

**Seattle Neighborhood Workshops**  
**MADISON MILLER: TABLE SHEETS**

*February 28, 2017*

*Note: Yellow highlight to mark consensus*

**TABLE 1**

**Comments on proposal:**

- Agree on principles of HALA; implementation extremely lacking
- We have already achieved density
- Proposal as it stands benefits developers, not affordable housing
- Fees, payment or performance:
  - Why aren't we incentivizing people with taxes on existing structures?
  - Development will not be invested in neighborhood; not much money to pay into the fund
  - Development waiting for two or three years will be bad, will lead to empty homes – could tax that enormously to get revenue
  - More user fees for development:
    - Parks
    - Infrastructure
    - None of the lines are buried
- City has inaccurate view of current density and diversity
- Census misses the nuances in diversity – change will continue
- Changes are too radical
- **Already have affordable housing - Consensus**
- Lack of assets within the urban village – T.T. Minor
- Need more green spaces
- Asset: smaller streets slow traffic
  - Parking on both sides
  - These are hazards in another sense
- 21<sup>st</sup> Ave. designated bike path
- Parking:
  - No parking requirement, no limit to long-time parking – all sorts of things that the city can be doing
  - Miller parked all day every day
  - Parking and elderly – very limited parking, really need to consider
  - The more NC commercial, the more unrealistic the RPZ hours
- Infrastructure needed
- Potholes
- Limited community center hours
- Density will make these assets wrong

- [Fear] losing the character and soul of this neighborhood - proposal not taking that into consideration
- EIS: Postpone until you have real information, and after Meany Middle School reopens
- Need single family areas
- Incentives to owners to keep current affordable housing
- Tax exemption for seniors with incomes \$40K/yr or less
- Map doesn't show current use accurately
- Want to maintain historic nature of neighborhood
- Our neighborhood transitional – not an accurate reflection of current condition
- Do a neighborhood walk with the city – listening session, perhaps
- City permitting issues

#### **Specific suggestions:**

- Upzone from St. Joes. Along 19<sup>th</sup>
- Already have natural transition along John
- 19<sup>th</sup> & Madison very hard
- Put SHA houses throughout the whole city
- Raise it all up and really be more robust
- Need to extend the Urban Village north, share the burden to the north and east
- The Urban Village is an artifice that doesn't reflect the conditions on the ground in many ways – East 23<sup>rd</sup> north to Montlake
- Density seems too concentrated for us – extend the Urban Village to reflect the actual conditions

#### **Design considerations:**

- Design review reform resonated with some in group; need design review board
- Setbacks from the street; a lot of the stock doesn't have setbacks, need to include
- Mature trees; minimum diameter of trees for upzones
- Preserving the line of the sidewalks
- Missing affordable housing for families
- Single family should be filled by RSL
- ADU and DADU:
  - Address ADU and DADU in areas
  - Reasonable solution: DADU and ADU
  - Make the current but not permanent ADUs and DADUs LEGAL
  - Small kitchens
- Small lots here hard to build, high on these lots

**See Appendix 1** for several maps, photos and plans provided by Table 1 participants

**TABLE 2**

**Assets**

- Connect to neighbors
- Bus service
- Diversity of housing options- like the mix of all types
- Scale!
- Walkability and access
- Mix of residential and commercial is an asset
- Connectivity
- Age of the neighborhood, and the character of that age
- Renters are an asset- want to protect their access
- Trees and landscape
- Setback for yards soften the appearance of the architecture
- Light
- Balance of openness and green

**Comments on proposal:**

- Neighborhood Scale
  - Check about the scale of the new development – how will it fit with what is here?
  - Community enjoys the current neighborhood scale, neighbors connect to neighbors
  - Scale is important to community members who have a disabled dependent who can navigate the current area, but change/growth may present challenges
  - Neighborhood is already dense, with small lots and some backyard cottages
- Concern about loss of parking with growth
- Concern about LR height (40') – feels high and out of scale
- Concerns about investments to home – RSL might be a better option. Some have already invested in cottages, etc.
- Small lots – neighborhood is already dense
- Concern about feeling like a fishbowl with the small lots
- ADU/DADU:
  - ADU/DADU are in neighborhood
  - Want to talk more about RSL and ADU/DADU
  - Renters love ADUs/DADUs
- Some expressed sentiment that this was the wrong place for LR
- Concern that the impacts are hitting middle class, teachers, low-income harder than homeowners, who have some equity in homes
- Some didn't want density to be only on arterials
- LR – Add units not with height but with density, like LR1
- Some concerned that MHA fees are too high; others are OK with M fees as they are proposed
- Some expressed sentiment that they built the neighborhood, want the legacy

- Others expressed that younger people wanted to help continue to build the community, but that they can't do that currently, given prices.
- Some expressed that it took a long time to afford to buy into the neighborhood. To others, this felt similar to red lining.
- How does this relate to the GMA?
- We do have affordable housing crisis
- Discussion about, and some support for, alternatives such as fee reduction for development to do more housing that isn't height based, tax benefits, or other fees that helps protect character
- Many want to increase heights and housing opportunities
- Incentives would help, but will that happen?
- Should Amazon pay? Or other commercial entities?
- Some property owners feel they take the brunt of growth, but a renter noted that they are taking the brunt, due to lack of equity and protections from rent increases.
- Concerns about older residents on fixed income – how can they stay in homes?
- Concern that many renters are often just one or a few steps away from homelessness risk
- Social/racial justice needs to be considered with growth.
- Green street designation – what are the requirements?
- Can city fund open space? Want more P. Patches, pollinators
- Aging in place options are desired
- 2-3 bedroom units are desired
- Lower density benefit
- Some felt that the economics of MF development = more feasible, works best if there is a mix
- Can the city provide incentives to help with financing? U. District may have done this
- Kids want places to play, yards – park becomes community yard, multiple parks types
- Diversity of housing types – this is the most important, how do we get it through growth?
- Concerns about outreach for MHA:
  - Some of what is being said sounds like red lining
  - Concern African American neighbors aren't here at the table
  - Need more announcements

#### **Specific suggestions:**

- North part of Urban Village isn't close to LR-high capacity, tackle gaps
- S. of E. Thomas – is there still opportunity?

#### **Design considerations:**

- Neighborhood design guidelines – are they here? Sentiment that they haven't been effective
- Setbacks can help moderate growth impacts
- Front setback should address the street – front setback is desirable
- High-quality building materials are desirable
- Want livability – sun and light access
- No ugly buildings



- What is design review doing?

See **Appendix 2** for a map with comments provided by Table 2 participants

**TABLE 3**

**Assets:**

- Feel of residential in an urban neighborhood (lots of agreement)
- Neighbors
- Parking
- Shopping on 15<sup>th</sup>
- Walkability
- Ada's bookstore, other local businesses
- Green – worry about it going away – canopy, landscaping
- Proximity to downtown

**Comments on proposal:**

- 15<sup>th</sup> is getting more dense
- Discrepancy of buildings across the street from one another (small houses, lots, alleys), parking
- Why are there not upzones in areas outside of Urban Villages or new Urban Villages?
- DADU/ADU does not fit into the neighborhood
- Streets feel not neighborly, would like less people
- Lots of people being pushed out
- Existing housing being demolished and replaced by townhouses that people can't afford
- Homeowners have put significant investment of money and love into house, sad that it will be torn down
- Reached density goal already – why does neighborhood need to absorb more?
- Worried about making sacrifices and not getting benefits in your neighborhood
- In upzoned areas – concern that there will be more units but fewer people (fewer people per unit); there used to be SF homes housing many people, but many of those homes have been torn down and replaced with smaller units
- Parking as part of design review should be more stringent
- Parking should be considered in the future
- Use of Spot zoning, and whether it could be used to better reflect site conditions, but also that it does not provide certainty for homeowners or developers. Lack of coordination between depts. – Land use and street allocation.
- RSL area – lots and streets are too small to be upzoned
- Lots of psychological trauma associated with upzones on their property and difference of what they bought in the past

