

2017-2018 Comprehensive Plan Amendments
**Neighborhood Plan
Element Update**

Director's Report

June 2018

Summary

As part of the 2017-2018 Comprehensive Plan update process, the City of Seattle proposes to amend 10 neighborhood plan policies and add one new policy, affecting nine neighborhoods to ensure consistency with citywide policies and support the citywide implementation of Mandatory Housing Affordability (MHA). These changes would affect the neighborhood plans of Aurora-Licton Springs, Fremont, Morgan Junction, Northgate, North Rainier, Roosevelt, Wallingford, West Seattle Junction, and Westwood-Highland Park. The amendments would modify neighborhood plan policies that currently limit the City goal to diversify housing choices and implement MHA in areas currently zoned Single Family within urban villages. These changes are a component of the changes the City Council will consider in the 2017-2018 Comprehensive Plan Amendment cycle.

Leading up to these proposed changes, the Council adopted the [Seattle 2035 Comprehensive Plan](#) in 2016 that included different designations on the Future Land Use Map (FLUM) as Urban Center, Hub Urban Village, or Residential Urban Village to replace existing designation including single-family residential, multi-family residential, commercial mixed use or major institutions. These new village or center designations increase the number and variety of housing choices and other land uses that can be located within the urban villages and centers.

The City has proposed to implement MHA in multifamily and commercial zones, and in single family zones within urban villages and urban village expansion areas. MHA requires new commercial and multifamily development to contribute to affordable housing. MHA requirements take effect when Council adopts new zoning that adds development capacity where MHA would apply. MHA implementation involves rezoning land in urban villages and proposed urban village expansion areas and in multifamily commercial zones outside urban villages. It also includes expanding certain urban village boundaries to include the area within a 10-minute walk of very good transit. As part of a separate ordinance, we propose urban village expansions for 23rd & Union-Jackson, Ballard, Columbia City, Crown Hill, Green Lake/Roosevelt, North Beacon Hill, North Rainier, Othello, Rainier Beach, and West Seattle Junction.

Background

Neighborhood Plans

In the 1990s, the City worked with 38 different neighborhoods to create plans identifying how they will continue to thrive and improve as Seattle grew over the 20-year timeframe of the Comprehensive Plan. Though now more than 20 years old, the neighborhood plans continue to guide local action but periodically need amendments to reflect changing conditions.

Seattle 2035 Comprehensive Plan

Seattle 2035 is a 20-year vision and roadmap for Seattle's future. The plan guides City decisions about where to focus new homes and jobs, how to improve our transportation system, and where to make capital investments like utilities, sidewalks, and libraries. Our Comprehensive Plan is the framework for most big-picture decisions on how to grow while improving our neighborhoods.

In October 2016, Council passed a major update to the Comprehensive Plan that revised several goals and policies and adopted a modified FLUM. The updated plan included new policies and FLUM designations related to increasing the diversity of housing choices in Seattle and allowing additional density and flexibility for varied land uses in designated urban villages. These changes will help the city tackle its growing housing affordability challenge.

Seattle 2035 also carried forward more than 1,000 policies from 38 adopted neighborhood plans. Some policies restrict the amount or type of housing allowed in urban villages, creating a potential inconsistency with new citywide policies. The neighborhood plan policies may limit the City's ability to implement MHA to provide more affordable housing throughout the city. Amending these policies will allow greater flexibility and progress toward becoming a more affordable, equitable and sustainable city.

In the [Community Involvement Element](#), the Seattle 2035 Comprehensive Plan calls for consistency between citywide and neighborhood policies:

- CI 2.11** Maintain consistency between neighborhood plans and the Comprehensive Plan. In the event of a possible inconsistency between the Comprehensive Plan and a neighborhood plan, amend the Comprehensive Plan or the neighborhood plan to maintain consistency.

In addition, other relevant policies in the citywide planning section of Seattle 2035 include the following:

- GS 1.6** Plan for development in urban centers and urban villages in ways that will provide all Seattle households, particularly marginalized populations, with better access to services, transit, and educational and employment opportunities.
- GS 1.7** Promote levels of density, mixed-uses, and transit improvements in urban centers and villages that will support walking, biking, and use of public transportation.
- GS 1.12** Include the area that is generally within a ten-minute walk of light rail stations or very good bus service in urban village boundaries, except in manufacturing/ industrial centers.
- GS 1.13** Provide opportunities for marginalized populations to live and work in urban centers and urban villages throughout the city by allowing a variety of housing types and affordable rent levels in these places.
- LU G.1** Achieve a development pattern consistent with the urban village strategy, concentrating most new housing and employment in urban centers and villages, while also allowing some infill development compatible with the established context in areas outside centers and villages.

LU 2.1 Allow or prohibit uses in each zone based on the zone's intended function as described in this Land Use element and on the expected impacts of a use on other properties in the zone and the surrounding area. Generally allow a broad mix of compatible uses in the urban centers and urban villages.

Comprehensive Plan Amendments For MHA Implementation

Implementing MHA as proposed requires two types of amendment to the Comprehensive Plan:

- 1 Expanding the boundaries of 10 urban villages
- 2 Changing neighborhood plan policies about retaining single-family zoning in urban villages

This report summarizes the changes to neighborhood plan policies needed to support the creation of more affordable housing in urban villages by removing language that may limit zoning in urban villages to single-family. We propose to expand urban village boundaries in separate legislation. We studied both sets of amendments in the [MHA Environmental Impact Statement \(EIS\)](#), and the Council will consider them as a part of the 2017-2018 docketing process.

Community Engagement

Seattle 2035 Comprehensive Plan Update

We conducted extensive engagement on the *Seattle 2035* Comprehensive Plan, including 15 public meetings, information at 21 additional public events, nine facilitated meetings with historically underrepresented communities, and substantial online dialogue. A report summarizing *Seattle 2035* community engagement is [available online](#). Amendments to the FLUM to apply the urban village or center map designations throughout urban villages or centers, and the updated plan policies cited above were a part of the *Seattle 2035* Comprehensive Plan outreach. These policy changes are related to the current proposal to amend neighborhood plan policies, and as a result the *Seattle 2035* outreach is relevant to the current proposal.

Mandatory Housing Affordability

In partnership with Council and many other City departments, the Office of Planning and Community Development (OPCD), Office of Housing (OH), and Department of Neighborhoods (DON) have been working since 2015 to implement MHA through changes to the Land Use Code, the Building Code, and the *Seattle 2035* Comprehensive Plan. This process has been informed by more than three years of community conversation around growth and planning for the Comprehensive Plan, followed by nearly two years of MHA community engagement focused on the challenges of our housing crisis: *How will new affordable housing choices allow more households to call Seattle home? How will zoning changes affect the look and feel of neighborhoods?*

To complement traditional outreach to community councils and other neighborhoods organizations, DON has led a community engagement plan with deliberate and targeted efforts to engage people not typically engaged in planning decisions, including communities of color, low-income households, and renters. Engagement has included in-depth community meetings; large citywide open houses; focus groups; pop-up information booths at community events; public hearings; a video series; online dialogue through Consider.it and Reddit; an email newsletter with a distribution of more than 4,700 people; community walking tours; and direct one-on-one discussions by phone,

email, and door-knocking to more than 10,000 Seattle homes. More than 200 community meet-ups have shaped our MHA proposal. Read our [summary of community input](#) for more detail on this process.

Comprehensive Plan Neighborhood Plan Policy Amendments

The proposed neighborhood plan policy amendments rely on the nearly five years of Comprehensive Plan and MHA community engagement focused on how these changes could affect how neighborhoods look and how new affordable housing can create more opportunity for households to call Seattle home.

OPCD and DON also conducted the following engagement to inform these specific neighborhood plan policy amendments:

- We held community meetings on October 17 and 26, 2017, to discuss several options for updating the neighborhood plan policies. There was deliberate inclusion of the neighborhood plan stewardship groups in this process.
- We provided a "[meeting-in-a-box](#)" to help community groups discuss the issues at their own gatherings and provide feedback.
- We created an [online engagement website](#) to solicit input on options and allow discussion.

