



June 27, 2016

Attn: Amy Gore, Office of Councilmember Rob Johnson
City Hall 600 4th Ave
Seattle, WA 98104

RE: Written Comments, Seattle Comprehensive Plan, Seattle 2035

Dear Councilmember Johnson,

The Crown Hill Urban Village (CHUV) is slated for the largest upzone of and expansion into single family areas of any existing Urban Village in the city. The [Crown Hill Urban Village Committee for Smart Growth](#) believes the City is moving forward on expansion of the CHUV without a plan for growth or the infrastructure to support it.

The Crown Hill Urban Village Committee for Smart Growth requests that ***Seattle 2035 vote on the expansion maps for Urban Villages and the provisions to rezone Urban Villages be postponed until there is a meaningful plan for growth in place for CHUV.*** Zoning before planning is a recipe for an unlivable community that misses opportunities to be a vibrant true residential urban village.

Additionally, we request that ***Seattle 2035 be amended to include definitive provisions that tie infrastructure and transit upgrades to growth,*** so communities like CHUV that are absorbing the bulk of the City's density have the resources in place to manage that growth.

Concurrent infrastructure investments are particularly important for CHUV, which will not benefit from the Ballard Light Rail station for twenty years (30 blocks south). We are a candidate for rezoning and expansion because of the "very good bus service" language added to GS 2.13 of the plan. However anyone relying on bus service in CHUV knows that transit service is inadequate to meet the current demand, let alone for the increased density anticipated.

We invite you to take a [virtual tour](#) of Crown Hill Urban Village to see our neighborhood and better experience its current zoning and infrastructure opportunities.

Neighborhood Planning BEFORE Rezoning

We appreciate being included in the Neighborhood Visioning charrettes this fall, and look forward to participating, thank you. And we also agree with your suggestion (made in our meeting on May 31st) to pull the zoning and expansion maps from Seattle 2035 until after the charrettes and HALA focus groups complete their work, so any rezoning is informed by some basic visioning in the expansion Urban Villages.

While we believe these measures are a great start, we also believe smart planning goes beyond visioning, particularly for *communities like ours that do NOT have a current neighborhood plan in place* and whose zoning is appropriate for cars, not for a walkable Urban Village Center.

We ask that the City expedite enhanced neighborhood planning here in Crown Hill Urban Village in addition to the visioning charrettes, including tools such as zoning analysis, design guidelines and other tools for smart growth – BEFORE a blanket upzone and before any Urban Village expansion.

- There has been no meaningful neighborhood planning in Crown Hill Urban Village since 1998. Even the 1998 plan was integrated with the plan for Downtown Ballard, and it is outdated and irrelevant.
- We request a zoning analysis. Our current zoning makes no sense for a residential Urban Village. Vast areas along Holman Road are zoned Commercial 1 and Commercial 2, a zoning designation meant to accommodate automobiles and large commercial structures.
- We request updated design guidelines to fit a neighborhood vision and plan.

The Committee for Smart Growth believes new housing development along our arterials should center along arterials and areas already zoned for growth, but are underutilized. We prefer to maximize our existing development capacity before rezoning single family or expanding the urban village.

We envision replacing large big-box stores and empty parking lots that front on sidewalks take up blocks of space that could be mixed-use commercial/residential establishments. We would like development that includes commercial space for small, locally owned business. We believe that with proper planning, we can transform 15th Ave NW, Holman Road and 85th Street into a vibrant and desirable Urban Village Center. And we should do this first, *before rezoning* single-family homes or expanding the Urban Village boundaries.

We believe this approach to protect our neighbors who are at risk of displacement. And it will focus growth where re-development promises an improved neighborhood for everyone.

We believe with planning before rezoning, CHUV can grow in a smart way that benefits all neighbors – current neighbors and the new neighbors we would welcome, particularly those who would live in new affordable housing units that are built as part of inclusionary housing efforts spearheaded by the City.

Require Infrastructure Investments to Manage New Growth

Thank you for adding concurrent infrastructure investments to the agenda for Seattle 2035, MHA and HALA proposals. We believe it is crucial to definitively tie infrastructure (sidewalks, utilities, schools, parks, etc.) and transit to growth policies that that impact our community. And it's very important to address that now and tie it into the policy now before implementing rezones and allowing growth. Whether the solution is impact fees or other initiatives, we support efforts to make sure the communities being asked to absorb the City's growth have the transit and infrastructure in place to manage it.

We believe the City and the Crown Hill Urban Village share the same goal: to create a community that is vibrant, accessible and livable for all of us - current residents and our new neighbors. We look forward to continuing to work together to make growth in our community a win/win for current residents and our new neighbors.

Sincerely,

Leigh Pate, Deborah Jaquith, Ratna Warouw
Crown Hill Urban Village Committee for Smart Growth

Cc: Councilmember Mike O'Brien, Councilmember Lisa Herbold

Crown Hill Urban Village Committee for Smart Growth is a partnership between Crown Hill Neighborhood Association, Crown Hill Business Association, Greenwood Community Council, Whittier Heights Community Council, and the Olympic Manor Community Club and many interested neighbors participating from around the Urban Village and proposed expansion area. Our goal is to influence the zoning and planning for growth in the CHUV so the outcomes are positive for our community and those who live in it.