**Design considerations:**

- Concern about setback of building from sidewalk being too small
- Greater setbacks from street should be required
- Buildings facing park shouldn't be concrete walls, have windows to provide "eyes on the street"
- Code should include:
  - Aesthetics
  - Setbacks (especially in LR)
  - Tree canopy
- Building design:
  - Don't like "refrigerators" (set of developments in the neighborhood – literally a white box)
  - Pitched roofs
  - Colors similar to other buildings in neighborhood
  - Wood/masonry
  - Setback from street

**Summary:**

- Concern about whether affordable housing will result because of MHA
- Changes have been made with broad strokes and don't capture the details and nuance of neighborhood context
- Citywide need – city –all of it, not just urban villages—should bear the burden
- 2X and 3X upzones are inappropriate, more appropriate to upzone SFR
- Details and design of LR zones not constraining enough:
  - Aesthetic
  - Vegetation

**TABLE 4****Assets:**

- Walkable for able-bodied, but people need parking
- Like the trees
- Scale, porches, very "talkable"
- Family neighborhood
- Value the diversity because of family-sized units
- Capitol Hill Housing is a treasure
- Already near transit
- Neighborhood park and kids (community)
- Little backyards, no shading
- Diverse ages, sexual orientation, races

**Comments on proposal:**

- The bulk is too much; need to consider light access.

- Want the affordable housing (in the neighborhood)
- Need investment in transit, parks, etc., in the neighborhood. Capture the property taxes locally!
- Don't want upzone without a plan. Must have resources to support growth
- Don't add a story to the "L" zones – change the zone itself – a change in zoning plus a change in the height of the zones is confusing.

**Specific suggestions:**

- Make more RSL in a larger area outside Urban Village but with setbacks, etc.
- Some wanted RSL around the school and park; others said LR1/LR2

**Design considerations:**

- Rethink the whole building type concepts – more types but need to fit with neighborhood
- Need development standards, more setbacks and stepbacks

**Summary:**

- Need to have family-sized units!
- Higher ratio for family units – family housing can be shared housing

**TABLE 5**

**Assets:**

- Neighbor relations
- Mix of good and poor quality buildings
- Craftsman homes scattered throughout
- Many existing group homes and older apartments
- Very good transit and walkability
- Relatively little airport noise

**Comments on proposal:**

- Old infrastructure with older homes, require upgrades with zoning changes
- Parking:
  - Lack of parking requirements is a concern, needs careful consideration
  - Area does have an RPZ, which removed commuter conflicts
  - Balance parking requirements with other goals, needs to be 0.1 spaces per unit
- Need variety of child care
- Balance with green space
- Concern of that changes will reduce racial/socioeconomic diversity
- Possible incompatibility between SF and townhomes
- Very small lots (3,000 sq ft is common) will have empty homes while waiting for buyout
- Environmental Impact Statement:
  - Study "no action" and compare to current zoning

- EIS needs to evaluate school capacity compared to growth projections and ongoing development
- Concern of payment option not coming back to neighborhood
- Lyric Building on Broadway has good transitions
- More multi-bedroom, family-sized units around parks and schools
- Loss of community potential if only developers can buy properties
- Need to integrate community spaces in larger rental buildings
- Current lack of public open space (Miller Park is not very passive)
- Vacant home concerns with multi-lot development
- Concern of neighborhood character preservation
- Commercial areas need to remain, wide sidewalks with trees
- Issues of open space, school capacity, traffic
- Is MHA adequate for the city and will it solve the problem?
- Evolve neighborliness with good design, public open space, diverse population (age, income, race)
- Need more direct outreach, mailers to homeowners (group members not getting mailers), different religious congregations, refugees, immigrants, different formats of public meetings

**Specific suggestions:**

- More RSL spread out across larger area
- More density on Madison (not many sites left) – concern of canyon effect and traffic congestion, remove some street parking

**Design considerations:**

- Lack of setbacks, front yard provisions, tree protection
- Lack of ground level setbacks reduces community opportunities
- Tall buildings need elevators so residents can age in place

**Summary:**

- More setback requirements at ground floor
- Spread out density for services and transit
- Extend family size unit requirements beyond LR1
- Improve public notice, less Internet reliability, newspaper/TV PSAs, news stories, neighborhood blogs

**See Appendix 3** for a map provided by Table 5 participants

**TABLE 6**

**Assets**

- Diversity
- Can still park

- Connections
- Walkability
- Social capital and personal connections
- Transportation
- Tree canopy and green-ness

**Comments on proposal:**

- Setbacks, parking – density OK with these
- Not NIMBYs
- Low-income housing is already present
- Already making (growth) projections without (MHA)
- Keep current low-income stock; retrofit existing stock
- Create affordable housing here with large-scale projects
- Require affordable housing – NO BUY OUT!
- Buy-out fees have to stay in the neighborhood where they come from
- Upzone has to include a place for families
- Mix of types/incomes is vital
- Cluster density!
- Maximum build-out – bad
- Parking
  - Parking pass for single family – new units need to provide
  - Any new buildings without parking requirements don't get to park
- Small business affordability, small businesses provide the character
- Too much traffic
- More diversity
- Capture all growth for affordability; don't have Urban Villages carry all of the burden
- Housing Levy is a good tool
- Green:
  - Open space amenities required as part of new development
  - Need green infrastructure
- 50/50 enforcement needs to be strong!
- Dedicated, affordable senior units in multifamily, based on demographic proportion of neighborhood
- Need a range of affordable housing
- Townhomes are good option
- Mixed family sized product
- Force developers to pay fees
- Foreign investment tax? Halted development
- No more bonuses
- Stronger transitions between zones
- How will current housing projections play out?

- Bike infrastructure – grade/traffic makes conditions dangerous
- Outreach:
  - Notify neighbors much sooner
  - Why are people not being notified from beginning to end?!!!
- Slow down, Mayor
  - More focus groups
  - Input needs to be incorporated
  - Design guidelines need to be incorporated
  - 2, 3, 4 years
  - Get community support
- Do not exempt any funds from developers
- No good

#### **Design considerations:**

- Design quality is poor; hold developers accountable
- Buildings too big for block
  - Need setbacks to reduce impacts of bulk
  - No bonuses moderate form
  - Maintain traditional architectural styles
- Superblocks bad; use human scale
- Need design guidelines
- People could lose solar power opportunities
- Design review – local neighborhood, give neighbors the power
- Current setbacks – 5’ – need to be increased to 12’
- Community-based design guidelines

#### **TABLE 7**

##### **Assets**

- Trees
- Transit (#8, #12, #48)
- Density and mix of housing and commercial
- Location to other neighborhoods
- Walkable and livable community
- Kids run between yards
- Architecture and older homes
- Historic diversity of the neighborhood
- Sense of community

**Comments on proposal:**

- Concern that in LR zones, development will be “box” without setbacks
- Some would prefer single family to change to RSL, not LR
- Some prefer more LR to provide more housing options
- There is enough current zoning capacity to accommodate development of housing now.
- Concern about scale of development and height of development
- Concern about loss of character
- Zoning changes will result in loss of family (single family) housing. Zoning won’t create enough family housing
- Not convinced changes will impact the amount of affordable housing.
- Concerns about developers paying into a pot
- Maintain a mix of residential and commercial uses
- Allow corner stores in LR zoning
- Need more green space – pocket parks
- Preserve trees in neighborhood – old trees are worth protecting
- Concern about losing open areas/space in RSL ones with greater density
- Use traffic calming to create more pay space
- Developers getting off too easy – others feel that if you load too much on developers, development won’t happen
- Supply of units and price of units are directly correlated
- Make sure fee is set appropriately so there is a good mix of housing

**Design considerations:**

- Consider increasing setbacks, but tension with larger setbacks and size of units

**See Appendix 5** for maps and materials provided by participants at multiple tables

**See Appendix 6** for a study conducted by a group of residents and their consensus viewpoints

## APPENDIX 1

### Materials Provided by Table 1 Participants

New Construction in keeping with character of existing buildings. Set backs allow for light and open space.