Future Community Planning Efforts

OPCD and DON partner to carry out various community planning initiatives throughout the city to increase quality of life and address concerns about equity and growth. Community requests for targeted planning efforts always outstrip our available resources. Therefore, City departments are prioritizing future community planning efforts based on eight criteria defined in the Comprehensive Plan:

- Areas designated urban centers or villages in the Comprehensive Plan
- Areas with high risk of displacement
- Areas with low access to opportunity and distressed communities
- Areas experiencing significant improvements in transit service
- Areas experiencing a growth rate significantly higher or lower than anticipated in the Comprehensive Plan
- Areas identified for multiple capital investments that could benefit from coordinated planning
- Areas experiencing environmental justice concerns including public health or safety concerns
- Areas with outdated community or neighborhood plans that no longer reflect current conditions, a citywide vision of the Comprehensive Plan, or local priorities

We are currently evaluating neighborhoods on these criteria to determine community planning priorities for 2018-2019. Future community planning efforts will explore the neighborhood plan policies in more detail.

Proposal

The proposed legislation would modify 10 neighborhood plan policies that seek to retain single-family zoning in urban villages, and add one new policy.

During community engagement, we offered five possible suggestions for modifying existing policy language to preserve some of its original intent while allowing flexibility for other zoning. The options included:

- A** Edit existing policy with focus on scale and character
- B** Edit existing policy with focus on location and development pattern
- C** Replace existing policy with descriptions of housing choices and other land uses for lower-density areas in Residential Urban Villages
- D** Craft your own policy

The draft language we suggested for each option is available in the [meeting-in-a-box](#) guide provided to neighborhood organizations. A summary of the public responses to these options is included in the appendix of this report and online at seattle2035.consider.it.

It is acknowledged that numerous commenters suggested that the existing policies should not be amended or should only be modified after formal or extensive community planning processes. This community input is considered; however, we are not proposing this approach because it would perpetuate inconsistencies with other Seattle 2035 Comprehensive Plan goals or policies, or would not enable MHA implementation as proposed. Of the comments expressing a preference for one of the policy amendment approaches, comments from all neighborhoods except West Seattle Junction and Morgan Junction tended to prefer option C. Comments from West Seattle Junction slightly favored option A with option C in second place. In Morgan Junction, representatives of the Morgan Community Association (MoCA) submitted their own suggestions for new policy language. Since it was submitted after the community meeting, it was not included in the voting at that meeting, but we subsequently heard support for the MoCA proposed language from community members. Our proposal would implement the policy language consistent with the option for amendment that was preferred by each neighborhood.

The following table outlines the existing and proposed language for each policy. A version showing the existing language with strike-out and additions is available in Appendix A to the proposed legislation.

	Existing Language	Proposed Language
Aurora-Licton Springs AL-P2	Protect the character and integrity of Aurora-Licton's single-family areas within the boundaries of the Aurora-Licton urban village.	Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses in these areas while allowing for small scale commercial and retail services for the urban village and surrounding area, generally at a lower scale than in hub urban villages and urban centers.

Fremont F-P13	In the area where the Wallingford Urban Village and the Fremont Planning Area overlap (the area bounded by Stone Way on the east, N. 45th Street on the north, Aurora Avenue North on the west, and N. 40th Street on the south) maintain the character and integrity of the existing single-family zoned areas by maintaining current single-family zoning on properties meeting the locational criteria for single-family zones.	Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses in these areas while allowing for small scale commercial and retail services for the urban village and surrounding area, generally at a lower scale than in hub urban villages and urban centers.
Morgan Junction MJ-P13	Maintain the character and integrity of the existing single-family designated areas by maintaining current single-family zoning both inside and outside the urban village on properties meeting the locational criteria for single-family zones, except where, as part of a development proposal, a long-standing neighborhood institution is maintained and existing adjacent community gathering places are activated, helping to meet MJ-P6.	Maintain the physical character and scale of historically single-family housing areas by encouraging housing choices such as cottages, townhouses, and low-rise apartments, in these areas.
Morgan Junction MJ-P14	Ensure that use and development regulations are the same for single-family zones within the Morgan Junction Urban Village as those in corresponding single-family zones in the remainder of the Morgan Junction Planning Area	Encourage a mix of housing stock including the retention of affordable, family-sized housing in the historically single-family housing areas of the urban village.
Morgan Junction MJ-P23.1	None	As consistent with citywide Community Involvement policy CI 2.3, consider community planning to address land use, housing and other issues if the growth rate in the urban village accelerates to become significantly higher than anticipated in the Comprehensive Plan.
Northgate NG-P8	Maintain the character and integrity of the existing single-family zoned areas by maintaining current single-family-zoning on properties meeting the locational criteria for single-family zones.	Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as rowhouses, townhouses, and low-rise apartments. Encourage primarily residential uses in these areas while allowing for commercial and retail services for the village and surrounding area.
North Rainier NR-P9	Seek to maintain single-family zoned areas within the urban village, but allow rezones to Residential Small Lot to encourage cluster housing developments and bungalow courts. Any single-family-zoned area within the urban village is appropriate for any of the small-lot single-family	Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses in these areas while allowing for commercial and retail services for the urban village and

designations, provided that the area meets other requirements of the land use code rezone evaluation criteria for rezones of single-family land.

surrounding area, generally at a lower scale than in urban centers.

Roosevelt R-LUG1	Foster development in a way that preserves single-family residentially zoned enclaves and provides appropriate transitions to more dense, or incompatible, uses.	Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Provide appropriate transitions from these areas to more dense uses.
Wallingford W-P1	Protect the character and integrity of Wallingford's single-family areas.	Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses in these areas while allowing for small scale commercial and retail services for the urban village and surrounding area, generally at a lower scale than in hub urban villages and urban centers.
West Seattle Junction WSJ-P13	Maintain the character and integrity of the existing single-family areas.	Maintain a character and scale in historically single-family areas similar to the existing single-family housing.
Westwood-Highland Park W/HP-P3	Strive to preserve existing single-family areas and increase the attractiveness of multifamily residential areas that offer a range of attractive and safe housing choices affordable to a broad spectrum of the entire community.	Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Increase the attractiveness of multifamily residential areas that offer a range of attractive and safe housing choices affordable to a broad spectrum of the entire community.

Conclusion

This proposal improves internal consistency within the Comprehensive Plan with respect to the Citywide Planning section and the Neighborhood Plan section and supports the City's efforts to address the housing affordability crisis in Seattle.

Appendix A: Input Summary

Below is a summary of input received on boards at the community meetings on the five options presented by the City. Information received at seattle2035.consider.it can be viewed directly online.

