

Urban Village Community Design

Workshops

Presentation to Seattle City Council

May 30, 2017

CEDAR RIVER GROUP

MAKERS Architects



What We Did and Why

Purpose:

- 1) Assist community in understanding and interpreting** draft Mandatory Housing Affordability (MHA) maps;
- 2) Support a community conversation** where people can be exposed to different points of view; and
- 3) Get residents' feedback on proposed zoning changes** to implement MHA how our Urban Villages should look, feel, and function in support of important citywide goals for increased affordability, design quality, and housing options to inform OPCD and City Council

Where We Went



17 Urban Villages:

- 23rd & Union/Jackson
- Admiral Junction
- West Seattle Junction
- Aurora-Licton Springs
- Beacon Hill
- Crown Hill
- Eastlake
- Judkins Park
- Madison Miller
- Morgan Junction
- Mt. Baker/ North Rainier
- Othello
- Rainier Beach
- Roosevelt
- South Park
- Wallingford
- Westwood-Highland Park

How Workshops Were Structured

- Welcome, overview presentation on HALA, MHA urban villages and zoning
 - Q&A
- Facilitated small work groups to discuss zoning proposals, with maps and resource documents
- Small group report-out to full group

Maps, summaries, and detailed table notes provided on-line



Who Showed Up

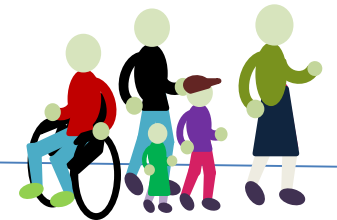


1300+
participants

On a scale of 1 to 10, with 1 being "not informed" and 10 being "very informed", how much did you know about the Mandatory Housing Affordability (MHA)?

6.2 **7.3**
prior to post
workshop workshop

Conversations with diverse views and experiences were most informative



What We Heard

- 1. A sense of urgency around responding to housing affordability and gentrification combined with concern about potential to unintentionally increase displacement (for renters and home owners) or isolate communities**
- 2. Mixed experience with the pace and volume of development by neighborhood, desire for additional infrastructure (i.e. transportation, parks, etc.) and concern about anticipated impacts of additional capacity and growth**
 - Draft EIS will include analysis of many items of concern by community, including displacement risk, to inform preferred zoning recommendation. Many participants wanted to engage with these topics as much as the specifics around zones, character, and form.
- 3. Desire for affordable housing choices in their Urban Village and citywide**
 - Encourage performance option to get affordable units when development occurs
 - Encourage the Office of Housing to continue investment in high-cost areas
 - Utilize other HALA tools like the Housing Levy, Preservation Tax Credits, etc.

What We Heard, cont.

4. **Concern about additional density in currently single family areas (height and increase in number of units). For many participants, there was more support for increasing development capacity along arterials in exchange for fewer changes in single family areas.**
5. **Support and ideas for improvement on how to use building design to support smoother transitions between zones and intensity of uses, promote sense of place, and enhance community character**
 - **Desire for additional setbacks (front, side, and rear), additional landscaping, preservation of trees, upper level setbacks (taller/skinnier buildings), design considerations for hilly areas to minimize bulk, and considerations for views**
6. **Many participants have been engaged with planning and zoning issues since the neighborhood planning process in the early 1990s after the last Comprehensive Plan update. Given the citywide conversation, we heard a lot of concerns about neighborhood plans and the strategies to get input on MHA and zoning proposals.**

