

## 3.2



### LAND USE.

This section focuses on land use patterns and the implications for land use compatibility that may occur if the City adopts the zoning changes described under each alternative.

#### 3.2.1 AFFECTED ENVIRONMENT

This section addresses land use patterns and development compatibility citywide and in Seattle's urban villages. This review provides a baseline for analyzing the impacts of the alternatives for implementing MHA. Although this affected environment discussion covers the whole city, the impacts and mitigation analyses apply only to the study area. Exhibit 2–1 in Chapter 2 is a map of the study area.

The Seattle 2035 Comprehensive Plan EIS described land use conditions in Seattle. This chapter relies primarily on the background information contained in that document. While some changes to existing land use have likely occurred since publication of that EIS, overall land use patterns in Seattle have not changed significantly. The following sections describe future land use as envisioned in the Seattle 2035 Comprehensive Plan and generalized current land use patterns; for a detailed quantitative description of land uses in Seattle, please refer to the Comprehensive Plan EIS.

#### FUTURE LAND USE AND ZONING

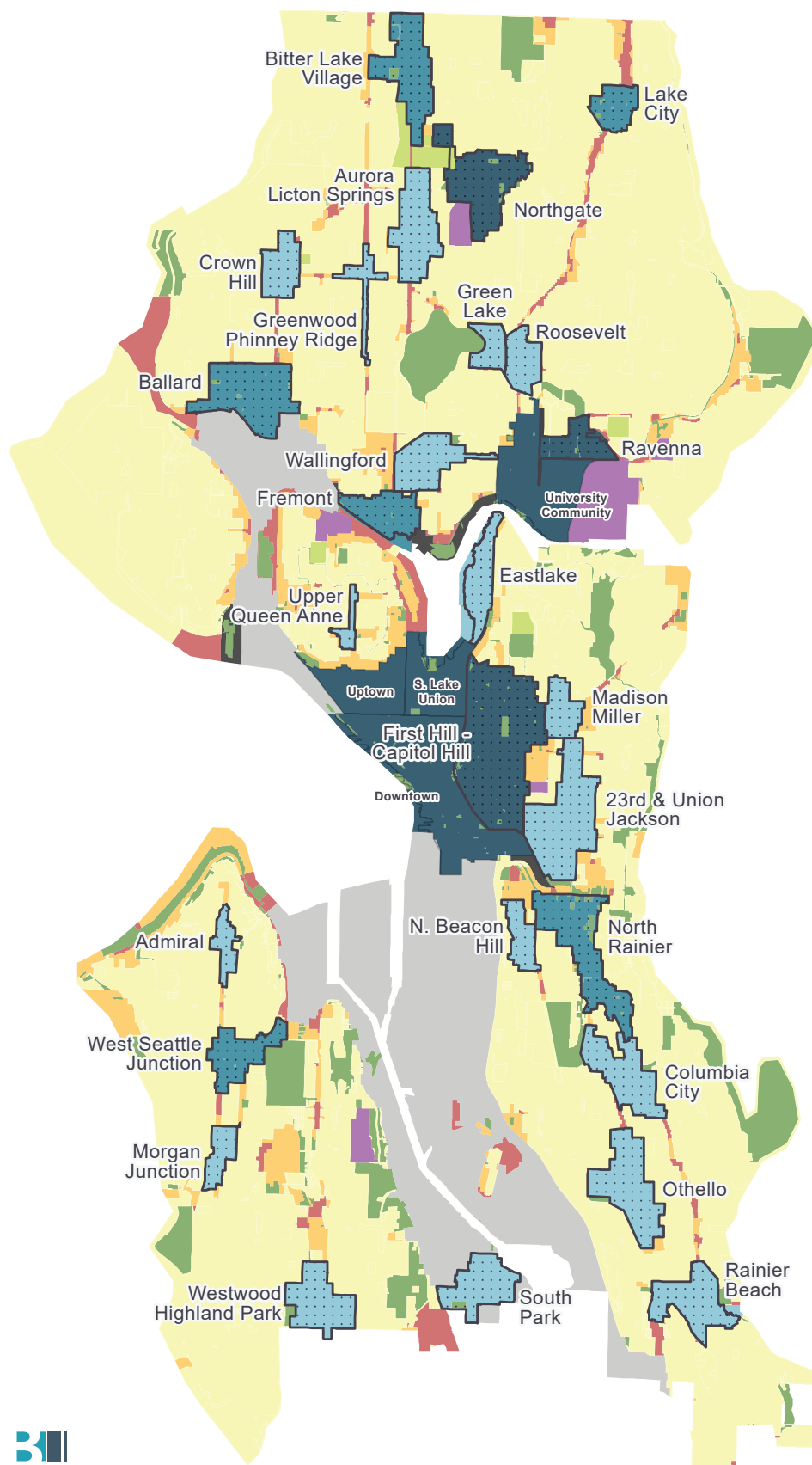
##### Seattle 2035 Comprehensive Plan Update

