

APPENDIX B



SUMMARY OF COMMUNITY INPUT.

Draft document as of June 2017.



MHA Draft EIS
June 2017



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA

Mandatory Housing Affordability (MHA)

Community Input Summary



DRAFT

Thank you.



South East Seattle HALA Meetup hosted by CORE & South East District Council | February 2016

DRAFT

Thank you.

**Since October 2015,
thousands of community
members have come
together to talk about
housing affordability in
Seattle.**

Thank you for dedicating your time and energy. Your input will help Seattle remain a welcoming city for years to come.

We want to celebrate your accomplishments and thank you for your efforts. You shaped principles that directly informed the draft MHA proposal. You advanced design standards that will enhance livability in our neighborhoods. And the rich local knowledge you brought to the process helped tailor urban village zoning maps to better reflect our shared principles.

DRAFT

Executive Summary

TOWARD AN EQUITABLE CITY

Seattle is facing its worst affordability crisis in decades. Our beautiful, welcoming, thriving city is attracting more businesses and residents than ever. Our population has grown by more than 75,000 people in just five years—about 40 per day—but housing has not kept pace. Mandatory Housing Affordability (MHA) is a new policy to leverage the city’s growth so that more people can afford to live in Seattle near transit, parks, and more.

In order to effectively implement MHA, the City has engaged thousands of community members in conversations about how their neighborhoods should grow. As Seattle’s population changes and increases, we need to hear from you about how we can grow equitably and sustainably so that together we thrive. We also need to ensure that growing demographic groups have a voice in our decision-making processes and that we eliminate barriers to participation.

With your insight, we designed an inclusive approach that responds to unique conditions of each neighborhood while providing more housing options for workers of all income levels.

This report summarizes MHA outreach and engagement, and synthesizes your valued input.

Outreach Goals

MHA is designed to meet affordable housing goals while enhancing quality of life in Seattle. We rely on your perspectives to get this right. That means we need to hear from a broad array of residents: new and old; renters and owners; experienced community advocates and newcomers to the conversation. It is especially important that we hear from those traditionally underrepresented. To that end, our public engagement efforts aimed to achieve the following goals:

-  **Recruit, engage, and receive key feedback from a diversity of perspectives**
-  **Lower barriers to participation by providing supports**
-  **Bring varying perspectives together to discuss the merits of a proposal with one another, not just with City staff**
-  **Foster understanding between people from geographically distant communities**
-  **Ensure participation among traditionally underrepresented groups**
-  **Meet people where they are with subject matter, conveying content to all levels of expertise**

Executive Summary

Where Community Members Agree

During our many conversations, we heard about your experiences with growth in Seattle. There is a lot of optimism about how our city can continue to flourish, along with some growing pains. Together you affirmed a shared vision of inclusivity, connectedness, sustainability, and community vibrance. Though there was not always agreement on how to achieve this vision, your conversations were creative, inspired, passionate, and productive. Here are a few highlights of general agreement:

- Create more housing for people at all income levels
- Minimize displacement of current residents
- Prioritize populations most at risk, including those experiencing homelessness, those with very low incomes, and traditionally untapped groups
- Create housing choices, including home ownership options and family size units
- Create more opportunities to live near parks, schools, and transportation
- Strengthen the sense of place within our Urban Villages
- Retain the urban and architectural character of our neighborhoods as individual buildings redevelop
- Promote environmental health and sustainability, which includes cutting carbon emissions, supporting transit use, and having space for trees

Your Input Matters

We have already begun to respond to the input gathered from community members, since the process of developing the MHA proposal began in Fall 2015. Your input has been critical to shaping MHA, ensuring that we address both concerns about the way MHA will guide growth in Seattle's neighborhoods, as well as hopes for how it will benefit communities. Later in this report, we describe some of the key changes we have already made in response to your feedback, as well as the final process for considering additional changes to the proposal.

How Input Shapes Policy Additional Changes to Zoning Proposals

With the close of public comment on the MHA proposal in Summer 2017, City staff work to incorporate nearly two years of community engagement and economic and environmental analysis into a final proposal that City Council will consider later in 2017. Staff rely heavily on the MHA program goal to produce at least 6,000 income and rent-restricted homes, the community-guided implementation principles, and the statutory allowances and constraints of the program, to direct this work in a manner that is transparent and consistent across the City.

Delivery of Proposal to City Council

Once a final proposal is transmitted to City Council, another phase of community engagement will begin. Through its deliberations, City Council will provide opportunities for input through public comment periods at all Council meetings, and formal public hearings. City Council will take action on the MHA citywide proposal after a lengthy process, likely in mid-2018.

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23rd & Union-Jackson
Admiral
Aurora-Licton Springs
Ballard
Bitter Lake
Columbia City
Crown Hill
Eastlake
First Hill-Capitol Hill
Fremont
Green Lake-Roosevelt
Greenwood-Phinney Ridge
Lake City
Madison-Miller
Morgan Junction
North Beacon Hill
North Rainier
Northgate
Othello
Rainier Beach
Ravenna
South Park
Upper Queen Anne
Wallingford
West Seattle Junction
Westwood-Highland Park

[Content for each urban village
in development and to be
included in final draft.]

Reflection

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Project Background

WHAT IS THE PROBLEM?

People at all income levels are finding it harder than ever to afford housing in Seattle.

In response, the City of Seattle seeks to address the need for affordable housing. The need is greatest for households with lower incomes who are not adequately served by the current housing market. The need for affordable housing is well documented and can be measured in many ways.

More than 45,000 households spend more than half of their income on housing.

This condition is referred to as a severe cost burden. Nearly one in seven Seattle households is severely cost burdened when it comes to housing. This means these households have less money to spend on education, healthcare, healthful food, transportation, and more. The lack of affordable housing has disproportionate impacts on certain populations. Nearly 35 percent of Black/African American renter households in Seattle pay more than half of their income on housing, compared to about 18 percent of White renter households.



1 in 7 Seattle households are severely cost burdened when it comes to housing

3,857 people are living without shelter in Seattle.

The unsheltered population has grown to 3,857 people [as counted in 2017](#). Across King County there are 6,158 people living unsheltered, and an additional 5,485 sheltered people experiencing homelessness, bringing the total to 11,643 people experiencing homelessness in King County.

77 percent of survey respondents were living in King County at the time they lost their housing.

Contrary to some misconceptions, homelessness is a homegrown problem. During the Count Us In Survey, twenty percent (20%) of survey respondents reported being born or growing up in King County, and 24% reported having lived in King County for a decade or longer.

In 2017, Count Us In identified 905 families with children experiencing homelessness in Seattle/King County.

Homelessness is a humanitarian crisis with many causes. Broadly defined, people experiencing homelessness are those who lack a fixed, regular, and adequate nighttime residence. This includes sleeping in a public space, a car, or a camp ground. When priced out of a home, some families have chosen to live out of doors instead of moving out of the city entirely. Many do this in order to stay in the communities they have worked hard to establish. Some parents work full time and choose to live in a friend's living room or in a car so that they can maintain regular access to jobs, beloved schools for their children, and proximity to support systems.

Project Background

Average rent for a 1-bedroom apartment increased 35% in the last five years to \$1,641.

The rising cost of housing makes the average one bedroom unit unaffordable by conventional measures to a worker earning a \$15 minimum wage. These rates are rising faster than anywhere else in the country, at about four times the national average. This means that lower wage workers such as nursing assistants, teachers, paramedics, and social workers, among others, are finding it more difficult to live near their jobs. Some have chosen to move out of the city entirely, making for long commutes and less time with family and friends. This undermines cherished community fabric as well as our climate change mitigation goals.

We are not growing equitably.

