

Mandatory Housing Affordability (MHA) Implementing Zoning Maps



Summary of input from the HALA Community Focus Groups

February 2017



Introduction

Background

As part of the Housing Affordability and Livability Agenda (HALA), the City of Seattle is committed to a goal of building or preserving 20,000 affordable homes over 10 years. Critical to achieving this goal is the implementation of Mandatory Housing Affordability (MHA). MHA will create 6,000 homes affordable for at least 75 years to households earning no more than 60 percent of the area median income (AMI). Under MHA, multifamily and commercial development in Seattle will be required to contribute to affordable housing, with additional development capacity allowed to minimize the impact of MHA requirements on the cost of new housing. These housing contributions are consistent with a state-approved approach for similar programs. (See <http://tinyurl.com/MHA-overview> for background on MHA.)

Community Focus Groups

The HALA Community Focus Groups comprise resident volunteers from neighborhoods across the city who informed the HALA process. A key topic for the Community Focus Groups is land use and zoning changes that can affect neighborhoods.

- Community Focus Groups meet monthly, March–November 2016.
- Each of the four groups is composed of 20–40 people.
- Groups include representatives of every urban village and neighborhood area in Seattle.
- The meetings are intended to elicit constructive dialogue about housing programs.
- Meetings are open for other members of the public to observe and provide comment during a set time on the agenda.

We value participation by a broad range of community members who reflect our city’s diverse population. Focus Groups

are assembled to provide balanced representation from a range of different demographics and perspectives including:

- Traditionally under-represented groups, including minorities, immigrants, refugees, and non-native English speakers
- Renters
- Households with children
- Experienced neighborhood advocates

Focus Group Input on Draft MHA Maps

To implement MHA, we are seeking community input on a set of zoning changes in existing commercial and multifamily zones and in urban villages and centers. From March to June 2016, Focus Group members provided input on a set of MHA Principles to guide the possible zoning changes. (See the summary of Focus Group input on principles, and the MHA principles statements themselves, on page 4.)

Based on these principles, we prepared draft MHA zoning maps for review and previewed an example urban village map for each Focus Groups at our September meeting. In October, we provided draft MHA maps for all remaining urban villages and centers to gather comments from Focus Group members and other community members. The draft maps are online for dialogue at HALA.Consider.it.

This document summarizes Focus Group input on the draft MHA maps. We collected input in the following ways:

- **September 2016 Meeting:** Focus Group members reviewed one example map from each Focus Group.
- **Distribution Online:** Focus Group members received

the draft MHA Maps for review online via email in advance of the October meeting.

- **October 2016 Meeting:** Focus Group members participated in an exercise and a group discussion of the maps for the urban villages in each Focus Group.
- **Individual Focus Group Member Comments:** Some Focus Group members communicated by email, phone calls, or informal conversations with City staff.
- **November/December 2016 online meeting and drop-in hours:** Focus Group members reviewed a preliminary version of this summary document and provided additional input, clarifications, and edits during webinar meetings and a Saturday drop-in session.

While this summary does not reproduce every specific comment we received, it summarizes themes and attempts to capture all specific MHA zoning map suggestions. During discussion of the maps, many comments addressed broader MHA program concepts. General input about MHA is summarized as part of the discussion themes for each Focus Group.

MHA Principles

The MHA Implementation Principles

We developed a set of Principles to help guide MHA implementation choices. The statements reflect what we heard during months of in-person and online conversations in neighborhoods. The Principles guide choices about future changes to zoning or urban village boundaries for MHA implementation in neighborhoods.

Principles that form the foundation of MHA

- ❶ 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 percent of the area median income (AMI), units that will remain affordable for 50 years. In 2016, 60 percent of the AMI is \$37,980 for an individual and \$54,180 for a family of four.
- ❷ Require multifamily and commercial development to contribute to affordable housing.
- ❸ 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.
- ❹ Ensure MHA creates affordable housing opportunities throughout the city.
- ❺ 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).

- ❻ Allow a variety of housing types in existing single-family zones within urban villages.
- ❼ Expand the boundaries of some urban villages to allow for more housing near high-frequency transit hubs.
- ❽ 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.
- ❾ Evaluate MHA implementation using a social and racial equity/justice lens.

Community generated principles that will guide MHA implementation

❶ 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.

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

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

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

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

MHA Principles

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

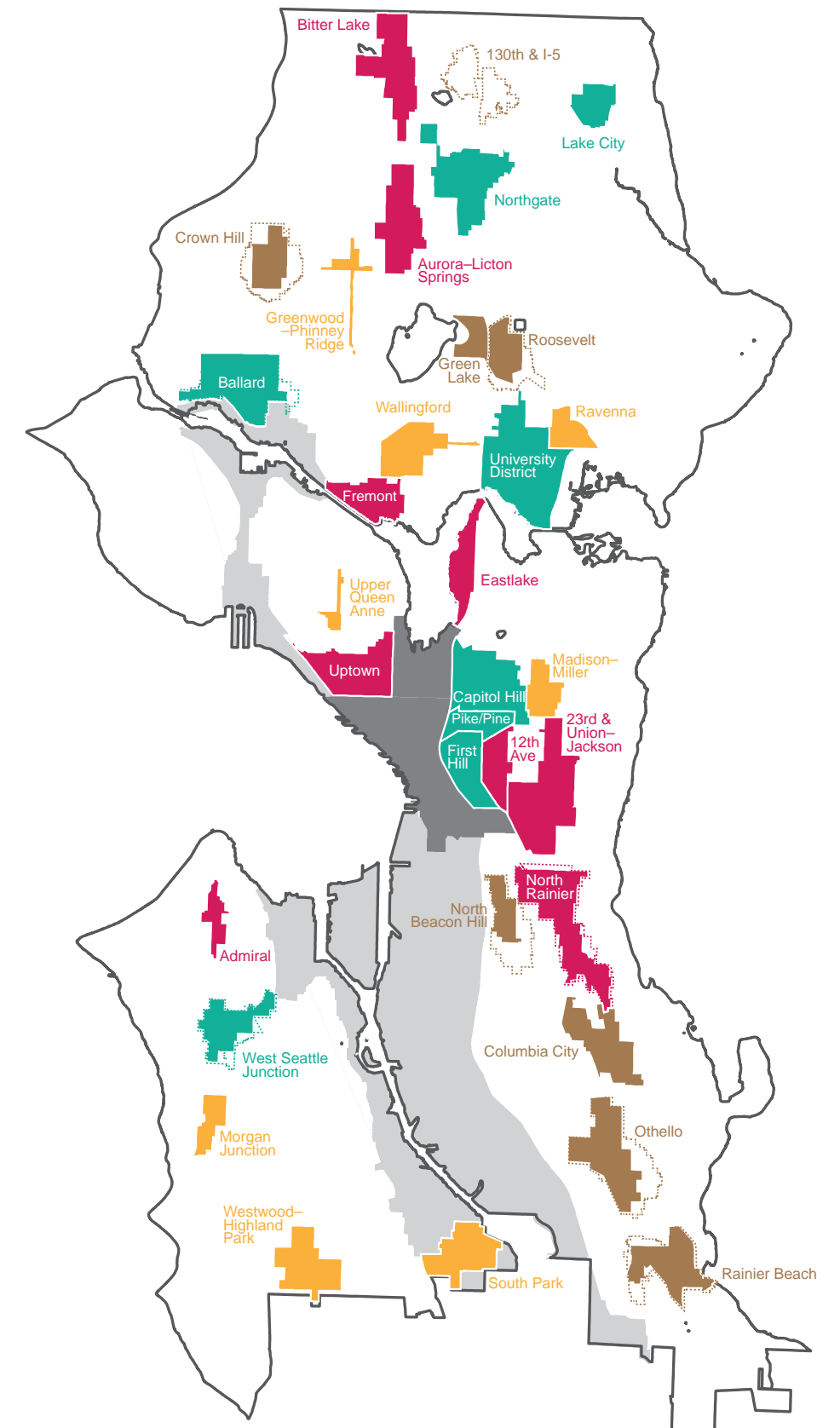
- a Implement the urban village expansions using 10-minute walksheds similar to those shown in the draft Seattle 2035 Comprehensive Plan update.
- b Implement urban village expansions recommended in Seattle 2035 but with modifications to the 10-minute walkshed informed by local community members. Consider 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.

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 making zoning changes.



Expansion Area Urban Villages

Columbia City

Crown Hill

Green Lake / Roosevelt

North Beacon Hill

Othello

Rainier Beach

NE 130th St

Discussion themes

Infrastructure

Infrastructure investments should accompany growth that is enabled by the MHA zoning changes. Infrastructure upgrades should happen as urban village boundaries are expanded. Sidewalks and transit capacity were discussed as two types of needed infrastructure.

Address displacement

Focus Groups expressed that MHA should seek to address direct and economic displacement. Ensure communities can benefit from investments that are taking place. Consider how displaced persons in an area can access the housing created. Displacement should be addressed in communities with high displacement risk and all other communities where displacement also occurs.

Density near transit

There was strong support for larger zoning increases directly near to light rail transit stations including at Columbia City, Rainier Beach, Roosevelt, and possibly NE 130th St.

Multi-generational and large households

There was strong support for zoning and development standards to encourage larger housing units to serve family sized households.

Provide notice

Several focus group members suggested that the City should be sure to provide notice to residents and property owners affected by potential MHA zoning changes.

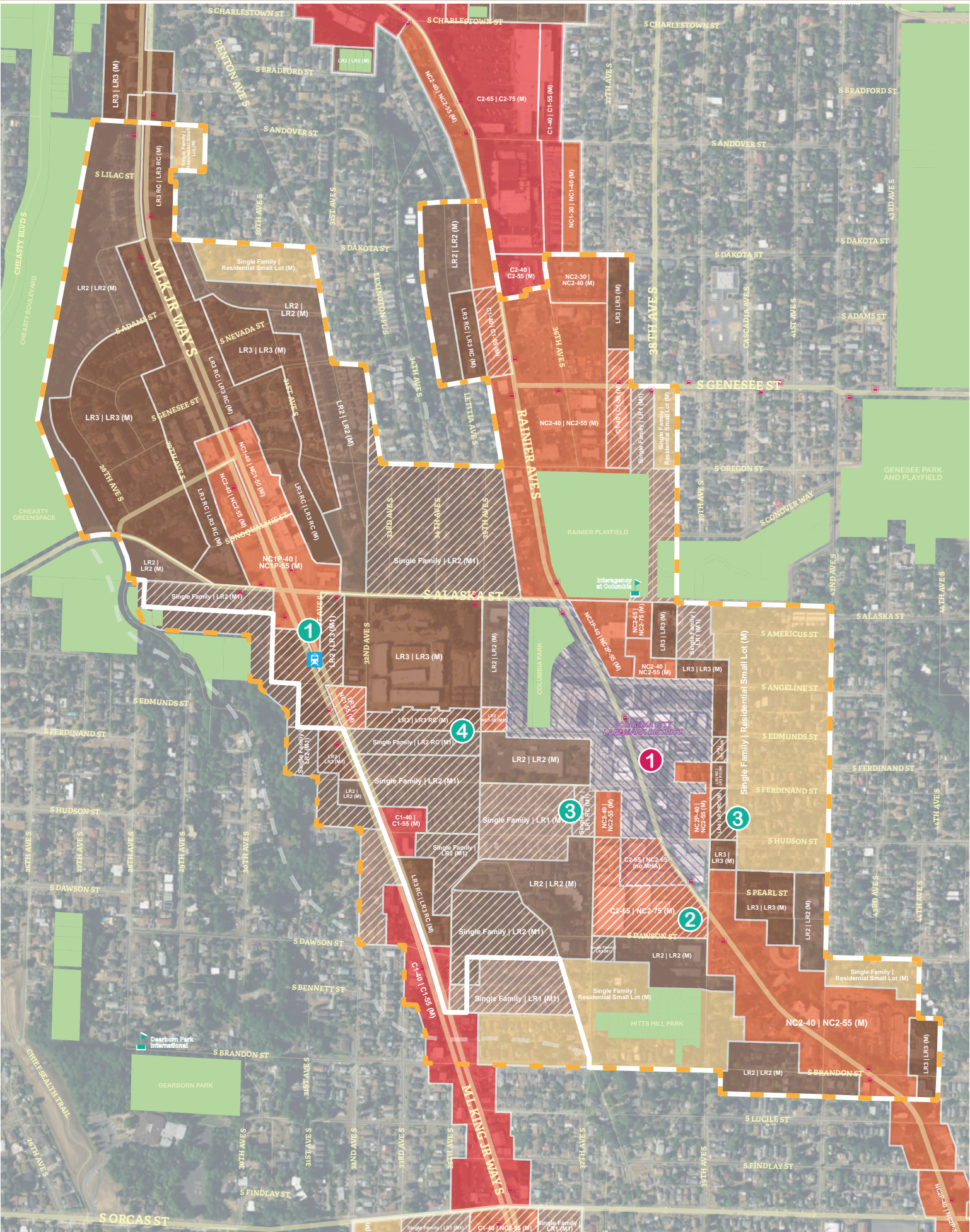
Columbia City

Comments & Suggestions — Generally Supported

- 1 Areas right next to the Columbia City light rail station could have larger capacity increases. Consider height limits of 75 feet in appropriate locations.
- 2 Changes from Commercial (C) to Neighborhood (NC) zoning are welcomed.
- 3 Strengthen the business district with some limited additional commercial zoning.
- 4 Make stronger connections between the business district along Rainier Ave S and the Columbia City light rail station, particularly along S Edmunds St, with the addition of some Lowrise-RC zoning.

