



CHUV Rezone Maps

Neighbor Discussion Summary

Nearly fifty neighbors joined the [Crown Hill Urban Village Committee for Smart Growth](#) on November 5th, 2016 at the Green Lake Library for a neighborhood discussion of the City's proposed rezone maps. Councilmember Mike O'Brien joined to explain the policies that passed recently in the City Council which are driving the rezoning of Crown Hill Urban Village. He also discussed the timeline for map approval, answered questions and listened to neighbor's questions and concerns.

The meeting included time spent comparing the zoning maps from before the after the rezone, discussing how to read the maps, as well as some of the specific changes planned in our Neighborhood. Then neighbors asked questions about the policies, the proposed zoning changes, and offered feedback. These maps are the first draft for a neighborhood re-zone that is being executed to implement the City's new affordable housing policy. The final decisions on the maps will likely be determined by the City Council fall, 2017 at the earliest.

The Committee for Smart Growth will integrate answers to many general questions about the policies and similar broader issues into the [Frequently Asked Questions \(FAQ\)](#) on the CHUV website.

The clearest feedback people gave regarding the specific proposals on the [draft re-zoning maps](#) was offered around the proposed rezone of residential streets adjacent to our major arterials. The current draft maps rezone those single-family residential streets parallel to the arterial from Single Family to Neighborhood Commercial 75 or 55.

While attendees still agreed that prioritizing density along arterials and areas already zoned for growth was still the right priority for new growth within CHUV, many felt that extending zoning to adjacent residential streets created too big an impact and requested that the City pursue alternatives to full block zoning in those areas.

Attendees asked many general questions about the affordable housing policies and several clarifying questions about how decisions were made to rezone. Some were concerned about the timeline for implementation and process moving forward. We have integrated answers to many of these general questions into our updated FAQ's on our website.

Some attendees expressed frustration and anger at the policies that were driving the rezone, feeling that they are unfair to single family homeowners and too generous to developers. Some were concerned that it was a small number of Urban Villages and surrounding areas that are bearing the burden of affordable housing policies and growth pressure for the entire City. A few expressed frustration over the lack of specific City acknowledgement or any mitigation in the plan to provide relief for

property owners – one attendee articulated a fear that they must either sell and leave the neighborhood or risk a devalued investment and/or quality of life.

Attendees also expressed concern that MHA and the Affordable Housing (HALA) plan and rezoning have not been well thought through and planned, and suggested that implementation be phased in to allow for adjustments, rather than enacted all at one time. Some attendees were concerned that the zoning would just change again in the next few years, creating more instability for residents, and hoped for reassurances that the changes enacted in 2017 would be reliable for future planning as they made decisions for their future and homes. Others lacked confidence that the policy will successfully address Seattle's affordable housing problem. Seniors particularly expressed concerns that rezoning may actually displace many vulnerable citizens in the near term without interventions to protect seniors and others currently living in the areas being rezoned.

A large proportion of the questions were very specific, and related to details on how the draft zoning change map and housing changes would practically impact property owners and the neighborhood as the changes are implemented, particularly in the newly designated RSL zoning that would replace much of the existing Single Family Housing. Examples of these questions include:

- The impact of rezoning on taxes
- Impact of new zoning designations such as RSL would impact a homeowner's ability to build a mother-in law or make other changes on their property like adding a floor or expanding the footprint of their home - personal or rental use.
- Concerns and questions about how needed infrastructure and transportation improvements – and current infrastructure limits -- impact the rezoning and development (*particularly on streets with no sidewalks*), and the likelihood of imposing impact fees on developers to pay for these upgrades.
- Specific questions about building types and heights and square footage under the new zoning.
- Parking concerns and traffic on narrow streets, particularly those without sidewalks, to ensure pedestrian safety.
- Questions regarding mitigations available to neighbors due to the development itself, including protecting trees, piles of debris left during construction, and blocked sidewalks that can pose safety and access issues to current residents.

