Affordable Housing vs. Open Space

by Cory Crocker, U District Advocates

While the current political climate is focused on finding solutions to Seattle’s affordable housing crisis, we should recognize that affordable housing and open space are not opposing issues; not really. Both are essential to an equitable, walkable, and livable neighborhood. Only as a result of limited resources, is the one desired outcome often pitted against the other.

The attempt to prioritize these two components in isolation from an inherently-integrated environment, jeopardizes the success of both goals. Just as determining the “highest and best use” of any parcel of land is conveniently myopic when it neglects the impacts of that use on the surrounding environment. The necessity of public open space in a community is just as important as affordable housing for the following reasons: priority, equity, ecology, and economy.

Priority: Although ‘shelter’ appears in the base physiological level of Maslow’s hierarchy of needs, the remaining basic levels of safety and belonging may be addressed, in part, by activities that routinely occur in public open space. The daily interactions among a diversity of citizens form the basis of increasingly more significant and durable relationships. At best, when designed and managed well, open space in our built environment actually contributes to community building, safety, and overall well-being.

Just as it is difficult to imagine a healthy family without a shared living room, so it is a challenge for a community to thrive without a common place to mix with people of all socio-economic classes, political persuasions, generations, and needs.

Equity: As a social equity issue, all citizens should have access to some kind of open space (private yard or public park) as much as they have access to adequate accommodation (house or apartment). The more dense living situations are made livable only with access to sufficient public open space. Multifamily, affordable housing pushes density further to provide housing as efficiently as possible to the widest audience, thus making access to public open space even more essential.

Ecology: In 1990, Washington voters took bold action by passing the Growth Management Act to fight sprawl by containing urban development within distinct boundaries that expand incrementally over time. The point was to save rural farmland while encouraging dense, walkable communities with local access to most needs; such as housing, jobs, schools, shopping, services, culture, recreation and places to socialize.

We are now paying the price of this progressive action and are challenged to provide all reasonable needs within a dense, urban environment, with access to affordable housing and public open space being two of them.

... all citizens should have access to some kind of open space (private yard or public park) as much as they have access to adequate accommodation (house or apartment).
Economy: Finally, we must consider the return on the initial investment of scarce land resources to either affordable housing or public open space. Mayor Murray’s proposal to offer tax breaks to developers for providing affordable housing expires after only twelve years, when those affordable units revert to market rate. By reserving that same lot for public open space, it remains a community asset that returns many benefits to generations of citizens.

For the Roosevelt neighborhood, the choice between affordable housing or public open space will reflect the long-term priorities of that community. Which will bind the community together most effectively as density increases beyond what most residents imagine?

RDG Update
by Jay Lazerwitz, RNA Land Use Chair

On September 1st, the Roosevelt Development Group (RDG) started demolition of three houses on the “Fruit stand” block (between NE 65th & NE 66th and 14th Ave NE & 15th Ave NE) for which they were able to procure permits. They have been anxious to get started for over two years, since the Master Use permit was approved. Their payment of the Sisley fines paved the way to begin in earnest, turning this eyesore into a new development. This marks a new beginning for this block, and though there are more buildings slated for demolition, permits were available only for these three structures. Both Ed Hewson & Jon Breiner from RDG took turns taking swings on the excavator, and celebrating along with some neighborhood folks who stopped by to see the work commence.

The next steps will take some time, as they still need the construction permits, for which GGLO, their architects, are working on submitting to DPD. Hopefully in approximately 12 months we will see the full start of this project. This project was approved for 220 units, 267 parking spaces, and 8000 sq. ft. of commercial space (DPD# 3013244)

In addition to this project, RDG is engaged in Design Review and Master Use permitting for a 4-story development south of this site, at 1319 NE 65th St. This project is proposed for 41 units, 1700 sq. ft. of commercial space and 8 parking places. (DPD# 3019953)

These two projects encompass RDG’s major focus for redevelopment on the Sisley properties at this time.

Emergency Preparedness
Can you help get us started by attending meetings of the Communication HUB captains and sharing with the RNA Sustainability/EP group? Last monthly meeting of 2015 is October 22nd and there are plans for a November 14 tabletop exercise to work on using walk-up volunteers in an emergency.

