



Green Lake Community Council Meeting September 9, 2015 Meeting Notes

Michael Cornell - Call to Order 7:02pm

Trash and recycle bins at SHELTER – Wendy Alexander-Adams

Has lived at Green Lake since 1976. Herself and others have noticed that large trash and recycle bins are lined up on the sidewalk in front of the restaurant. Is so “unfitting” for the neighborhood. Talked to somebody from the restaurant, asking “what’s the story?” Was told they had an agreement with the Red Hen to share their space for the bins, but they backed out. They also approached Starbucks, but Starbucks said no.

Two concerns: 1) Why did the City of Seattle let them build if there’s no assure provision for the trash bins? 2) Now that the situation is what it is, what can we do? “They claim that they’re up a creek with no alternative.”

A letter has been drafted for the council to send to the restaurant owners.

Audience Comment: Another issue has been seen that the garbage truck has to stop traffic to pickup the bins, which blocks traffic all the way through the intersection.

Audience Comment: Similar issue about to happen on NE73rd St.

Audience Comment: Contact the DPD to find out what permits were issued and if any are in violation.

There is an existing complaint on the Seattle DPD site, and a violation notice seems to have been sent already.

Livable Green Lake – James Cameron & Joan Davis

45 unit, 11 parking spots slated for construction on NE73rd St – behind Jodee’s and Rosita’s. Primary issues are parking and traffic. There are typically 15-20 cars in that lot, which will be pushed out onto the street – plus any additional parking needed by residents of the building.

Homes north of the area will be most impacted (due to lack of parking to the south.) May lead to depressed property values.

Has nothing against development. Does believe it needs to be done in consideration of the impact on community. It will impact businesses.

Will have a facebook page at <http://facebook.com/livablegreenlake>

DPD Complain form: <http://web6.seattle.gov/DPD/ComplaintForm/>

Friends of Green Lake – Richard Fleming

We've had an early, warm and long summer. The lake is currently substantially less than it was in June and July due to the recent storms. It's about 2' below its normal levels. This is probably not related to the water quality issues. No dramatic consequence just yet, but there will be bigger issues if the issue repeats.

Anticipated blooms of the blue-green algae, but have not had toxic levels since May. Blooms have occurred yesterday and today, but are a different type. Samples were collected and we should learn what the values are soon. (Garet: Tuesday's water tests were considered safe.)

We had about 2" of rain in August, over 2 afternoons.

Next meeting will be Tuesday September 22nd in the Boardroom at the Hearhtstone. Densmore drain and the outlet have proposed plans.

8:00pm - Intermission as we wait for HALA meeting to wrap up.

8:25pm – Resume

HALA meeting recap – Mary Muller

Large variance of demographics in attendance. Large support for the 65 points in the HALA overall. Some small points against it, but mainly for it. It's sweeping and it's bold. It seems very one-size-fits-all. Doesn't allow for a lot of community input. Mainly about increasing urban villages and increasing low rise zoning.

Opposition to conservation districts. Believes growth is coming and we need more housing, and we need to look at preserving neighborhood characteristics.

Tim Burgess

(Appearing as a councilmember, not as a candidate.)

In May of 2013, introduced a process to address how the city is handling the housing issues in Seattle. It was approved unanimously. Spent almost a full year working with many on the policy. At the same time, the mayor and council formed "HALA". 28 citizens who were very deeply involved in housing.

Eight of 28 were developers. Worked for 10, almost 11 months on delivering their 65 recommendations on what we might do to address affordable housing in the city.

The public process will last for the next year and a half to two years. There is a timeline for meetings and hearings.

Out of the recommendations, there was one that had the potential to derail all recommendations – rezoning all single family zones in the city. Tim spoke out, the mayor agreed, and that has been removed. That said, areas near urban villages are still targeted for zoning changes.

Affordable housing mitigation fee – for the first time, as a developer, you will be paying into affordable housing.

Mandatory inclusionary housing – you will have to set aside a certain number of units as “affordable” at 60% of the area median income or less. Or you have to pay into a fee that the city would use to build affordable housing. The fee would be the actual cost of building that unit.

