



2017 Candidate Questionnaire Responses: Seattle Mayoral Candidates



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- Planning for Smart Growth:** Livability is a key part of the Mayor’s HALA initiative. However, a number of the neighborhoods slated for urban village expansion and rezoning to add density do not have tools to guide growth to build a livable community as we grow. Crown Hill Urban Village, for example, has not had a neighborhood plan since 1998. We do not have any design standards or planning that would lead to smart growth. Or any plans to protect local business or create a thriving Urban Village center.

How would you make sure all communities considered for expansion and being rezoned/upzoned to add density receive thoughtful community growth and design planning so we have a livable, functioning neighborhood?

Jenny Durkan	Cary Moon
<p>Livability encapsulates a variety of aspects that make up the quality of life for a community including built and natural environments, economic prosperity, social stability and equity, educational opportunity, and cultural, entertainment and recreation possibilities. It means green space and parks, public plazas, and walkable/bikeable commercial centers, with a range of vibrant businesses and restaurants and access to transit and a mix of housing. Ensuring access to affordable housing for ALL Seattleites is essential to fulfilling many of the livability factors above; but we also must make strategic investments that target improving transportation options, preserving and maintaining open spaces and parks,</p>	<p>The discussion around HALA has largely focused on upzones and MHA aimed at increasing housing supply, and the conversation around our bigger picture growth strategy needs to be expanded beyond this one facet. I would support a citywide conversation on what standards for livability mean for people, and explore how to establish Seattle as a city that does smart innovative physical planning in the public interest.</p> <p>HALA was a good first step, and I support the upzones and MHA requirements, but there is more to do to improve housing affordability in Seattle. The starting point is reframing the question</p>

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ensuring access to quality schools, promoting economic opportunities, and cultivating arts and culture.

Discussions about rezoning and upzoning are frequently focused on housing and overlook the impact of zoning changes on small and local businesses. Seattle’s small and local businesses, especially its women and minority businesses, are a critical part of our social fabric and create a sense of neighborhood and community, but often face significant barriers to success. I will engage them to build a healthy climate in this city for our small and locally-owned businesses.

Not every neighborhood is the same, nor should every neighborhood add density the same way. I do not believe in a one-size-fits-all approach to rezoning/upzoning. Community rezoning/upzoning requires significant stakeholder input which means intensive, interactive discussions with neighborhood leaders, businesses, and residents. When planning, those most impacted in our communities must be invited to ask questions and voice their concerns. I want to see the City better use social media and other technology tools to ensure that we incorporate a broad array of voices into our civic conversation about questions of growth and affordability. As mayor, I will direct my staff and departments to conduct regular outreach meetings, including walking tours in neighborhoods especially when there are proposed changes to zoning. Throughout my campaign, I have conducted walking tours, community meetings, and listening sessions in more than 25 different neighborhoods. This has been critical to understanding how the changes occurring in our city are actually affecting people who live and work in each neighborhood. If elected, I will continue this practice and will govern with the guiding principle that city government should be going to the neighborhoods and communities, not the other way around.

constructively: how do we ensure our neighborhoods are welcoming to folks at all income levels and stages in life? What lower cost and multifamily housing types are a good fit with neighborhood character and culture? How do we grow without displacing more folks from existing affordable housing? They’re all layers of what makes a neighborhood or a city work, all are important to optimize together.

We need to step up our commitment to invite people to be part of the solution by working directly with communities to tackle the affordability crisis together and work toward a future city that is inclusive and diverse.

We must make a broader range of low-rise multifamily housing forms more viable and increase the range of housing types being built. We also must revise the Condo Act to rebalance liability risks; the dearth of new condominiums is further limiting the supply of starter homes. We need to preserve historic structures in neighborhood commercial strips.

In single family zones we should pursue viable low-rise multifamily housing options for working people in the “missing middle” by working with neighborhoods and community advocates to identify viable types and locations. We need to both change the land use code in single family zoning to allow more types of multifamily options -- like duplexes, row-houses, congregate housing, stacked flats, and ADUs/DADUs -- and review and improve the permitting/ SEPA/ design review process to simplify entitlement for good quality projects.

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2. Transit/Mobility: When considering growth, it’s critical to consider a community’s mobility so residents can get to work and to services. In Crown Hill Urban Village we will not get light rail. We have good bus service, but Rapid Ride is already at capacity in peak hours and slow due to traffic – CHUV to downtown takes 50 minutes on the bus.