Varied Opinions

- 1 Columbia City Focus Group members generally supported not applying MHA in the National Register Historic District. Some Focus Group members believed that MHA could be applied in historic districts if done carefully.



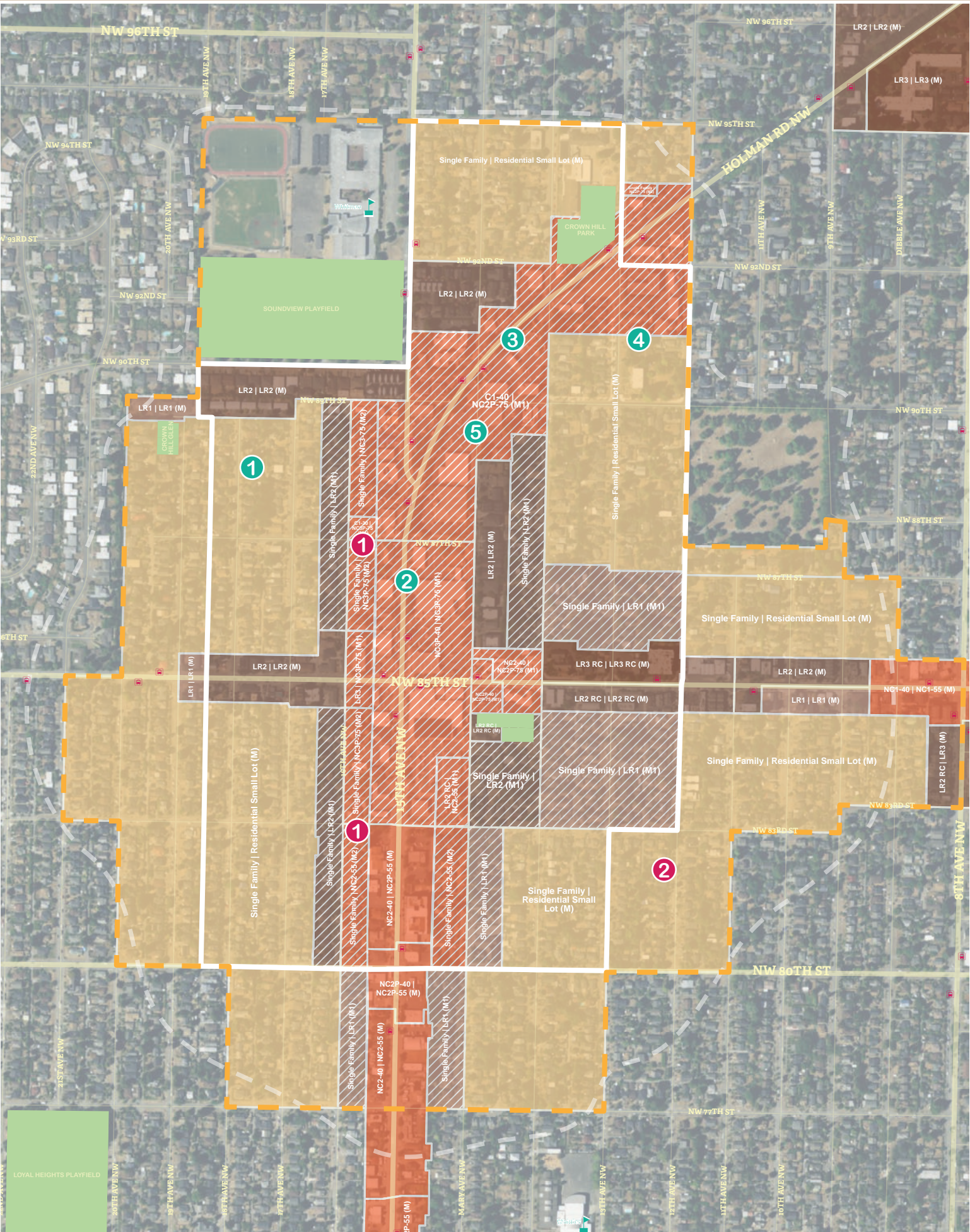
Crown Hill

Comments & Suggestions — Generally Supported

- 1 Upgrades to sidewalks and drainage are necessary to support additional density north of NW 85th St.
- 2 Support for zoning changes that focus new development along the arterial roadways: 15th Ave NW, NW 85th St, and Holman Road NW. However, ensure the corridors continue to work well for transportation.
- 3 Support for changing Commercial (C) zoning to Neighborhood Commercial (NC) to encourage more pedestrian-oriented development and provide affordable options for more small business.
- 4 Provide greater setbacks, stepdowns, or transitions where commercial zoning would be next to Residential Small Lot (RSL) or Lowrise (LR) zoning.
- 5 Support for creating a neighborhood center or gathering place. Consider nodes of higher zoning along the corridors.
- 6 Support for neighborhood planning in addition to implementing the MHA zoning changes.

Varied Opinions

- 1 Many Crown Hill residents do not support extending Neighborhood Commercial (NC) zoning to a full block deep. NC zoning along Mary Ave NW south of NW 83rd St and along 16th Ave NW would be incompatible with the existing residential character.
- 2 Encourage development along the arterial corridor first, before allowing additional housing in the proposed LR and RSL zones.
- 3 Some are concerned that the draft map for Crown Hill does not reflect that bus transit service is not the same level as light rail service. The proposed urban village approach, including the urban village expansion, should not be the same as villages with light rail.



Green Lake / Roosevelt

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

Comments & Suggestions — Generally Supported

- 1 Larger zoning increases to (M1) or (M2) amounts could be appropriate near Green Lake Park, consistent with the MHA Principles.
- 2 Support for zoning changes that would allow more people to live in the immediate vicinity of the future Roosevelt light rail station.
- 3 The urban village expansion could extend further to the southwest because an underpass provides a pedestrian connection beneath I-5. This would be consistent with MHA Principles for expansion based on the 10-minute walkshed.
- 4 The decommissioned reservoir could be an opportunity for affordable housing if not used for another public purpose. Consider including it within the urban village.
- 5 General support for the addition of Lowrise (LR) zoning in the urban village.
- 6 Many areas proposed for Residential Small Lot (RSL) have lots under 4,000 square feet, so there are limited opportunities for increasing housing. Consider lowering the density limit for RSL and/or adding more LR zoning in urban villages with light rail.

Varied Opinions

- 1 Consider reducing the urban village boundary expansion to the east, limiting it to only along the NE 65th St corridor east of 15th Ave NE.



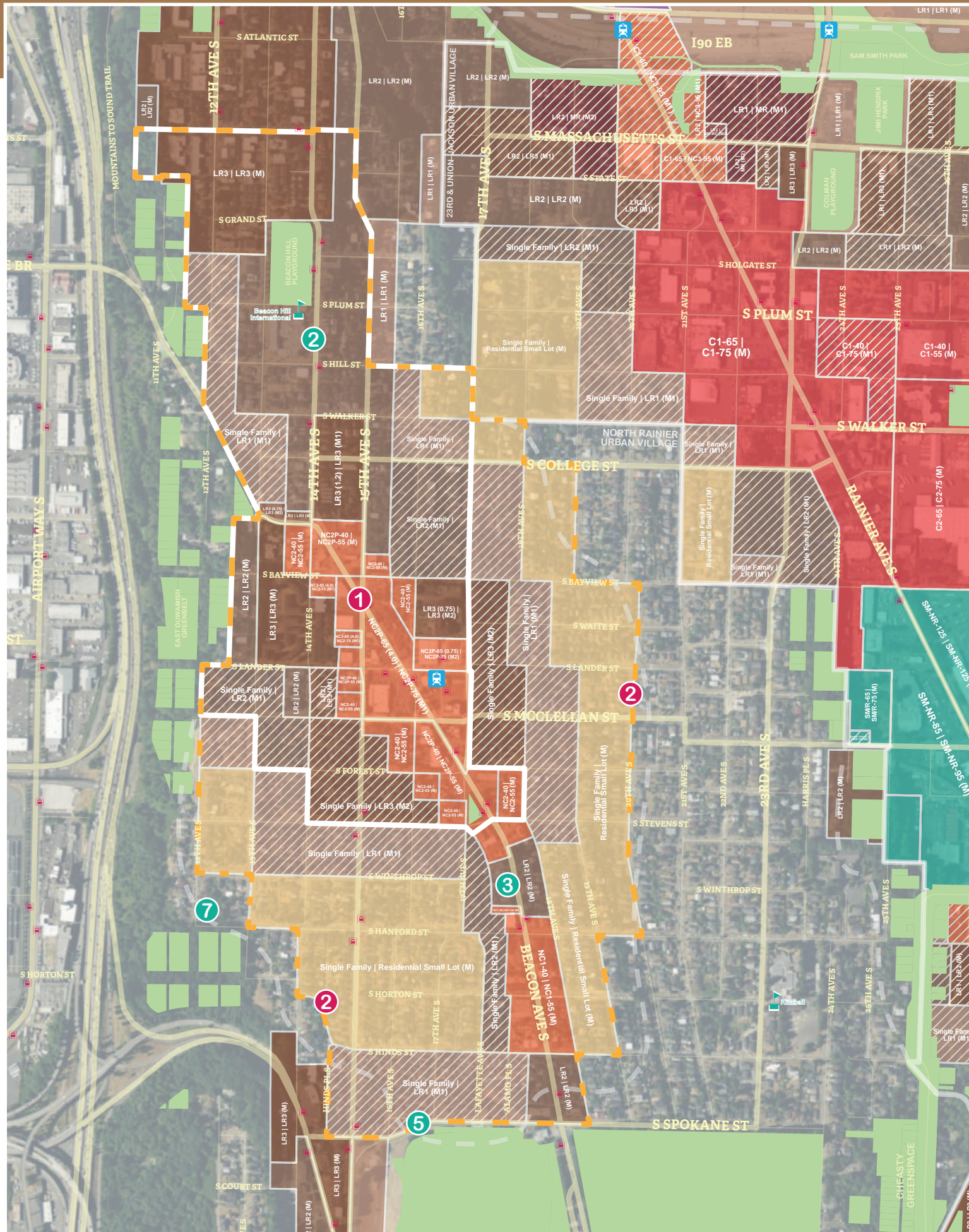
North Beacon Hill

Comments & Suggestions — Generally Supported

- 1 The north part of the urban village could benefit from additional neighborhood commercial to support more businesses in the area.
- 2 The neighborhood needs family-sized homes because many households in this area are large and/or multi-generational. Include development standards that ensure some family-sized homes.
- 3 Lowrise (LR) zoning should be replaced with Neighborhood Commercial (NC) to create a continuous business district along Beacon Ave S.
- 4 There is a strong need for affordable housing in the neighborhood for people being displaced, and as evidenced by lengthy wait list for affordable homes at the Roberto Maestes complex.
- 5 General support for the MHA zoning changes to welcome more people into the neighborhood.
- 6 Support for multifamily housing next to Jefferson Park as proposed.
- 7 Consider adjusting the urban village boundary to include more land near the greenbelt for multifamily housing.

Varied Opinions

- 1 Traffic lanes were removed from Beacon Ave S in recent years, constraining the ability of this neighborhood to support more density due to traffic congestion.
- 2 The boundary expansion may be too large and not reflective of a 10-minute walk due to the steep hill and at the southwest corner of the urban village.



Comments & Suggestions — Generally Supported

- 1 Zoning increases could be large near the Othello light rail station and along the MLK Jr Way S corridor, especially in lower Othello along MLK Jr Way S, to take advantage of transit at Othello and Rainier Beach Stations.
- 2 Support for changing existing Commercial (C) zoning to Neighborhood Commercial (NC).
- 3 If Sound Transits constructs an infill light rail station at S Graham St, consider how modifying the urban village boundary to account for the presence of the new transit station.