People of Color in Seattle are more than five times more likely to be part of the working poor.

The share of adults who are working full-time jobs but still cannot make ends meet has increased, particularly among Latinos and other workers of color. As the low-wage sector has grown, the failure of even full-time work to pay family-supporting wages dampens the potential of millions of workers and our nation as a whole. | *PolicyLink*



Seattle adults working full-time, living below 200% of the poverty level (2014)
| *PolicyLink*

In 2014, Black households had the lowest homeownership rate in Seattle, at 25%.



Homeownership can be a critical pathway to economic security and mobility, helping lower-income people build an asset that can be used to pay for education or other productive investments.

But people of color have faced major barriers to accessing sustainable homeownership. Communities of color were disproportionately targeted by predatory lenders and negatively impacted by the foreclosure crisis, contributing to the rising racial wealth gap. | *PolicyLink*

Nearly a third of the homeless population is African American, but African Americans make up only 6 percent of the general population in King County.

| *KUOW*



A homeless camp beneath an Interstate 5 off-ramp in Seattle's SODO district. | KUOW.org

Project Background

A COLLABORATIVE, EQUITABLE SOLUTION

HALA is a multi-pronged approach to addressing the housing affordability crisis in Seattle. A key recommendation is Mandatory Housing Affordability (MHA). MHA is a landmark agreement between community groups, low-income and affordable housing advocates, homeless advocates, private development, and the City of Seattle to ensure we grow more equitably than ever before. MHA expands rent- and income-restricted affordable housing by requiring all new commercial and multifamily residential development to contribute to affordable housing. MHA has been twenty years in the making and will allow us to grow more equitably than ever before.

Planning for equitable growth

The City's Comprehensive Plan (Seattle 2035) includes a goal to help meet current and projected regional housing needs of all economic and demographic groups by increasing Seattle's housing choices. To help achieve that goal, Seattle's Housing Affordability and Livability Agenda (HALA) strives to create 50,000 homes by 2025, including 20,000 affordable homes.

Critical to this overall vision, Mandatory Housing Affordability (MHA) will provide at least 6,000 of the 20,000 net new rent-restricted homes for households with incomes no higher than 60 percent of the area median income. In 2016, 60 percent of the area median income was about \$38,000 for an individual and \$54,000 for a family of four.

To provide people with safe and affordable housing, that is one of the most key things that can possibly be done to change our society. | Rick Wyman

How does it work?

Developers comply with MHA by providing affordable housing (performance option) or paying into a fund that Seattle's Office of Housing uses to support the development of affordable housing throughout Seattle (payment option). In exchange for this public benefit, new height and/or floor area limits are adopted to increase development capacity. Zoning changes provide this additional capacity within existing multifamily and commercial zones, as well as within existing urban villages and their expansion areas.

Enacting affordable housing requirements and development capacity increases simultaneously is consistent with a state-approved approach used in other cities to help increase the creation of rent-restricted and market-rate housing. This strategy is an important tool for slowing rent increases and providing a wider array of housing choices. The amount of additional height and/or floor area granted would vary by zone to account for the size of buildings currently allowed, as well as specific design considerations. In most zones, a typical change would allow one additional story of development.



Rick Wyman is a resident of Arbor Woods Apartments, Mt. Baker Housing

Project Background

However, to increase housing choices in urban villages, close to public transit, and near other urban amenities, some proposed zoning changes could allow development beyond the typical one-story increase.

Both payment and performance options offer unique benefits and are equally important to the success of MHA. With the performance option, a specified percentage of homes in new multifamily residential buildings will be reserved for income-eligible households and have restricted rents. These affordable homes will be comparable to market-rate units (e.g., size, number of bedrooms, and lease terms).

With the payment option, developer contributions enable the Office of Housing to leverage other funds to produce more affordable housing overall. In addition, affordable housing funded with MHA payments advances other City goals, such as expanding housing opportunity in all neighborhoods, addressing displacement, providing housing for families with children, and building in locations near transit and other amenities.

What's next?

The City Council adopted legislation establishing frameworks for how MHA will apply to commercial and residential development. However, the MHA requirements included in the frameworks do not take effect until the City adopts zoning changes that increase development capacity and tie MHA requirements to those specific zones. The University District is the first area to have MHA, as zoning changes were adopted by City Council in February of 2017. Downtown and South Lake Union occurred in April of 2017. Increases in development capacity in other areas are expected to go to City Council late 2017 or early 2018.

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14

Planning

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HALA Advisory Committee

Oct 2014 Multi-stakeholder committee meets monthly for ten months

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15

Jul 2015 Committee publishes report of [65 recommendations](#) addressing housing affordability crisis in Seattle

●

[Mayor's Recommended Plan Housing Seattle: A Roadmap to an Affordable and Livable City](#)
[An Action Plan to Address Seattle's Affordability Crisis](#)

Community Engagement

●

Fall 2015

Kickoff!

Start of 2+ years talking with communities and gathering input on HALA and MHA

City Council Action

●

MHA Framework Legislation

Nov 2015 Commercial framework

20
16

Aug 2016 Residential framework

●

Area-Specific Zoning Changes

(EIS conducted separately for each area)

20
17

Feb 2017 University District

Apr Downtown & South Lake Union

May Chinatown–International District

May 23rd & Union, Cherry, Jackson

●

MHA Citywide Zoning Changes

Jun Draft Environmental Impact Statement (DEIS)

Jun–Jul Public comment on DEIS

Sep Final Environmental Impact Statement (FEIS)

○

What's next? Go online to www.seattle.gov/HALA for the latest information on how this policy is progressing.

Outreach Activities

A NEW APPROACH

From the beginning this process was a little bit different than how the City has done traditional engagement. We asked neighborhoods to come together with other neighborhoods not based on geography but based on community needs, experiences, and application of MHA. We asked people who have been a part of previous planning processes to welcome community members who were participating for the first time.

The scope of MHA called for a multi-pronged approach that gathered feedback from many voices across the city. We took feedback in person, online, and over the phone. We held meetings in all neighborhoods and many were centrally located to serve the greatest number of community members.

Following are descriptions of the events and interactions we had with community discussing MHA.



Hale's Ales Open House with HoloLens mixed reality headsets showing proposed zoning changes in 3D

Citywide Activities

We focused on reaching out to a broad public audience through a variety of events, venues, and formats. Citywide conversations aimed at:

- getting the word out about MHA,
- updating the community at large on MHA progress and next steps, and
- listening to feedback from a broad public audience.

These events included citywide meetings such as an open house at City Hall. There was a citywide mailer sent to all households within zoning change areas. We also conducted doorknocking aimed at informing all single family zoned areas in urban villages and proposed expansion areas about MHA.

Neighborhood Meetings

City staff met with community members in their neighborhoods by attending standing neighborhood council meetings and through City-hosted Open Houses. City staff attended groups' regular meetings throughout the year in between citywide conversations. City staff responded to requests for neighborhood meetings to the extent possible and reached areas throughout the city. The purpose of MHA participation at neighborhood meetings was to:

- update local neighborhood areas on MHA progress and next steps,
- listen to feedback from local groups that shape MHA implementation, and
- consider neighborhood preferences for how MHA actions fit local conditions.

At our Spring 2017 Regional Open Houses, we debuted the HoloLens, a mixed reality experience enjoyed by many. It allowed community members to see proposed zoning changes in 3D. It was pretty cool!