The Committee for Smart Growth has compiled a list of all the questions generated at this meeting as well any information we have to help answer them. We will work to get answers from the City and share them on the Frequently Asked Questions page of our website www.crownhillurbanvillage.org

Questions and Feedback from November 5, 2016

CHUV Neighbor Conversation on Draft Rezone Maps

	Question	Next Steps
Housing Policy Goals and Applications to CHUV	What is the housing growth (density) goal for CHUV?	There are currently no neighborhood specific housing growth goals
	What is the Mandatory Housing Affordability (MHA) affordable housing unit goal for CHUV?	There are currently no neighborhood MHA housing goals, however there are projections of additional affordable housing units that the City is producing and these will be made public. Overall, the City wants MHA to generate 6000 minimum affordable units in ten years city-wide that are paid for by private development.
	How much new rental housing inventory is RSL zoning expected to provide, comparatively to other development?	These projections are expected to come out soon , and we will make them available in our FAQs on the webpage.
	Why expand the UV? Why not build within existing village boundaries first, then add street by street rather than such a huge change that opens up a whole neighborhood.	Clarify with the City: If the UV boundary is NOT expanded and the development is concentrated within the current upzone instead, would the existing properties within the current UV boundaries be upzoned even more (for example Low-rise instead of RSL) to create additional capacity? Ditto with dropping building heights - for example NC75 to NC55 - would this force low-rise housing further into the UV to compensate for lost housing capacity?
Neighborhood Commercial Changes and proposed expansion into Residential Side Streets (16th, Mary, 14th)	Top Concern: Changing residential to commercial in streets adjacent to 15th and upzoning to 75 or 55 feet goes well beyond the community priority to Upzone "Arterials". 16th, Mary and 14th are not arterials.	The Group expressed a desire to: 1) <i>Continue to focus growth along arterials</i> first where there is room to grow and opportunity to improve community space, and minimize growth in Single Family areas to protect current residents in single family areas from displacement. 2) <i>Pursue alternatives to the Principle of Full Block Zoning</i> that have extended NC75 and 55 along 16th, Mary, 14th

	Is the Expansion of Neighborhood Commercial (NC) into adjacent residential streets based on an identified need for more commercial space (given that all NC zoning requires commercial development on the ground floor)?	NO, need for commercial space isn't driving the maps and expansion of the commercial zones. This is one of those decisions where rezoning without having a neighborhood plan that informs the zoning is creating a significant impact with no strategy to support it. A community plan would identify whether more commercial space is needed and how to integrate it. CHUV has not had a neighborhood plan since 1998. We believe the purpose of current mapped expansion to neighboring residential is primarily to incentivize redevelopment and housing along arterials.
	Is Ground Floor Commercial required for all NC zones. What changes/adjustments are possible in this requirement?	Yes. We will check on adjustments possible
	Is NC75 the right zoning category for our Arterials?	Discuss the building height and the aesthetics of seven story towers (Crown Hill is a hill). Discuss descriptors that allow office and commercial towers - would these commercial towers be allowed in CHUV? Discuss trade offs: Would lower heights of NC75 mean a broader spread of low-rise or other zoning into the UV to create additional affordable housing capacity?
	What measures are being proposed to give small businesses options in new development spaces	This is a priority for the Committee for Smart Growth, and we will work to follow up on this so commercial spaces include space compatible for small business Here's what the city's doing about commercial affordability: http://www.seattle.gov/economic-development/business-owners/commercial-affordability
	Would 16th (or Mary or 14th) be converted to a one-way street if Commercial Zoning goes in?	We will ask and post any response in the FAQ's on our website

Impacts of growth/development on existing Property Owners	What are the Tax Implications (Assessments, tax rates)	This answer gets complex. We'll try to get some clear frameworks for a better answer and post them on FAQs on the website.
	How will MHA fee/inclusionary requirement be applied to property owners who develop their existing property	We will ask and post any response in the FAQ's on our website
	How do we mitigate the impact of building and development to neighbors. For example: Cutting or shearing trees that makes them weak and dangerous? Trash and piles of debris. Sidewalk Closures. Other neighbor safety issues. Who enforces developer safety when building.	We will ask what provisions are already in place and post the response on FAQs on the website
RSL Zoning - Impacts on Property re-development	Can Property Owners still build backyard cottages (DADUs) or mother-in-laws (ADUs) on property within the Urban Village boundary, and would the ADU/DADU be subject to the MHA fees? How do RSL/ADU/DADU work together?	Waiting on the Hearing examiner to issue a ruling on proposed new ADU/DADU legislation. This ruling will help clarify the rules, and the newly proposed ADU/DADU legislation being proposed at Council.
	How will RSL apply to what homeowners can do to their property (for example add a second story to an existing home). What are the Limitations and Opportunities for redevelopment for personal use and will the MHA fee apply?	We will ask the City for a summary and will post to FAQ's on the website
	How will RSL apply to building requirements for property owners who choose to develop their property: Sidewalks, ADA compliance, shared utility use. Any differences for personal use or rental?	We will ask the City and post to the FAQ's of the website