How will you make sure that neighborhoods experiencing growth also gain the transportation investments and planning to keep communities mobile – especially for Urban Villages like Crown Hill that are slated for tremendous growth but will not get Light Rail.

Jenny Durkan	Cary Moon
<p>Our overall approach to planning and growth must be holistic; urban villages must have affordable housing, excellent public schools, and thriving small businesses all within easy walking distance to transit.</p> <p>If elected mayor, I will work to make public transit more conducive to those who live and work in and around Seattle. We must make this city’s investment in Metro pay off by making bus service and Rapid Ride Plus more frequent and reliable by redesigning corridors, eliminating traffic bottlenecks, optimizing signal timing, improving connections to Link Light rail stations, and having better pedestrian access to transit hubs. I would explore a 24/7 transit system to make using transit easier and more convenient at all hours of the night. The recently announced expansion and improvement of late-night bus service is a good start.</p> <p>I believe that providing transportation options and lowering barriers to access does and will continue to increase access to educational and economic opportunities. These investments are more than just for transportation improvements but more importantly are a way to address equity. Many lower-income residents rely on transit and other alternatives to driving in SOVs to get to and from schools, jobs, health care or entertainment; for this reason, services need to be frequent, accessible, and reliable.</p> <p>That’s why I would develop a transportation pilot program for lower income and vulnerable seniors if elected mayor. We can work with transit agencies, non-profits, taxi companies, and car and ride-share services to offer subsidized rides for seniors needing to get to and from doctor’s appointments, the grocery store, or to visit</p>	<p>Traffic congestion is one of the biggest growing pains in our city.</p> <p>First, we need to address housing costs and transit access together. Working people are being pushed out of compact Seattle neighborhoods to chase affordable housing in places that are not served by transit, which leaves them isolated from their communities and services – and forces them to drive longer and longer distances, compounding congestion on our streets.</p> <p>Second, we need to prioritize the most space efficient modes – walking, biking, and transit -- in our transportation investments for the future, especially in urban villages. Providing alternatives to driving is necessary for equitable and sustainable growth, it offers public health benefits, and is more cost effective than being car dependent; these benefits put these investments at the top of the priority list.</p> <p>To make transit reliable and fast, we need to use best practices where needed throughout the city, like transit only lanes, and transit priority at intersections. We should work with Sound Transit to streamline permitting and find the cost efficiencies to fund increases in service hours, especially in areas not serviced by light rail.</p> <p>If we focus on safe streets, walkable neighborhoods, navigable sidewalks, a basic bike network, and intersections that prioritize pedestrian safety, we can keep growing into the sustainable, safe and inclusive city we hope to be.</p>

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public facilities like libraries or senior centers.

We also need to make sure we have safe sidewalks to schools and transit stops. Move Seattle provides critical funding for improvements to all modes of transportation, especially around safety and access in our Urban Centers and Urban Villages. If elected mayor, I will focus on the maintenance backlog on our infrastructure, such as streets, bridges, and sidewalks.

3. **Utilities/Basic Infrastructure:** The City has done an inadequate job of upgrading basic utilities and infrastructure in communities annexed from King County over the years. In Crown Hill Urban Village, this has left streets north of 85th Street without sidewalks and experiencing chronic storm water flooding that blocks pedestrian access and floods property.

What will you do make sure neighborhoods experiencing the growth get the money and investments needed to manage the extra burdens on inadequate infrastructure growth will bring?

Jenny Durkan	Cary Moon
<p>Seattle taxpayers have repeatedly shown their generosity and commitment to our community by voting at the ballot to provide funding for parks, schools, libraries, transit and transportation improvements. We need deliver real results – from filling potholes, clearing snow and ice, maintaining library hours, caring for our parks and to improving schools. My experience as an executive and an administrator uniquely positions me to manage the more than 10,000 employees and the \$5 billion budget at the mayor’s disposal to get results, and sets me apart from my opponent.</p> <p>One of my priorities is making neighborhoods like Crown Hill safer and more walkable. I supported Bridging the Gap and Move Seattle, both of which provided substantial funding for street and sidewalk maintenance, but we must follow through on these improvements. We still have a maintenance backlog on our infrastructure, including our streets, bridges and sidewalks. As I stated above, I will personally address this backlog by directing city resources to the neighborhoods that need it most.</p> <p>I will invest resources in much-needed upgrades to sidewalks in underserved communities, increasing handicap ramp improvements, crosswalk striping and</p>	<p>Utilities and sufficient infrastructure are among the basic services that the city should be providing residents. We need to assess the duplication of efforts and inefficiencies in our system and collaborate across agencies and service providers to optimize the most effective solutions.</p> <p>I would work to find efficiencies with the existing budget and focus on solving the problem upstream. We should also look at impact fees to fund necessary upgrades to infrastructure that increased growth will warrant.</p> <p>I support the use of impact fees in Seattle, and would work to find the right level of fee and best targeted investments for generated revenue. It’s important to strike the right balance so the fee doesn’t exacerbate the escalation of housing prices and the proceeds are focused on highest returns given the neighborhood growth issues.</p>