What We Heard – Sample Mapped Comments

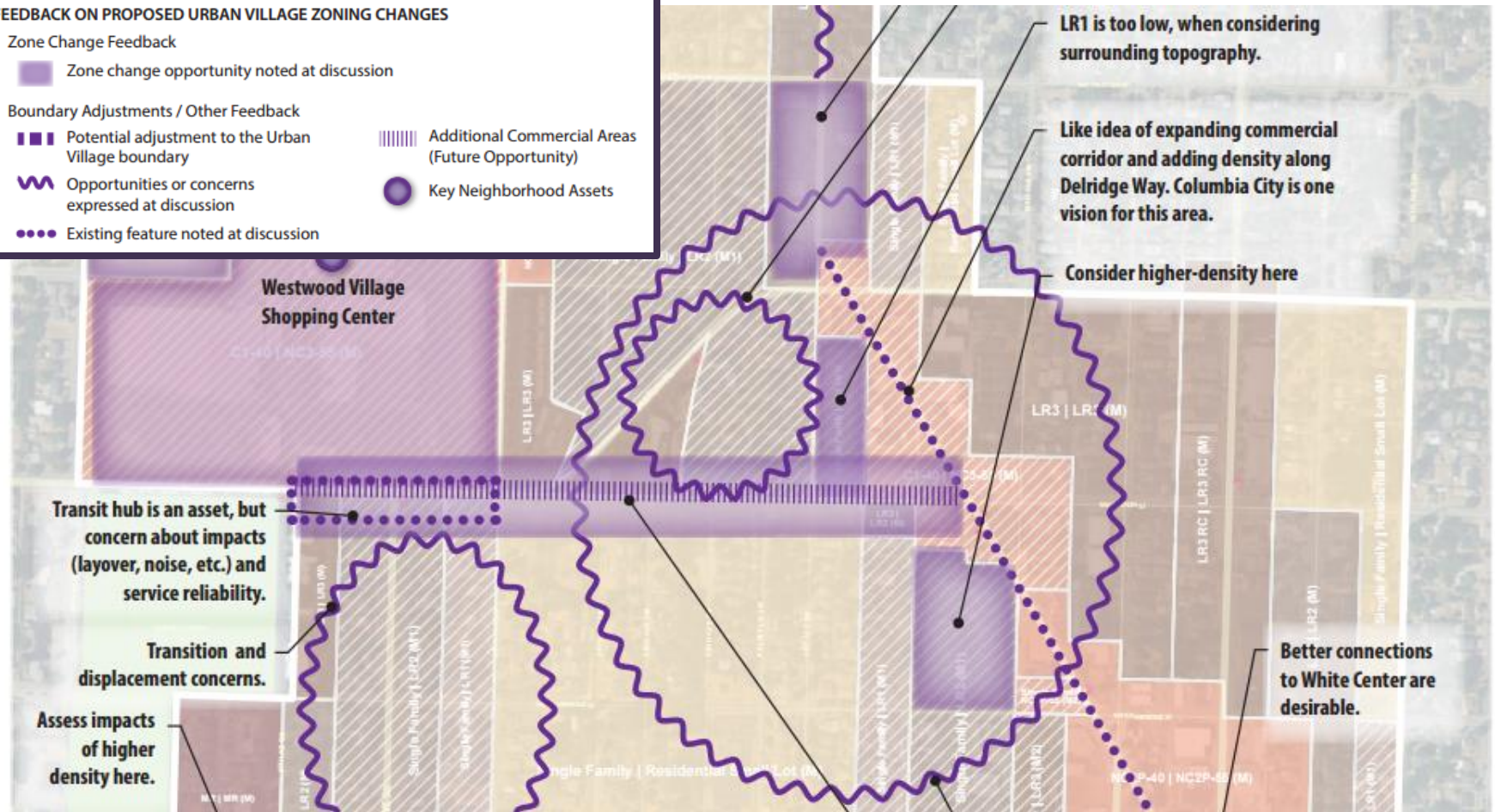
FEEDBACK ON PROPOSED URBAN VILLAGE ZONING CHANGES

Zone Change Feedback

- Zone change opportunity noted at discussion

Boundary Adjustments / Other Feedback

- Potential adjustment to the Urban Village boundary
- Opportunities or concerns expressed at discussion
- Existing feature noted at discussion
- Additional Commercial Areas (Future Opportunity)
- Key Neighborhood Assets



<http://www.seattle.gov/council/meet-the-council/rob-johnson/community-design-workshops>

Lessons Learned

- Councilmember and Seattle Planning Commission attendance was appreciated
- Providing background was important to enable people to participate more equitably, some conflict surfaced in conversations between long-time and new residents
- Small groups' detailed discussions yielded constructive comments, ideas, and issue identification
- As one part of larger outreach effort, the additional time has worked well to allow opportunities for people to participate
- Spend time on the street – Urban Village walks, bike rides, and issue-specific tours are good strategies to get meaningful input

Next steps

Citywide Conversation
Starting Fall 2015



**YOU ARE
HERE**

**Community input on
MHA Citywide Draft Proposal**
Fall 2016 through June 30

**Community input on
MHA Draft Environmental
Impact Statement (DEIS)**
June - July

**City Staff incorporate: Feedback from
community, DEIS, Racial Equity Analysis,
Economic Analysis, and more to draft MHA
legislation and mapping changes**
Summer 2017

**Transmit MHA Citywide Legislation
to City Council**

September 2017

City Council takes public input on MHA
September 2017 - June 2018

halainfo@seattle.gov and HALA hotline (206) 743-6612
will remain available for information