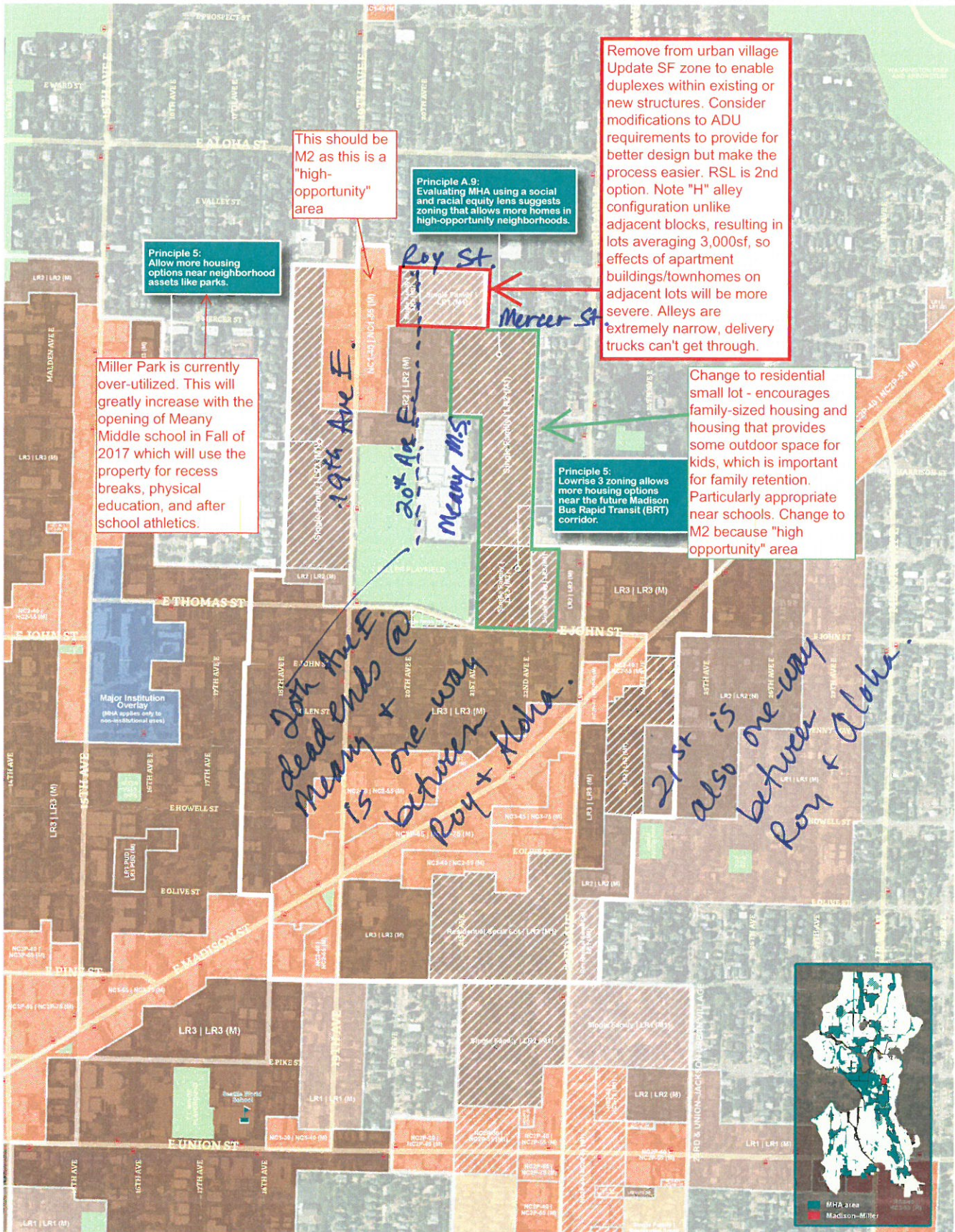
New Construction NOT consistent with character; too tall; uncomplimentary materials; no set back from sidewalk.





[HALA.Consider.it](#)   [Interactive web map](#)   [seattle.gov/HALA](#)   October 19, 2016

10-minute walkshed  Bus stop





# Madison-Miller

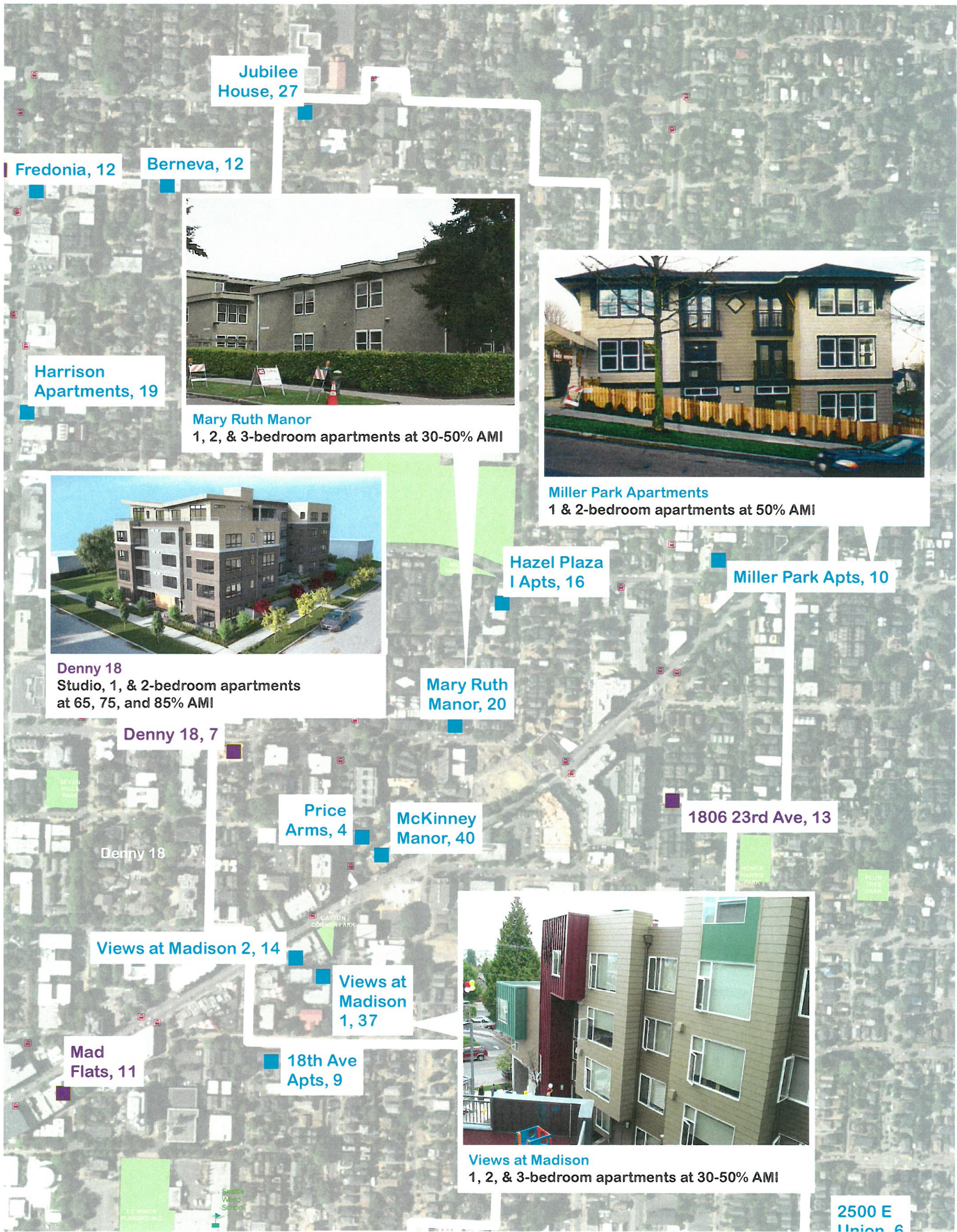
Residential Urban Village

Seattle Office of Housing  
Affordable housing locations

181 units currently operating  
within the urban village

■ Multifamily Tax Exemption (MFTE)