	Can ADU/DADU's serve as an alternative to RSL development given that these smaller dwellings are naturally affordable housing and may provide homeowners with needed income so they can keep their homes?	We will pursue this question and explore suggesting this policy
Building Height and Design	Can there be a height cap so that buildings built in NC55 zoning is capped at 55 feet? (restrict the bonus and allowances and ability to add height to buildings beyond the height limit?)	This is a long-term issue with building permitting in the City, we can join others in asking for more clarity and definitive limits to this rule
	What is the lot coverage allowances for each zoning type: Currently and in proposed changes	We will ask and post the answer to FAQs on the website
	What changes are proposed/being discussed for the design review process and potential limitations on public input on new development?	We will ask and post the answer to FAQs on the website
Future Affordable Housing in CHUV/Vulnerable Citizens and displacement risks	How do we make sure that MHA will create future affordable housing in our community and not displace current residents while the fee is used in other parts of the city?	There was a provision added into the MHA legislation that included housing near the source of the fee as a criteria for determining new affordable housing. However there is nothing that guarantees that fees collected from development in CHUV will go towards affordable housing in CHUV
	What will be done to protect seniors and other vulnerable citizens from displacement as the neighborhood is redeveloped?	We will ask and post the answer to FAQs on the website. However, we don't know of any planned mitigations p to ease displacement of existing residents that will happen in CHUV. We do believe that RSL as a zoning alternative will have the lowest impact on displacement of existing residents compared to Low-rise and other denser zoning, where naturally affordable and vulnerable homes are more likely to be torn down for new expensive buildings.

Limited Infrastructure and potential impacts on future Development	How will building requirements be different for areas with and w/out sidewalks?	We will ask and post the answer on the FAQ's of our website. We will continue to raise the issue of lack of sidewalks as an issue that should be addressed in any growth plans, or be a factor in the zoning maps to ensure pedestrian safety.
	Is SDOT open to making some streets one way since many are very narrow with cars parked on both sides?	We will include this in suggestions to mitigate the safety issues, particularly in areas with no sidewalks.
	Who Pays for Existing Infrastructure Issues if a new development is coming in (example flooding on 17th and 87th)?	The City (taxpayer) pays.
	What about Impact fees to pay for transportation and Infrastructure (in lieu of concurrency)	This is being discussed in the City right now but has not moved forward. If impact fees moves forward, we will communicate more information and how you can advocate to support more impact fees
	How can flooding/drainage storm water problems in the UV impact zoning and increased density?	From Councilmember Mike O'Brien: The Council is requesting SPU study the flooding problems now. They do not want to rezone and make the problem worse. They will evaluate fixing the flooding, or potentially delay the rezone in the flooding area or alter the maps in that area to address the flooding problem
	How do we increase transportation capacity to move all the new residents?	We have to advocate for more and faster bus services, better connections to light rail, other alternatives
Parking	What can be done to mitigate parking impacts as we add density, particularly given poor transit capacity?	Tying density to better transit is a big part of the solution, and we need your help to ask for better transit solutions

	<p>How can we make sure residents who need their cars can find parking near their home?</p>	<p>SUGGESTION from neighbor: Create a Residential Parking Zone (RPZ) for residents only. A building that provides no off street parking, is not eligible for RPZ membership, and the number of RPZ permits is tied to the number of provided off-street spots. Our area is already being used as a park and ride for commuters, making access to our homes increasingly difficult. We have no sidewalks so walking to our homes is already more dangerous than in other areas.</p>
	<p>Street parking in areas with no sidewalks blocks access to mailboxes and can interrupt mail delivery, and parked cars lining streets are a concern for emergency vehicle response.</p>	<p>The committee will pose this question to the City: Can current UV parking rule (right now there is NO parking required in development in an UV) be adjusted in areas where street parking poses safety concerns? Or will zoning be adjusted accordingly</p>