

## Skyway-West Hill Land Use Plan Community Forum

June 1, 2018

# Public comments

### Vision and guiding principles

- Looks good
- Emphasize zoning that encourages walkability, access to transit
- Allows all services, including parks, child care, food within walking distance
- Street level retail
- Plan mission statement is good but maybe could be broader. For example: reflect the community's desire for development and economic growth that enriches the area's vibrancy, walkability, livability, and cultural diversity (i.e. supports the vision statement).
- Better bus connections to Link light rail station

### Anti-displacement strategies (dot exercise)

- *No net loss of affordable units* – Developers would create as many affordable units as are removed by the project. **12 in favor, none opposed**
- *Fee-in-lieu program* – Developers pay a fee that is applied to future affordable housing development in the area. **1 in favor, 11 opposed**
- *Inclusionary zoning* – A percentage of units in new residential developments are reserved at affordable rates for households making a certain income. **13 in favor, none opposed**
- *Support community land trusts* – A nonprofit owns land and issues long-term, affordable leases to tenants. Long-term lease holders earn a portion of the increased property value when they move. **12 in favor, 2 opposed**
- *Right-to-return requirement* – Displaced residents are given first priority on leases in new buildings in the same neighborhood. **18 in favor, none opposed**
- *Community benefits development agreement* – An agreement between a developer and a community (often represented by one or more community groups) on how the development will benefit the local community. **13 in favor, none opposed**

- *Density bonuses* – A developer may build more housing than would otherwise be allowed in exchange for including more units at affordable rents. **7 in favor, 5 opposed**
- *Commercial displacement mitigation* – Create incentives for commercial developments that provide space for displaced local businesses. **17 in favor, none opposed**
- *Cultural asset preservation* – Provide incentives to developers in exchange for preserving or creating amenities such as cultural spaces, a community center, public plazas, or other community priorities. **15 in favor, 2 opposed**

### Other comments

- Define affordable housing – What \$\$

### Northeast Area (Rainier Avenue S)

#### *What could help more?*

- A bus on Rainier Avenue to Renton and Rainier Beach (seconded)
- The county needs to implement building parameters to preserve existing views. Not dictating styles but height, lot line, building-to-property ratio sizing.
- Add suffix to limit marijuana retail use in this business center
- More bus stops on Rainier Avenue S
- Overlay zoning for Lakeridge area
- Walkability in our area and businesses
- Bus stops – increased buses on Rainier Avenue S
- Diverting excessive traffic through neighborhood due to new businesses
- Sidewalks and roundabouts in neighborhoods
- Better sidewalks
- Better walking/pedestrian environment (street lighting)
- Would like to see better east/west transit connectivity, from Martin Luther King Jr. Way to Renton Avenue

#### *Comments on land use map amendments*

- Lack of on-street parking on Rainier proportional to proposed density
- Interest in a buffer zone to the South of Rainier Avenue (Amir's property)

- Preference for off-street parking within buffer to be at the street and not behind
- The pedestrian overlay is a difficult fit for these properties
- Concern about impact of upzone on 88th and 116th on views of Lake Washington and property values
- Lack of sidewalks and walking paths in that neighborhood already
- Concern about view protection in Lakeridge area (special district overlay?)
- Concerned about loss of views (residential) throughout West Hill, Lakeside, Bryn Mawr. Would like to see building restrictions implemented to preserve existing views (height, lot line, etc.). If less than 20% of homes become lot line McMansions, close to 100% neighborhood views would be impacted and neighborhood value would go down (big negative). Consider something similar to Seattle City Council McMansion limitations as described in 5/19 News Articles?
- Part of the mobile home protection overlay is no longer being used as a mobile home park – does the overlay apply fully to entire area?
- Better explain the WH-PO4 repeal

## **Southwest Area (Martin Luther King Jr. Avenue S)**

*What could help more?*

- How do you make sure properties are maintained?
- Reduce speed limit on Martin Luther King Jr. Way past S 129th Street intersection
- Increase safety for pedestrians/transit on 68th Avenue/Monster Road
- Extend curbing in middle of Martin Luther King Jr. Way S in front of Ill King Company Marijuana store to end cars turning left to go north on Martin Luther King Jr. Way
- Need intersection to be cleaned up and safety improvements for pedestrians
- Save/improve mural on S 129th Street
- Need sidewalks on Martin Luther King Jr. Way
- Improve sidewalks for mobile home parks
- Save mobile home park
- How can we develop consistent street lighting strategy so that intersections, many with no sidewalks, are safely lit at evening/night hours? Transit riders and neighborhoods need this!