Aurora-Licton Springs		likes	dislikes
A	Edit existing policy with focus on scale and character	1	0
B	Edit existing policy with focus on location and development pattern	0	1
C	Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages	4	0
D	Craft your own policy	0	0

Fremont		likes	dislikes
A	Edit existing policy with focus on scale and character	8	24
B	Edit existing policy with focus on location and development pattern	4	32
C	Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages	3	23
D	Craft your own policy	3	1

Morgan Junction MJ-P13		likes	dislikes
A	Edit existing policy with focus on scale and character	0	12
B	Edit existing policy with focus on location and development pattern	4	8
C	Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages	3	8
D	Craft your own policy	12	1

Morgan Junction MJ-P14		likes	dislikes
A	Edit existing policy with focus on scale and character	1	11
B	Edit existing policy with focus on location and development pattern	1	9
C	Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages	7	8
D	Craft your own policy	15	0

Northgate		likes	dislikes
A	Edit existing policy with focus on scale and character	1	0
B	Edit existing policy with focus on location and development pattern	1	0
C	Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages	8	1
D	Craft your own policy	0	0

North Rainier		likes	dislikes
A	Edit existing policy with focus on scale and character	2	4
B	Edit existing policy with focus on location and development pattern	2	3
C	Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages	8	2
D	Craft your own policy	0	0

Roosevelt		likes	dislikes
A	Edit existing policy with focus on scale and character	5	6
B	Edit existing policy with focus on location and development pattern	4	3
C	Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages	12	3
D	Craft your own policy	0	0

Wallingford		likes	dislikes
A	Edit existing policy with focus on scale and character	1	28
B	Edit existing policy with focus on location and development pattern	1	25
C	Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages	13	21
D	Craft your own policy	11	1

West Seattle Junction		likes	dislikes
A	Edit existing policy with focus on scale and character	9	10
B	Edit existing policy with focus on location and development pattern	2	10
C	Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages	7	11
D	Craft your own policy	1	0

Westwood-Highland Park

likes

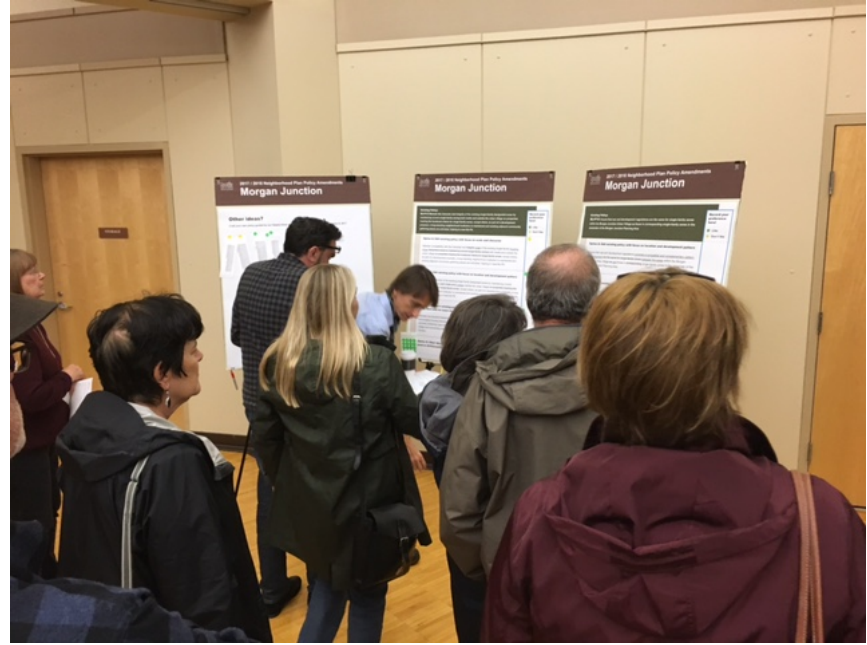
dislikes

A	Edit existing policy with focus on scale and character	0	6
B	Edit existing policy with focus on location and development pattern	4	3
C	Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages	8	2
D	Craft your own policy	0	0

Appendix B: Photographs of Community Engagement



Participants at the October 2017 community meeting at Hale's Ales in the Fremont / Ballard area.



Participants at the October 2017 community meeting at the High Point Community Center in West Seattle.

Seattle 2035
2017 / 2018 Neighborhood Plan Policy Amendments
Wallingford

• You want more density? Ask us. Don't tell us how.

Other ideas? HALA: THE DEATH OF REPRESENTATIVE DEMOCRACY
Craft your own policy guided by our Helpful Hints and send to 2035@seattle.gov by December 8, 2017.

Increased Density does not have to be painful.

• The 3 choices we were given are false choices. The neighborhood community needs a voice that is listened to in crafting this language. SF Language back in.

Your helpful hints are bogus & authoritarian, top-down government silencing & directing community voice.

• Seattle gov: The process thus far, has eliminated the voice of affected neighborhoods. Nothing good comes from an elimination of the inclusion & voice of the people.

Engage the neighborhood in a true neighborhood planning process with **community involvement** and **local voices heard** about what **into the conversation**.

• **Up zoning + flexibility** are essential to maintaining affordability + the real character of the neighborhoods (ie. the ability of people to live here without being wealthy).

Respect our Neighborhood Plan - He neighborhoods had been cut out of the conversation - I don't trust the city any longer.

• No changes to the Neighborhood Plan without Neighborhood-directed planning. Keep Single Family Zoning. No HALA upzones!

Please focus on housing choices and supply.

We need housing that serves lots of different types of families, ages, incomes. We need to create more housing options besides the McMansions that are springing up all over Wallingford.

• Neighborhood planning BEFORE upzoning!
We live here, we have a RIGHT to influence HALA

ONE SIZE DOES NOT FIT FOR ALL

KEEP THE DIVERSITY (includes people) of Wallingford

KEEP THE DIVERSITY (includes people) of Wallingford

KEEP THE DIVERSITY (includes people) of Wallingford

Seattle 2035
2017 / 2018 Neighborhood Plan Policy Amendments

Option D: Other ideas? Craft your own policy guided by our Helpful Hints and send to 2035@seattle.gov by December 8, 2017.

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• The neighborhood plan should only be altered with a formal neighborhood planning process. Tonight's meeting is not that.

• Set Sacks for all, incl. 2/4/6/12/18... stop Sen buildings (don't make streets crowded/unsafe)

• Ignore the WCC. They don't speak for Wallingford. They speak for fortune tellers + SF Homeowners only.

• Single Family zones are the result of racist redlining policies and need to be abolished.

• The incoming new condos are not affordable to families that don't work in tech and have been driving gentrification causing families living in previously affordable housing to be priced out of the neighborhood. I know many families forced to move or increase the number of hours of work to afford the place they live now. The constant changes in ever-increasing regulations and decrease landlord rights have forced landlords who own an extra home that was renting at an affordable rate to sell to large agencies that can afford the potential loss of non-income individual family risk of losing their own home. Removal of single family zones prevent all inclusion housing residents risk of losing their own home. The city needs to have conversation and work with its citizens, rather than dictate its wishes.

• The Wallingford Urban Village should be expanded to the full width of Everett transit (10 min bus/20 min light rail)

• In 1976 the WCC banned duplexes to keep out low income residents. Restore historic and equitable zoning to Wallingford.

Option D: Other ideas? Craft your own policy guided by our Helpful Hints and send to 2035@seattle.gov by December 8, 2017.

Please use comment cards or the poster nearby to share other ideas. Thank you!

Seattle 2017 / 2018 Neighborhood Plan Policy Amendments

Wallingford

Record your preference here!

Like
Don't like

W-P1 Protect the character and integrity of Wallingford's single-family areas.

Option A: Edit existing policy with focus on character and scale

Promote Protect the character and scale similar to integrity of Wallingford's historic single-family areas.

