“Neighborhood plans provide far too much control by small groups of active homeowners, resulting in plans that frequently don’t represent renters’ needs, such as more housing.”

“While it’s possible to get a good outcome out of neighborhood-based planning efforts, in the current divided atmosphere I don’t think it can happen.”

“Neighborhoods will resist change, but the city needs broad efforts to tackle the housing issues it faces. Our housing needs outweigh neighborhood preservation.”

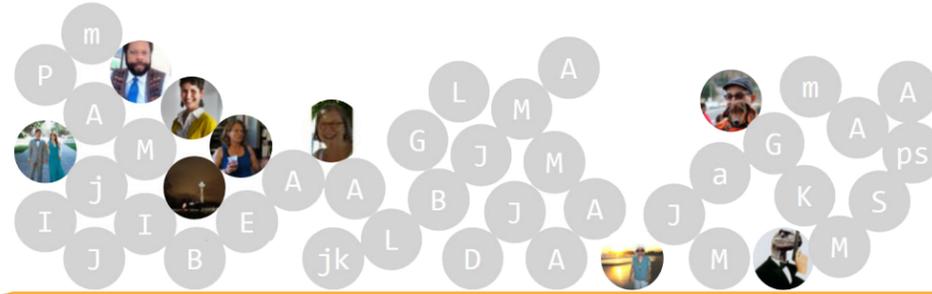
“People who care deeply about their neighborhoods put a lot of effort into those plans with the understanding they’ll be used.”

“Sure, just make sure the entire neighborhood really participated in creating the plan. Seems like often it’s just a few well-off activists.”

“The choice to live in a single family home in a neighborhood without large buildings should also be preserved.”

“We can consider the ideas in neighborhood plans without adhering to them blindly.”

**For districts designated in the National Register for Historic Places, do not increase development even if redevelopment in these areas would not create affordable housing through MHA.**



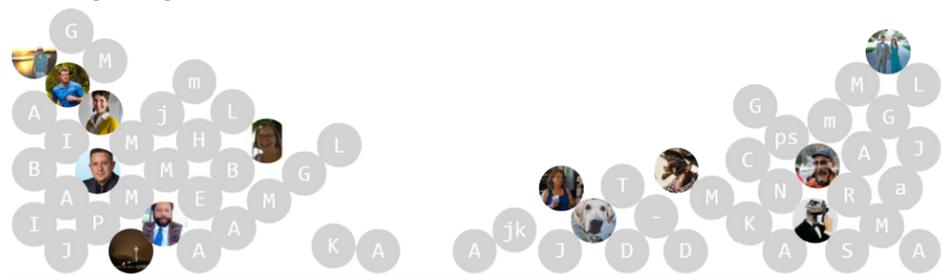
“If we’re going to preserve some districts, we need to compensate by allowing much more housing elsewhere in the city.”

Historical designation is a tool often used to block development. Buildings of little historical worth are preserved by rules and regulations that are used as a pretext to slow competitors, maintain monopoly rents, and keep neighborhoods in a kind of aesthetic stasis that benefits a small number of people at the expense of many others.”

“Agree, based on the additional information provided. But it shouldn’t just be “hands off” historical neighborhoods. The policy should include supports for existing low/moderate income housing.”

“The designated districts are very limited. I agree that they should be protected. I probably wouldn’t agree with other districts being so protected.”

**In general, development capacity increases in urban village expansion areas should be compatible in scale relative to the existing neighborhood context.**



“Seattle’s housing need is immense and immediate. We cannot afford to enforce gradual changes to all neighborhoods. We need many more housing units, and we needed them years ago.”

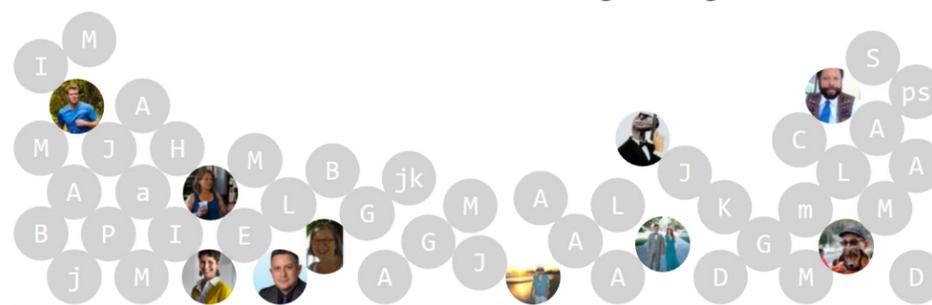
“Multifamily buildings exist next to single family homes in places like Capitol Hill. Let’s do that all over the city.”

“LR3 isn’t dramatically different. Three stories of height fits in well with single-family homes.”

“In expansion areas, intensified zoning not compatible in scale can highly impact the most vulnerable communities identified as a high risk of displacement. This must be avoided!”

“I am cautious of giving developers free reign to make as much money as they can without consideration for a neighborhood’s character.”

**For other sites that have historic and cultural significance, do not increase development capacity even if redevelopment in these areas would not create affordable housing through MHA.**



“Historical preservation is frequently abused to prevent the construction of any new housing. Preserving historic parts of town is fine, but only if it doesn’t preclude new housing.”

“There are umpteen examples of historical preservation done well that incorporate new urbanist design principles while providing necessary affordable housing thresholds.”

“Looking at the PDF, the percentage of land not allowed for development is a tiny fraction of total area.”

“Seattle’s oldest neighborhoods with old single homes should also be considered for historic preservation. Removing owner occupancy rules for ADU/DADU is a better compromise.”