Varied Opinions

- 1 Displacement is a concern for residents of the neighborhood, but some Focus Group members believe reducing the urban village boundary expansions and the amount of potential new housing is not the best way to address it. They emphasized that more we need housing options of all types to reduce displacement.

Comments & Suggestions — Generally Supported

- 1 The area near the Rainier Beach light rail station is a good location for increased density. The area is also at high risk of displacement.
- 2 Zoning increases should be extended along the MLK Jr Way S corridor in places currently zoned in order to take advantage of transit at both Othello and Rainier Beach. However, Focus Group members noted that zoning changes in this relatively small and narrow area would likely provide only limited quantities of additional housing.
- 3 Support for investments to make the area more walkable as growth occurs.
- 4 Explore ways for making new affordable housing available to area residents who are experiencing displacement.
- 5 Encourage preservation of small business and cultural establishments as growth occurs.

Varied Opinions

- 1 Displacement is a concern for residents of the neighborhood, but some Focus Group members believe reducing the urban village boundary expansion and limiting the potential for new housing is not the best way to do it. More housing is needed to address displacement.

NE 130th St

Comments & Suggestions — Generally Supported

- 1 There is a lot of potential for more housing and growth into an urban village if Sound Transit builds a light rail station at NE 130th St. However, it is difficult to imagine.
- 2 Upgrades to pedestrian connections would be necessary to support additional growth as an urban village. The blocks in this neighborhood are large and make it difficult to get around the area by walking. The neighborhood needs safe pedestrian connections to schools.
- 3 The intersection of NE 125th St and 15th Ave NE seems like a good location for a neighborhood center in a future urban village.

Varied Opinions

- 1 Even though a new light rail station will not be constructed in the near term, we should consider zoning changes soon to provide affordable housing and anticipate future growth. There should be an MHA zoning proposal for this area.
- 2 The areas indicated for potential housing growth are too limited and appear not to be connected to one another. Considering there is light rail planned, areas with zoning for multifamily housing should be increased.

Hub Urban Villages

Ballard

First Hill—Capitol Hill

Lake City

Northgate

University District

West Seattle Junction

Delridge*
outside area

* Because Delridge is an area outside urban villages, Focus Group members did not review a map of this area. An interactive map of draft MHA zone changes for all areas, including areas outside urban villages, is available at www.Seattle.gov/HALA.

Discussion themes

Transportation

Focus Group members emphasized the importance of transportation in making land use decisions. Some were concerned about parts of their neighborhood where missing sidewalks, inadequate bike infrastructure, and busy roads make it hard or unsafe for people to walk or bike.

Density near transit

There was strong support for allowing more people to live near major transportation investments in light rail and bus rapid transit. Some Focus Group members suggested Midrise or Highrise zoning in the area surrounding current and future light rail stations.

Support for (M1) and (M2) zoning

In several Hub Urban Villages, Focus Group members suggested increasing zoning changes so that future development there would have higher MHA requirements at the (M1) and (M2) levels.

Transitions

Focus Group members noted that, as Hub Urban Villages welcome more people and jobs, it is important to provide transitions between areas allowing taller buildings and single-family areas outside the urban village.

Open space

Focus Group members generally agreed that with greater density comes a need for parks and open spaces.

Provide notice

Focus Group members emphasized the importance of communicating directly with people who will be affected by the zoning changes and who may not yet be involved in the MHA process, especially people living in single-family areas.

Other urban villages

Focus Group members were interested in discussing the maps not only for Hub Urban Villages but for MHA citywide. This would allow them to take stock of how all neighborhoods will share in the need to increase housing choices and create affordable housing — an important part of what makes MHA an effective program.

University District

Focus Group members from the University District participated in the discussion about the draft MHA zoning maps. The U District planning process, begun several years ago, has resulted in legislation that would make zoning changes that implement MHA. Therefore, the Focus Group discussion did not cover MHA zoning changes for the U District area.

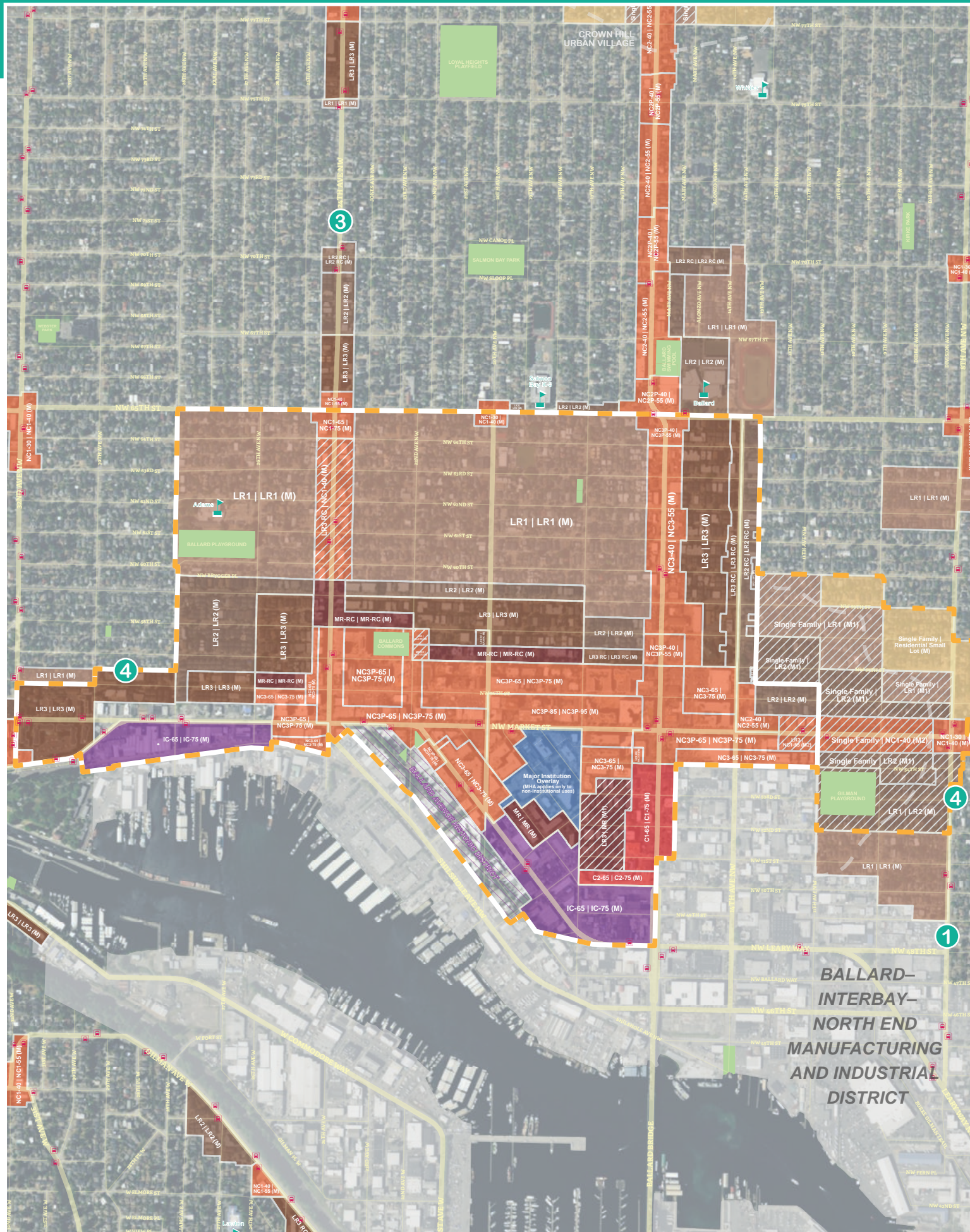
Ballard

Comments & Suggestions — Generally Supported

- 1 At the east side of the urban village, the transition between single-family areas and industrial zones is abrupt.
- 2 Ballard needs more high-quality parks. The City should think holistically about parks as a system. Not all parks serve all people's needs. Some of the existing open spaces aren't appropriate for families with children.
- 3 There was a suggestion to create a continuous commercial corridor along 24th Ave NW between NW 70th St and NW 75th St, where commercial and multifamily areas existing today. This area is outside the urban village and not currently proposed to have zoning changes as part of MHA implementation.
- 4 Consider places for more gradual transitions, where the current or proposed zoning would have Lowrise 2 or Lowrise 3 next to single-family areas.

Varied Opinions

- 1 The urban village boundary expansion could go further east along NW Market St than shown in the draft map to allow more housing in this area.



First Hill–Capitol Hill

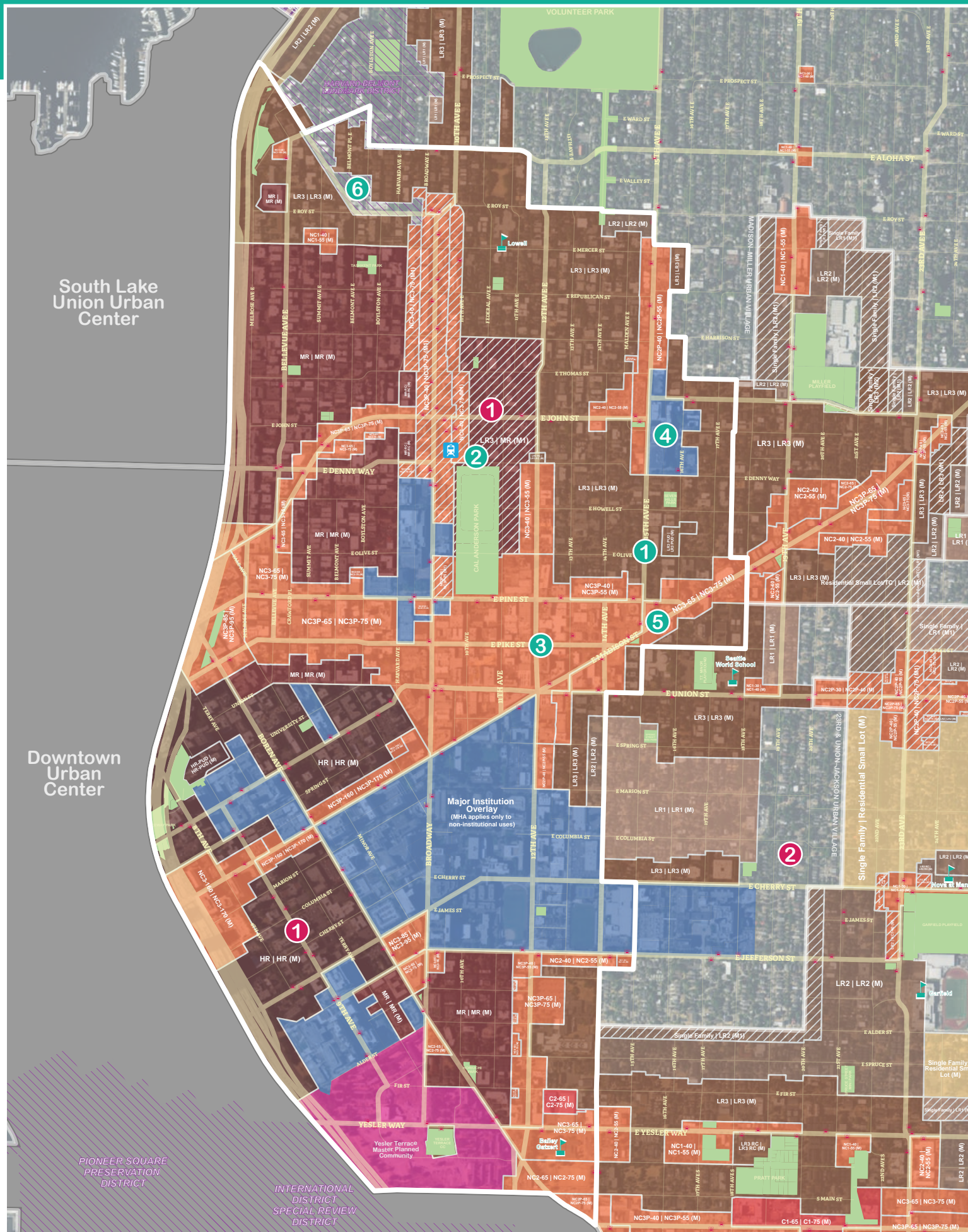
Expansion Area Urban Villages
Hub Urban Villages
Medium Density Urban Villages
Lower Density Urban Villages

Comments & Suggestions — Generally Supported

- 1 Along 12th Ave and E John St, consider creating a continuous corridor of Neighborhood Commercial zoning.
- 2 Consider greater density, and therefore higher MHA requirements, near the Capitol Hill light rail station. Aim for mostly (M2) zoning changes to make the most of this transportation investments. The Lowrise 3 (LR3) area east of the station could become Midrise (MR)
- 3 Along E Pine St, incentivize amenities (e.g., parks and other open space) that improve residents' quality of life.
- 4 Explore potential partnerships with Kaiser Permanente (which has purchased Group Health) to include or support affordable housing as they expand.
- 5 Expand housing options more along E Madison St in anticipation of the bus rapid transit (BRT) line planned there.
- 6 Focus Group members from this urban center generally agreed that historic districts should not be exempt from MHA, especially the Harvard–Belmont Historic District. One option would be to focus only on exempting landmarked *structures*, without exempting the entire district.
- 7 There were concerns that First Hill is already dense and that additional growth without creating new open space or improving existing parks is a problem for livability.