Option B: Edit existing policy with focus on housing choices

Protect Maintain opportunities for lower-density housing choices the character and integrity of in Wallingford's historically single-family housing areas, including larger and ground-related homes. *Protect our neighborhoods*

Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages

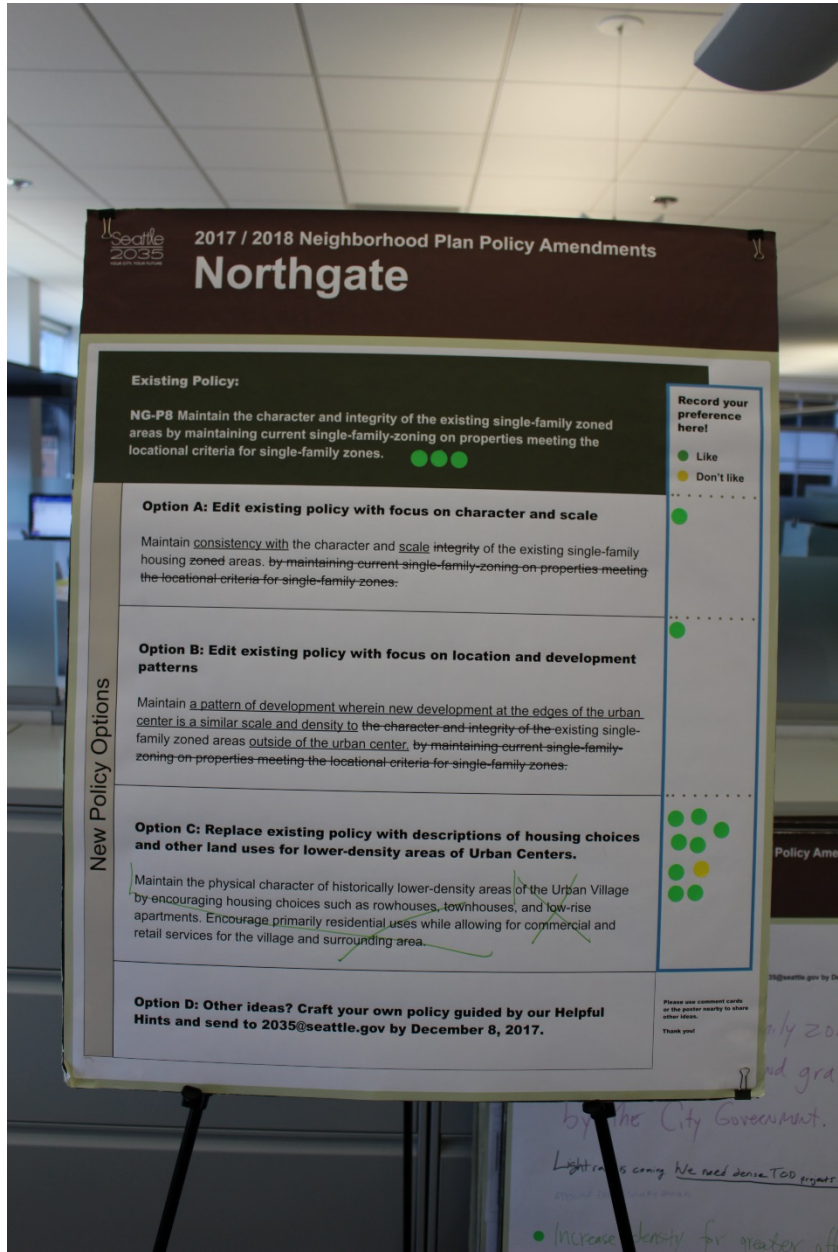
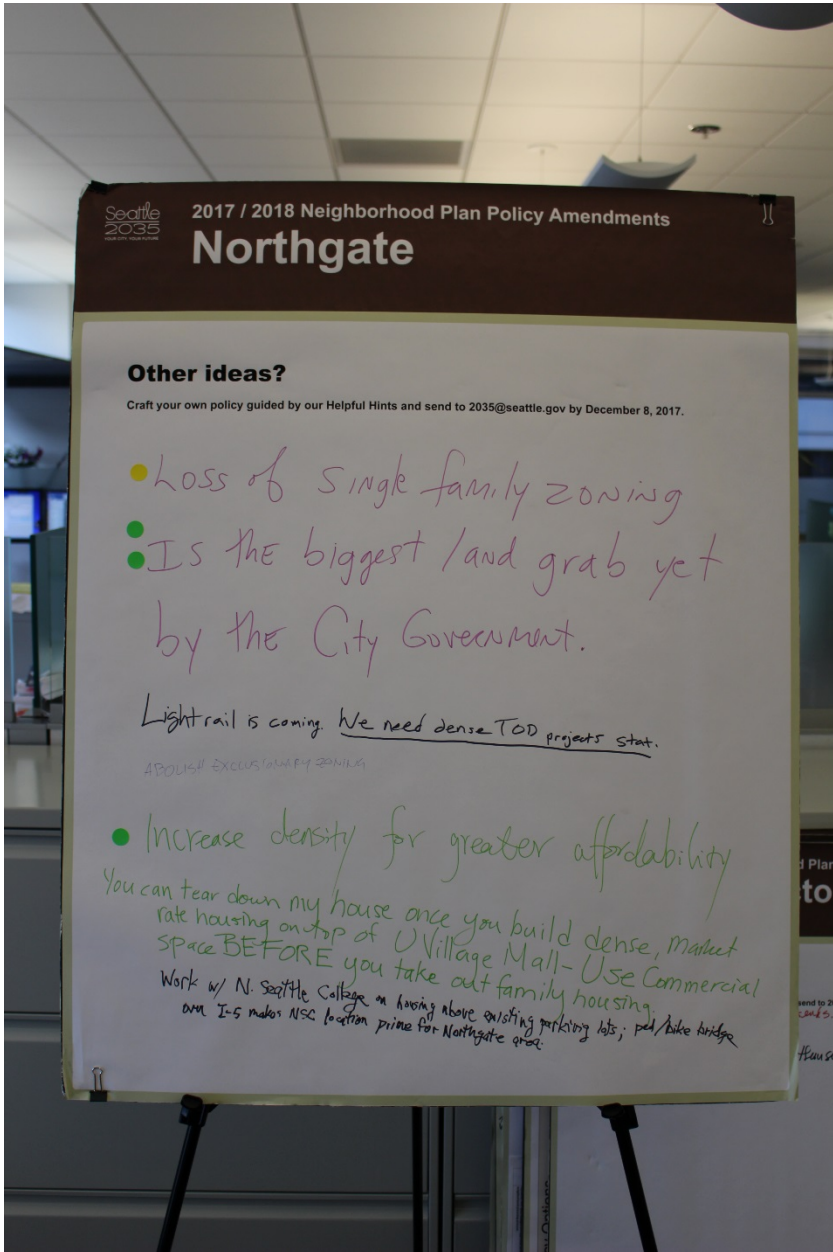
Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses while allowing for small scale commercial and retail services for the urban village and surrounding area, generally at a lower scale than in Hub Urban Villages and Urban Centers.

None of the above. *Option B ->*

Option D: Other ideas? Craft your own policy guided by our Helpful Hints and send to 2035@seattle.gov by December 8, 2017.

Please use comment cards at the public meeting to share other ideas.
Thank you!

New Policy Options



Seattle 2035
YOUR CITY. YOUR FUTURE.

2017 / 2018 Neighborhood Plan Policy Amendments Aurora-Licton Springs

Existing Policy:

AL-P2 Protect the character and integrity of Aurora-Licton's single-family areas within the boundaries of the Aurora-Licton urban village. ●●●●●

Record your preference here!

● Like
● Don't like

New Policy Options

Option A: Edit existing policy with focus on character and scale

Preserve the [?]Promote character and scale integrity that is compatible of with Aurora-Licton's single-family housing areas within the boundaries of the Aurora-Licton urban village. ●

Option B: Edit existing policy with focus on location and development pattern

Maintain a pattern of development where new development Protect the character and integrity of Aurora-Licton's single-family areas within near the boundaries of the Aurora-Licton Springs Urban Village is a similar scale and density to single-family areas outside the urban village. ●

Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages

Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses while allowing for small scale commercial and retail services for the urban village and surrounding area, generally at a lower scale than in Hub Urban Villages and Urban Centers. ●●●●●

Option D: Other ideas? Craft your own policy guided by our Helpful Hints and send to 2035@seattle.gov by December 8, 2017.

Please use comment cards or the poster nearby to share other ideas.
Thank you!

Seattle 2035
YOUR CITY. YOUR FUTURE.

2017 / 2018 Neighborhood Plan Policy Amendments Aurora-Licton Springs

Other ideas?

Craft your own policy guided by our Helpful Hints and send to 2035@seattle.gov by December 8, 2017.

Defend the boundaries of parks & street ends. Don't allow private use of them & defend their trees.

Trees + Salmon Cant Speak for themselves.