In 2016, the City completed a major update to its Comprehensive Plan, adopting a new 20-year plan to guide growth through the year 2035. Seattle 2035 renewed the City's commitment to the urban village strategy, originally established in 1994 as part of the City's first Comprehensive Plan under the state

Growth Management Act. Several goals and policies from the recently adopted Seattle 2035 Plan assist evaluation of the proposed action to implement MHA:

- Land Use Goal 1 from the Seattle 2035 Plan is to “Achieve a development pattern consistent with the urban village strategy, concentrating most new housing and employment in urban centers and villages, while also allowing some infill development compatible with the established context in areas outside centers and villages.” (LU G1)
- Urban Center, Hub Urban Village, and Residential Urban Village were established as Future Land Use designations on the Future Land Use Map (FLUM) (Exhibit 3.2–1). Prior to this, the FLUM indicated other use-specific designations (e.g., Single Family, Multifamily) in urban centers and urban villages.
- Seattle 2035 renewed the policy commitment for urban centers and urban villages to flourish as compact mixed-use neighborhoods designed to accommodate most of Seattle’s new jobs and housing. (GS 1.2)
- Land use policies for Urban Center and Urban Village designations were updated to promote a variety of housing types and affordable rent levels. (GS 1.13, LU G2)
- Seattle 2035 considered expansions of certain urban villages with very good transit service. The Plan includes new land use policies that support aligning urban village boundaries generally with a 10-minute walk of light rail and other very good transit. (GS 1.12)

As shown in Exhibit 3.2–1, the Comprehensive Plan’s Future Land Use Map (FLUM) identifies land use designations intended to guide growth and development across the city. The proposed Action Alternatives would modify the Future Land Use map to include more land in certain Hub and Residential Urban Villages within a 10-minute walk of light rail or very good transit service. (See Chapter 2). An overview of the intent for each FLUM designation is below.



**Exhibit 3.2-1**  
Comprehensive Plan Future  
Land Use Map (FLUM)

**Urban Centers/Villages**

- In MHA Study Area
- Outside MHA Study Area

**Future Land Use 2035**

- Urban Center
- Hub Urban Village
- Residential Urban Village
- Manufacturing Industrial Center
- Single Family Residential Areas
- Multi-Family Residential Areas
- Commercial/Mixed Use Areas
- Industrial Areas
- Major Institutions
- Cemetery
- City-Owned Open Space

Source: City of Seattle, 2017;  
BERK, 2017.

## Urban Centers and Villages

---

### Urban Centers

These densest neighborhoods in the city are both regional centers and neighborhoods that provide a diverse mix of uses, housing, and employment opportunities.

### Urban Centers

The Seattle 2035 FLUM has a single designation for all land in the six urban centers, indicating a wide variety of land uses are appropriate in urban centers. Urban centers are designated regionally by the King County Countywide Planning Policies and locally by the Seattle Comprehensive Plan. First Hill–Capitol Hill, Northgate, and the Ravenna portion of the University Community<sup>1</sup> are the only parts of the study area in urban centers.

Comprehensive Plan policies (GS 2.1) call for a variety of uses and the highest densities of both housing and employment in Seattle’s urban centers, consistent with their role in the regional growth strategy. The Comprehensive Plan states that in urban centers zoning should allow for a diverse mix of commercial and residential activities. (Growth Strategy Figure 2).

### Urban Villages

---

### Hub Urban Villages

Communities that provide a balance of housing and employment, generally at lower densities than urban centers. These areas provide a locus of goods, services, and employment to communities that are not close to urban centers.

