

**North Beacon Hill Council Meeting**  
**Jefferson Community Center**  
**November 1, 2016**  
**6:30 pm**

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- Announcements
  - Friends of Lewis Park
    - November 12 at 9am volunteer event to put in new plants.
  - Friends of Cheasty Greenspace at Mountain View
    - Cleanup day, partnering with REI OptOut, with breakfast and planting. Details at <http://cheasty.org/>.
  - Seattle Public Safety Survey by Brooke Bray
    - Survey live at <http://publicsafetysurvey.org/index.html>, only 56 responses so far
  - Design Reviews of New Construction Development by Carey Dagliano-Holmes
    - 2505 Beacon Ave S (building location of Inay's restaurant). Design Review, Thursday, 11/8, at 6:30pm at Rainier Valley Cultural Center.
    - Southeast Economic Opportunity Center, Mixed use development, 3-5 buildings. Second meeting on Saturday, 11/12, from 11:30-1:30 at New Holly Gathering Hall.
  - Hillman City Middle School
    - Green Dot charter school to be located at Rainier and Graham opens next school year. For now in a temporary space for first year. Information session on November 10.
    - King County International Airport
  - Airport is starting a 3 year process to update airport master plan. Initial questions involve where it's going and how to finance. The previous plan was published in 2004. Goals include maintaining the economic position of airport, safety, and environmental issues. An open house is planned for January.
    - Minimal space expansions planned. The new Master Plan will align with King County Plan, with priorities for community economy and safety. 22 people serve on the Airport Working Group with local organizations represented.
    - Airport facts: 150 tenant businesses. 5000 jobs at airport. 49 full-time airport staff. Operations supported by fees and airline industry (no local tax support). 170,000 operations last year, down from 300,000.
- New Business
  - October 20 MHA/HALA Design Workshop presentation by Spencer Williams
    - Councilman Rob Johnson provided design workshops of HALA/MHA/Urban Village to supplement community engagement efforts.
    - Overview
      - Previously incentive zoning was underutilized. New MHA expands to 40% of city and is mandatory - either include affordable housing in the development or pay into an affordable housing fund.
      - HALA allows for an additional floor of height in a zoning designation to have the MHA. This is called the "grand bargain". It is proposed along Beacon Ave. Downtown, SLU, and 23rd and Jackson have started this MHA process already.
      - Current presence of single family homes do not mean it's zoned as SFH.
      - Homeowners would need to pay into MHA to construct ADU or DDU.
      - Feedback from Design Workshop:
        - Citywide open houses coming soon in November and December. Recommendations will be submitted to City Council in Spring 2017. A

draft EIS is planned for release in February, with a 45 day comment period.

- City Council vote to adopt the 2035 Seattle Comprehensive Plan is projected for summer 2017
- Design Workshop Findings:
  - People love their neighbors and the diverse, family-friendly community. This was not necessarily the first thing heard in other areas of Seattle.
  - Neighbors recommend strengthening the business district along Beacon Ave, but limiting its width.
  - Neighbors recognize the neighborhood assets - schools, parks, station, but questioned how accessible they were from the edges of the proposed boundary.
  - Neighbors mentioned sidewalks along the western edge of the zone, connecting the northern side to the business area at 15th and Columbian.
- Design Workshop Map review
  - Neighborhood Assets
    - 3 intersections along Beacon Ave as commercial nodes: Festival Street, Library, and Hanford
    - Churches, grocery stores, parks
    - Senior Housing Administration
    - Business district
    - Greenway along 18th
    - Bus routes
    - Light rail station
    - Schools
    - El Centro de La Raza
    - Grocery stores
    - Library
  - Workshop Design Comments on zoning:
    - The slope on east side of zone will be amplified by upzoning.
    - Higher buildings around light rail station.
    - Fill in Beacon Ave commercial gaps
    - Address northern Urban Village boundary gap in between 2 villages
    - Push Western boundary further West
    - More density North of Jefferson Park
      - Preserve SFH zones, but find pockets of density
    - Concern about drastic upzoning in some areas
    - Keep green space accessible in the heart of the Urban Village
    - Extreme West and East sides of zone seems like a questionable 10m walk
    - Concerns with upzoning building bulk and scale SW of 15th and McClellan
    - Connect area West of Jefferson Park to 15th and Columbian Way commercial corridor
    - Maintain public views
- Questions, concerns and comments
  - Zoning materials are on HALA website: <http://www.seattle.gov/hala>
  - How do we maintain character of neighborhood?
    - Request for modification of zone type

- Community design standards to drive design review conversations
  - Material, rooflines, landscaping, etc
  - Design standards already apply to NBH area, but only beyond a certain development size (8 units)
  - The Design Review program is under review, but tabled behind HALA changes. After HALA, Design Review will be available for public comment.
- Where does affordable housing go?
  - This is a common question, city-wide.
- Bruce Harrell needs to be here, hearing this.
- What does this neighborhood look like in a year, with all current development?
  - Last year, 7,000 units were approved through permitting. This is rate of projects that will not be paying into MHA each year.
- What are historic preservation districts?
  - None in Beacon, yet.
- HALA map is at <https://hala.consider.it>
- Next Meeting on Tools:
  - Rebecca Soldaña from Puget Sound Sage will speak at a future meeting about the equitable development fund

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- Attendees
  - Maria Batayola
  - Linda Jensen
  - Dove John
  - Amy Kaminishi
  - Mira Latoszek
  - Susan Lee Woo
  - Roseanne Lorenzana
  - Lee Nathan
  - Kathryn Rathke
  - Erik Stanford
- Unexcused absences
- Excused absences
  - Miguel Maestas
- Erik moved to call a special session, and it was seconded.
  - 10 voted in favor, 0 opposed, 0 abstained.
  - Erik moved NBHC's name be changed to BHC Seattle, with local reference as Beacon Hill Council.
    - Lee seconded
    - The vote was called. 10 in favor, 0 opposed, 0 abstained. The motion passed.
  - The special session ended.
- Beacon Hill Survey Celebration
  - To summarize, the lion dance was fun, the food was good, and the room was big enough for multiple areas.
  - However, the audience was not as large as it could be. The rainstorm and Seahawks game potentially diminished attendance.
- Survey
  - Community feedback:
    - Exempt Beacon Hill home owners from MHA development fee, for single family home construction of ADU and DADU to increasing up to three living units.
    - Get the City to prioritize housing residents with a high risk of becoming homeless?
- December meeting agenda items:
  - Discussed how to boost outreach to residents in upzone area. Postering worked out well in some areas.
  - A communication team was established with a goal of improving protocol of communication
    - Maria, Lee, Dove, Mira
    - Lee agreed to develop protocol for post-meeting communication and correspondence.
- Information
  - The council's role in providing information on being a landlord was discussed. (Maria: Sorry Lee, I don't remember what this means>)
- Maria moved to adjourn. The meeting adjourned.