Outreach Activities

Digital Media

The City broke new ground in gathering your input through multiple types of media. We recognize that many community members choose not to interact with City staff in person, for a variety of reasons. We wanted to reach as diverse an audience as possible by opening up our dialogue online, over the phone, and through experimental platforms. Digital media engagement aimed at:

- making the best use of people's time by allowing them to weigh in remotely,
- hearing candid views that some felt more comfortable sharing in a non-public setting,
- helping people see information in a new way or from a different angle,
- providing easy-access resources for self-guided exploration and learning,
- gathering input from community members who may not have time or resources to meet us in person,
- share information broadly in a way that could be easily shared among community members, and
- making this process fun!

Our [website](#) hosted our [event calendar](#) with constantly updating events, key resources, [Weekly Wonk videos](#) demystifying land use topics, an [interactive web map](#), [PDF maps available for download](#), [Land Use 101 slideshows](#), an [MHA neighborhood model slideshow](#), and [a video highlighting HALA accomplishments for 2015 and 2016](#).

We received feedback via email through our email address (HALAInfo@seattle.gov), and additionally, many community members wrote directly to City staff. We also sent out email newsletters through our sign-up listserv, packed with information about HALA progress, opportunities to get involved and provide feedback, City Council hearings on MHA, and what we heard at various points throughout the process.



Outreach Activities

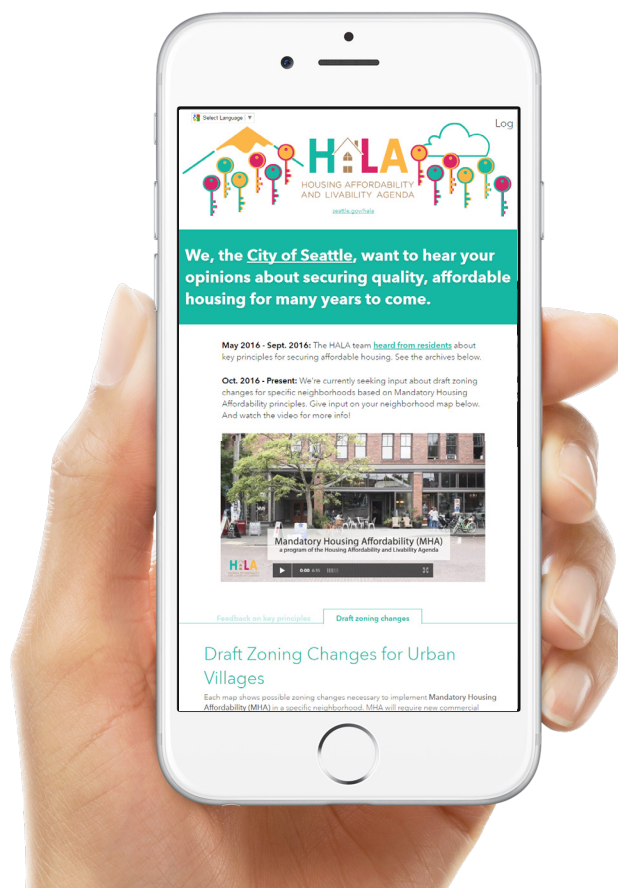
We shared [Housing Stories](#) as told by community members across the city, in their own words. These in-depth interviews shed light on the housing crisis and measures we are already taking to make Seattle more affordable for all.

Many community members chose to engage directly with City staff over the phone by calling the HALA Hotline (206) 743-6612.

Early in the process we held three Telephone Town Halls with the mayor and City staff. These conversations involved phonecall notification to more than 70,000 landlines across the city, inviting households to pose questions about HALA, MHA, and other city issues. You can listen to recordings online: [January 31](#), [February 2](#), and [February 4](#), 2016.

We gathered input online through the HALA [Consider.it](#) platform. Community members weighed in on MHA implementation principles, proposed design standards, and urban village expansion boundaries. Comments were constructive and there was a rich dialogue among community members from across the city.

At many of our citywide events we broadcasted directly to you with Facebook Live. This involved live question and answer with City staffers, streaming in real time on our Facebook page.



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Outreach Activities

Open Houses

The City hosted several rounds of open houses. Some of these were broad, citywide invitations to join in conversation around HALA, MHA, and many aspects of city life. Other events were aimed at bringing together people from specific communities, with localized conversations about housing, livability, and more.

City staff from multiple departments were on-hand at these events to answer questions about our transit network, tree canopy, parks, democracy vouchers, parking, and more.

Together we shared information about our housing affordability crisis, existing and proposed programs for housing more people, new transportation investments such as Move Seattle, Bus Rapid Transit (BRT), and Seattle Neighborhood Greenways. Many asked questions and got answers.

Participants also shared their experiences with one another while considering the merits of the MHA proposal. Community members reviewed and commented on urban village maps, making suggestions about the proposed zoning changes.

Community Focus Groups

In January 2016 we sent out a call for applicants to our HALA Community Focus Groups. By the end of February, nearly seven hundred community members across Seattle had submitted applications to participate. Applicants wrote about commonly held aspirations for Seattle to become an affordable place as we grow. One hundred and seventy applicants were invited to join us for this series of monthly conversations.

HALA Community Focus Groups consisted of four to six representatives from each urban village and adjacent neighborhood area. The groups were a sounding board to give focused feedback—particularly on how the MHA program would apply in neighborhood areas. More about focus groups:

- There were four focus groups, each with about 40 community members.
- Each reflected a broad range of perspectives.
- Focus groups met monthly starting in April 2016 and were facilitated by an independent third party.
- Groups conducted a detailed review of proposed land use changes to implement the Mandatory Housing Affordability (MHA) program.
- Meetings and conversations were transparent and open to the public.
- Participants were encouraged to relay information to their home neighborhoods.

The four focus groups were arranged by urban village type and included:

- Expansion Area Urban Villages
- Hub Urban Villages
- Medium Density Urban Villages
- Lower Density Urban Villages

To support focus group members so that

Outreach Activities

they could participate fully in the process, the City provided accommodation as needed:

- Child Care
- Transportation
- Translation
- Interpretation
- Small Stipend (for low-income participants only)

Overall there were thirty two meetings with participation of both focus group members and the general public. Meetings were held downtown at City Hall.

City Council-Hosted Community Design Workshops

HALA Community Urban Design Workshops were organized by Councilmember Rob Johnson's office with a goal of giving communities the opportunity to give input on MHA maps in a setting and location specific to their neighborhood. These workshops helped inform the City Council about community vision of how our urban villages should look, feel, and function in support of important citywide goals for increased affordability, design quality, and housing options throughout the city.

These workshops encouraged exchange of ideas and opinions in small groups on the recently proposed zoning changes for many neighborhoods, including where the boundary for urban villages should be drawn, what mix of zones best support the context and conditions of local areas, and how to encourage more housing options and elements of livability (including neighborhood infrastructure such as frequent and reliable transit, community-serving businesses, parks, and schools).

The goals of these workshops were to:

- Assist community members to understand preliminary recommendations for MHA and potential changes to zoning and land use;
- Provide an additional opportunity for community members and other interested groups to provide focused input on the program, especially where:
 - there is a recommendation for significant boundary expansions,
 - there are proposed changes to single family areas within Urban Villages,
 - there are areas with both a high risk of displacement and low access to opportunity as identified in the City of Seattle's Growth and Equity Analysis.
- Help inform the Office of Planning and community Development (OPCD) and City Council about these communities' vision of how Urban Villages should look, feel, and function in support of important citywide goals for increased affordability, design quality, and housing options in neighborhoods throughout the city.