### Hub Urban Villages

The FLUM also has a single designation for all land in hub urban villages, indicating the wide variety of land uses appropriate in hub urban villages. Seattle’s six hub urban villages are in the study area. The Comprehensive Plan states that in hub urban villages zoning should allow a range of uses, including a variety of housing types and commercial and retail services that serve a local, citywide, or regional market, generally at a lower scale than in urban centers. In hub urban villages, the Comprehensive Plan’s growth accommodation criteria call for zoning that allows at least 15 dwelling units per gross acre.

---

### Residential Urban Villages

Provide a locus of goods & services for residents & surrounding communities but may not provide a concentration of employment.

### Residential Urban Villages

Like urban centers and hub urban villages, the FLUM has a single designation for all land in residential urban villages. All 18 of the Seattle’s residential urban villages are in the study area. The Comprehensive Plan Zoning and Use guideline for residential urban villages calls for zoning that emphasizes residential uses while allowing for commercial and retail services for the urban village and surrounding area, generally at

---

<sup>1</sup> The University Community Urban Center is often colloquially called the University District but in fact comprises the U District business area, the University of Washington campus, and residential and commercial areas north and east of the campus.

a lower scale than in hub urban villages. According to the Plan's growth accommodation criteria, zoning in residential urban villages should allow at least 12 dwelling units per gross acre.

## **Other Future Land Use Designations**

The FLUM includes several other designations to indicate the planned pattern of future land use for areas outside urban centers and urban villages. Manufacturing and Industrial Centers are not included in the study area, and Parks and Open Space are addressed in Section 3.7 Open Space and Recreation of this EIS. The action proposes no changes to areas designated for Major Institution or Industrial land use. Minor changes to land with the following designations are a part of the proposed Action Alternatives in instances where urban villages are expanded.

### **Single Family Residential**

The most extensive single FLUM designation is Single Family Residential, accounting for more than half of Seattle's total land area. The goal for single family areas (LU G7) is to provide opportunities for detached single-family and other compatible housing options that have low height, bulk, and scale in order to serve a broad array of households and incomes and to maintain an intensity of development appropriate for areas with limited access to services, infrastructure constraints, or fragile environmental conditions or that are otherwise not conducive to more intensive development. The only areas with this designation in the study area are those currently, or proposed as part of the action to be within urban villages.

### **Multifamily Residential**

The land use goal (LU G8) for Multifamily Residential areas is to allow a variety of housing types and densities that is suitable for a broad array of households and income levels, and that promotes walking and transit use near employment concentrations, residential services, and amenities. The study area includes land with this designation where multifamily zoning exists outside urban villages.

### **Commercial / Mixed-Use**

The land use goal (LU G9) for the Commercial / Mixed-Use designation is to create and maintain successful commercial/mixed-use areas that provide a focus for the surrounding neighborhood and that encourage new businesses, provide stability and expansion opportunities for

existing businesses, and promote neighborhood vitality, while also accommodating residential development in livable environments. The study area includes land with this designation where Commercial or Neighborhood Commercial zoning exists outside urban villages.