Varied Opinions

- 1 Some Focus Group members suggested expanding Highrise (HR) zoning beyond its current locations in First Hill to other areas in this urban center, especially surrounding Capitol Hill Station.
- 2 Several people asked why the draft zoning map proposes no changes to the single-family area surrounded by the First Hill–Capitol Hill, 23rd & Union–Jackson, and Madison–Miller urban villages. Some Focus Group members suggested that this area should be an urban village and MHA should apply there, especially given its proximity to Capitol Hill and downtown.



Comments & Suggestions — Generally Supported

- 1 Focus Group members from Lake City were concerned that more people living in Lake City will put additional pressure on transportation infrastructure because streets are too narrow, parking is already challenging, and sidewalks are missing in key places.
- 2 Getting around this urban village is difficult for people with different mobility needs. For example, there's no easy way to get from 35th Ave NE to Lake City Way. Future development needs to improve, not worsen, this issue.
- 3 A detailed planning process was recently completed in Lake City, and it makes sense for these MHA zone changes to be consistent with the recent planning effort.

Varied Opinions

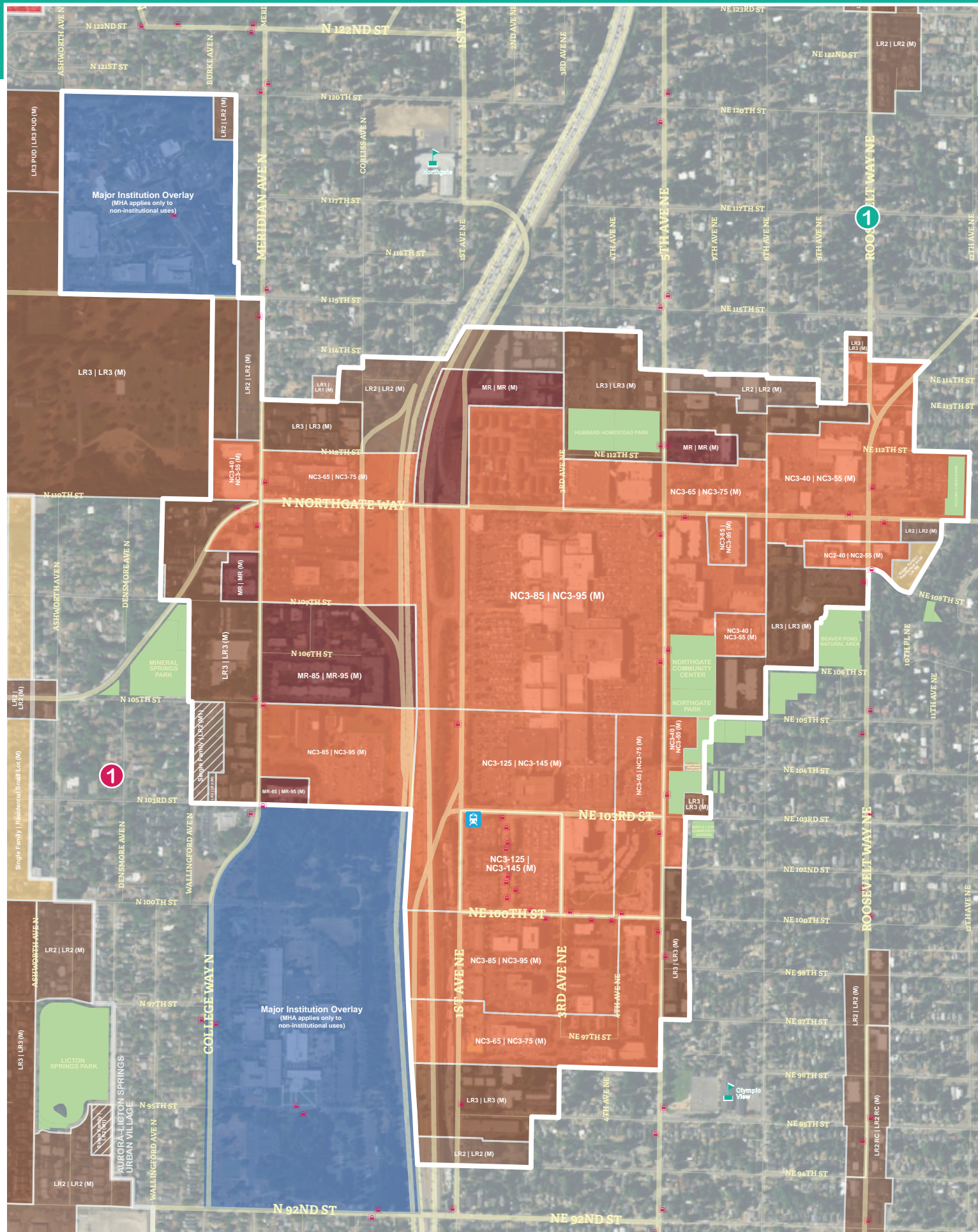
Northgate

Comments & Suggestions — Generally Supported

- 1 There was a suggestion to create a continuous commercial corridor along Roosevelt Way NE. This area is outside the urban village and not currently proposed to have zoning changes as part of MHA implementation.

Varied Opinions

- 1 Some Focus Group members suggested including the area between the Northgate and Aurora–Licton Springs urban villages in MHA zoning changes because it is close to transit and schools and therefore would support some MHA Principles. This area is not currently proposed to have zoning changes.

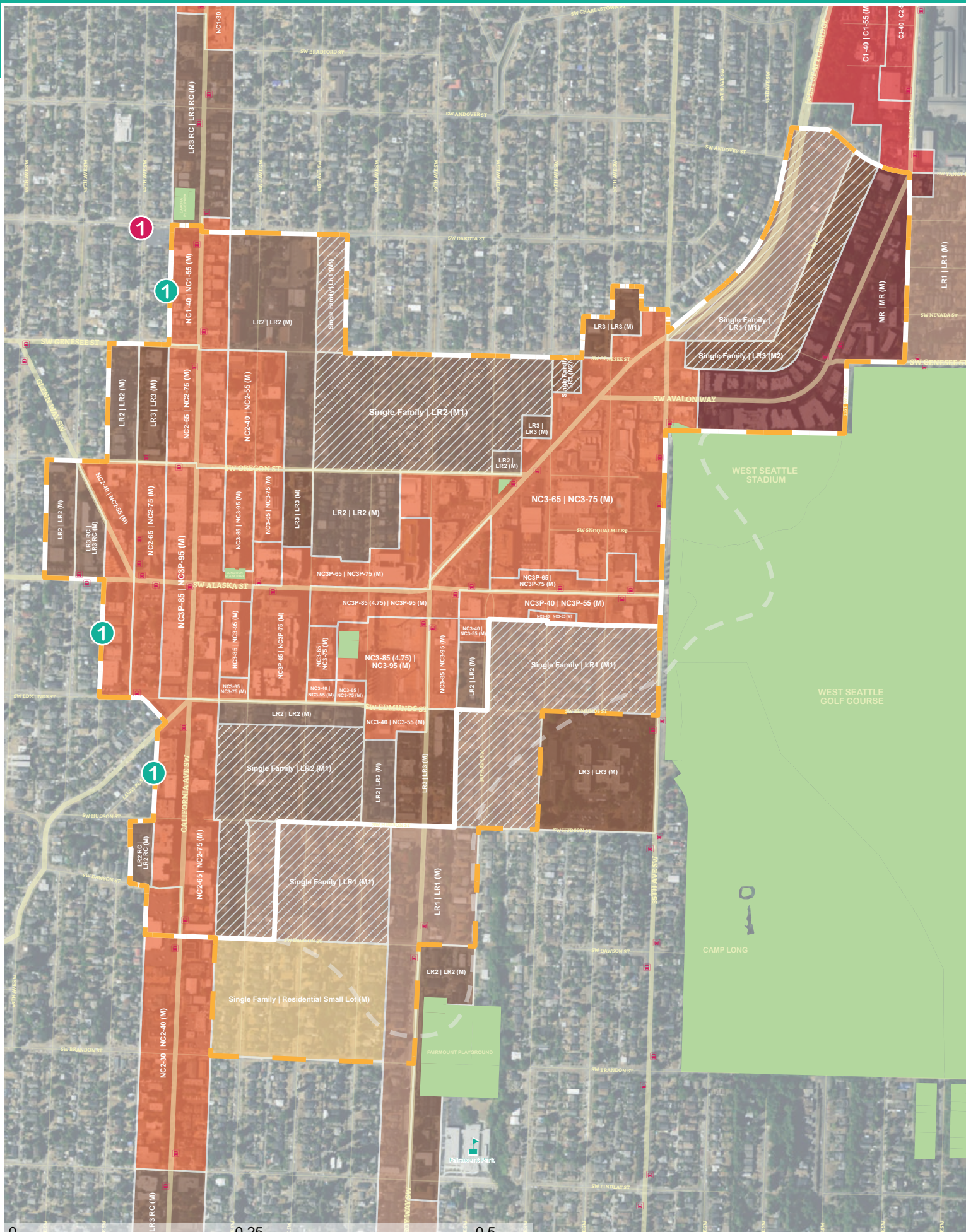


West Seattle Junction

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

Comments & Suggestions — Generally Supported

- Existing zoning creates abrupt transitions between Neighborhood Commercial (NC) zoning and single-family areas.



Varied Opinions

- Some Focus Group members encouraged making zoning changes outside the current urban village boundary beyond the expansion area shown in the draft zoning map in order to improve transitions between Neighborhood Commercial zones along arterials and single-family areas.
- Some Focus Group members are concerned that new development will make existing parking challenges even worse. To address this, some people suggested that new development should be required to include off-street parking. Others suggested prioritizing alternative modes of transportation instead of requiring new buildings to build parking.

Medium Density Urban Villages

- Admiral
- Aurora–Licton Springs
- Bitter Lake
- Eastlake
- Fremont
- North Rainier
- Uptown
- 12th Avenue
- 23rd & Union–Jackson

Discussion themes

Transportation

Focus Group members emphasized the importance of transportation in making land use decisions. Some were concerned about parts of their neighborhood that offer only limited access to transit.

Infrastructure

The City should make investments in infrastructure (e.g., pedestrian improvements, opens spaces) as growth unfolds to ensure services keep up with proposed increases in development.

Transitions

The Focus Group encouraged careful attention to transitions between zones. Avoid incompatibilities between adjacent zones and consider development standards within zones to mitigate transitions.

Housing for larger household sizes

Focus Group members supported standards to ensure that new development of housing and affordable housing includes larger units and family-sized units, particularly in Lowrise Multifamily (LR) zones.

Property values

Focus Group members encouraged the City to work with the King County Assessor to evaluate the potential positive and negative effects of higher property values and taxes in areas that have MHA zoning changes.

Consider more areas of the city for MHA

Focus Group members suggested that other areas of the city outside of urban villages and existing multifamily and commercial zones should be considered for MHA and zoning changes so that new development contributes to affordable housing.

Provide notice about MHA zoning changes

Focus Group members emphasized the importance of communicating directly with people who will be affected by the zoning changes and who may not yet be involved in the MHA process, especially people living in single-family areas. It is also important to communicate what urban villages are.

Racial and Social Equity

Throughout the HALA process, the City needs to continue to hold itself accountable and to consider making conversation accessible to all of Seattle’s diverse residents.

Uptown

Focus Group members from Uptown participated in the discussion about the draft MHA zoning maps. The Uptown planning process has been underway for several years. A separate proposal for zoning changes will implement MHA. Therefore, the Focus Group discussion did not cover map changes for Uptown.

- 1 It may be difficult to achieve appropriate zoning transitions due to the shape of the urban village. Future boundary expansions to the east and west would help soften transitions from one zone to the next.
- 2 Consider topography when making zoning changes. Higher zones can be placed on downslopes to make them less conspicuous. Consider the grade change that occurs to the east and west of California Ave SW.
- 3 Residential Small Lot (RSL) zoning may be more effective than Lowrise 1 (LR1) as a transition between single-family and multifamily zones.

