



2018 Recommendations for Smart Growth

The [Crown Hill Urban Village \(CHUV\) Committee for Smart Growth](#) supports smart growth for a more livable, vibrant community for all CHUV neighbors. The Committee recommends the following for smart growth in CHUV as the City implements the MHA rezones:

1. Implement re-zones in CHUV in phases, informed by upcoming community planning

CHUV is pleased that the City committed community planning resources to our neighborhood, which has not had a neighborhood plan since 1998. We believe rezones for MHA should be phased-in to fully utilize the benefits planning will bring to shape a thriving neighborhood.

We suggest the initial rezone in 2018 emphasize the arterials and the current commercial zones to incentivize building a vibrant, dense central residential core in our neighborhood. These areas currently have big box stores and empty parking lots, and offer the most opportunity for additional housing and inclusionary MHA housing, with the least impact on vulnerable neighbors. Planning can inform a thoughtful rezone of the rest of the neighborhood, minimizing displacement, integrating needed infrastructure upgrades, implementing design guidelines and creating a framework for smart growth.

2. Utilize more extensive RSL zoning

The 2016 draft zoning maps for CHUV utilized RSL zoning more extensively than the current EIS preferred alternative map. The Committee prefers RSL as a better fit for our neighborhood and its particular challenges. **RSL was generally received relatively well in our community** during extensive public engagement in 2016. RSL is a good fit for CHUV given our transit and infrastructure challenges that require long-term, significant budget investments. RSL will limit displacement risk of vulnerable neighbors in our modest neighborhood, and is a better choice aesthetically and environmentally for the community.

3. **Plan, budget and build necessary infrastructure to accommodate growth.** Use CHUV planning to identify and budget for the infrastructure investments needed. Avoid rezoning the community beyond realistic capacity to keep residents mobile to work and services, safe and with functional infrastructure. Make investments in Urban Villages to support growth. Specifically:

- **Transit Investments** to accommodate the current and future additional demand, particularly given we will not get light rail and the Ballard Bridge is a chokepoint for buses.
- Integrate **safe pedestrian paths** in neighborhood side streets and integrate sidewalks on Greenways. Build safe, planned pedestrian walkways over and around arterials.
- **Fix storm water drainage** and flooding north of 85th street
- Address overcrowded **schools and access to local neighborhood schools**

4. **Create better, more vibrant commercial spaces and a true business district.** CHUV has already lost many of our local businesses to growth, and more are at risk. We recommend integrating planning and economic development tools and including a variety of spaces in new development that are affordable for small local businesses and office space.

Who We Are

The Crown Hill Urban Village Committee for Smart Growth is a partnership of neighborhood organizations and volunteer neighbors working together for smarter growth in the Crown Hill Urban Village (CHUV) and the proposed expansion area. Over 600 neighbors who have joined our mailing list and more than 1400 followers on Facebook through Crown Hill Neighbors. We are not the City of Seattle.

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 influence growth and change in CHUV, advocating directly with the Mayor, City Council members and City Officials, and working collaboratively with other neighborhood groups and associations to share best practices and information.

Go to CrownHillUrbanVillage.org for more information.