Seattle 2035
2017 / 2018 Neighborhood Plan Policy Amendments
Fremont

Single family, Adx backyard cottage needs to keep owner occupancy requirement

Creepy Crawly (FREMONT)
The East Fremont area has all the right ingredients to become a little tiny, hip, bohemian neighborhood. Leave it with Wallingford!

The death of single family zoning starts in and trees on light

Urban Village zoned neighborhoods
This is not the type of change the Urban Village plans supported. We need housing choices and variety. Set backs for Apartment Buildings too.

There is enough land in Seattle to build what we need w/o the upzones. It's just not in the popular neighborhoods.

True equity starts with **access** neighborhood engagement. Set backs for NEW ARTS.

Incentivize quality construction (brick, masonry, etc) with land use incentives. Penalize Hardie Panel siding!

1 OWN a single-family home in the Wallingford Urban Village - the UCL does not speak for me! I support upzones. I support ADUs/DADUs. I support multi-family housing. Single-family zoning is exclusionary & racist. ELIMINATE setbacks. Put it to the vote.

Record your preference here!
● Like
● Don't like

Seattle 2035
2017 / 2018 Neighborhood Plan Policy Amendments
Fremont

Existing Policy:
F-P13 in the area where the Wallingford Urban Village and the Fremont Planning Area overlap (the area bounded by Stone Way on the east, N. 45th Street on the north, Aurora Avenue North on the west, and N. 40th Street on the south) maintain the character and integrity of the existing single-family zoned areas by maintaining current single-family zoning on properties meeting the locational criteria for single-family zones.

Record your preference here!
● Like
● Don't like

Option A: Edit existing policy with focus on scale and character
In the area where the Wallingford Urban Village and the Fremont Planning Area overlap (the area bounded by Stone Way on the east, N. 45th Street on the north, Aurora Avenue North on the west, and N. 40th Street on the south) maintain the character and integrity scale of the existing single-family housing areas. zoned areas by maintaining current single-family zoning on properties meeting the locational criteria for single-family zones.

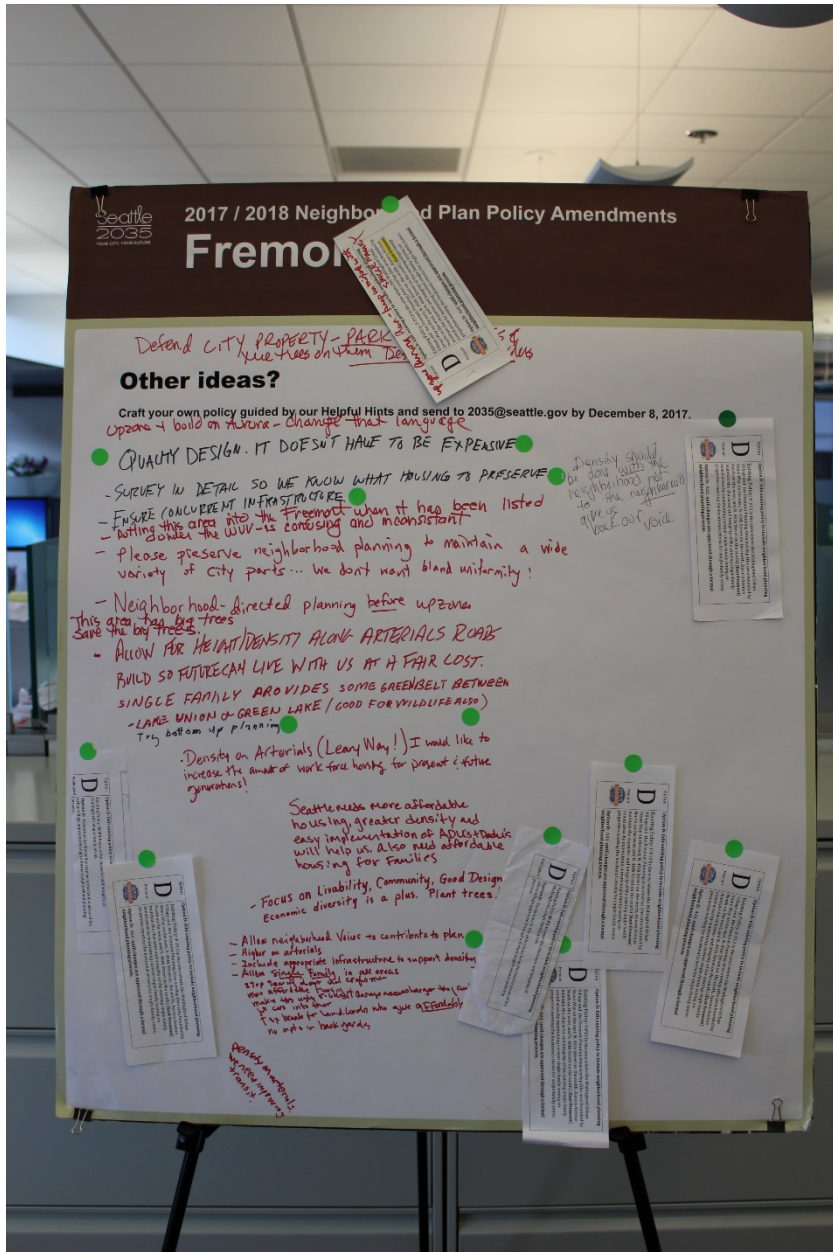
Option B: Edit existing policy with focus on location and development pattern
In the area where the Wallingford Urban Village and the Fremont Planning Area overlap (the area bounded by Stone Way on the east, N. 45th Street on the north, Aurora Avenue North on the west, and N. 40th Street on the south), encourage relatively lower-scale structures and building mass in new developments fronting on local access streets, including Whitman Ave N, Woodlawn Park Ave N, and Midvale Ave N, and relatively higher-scale portions of structures and building mass bordering arterial roadways, Stone Way N, and Aurora Ave N, maintain the character and integrity of the existing single-family zoned areas by maintaining current single-family zoning on properties meeting the locational criteria for single-family zones.

Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages
Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses while allowing for small scale commercial and retail services for the urban village and surrounding area, generally at a lower scale than in Hub Urban Villages and Urban Centers.

New Policy Options

Record your preference here!
● Like
● Don't like

December 1st your own



Seattle 2035
2017 / 2018 Neighborhood Plan Policy Amendments
Roosevelt

Existing Policy:
R-LUG1 Foster development in a way that preserves single-family residentially zoned enclaves and provides appropriate transitions to more dense, or incompatible, uses.

Record your preference here!
● Like
● Don't like

Option A: Edit existing policy with focus on character and scale
Foster development in a way that preserves the a scale and character similar to of single-family residentially zoned enclaves and provides appropriate transitions to more dense, or incompatible, uses.

Option B: Edit existing policy with focus on housing types
Foster development such as cottages, townhouses, and low-rise apartments in a way that preserves single-family residentially zoned enclaves and provides appropriate transitions to more dense, or incompatible, uses.

Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages
Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses while allowing for small scale commercial and retail services for the urban village and surrounding area, generally at a lower scale than in Hub Urban Villages and Urban Centers.

Option D: Other ideas? Craft your own policy guided by our Helpful Hints and send to 2035@seattle.gov by December 8, 2017.

Please use comment cards or the poster nearby to share other ideas.
Thank you!

New Policy Options

Seattle 2035
2017 / 2018 Neighborhood Plan Policy Amendments
Roosevelt

Other ideas?
Craft your own policy guided by our Helpful Hints and send to 2035@seattle.gov by December 8, 2017.
Light rail station - BUILD DENSE HOUSING

The entire Roosevelt neighborhood needs housing that serves diverse family sizes, ages, and socio-economic backgrounds. Different housing options are needed.

● No exemptions allowing Exceptional Tree Removals - you promised environmental stewardship and we get a clearcut, Roosevelt SEATTLE is losing all its trees.