*Comments on land use map amendments*

- Good to protect Skyway Mobile Home Park residents
- Love the idea of high residence apartments/condos
- Need pedestrian bridges to go over and across Martin Luther King Jr. Way
- Essential to protect mobile home park residents, but concerned about a petition to redevelop that land and the conditions placed to accommodate the mobile home park residents
- What about a requirement for developers to build pedestrian safety features: crosswalks, stoplights, etc. Existing residents on Martin Luther King Jr. Way at Creston Point don't feel safe walking on that street to bus stop.
- Extend proposal #9, mixed use special district overlay to all high-density residentials on Martin Luther King Jr. Way, vacant and built (if mixed use has been allowed at Creston Point, some of that community's need for services could have been met right there.

**Central Area (Renton Avenue S)**

*What could help more?*

- We need transportation from east (Renton) to West (Martin Luther King Jr. Way)

*Comments on land use map amendments*

- I liked the feedback on how you got to the decision
- I agree with moving to neighborhood business
- Southeast Skyway needs some significant planning focus:
  - Area of greatest vacant land availability
  - Now becoming most active development area
  - Future infill needs to be connected to existing neighborhoods, create front-door connection to existing neighborhoods and existing streets/roads. Otherwise, county takes on additional ongoing costs.
  - Multifamily zoning mixed use overlay needs to be extended to other similar zones along Martin Luther King Jr. Way, not just Mount Anderson property
- Glad there is more advertised information about what is happening (seconded)

- Positive efforts in the right direction
- Need multi-use main street like West Seattle, Columbia City has to keep people local using local business – which needs to be built on both sides of Renton Avenue Business District – the south side is improving, the north side needs major work
- Agree with affordable housing on top of commercial space
- Define affordable housing based on what amount of income (seconded)
  - Needs to be based on the the current average median income for Skyway (\$49,000)
  - This would allow current residents of this income level to stay in our neighborhood
- PARKING – to accommodate additional business traffic
- TRANSPORTATION – Improvements across Skyway to support access to/across all areas of West Hill
- Fix the Via app to include Skyway
- Work with commercial property owners who are sitting on blighted large buildings and refuse to lease to small business without a premium. These commercial owners must be responsible to building a healthy community.

## **Northwest Area (North End of Renton Avenue S)**

### *Ideas to improve*

- Replace streetlights at 117th Street.
- There is no street sign at 62nd Avenue S and S 117th Street
- Add sidewalks to Langston Road
- Bus service would be great
- Better entry point at Skyway Park (at 72nd Avenue S)
  - Needs roadway and pedestrian entrance or at least make the park more visible and inviting from that point

### *What works*

- Keep up the communications and open forums with the community
- Important to maintain the wetlands and limit development of protected spaces

- Retain the open spaces and parks.

*What could improve*

- Reduce the number of cannabis retailers in Skyway to one
- Increase use types of properties along major streets (i.e. 68th Avenue S, S 124th Street) to all community business, office space
- No casinos
- No marijuana
- Create policies/ordinances that allows for funding to support community development (from casinos and pot profits)
- More small businesses (barber shop, beauty salons, etc.)
- Fewer casinos
- Locally owned tavern
- Affordable housing along Renton Avenue S on the bus line
- Encourage mixed use development, i.e. multi-family above with commercial or light-industrial on the ground floor
- Activate trail (walk/bike) under power lines to connect to Seattle's Chief Sealth Trail – walkability/recreation – easy opportunity (Seconded)
- More detail is needed on the repeal and what it includes and excludes