



HOUSING AFFORDABILITY  
AND LIVABILITY AGENDA

**HALA Community Focus Groups**  
**Lower Density Urban Villages | Meeting #7**  
Monday, November 28, 6:00 - 7:00 p.m.  
Online Meeting

---

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

**Discussion Summary**

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

- Can the City meet its target to add 6,000 new affordable units without the M1 and M2 upzones?
- For the **Westwood–Highland Park** map, why do upzones along the major arterials have a lower amount of added affordable units (designated M) as opposed to other upzoned areas, which are designated as M1/M2 increases?
- Can the notes highlighting discussion at the OPCD meeting for the **Westwood–Highland Park** area, as well as the planned community-led workshop in West Seattle on November 29, be provided to the OPCD team and City Council?
- For each urban village, there should be a plan to specifically address the infrastructure needs associated with MHA upzoning. For example, in **Westwood–Highland Park**, there is need for street, traffic, and transit improvements. Buses in the area are already overcrowded. Some urban villages have not had regular infrastructure investments. When could residents anticipate these plans?
- **Westwood–Highland Park** is divided by topography, with a 17-20% grade from between the Westwood Village center and Delridge. This will impact comment 4 regarding park and open space enhancement.
- For the **South Park** map, clearer language is needed for comment 3, which states that a neighborhood center should not be encouraged new S Cloverdale Street and 8th Avenue S. Focus Group members noted at the past meeting that the area was constrained by a lack of a library, fire department, and community center. Calling it a “neighborhood center” makes it sound like Focus Group members are discouraging an amenity.
- In **South Park**, renters are already experiencing displacement.
- The comments reflected in the preliminary input summary for Madison–Miller are accurate. Many residents in the urban village are supported of enhanced density

Focus Group members also highlighted concern that the summary document noted general Focus Group support for expanding the boundaries of some long, narrow urban villages such as **Greenwood–Phinney Ridge** and **Upper Queen Anne**. Focus Group members noted that the idea of expanding urban village boundaries was not supported by Focus Group members, and they wished to see the feedback summary updated to reflect this.

Observers participating on the webinar provided the following perspectives:

- Some areas go from single-family to Lowrise 2 or even Lowrise 3. Which HALA principles justify this large of an increase in density?
- Seattle residents need more clarity on as to when MHA rezoning could be approved, finalized, and implemented.
- Does the City know, for each urban village individually, how many additional housing units the proposed rezoning will create? If the City had unit targets for each urban village, an alternative strategy could be a target for new housing units and then let residents be part of neighborhood planning to meet that target.
- Zoning should be increased from single-family to multifamily to the east and west of Greenwood Avenue S and north of N 85th Street.
- OPCD should continue to educate and to gather feedback from residents in urban villages throughout the City before rezoning occurs.
- Will OPCD take the quality of homes in the Wallingford area into account when designating MHA upzones?
- Increases in density should occur where transit stops, as opposed to near parks.

### **Online Meeting Attendees**

#### **Focus Group members:**

- Cindi Barker
- Kim Barnes
- Analia Bertoni
- Anna Bonnett
- Steve Butler
- Katie Escudero
- Eldan Goldenberg
- Mary Holscher
- Maryl Kohl
- Mallory Kronlund
- Mahim Lakhani
- Jeffrey Linn
- Charles Loeffler
- Gunner Scott

#### **Observers:**

- Carole Barrer
- Jenny Brailey
- Alex DeHaven
- Duncan Dorris
- Bart Holbrook
- Chrystine Kim
- Tracy Record
- Tom Wahl