1 This area near the heart of the Admiral Urban Village has amenities, access to parks and community centers, but little room for new housing.

Aurora–Licton Springs

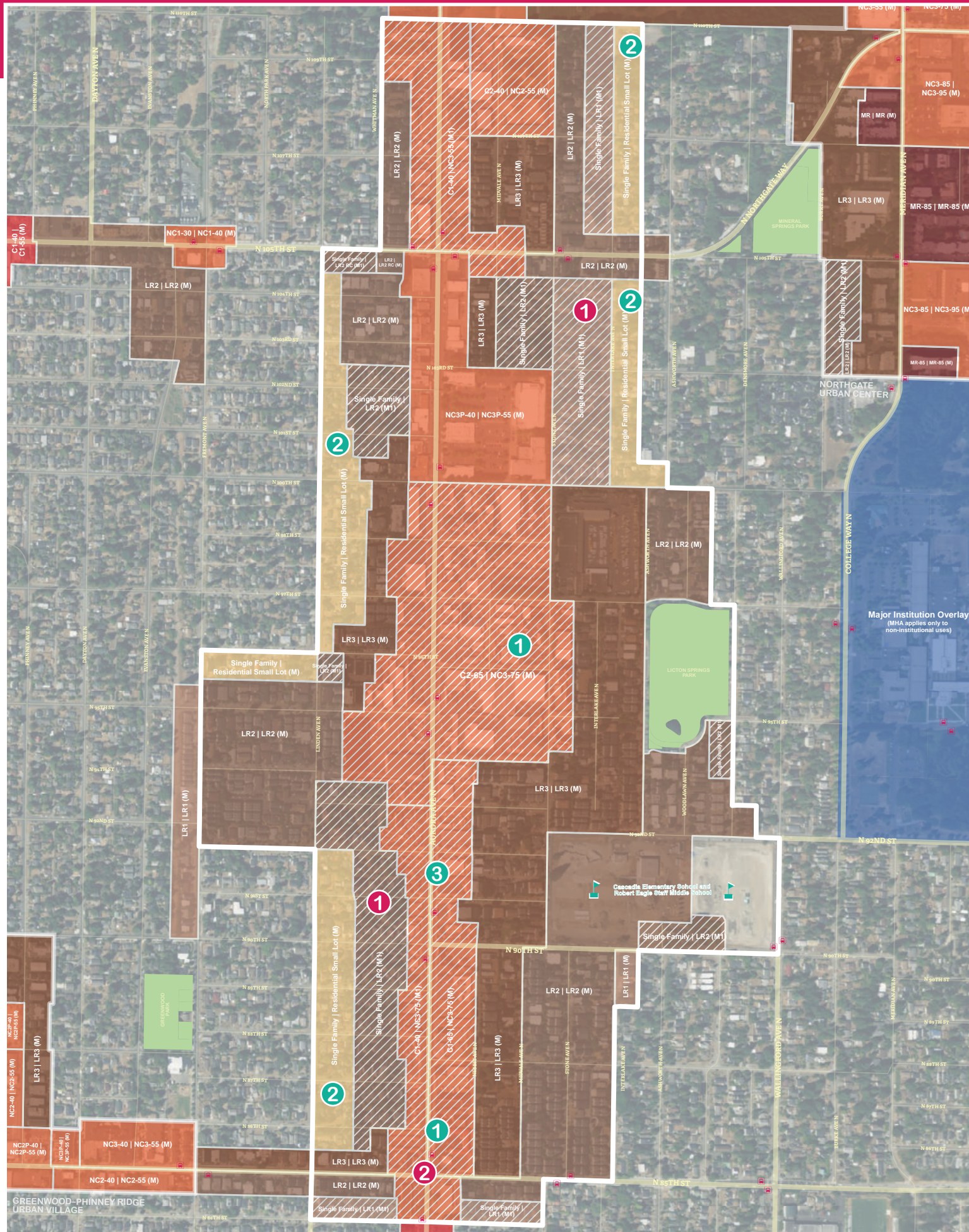
Expansion Area Urban Villages
Hub Urban Villages
Medium Density Urban Villages
Lower Density Urban Villages

Comments & Suggestions — Generally Supported

- 1 Consider zoning choices that create “nodes” or focused density at certain locations along the Aurora Ave N corridor. This could mean increasing to NC-75 in selective areas.
- 2 Support for creating transitions by locating Residential Small Lot (RSL) zoning at the edges of the urban village.
- 3 Support for the change to Neighborhood Commercial (NC) zoning from Commercial (C) zoning along Aurora Ave N to allow and encourage housing and more walkability.
- 4 There is a need to improve walkability and connections across Aurora Ave N as new development occurs.
- 5 There is a lot of room for growth along the Aurora Ave N corridor. Seek to encourage growth and new housing in those areas first.
- 6 Consider the effect that rising property values and taxes could have for current homeowners whose property is rezoned.

Varied Opinions

- 1 The changes from Single Family zoning to Lowrise zoning should not be undertaken without direct engagement with the property owners of those single-family homes. Those locations are the most affected by the proposed MHA zoning changes.
- 2 Consider focused planning at one or more of the nodes along the Aurora Ave N corridor.
- 3 Some Focus Group members suggested that the City focus MHA affordable housing investments in the Aurora–Licton Springs Urban Village.



Bitter Lake

Comments & Suggestions — Generally Supported

- 1 Similar to the Aurora–Licton Springs area, there needs to be improved walkability and connections across Aurora Ave N as new development occurs.
- 2 In general, this is a good location for additional growth, including market-rate and affordable housing.

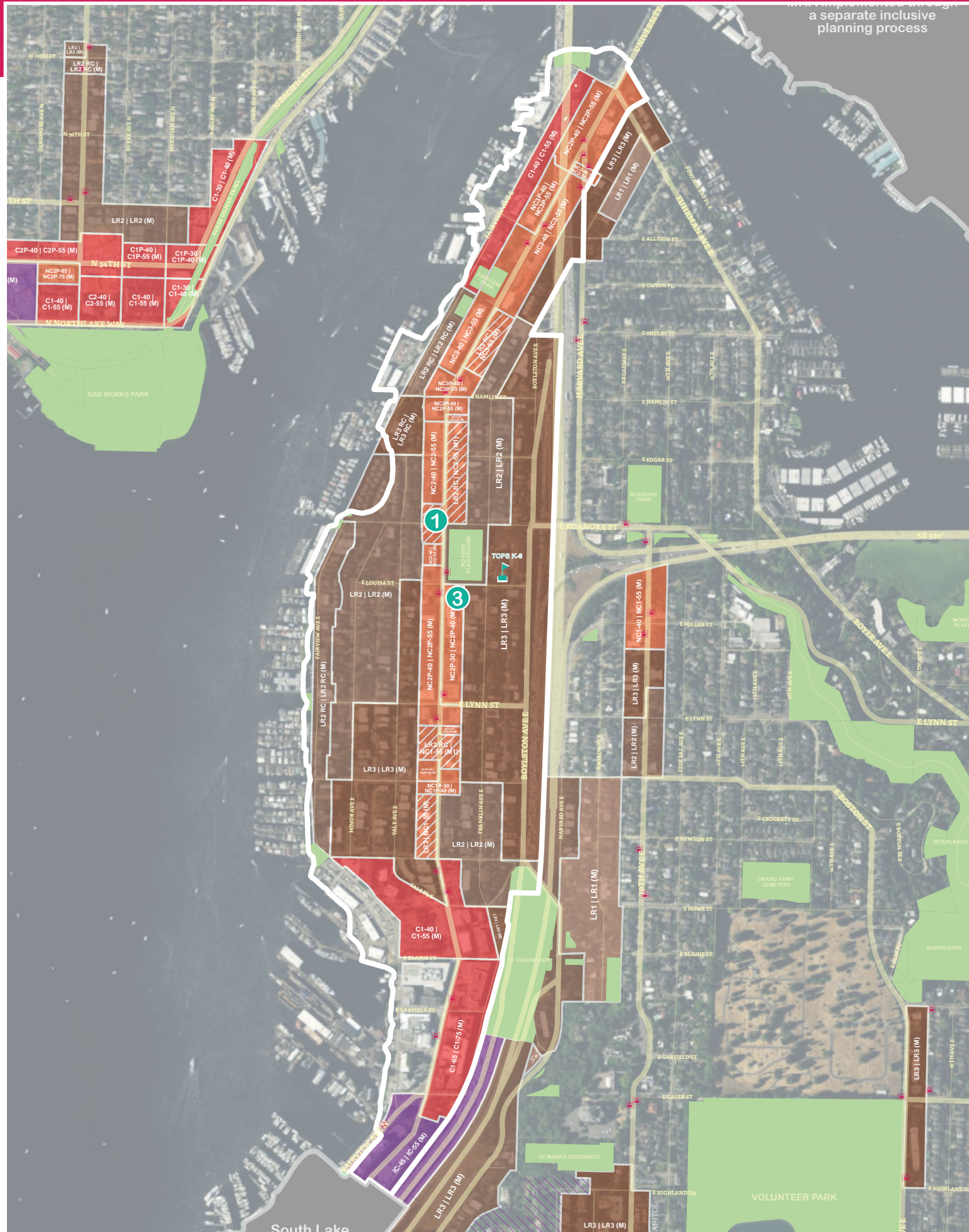
Varied Opinions

Eastlake

Comments & Suggestions — Generally Supported

- 1 The proposed height increases along Eastlake Ave E are similar to those along Aurora Ave N, but Eastlake is a much narrower and smaller-scale street. The proposed NC-55 zoning could allow buildings that are too large for the neighborhood.
- 2 The Eastlake urban village is on a hill. Zoning could be higher in some locations where topography would moderate the effect of taller buildings.
- 3 The proposed zoning changes to NC-55 would limit views to and from the Tops K-8 school and its associated public spaces. Consider reducing the zoning change in this area.

Varied Opinions



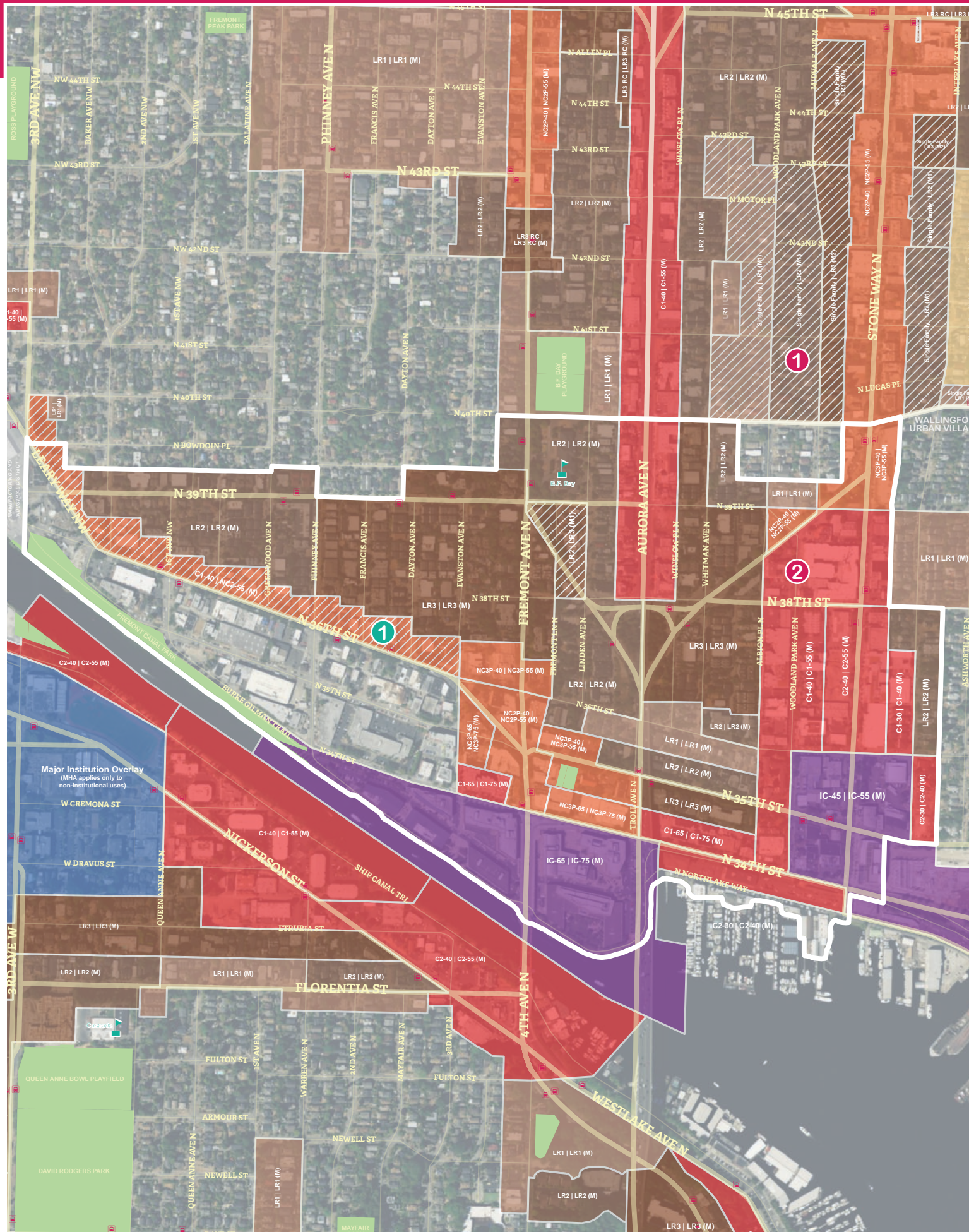
Fremont

Comments & Suggestions — Generally Supported

- 1 There was general support for Neighborhood Commercial (NC) zoning where Commercial (C) zones exist today, particularly along N 36th St.
- 2 Fremont needs more parks, better transit, and a community center.