## CURRENT LAND USE

### City of Seattle

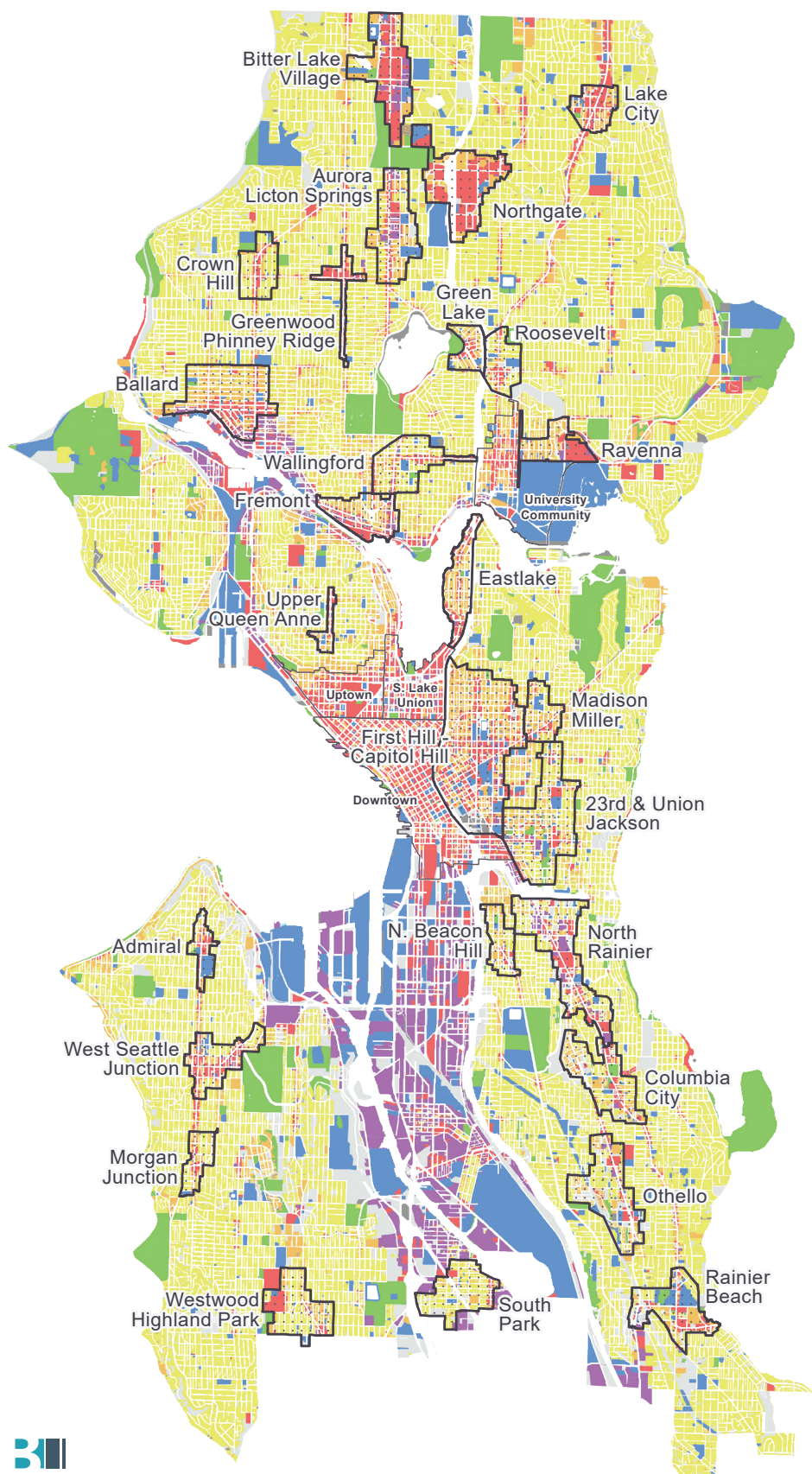
Seattle is about 83 square miles (53,182 acres) in area. The largest land use category, Single Family Residential, comprises about half of current land use in the city. Major institutions and public facilities and utilities account for about one tenth of Seattle's land use. Vacant land, parks and open space, commercial/mixed-use, and multifamily land uses each comprise another tenth of the city's land area (see Exhibit 3.2–2).

The highest concentrations of commercial and mixed-use development are found in Seattle's six designated urban centers, and particularly the four urban centers that constitute the "center city" (Downtown, First Hill-Capitol Hill, South Lake Union, and Uptown). Other urban villages and smaller nodes of development around the city also contain varying levels of commercial and mixed-use development.

Single-family residential neighborhoods fill the intervening areas, along with parks, open space, and major institutional uses. Industrial development predominates in the Greater Duwamish Manufacturing/Industrial Center (MIC) in south central Seattle and the Ballard-Interbay-Northend MIC, located northwest of Downtown. Exhibit 3.2–2 shows existing land use distribution across the city.

### Urban Centers and Urban Villages

As discussed in Future Land Use above, the Growth Strategy Element of the Seattle 2035 Comprehensive Plan establishes an approach for accommodating Seattle's future growth by guiding new development to designated urban villages to, in part, maximize efficient use of infrastructure and services. The City distinguishes urban centers, hub urban villages, and residential urban villages, with varying functions and intended purposes. The following summary of existing land uses and zoning designations in urban villages provides a baseline for the analysis.



**Exhibit 3.2-2**  
Existing Land Use Categories

**Urban Centers/Villages**

- In MHA Study Area
- Outside MHA Study Area

**Existing Land Use**

- Commercial/Mixed Use
- Industrial
- Single Family
- Major Institution and Public Facilities/Utilities
- Multi-Family
- Parks/Open Space/Cemeteries
- Reservoirs/Water Bodies
- Vacant
- Unknown

Source: City of Seattle, 2017;  
BERK, 2017.