● ABOLISH SINGLE FAMILY ZONING SHARE THE CITY HEALTHY CITIES NEED A RANGE OF ZONING, INCLUDING SFZ.

ROOSEVELT LIGHT RAIL STATION WILL BECOME THE "DOWNTOWN" HUB OF N. SEATTLE. IT SHOULD BECOME AS DENSE AS MARKET WILL SUPPORT

Seattle 2035
YOUR CITY. YOUR FUTURE.

2017 / 2018 Neighborhood Plan Policy Amendments Westwood-Highland Park

Existing Policy:

W/HP-P3 Strive to preserve existing single-family areas and increase the attractiveness of multifamily residential areas that offer a range of attractive and safe housing choices affordable to a broad spectrum of the entire community.

Record your preference here!

● Like
● Don't like

Option A: Edit existing policy with focus on character and scale

Strive to preserve the a character and scale similar to of existing single-family areas and increase the attractiveness of multifamily residential areas that offer a range of attractive and safe housing choices affordable to a broad spectrum of the entire community.

Option B: Edit existing policy with focus on housing choices

Strive to preserve opportunities for lower-density housing choices such as cottages, townhouses, and low-rise apartments within the urban village, existing single-family areas and increase the attractiveness of multifamily residential areas that offer a range of attractive and safe housing choices affordable to a broad spectrum of the entire community.

Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages

Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses while allowing for small scale commercial and retail services for the urban village and surrounding area, generally at a lower scale than in Hub Urban Villages and Urban Centers.

Option D: Other ideas? Craft your own policy guided by our Helpful Hints and send to 2035@seattle.gov by December 8, 2017.

Please use comment cards at the poster nearby to share other ideas.

Thank you!

New Policy Options

Seattle 2035
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2017 / 2018 Neighborhood Plan Policy Amendments Westwood-Highland Park

Other ideas?

Craft your own policy guided by our Helpful Hints and send to 2035@seattle.gov by December 8, 2017.

+ MORE HOUSING OPTIONS BY ALLOWING MORE COTTAGES, RESIDENTIAL SMALL LOT ZONING, ROWHOUSES, AND APARTMENTS

+ CORNER STORES!

- BUILD CONDOS - NOT APARTMENTS. PEOPLE NEED OPPORTUNITIES TO BUILD EQUITY.

OTHER IDEAS:
CRAFT YOUR OWN POLICY...

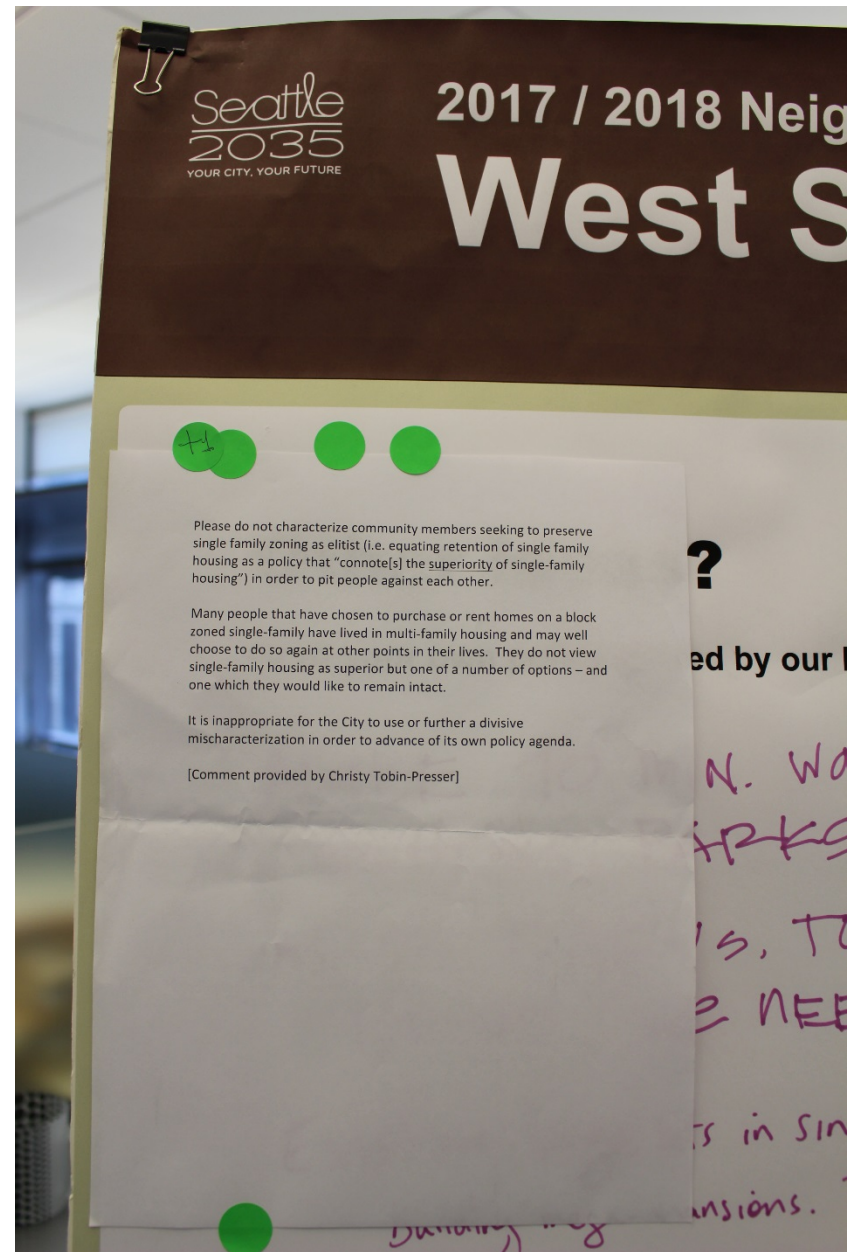
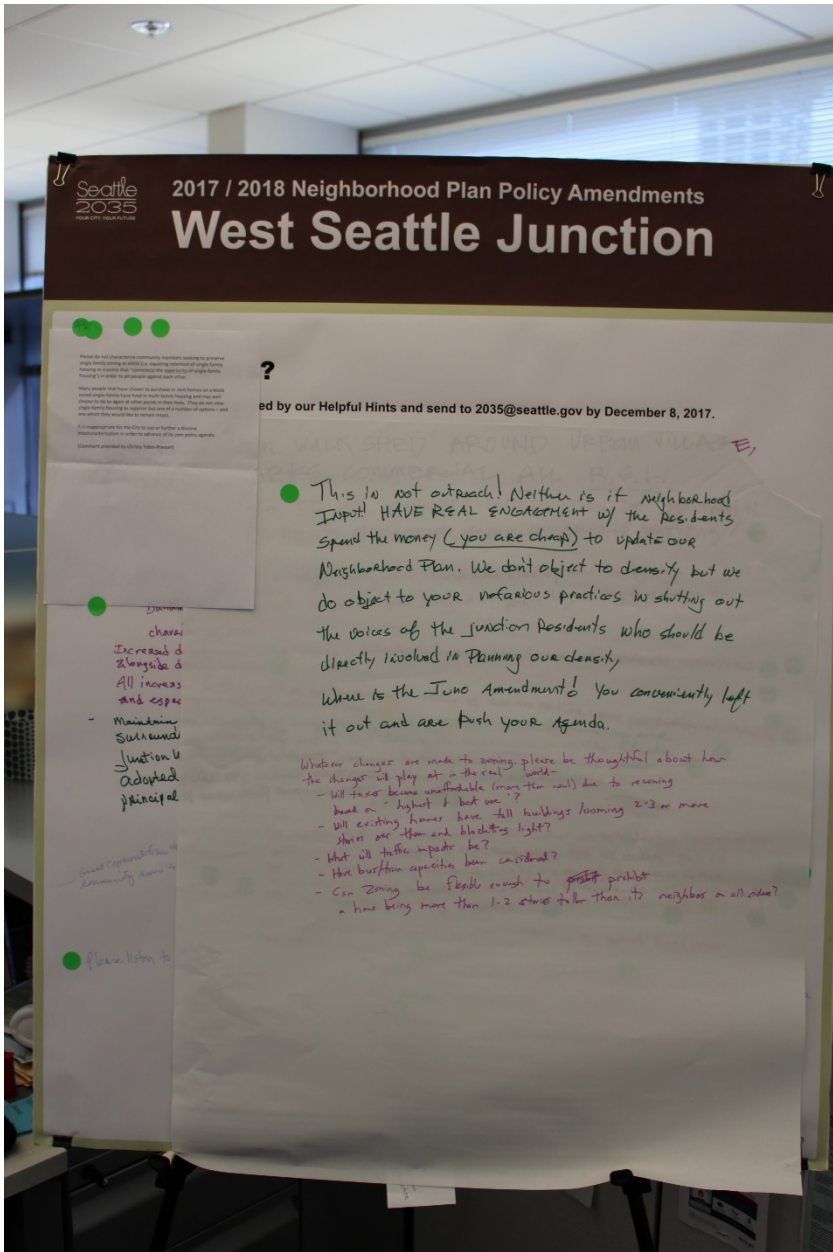
• \$ from developer fees should stay in neighborhoods not distributed to big housing projects.