■ Rental Housing Program





**APPENDIX 2**  
**Map Provided by Table 2 Participants**



# First Hill–Capitol Hill Urban Center

## Madison-Miller Residential Urban Village Suggested Revisions to Rezoning Proposal

HALA Consider it Interactive web map [seattle.gov/HALA](http://seattle.gov/HALA) October 15, 2015

### proposed zoning

white labels identify changes:

- existing zoning / draft MHA zone
- Solid areas have a typical increase in zoning (usually one story)
- Hatched areas have a larger increase in zoning or a change in zone type.

### MHA requirements

vary based on scale of zoning change (residential proposal shown)

- (M) 7% of homes must be affordable or a payment of \$20.75 per sq. ft
- (M1) 10% of homes must be affordable or a payment of \$29.75 per sq. ft
- (M2) 11% of homes must be affordable or a payment of \$32.75 per sq. ft

### zone categories

follow the links below to see examples of how buildings could look under MHA

- Residential Small Lot (RSL)**  
cottages, townhouses, duplexes/triplexes similar in scale to single family zones
- Lowrise (LR)**  
townhouses, rowhouses, or apartments  
[Lowrise 1 \(LR1\)](#) max height 30 ft.  
[Lowrise 2 \(LR2\)](#) max height 40 ft.  
[Lowrise 3 \(LR3\)](#) max height 50 ft.
- Midrise (MR)**  
apartments with 7-8 stories
- Highrise (HR)**  
apartments with heights of 240-300 ft.
- Seattle Mixed (SM)**  
buildings with a mix of offices, retail, and homes
- Neighborhood Commercial (NC)**  
mixed-use buildings with 4-9 stories
- Commercial (C)**  
auto-oriented commercial buildings
- Industrial Commercial (IC)**  
MHA applies only to commercial uses

### urban villages

areas designated for growth in our Comprehensive Plan

- Existing boundary
- Proposed boundary
- Seattle 2035 10-minute walkshed
- Open space
- Public school
- Light rail
- Bus stop





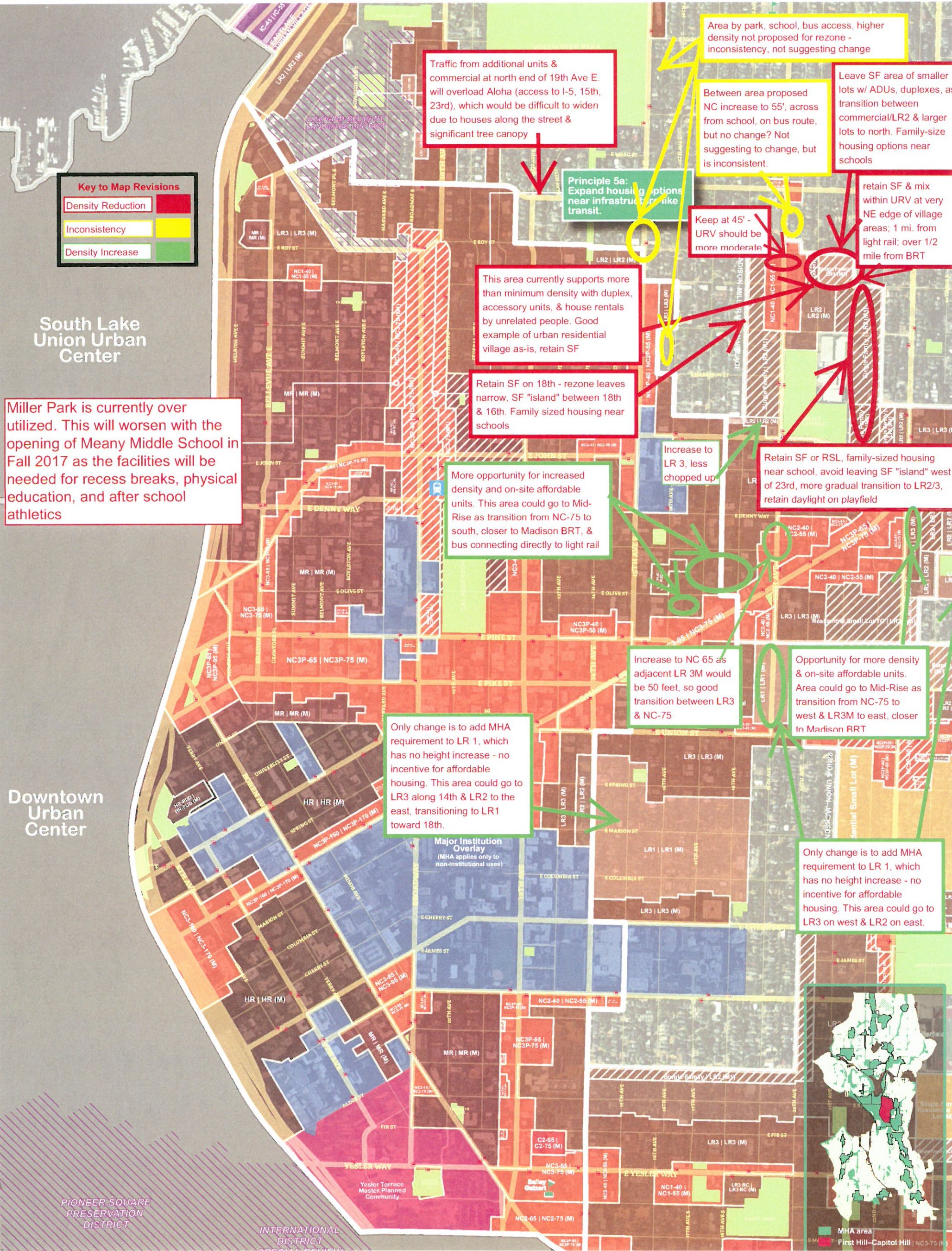
**APPENDIX 3**  
**Materials Provided by Table 5 Participants**



## Madison-Miller Residential Urban Village Suggested Revisions to Rezoning Proposal

October 19, 2016

areas designated for growth in our Comprehensive Plan

 Bus stop



**APPENDIX 4**  
**Map Provided by Table 7 Participants**

# Madison-Miller Residential Urban Village

## DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

HALA Committee | Interactive web map | [seattle.gov/HALA](http://seattle.gov/HALA) | October 19, 2016

### proposed zoning white labels identify changes:

- Solid areas have a typical increase in zoning (usually one story)
- Hatched areas have a larger increase in zoning or a change in zone type

### MHA requirements vary based on scale of zoning change (residential proposal shown)

- (M) 7% of homes must be affordable or a payment of \$20.75 per sq. ft.
- (M1) 10% of homes must be affordable or a payment of \$28.75 per sq. ft.
- (M2) 11% of homes must be affordable or a payment of \$32.75 per sq. ft.

### zone categories

follow the links below to see examples of how buildings could look under MHA

- Residential Small Lot (RSL)**  
cottages, townhomes, duplexes/triplexes similar in scale to single family zones
- Lowrise (LR)**  
townhouses, rowhouses, or apartments  
Lowrise 1 (LR1) max height 40 ft.  
Lowrise 2 (LR2) max height 40 ft.  
Lowrise 3 (LR3) max height 50 ft.