Backyard cottages (or accessory dwellings) – back in 2009 the city did a pilot project in SE Seattle. It went well. There was legislation to spread that city wide. Now looking at letting that spread citywide.

Q: Under this scheme, what would an affordable housing rate be? What would the rent be?

A: There’s a table that answers that. Based on two factors. 1) What is the area median income for the area. 2) No one should pay more than 30% of their household income for their accommodations.

Q: “Along arterials” is a phrase I’ve heard. How far into the neighborhoods would this go?

A: We have said we would concentrate housing density in urban villages as well as transportation hubs and corridors. Aurora is a place that may be a place to do this. Generally, we are talking about the block that faces Aurora. One block.

Q: As part of the HALA research, was there an analysis on the amount of affordable housing we currently have?

A: Yes. It’s difficult to get exact numbers. What was interesting was the zoning capacity of the city. If all areas were built out to maximum, how many jobs and new homes could we accommodate in the city? That shows we’re positioned pretty well.

Candidates for City Council

Bill Bradburd

Lives in Seattle Central area, with wife and two kids who attend Seattle Public Schools. Had a business consulting career working for IBM. In 2003 became interested in neighborhood development. If the community bands together and works together you can accomplish a lot.

The city has diminished the ability for community council and citizens to have a voice for their communities. If elected, would push for this to change to put the power back into the community.

As far as HALA, not a lot of people representing promoting single family interests. There were many great ideas brought up that were discarded. We have a crisis right now, and the HALA will create change much longer down the road. There are a lot of things that can be addressed right now. HALA creates market based solutions. It leaves quite a few items and suggestions that favor developers. "We could build affordable housing if we could reduce parking." They already have tax incentives to promote affordable housing, and those have been abused.

Low rise zones were capped at 30'. Then they were moved to 40', and now we have 60' building showing up in those zones by using various tactics. We already have mandatory inclusion requirements. We could use that.

Q: What about neighborhoods like Green Lake?

A: I'm a big fan of community based planning. Everybody talks about density. In urban planning means the density of people per square mile. When we look at GL, what do we want 50 years from now? Then you can compare to other cities, and envision where you want to go. The city has walked away from this kind of dialog with neighborhoods.

Catherine Weatbook

"Ditto Bill". I'm going to touch on a few things he didn't say. Tim was saying "oh, it will be a while." Concurrent with HALA is the 2035 plan is the plan to upzone everywhere within half a mile of a transit station.

What HALA fails to do is to account for the fact we are losing more affordable housing than we're creating. This plan is a great, grand bargain for the developers. They didn't want to talk at all about how do we empower a home owner to profit or stay on your property longer. No community, no empowerment of an individual homeowner.

It absolutely guts the middle class homeowners.

I walked with teachers today. Our schools are massively overcrowded. We have 6000 children in portables right now. This city has been in charge of collecting developer impact fees for schools, parks, fire... and the city hasn't done it.

Q: How do you propose to get those things done?

A: If no one at the council is bringing it up, it will never get voted on. I think there's a compelling case to be made. I have 20 years of experience bringing multiple sides of the community together to come up with something better than either side had to begin with.

www.catherine4district6.com

Mike O'Brien

Want to address some things Catherine said. The half mile corridor is not in any plan we are moving forward with. The range is based around either a 10-15 minute walk to transit. Those are the proposals in the 2035 plan. The zoning changes would all go through a process that would last into 2017 at best. There has to be community outreach in communities for those input.

Q: We went through this community planning process already once. Green Lake was built out at over 300% of the housing units of what was proposed. How do you enforce the caps on development?

A: The pressure we're feeling on housing is great, and how we address that is a real challenge. The demand is more around where people want to live. We're seeing neighborhoods in the north end, there's a lot of pressure. We really need to think about equity in our city, and how do we grow. One of the realities is that the schools in the north end are better schools. Part of this conversation needs to be, if we really want to be inclusive communities, how do we put affordable housing in our neighborhoods.

Meeting adjourned 9:33pm