### **Urban Centers**

Seattle's six designated **urban centers** are characterized by their focus on employment. Commercial and mixed-use development (which integrates residential and commercial uses) account for almost half of current land use in urban centers. In urban centers, single-use residential development is primarily multifamily, and single-family residential accounts for very little land. In general, almost half of an urban center's land is commercial/mixed-use, one-fifth single-use multifamily residential, one-fifth major institution or public facility, and a small amount industrial. But each of Seattle's urban centers has its own unique character and mix of uses. For example, both Downtown and First Hill-Capitol Hill share the density, development intensity, and mixed-use character that typify urban centers, but Downtown is more heavily commercial. By contrast, the University District contains a mix of commercial, residential, and industrial uses but is distinguished by the University of Washington campus and contains more public facility and institutional uses than other urban centers.

Overall, about 60 percent of zoning in urban centers allows commercial/mixed-use development and one-quarter allows multifamily residential. On average, open space, industrial, and single-family residential land use designations each comprise two percent or less of the land area in urban centers.

### **Urban Villages**

Seattle's six **hub urban villages** account for about 1,232 acres of land in Seattle (3.2 percent). On average, about one-third of land use in hub urban villages is commercial/mixed-use (commercial integrated with residential uses), one-quarter single-use multifamily residential, about one-sixth single-family residential, and about one-quarter is a mix of other use categories (industrial, institutional, vacant land, open space). The specific land use mix varies in each hub urban village. Commercial/mixed-use land varies from more than 20 percent of land use in North Rainier to about 47 percent in Bitter Lake. Multifamily residential ranges from more than ten percent of land in North Rainier to around 40 percent of land in Ballard. Single-family residential use ranges from just 5 percent of land use in Bitter Lake and Lake City, to over one-quarter of land in North Rainier and West Seattle Junction.

In the six hub urban villages, the zoning composition averages half commercial/mixed-use zones and one-third multifamily residential zones. But there is considerable variation. For example, commercial/mixed-use zoning ranges from one-third of land area in Ballard to more than



two-thirds of land area in Bitter Lake. Conversely, multifamily zoning ranges from less one fifth of land area in Bitter Lake to more than half in Ballard. Ballard and Fremont contain no single-family residential zoning, while single family zoning occupies one-quarter of land area in the West Seattle Junction.

Seattle's 18 **residential urban villages** account for 2,631 acres of land (6.8 percent) in Seattle. Compared to hub urban villages, residential urban villages tend to have more land in single-family and multifamily residential use. Residential urban villages also exhibit a range of variation among their land use patterns. Commercial/mixed-use accounts for less than 10 percent of land use in South Park but accounts for more than 60 percent of land use in Greenwood-Phinney Ridge. Single family residential makes up more than 60 percent of land use in South Park but less than five percent of land use in Upper Queen Anne.

Zoning in residential urban villages tends to balance commercial/mixed use, multifamily residential, and single family residential development. Like hub urban villages, the particular zoning mix varies in residential urban villages. Commercial/mixed-use zoning ranges from about 10 percent of land area in South Park to 90 percent in Greenwood-Phinney Ridge. Multifamily residential zoning ranges from about 10 percent in South Park to more than 60 percent in Green Lake. Single-family residential zoning ranges from one percent in Greenwood-Phinney Ridge to more than 60 percent in Crown Hill.

## RELEVANT POLICIES AND CODES

### Comprehensive Plan Policies

The Land Use Element of the Seattle 2035 Comprehensive Plan sets goals and policies to implement the urban village strategy. Specifically, it includes policies governing changes in zoning for residential areas and infill development.

- **Policy LU 1.3** Provide for a wide range in the scale and density permitted for multifamily residential, commercial, and mixed-use projects to generally achieve the following overall density and scale characteristics, consistent, at a minimum, with the guidelines in Growth Strategy Figure 1:
  - » In urban centers, a moderate to high-density and scale of development
  - » In hub urban villages, a moderate density and scale of development