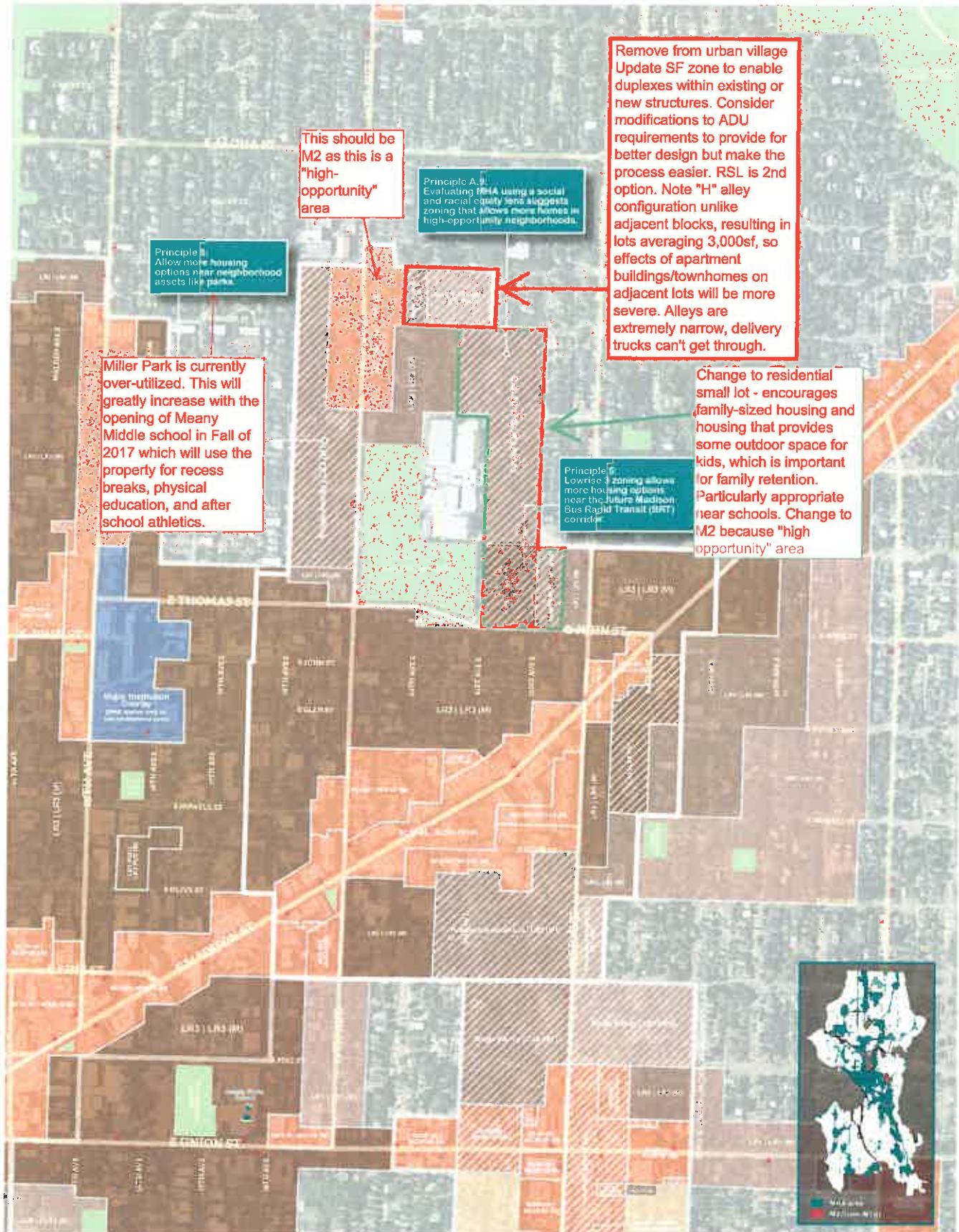
- Midrise (MR)**  
apartments with 7-8 stories
- Highrise (HR)**  
apartments with heights of 240-300 ft.
- Seattle Mixed (SM)**  
buildings with a mix of offices, retail, and houses

- Neighborhood Commercial (NC)**  
mixed-use buildings with 4-8 stories
- Commercial (C)**  
auto-oriented commercial buildings
- Industrial Commercial (IC)**  
MHA applies only in commercial uses

### urban villages

areas designated for growth in our Comprehensive Plan

- Existing boundary
- Proposed boundary
- Seattle 2035 10-minute walkshed
- Open space
- Public school
- Light rail
- Bus stop





## APPENDIX 5

### Maps and Materials Provided by Participants at Multiple Tables

New Construction with set back for light and open space.



New Construction – no set back; overwhelms adjacent building.





# Madison-Miller Residential Urban Village

# DENSITY MET

**HALA: 20-year housing growth estimates for draft MHA zoning changes**  
This Chart identifies: Current gross acres in each Urban Village, existing housing units as of 2015, the adopted 2035 housing growth goal, the proposed HALA increase in growth by 2035

**Miller-Madison Urban Village Summary:**  
145 gross acres / 2781 housing units counted in 2015 / Adopted increase of by 2035 = 800 units  
**New HALA total proposed increase by 2035 = 1124 units**

Doing a walking survey, web searches of Seattle's Building Department & new apartment web sites, the conclusion is that **Miller-Madison Urban Village has already met the new HALA 2035 increase;**

**Units built after 2015, under construction or permitted = 1121 units** (& probably more)  
Units that will be completed by the end of 2017 = 543

Sample of unit sizes and asking costs:  
Apodments 115 sq. feet to 300 sq. ft. Priced at \$1100.00 to 1800.00/ month  
Studio's 496 sq. feet to 549 sq. feet at \$1172.00 to \$1980.00/ month  
One bedroom 693 sq. feet to 1100 sq. feet at \$2300.00 to \$2600.00/ month  
2 bedrooms 1017 sq. feet at \$3050.00/ mo.  
(16) 1580 sq. ft. Townhouses for sale by 'Isola' on 22nd and 21st Ave. E. . No sale prices available.  
**Note: Family sized units (minimum 2 bedroom) less than 30**

1. Have met the 2035 HALA Density Goals by 2018
2. Full impact of density increase in this Urban Village will not be understood until 2018
3. E.L.S. needs to be postponed until 543 housing units occupied & Meany School is back
4. Losing Single Family housing units and they are not being replaced
5. Eliminating all Single Family zoning is counter to all 8 Principles for MHA Implementation

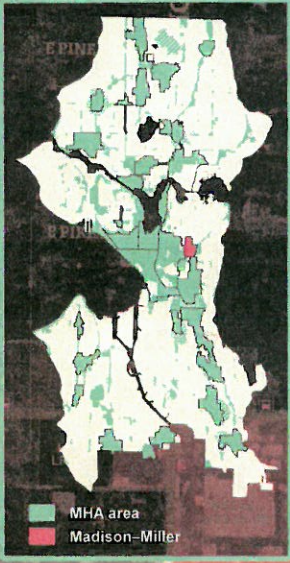
20-year housing growth estimates for draft MHA zoning changes

Urban Village and Main Urban Villages	current area (gross acres)	2015 existing housing units	ADOPTED 2035 housing growth units	PROPOSED HALA 2035 housing growth units (current 2015 units + 2035 units)
First Hill-Capitol Hill	915	29,674	4,400	34,074
Ballard	424	9,156	1,739	10,895
Northgate	411	4,539	1,120	5,659
West Seattle Junction	226	3,880	1,120	4,999
Bitter Lake Village	352	2,257	1,120	3,377
Fremont	213	2,200	1,120	3,320
Lake City	142	2,836	1,120	3,956
North Rainier	456	2,424	1,120	3,544
<b>Residential Urban Villages</b>				
23rd & Union-Jackson	519	3,461	1,120	4,581
Eastlake	199	3,629	1,120	4,749
Aurora-Licton Springs	327	2,454	1,120	3,574
Wallingford	258	2,322	1,120	3,442
Othello	377	2,830	1,120	3,950
<b>Madison-Miller</b>	<b>145</b>	<b>2,781</b>	<b>1,124</b>	<b>3,905</b>
Columbia City	313	2,833	1,120	3,953
Green Lake	109	2,805	1,120	3,925
Westwood-Highland Park	274	2,150	1,120	3,270

