## **Aurora-Licton Springs**

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

**Key Neighborhood Assets** 

Residential Urban Village proposed zoning urban villages MHA requirements zone categories vary based on scale of zoning change (residential proposal shown) Residential Small Lot (RSL) Midrise (MR) apartments with 7-8 stor Neighborhood Commercial (NC) Open space boundary 5% of homes must be affordable or a payment of \$7.00 per sq. ft Public school Solid areas have a typical increase in zoning (usually one story) Highrise (HR) Commercial (C) Proposed Light rail Lowrise 1 (LR1) max height 30 ft. Hatched areas have a larger increase in zoning or a change in zone type Industrial Commercial (IC)
MHA applies only to commercial use Seattle Mixed (SM) Lowrise 2 (LR2) max height 40 ft Bus stop 10-minute walkshed Lowrise 3 (LR3) max height 50 fl Area north of N105th St has a lot of affordable single family residents avoid displacement. **DISCUSSED AT MULTIPLE TABLES:** Focus growth along Hwy 99. The The City should coordinate change to the Neighborhood with NSCC. New student Commercial zone along this housing could create corridor is good - more mixed parking shortages. development is desired. Possible community/commercial node. Oak Tree site is a potential Oak Tree redevelopment asset. Plaza N100th St should be a pedestrian/ bicycle friendly connector. **GENERAL NOTES:** - This area lacks the basic features and Licton **North Seattle** infrastructure of an Urban Village. **Springs Community** - Design guidelines are needed. College - Safety and security are key concerns because of the high incidence of drugs and prostitution. N 92nd St Greenway Licton Springs is mostly "wet" and Greenway is an asset. does not function for many activities. New school will be an asset. **Elementary and Middle Schools** FEEDBACK ON PROPOSED URBAN VILLAGE **ZONING CHANGES** Zone Change Feedback Zone change opportunity noted at discussion Possible mixed-use "node." Boundary Adjustments / Other Feedback Potential adjustment to the Urban Aurora is a big divider, with poor Village boundary pedestrian connectivity. Opportunities or concerns expressed The east and west halves of the at discussion neighborhood do not feel connected. •••• Existing feature noted at discussion ||||||| Additional Commercial Areas (Future Opportunity)