

## MAGNOLIA NEIGHBORHOOD PLANNING COUNCIL

June 23, 2017

Attn: MHA EIS  
P.O. Box 34019  
Seattle, WA 98124-4019

The first comment on this proposed legislation is that the City has failed miserably in its outreach and education efforts to the more than 22,000 residents and likewise 2,000 or more stakeholders that work in the Magnolia and Interbay community. Where exactly was the City with its dog and pony show for Magnolia this last year and a half? Why was no forum presented to Magnolians and Interbay interests about the effect of the MHA? Unfortunately, we do have the answers to those questions, and that is the City mistakenly relies upon the recommendations of a closed leadership organization, the Magnolia Community Council, that fails to inform its claimed members, recalling its specious claim that it represents everyone on Magnolia, that fails to engage its claimed members, its last community meeting on June 20<sup>th</sup>, attended by a smattering of the public, was in reality a board members' meeting, that covered police and public safety, the Fort Lawton Army Reserve property reuse planning, assorted items of MCC internal housekeeping, and a far after the fact update – to the board – not to the public – about how in the future the MCC – not the City – needed to break it to the greater Magnolia community how their neighborhood was going to change – not maybe change if and when the MHA plan was adopted. This was followed by the revelation to many of the non-MCC attendees that months ago the MCC had sent a letter of recommendation to the City, approving of the MHA plans, and affirming its support for the City's/MHA's zoning changes along West Government Way and in the Magnolia Village center.

To say that the attendees from the Magnolia neighborhood at large were astounded at what had been done in their name by the MCC, without their knowledge, without there being any kind of public dialog between the MCC and Magnolians, without there being any kind of public notice or otherwise public forum between the City and Magnolians; and in the mix the MCC having spent what became apparent during the MHA/HALA presentation at this meeting – it working in concert with the City to grant and bargain away Magnolia's and Interbay's interests in this matter – to say the least it is nothing short of reprehensible, cynical, and disgusting that this behind the scenes scheming and manipulations took place – on both the MCC's and the City's part.

Between January 1, 2016 and June 23, 2017 there have been 20 some meetings on Magnolia, five were community wide meetings which were sponsored by the City of Seattle/one by Sound Transit, all to promote their agendas for public works projects affecting Magnolia and Interbay, then only two MCC community wide meetings, none of which specifically included an agenda addressing the City's MHA planning; and no less than 13 MCC board only meetings ("open" to the public) generally sparsely attended by both MCC board members and the public.

With the exception of two of those board member meetings wherein closed loop and information was being circulated from the City about the MHA initiative, there has been zero outreach by either the MCC or the City to engage the Magnolia and Interbay communities about the plans and impact of the MHA programming and zoning on these two neighborhoods. That alone is a noteworthy and objectional oversight in the MHA planning and scoping process, excluding two prominent neighborhoods and constituencies from the City's processes in this matter.

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### 2016 and 2017 Public Meetings in Magnolia Neighborhood

January 19, 2016	MCC Board Meeting
February 16, 2016	MCC Board Meeting
March 15, 2016	MCC Board Meeting
March 22, 2016	Expedia related expansion at Interbay
March 31, 2016	Sound Transit 3 presentation
April 14, 2016	Magnolia Bridge planning
April 19, 2016	MCC Board Meeting
May	No MCC Meetings
June 21, 2015	MCC Board Meeting
July	No MCC Meetings
August	No MCC Meetings
September 20, 2016	MCC Board Meeting
October 6, 2016	Seattle Parks Smith Cove Park Design
October 18, 2016	MCC Board Meeting
November 15, 2016	MCC Annual Community Meeting
December	No MCC Meetings
January 17, 2017	MCC Board Meeting
February 21, 2017	MCC Board Meeting
March 21, 2017	MCC Community Meeting
March 21, 2017	MCC Board Meeting
April 18, 2017	MCC Board Meeting
May 4, 2017	City of Seattle Magnolia Bridge Study Meeting
May 16, 2017	MCC Board Meeting
June 20, 2017	MCC Board Meeting

Further underscoring the lack of the MCC's representation of and relevancy to the Magnolia and Interbay communities, and more importantly the grossly misplaced reliance by the City upon its cozy relationship with the MCC is the MCC's website and the information it presents, or does not present as the case may be.

Under the MCC's website's page "Current Issues" affecting Magnolia is the headline – "Current Issues as of October 4, 2015", uh, a date over a year and a half ago! And the then "current issue" was about homeless encampments. There are no other entries or other issues listed, zero about a major up-zone that will affect Magnolia's core business district, as well as several of its neighborhoods.