Contact Ellen Stoecker at sustainability@rooseveltsa.org to assist. Or attend committee meetings on 2nd Tuesday evenings each month, 7 p.m., at Calvary Christian Assembly.
City Affordable Housing Action Plan Update

by Jay Lazerwitz, RNA Land Use Chair

The next steps for the City of Seattle Affordable Housing action plan is for the adoption of the “Commercial Linkage Fees” which will provide additional funding for this program. To meet the affordable housing requirements, a developer can either produce affordable units in the building they are developing or they can pay into the City’s affordable housing trust fund (in land use terms we call this “producing on site” versus “paying the in-lieu fee” to the trust fund).

The fee would be based on the square footage of the project and would be set at the level required to produce 3%-5% of the units being created at an affordable level. Developers will still have the choice they have today - produce 3%-5% of the units in the building as affordable units (with a 99-year period of affordability) or pay the housing linkage fee. The fee would apply in all urban villages and centers, commercial zones and low-rise zones.

Next year, we may see changes through the “Mandatory Inclusionary Housing” program, that will require developers to reserve 5-7% of units in every new multi-family building to be affordable for residents earning up to 60% of King County’s AMI (approx. $37,680 for a single-person and $53,760 for a family of four).

Additionally in 2016, some changes to the Design Review process, will facilitate the process for new development projects, especially for affordable-housing, more streamlined, thus less costly and time consuming.

There are potential plans in the future 2017, to review the types of housing currently allowed in single-family zones, potentially providing new alternatives for additional housing density in these areas.

Weedin Place Receives Grant Monies

The Weedin Place Gateway Project was one of several projects around the city to be approved by the City Council to receive a matching grant from the Department of Neighborhoods “Large Project Fund” on September 21st. This $25,000 grant will cover part of the transformation of Weedin Place from a hazardous cut-through street to a public space with innovative public art that will act as a gateway to our community.

Additional funding for this site has been received from the Department of Economic Development as well as additional grants from the Department of Neighborhoods. A significant Neighborhood Parks & Street Fund grant is pending.

The next phase in the project will include the Artist, Chris Burnside, partnering with the landscape architects, SvR, to integrate the “glacier” sculpture theme into the landscape. The current funding should allow activation of the space and the first step in the implementation process after which more fundraising will be needed. A meeting will be held for public input in the coming months. If you would like to be involved in the project or have feedback, please contact Katie Wood at weedinplace@rooseveltseattle.org.

RNA OPPORTUNITIES

The Roosevelt Neighborhood is growing fast and so are the volunteer opportunities. Join the neighborhood association and make a difference where you live or work.

- Board Members
- Membership Committee Chair
- Events & Culture Committee Chair
- Communication Chair / Roosie Editor
- Bloggers / Social Media Junkies

Contact RNA President, Jack Mowreader for more info on opportunities. president@rooseveltseattle.org
The RNA Land Use Academy (LUA) held its second session on September 19th. The LUA is an initiative of the RNA to shape the physical form of our booming urban village using two public informative sessions and three public discussion sessions to gather information from the neighborhood and ultimately present it to the City of Seattle.

This session focused on current issues in land use planning. Approximately 60 people attended the session and heard brief presentations from the Seattle Office of Housing, Seattle Parks & Recreation, Seattle Office of Arts & Culture, Historic Seattle, and the Department of Neighborhoods. Presenters spoke on topics such as Affordable Housing, the Open Space Gap Report, Density/Livability Issues, Sustainability, Business and Economic Development, Neighborhood Design Guidelines, and Neighborhood Advocacy.

The session closed with comments and discussion points from attendees. Those included concerns about the neighborhood infrastructure, the rising population, green streets, architectural reviews of new building projects, Emergency Preparedness, and the upcoming Seattle Council elections.

A recording of the whole session is available on the Roosevelt Neighborhood Association website at www.rooseveltseattle.org, where you can also find a link to a public survey pertaining to these issues. The committee would like as many people as possible to take the survey so that more people are heard and represented in the Committee’s findings. Survey results will drive the topics of discussion at the next three LUA sessions.