**NEW HOUSING UNITS SINCE 2015:**  
**LEGEND:**  
HOUSING UNITS BUILT : 296  
HOUSING UNITS COMPLETED : 543  
HOUSING UNITS IN PERMIT PROCESS : 282  
**TOTALS 1121**

MILLER PARK IS ONE OF THE MOST OVERUSED PARKS IN CITY - BOOKED SOLD BY SPORTS LEAGUES  
MEANY SCHOOL WILL REOPEN IN FALL 2017 WITH 500 TO 600 STUDENTS (FULL CAPACITY 850)  
MILLER PARK IS THE SCHOOLS ONLY OUTDOOR SPORTS-PLAY AREA

BUS RAPID TRANSIT ROUTES AND SCHEDULE HAVE BEEN REDUCED. METRO OVER 1 MILE AWAY





**THE CITY IS PLANNING TO RE-ZONE YOUR NEIGHBORHOOD FROM SINGLE FAMILY RESIDENTIAL (SFR) TO LR2 TO NC-75. IF THIS HAPPENS, DEVELOPERS WOULD BE FREE TO BUY PROPERTIES ON YOUR BLOCK, TEAR DOWN THE HOMES, AND BUILD 40-FOOT TO 75-FOOT TALL STRUCTURES FOR RENTAL TO MULTIPLE TENANTS (APARTMENTS, TOWNHOUSES, ROWHOUSES, ETC.). THE CITY ULTIMATELY WANTS ALL OF THE HOUSES ON YOUR BLOCK REPLACED WITH THESE.**

If you are just now hearing about this you are not alone and that is a big problem. In addition to the huge change to the character of the neighborhood, this will likely have consequences in term of your property value and your real estate taxes.

The City is doing this under a program called HALA which stands for "Housing Affordability and Livability". Despite the name, this does not mean that the re-zone will require developers to provide more affordable housing in your area. Developers just have to pay a fee to the city to avoid making buildings affordable. You can learn about it at the HALA website – [hala.consider.it@seattle.gov](mailto:hala.consider.it@seattle.gov) – but you will have to search to find the plans for your neighborhood.

The city Council will ultimately decide whether this re-zone will happen and the time to voice our opinions is now. We the homeowners have been deliberately left out of the process until now which we have been told it is essentially a done deal and we can only suggest tweaks to the demolition of our homes and neighborhoods. If you do not want this to happen, **YOU** must speak up now. The only way the City will take notice is if everyone who disagrees makes their voices heard.

Rob Johnson's phone number is **206-684-8808** and his e-mail address is [rob.johnson@seattle.gov](mailto:rob.johnson@seattle.gov). Kshama Sawant's telephone number is **206-684-8016** and her e-mail address is [kshama.sawant@seattle.gov](mailto:kshama.sawant@seattle.gov). To send an e-mail to the entire City Council, the e-mail address is [council@seattle.gov](mailto:council@seattle.gov). The mailing address for paper mail is **Seattle City Council PO Box 34025, Seattle, WA 98124-4025**.

I would highly suggest contacting Mayor Ed Murray as he is up for re-election. His telephone number is **206-684-4000** and his e-mail address is [ed.murray@seattle.gov](mailto:ed.murray@seattle.gov). The mailing address for paper mail is **Mayor Ed Murray, PO box 94749, Seattle, WA 98124-4749**. Send mail; they've got to open it.

You can also learn more about how to get involved in organizing a coordinated neighborhood response by e-mailing the West Seattle Junction Neighborhood Organization (JuNO) at [wsjuno@yahoo.com](mailto:wsjuno@yahoo.com).

A group of us in West Seattle have been doing research and we are finding evidence that HALA is in essence a kick-back scheme in which the developers contribute to the Mayoral and Council candidates, sit on the Boards of the non-profits that build low-income housing (which they will get tax credits to build) and become the default sole purchasers of re-zoned property (Who would actually want to purchase your home as a single family dwelling when the neighborhood is zoned for four story apartments? Also, your home would be non-compliant use of the re-zoned property.) City Hall, the developers and the low-income housing non-profits all get to celebrate how wonderful they are and we, as the current owners of said properties, will be labeled as NIMBYs and racists (see the Seattle Times editorial "Racism is a False Issue in Land-Use Rezoning" July 23, 2015). Almost two years ago the Mayor

**APPENDIX 6**  
**Study Conducted by a Group of Residents, Including Their Consensus Viewpoints**

Study done by a group of residents  
of ~~the~~ <sup>the</sup> ~~same~~ <sup>same</sup> ~~viewpoints~~ <sup>viewpoints</sup>

## February 28, 2017 Miller-Madison Urban Village Workshop

Response from Debrah Walker ( 37 year resident on 21<sup>st</sup> Ave. E.)

### Principles for MHA Implementation

Community generated principles that will guide MHA implementation

#### 1. Housing Options

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

The only single family areas remaining in the Madison-Miller Urban Village are proposed to be eliminated by Low Rise zones. By eliminating the existing affordable family housing this proposed change will be eliminating the variety of housing sizes that currently exist in this village. Within the SF5000 zone we have many ADU's, duplexes, townhouse, and historic apartment buildings. This diversity of housing types co-exist in complementary scale to each other.

#### 2. Urban Design Quality: Address urban design quality, including high-quality design of new buildings and landscaping.

- Encourage publicly visible green space and landscaping at street level.
- Encourage design qualities that reflect Seattle's context, including building materials and architectural style.
- Encourage design that allows access to light and views in shared and public spaces.

The proposed rezone will encourage the continued bulldozing of the existing historic homes, many which were built over 100 years ago. By eliminating these older neighborhoods and thereby its historic quality much of the quality of Seattle's context and style will also be destroyed. This quality is not replaceable. The replacement neighborhoods currently being built are cookie cutter and could be anywhere. Take a walk south of E. John where 543 new housing units are currently being built to understand what this rezone will look like. No one can afford to build with the materials and quality of craftsmanship in the housing that currently exists.

#### 3. Transitions: Plan for transitions between higher- and lower-scale zones as additional development capacity is accommodated.

- Zone full blocks instead of partial blocks in order to soften transitions.
- Consider using low-rise zones to help transition between single-family and commercial / mixed-use zones.
- Use building setback requirements to create step-downs between commercial and mixed-use zones and other zones.

There is currently a well planned transition from the commercial/mixed use zones and building along Madison to Low-rise zones north to E. John street. E. John is a major arterial and a natural break between Low-rise zones and Single Family zones. Further within the Urban Village, north of John, there is already a well scaled mixed of commercial, mixed use, historic apartment buildings, and single family homes. These areas are a wonderful example of urban design quality and natural transitions.

#### 4. Historic Areas

- In Seattle's Historic districts, do not increase development capacity, even if it means these areas do not contribute to housing affordability through MHA. **YES!**
- 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. **YES!**

The Miller Neighborhood is the south edge of historic Capitol Hill. The majority of remaining single family homes in this neighborhood were built 100 years ago, several 128 years old. These single family areas are both historic and culturally significant (One example: Jimmy Hendricks first picked up a guitar at Meany Middle School, and hung out in these homes). Before this neighborhood is rezoned (and therefore threatened with elimination) there needs to be a survey of homes and buildings within this neighborhood by a historic preservationist as part of the E.I.S.



