

January 15, 2019

Hon. Mike O'Brien
Seattle City Hall
600 Fourth Ave.
Seattle, WA 98104



Re: Proposed Amendments to MHA from Phinney Ridge Community Council

Councilmember Mike O'Brien,

The Phinney Ridge Community Council (PRCC) has been tracking the city's efforts to incentivize the production of affordable housing since the initial HALA recommendations, through the EIS appeal, and now as CB 119184 under consideration. With this letter, we are urging our District 6 representative, Mike O'Brien, and the other members of the Select Committee on Citywide Mandatory Housing Affordability (MHA) committee, to include the following requests among the amendments to CB119184 under consideration.

The PRCC strongly believes that the significant changes to zoning and development standards contained in the proposed HALA legislation must be applied with due consideration of the unique circumstances of each neighborhood.

Our requested amendments follow.

Amendment 1

Retain existing height limits for all areas where commercial zones share a rear or side property line that abuts lots that are currently zoned Single Family.

Rationale: Per existing Code, SMC 23.34.009.D.2 - "A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers... are provided" This applies directly to the MHA Maps proposed for Phinney Ridge.

Amendment 2

Retain existing current height and floor area ratio (FAR) limits in all lowrise zones that share a rear or side property line that abuts lots that are currently zoned Single Family.

Rationale: Per existing Code, SMC 23.34.009.D.2 - "A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers... are provided" This applies directly to the MHA Maps proposed for Phinney Ridge.

Amendment 3

Amend the initial application of MHA upzones to properties within Urban Villages. We broadly support the goal of increased density and affordable housing in our community and believe it would be best implemented by utilizing the existing Comp Plan Growth Strategy, to focus growth in urban centers and urban villages.

Rationale: Included in Amendment

Amendment 4

Require a diversity of unit sizes in any residential building that is receiving additional height and or floor area ratio (FAR) under MHA.

Rationale: A mix of unit sizes (SEDUs, 1, 2, and 2+ bedroom sizes) will better meet the needs of Seattle's population long term and encourage longer tenancies enabling residents to become engaged with other residents in the neighborhood.

Amendment 5

Amend MHA to strengthen tree canopy protections, with a goal of maintaining or increasing the city's existing tree canopy. Specifically, we support MHA amendments proposed by the Urban Forestry Commission.

Rationale: MHA does not provide any protections for trees. Given this Board's previous actions with respect to protecting urban trees we support the Amendment provided by the Urban Forestry Commission.

Thank you for your attention to our concerns. We would appreciate your written response.

Cordially,

Board of Directors
Phinney Ridge Community Council

cc: City Councilmembers, Mayor Jenny Durkin