



The Crown Hill Urban Village Committee for Smart Growth (Committee for Smart Growth) is a partnership between Crown Hill Neighborhood Association (CHNA), Crown Hill Business Association (CHBA), Greenwood Community Council, Whittier Heights Community Council, and the Olympic Manor Community Club. It was formed in response to the Mayor’s Housing Affordability and Livability Agenda (HALA) proposal and the planned updates to the Comprehensive Plan (Seattle 2035).

The City proposes expanding Crown Hill Urban Village (CHUV) to include parts of Crown Hill, Whittier Heights, Loyal Heights, Greenwood and Olympic Manor. Zoning within the Urban Village would change dramatically: ***ALL current single family properties within the expanded Crown Hill Urban Village will be upzoned to multifamily.***

Last fall, over 100 neighbors attended two Crown Hill Neighborhood Association (CHNA) initiated meetings to comment on the proposed changes. The Committee for Smart Growth formed as a result of those meetings. Our recommendations reflect those public comments and community group input.

## **Recommendations**

*The Committee for Smart Growth believes HALA and Seattle 2035 proposals for CHUV are an opportunity for **Smart Growth** to create a more livable, vibrant community for all.*

### **1) Expedite developing a Comprehensive Neighborhood Plan for the CHUV - BEFORE REZONING.**

We would like the City to lead the Comprehensive Neighborhood Plan so that it dovetails with the City’s growth plans for the CHUV, perhaps leveraging design standards recently developed for Ballard.

### **2) Incentivize density on arterials (15<sup>th</sup> to 65<sup>th</sup>, Holman, 85<sup>th</sup>) that are already zoned but underutilized.**

Incentivize smart development along arterials, including appropriate buffer zones and design standards to make the CHUV commercial center a walkable, livable, desirable urban center. Arterials have enormous capacity for expansion and growth, and the greatest ability to absorb additional density. Redevelop the big parking lots and one-story stores into vibrant multi-story, mixed-use commercial/residential housing and retail.

### **3) Limit upzoning in Single Family zones, while simultaneously encouraging density along arterials.**

Displacement of existing low- and middle-income residents is a concern. We do not want to lose our lower- and middle-income friends and neighbors to \$700k town homes. We believe developers will choose to build in neighborhoods rather than arterials, given the choice.

### **4) Prioritize infrastructure upgrades in CHUV before increasing density.**

We propose concurrency to link density to better infrastructure capacity. Transit infrastructure, in particular, needs significant investment to meet current demand. Much of CHUV lacks sidewalks, undermining basic pedestrian and bike safety. Additionally, schools, utilities, transportation, and parks need improvement to accommodate growth.

### **5) Encourage commercial spaces to be built and leased to support small, locally-owned businesses.**

Remove barriers and encourage building small retail and office spaces in the Crown Hill Urban Village center.