

BEFORE THE HEARING EXAMINER
CITY OF SEATTLE

In the Matter of the Appeal of

SMART GROWTH SEATTLE

from a determination of non-significance
by the Director, Department of Planning and
Development

HEARING EXAMINER FILE NO.:
W-14-001

DECLARATION OF ROGER VALDEZ

I, Roger Valdez, declare as follows:

1. I am over the age of eighteen (18), am competent to be a witness, and all statements herein are of my own personal knowledge, and I make this declaration based on my own personal knowledge, unless otherwise indicated.
2. Smart Growth Seattle is a non-profit membership organization that advocates for policies to increase housing supply and meet demand for housing created by new jobs.
3. Smart Growth participated in public meetings and provided comment on the proposed Lowrise Multifamily Zoning Code Adjustments, including written correspondence to the City. A true and correct copy of our comment letter is attached to this Declaration as Exhibit A.

I DECLARE UNDER THE PENALTY OF PERJURY, UNDER THE LAWS OF THE
STATE OF WASHINGTON, THAT THE FOREGOING IS TRUE AND CORRECT.

DATED this 15th day of August, 2014, at Seattle, Washington.

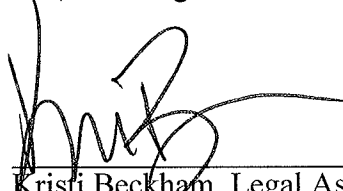
Waldg -
ROGER VALDEZ

Certificate of Service

I, Kristi Beckham, certify under penalty of perjury of the laws of the State of Washington that on August 15, 2014, I caused a copy of the document to which this is attached to be served on the following individual(s) via email:

Geoffrey Wentlandt
Department of Planning and Development
PO Box 34019
Seattle, WA 98124-4019
Email: geoffrey.wentlandt@seattle.gov

DATED this 15th day of August, 2014, at Seattle, Washington.



Kristi Beckham, Legal Assistant
CAIRNCROSS & HEMPELMANN, P.S.
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EXHIBIT A



Director
Roger Valdez

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*Smart Growth Seattle is a
partnership established to
advocate for policies to increase
housing supply and meet demand
for housing created by new jobs.*

January 15, 2014

Dear Councilmember O'Brien,

Last Fall Councilmember Clark wrote a letter asking that "DPD work on correcting problems with . . . changes that we made to the Multifamily Code in 2010." Councilmember Clark goes on to say:

"I'd like to look further into making sure we don't leave open other methods of achieving five stories. This may involve looking at the existing height incentives, FAR exemptions and bonuses, and the height measurement approach."

Councilmember Clark is responding to neighborhood concerns about the number of floors being built in the LR3 zone. But Seattle's land use code doesn't regulate the number of floors a building has but Floor Area Ratio (FAR) and height.

There seems to be some confusion or efforts to confuse these two things, height and floors. In most cases what some neighbors are calling a floor is actually a basement. Since the Department of Planning and Development calculates height from the top of the basement, this might make it appear that a building has achieved five floors. But these buildings are actually within the current height limits and are four stories.

We're very concerned about the neighborhood proposal that would, in the words of their petition, "roll back" the code where it was before 2010, allowing buildings only 30 feet in height. This down zone would result in the loss of many units of new housing at a time when demand for small apartments and microhousing is growing. People want to live in these neighborhoods.

Our view is that

- Doing what this group wants would amount to a down zone and an elimination of additional housing choices for people moving to Seattle;
- The LR3 zone is working well, allowing appropriately scaled multifamily housing that meets much of the housing needs in neighborhoods like Capitol Hill. Please leave the LR3 as is; and
- If changes are suggested, they should not be hurried through but should be considered along with other proposals affecting microhousing and design review that are pending before your committee.

We know that you are committed to addressing issues of equity and housing price. The LR3 zone is producing many housing options for people who want to live in our

city, and those options are giving people of all income levels more choice in where they are able to live.

Please don't make any changes to the LR3 zone. The LR3 zone is a model for how our city can grow providing an array of housing choices, with diverse architecture and design in walkable, transit oriented neighborhoods. We'd welcome an opportunity to discuss this with you and your staff in more detail.

Sincerely,

A handwritten signature in black ink, appearing to read 'A-P Hurd'.

A-P Hurd
NAIOP

Joshua Newman
Pinehurst Neighbor

A handwritten signature in black ink, appearing to read 'Roger Valdez'.

Roger Valdez
Smart Growth Seattle