Under the tab "Board & General Minutes: General Meeting Minutes" the last entry is for the September 2011, 2016 meeting, now over nine months ago, with a brief nod to City of Seattle land use planning – in the Queen Anne neighborhood! The MCC board was inclined to send \$500 to the Queen Anne Community Council to support the QACC's own land use planning efforts in its neighborhoods. Outside of that and one other very brief discussion about the City's Comprehensive Plan, there was no acknowledgement or otherwise attention given to the ongoing MHA planning effort that was to be visited upon Magnolia and Interbay.

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At the MCC's November 15, 2016 board meeting likewise there is zero reference to the City's MHA planning – including that it was going through an EIS process, and that the City was holding multiple neighborhood outreach meetings across Seattle.

There are no meeting minutes posted online for the MCC for its May, June, and October 2016 *board only* meetings. Likewise, there are no meeting minutes posted for the MCC's January, February, and March 2017 *board only* meetings. On information and belief, after conducting a broad inquiry – the board engaged one-on-one with the City about the MHA planning, with the goal of the City to gain the MCC's support of the MHA plan, and the board engaged with itself about the same.

At no time has there ever been a meaningful and credible dialog by the Magnolia Community Council or by the City of Seattle about the HALA Agenda and the Mandatory Housing Affordability planning.

### NO URBAN VILLAGE, HUB, OR OTHER URBAN CENTERS IN MAGNOLIA OR INTERBAY NEIGHBORHOODS

The HALA plan and MHA plans are predicated upon ostensibly limiting its up-zoning, re-zoning or other exceptional land use planning tools and schemes to Seattle's urban villages, hub urban villages, urban expansion areas, urban centers, and existing zones for commercial or multifamily development. While technically Magnolia and Interbay have versions of commercial zones, and some zoning for multifamily use, it is hardly of the scale of those areas in the city that literally host established urban villages, urban expansion areas, urban centers, and the like.

The City should be reminded that unlike those long designated and established areas in Seattle, Magnolia and Interbay opted out of being part of the planning that ushered in those zones of density and rampant development. Neither ever planned for or otherwise undertook the steps that led to local plans and guidelines for accepting growth, density, and now this latest, the usurpation of even those plans.

The City has no basis upon which to layer its HALA agenda and MHA initiative on the areas of Magnolia that it has targeted; not only is there no community planning precedence upon which to base it, but as noted above, the top-down planning and zoning edicts of the City of Seattle as part of its HALA agenda/MHA initiative, complete with engaging in shenanigans with the Magnolia Community Council to gain "Magnolia's approval" delegitimizes the process, the procedures in the environmental review process, brings into question the legitimacy of the scoping process. Pretty hard to participate if you don't know that there is something to participate in, in the first place!

### OFFENSIVE PROCESS, CITY OF SEATTLE DECLARING WAR ON PARTICULAR NEIGHBORHOODS, INCONVENIENT CITIZENS AND THEIR CONCERNS

Starting with the offensive and clearly confrontational narratives that came out of the HALA report process – that single family homes/homeowners/zoning, to wit, that it has its basis in racism and class exclusion, is a barrier creating equity and affordability in Seattle, and as a class, single family zoning and by its extension that group of individuals should if not outright, at least through a program of ongoing attrition be eliminated.

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While the rhetoric has been toned down, the intention and goals have not. There is no hands-off promises in the HALA/MHA plans to preserve and protect those areas of the city where family's go to thrive, live out their versions of the American dream, where aspiration and inspiration meet. In fact it is the plans of HALA and the MHA component that provide the slippery slope to usher in that outcome – if not the elimination of, at least a severe curtailing of single family housing zones.

Accordingly, the final charge here is again related to the illegitimacy of the agenda, its conceptions, and the clearly aggressive stance, aims, and process that has unfolded, targeted directly at the socially and culturally popular/valuable housing norm, the single family home/single family zoning in the short and long term.

For all these reasons the Magnolia Neighborhood Planning Council opposes the HALA agenda, the Mandatory Housing Affordability plans, and requests that the City withdraw those on the basis that they have been gained at the end of the public processing sword that the City of Seattle has become so adept at wielding, that it is an illegitimate process on the basis that it gained its “support” by the worst kind of corruption, and that there is no neighborhood planning process or zoning/planning in place on Magnolia or Interbay that sustains the HALA/MHA project.

Sincerely,

MAGNOLIA NEIGHBORHOOD PLANNING COUNCIL

/s/

Elizabeth A. Campbell, MPA  
Chair