Varied Opinions

- 1 Some Focus Group members encouraged smaller zoning changes in the east Fremont area, which is actually within the Wallingford Urban Village, adjacent to Fremont. Zoning for the single-family areas between Aurora Ave N and Stone Way N should be RSL.
- 2 Consider where development in Fremont has recently occurred or is currently underway, since zoning changes on those sites aren't likely to generate additional housing in the near term.
- 3 Some Focus Group members expressed concern that the area south of Bridge Way already has many new buildings and lacks the infrastructure for more housing growth in Lowrise zones. Specifically, it is difficult for people walking to cross arterials, and the area lacks open space.

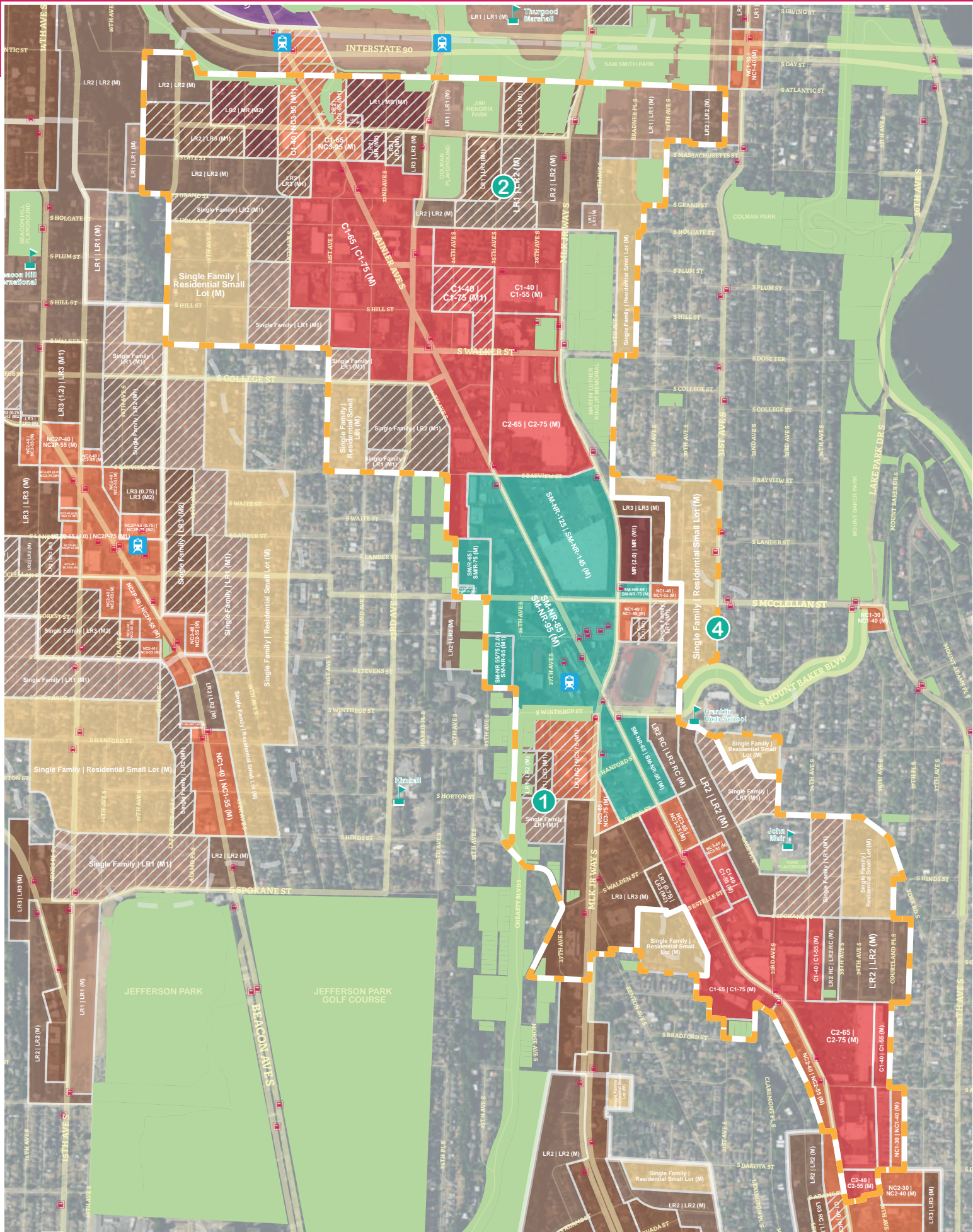


North Rainier

Comments & Suggestions — Generally Supported

- 1 Areas near the future Judkins light rail station are currently proposed for Lowrise 1 (LR1) zoning. Consider at least Lowrise 3 (LR3) instead in order to take advantage of this important investment in transit infrastructure.
- 2 Many streets in North Rainier are very narrow and include traffic circles, so substantial additional vehicle traffic could be challenging.
- 3 There are several affordable housing developments already in the areas owned by Capitol Hill Housing. These are an asset. Ensure that these affordable housing buildings would continue.
- 4 The urban village boundary expansion could be larger, and the proposed zoning changes could go beyond RSL, in the areas near Franklin High School and the Olmsted Mt Baker Boulevard at the east edge of the urban village so that more residents can access these amenities.

Varied Opinions



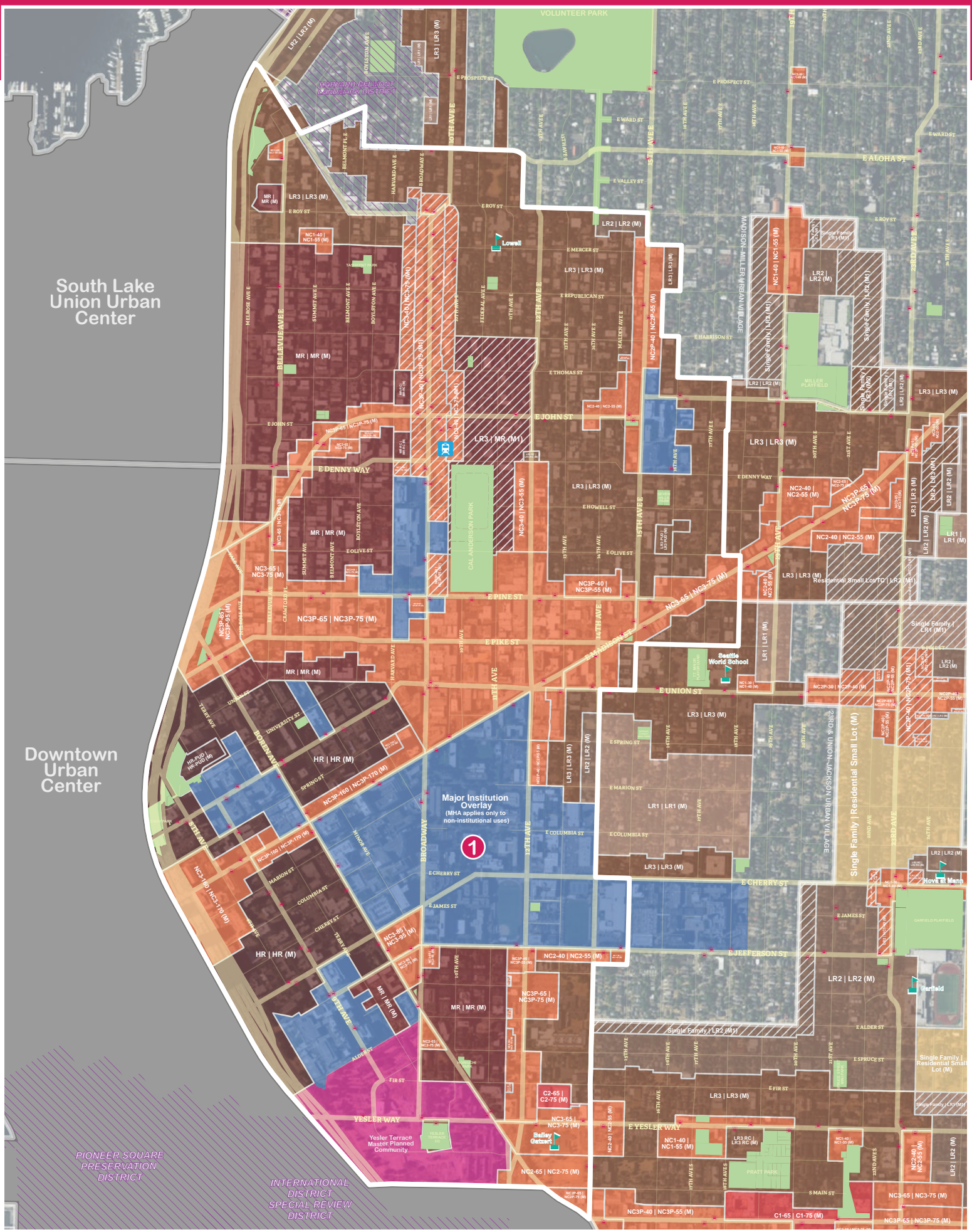
12th Avenue

Comments & Suggestions — Generally Supported

- 1 In general, this area is an appropriate area to welcome more housing. The proposed MHA zoning changes seem appropriate.

Varied Opinions

- 1 Focus Group members supported the application of MHA requirements for non-institutional development (e.g., apartment buildings) in Major Institution Overlay (MIO) Districts.



[illegible]

- ## Varied Opinions

- 1 Some Focus Group members questioned why areas surrounded by other urban villages are not in an urban village. They suggested that these areas would be appropriate for MHA.

Lower Density Urban Villages

Greenwood–Phinney Ridge

Madison–Miller

Morgan Junction

Ravenna*

South Park

Upper Queen Anne

Wallingford

Westwood–Highland Park

Magnolia**
outside area

Sand Point**
outside area

* The Focus Group did not review a map for Ravenna because parts of Ravenna are being considered as part of a more in-depth [University District planning process](#).

** Because these areas are not urban villages, the Focus Group did not review maps of Magnolia and Sand Point. An interactive map of draft MHA zone changes for all areas, including areas outside urban villages, is available at www.Seattle.gov/HALA.

Discussion themes

Context

Focus Group members emphasized that the City should consider local context (physical, socioeconomic, cultural) when implementing MHA, including zone choices and development standards for specific areas.

Infrastructure

Investments in infrastructure (transportation, services, wastewater, etc.) should be made along with growth to ensure services keep up with proposed increases in development.

Transitions

Focus Group members supported careful attention to transitions between zones. Avoid incompatibilities between adjacent zones and consider development standards within zones to mitigate transitions.

More housing in strong market areas

Some Focus Group members stressed the importance of relatively larger MHA zoning increases in areas with strong markets in order to expand housing opportunity in high-demand locations.

Provide notice about zoning and urban villages

Focus Group members emphasized the importance of communicating directly with people who will be affected by the zoning changes and who may not yet be involved in the MHA process, especially people living in single-family areas. It is also important to communicate what urban villages are.

Support affordable housing in smaller-scale buildings owned by local landlords

Focus Group members discussed how small scale existing housing, often owned by local landlords, is a good source of lower-cost housing. Explore how MHA funds can incentivize provision of affordable housing in existing small-scale housing.

South Park has unique conditions

South Park was discussed as being distinct from other urban villages because of its proximity to industrial areas, high displacement risk, and few direct connections to other urban villages. Consider giving special consideration to how MHA is applied in South Park.

