

# SLUFAN

## South Lake Union Friends and Neighbors

May 20, 2004

Councilmember Tom Rasmussen  
Chair, Housing, Human Services & Health Committee  
Seattle City Council – 2<sup>nd</sup> Floor  
600 4<sup>th</sup> Avenue  
Seattle, WA 98104

Re: South Lake Union Affordable Housing Principles & Action Steps

Dear Councilmember Rasmussen:

South Lake Union Friends and Neighbors (SLUFAN) is the neighborhood planning stewardship group that oversees implementation and planning efforts for South Lake Union and the Cascade neighborhoods. The contingent of 13 board members is a balanced and representative group that includes Cascade residents, small businesses, property owners, Fred Hutchinson, Seattle Times Company, the Center for Wooden Boats, non-profit organizations and a local school.

First of all, we would like to applaud the efforts of Rick Hooper and Office of Housing in their efforts of working with the neighborhood plan stewardship group, SLUFAN and also the Cascade Neighborhood Council during this process. Crafting of the South Lake Union Housing Principles and Action Steps was an inclusive process that included a balanced stakeholder team comprised of housing non-profits, community members, residents, businesses, architects, contractors, and property owners.

In general, SLUFAN appreciated the thought and organization of the South Lake Union (SLU) Housing Principles and Action Step document that was concise and easily understood and more importantly consistent with the spirit and intent of the adopted SLU Neighborhood Plan. We agree with the guiding principles to both stimulate housing development and address housing affordability issues.

Proposed zone changes and other land use code adjustments are especially needed to encourage housing development throughout South Lake Union. A mixed-use zone like Seattle Cascade Mixed (SCM) helps to ensure that no particular land use (eg. commercial or housing) predominates and, hopefully, promotes various uses. Rezones and height changes need to be carefully examined by SLUFAN in terms of neighborhood character, set-backs, and extent of increased heights as it relates to public benefit.

SLUFAN would like to support the recommendations and encourage City Council to assist in rapid implementation of the proposed action steps. Based upon a community process and working with SLUFAN, we support the consideration of possible rezones and other land use code changes identified; in particular, to review height limits as

quickly as possible. Increases in height limits are potentially a tool to achieve a number of community benefits:

- Preservation of view corridors,
- More diverse and lively urban form,
- Trade- off for affordable housing, and
- Environmentally Sustainable development
- Neighborhood Character

Parking is an issue of concern and SLUFAN believes the need for proactive attention; both short and long-term solutions should be considered; thereby supporting an area-wide parking plan that addresses:

- Shared options to reduce off-street parking and requirements
- Parking meter times that can change to support changing conditions and use

We would like to also encourage the Office of Housing to consider the ability of affordable housing throughout the entire South Lake Union area and include the Industrial Commercial zones as part of your recommendation.

SLUFAN would like to offer itself as the stewardship group to assist in sponsoring a series of workshops/community meetings to examine alternative ways to approach building height issues and appropriate zoning. We would like to encourage that the action steps proposed move forward with the direct assistance of the City's Office of Housing and Department of Planning and Development in structuring this review.

Thank you for the opportunity to comment and consideration of SLUFAN's position on this important issue. We very much look forward to continue to work with the Seattle City Council in order to create a vibrant South Lake Union community.

Sincerely,



Ed Geiger, Chair  
South Lake Union Friends and Neighbors

Cc: All Seattle City Councilmembers  
Mayor Greg Nickels  
Katie Hong, Office of Housing  
Rick Hooper, Office of Housing  
Michael Mann, Office of Policy and Management