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lighting, and making busy streets and intersections safer and more functional for everyone.

Finally, we need to have more tools to ensure that growth helps pay for the impacts of growth. The Mandatory Housing Affordability requirement of HALA has growth fees focused on housing – which is a critical issue facing our city. But this is just a start. We need to make sure that the public gets the promised benefits and that impacts to communities are truly mitigated.

4. **Services and Concurrent Infrastructure to handle added density and growth:** Police 911 response time to Crown Hill Urban Village is already the slowest in the city – the *Seattle Times* reports 14 minutes to respond to 911. The City’s draft EIS statement reports that fire station coverage will be inadequate for safety. Schools are already overcrowded. Half the urban village – including parts of the 17th Ave Greenway and proposed new North Seattle Greenway - do not have sidewalks, forcing pedestrians to walk in the middle of the street.

How will you make sure Urban Villages that are slated to be expanded and upzoned and absorb much of the City’s growth are prioritized and receive the capital upgrades and City investments needed to support the growth and keep the neighborhood safe and functional?

Jenny Durkan	Cary Moon
<p>First, we must use all of our tools to shape how and where growth occurs; we can no longer continue to let growth shape us. As stated above, I will focus on safer access to schools, business districts, transit, and parks by addressing the most critical gaps. We must also keep our commitment to public safety and ensure our first responders have the resources they need to serve our growing city.</p> <p>Community benefit agreements are one tool that can be used to mitigate the effects of new development or infrastructure projects. Our next mayor will oversee billions of dollars in new infrastructure projects; if elected, I will work for those communities most impacted to make sure they have a voice and their needs are protected. The City must ensure that we obtain the promised benefits from both expansions in public transit and housing, and so that real infrastructure improvements are delivered and public safety needs are met throughout the city. Fair growth requires an investment back in those same communities and neighborhoods where development occurs. This must be part of any strategy in planning for increased density and growth.</p>	<p>The Move Seattle campaign was a great win, and we need to continue to invest this funding assertively toward the Pedestrian and Bike Master Plans and Vision Zero priorities. As mayor, I would focus on making walking a more viable option with a complete network of safe sidewalks, urban design improvements to ensure sidewalks are navigable and safe, best practices in pedestrian-oriented intersection design and operation, and excellent way-finding for walkers throughout the city. This means focusing on adding sidewalks on streets near transit and schools and improving pedestrian facilities like curb cuts, complete sidewalks and intersection designs that are essential for seniors and people with disabilities. I would also require SDOT to examine the pedestrian/bike and car conflicts that happen at the worst intersections and identify solutions to reduce conflicts.</p> <p>We need to assess capacity issues with our partners at Seattle Public Schools and the state as we grow, and continue to evaluate expanding neighborhoods and upzoning. Impact fees might also be an avenue for funding capital improvements and upgrades for our local schools.</p>

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5. Protect current residents from displacement: Crown Hill Urban Village is slated for the largest expansion into single family area in the city. Additionally, current draft maps and rezoning proposals would replace single family homes with multifamily which can encourage teardowns of existing, older apartment buildings and current affordable housing, including single family housing used as rentals. Our neighborhood – particularly the neighborhood north of 85th – has high proportions of neighbors who are economically vulnerable and subject to displacement if their single-family rental is sold for redevelopment or their apartment buildings are renovated.

How will you address displacement concerns for neighbors who lose their housing to growth and development, as our Urban Village is upzoned and expanded?

