Eastlake Residential Urban Village

DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

zone categories follow the links below to see examples of how buildings could look under MHA urban villages proposed zoning white labels identify changes MHA requirements vary based on scale of zoning change (residential proposal shown) Residential Small Lot (RSL) Midrise (MR) Neighborhood Commercial (NC) Existing boundary Open space 6% of homes must be affordable or a payment of \$13.25 per sq. ft Public school Solid areas have a typical increase in zoning (usually one story) Highrise (HR) Commercial (C) Lowrise (LR) 9% of homes must be affordable of a payment of \$20.00 per sq. ft cial buildings boundary townhouses, rowhouses, or apartments Light rail Lowrise 1 (LR1) max height 30 ft. Hatched areas have a Seattle 2035 10-minute walkshed Seattle Mixed (SM) Industrial Commercial (IC) 10% of homes must be affordable or a payment of \$22.25 per sq. ft Lowrise 2 (LR2) max height 40 ft larger increase in zoning or a change in zone type Bus stop Lowrise 3 (LR3) max height 50 ft **Park** Many shared concerns about heights here, and impact on views. A few didn't want a commercial zone here. **Higher heights east** of Eastlake are okay. **LA Marista Lake Union Affordable Housing** Some recommended lower density here. **Connect the missing** link in the trail. This area is a barrier for pedestrians. Want better crossings. Some supported height increases **DISCUSSED AT MULTIPLE TABLES** along Eastlake, as long as light Direct growth to this area and then step heights down to wasn't blocked. Lake the lake. Some suggested mid-rise, (80-100'+) but others **Views DISCUSSED AT MULTIPLE TABLES** were concerned about impact to neighbors to the east. Concerns about height changes in this **Parks & School** area, and impact on views, neighborhood character, etc. Many wanted to go higher in other areas, Want better pedestrian Lake but limit heights here. connections across Eastlake **Views** Want better pedestrian connections Some concerns about proposed height causing across Eastlake tunnel effect on Eastlake Ave. Why 40'? **DISCUSSED AT MULTIPLE TABLES** Some felt the proposed heights **Want the Fairview Green Street Plan** here were too high. Consider implemented. adjacent topography. Lake Would like a walkway/steps to the **Views** shoreline/Fairview. **EASTLAKE URBAN VILLAGE DISCUSSED AT MULTIPLE TABLES** Consider directing more density / NEIGHBORHOOD WORKSHOP adding height to these areas. March 13, 2017 FEEDBACK ON PROPOSED URBAN VILLAGE **ZONING CHANGES*** Zone Change Feedback Zone change opportunity noted at discussion Boundary Adjustments / Other Feedback ■ ■ Potential adjustment to the Urban Village boundary Opportunities or concerns expressed at discussion •••• Existing feature noted at discussion Additional Commercial Areas (Future Opportunity) **Key Neighborhood Assets**

^{*} Please also see table discussion notes and summaries.