→ use mkt to fund backyard cottage financing!
- new small houses will pop up once cost is brought down!

↑ developer fees should be high enough to ensure affordability (fees pass thru to renter/buyer, so landlords that want to increase affordability?)

↓ needs to go to Vouchers - senior vouchers (there is not enough housing for fixed income seniors)
local low income vouchers similar to section 8 but state wide

WHAT ARE THE BARRIERS TO AFFORDABLE HOUSING? IS IT REALLY TO BE THE BUSINESS, FAMILIES, ORGANIZATIONS, GENERAL AN AFFORDABLE?



Seattle 2035
2017 / 2018 Neighborhood Plan Policy Amendments
West Seattle Junction

Existing Policy:
WSJ-P13 Maintain the character and integrity of the existing single-family areas.

Record your preference here!

● Like
● Don't like

Option A: Edit existing policy with focus on character and scale
Maintain the character and scale integrity similar to of the existing single-family housing areas.

Option B: Edit existing policy with focus on housing choices
Maintain opportunities for the character and integrity of the existing single-family-lower-density housing choices in historically single-family housing areas, including larger sized housing units and ground-related housing units.

Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Hub Urban Villages
Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses while allowing for commercial and retail services for the urban vil-lage and surrounding area, generally at a lower scale than in Urban Centers.

Option D: Other ideas? Craft your own policy guided by our Helpful Hints and send to 2035@seattle.gov by December 8, 2017.

New Policy Options

Please use comment cards on the poster nearby to share other ideas.
Thank you!

Seattle 2035
2017 / 2018 Neighborhood Plan Policy Amendments
West Seattle Junction

Other ideas?
Craft your own policy guided by our Helpful Hints and send to 2035@seattle.gov by December 8, 2017.

MAKE 10 MIN. WALK SHED AROUND URBAN VILLAGE, SCHOOLS, PARKS, COMMERCIAL AND R.S.L.
ALLOW DADUS TO BE OWNED INDEPENDANTLY OF MAIN HOUSE! WE NEED STARTER HOME OWNERSHIP OPTIONS!

Existing large lots in single family areas should have other options for building, not just building mega mansions. Duplex, tri-plex, backyard cottages, as long as they focus design on character and scale.

Increased density must include increases in infrastructure—roads, transit, sewer, water, schools etc.,—prior to and alongside density increases.

All increases in the number of dwelling units must include at least one parking space per dwelling unit, including and especially including the urban village.

- Maintaining the integrity of single family areas contained in the Urban Village and surrounding watershed Int'l can easily be accomplished in the Urban Village without changes to the community plan we have adopted. The city helped create our plan and should adhere to the principal of community engagement!

- The comp plan (Seattle 2035) contains provisions that conflict with the WS Junction Neighborhood Plan regarding maintaining the integrity of single-family areas. 1000 WS residents that live in or near the WS Junction recently affirmatively indicated to the city their desire to have the Comp Plan be amended to resolve this inconsistency by removing single-family zoned areas from the Urban Village boundaries!

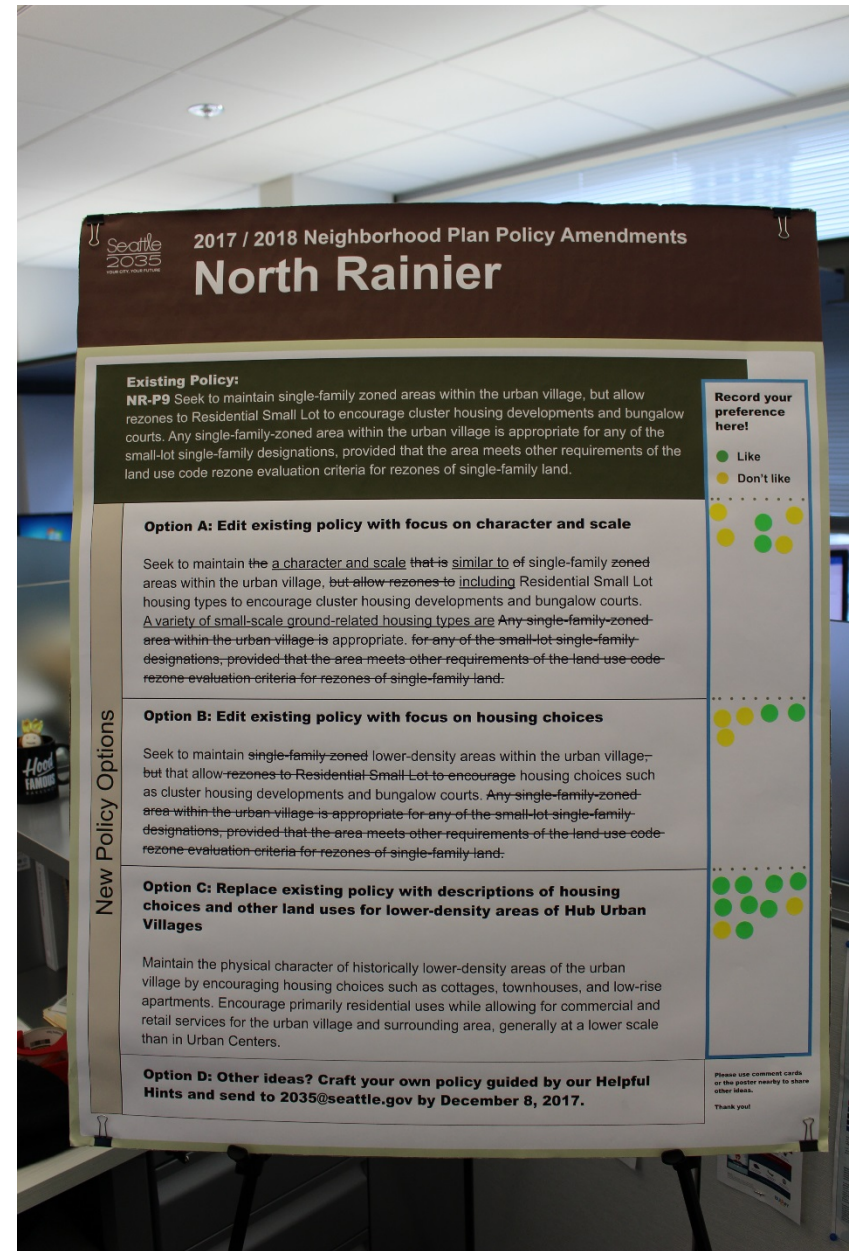
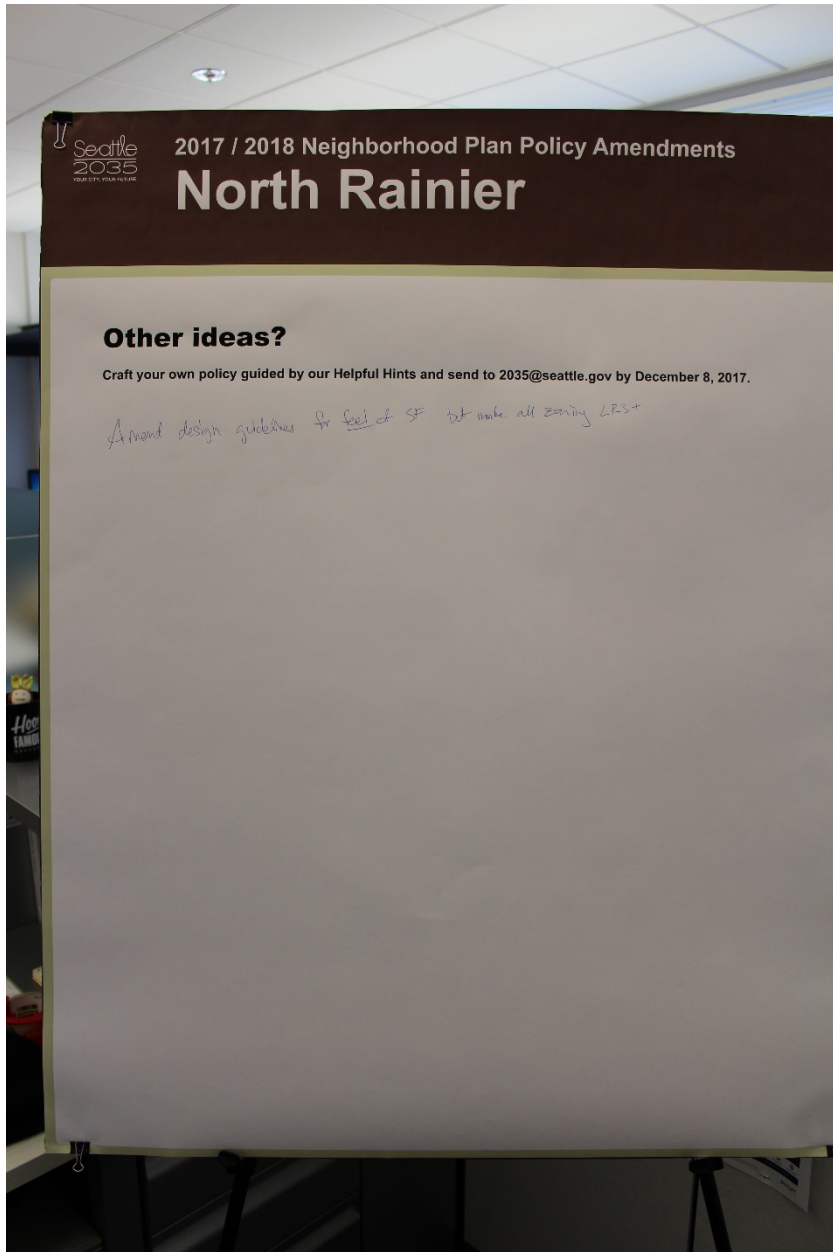
I'll also mention name of the options given by OPED on the opposite board reflect this decision amendment!