Jenny Durkan	Cary Moon
<p>As Crown Hill Urban Village is upzoned, we must be conscious and honest about the impacts and address rising rents and potential displacement, especially for low-income communities and communities of color in the neighborhood. HALA’s Mandatory Housing Affordability requirement is a piece of the puzzle, but alone it is not enough. Affordability affects both lower income and middle income residents, so we must explore a range of housing options, as mentioned above.</p> <p>If elected, I would implement a City-run rent voucher program to assist severely rent-burdened lower income families pay for their housing. This program will be carefully designed to help those vulnerable families between 30-50 percent of AMI live securely, with enough money for rent, food and medicines without the constant fear of eviction when something minor – a car problem, a child’s illness – goes wrong. Rental assistance through a rent voucher program can help vulnerable households make up the difference between keeping a roof over their heads and being pushed out onto the streets. Seattle families, including those in Crown Hill Urban Village, deserve the security of knowing that they can put food on the table without facing eviction.</p> <p>As mayor, I will also work to raise the threshold for reduced property taxes so that more seniors in throughout the city will qualify and be able to afford to remain in their homes. Currently, seniors earning \$40,000 annually or less can qualify for reduced property taxes. We will work to raise that threshold so more Seattle seniors—who are facing the crunch of rising home values and increased property taxes (which will only get worse</p>	<p>We need to work toward identify the right mix of solutions to help communities thrive together, not be displaced or dispersed.</p> <p>Some of the healthiest communities have a diverse mix of folks at all income levels, young families and elders, people early in careers and more advanced, Seattle natives along with recent arrivals and immigrants. Infill housing for folks at all ages and income levels can be done well, and can facilitate healthy communities where everyone can thrive.</p> <p>I would work collaboratively with planners, advocacy groups, and neighbors to identify the right mix of old and new housing and identify strategies that minimize displacement of existing affordable buildings our low income neighbors depend on.</p>

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after the McCleary plan passed by the legislature kicks in)—qualify for the exemption and will be able to afford to remain in their homes. Additionally, many seniors who qualify for the homestead exemption and utility discount program are unaware of the exemption and therefore do not take advantage of it. I am committed to doubling the number of enrolled seniors by 2018. By creating a single stop online portal to make it simple and easy for seniors to enroll in all City benefit programs, we can streamline the application process too.

I will work to foster participation among low-income individuals and people of color living in Crown Hill Urban Village as true stakeholders in the decisions that impact their neighborhood. Any plan for equitable development must address long term impacts related to housing, transportation, jobs and infrastructure, and must incorporate racial and economic equity with all of these areas. These factors will play heavily into Seattle’s future growth and livability and will be seriously considered in all planning for Crown Hill Urban Village.

Finally, we must develop, cultivate and protect strong family wage jobs, so people can afford to remain in the city. This requires a robust combination of apprenticeship programs, enforcing labor laws and workforce agreements and keeping/attracting a range of employment opportunities. We also have to expand opportunities for women and minority-owned businesses. The training, education and development of our local workforce is critical. We want to fill the growing number of jobs – from building trades to tech workers – from right here in Seattle.



About this Candidate Questionnaire

The Crown Hill Urban Village (CHUV) Committee for Smart Growth reached out to the 2017 campaigns for Seattle Mayor and City Council Positions 8 and 9 with five questions about managing growth and density in Crown Hill Urban Village, and other Urban Villages that will be re-zoned for mandatory affordable housing.

Questions centered around the candidate's positions on neighborhood planning in communities slated for growth, infrastructure, transit and service investments needed to manage the demands of additional density, and displacement of current neighbors at risk.

The Committee for Smart Growth does not endorse, support or recommend candidates. We are sharing information with our community. Each candidate's answers have been included verbatim with no edits or changes other than light formatting for better readability.

Thanks to all candidates who completed this survey and responded to community questions about issues impacting Crown Hill Urban Village as we work towards smart growth in our community.

We encourage neighbors with additional or follow-up questions to contact the candidate campaigns directly via their websites or attend any of the debates or events being held around the city featuring candidate discussions.

Who We Are

The Crown Hill Urban Village Committee for Smart Growth is a volunteer-based partnership of neighborhood organizations and neighbors working together for smarter growth in the Crown Hill Urban Village (CHUV) and the proposed expansion area. Nearly 600 neighbors who have joined our mailing list and more than 1400 follow on Facebook through Crown Hill Neighbors.

What We Do

Our goal is to make Seattle's growth something positive for our community. We do that through engaging our neighbors on opportunities to inform growth and change in CHUV, communicating priorities with the Mayor, City Council members and City Officials, and working collaboratively with other neighborhood groups and associations to share best practices and information.

Learn more about Crown Hill Urban Village at www.crownhillurbanvillage.org.