

South Park Residential Urban Village

DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

HALA.Consider.it Interactive web map 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) 5% of homes must be affordable or a payment of \$7.00 per sq. ft
- (M1) 8% of homes must be affordable or a payment of \$11.25 per sq. ft
- (M2) 9% of homes must be affordable or a payment of \$12.50 per sq. ft

zone categories

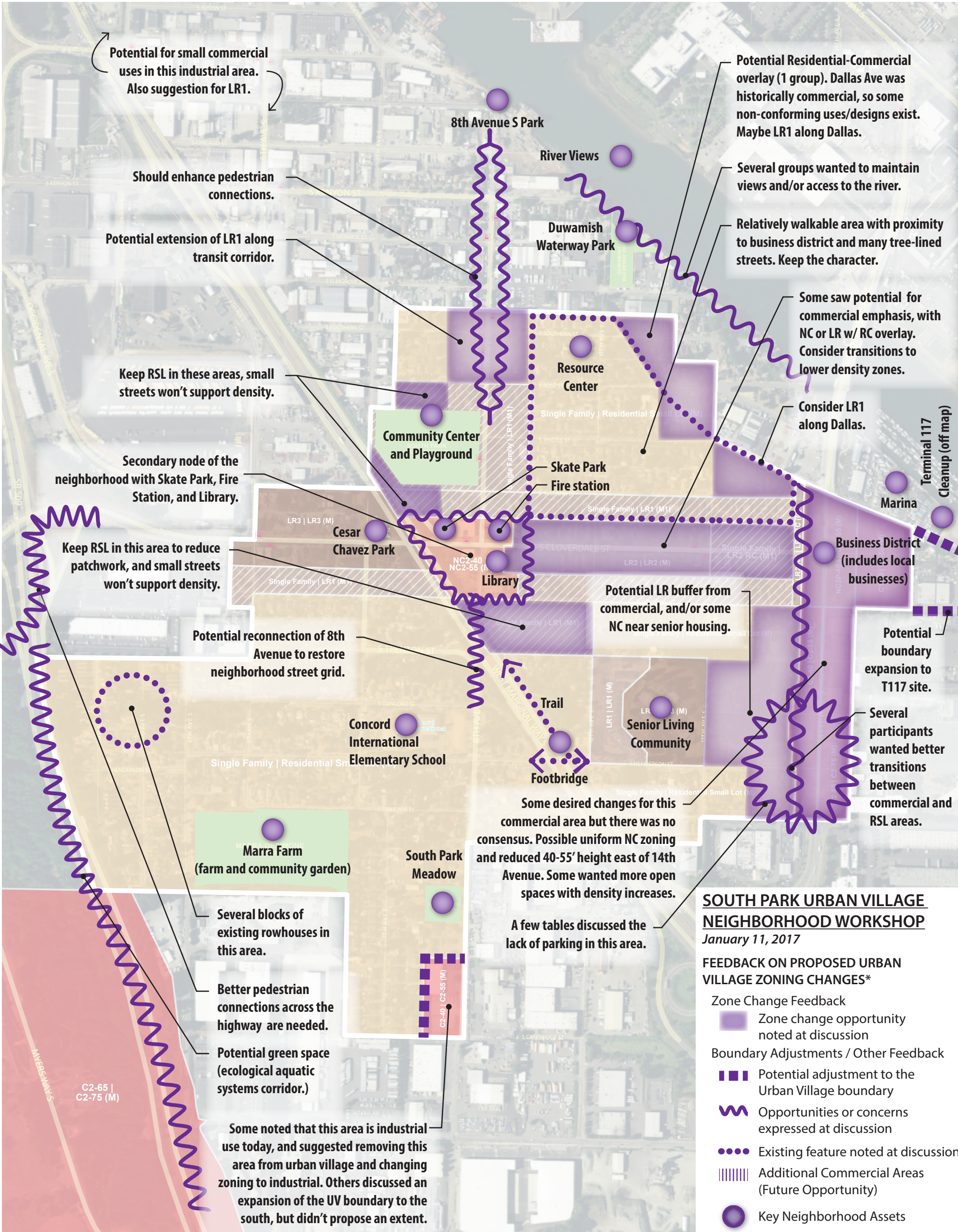
follow the links below to see examples of how buildings could look under MHA

- 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



Potential for small commercial uses in this industrial area. Also suggestion for LR1.

Should enhance pedestrian connections.

Potential extension of LR1 along transit corridor.

Keep RSL in these areas, small streets won't support density.

Secondary node of the neighborhood with Skate Park, Fire Station, and Library.

Keep RSL in this area to reduce patchwork, and small streets won't support density.

Potential reconnection of 8th Avenue to restore neighborhood street grid.

Several blocks of existing rowhouses in this area.

Better pedestrian connections across the highway are needed.

Potential green space (ecological aquatic systems corridor.)

Some noted that this area is industrial use today, and suggested removing this area from urban village and changing zoning to industrial. Others discussed an expansion of the UV boundary to the south, but didn't propose an extent.

Potential Residential-Commercial overlay (1 group). Dallas Ave was historically commercial, so some non-conforming uses/designs exist. Maybe LR1 along Dallas.

Several groups wanted to maintain views and/or access to the river.

Relatively walkable area with proximity to business district and many tree-lined streets. Keep the character.

Some saw potential for commercial emphasis, with NC or LR w/ RC overlay. Consider transitions to lower density zones.

Consider LR1 along Dallas.

Potential LR buffer from commercial, and/or some NC near senior housing.

Potential boundary expansion to T117 site.

Several participants wanted better transitions between commercial and RSL areas.

Some desired changes for this commercial area but there was no consensus. Possible uniform NC zoning and reduced 40-55' height east of 14th Avenue. Some wanted more open spaces with density increases.

A few tables discussed the lack of parking in this area.

SOUTH PARK URBAN VILLAGE NEIGHBORHOOD WORKSHOP

January 11, 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.