## 5. Assets and Infrastructure

a. Consider locating more housing near neighborhood assets and infrastructure such as parks, schools, and transit. One argument for up zoning The Miller-Madison Urban Village Low-rise is the proximity to Miller Park. What this does not take into account is the capacity of and pressure on this park. It is currently one of the most intensely used parks in the city. When Meany Middle school reopens in the fall of 2017, the student population will be 500. The student population is then expected to rise to 850 with an ultimate capacity of 1000 students. Meany will be using the park exclusively for school recreation and phys ed. during week days. Sports leagues have the field booked evenings and weekends. This leaves a very small area that can actually be used by the neighborhood. Metro bus routes and schedules have been cut back, and this Urban Village is over a mile from the light rail station on Broadway.

## 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. YES!

These principals reinforce the argument for NOT changing the existing zoning in this Urban Village. It is, in fact an argument for reduction of this Urban Village area to keep all current SF5000 area out of the boundaries. This Urban Village has a very diverse population in range of ages, ethnic and racial, and economically. The proposed 40' and 50' heights and maxed out lot coverage of the Low Rise zones that are proposed to eliminate the SF5000 zones will not be compatible in scale or context.

## 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.

View corridors and light will be eliminated and compromised with the proposed Low Rise building heights and lot coverage and absolutely no off street parking required. The historic residential streets are narrow and are heavily used, including a designated "Green Way" for bikes on 21<sup>st</sup>. Ave. E.. When Meany School reopens with bus and parent traffic and no on site parking for school use, traffic and parking will worsen. Further many of the historic homes in this area have no off street parking. The roadways in these areas are already at maximum capacity to the point of being dangerous.

## 8. Neighborhood Urban Design

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

This neighborhood has been very active for decades in developing its potential. Actively working with city planners to establish the current zoning boundaries, in it's initial designation as an Urban Village ( we were told there would be no zoning changes if we agreed to these boundaries) , fighting drug crime in our streets the 80's, fighting to get the Miller Community Center built, supporting the changes a Meany Middle school, participating in the Greenway designation of 21st Ave. Our priorities have been well described in the planning we've actively done with the city over these years. The proposed elimination of all single family zones is both unnecessary for density in this area and unsupported. The current explosion of construction of multi family building is a huge increase in density of this area already. **HALA'S PROPOSED INCREASE IN HOUSING UNITS FOR THE MILLER-MADISON BY 2035 IS 1124 UNITS. HOUSING UNITS BUILT AFTER 2015 EITHER CURRENTLY UNDER CONSTRUCTION, OR IN THE PERMIT PROCESS IS A MINIMUM OF 1121 UNITS.** 543 of these units will be built and occupied before 2018. Fewer then 30 will be family sized units (2 or more bedrooms) which, if the city planners are truly looking for housing diversity, is a strong argument for retaining the existing SF5000 zoning. There is NO justification for up zoning this Urban Village. The Miller-Madison Village is a successful example of the kind of mixed use and diversity that was the original goal of Urban Villages.

With the ability for developers to buy out of constructing affordable units how will HALA ensure that affordable housing will actually be built in the Miller-Madison Urban Village? The potential displacement of current affordable housing options in older homes and apartments within this area is a real concern. Property taxes will increase with the proposed up zone and could make it unaffordable for seniors on fixed incomes to remain in their homes.



## **HALA: 20-year housing growth estimates for draft MHA zoning changes**

This Chart identifies; Current gross acres in each Urban Village, existing housing units as of 2015, the adopted 2035 housing growth goal, the proposed HALA increase in growth by 2035

### **Miller-Madison Urban Village Summary:**

145 gross acres / 2781 housing units counted in 2015 / Adopted increase of by 2035 = 800 units

**New HALA total proposed increase by 2035 = 1124 units**

Doing a walking survey, web searches of Seattle's Building Department & new apartment web sites, the conclusion is that

**Miller-Madison Urban Village has already met the new HALA 2035 increase;**

**Units built after 2015, under construction or permitted = 1121 units** (& probably more)

Units that will be completed by the end of 2017 = 543

Sample of unit sizes and asking costs;

Apodments	115 sq. feet to 300 sq. ft. Priced at \$1100.00 to 1800.00/ month
Studio's	496 sq. feet to 549 sq. feet at \$1172.00 to \$1980.00/ month
One bedroom	693 sq. feet to 1100 sq. feet at \$2300.00 to \$2600.00/ month
2 bedrooms	1017 sq. feet at \$3050.00/ mo.

(16) 1580 sq. ft. Townhouses for sale by 'Isola' on 22nd and 21st Ave. E. . No sale prices available.

**Note: Family sized units (minimum 2 bedroom) less then 30**

- 1. Have met the 2035 HALA Density Goals by 2018**
- 2. Full impact of density increase in this Urban Village will not be understood until 2018**
- 3. E.I.S. needs to be postponed until 543 housing units occupied & Meany School is back**
- 4. Losing Single Family housing units and they are not being replaced**
- 5. Eliminating all Single Family zoning is counter to all 8 Principles for MHA Implementation**



# Madison-Miller Residential Urban Village

Seattle.gov  
Home > Land Use & Planning > Planning & Development > Planning & Development > Planning & Development

What can you do with this map?

Take on a project or address information

Show current activity for

Construction & Land Use Permits

Project & Building Company

Residential Permit Properties (RPPs)



## DENSITY MET

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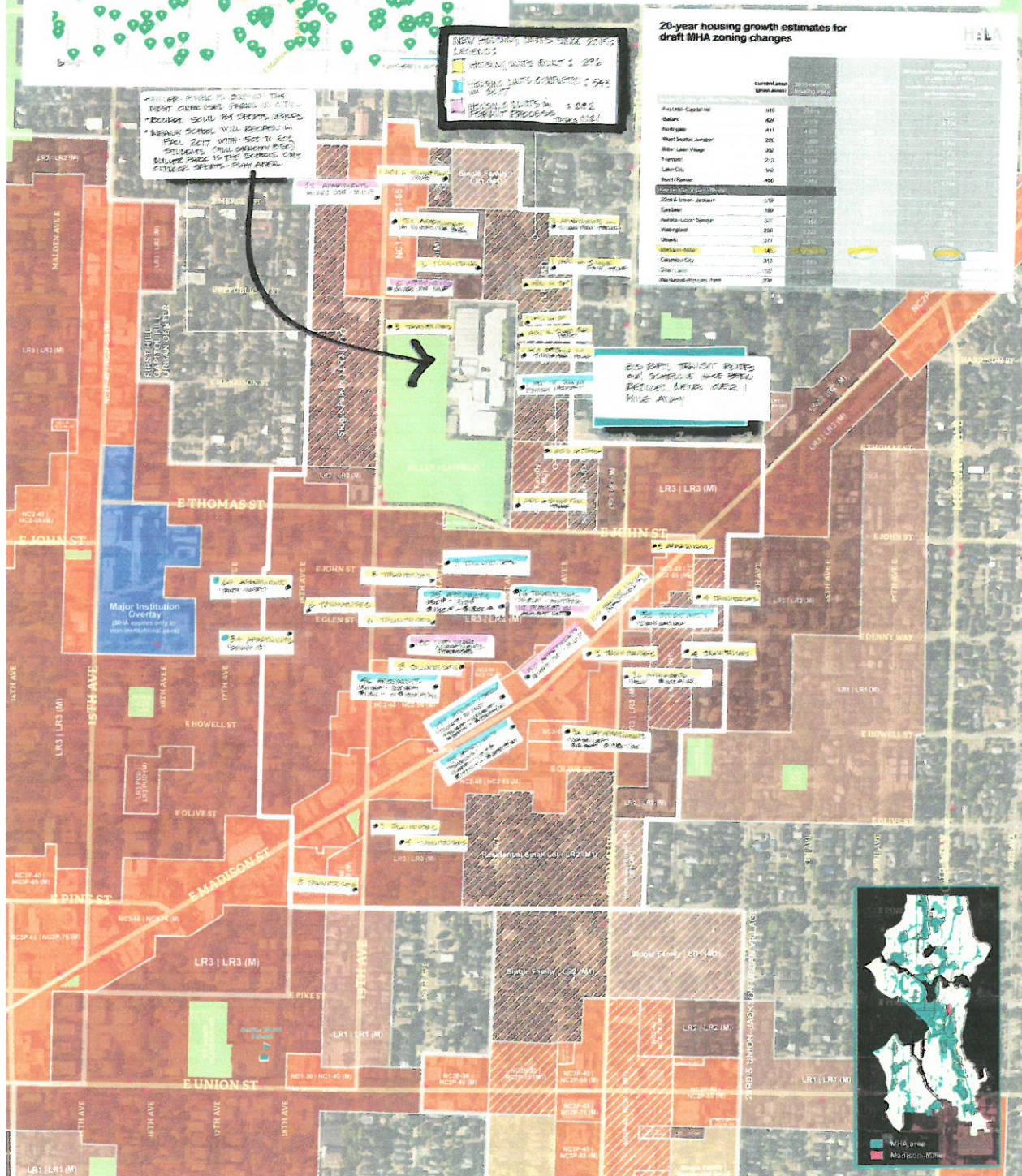
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3. 12-15 weeks for proposed unit 543 housing units accepted at Meany School is back
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# First Hill-Capitol Hill Urban Center

