



February 8, 2017

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Bruce Harrell, Seattle Council President  
Rob Johnson, Planning, Land Use and Zoning (PLUZ) Committee Chair

Re: Beacon Hill Community Input into 2025 Seattle Comprehensive Plan

Hon. President Harrell and Hon. PLUZ Chair Johnson,

We hope that this letter finds you both well. As Beacon Hill Council (BHC) Board, our purpose is to advocate for a welcoming diverse and healthy Beacon Hill community neighborhood. We want to follow-up on our July 26, 2016 letter and to give you a heads-up on our thinking regarding our preferred future for our beloved Beacon Hill neighborhood.

Regarding our July 26, 2016 letter (see attachment 1), we have not received any response to our request for further education on the proposed expansion of the urban village. We made this request given our community's lack of familiarity with the proposed urban village expansion, much less about the urban village, as stated by 70% of our survey respondents, and the minimum support it received (51%) from said survey respondents. (See <http://www.northbeaconhillcouncil.org/bhcs-blog/archives/07-2016>) Hence, we are not able to make an informed decision on the proposed expansion of the urban village.

As to the additional MHA (Mandatory Housing Affordability Plan) areas identified outside the urban village at the October 2016 supplemental Design Workshop, we:

- Support Beacon Hill Merchants Association's desire to extend the town center/commercial core to South Spokane Street, which is north of Jefferson Park.
- Do not support the additional upzones/MHA areas outside the existing residential urban village given the lack of direct notice and education on the matter to the affected property owners.

As to our collective thinking for our preferred future, given our population and our challenges, we propose that Beacon Hill neighborhood be designated in the 2035 Seattle Comprehensive Plan as a Race and Social Justice (RSJ) Equitable Development Pilot Project to: A) prevent/ minimize further displacement, B) rebuild our social capital to integrate new residents into Beacon Hill as we have historically done so with displaced community members, and C) rebuild our environmental and health quality.

To that end, consistent with community goals gleaned from the survey responses and community discussions, and affirmation of elements in the updated 2011 Beacon Hill Neighborhood Plan and the City's RSJ Policy, we would like to discuss the following recommendations:

A. To prevent/minimize displacement of our low-income neighbors:

1. Learn about the changes in and impacts of the existing Beacon Hill Urban Village by establishing a joint Beacon Hill RSJ Equitable Development Urban Village Impact Task Force with representatives from the City's Office of Planning and Community Development, Office of Civil Rights, Office of Economic Development, PLUZ, and our community. There are two questions we want answered: 1) "Are the new developments increasing housing and rental prices that's driving displacement?" and 2) "Does the increase in new and about to be built housing meet the City's housing goals?"
2. Increase MHA affordable/low income housing requirement for developers on Beacon Hill, if not for the entire City of Seattle, to the maximum allowable requirement under Washington state law.
3. Exempt homeowners who reside on their parcel at the time of permit application from MHA fees for small-scale developments of up to 4 units, to discourage displacement of these homeowners and encourage growth of housing supply. No MHA fee exemption granted to non-resident homeowners.
4. Require developments on Beacon Hill not exempted by the above to include MHA housing.
5. Create a Beacon Hill land trust and allocate MHA funds to the land trust as a priority. Affordable/low income housing is a shared responsibility of government, non-profit and private developers.
6. Allocate MHA funds to the land trust and secondarily build low income/affordable housing and rentals in Beacon Hill.
7. Include in the Homelessness Office, a Beacon Hill Homeless Prevention Demonstration Project for our low-income residents who are high risk for displacement, develop a Beacon Hill Low Income/Affordable Housing Placement Preference Policy them, create a roster for said people for notification purposes for affordable/low income housing opportunities, and implement the notification and the policy.
8. Ensure that the City Ordinance related to MHA underscores that any removal of MHA low income housing requirements means automatic removal of MHA related upzones.

B. Social capital is critical in building community trust and reciprocity. To rebuild our social capital in order to integrate new residents into Beacon Hill as we have historically done with displaced communities:

1. Implement the promised concurrency from the 1999 and 2011 Beacon Hill Neighborhood Plans for schools, roads, public transportation, parks and other infrastructure and implement impact fees.
2. Fund a website that would provide community building information such as health, social and human resources, community events calendar, volunteer opportunities, jobs, art opportunities.
3. Reduce tension between residents and newcomers around parking by 1) funding a parking study to establish capacity, 2) issuing parking permits based on capacity, and 3) establishing a parking benefit district to be run by community organizations with proceeds to fund community building projects.
4. Retain current development minimum square feet requirements.