Please listen to our Neighborhood Community—we know our neighborhood thinking about too!

REMOVED ALL SPARKS FROM PROPERTY THAT THE AREA ENDS AND JOINA NEIGHBOR WITH AGE FRIENDLY HOUSING

outreach! No REAL ENGAGE (you are c an. We don't see our neighborhood the Junction is in Planning our density. Two amendments you conveniently left out our demands

if neighborhood of the residents update our density but we are shutting out who should be



Seattle 2035
Your City, Your Future

2017 / 2018 Neighborhood Plan Policy Amendments Morgan Junction

Existing Policy:
MJ-P14 Ensure that use and development regulations are the same for single-family zones within the Morgan Junction Urban Village as those in corresponding single-family zones in the remainder of the Morgan Junction Planning Area

Record your preference here!
● Like
● Don't like

Option A: Edit existing policy with focus on location and development pattern
Ensure that use and development regulations promote a compatible and complementary pattern of development ~~are the same for single-family zones between the areas~~ within the Morgan Junction Urban Village ~~as~~ those in corresponding single-family zones in the remainder of the Morgan Junction Planning Area.

Option B: Edit existing policy with focus on coordinated planning
Ensure that use and development regulations ~~are the same for~~ historically single-family areas zones within the Morgan Junction Urban Village ~~be planned in coordination with~~ those in corresponding single-family areas zones in the remainder of the Morgan Junction Planning Area.

Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages
Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses while allowing for small scale commercial and retail services for the urban village and surrounding area, generally at a lower scale than in Hub Urban Villages and Urban Centers.

Option D: Other ideas? Craft your own policy guided by our Helpful Hints and send to 2035@seattle.gov by December 8, 2017.

Please use comment cards on the poster nearby to share other ideas.
Thank you!

New Policy Options

Seattle 2035
Your City, Your Future

2017 / 2018 Neighborhood Plan Policy Amendments Morgan Junction

Existing Policy:
MJ-P13 Maintain the character and integrity of the existing single-family designated areas by maintaining current single-family zoning both inside and outside the urban village on properties meeting the locational criteria for single-family zones, except where, as part of a development proposal, a long-standing neighborhood institution is maintained and existing adjacent community gathering places are activated, helping to meet MJ-P6.

Record your preference here!
● Like
● Don't like

Option A: Edit existing policy with focus on scale and character
Maintain compatibility with the character and integrity scale of the existing single-family housing areas ~~designated areas by maintaining current single-family zoning~~ both inside and outside the urban village on properties meeting the locational criteria for single-family zones, except where, as part of a development proposal, a long-standing neighborhood institution is maintained and existing adjacent community gathering places are activated, helping to meet MJ-P6.

Option B: Edit existing policy with focus on location and development pattern
Maintain the character of the existing single-family designated areas by maintaining current single-family zoning ~~both inside and in areas~~ outside the urban village ~~on properties meeting the locational criteria for single-family zones~~, except where, as part of a development proposal, a long-standing neighborhood institution is maintained and existing adjacent community gathering places are activated, helping to meet MJ-P6.

Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages
Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses while allowing for small scale commercial and retail services for the urban village and surrounding area, generally at a lower scale than in Hub Urban Villages and Urban Centers.

Option D: Other ideas? Craft your own policy guided by our Helpful Hints and send to 2035@seattle.gov by December 8, 2017.

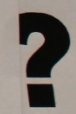
Please use comment cards on the poster nearby to share other ideas.
Thank you!

New Policy Options



2017 / 2018 Neighborhood Morgan J

MJ-P13 Maintain the character and integrity of the existing single-family designated areas by maintaining current single-family zoning both inside and outside the urban village on properties meeting the locational criteria for single-family zones, except where, as part of a development proposal, a long-standing neighborhood institution is maintained and existing adjacent community gathering places are activated, helping to meet MJ-P6. This policy will remain in place and maintain standing as policy guidance within the Morgan Junction Urban Village until the conflict between MHA Recommendations and Morgan Junction Neighborhood Plan Goals and Policies is resolved through formal community planning engagement.



Craft your own policy, guided by our H

**Option D: Other ideas? Craft your own
send to 2035@seattle.gov by December**

MJ-P14 Ensure that use and development regulations are the same for single-family zones within the Morgan Junction Urban Village as those in corresponding single-family zones in the remainder of the Morgan Junction Planning Area. This policy will remain in place and maintain standing as policy guidance within the Morgan Junction Urban Village until the conflict between MHA Recommendations and Morgan Junction Neighborhood Plan Goals and Policies is resolved through formal community planning engagement.