The date for the next session, which will deal specifically with the Sisley property on 14th Ave NE between 65th and 66th (should the City acquire it) will be determined based on participant availability. The session concerning the Transit Oriented Development site will be on Saturday, October 24th, and the session concerning the Roosevelt Reservoir site (should it be decommissioned) will be held on Saturday, November 7th. All sessions will be held at the Calvary Christian Assembly. All are welcome and encouraged to attend.

### Land Use Academy—2nd Session Success

Gina Leone

**LAND USE ACADEMY**

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### LINK LIGHT RAIL DROP-IN MEETINGS

**JOIN US!** Come learn about the Northgate Link Extension—future light rail service from University of Washington Station to Northgate. Project staff will be available to answer your questions about design and construction progress. There will be no formal presentation.

<table>
<thead>
<tr>
<th>1 NORTHGATE</th>
<th>2 U DISTRICT &amp; ROOSEVELT</th>
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<tr>
<td>Thursday, Nov. 5, 2015</td>
<td>Saturday, Nov. 14, 2015</td>
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<td>4:30 p.m. - 6:30 p.m.</td>
<td>9 a.m. - 2 p.m.</td>
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<td>Seattle Public Library Northgate Branch</td>
<td>U District Farmers Market</td>
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<tr>
<td>10548 Fifth Ave. N.E.</td>
<td>University Way N.E. (the “Ave”)</td>
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<tr>
<td>Seattle, WA 98125</td>
<td>between N.E. 50th and N.E. 52nd streets</td>
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<td>Seattle, WA 98105</td>
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**FOR MORE INFORMATION** Contact Rhonda Dixon at 206-398-5300 or northlink@soundtransit.org, or visit soundtransit.org/northgatelinke. To request accommodations for persons with disabilities, call 1-800-823-9230 / TTY Relay: 711 or email accessibility@soundtransit.org.
Land Use Academy Questionnaire

Thank you for your interest in the Roosevelt Land Use Academy! If you have not attended the meetings, you can view the videos online at rooseveltseattle.org/committees/landuse/lua. Your feedback is vital to the success of this project. Results from each survey help us determine what is discussed at the next session. Neighborhood feedback will be collected at each LUA session and surveys will also be available online at http://rooseveltseattle.org and in The Roosie when available.

1. Where do you live and/or work? (please check all that apply)
   - Roosevelt South of 65th
   - Ravenna South of 65th
   - U District
   - Greenlake
   - Roosevelt North of 65th
   - Ravenna North of 65th
   - Maple Leaf
   - Other:__________________________

2. Did you attend: Land Use Academy 101 session on Saturday, July 25th?
   - Yes
   - No, but I watched the video of it on the internet.
   - Land Use Academy 201 session on Saturday, September 19th?
   - Yes
   - No, but I watched the video of it on the internet.

3. A number of different general ideas were discussed at the LUA201 session. The next sessions of the LUA will focus specifically on the Transit Oriented Development site adjacent to the new Light Rail station, the Roosevelt Reservoir site, and the Sisley Property site (14th Ave, between 65th and 66th).

   On a scale of 1 to 5, how important is each idea presented at LUA201 for each of these sites?
   0 = least important, 5 = most important

<table>
<thead>
<tr>
<th>Idea</th>
<th>Transit Oriented Devel Site</th>
<th>Roosevelt Reservoir Site</th>
<th>14th Ave Site</th>
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<tbody>
<tr>
<td>Affordable Housing</td>
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<td>0 1 2 3 4 5</td>
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<tr>
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<td>0 1 2 3 4 5</td>
<td>0 1 2 3 4 5</td>
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<td>Other idea heard at session:</td>
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<td>New idea not heard at session:</td>
<td>0 1 2 3 4 5</td>
<td>0 1 2 3 4 5</td>
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4. The last survey indicated a high interest in the topic of City Parks/Open Spaces. What elements would you want to see in such a space?
   - Complete open space (similar to the Maple Leaf Reservoir Park)
   - Public Art
   - Ball Fields or other sporting areas
   - Playground
   - Off-leash Dog park/Dog Run
   - Community Pea Patch
   - Walking paths
   - Flower gardens and/or Trees
   - Other

5. Are there any specific types of businesses that you would like to see added to the Roosevelt neighborhood?

6. What does “Affordable Housing” mean to you, or which level would you like to see in our neighborhood?
   - 80% Median Household Income (currently the limit)
   - Below 50% MHI
   - 50-60% Median Household Income
   - Below 30% MHI
   - I would like to receive email updates about LUA
   - I would like to get email updates from the RNA Blog.