Madison-Miller Residential Urban Village  
Suggested Revisions to Rezoning Proposal

HALA Consider It Interactive web map [seattle.gov/HALA](http://seattle.gov/HALA) October 19, 2016

## proposed zoning

white labels identify changes:

existing zone / draft MHA zone

Solid areas have a typical increase in zoning (usually one story)

Hatched areas have a larger increase in zoning or a change in zone type

## MHA requirements

vary based on scale of zoning change (residential proposal shown)

(M) 7% of homes must be affordable or a payment of \$20.75 per sq. ft.

(M1) 10% of homes must be affordable or a payment of \$29.75 per sq. ft.

(M2) 11% of homes must be affordable or a payment of \$32.75 per sq. ft.

## zone categories

follow the links below to see examples of how buildings could look under MHA

**Residential Small Lot (RSL)** cottages, townhouses, duplexes, triplexes, or small-scale single-family homes

**Lowrise (LR)** townhouses, rowhouses, or apartments

**Lowrise 1 (LR1)** max height 30 ft

**Lowrise 2 (LR2)** max height 40 ft

**Lowrise 3 (LR3)** max height 50 ft

**Midrise (MR)** apartments with 7-8 stories

**Highrise (HR)** apartments with heights of 240-300 ft

**Seattle Mixed (SM)** buildings with a mix of offices, retail, and homes

**Neighborhood Commercial (NC)** mixed-use buildings with 4-9 stories

**Commercial (C)** auto-oriented commercial buildings

**Industrial Commercial (IC)** MHA applies only to commercial uses

## urban villages

areas designated for growth in our Comprehensive Plan

Existing boundary

Proposed boundary

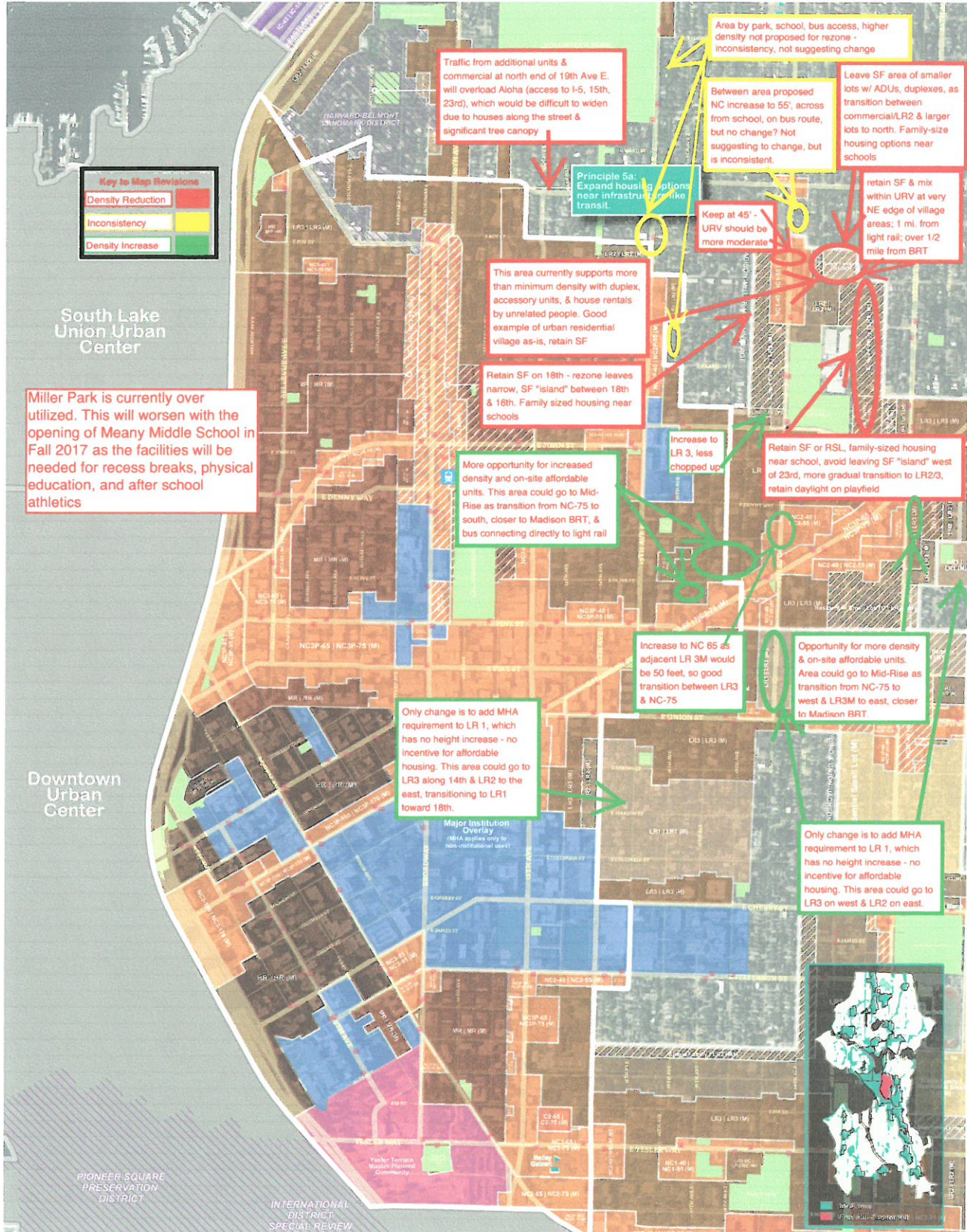
Seattle 2035 10-minute walkshed

Open space

Public school

Light rail

Bus stop



### What is the definition of affordable housing and who will it serve?

Housing is considered affordable to a household if it costs no more than 30% of a household's income. Household income is typically shown as a percentage of the Area Median Income (AMI). The chart below shows the range of incomes for the Seattle area based on family size. Most programs proposed as part of HALA are targeted at serving households with incomes up to 30%, 60%, or 80% of AMI.

Income Limits (2015)								
Income limit	Household Size							
	1	2	3	4	5	6	7	8
30% of AMI	\$18,850	\$21,550	\$24,250	\$26,900	\$29,100	\$31,200	\$33,360	\$35,490
60% of AMI	\$37,680	\$43,020	\$48,420	\$53,760	\$58,080	\$62,400	\$66,720	\$70,980
80% of AMI	\$50,240	\$57,360	\$64,560	\$71,680	\$77,440	\$83,200	\$88,960	\$94,640



## Principles for MHA Implementation

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