



JUNO POSITION PAPER: HALA & WHAT YOU CAN DO

The Junction Neighborhood Association (JuNO) supports land-use policies that provide for economic diversity and affordable housing; offer fair growth and density allocation; and are supported by infrastructure improvements such as open space and transit capacity. Because we are sensitive to our neighborhoods, we insist that growth must be balanced with livability. Unfortunately, the City of Seattle has proposed zoning changes to the West Seattle Junction Urban Village that violate these common-sense principles *and* the letter and spirit of our neighborhood plan.

The City's proposal under the Housing Affordability & Livability Agenda (HALA):

- Ignores that our neighborhood has sufficient capacity for new density under current zoning, and has added hundreds of units already (2015-2017)
- Fails to guarantee affordable housing in our area
- Destroys single family neighborhoods
- Reduces our supply of affordable family housing
- Increases density without improving livability, as evidenced by already-strained transit systems
- Fails to preserve space for small and local businesses
- Expands our urban village while other areas of Seattle go underutilized
- Allows for buildings that are out of scale with their streets

The HALA plan fails to acknowledge what is obvious to anyone in West Seattle: that our urban village is already struggling to absorb the density of current zoning. Our density is far ahead of schedule: when you count the units built since the adoption of the neighborhood plan and those permitted but not yet built, the urban village is 321% above the City's target for 2024.

If this weren't enough, the City proposes to make zoning changes before Sound Transit chooses a path and configuration for the light-rail line to serve West Seattle. This cart-before-the-horse approach will force our area to endure years of uncoordinated construction, add density before the area can absorb it, make bus lines more crowded, and ensure bridge backups start earlier.

We think there is a better way – one where everybody wins: allow pro-HALA neighborhoods to move forward while neighborhoods that do not support HALA are phased in later. We believe this allows a perfect opportunity to take three critical steps:

- **Redraw** the City's proposed boundaries to protect the character and integrity of single-family areas in our urban village, as was promised under the current neighborhood plan.
- **Coordinate** among the City, Sound Transit, and JuNO the creation of an integrated zoning-and-transit plan that maximizes the benefit of light rail.
- **Ask, Listen, and Include** great ideas from our community about how to allocate growth in ways that are compatible with our neighborhood's livability and character.

WHAT YOU CAN DO

In Person. Come to the City’s Community Design Workshop on January 26 from 6:00 – 9:00 pm at the West Seattle Senior Center (4217 SW Oregon). **NOTE:** The City asks that you register for this workshop by sending an email to spencer.williams@seattle.gov.

Online. The City has established a Web site (hala.consider.it) as a source for input. Though it is hard to use, please be patient and submit feedback. Your input is vital. Also, follow us on Facebook at <http://Facebook.com/Junolanduse> to stay up to date.

Via Email. Send your thoughts to Seattle Mayor Ed Murray (ed.murray@seattle.gov) and the entire Seattle City Council (council@seattle.gov).

Via Petition. Sign our petition asking the City for more time for neighborhood education and input. Your signature shows that we are mobilizing.

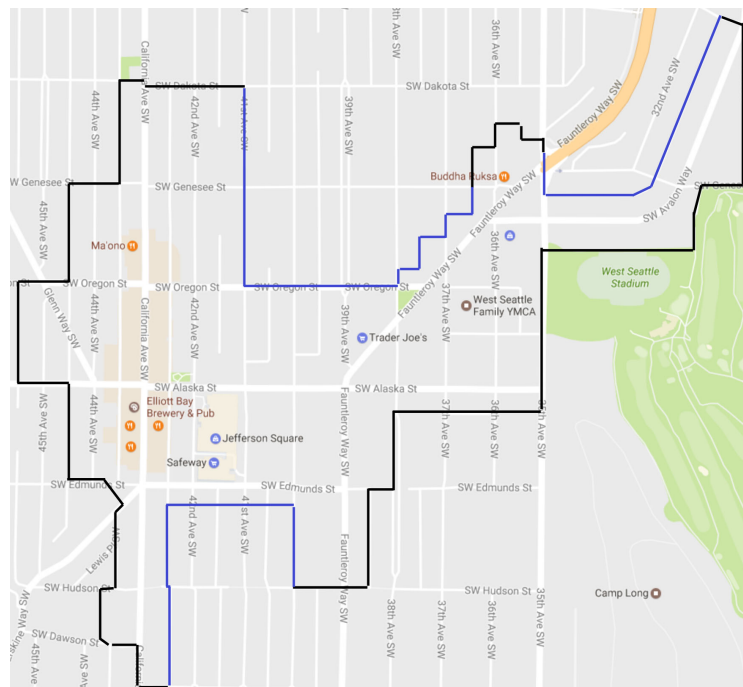
POINTS YOU MIGHT ADVOCATE ON 1/26

What should you say when you communicate? That's up to you. Here are our key points so far:

Transit. Coordinate with Sound Transit to create and implement a rezoning plan that maximizes light-rail ridership, minimizes construction impact, and increases livability.

Timeline. Pause the HALA implementation in the urban village to create a plan with the neighborhood that works for the neighborhood.

Boundaries. Redraw them to *protect the character and integrity of single-family areas*. This specific language is part of the neighborhood plan that was legally adopted in 1999.



Urban Village Boundaries That Preserve Character & Integrity Of Single-Family Areas As Promised Under Current Neighborhood Plan

Want more info – or to volunteer? Contact us at wsseattle.juno@yahoo.com or info.wsjuno@gmail.com