MAIL COMPLETED SURVEY to the Roosevelt Neighborhood Association at 6910 Roosevelt Way NE, Box #518, Seattle, WA 98115. You can also drop it in the survey box outside of 7329 12th Ave NE.
Boo!

Happy Halloween To You

A fa-boo-lous Halloween wish for your family, friends and loved ones.

It’s hard to believe that the Holidays are right around the corner!

A wise man once said, “Don’t wait to buy real estate, buy real estate and wait.”

Let my 15 years of experience of being a Real Estate Broker work for you.

www.openhouseguy.com

Councilmember and bill Sponsor Mike O’Brien announcing the bill at the City Council Meeting

Design Guidelines Approved

The revised Roosevelt Neighborhood Design Guidelines were passed by the Seattle City Council on September 21st: these provide recommendations to developers and architects on how to maintain and enhance the architectural qualities and public spaces of our neighborhood, and are an important step in maintaining the livability and human scale of Roosevelt in a time of rapid change. As the city department of planning & development says: “Design guidelines are the backbone of the Design Review Program. They direct designers and project reviewers to look closely at the neighborhood and its character to design new buildings that enhance their surroundings. The guidelines are used by the Design Review Boards and our staff to assess the merits of a project.”


Last chance this fall . . .

Learn about the RainWise rebate for a rain garden and/or cistern.

Attend a FREE RainWise 101 Workshop
October 14, 6 - 7:30 pm
Seattle Public Library, NE Branch, 6801 35th Ave. NE
Learn the basics; hear from neighbors that received rebates and from RainWise contractors.

Neighborhood Halloween Events

4:00-6:30pm
Trick or Treat at Participating Businesses
More info online at Rooseveltsa.com

6:30-8:30pm
Trunk or Treat / Calvary Christian Assembly
6801 Roosevelt Way NE
Come to our parking lot and see the cars and trunks decorated with games, inflatables and fun! A safe and fun Halloween alternative. Lots of candy and costumes! For kids of all ages.
City Council District 4
Neighborhood Issues Debate
with Candidates

Rob Johnson vs. Michael Maddux

Wednesday, October 14, 2015 - 7:30 to 9 pm
Chapel at the Good Shepherd Center (4th Floor)
4649 Sunnyside Ave. N. Seattle 98103 in Wallingford

Moderated by Your Neighborhood Newsletters:

Questions for candidates about your District 4 neighborhood?
Submit by October 9 to alex@4toExplore.org. Be heard!

With thanks to our hosts —
ANNUAL RNA MEMBERSHIP FORM

$____ Student / Low Income  $20 = Individual  $35 = 2-Person Household  $95 = Business Member
(pay what you can)

$________ Other Tax Deductible Donation

Name(s): ________________________________
Address:  __________________________________________________________________________
Phone Number: __________________       Email Address: ____________________________
Volunteer Skill(s) / Area(s) of Community Interest: ____________________________

☐ I would love to pay annual membership dues to support increasing RNA’s outreach and community events.

☐ I enjoy receiving The Roosie at my door and will donate my time to deliver to others by being a “Blockhead”.

☐ Please enter my email address to the http://www.RooseveltSeattle.org blog email list.

☐ Yes! I would love to place an ad to support The Roosie. (Discounts for members!)

☐ Please welcome me, by name, as a new or renewing member on the website/twitter/facebook/next issue of The Roosie.

Get Involved!
Please contact the RNA to share your skills and learn more about your neighborhood.

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<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
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<tr>
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Join the conversation with your neighbors at http://www.facebook.com/groups/RooseveltSeattle/

We need your help today. Please volunteer to edit, deliver or contribute articles to The Roosie.
If interested, please contact: Communications@rooseveltSeattle.Org