#### **City Staff:**

- Vinita Goyal, OPCD
- Geoff Wentlandt, OPCD

#### **Facilitation Team:**

- Angie Thomson, EnviroIssues
- Brett Watson, EnviroIssues

HALA Focus Group  
Lower Density Webinar – Submitted Questions

November 28, 2016

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

- Are the areas with diagonal cross-hatching the only places where the actual zoning designation is changing?
- For Westwood-Highland Park: why do the major arterial upzones have a lower (M) fee structure than other upzoned areas in the village zoned M1/M2
- Comment: Two of the reps for Westwood-Highland park were out of state at the last meeting (myself and Gunner Scott) earlier this month. In lieu of not being able to attend. I attended the OPCD community workshop specifically for Westwood-Highland Park, and West Seattle will be conducting a community led workshop tomorrow night. I would like findings/notes from both meetings to be submitted to your team and the City Council. I believe that Brennan led the OPCD workshop and will attend tomorrow's workshop.
- No specific comments about the maps- but want to know if there will be a plan coming that will address making sure that infrastructure improvements will match pace with the increase in density—specifically in areas that have not had regular investment. Also, will there be a transit plan to also match pace? When can we expect to see these?
- The key thing missing is a plan to specifically address the infrastructure needs in each neighborhood in addition to this upzoning. For example, in Westwood-Highland Park, there is need for street/traffic improvement with current load of traffic and plan for increasing bus routes. Buses are already overcrowded
- Can we meet the 6,000 target [for additional affordable units] without the M1 and M2 upzones?
- On the South Park map: what does "don't encourage a neighborhood center here" comment mean under #3? A couple [Focus Group members] had pointed out constraints of that area, such as library, fire department, and community center. "Neighborhood center" makes it sound like an amenity, so maybe [update this phrase to add] some clearer language.
- Westwood-Highland Park village parks/open spaces note: The village is essentially divided by topography with a 17-20% grade from between the Westwood Village center and Delridge.
- Will that estimate of new housing units model how much building is *likely* or simply assume that everywhere gets built up to the maximum allowed by the new zoning?
- **Comments re: urban village boundary expansion:**
  - I recall people mentioning Greenwood-Phinney being narrow, but do not recall any comments about expanding the urban village. I'm not sure where this idea came from?
  - It makes complete sense to expand the urban village boundaries, especially in the ridiculously narrow urban villages like Phinney/Greenwood
  - I thought we were not even addressing expansion of existing urban villages outside the proposed expansion. I feel kind of blindsided about this coming up at this point in the process, since I have taken it as a given that the Greenwood-Phinney Ridge Urban Village would stay as is.
  - Geoff, speaking in terms of "first round" has a different tone than how we've been talking about it up to now. I don't know how to talk about this now with my neighbors.

## HALA Focus Group Lower Density Webinar – Submitted Questions

November 28, 2016

- I don't believe that our Focus Group was "generally supportive" of expanding existing urban village boundaries (such as Upper Queen Anne). IF that is on the plate, however, it should be discussed by our focus group in person. If it is a future planning process discussion item, however, then that should be clearly stated in the summary.
- In South Park, renters already experienced displacement
- How would the walkshed work on upper Queen Anne? Meaning, how much wider could the boundaries be?
- The comments reflected on the preliminary summary of Focus Group input for Madison-Miller seem very similar to those my neighbors have made. No one I've talked to seems to mind if more housing is built here. and wouldn't mind if the single-family areas became less single family.
- Did a mailing go out to Morgan junction residents?
- At what stage will the urban village maps be revised to address comments? Draft EIS?

### Written Questions/Comments Received from Observers:

- Some areas go from single-family to Lowrise 2 or even Lowrise 3. How is this [giant increase in height] justified by the HALA principles?
- To clarify: are you saying the Focus Groups found that long, skinny urban villages need to be reviewed and perhaps enlarged? Is that agreed upon, or is that not an accurate reflection of what the focus groups decided?
- If these changes are approved, when would the rezoning happen or be finalized?
- Does the City know, for each urban village individually, how many additional housing units the proposed rezoning will create? Why doesn't the City give each neighborhood a target for new housing units and then let residents be part of neighborhood planning to meet that target?
- Geoff, your answer doesn't help. All areas can and should "contribute" but why not give each neighborhood a target? Low density supposedly would have lower targets than high density, per acre?
- I think Greenwood-Phinney Ridge area can be increased. Why so small?
- I think you could increase the zoning from single-family to multifamily east and west of Greenwood Avenue S and north of N 85<sup>th</sup> Street.
- Do you acknowledge the need to get more resident feedback from residents who live in these urban villages? In the past 2 months, 12-15 people in the lower density Focus Groups are the only ones who've been consulted. They don't "represent" all residents. There has been only a total of 3 hours of discussion: 2 hours in October and 1 in November. This is wholly inadequate and more feedback is needed from people who live in the neighborhoods. Do you acknowledge that? When will this happen? Before the rezoning, hopefully.
- Are you taking into consideration the quality of the homes that exist within the area that you are designating for upzoning in the Wallingford area?
- What about Hillman city?
- Please consider building where the bus lines actually are, instead of next to parks. Put them on Stoneway Ave. in Wallingford. It is ugly to put them by parks.