Outreach Activities

Calendar of Events *140 meetups & counting!*

2015

October

- 10/8 Uptown Community Council
- 10/13 Beacon Hill Community Council
- 10/19 Miller Community Center
- 10/24 Crown Hill Neighborhood Association

November

- 11/5 Leif Erikson Hall, Ballard
- 11/5 Haller Lake with Councilmember O'Brien
- 11/7 Comprehensive Plan Meeting - South End
- 11/12 Comprehensive Plan Meeting - West Seattle
- 11/12 Central District Community Council
- 11/14 Comprehensive Plan Meeting - North Seattle

December

- 12/1 South Lake Union Community Meeting
- 12/2 Southwest Community Council
- 12/8 Green Drinks
- 12/14 Queen Anne / Magnolia Community Council
- 12/16 SAGE Equity and Density Panel

2016

January

- 1/20 Morgan Junction Community Council
- 1/26 Belltown Community Council
- 1/26 Seattle at Work, City Hall
- 1/28 Alliance for Pioneer Square
- 1/31 Telephone Town Hall - North Seattle

February

- 2/2 Telephone Town Hall - Central Seattle
- 2/4 Telephone Town Hall - South / West Seattle
- 2/9 Lakewood Neighborhood Association
- 2/10 Belltown Community Council
- 2/13 Seattle Neighborhood Coalition
- 2/17 OPCD Wallingford Houseparty
- 2/18 Capitol Hill Community Council & Capitol Hill Housing
- 2/20 HALA at Lake City Neighborhood Alliance
- 2/23 Housing Levy & HALA in West Seattle
- 2/24 International District HALA meet up hosted by SCIDpda, Interim CDA, CIDBIA
- 2/25 South East Seattle HALA meet up hosted by South CORE, SE Dist. Council

March

- 3/3 Meet Up with Wallingford Folks
- 3/12 West Seattle VIEWS
- 3/15 Facebook Lunch and Learn
- 3/15 Housing Levy at Magnolia Community Council
- 3/16 Wallingford for Everyone
- 3/17 Law Seminars Conference
- 3/21 Downtown Focus Group + Livability
- 3/23 Goodwill Event with ESL
- 3/30 Ethiopian Community in Seattle
- 3/30 Wallingford Community Meeting

April

- 4/4 HALA Community Focus Group Orientation
- 4/5 Designer/Builder Working Group
- 4/13 Arts in the City
- 4/19 Livability Night Out

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Outreach Activities

Calendar of Events

May

5/11 Rainier Beach Community Club
5/11 Greenlake Community Council
5/16 Queen Anne Land Use Review
5/17 Ravenna/Bryant Neighborhood Association
5/21 HALA table at the U District Street Fair
5/23 Focus Group - Expansion Areas
5/23 Focus Group - Lower Density Urban Villages
5/24 Focus Group - Hub Urban Villages
5/26 Focus Group - Medium Density Urban Villages
5/31 Aurora-Licton Springs Find It Fix It Walk
5/31 POEL Focus Group Discussion

June

6/1 Aurora Neighbor Gathering
6/2 Community Representative Working Group
6/6 Land Use 101
6/8 WallHALA
6/8 Jubilee Women's Circle
6/8 Rainier Beach Community Club
6/13 Judkins Park Community Council
6/14 Arts Commission
6/20 Focus Group - Expansion Areas
6/20 Focus Group - Lower Density Urban Villages
6/21 Focus Group - Hub Urban Villages
6/30 Focus Group - Medium Density Urban Villages

July

7/11 Focus Group - Expansion Areas
7/12 Focus Group - Hub Urban Villages
7/21 Designer / Builder Working Group
7/25 Focus Group - Lower Density Urban Villages
7/27 Maple Leaf Ice Cream Social
7/28 Focus Group - Medium Density Urban Villages
7/29 Phinney Ridge Farmer's Market

August

8/2 Rainier Beach Big Night Out
8/5 Phinney Ridge Farmer's Market
8/8 Latino Equity Lunch
8/11 Lake City Farmer's Market
8/12 Rainier Valley Summer Parkways with City Scoop
8/12 Urban League Lunch
8/15 Focus Group - Expansion Areas
8/18 Lake City Farmer's Market
8/21 West Seattle Farmer's Market

8/22 Focus Group - Lower Density Urban Villages
8/23 Focus Group - Hub Urban Villages
8/23 Meeting with Crown Hill Urban Village Committee for Smart Growth
8/25 Focus Group - Medium Density Urban Villages
8/25 Summer Parkways in Ballard with CityScoop

September

9/8 Discussion at University of Washington
9/14 Meeting with Columbia City Business Association
9/14 Meeting with Aurora-Licton Springs Urban Village Community Council representatives
9/19 Designer / Builder Working Group
9/19 Community Representative Working Group
9/22 Meeting with Othello Area Stakeholders
9/25 CityScoop West Seattle
9/27 Focus Group - Combined Meeting
9/29 Meeting with Anti-Displacement Stakeholders

October

10/2 Mt. Baker Community Club
10/4 Seattle Planning Commission
10/5 Meeting with Sightline Institute
10/7 EIS Scoping discussion with Fremont and U-District commenters
10/16 Meeting with The Urbanist writers
10/17 Focus Group - Expansion Areas
10/20 Beacon Hill Council Workshop
10/24 Focus Group - Lower Density Urban Villages
10/25 Focus Group - Hub Urban Villages
10/27 Focus Group - Medium Density Urban Villages
10/27 Seattle Planning Commission committee
10/29 Roosevelt Council Workshop

November

11/1 On Board Othello at Homesight
11/1 West Seattle small group walk
11/9 City Council-hosted Community Design Workshop - Westwood Village
11/15 First Hill Improvement Association
11/15 Crown Hill Council Workshop
11/19 Crown Hill Whittier Heights Find It Fix It
11/21 Focus Group Webinar - Expansion Areas
11/22 Focus Group Webinar - Hub Urban Villages
11/28 Focus Group Webinar - Lower Density Urban Villages

Outreach Activities

Calendar of Events

11/29 Morgan Community Association
11/29 City Council-hosted Community Design Workshop - Aurora-Licton Springs

December

12/1 Focus Group Webinar - Medium Density Urban Villages
12/3 HALA Winter Open House - Northwest Neighborhoods - Bitter Lake Community Center
12/6 Unreinforced Masonry (URM) advisory group meeting
12/7 HALA Winter Open House - Southwest Neighborhoods - Youngstown Cultural Arts Center & Shelby's Bistro and Ice Creamery
12/10 Presentation and meeting at Roosevelt Neighborhood Association Land Use Academy
12/10 December Focus Group Drop-in
12/13 HALA Winter Open House - Northeast Neighborhoods - Ravenna Community Center
12/15 Housing Development Consortium Affinity Group
12/16 Meeting with Anti-Displacement Stakeholders

1/31 Workshop - West Seattle Junction
1/31 City Council-hosted Community Design Workshop - 23rd & Union/Jackson
1/31 Meeting with Wallingford community member about RSL standards
1/31 Meeting Crown Hill Committee for Smart Growth leadership

February

2/1 Wallingford Community Council
2/4 HALA Winter Open House - Southeast Neighborhoods - The Royal Room
2/7 Focus Group Wrap-up Event
2/11 City Council-hosted Community Design Workshop - Admiral
2/11 Seattle Neighborhood Coalition
2/17 Yesler Community Collaborative Policy Committee
2/28 City Council-hosted Community Design Workshop - Madison-Miller

March

3/2 City Council-hosted Community Design Workshop - North Rainier / Mt. Baker
3/5 HALA and Historic Preservation Panel
3/6 City Council-hosted Community Design Workshop / Morgan Junction
3/8 Columbia City in-home hosted discussion
3/10 MHA for Downtown Residents and Stakeholders
3/11 Capitol Hill Renters Initiative at Optimism Brewing Company
3/13 City Council-hosted Community Design Workshop - Eastlake
3/13 Downtown Projects Information Sharing
3/14 Wallingford Find It Fix It Community Event
3/16 Chong Wa Benevolent Association
3/17 Seattle for Everyone Coalition Meeting
3/28 Small Developer, Designer, and Builder Stakeholder Meeting
3/29 City Council-hosted Community Design Workshop - Rainier Beach
3/29 Uptown Rezone Public Open House
3/30 Reddit Ask Me Anything