C. To rebuild our air and noise environmental and health quality

Beacon Hill residents have adverse health impact indicators given its low-quality air and noise driven by high traffic volumes surround BH with I-90 on the north, I-5, railroad tracks, industrial area and marine port on the west, Rainier and MLK Way on the east. Overhead, jet aircraft from Sea-Tac and King County International Airport travel over BH with Sea-Tac projecting a three-fold increase among passengers in its Master Plan.

In short, within King County, Beacon Hill has the highest infant mortality rate, and the highest numbers of deaths due to diabetes mellitus and stroke. In comparison with other King County neighborhoods, populations in Beacon Hill have a significantly higher rate of chronic lower respiratory deaths, including asthma. Its cancer risk is in the range of the Duwamish River area.

(See Attachment 2, a 5-page excerpt from the EPA funded 2016-2018 Beacon Hill Environmental Health Collaboration Project air and noise health impact summary. See Attachment 3, a one-page excerpt from the above grant outlining projected increase in vehicle traffic by the City of Seattle and others.)

In 2017, the project will educate at least 350 Beacon Hill residents on air and noise health impacts in 6 languages and convene a Conference in October for the community to identify at least 2 interventions for implementation in 2018.

We strongly recommend that the City:

1. Establish a joint City and Beacon Hill Environmental Justice Task Force to identify City policies and initiatives that would address this public health issue.
2. Conduct health and human services assessment for Beacon Hill.
3. Establish a \$200,000 fund for air and noise health impact mitigation/intervention projects.
4. Designate small and/or triangular pieces of land as pocket parks or community gardens or green spaces.

The 2035 Seattle Comprehensive Plan is an excellent vehicle for our Beacon Hill neighborhood to express our preferred future. We understand that Spencer Williams is scheduling a meeting for us. We look forward to a healthy discussion that results in making a palpable difference in the lives of our current and future residents.

Sincerely,

Maria Batayola, BHC Board Chair  
Community Health Advocates Collaboration (CHAC Co-Chair)

Mira Latoszek, BHC Board Vice-Chair, Beacon Hill Historian

Pres. Harrell & PLUZ Chair Johnson  
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Lee Nathan, BHC Board Secretary

Amy Kaminishi, BHC Treasurer

Dove John, BHC Board Member  
HALA Beacon Hill Focus Group Member

Erik Stanford, BHC Board Member  
Quieter Skies SE Seattle Co-Chair

Kathryn Rathke, BHC Board Member  
Artist Business Owner

Linda Jensen, BHC Board Member  
Social Worker

Miguel Maestas, BHC Board Member

Dr. Roseanne Lorenzana, BHC  
CHAC Co-Chair, QSSE Co-Chair

Susan Lee Woo, BHC Board Member  
VP Lee Family Association

Attachments:

1. July 26, 2016 Letter to PLUZ
2. Beacon Hill Air & Noise EJ Issues
3. Beacon Hill Projections for Increased Traffic

cc: Mike O'Brien, PLUZ Committee Vice-Chair  
Lisa Herbold, PLUZ Member and Chair of Civil Rights, Utilities, Economic  
Development and the Arts  
Lorena Gonzalez, PLUZ Committee Alternate  
Spencer Williams, Legislative Aide to PLUZ Chair Councilman Rob Johnson

Mayor Ed Murray  
Deputy Mayor Hyeok Kim  
Seattle City Council Members  
DON Director Kathy Nyland  
Office of Planning and Community Development Director Sam Assefa  
Office of Economic Development Director Brian K. Surratt  
Office of Civil Rights Director Patricia Lally

Beacon Hill Neighborhood Survey Partners:

- o Beacon Hill Merchants Association Director Angela Castaneda
- o El Centro de la Raza Executive Director Estela Ortega
- o Friends of Lewis Park Chair Dee Dunbar
- o International Drop-In Center Director Sluggo Rigor
- o Jefferson Community Center Recreation Manager Doreen Deaver
- o Lee Family Association Vice President Susan Lee