

# Crown Hill Residential Urban Village

## DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

HALA.Consider.it seattle.gov/HALA October 19, 2016

### proposed zoning

white labels identify changes:

existing zone | draft MHA zone

Solid areas have a typical increase in zoning (usually one story)

Hatched areas have a larger increase in zoning or a change in zone type.

### MHA requirements

vary based on scale of zoning change (residential proposal shown)

- (M) 6% of homes must be affordable or a payment of \$13.25 per sq. ft
- (M1) 9% of homes must be affordable or a payment of \$20.00 per sq. ft
- (M2) 10% of homes must be affordable or a payment of \$22.25 per sq. ft

### zone categories

follow the links below to see examples of how buildings could look under MHA

- Residential Small Lot (RSL)** cottages, townhouses, duplexes/triplexes similar in scale to single family zones
- Lowrise (LR)** townhouses, rowhouses, or apartments
  - Lowrise 1 (LR1) max height 30 ft.
  - Lowrise 2 (LR2) max height 40 ft.
  - Lowrise 3 (LR3) max height 50 ft.
- Midrise (MR)** apartments with 7-8 stories
- Highrise (HR)** apartments with heights of 240-300 ft.
- Seattle Mixed (SM)** buildings with a mix of offices, retail, and homes
- Neighborhood Commercial (NC)** mixed-use buildings with 4-9 stories
- Commercial (C)** auto-oriented commercial buildings
- Industrial Commercial (IC)** MHA applies only to commercial uses

### urban villages

areas designated for growth in our Comprehensive Plan

- Existing boundary
- Proposed boundary
- Seattle 2035 10-minute walkshed
- Open space
- Public school
- Light rail
- Bus stop

### GENERAL NOTE:

Parking access is a concern throughout the area as more multi-family developments are added.

Do not include school in Urban Village boundary.

### DISCUSSED AT MULTIPLE TABLES:

General agreement to concentrate development first in the core of the urban village - the spine along 15th. However, some participants felt that 75' was too high.

Too high, better transition is needed. Streets are narrow.

Increase transit opportunities to accommodate density.

The area around 85th and 15th is the core commercial area within the urban village.

Existing urban village hasn't been built-out yet under existing zoning, so expansion may not be needed.

New heights do not take topography changes into account.

Too high, better transition is needed.

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Crown Hill Cemetery (Open Space)

Would like to see more public space added with redevelopment, but neighborhood doesn't have guidelines to project and promote good design character.

Upzone to NC, not LR.

Too high, better transition is needed. Streets are narrow.

### 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