2017

January

1/4 Capitol Hill Renters Initiative
1/10 HALA Winter Open House - Central Neighborhoods - Optimism Brewing
1/11 City Council-hosted Community Design Workshop - South Park
1/12 Seattle Planning Commission
1/17 City Council-hosted Community Design Workshop - Wallingford
1/19 City Council-hosted Community Design Workshop - Othello
1/23 Pike Pine Urban Neighborhoods Committee (PPUNC)
1/24 HALA Building Code Charette
1/25 Meeting with Rainier Beach Action Coalition (RBAC) leadership
1/26 City Council-hosted Community Design

Outreach Activities

Calendar of Events

April

- 4/11 Presentation to Ankrom Moisan Architects
- 4/11 Chinatown-International District Safety Task Force
- 4/13 Seattle Planning Commission
- 4/27 Community Open House - Northwest Neighborhoods - Hale's Ales Brewery
- 4/29 Community Open House - Northeast Neighborhoods - Northgate Community Center

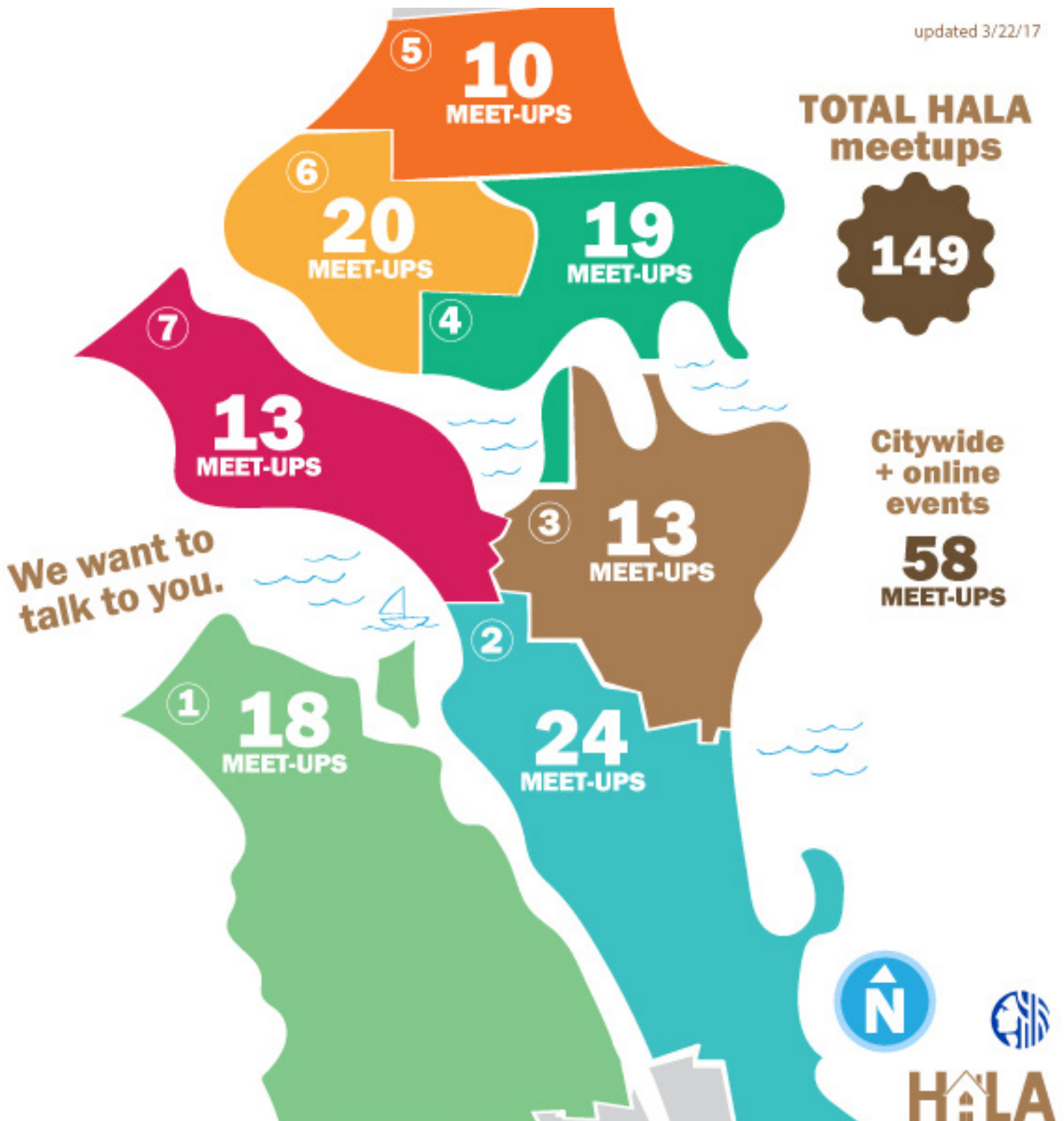
May

- 5/6 Community Open House - Southwest Neighborhoods - Westside School
- 5/13 Community Open House - Southeast Neighborhoods - Rainier Beach Community Center
- 5/16 Community Open House - Central Neighborhoods - Washington Hall

Outreach Activities

Event Map

updated 3/22/17



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How Community Input Shapes Policy

YOUR INPUT MATTERS

Community input is invaluable to ensuring that we implement MHA thoughtfully and equitably across Seattle's diverse neighborhoods.

This section discusses some of the ways that community input has already shaped the MHA proposal, and describes the process for City staff to make additional changes that reflect neighborhood-level input in the final proposal to City Council.

Changes to Date

Elevating Areas at Greatest Risk of Displacement

Many community members are concerned about physical, economic, and cultural displacement.

For example, community-based organizations in Chinatown-International District and the Central Area asked how we can strengthen MHA to mitigate displacement in those neighborhoods. Our Seattle 2035 Growth and Equity Report found that Chinatown-International District and the Central Area are the two Seattle communities most impacted by all three types of residential displacement: physical, economic, and cultural. In response to these trends, coupled with engagement with key community-based organizations from those communities, Chinatown-International District and the Central Area were moved

to a higher tier of MHA requirements to ensure that when development occurs, the community will see the highest public benefit.

Linking Greater Upzones to Increased Affordable Housing

There has been consistent community interest in making affordability requirements proportional to the scale of new zoning changes.

The initial proposal suggested varying MHA requirements based on growth and market characteristics of each neighborhood (through a classification of low, medium, or high). In late 2016, a second consideration was added to address the size of the rezone (through a classification of M, M1, or M2 rezones) such that areas with larger rezones would make greater contributions toward affordable housing.

Responding to Desire for Affordable Housing in Neighborhoods Experiencing Development

Community members across the city have conveyed a desire for funds generated in their neighborhood to be invested there.

In response, we made two key changes to the MHA proposal. First, we added an explicit direction to the Office of Housing to consider the location of where payments are generated in its investment decisions, in addition to other strategic goals such as addressing displacement and locating near transit. Second, we added requirements to ensure transparency and accountability as the Office of Housing implements MHA. In

How Community Input Shapes Policy

In addition to annual reporting to City Council on the overall performance of the program, including how and where funds are invested, the Office of Housing will be required to identify as a priority any area where there is a significant imbalance between its investments and receipts of MHA payments.

