



HOUSING AFFORDABILITY  
AND LIVABILITY AGENDA

**HALA Community Focus Groups**  
**Expansion Area Urban Village Focus Group | Meeting #7**  
Monday, November 21, 6:00 - 7:00 p.m.  
Online meeting

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A recording of the Expansion Area Focus Group online meeting can be [accessed here](#). The following captures key questions and comments from the webinar participants.

**Discussion Summary**

Housing Affordability and Livability Agenda (HALA) - Expansion Area Urban Village Focus Group members provided the following key questions, comments, and clarifications during their webinar review of the [preliminary summary of Focus Group discussion feedback](#), compiled by the Office of Planning and Community Development (OPCD) following the Expansion Area Focus Group's October meeting:

- Regarding the statement in the summary that “Equity in affordable housing would come from all areas of the City participating in MHA”—this is problematic, since only urban villages are participating at this time.
- Hopeful that the comment summary can work to limit displacement in all urban villages—not only those that have been flagged as “at risk” by the Seattle 2035 plan.
- Include additional clarification in the overall discussion themes that noted that increased density is desirable near Link stations, not just bus stops.
- There is a density limit of 2,000 sq. ft. per dwelling unit in areas zoned as Residential Small Lot. Many lots in the **Roosevelt** urban village are less than 4,000 sq. ft.; therefore, there will be a limited amount of increase in the number of living units in these areas. This potential issue could be remedied by lowering the density limit in Roosevelt and other urban villages that will be well-connected to transit.
- For the **Crown Hill** urban village feedback summary, in the Varied Opinions Comment 1, “...south of NW 85<sup>th</sup> Street...” should only be noted as an example of an area within the urban village that should not have full-block zoning.
- On the **Rainier Beach** map, regarding the comment about extending upzones along Martin Luther King Jr. Way S, -- there would likely be a limited addition of units.
- There is a very large risk in the North Beacon Hill neighborhood for displacement, and additional affordable housing is critical.
- Can the potential expansion areas in the **NE 130th Street** connect to one another and interact better? The proposed changes in zoning seem very limited considering that there is a light rail station that is planned for this part of Seattle.
- It may be more appropriate to rename the “community generated” MHA principles as “principles generated with community input.”

Observers participating on the webinar provided the following perspectives:

- **Roosevelt** is surrounded by arterials. It would make sense to zone for greater density than Residential Small Lot since the arterials serve as the transition. Given the high transit value and the amenities of Roosevelt, we should get as much density as possible into the boundaries. Residential Small Lot does not seem appropriate for Roosevelt; the urban village should be upzoned to a minimum of Low-Rise 3.
- Density increases should occur in all neighborhoods. It would be helpful to widen the area where zoning changes occur near major and minor arterials (e.g. Greenwood Avenue and N 85th Street).

**Attendees**

**Focus Group members:**

- Faduma Ahmed
- Sarah Reed
- George Yocum
- Kathy Johnson
- Ann Selznick
- Ratna Warouw
- Laurie Johnson
- Andrea Tousignant

**Observers:**

- Ian Curry
- Chrystine Kim
- Marie Pino
- Maura Garcia
- Roderick Megaw
- Alex Skoulis
- Charles Hersey
- Dashiell Milliman-Jarvis
- Jamie Stroble

**City Staff:**

- Nick Welch, OPCD
- Geoff Wentlandt, OPCD

**Facilitation Team:**

- Sophie Cottle, EnviroIssues
- Susan Hayman, EnviroIssues

**HALA Focus Group**  
**Expansion Area Urban Village Webinar – Submitted Questions**

November 21, 2016

**Written Questions/Comments Received from Focus Group members:**

- In regards to the Beacon Hill map – I just want to reaffirm number 4. There is a very large risk in this neighborhood for displacement and affordable housing is critical.
- Question regarding the 130th proposed Urban Village: it seems that the change in zoning is rather anemic given that there is going to be a light rail stop at 145th street and I-5 much sooner than there will be one at 130th and I-5. Why does the proposed zoning change not include the transit stop that will come earlier? This is especially disproportionate given that zoning changes have already been approved by our neighbors right across from 145th, in Shoreline.
- Are there any plans to expand the Urban Village around Northgate particularly north of Northgate on 5th Ave. NE between NE Northgate Way and NE 130th St.?

**Written Questions/Comments Received from Observers:**

- I live in Columbia City mixed income apartment and generally need more low or income based rental units.
- Near Rainier Avenue south, the noise level and black dust from cars come in through the windows. Designers need to better equip buildings and areas around them noise and dust particles from cars.
- Widen the area that the zoning changes occur near major/minor arterials. For example Greenwood Avenue & North 85th. Density should occur in all neighborhoods, even though neighbors are against it, to be fair.
- Roosevelt: Given that Roosevelt is surrounded by arterials, it would make sense to have greater density than Residential Small Lot since the arterials serve as the transition. Given the high transit value and amenities of Roosevelt we should get as much density as possible. RSL does not seem appropriate for Roosevelt, should be a minimum of Low-Rise 3.
- The areas that are being densified are experiencing a lot of change, traffic, parking, noise, etc. If we allow upzoning in the single-family zones (for instance allow structures allowed in Residential Small Lot zones into single family zones, then the density increase would be dispersed in a wider area of the city, rather than concentrating growth along arterials only. Like sprinkling salt on the whole dish rather than only MFR/Commercial areas of your plate. If someone owns a single-family property but wants to up his density, they should be allowed to slightly increase what a single family zone allows. I've had this happen with some clients who wanted to do more than what a Single Family Residential allows. Maybe a neighbor review process could be incorporated, to see if there is any opposition?
- How do we preserve currently affordable housing in areas that are upzoned and also in areas where there is a high risk of gentrification?
- Since the rezone is predicated on the MHA, what happens to the rezone if Developers successfully challenge and overturn the MHA? I have seen stated in developer blogs that they will challenge it.