Greenwood–Phinney Ridge

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

Comments & Suggestions — Generally Supported

- 1 The change from Commercial (C) to Neighborhood Commercial (NC) at the north edge of the urban village seems appropriate to support a walkable neighborhood.
- 2 General support for the increase in Neighborhood Commercial areas to NC-55. However, buildings taller than the five stories allowed by the NC-55 designation might be out of scale with context on Greenwood Ave N and could create abrupt relationships with adjacent areas.

Varied Opinions

- 1 Some Focus Group members noted that the urban village boundary is drawn narrowly and advocated for a future process to consider modifying the urban village boundary in order to provide more housing and a more gradual transition. However, other Focus Group members, including representatives of this urban village, emphasized that Greenwood–Phinney Ridge is not one of the areas considered for urban village boundary expansion, and that because the suggestion was not discussed in depth during the Focus Group process it should not be addressed.

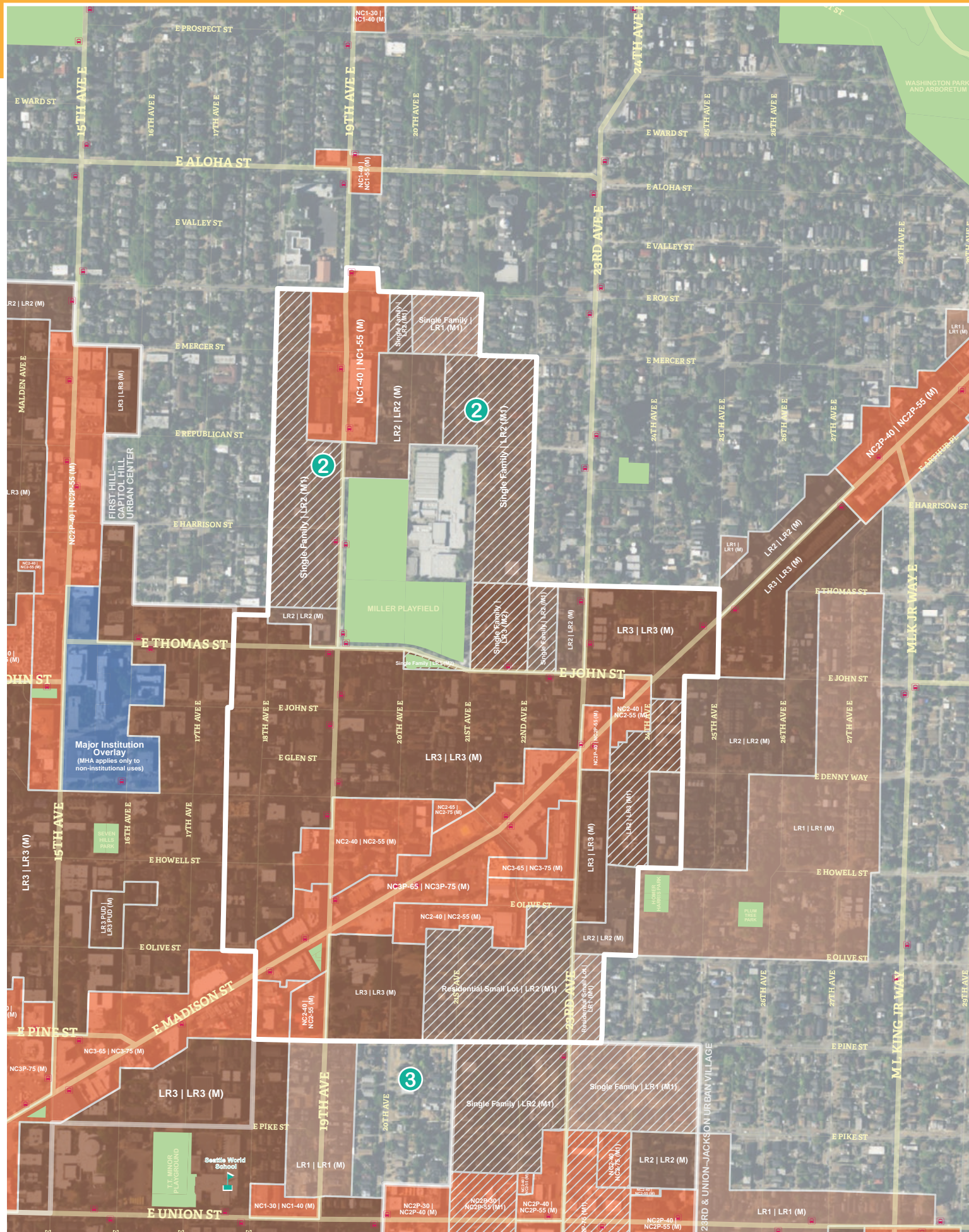


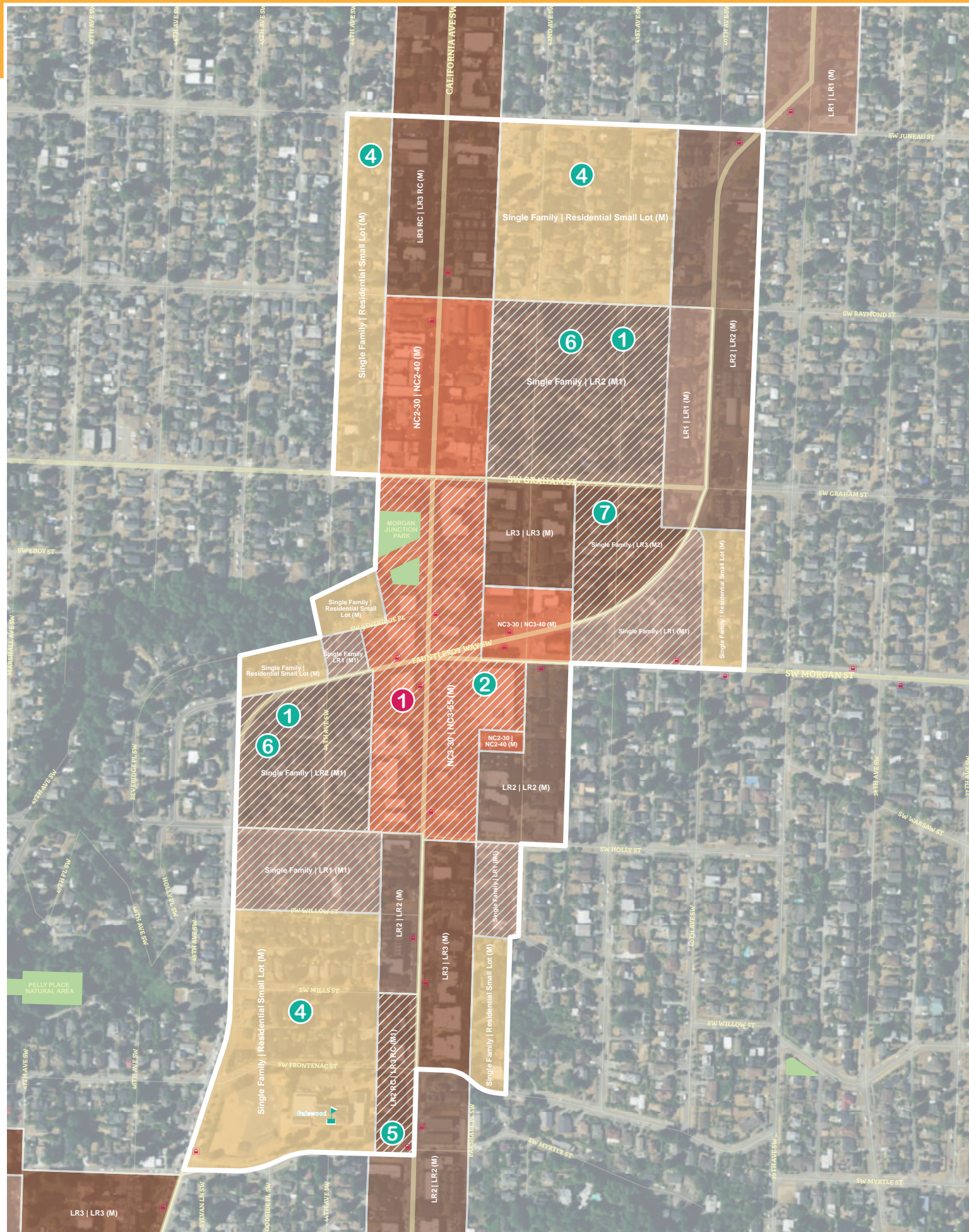
Madison–Miller

Comments & Suggestions — Generally Supported

- 1 This is a very good area for zoning that allows more housing because there is clearly a high demand.
- 2 There is general support among Focus Group members for the changes to Lowrise multifamily from Single Family zoning in the vicinity of Miller Playfield.
- 3 The Focus Group found it odd to retain small areas of Single Family zoning outside, but surrounded by, urban villages, such as the area along 20th Ave.

Varied Opinions





- 1 Make sure to provide notice to residents. Many Morgan Junction residents are seniors and may not be aware of the proposed MHA zoning changes. This is most important in areas changing to Lowrise (LR) from Single Family in this neighborhood.
- 2 General support for the increase to NC-55 in the center of the business district. However, even if the zoning changes, redevelopment could take a number of years to become viable here. (See also varied opinions below.)
- 3 When making zoning changes, consider parking and traffic congestion due to ferry traffic to and from Fauntleroy.
- 4 General support for the transition to Residential Small Lot (RSL) zoning at the edges of the neighborhood.
- 5 Consider a lower designation for the pocket of LR3 at the south end of the village because it would create an uneven pattern given the LR2 zone to the north.
- 6 Consider LR1 instead of LR2 for these areas because of grade changes and lack of close proximity to the business district.
- 7 Consider a lower scale than LR3 for this area. An LR1 or LR2 designation would still provide for infill housing with a less abrupt transition.

- 1 Consider NC-40 instead of NC-55 for the west side of California Ave SW in the business district. This would provide for stepping such that the larger redevelopment sites on the east side of the street would have west facing views on upper floors.