Addressing Concerns about Impact to Historic Districts

Community members are concerned about the potential impacts of allowing taller buildings in Historic Districts.

Examples of these areas include Pioneer Square and the Chinatown-International District. While these areas generally accommodate a mix of old and new structures, many expressed concerns that increasing the potential height difference between existing historic buildings and new development could have negative impacts on the overall character of the districts. Additionally, since these areas represent a very small portion of the city and are unlikely to see much redevelopment due to existing protections, many people felt that excluding these areas from MHA would not significantly reduce the amount of affordable housing generated.

In response to this input, the City included as a principle for MHA implementation that National Historic Register Districts should be excluded from MHA implementation. The legislation implementing MHA in Downtown and South Lake Union, which was adopted by City Council in April 2017, excluded the National Historic Register Districts in that area as well as a small area in which increasing height could interfere with a protected view corridor from Pike Place Market.

Community Generated Principles & Proposed Zoning Changes

Community-generated MHA principles were a frequent touchstone for developing the initial set of recommended zoning proposals across Seattle's urban villages and centers. These principles influenced choices about the amount of additional development capacity to propose on a given block, what areas should not participate in the program, and the types and amount of housing to encourage, among others. Following are specific examples of how these principles were applied in various urban villages:

- We've suggested more room for housing near community assets like parks and schools. We proposed Lowrise zoning in areas close to Jefferson Park, Judkins Park, Wallingford Playfield, and Miller Playfield.
- We heard consistent support for allowing more people to live within walking distance good transit. Accordingly, we've proposed Lowrise zoning near the Beacon Hill and future Roosevelt light rail stations in areas that currently allow only single-family homes.
- We continue to analyze MHA implementation through a racial equity lens. In our draft proposal, we have considered smaller changes in zoning where there's a high risk of displacement for marginalized people. Likewise, we've proposed to allow more housing in neighborhoods where displacement risk is low and the cost of housing leads limits access for marginalized populations.
- In Crown Hill, we've proposed Lowrise and Residential Small Lot (RSL) zoning to create a more gradual transition between the midrise buildings along 15th

How Community Input Shapes Policy

Ave NW and the nearby blocks zoned for single-family homes. You can also see this approach in parts of the Aurora–Licton Springs Urban Village, where current zoning has resulted in small-scale development almost directly next to a highway, and in Wallingford, where Lowrise zoning behind the Commercial zoning on Stone Way would create a transition to single-family areas outside the urban village.

- In most urban village expansion areas, Residential Small Lot zoning would allow a wider range of housing types but at a scale similar to existing single-family neighborhoods. For example, you will see RSL in the proposed expansion areas in Crown Hill, Roosevelt, North Rainier, and Othello.
- We are proposing a few strategies to encourage family-size housing as we welcome new neighbors. A family-size unit requirement for Lowrise 1 zones would ensure new housing options include two- or three-bedroom units that serve larger households. And we've proposed RSL and Lowrise 1 zoning along quiet streets to encourage family-friendly housing like cottages, rowhouses, and townhomes, where each unit has direct access to ground-level open space.
- To promote urban design quality, we're proposing a new upper-level setback in several zones to help reduce the visibility of the additional height of new buildings under MHA.
- Following our principles, we have not proposed zoning changes in Seattle's designated Historic Districts, like Ballard Avenue, Harvard-Belmont, and Columbia City. With this approach, there's no change to the currently allowed height and scale for new buildings in these areas, and new development would not have MHA requirements for affordable housing.
- Our draft proposal frequently reflects several different MHA Principles that don't point to the same zoning choice. For example, the urban village expansion area in Ballard includes a mix of Lowrise 2, Lowrise 1, and Residential Small Lot zoning. This approach seeks to balance the principle to ensure development in expansion areas is compatible with existing context, the principle to allow more people to live near transit investments like RapidRide bus rapid transit, and the principle to plan for a gradual transition between major arterials like 15th Ave NW and surrounding lower-scale areas. In these instances where the community-generated MHA Principles suggest varying zoning choices, we seek guidance in the core MHA Principles, like advancing racial equity, and in our Comprehensive Plan, which charts an

Principles for MHA Implementation

Principles guiding MHA implementation reflect what we heard during months of conversations in neighborhoods and online. These principles were finalized in August 2016 and were used to guide the first draft of MHA zoning maps, which included zoning change proposals as well as changes to urban village boundaries in some neighborhoods. As we worked with communities on MHA, we revisited these principles to inform and evaluate policy and program choices.

While we recognize that not everyone agreed with the final adopted principles, the goal was to reflect widely held community-based ideas. The principles have been presented in writing to Mayor Murray and City Councilmembers in order to inform them about community input regarding MHA implementation.



MHA implementation principles were grouped into the three categories:

A. Principles that form the foundation of MHA

- These are essential to MHA.
- They include core values critical to HALA goals.

B. Community-generated principles that guided MHA implementation

- These are statements about how to implement MHA, based on community-generated ideas and preferences.
- These ideas will meaningfully shaped MHA implementation choices.

C. Principles addressed outside of MHA

- These are important principles about housing and livability that cannot be addressed through MHA.
- Other existing or proposed programs will address these principles.
- The final set of these principles were shared with City departments, and used to inform their work outside of MHA implementation.

C Principles are not shown here but are reflected in both citywide and neighborhood-specific input summaries that follow.

In person and online, the City took extensive feedback on how MHA implementation principles were represented in the first draft of zoning maps.

Principles for MHA Implementation



Principles that form the foundation of MHA

➤ **Community comments and suggestions shaped these principles.**

1. Contribute to the 10-year HALA goal of 20,000 net new units of rent- and income-restricted housing. Specifically, the MHA goal is at least 6,000 units of housing affordable to households with incomes up to 60% of the area median income (AMI), units that will remain affordable for 75 years. In 2016, 60% of the AMI is \$37,980 for an individual and \$54,180 for a family of four.
2. Require multifamily and commercial development to contribute to affordable housing.
3. Contributions to affordable housing will be provided by including affordable housing on site or by providing a payment to the Seattle Office of Housing for creation of new affordable housing.
4. Ensure MHA creates affordable housing opportunities throughout the city.
5. In alignment with a state-approved affordable housing based incentive zoning approach (37.70A.540), new affordability requirements are linked to allowing some additional development capacity in commercial and multifamily zones (in many cases this includes one additional floor).
6. Allow a variety of housing types in existing single-family zones within urban villages.
7. Expand the boundaries of some urban villages to allow for more housing near high-frequency transit hubs.
8. Maintain Seattle as an inclusive city by providing housing opportunities for everyone: people of all ages, races, ethnicities, and cultural backgrounds and households of all sizes, types, and incomes.
9. Evaluate MHA implementation using a social and racial equity/justice lens.

Principles for MHA Implementation



Community-generated principles that will help guide MHA implementation

➔ **Community comments and suggestions shaped these principles.**

1. Housing Options

- a. Encourage or incentivize a wide variety of housing sizes, including family-sized homes and not just one-bedroom and studio homes.
- b. Encourage more small-scale multi-unit housing that is family friendly, such as cottages, duplexes or triplexes, rowhouses, and townhouses.

2. Urban Design Quality:

- a. Address urban design quality, including high-quality design of new buildings and landscaping.
- b. Encourage publicly visible green space and landscaping at street level.
- c. Encourage design qualities that reflect Seattle's context, including building materials and architectural style.
- d. Encourage design that allows access to light and views in shared and public spaces.

3. Transitions:

- a. Plan for transitions between higher- and lower-scale zones as additional development capacity is accommodated.
- b. Zone full blocks instead of partial blocks in order to soften transitions.
- c. Consider using low-rise zones to help transition between single-family and commercial / mixed-use zones.
- d. Use building setback requirements to create step-downs between commercial and mixed-use zones and other zones.

4. Historic Areas

- a. In Seattle's Historic districts, do not increase development capacity, even if it means these areas do not contribute to housing affordability through MHA.
- b. In other areas of historic or cultural significance, do not increase development capacity, even if it means these areas do not contribute to affordability through MHA.

5. Assets and Infrastructure

- a. Consider locating more housing near neighborhood assets and infrastructure such as parks, schools, and transit.

6. Urban Village Expansion Areas

- a. Implement the urban village expansions using 10-minute walksheds similar to those shown in the draft Seattle 2035 Comprehensive Plan update.
- b. Implement urban village expansions recommended in Seattle 2035 but with modifications to the 10-minute walkshed informed by local community members. Consider topography, "natural" boundaries, such as parks, major roads, and other large-scale neighborhood elements, and people with varying ranges of mobility
- c. In general, any development capacity increases in urban village expansion areas should ensure that new development is compatible in scale to the existing neighborhood context.

Principles for MHA Implementation

B Community-generated principles that will help guide MHA implementation (continued)

7. Unique Conditions

- a. Consider location-specific factors such as documented view corridors from a public space or right-of-way when zoning changes are made.

8. Neighborhood Urban Design

- a. Consider local urban design priorities when zoning changes are made.

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Community Input: Citywide Themes

This section outlines consistent themes we heard across the city. Some of this input may be incorporated into MHA, while much of it is already being addressed through the ongoing programs at various department throughout the City, outside of MHA.

This is an attempt to document the entire spectrum of themes that emerged through engagement. There are often conflicting themes described below, as community members hold different viewpoints on these issues. In addition, there are some themes that may be inconsistent with either the MHA program goals or its legal mechanisms; however they are captured here in the interest of documenting the variety of perspectives and responses gathered through the community engagement process.

Community input themes are organized in the following way:

Community input on MHA basics

The City took input on the various mechanics essential to putting MHA in place. These include basics of the program structure, such as affordable housing contributions required of developers, development capacity provided through zoning changes, and more.

Community input on MHA implementation

The City took input on how MHA would be interpreted and applied at the local level, both as a cohesive, citywide housing policy, and in the form of zoning decisions shaping each neighborhood. Examples include zoning transitions, housing options, and urban design quality. These and other aspects of MHA implementation have been informed and improved with your input.

Community input on aspects of city life to be addressed outside of MHA

Throughout community outreach and engagement on MHA, we heard about growing pains felt throughout the city. And while we can craft MHA to update zoning designations, design standards, and affordable housing contributions, we can't tackle all issues of a growing city in one policy.

This section describes what we heard about shared concerns for the livability of our city. Most topics touched on areas of work already underway within the City's various departments. We continue to work hard addressing these concerns, and you will hear more about current and upcoming policies and initiatives designed to address this work in a comprehensive way. In an upcoming report titled "Growth with Livability," we will share highlights of the many ways in which your city government is working hard to deliver services, information, and vital infrastructure.

Community Input: Citywide Themes

Community input on MHA basics

Displacement

Many community members expressed concern about displacement, and wondered how MHA could help minimize it. Many have observed displacement of neighbors and friends, find themselves at risk of displacement, or have already found the need to move out of their neighborhood or the city entirely. Community members attributed displacement trends to rising housing costs, redevelopment of existing housing, and lack of sufficient affordable housing choices.

Many community members suggested the City combat this trend by incentivizing preservation of low-cost, market-rate housing where possible, while also creating new affordable housing. There was a desire to focus anti-displacement efforts toward low-income populations, seniors, people with disabilities, communities of color, immigrant and refugee communities, and long-term homeowners. Many of these groups are most at risk of displacement.

Some community members also expressed concern that if new MHA requirements suppress development in some areas, it would reduce both new market-rate housing and new affordable housing, and exacerbate displacement trends.

Duration of affordability

Some community members suggested that affordable units be required to stay affordable indefinitely.

Affordable housing requirements

Nearly every conversation about MHA included discussion of proposed affordability requirements. The City heard many perspectives—some expressing the affordable housing requirements are too

high, and others that they are too low. Many participants voiced a desire for requiring more affordable housing onsite or higher fees. Others expressed concern that high requirements could stifle development and further drive up housing costs.

Many questioned why developers should be allowed to make a payment instead of building affordable housing as part of each development. Others felt that we should encourage more payment in-lieu of performance since it would result in a larger number of affordable housing units overall. There was widespread concern that in-lieu fee revenue might not be used in same neighborhoods where development is occurring. There was even some concern that this revenue might be used entirely in relatively low-cost neighborhoods.

There were questions about why the City needs to provide additional development capacity as part of MHA. Many felt that developers should be required to contribute to affordable housing without added capacity.

Affordability levels

There was conversation about the levels of affordability required with MHA. Many expressed concern about community members making far less than 60% of Area Medium Income (AMI), and many were aware of a “missing middle”—those who do not qualify for rent-restricted housing but still find themselves cost burdened when it comes to housing. Across the board there was support for more housing affordable to all income levels.

There was also strong support for including community ownership models so that long-term residents can benefit from change.

Community Input: Citywide Themes

Community input on MHA basics (continued)

There were suggestions for MHA to encourage affordable homeownership using models like community land trusts.

Property taxes

Some homeowners expressed concern that zoning changes in their neighborhoods could elevate assessed property values, which might increase property taxes. Others suggested that property values would decrease with zoning changes, which could cause a loss of equity.

Zoning changes where MHA will apply

Many community members supported adding density to urban villages by rezoning Single Family areas. There was strong support for increasing development capacity near high frequency transit in urban villages, which would allow more people access to the transit network, particularly for low-income households. Many felt that capacity increases are a good trade-off for more affordable housing, and will help create more housing options. Many expressed support for more Lowrise instead of Residential Small Lot (RSL) in urban villages, particularly near major transit investments such as light rail and bus rapid transit (BRT).

In contrast, community members also expressed concern that allowing new building types in areas currently zoned Single Family would negatively impact neighborhood character and livability. Concerns raised included parking challenges, taller buildings blocking light and air, and more. Some were concerned about development somehow encouraging crime, or sought to encourage homeownership as perceptions of renters were not positive. There were suggestions to remove current Single Family areas from urban villages or exclude them from MHA.

Zoning changes where MHA will not apply

Some community members expressed desires for MHA to apply to areas other than existing multi-family and commercial zoned properties and within existing urban villages or urban village expansion areas. Ideas included allowing additional residential growth in Single-Family areas outside of urban villages and in areas currently zoned for commercial or industrial uses.

Many community members—homeowners and renters alike—questioned why Single Family areas outside of urban villages would not contribute to affordability through MHA. Many expressed support for including all Single Family areas of the city in a rezone. Many community members observed that Single Family areas across the city already have a variety of building types, including duplexes, triplexes, and apartment buildings. Most were built before the areas were zoned Single Family, and provide living examples of multiple housing types in one neighborhood.

Many community members pointed to some commercial zones and industrial areas that limit or preclude residential development as areas where the City should consider allowing housing, particularly in areas well served by transit and other amenities.

Community Input: Citywide Themes

Community input on MHA implementation

This is the feedback we have collected to date. There is still more time to weigh in on the zoning changes and this feedback has not yet been incorporated into the current mapping or development proposal.

Public Comment closes on July 15, 2017 and new maps will be released later this year.

Housing options

There was general agreement among community members that we need more family-size housing within new development, specifically units with two or more bedrooms and family-friendly features. These multi-bedroom units could help more families live in walkable neighborhoods near schools, parks, and transit.