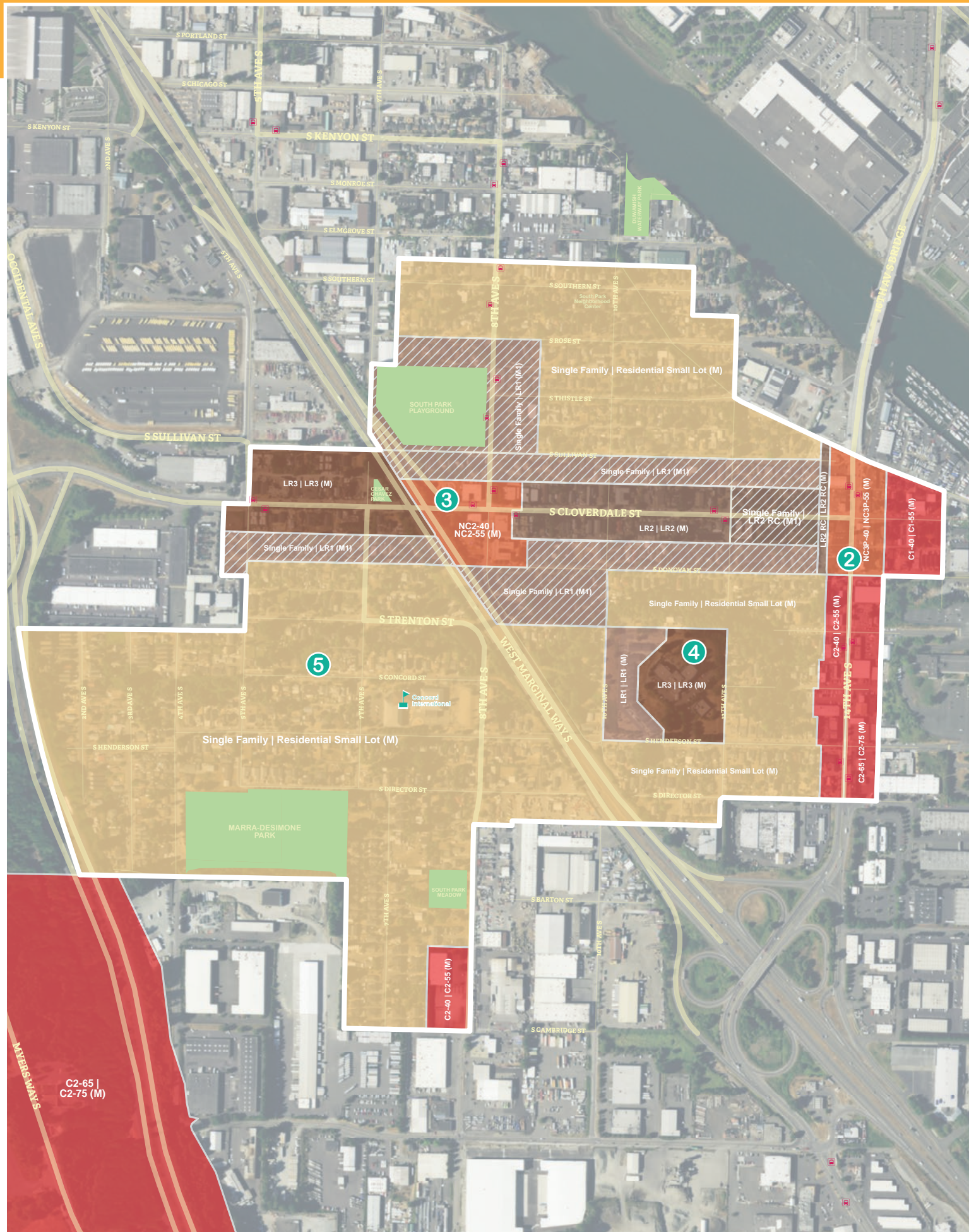
South Park

Comments & Suggestions — Generally Supported

- 1 Applying MHA zoning changes in South Park may require a different approach because South Park has unique constraints, including limited connectivity to other neighborhoods, adjacency to an industrial area, and a high risk of displacement.
- 2 There are vacant businesses in the commercial core of South Park. MHA zoning changes should consider how to support the business district. Consider more Neighborhood Commercial (NC) zoning near S Cloverdale St and 10th Ave S to strengthen the business district.
- 3 The area near S Cloverdale St and 8th Ave S is not a good location for additional mixed-use development because it is constrained by a lack of access to amenities like libraries, a community center, etc.
- 4 Consider connecting the existing multifamily housing at S Henderson St and 12th Ave S with other multifamily and mixed-use areas in the neighborhood.
- 5 Many of the existing single-family-zoned lots in the area already small lots. The change to Residential Small Lot (RSL) would not be a big change. Consider how the change would affect longtime homeowners.

Varied Opinions

- 1 Some Focus Group members suggest that, because South Park has unique constraints (see 1 above), the City should consider not applying MHA in the near term in this urban village. However, other Focus Group members supported implementation of MHA in the neighborhood.



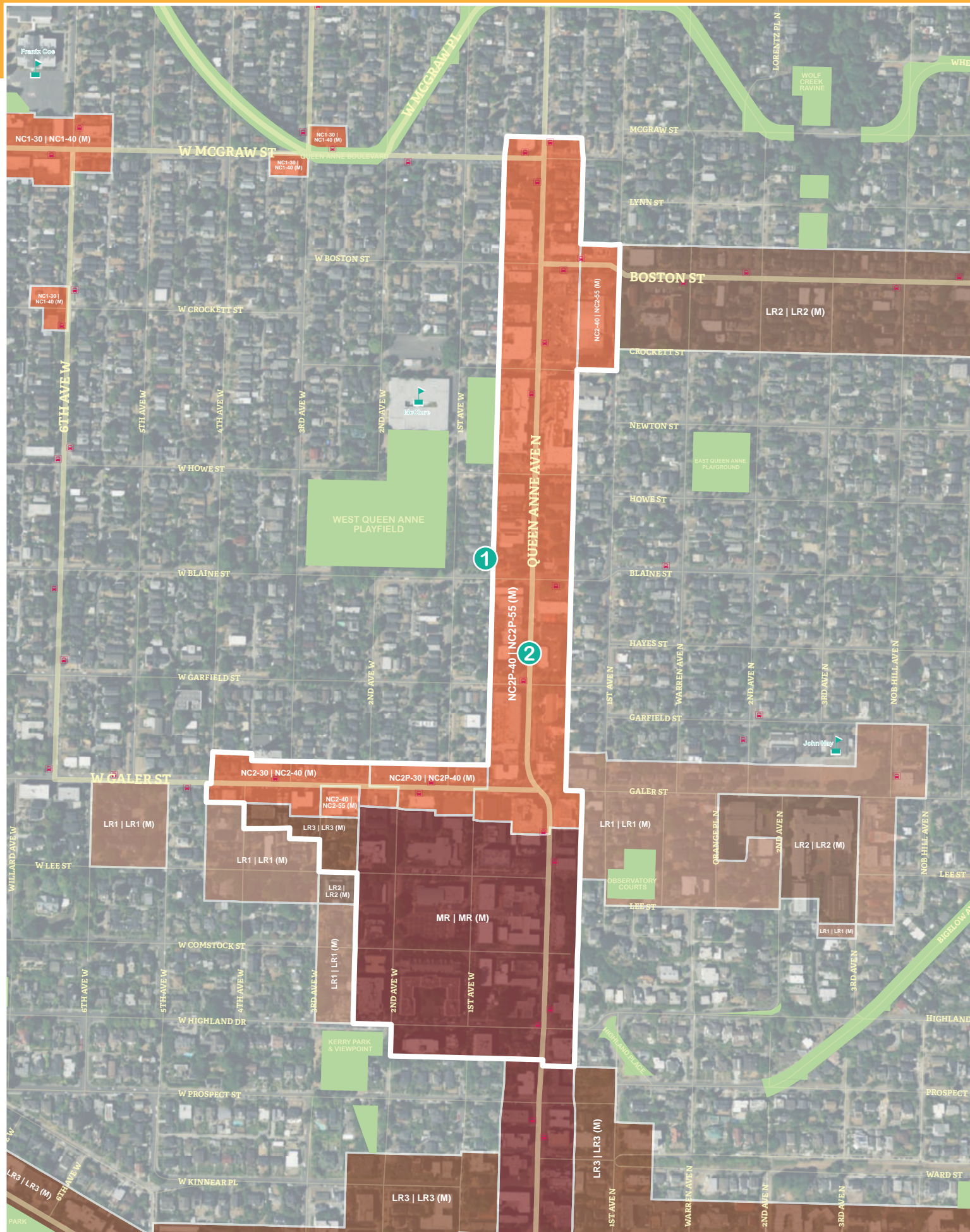
Upper Queen Anne

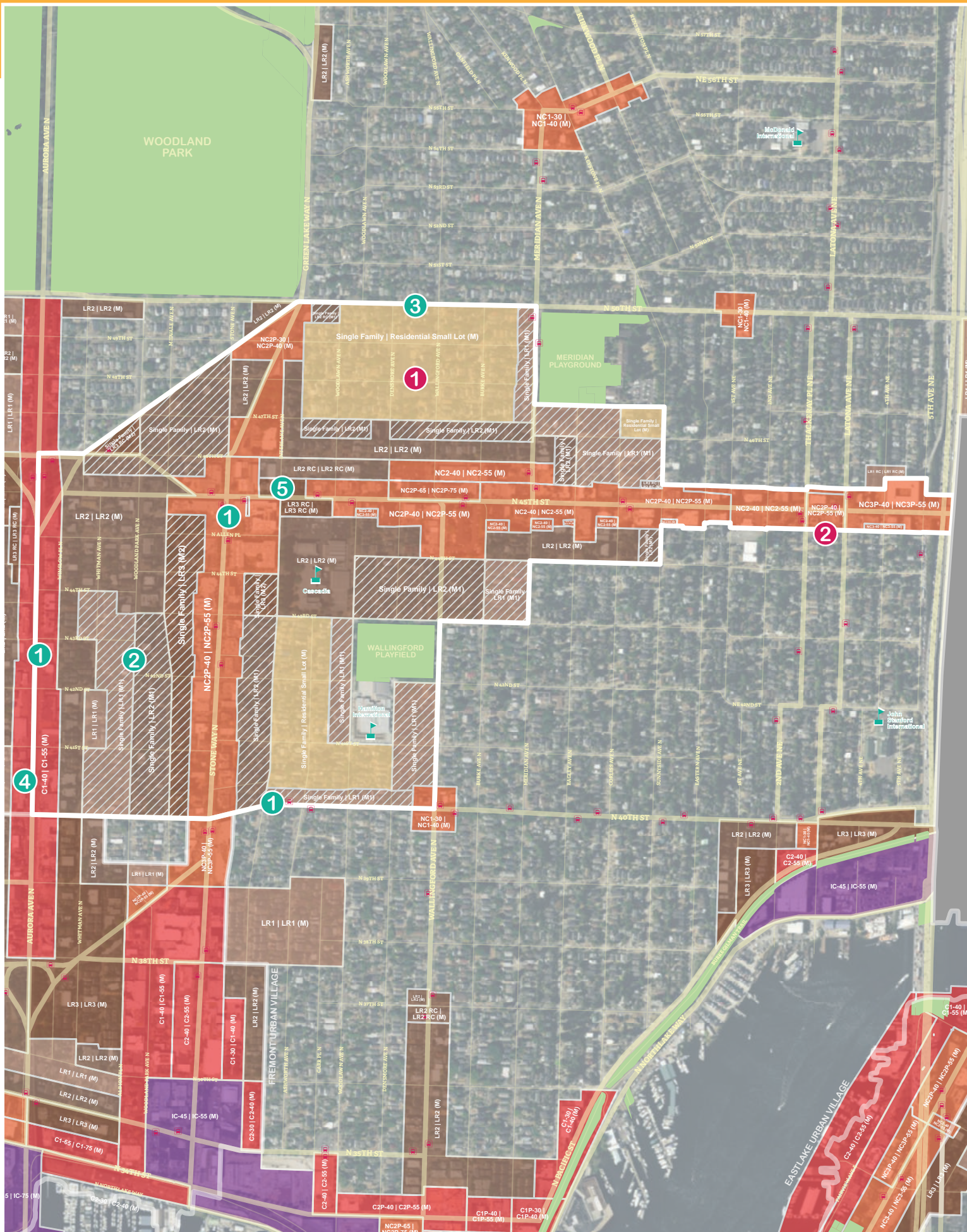
Comments & Suggestions — Generally Supported

- 1 Transitions are important because the proposed NC-55 zoning would be adjacent to Single Family zoning. Consider development standards or other measures to preserve a step-down for new buildings along Queen Anne Ave N.

Varied Opinions

- 1 Some Focus Group members noted that the urban village boundary is drawn narrowly and advocated for a future process to consider modifying the urban village boundary in order to provide more housing and a more gradual transition. However, other Focus Group members, including representatives of this urban village, emphasized that Upper Queen Anne is not one of the areas considered for urban village boundary expansion, and that because the suggestion was not discussed in depth during the Focus Group process it should not be addressed.





Comments & Suggestions — Generally Supported

- 1 Consider the location of transit when making MHA zoning changes to add more housing. Good transit is present on Stone Way, Aurora Ave N, and N 40th St. Transit on N 45th St is currently slow due to traffic congestion.
- 2 Focus Group members generally support multifamily zoning in the area located between Aurora Ave N and Stone Way along Midvale and Woodlawn Avenues. It is well served by transit and well located for more housing.
- 3 It could be challenging to locate higher-density development along N 50th St because access from that street would be difficult and there is no transit.
- 4 Consider ways to create safe connections across Aurora Ave N to the Fremont neighborhood as growth occurs in the vicinity.
- 5 Consider extending the Neighborhood Commercial (NC) zoning along N 45th St near Stone Way where there is a portion of the frontage that remains Lowrise multifamily zoning.

Varied Opinions

- 1 Some Focus Group members suggested additional Lowrise multifamily zoning in areas proposed for Residential Small Lot (RSL). Others felt a transition to RSL was appropriate.
- 2 Consider increasing the depth of the urban village along the N 45th St corridor at the east end of the urban village.

Comments & Suggestions — Generally Supported

- 1 The site of the big box retail is a good opportunity to add additional housing by building above retail or adding housing where surface parking lots exist today. Consider a larger MHA zoning increase to support this concept.
- 2 Parts of the urban village lack good access to transportation options. Make upgrades to transportation for multiple modes (i.e., people taking transit, walking, and biking) to support growth. Consider an enhanced transit center at the Rapid Ride station.
- 3 Provide gentle transitions. Several locations propose Lowrise 3 or Neighborhood Commercial zoning adjacent to Residential Small Lot zoning.
- 4 There are few parks or open spaces directly within the urban village. Consider opportunities to add these assets, and address infrastructure needs.
- 5 Consider how the urban village would work in tandem with White Center, if White Center were annexed by the City of Seattle. The Delridge Way and 10th Ave SW corridors could become the neighborhood center.
- 6 General support for the proposed addition of Neighborhood Commercial (NC) zoning.
- 7 Consider how grade changes effect transitions. There is a large grade change between Westwood Village and Delridge. This should inform zoning selections.

Varied Opinions