There was some agreement that RSL should still allow Accessory Dwelling Units (ADUs) and Detached Accessory Dwelling Units (DADUs) and other options to be built by homeowners.

Some suggested that RSL zoning might support homeowners seeking to stay in their neighborhoods while adding housing to their property and requested that we seek opportunities to encourage this option. Encouraging this type of approach could help homeowners build and maintain equity.

Some individuals also felt that the amount of additional development capacity that was proposed in some areas was too low in comparison to the cost of the affordable housing requirements. These individuals were concerned that overall the program would reduce the value of redevelopment in these zones which would reduce the amount of market-rate housing (and thus also the

amount of affordable housing generated through MHA). These comments tended to focus on the zones that currently allow townhouses, zones where additional floors result in different, more expensive building code requirements, and zones where the increase in Floor Area Ratio was less than 20%.

Some people suggested we consider allowing more housing types beyond Single Family in other areas outside of urban villages.

Urban design quality

Much of the conversation about adding development capacity centered on the size, shape, architectural style, and material choices of new buildings.

There were many suggestions that we relax development standards on building use, height, setbacks, and FAR in all existing and proposed Multifamily and Commercial zones in order to maximize utility of developable land and ease upward pressure on housing prices.

Contrasting suggestions were aimed at limiting the scale of new buildings to minimize their impact on existing buildings and yards. Community members suggested this could be achieved by requiring greater setbacks and limiting bulk and height of new development adjacent to existing single-family homes. Most concerns focused on the importance of open space, vegetation, and access to light and air at ground level. Many community members recommended reducing the impact of rooftop height extensions like penthouses and roof decks.

Many people felt that new buildings aren't

Community Input: Citywide Themes

Community input on MHA implementation (cont'd)

designed well. Community members often expressed a strong desire for greater public influence over building design through the design review process. Contrastingly, some in the design and development fields recommended reducing project delays and expense by easing design review standards, which could help lower housing costs.

Transitions

Community members expressed concern that transitions where Single Family zones abut neighborhood commercial zones are too extreme. There were suggestions to soften that transition with an intermediate zone, such as Lowrise.

Many observed that the Lowrise 1 zone has roughly the same height requirements as Single Family, and so can be an appropriate transition zone between Single Family areas and zones that allow taller buildings. There were also assertions that Residential Small Lot is the most appropriate zone to place between Single Family and higher zones.

Some community members suggested forgoing transitions altogether if it would allow Single Family zones to remain unchanged, even in cases where Single Family would then abut six-eight story midrise buildings.

Historic areas

Community members expressed opinions that historic areas should contribute to affordable housing. They underscored the idea that fewer areas contributing to MHA may result in less affordable and market rate housing.

Many others spoke in favor of keeping current zoning in historic areas and not requiring those sites to contribute to

affordability. There was a shared goal of preserving the existing scale in those places.

Some suggested that the City designate more historic areas in certain business districts and Single Family areas to preserve the character of these places.

Locating near assets and infrastructure

There was strong support all around for locating more housing near transit, especially existing and future light rail, retail areas, and parks. People expressed a greater diversity of options about whether housing should be located near schools, which are often located on the edge of urban centers and villages.

Some commenters suggested that we should consider locating less housing in areas with streets that are unimproved, have dead ends, or have few sidewalks nearby.

Urban village expansion areas

Some community members suggested that the City focus zoning changes to existing urban villages before expanding any boundaries. Others supported proposals to expand boundaries near high frequency transit, so as to allow more multifamily land near these transit investments. Some supported additional expansion areas not currently in the proposal—either to incorporate key investments or community assets into the urban village, or to include specific lower-density properties that would otherwise be surrounded by higher-density uses.

Unique conditions

Many recommended that the City consider topography when making zoning changes so that transitions from one zone to the next are reasonable.

Community Input: Citywide Themes

Community input on topics outside of MHA

As a reminder these topics will be more fully explored in the Growth with Livability Report due out soon and fall outside of MHA.

Traffic

Many identified traffic congestion as a significant challenge to livability across the city. There was broad desire to ensure that transportation infrastructure is in place before additional development capacity, especially in areas like West Seattle that are dependent on limited travel corridors.

Others acknowledged that traffic congestion is likely to worsen regardless of whether MHA is implemented, and that providing more housing options near transit hubs will help more people get around more easily.

Public transit

Many believed that transit is improving, and if the City waits too long to require affordable housing, more people will be priced out, resulting in more long distance commutes. There was shared understanding that more people commuting longer distances undermines equity and climate goals. Many suggested that urban villages with lower levels of transit available should not receive additional development capacity until expanded transit service is available. Some observed that some buses are at capacity during peak travel times.

Many suggested that we consider planned transit investments when making capacity increases. Those include Bus Rapid Transit (BRT) on Madison Avenue, the Judkins Park Light Rail station, and future light rail stations in Ballard and West Seattle.

Tree canopy

Some expressed concern that zoning changes could result in loss of the city's tree canopy coverage. There were suggestions that the City strengthen protection for trees.

Parks & open space

Some expressed concern that some urban villages lacked sufficient parks and open space and suggested expansion of these amenities prior to allowing more development capacity in select areas.

Commercial affordability & small business

There was widespread agreement that small and affordable retail spaces be incentivized so that existing local businesses can transition into appropriately sized new commercial spaces. It was suggested that this type of retail space be included in MHA or other City actions.

Public safety

Some expressed concerns about public safety, including car prowls, and requested that the City enhance police presence prior to adding more capacity. to adding more capacity.

Community Input: Citywide Themes

Community input on topics outside of MHA (cont'd)

Sidewalks & walkability

Community members observed that some urban villages have significant gaps in the sidewalk network. There were suggestions that these places not receive additional development capacity until the sidewalk network is complete. Many also supported existing requirements to provide sidewalks with all new buildings. Further, some suggested that missing sidewalks should be considered when making urban village expansions.

Among the development community and those seeking to build single family homes, there was agreement that not all new development should require sidewalks, as the cost is overly burdensome to small developers.

Parking

Parking is a particularly hot topic, and was discussed regularly at meetings and online. Many expressed strong support for current policy that does not require parking spaces with new development inside urban villages. Many said that support for the current policy helps advance CO2 reduction goals. It was agreed that the transition from a car culture to a transit culture is difficult but necessary to achieve equity and climate goals. Many others suggested that we require new development to include parking so as to reduce impacts on scarce street parking.

Schools

Many were concerned about overcrowding in schools, and asked that we make sure to coordinate with Seattle Public Schools when planning zoning changes.

Community planning

Some community members requested additional community planning processes prior to, or along with, zoning changes so residents can shape local changes and prioritize needed investment.

Infrastructure

Some community members expressed strong support for addressing local drainage problems before adding development capacity in those areas.

Community Input: Citywide Themes

Each of Seattle's neighborhoods is unique. Much of the input the City received on MHA was specific to conditions on the ground within a given urban village, though many of these themes resonate across the city. In this section you will read about input received that is both specific to a particular neighborhood as well as citywide themes most discussed.

Note that the input does not convey consensus among community members. The purpose of this section is to share the diversity of opinions expressed. We will not draw conclusions from those opinions, but rather appreciate that our diversity of opinions are oftentimes geared toward the same goals: a thriving, diverse, and livable city, where housing affordability is the key to our shared quality of life.

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Community Input: Urban Village Themes

Neighborhood-specific community input for [Urban Village Name Here]

Key topics

Conversations with community

Analyses

Racial Equity Analysis

Draft Environmental Impact Statement

Citywide themes most discussed

-

[Urban Village Name Here]

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[Content for each urban village in development and to be included in final draft.]