- » In residential urban villages, a low to moderate density and scale of development
- » Consider higher densities and scales of development in areas near light rail stations
- **Policy LU 1.4** Provide a gradual transition in building height and scale inside urban centers and urban villages where they border lower-scale residential areas.
- **Policy LU 2.7** Review future legislative rezones to determine if they pose a risk of increasing the displacement of residents, especially marginalized populations, and the businesses and institutions that serve them.
- **Policy LU 7.3** Consider allowing redevelopment or infill development of single-family areas inside urban centers and villages, where new development would maintain the low height and bulk that characterize the single-family area, while allowing a wider range of housing types such as detached accessory units, cottage developments or small duplexes or triplexes.
- **Policy LU 8.4** Establish evaluation criteria for rezoning land to multifamily designations that support the urban village strategy, create desirable multifamily residential neighborhoods, maintain compatible scale, respect views, enhance the streetscape and pedestrian environment, and achieve an efficient use of the land without major impact on the natural environment.
- **Policy LU 8.13** Use highrise multifamily zoning designations only in urban centers, where the mix of activities offers convenient access to regional transit and to a full range of residential services and amenities, as well as to jobs.

## Land Use Code Provisions

MHA implementation would involve zoning map amendments in the study area and zoning code amendments to development regulations. The proposal includes rezoning of some areas currently zoned for single-family residential use. As a part of the action to implement single family rezones in urban villages, the proposal includes targeted amendments to the Land Use Code rezone criteria for single-family parcels (Section 23.34.010 of the SMC). Appendix F contains a summary of these proposed text amendments.

## 3.2.2 IMPACTS

The following land use impact analysis evaluates each of the alternatives with respect to land use patterns, compatibility, and compliance with adopted land use plans, policies, and regulations.

### IMPACTS COMMON TO ALL ALTERNATIVES

Under all alternatives, Seattle would likely experience housing and employment growth over the long term, consistent with the estimates identified in Chapter 2. Increases in households and jobs may result from expected growth as anticipated in the Comprehensive Plan and/or additional incremental growth from zoning changes to implement MHA. As described in Chapter 2, each alternative would distribute future residential and commercial development capacity to different areas of the city according to existing or proposed land use regulations. Under all alternatives, most future growth would occur in urban centers and urban villages. Because Alternative 1 No Action would not implement MHA or modify existing land use regulations, the following discussion pertains only to Alternatives 2 and 3 and describes the impacts of these two alternatives relative to what would be allowed under existing zoning and development regulations.

Overall, at the citywide scale, land use impacts may be summarized as follows:

- Changes to land use patterns would be consistent with the overall Comprehensive Plan strategy.
- Denser and more intensive housing and commercial development would occur primarily in existing and expanded urban villages.
- Changes would result in gradual shifts from single-family to multifamily or mixed residential-commercial uses, primarily in urban villages and urban village expansion areas.
- Changes would result in gradual intensification of density, use, and scale in all rezoned areas over time.
- Most land use changes would be minor or moderate in level of impact, with significant impacts in particular locations.
- Significant land use impacts would usually occur near frequent transit stations, at transitions between existing commercial areas and existing single-family zones, and in areas changing from existing single-family zoning in urban villages and urban village expansion areas.
- Denser and more intensive growth would occur in existing multifamily and commercial zones outside urban villages. In some locations,

depending on the alternative, these changes would have fewer land use impacts since increases in maximum height limits would be small, resulting in only minor impacts. In other areas, the changes could be moderate or significant, depending on the location and specific change in zoning proposed by the alternative.

- More affordable housing units would be built.
- A greater variety of housing types would occur in the city's residential areas, as residential small lot zoning is applied to some current single-family areas and the amount of land zoned multifamily increases, while the high percentage of land zoned single family would decrease incrementally.
- In general, the potential for land use impacts and the severity of land use impacts would tend to increase as the MHA tier increases, but there is variation in the impacts depending on the specific zoning change and location. (See Chapter 2 and Section 3.3 Aesthetics for description of MHA tiers.)

The alternatives primarily differ in the distribution of zone changes and the resulting incremental intensification of new development that could lead to land use impacts. To establish a framework to further distinguish potential land use impacts, we can consider three types of land use impact:

- **Intensification of use:** Land use impacts may occur when zoning changes would allow different activities and functions to take place. For example, this could occur in an area with residential zoning that is rezoned to allow commercial activities such as retail or offices. Changing the uses allowed in an area can have a land use impact since certain new activities can conflict with established functions. Impacts related to intensification of use can include noise, increased pedestrian and vehicle traffic, parking constraints, longer hours of activity, industrial and other urban noises, air quality, and increased light from buildings. This analysis considers the following broad land use categories that pertain to the study area: Single Family, Multifamily, and Commercial/Mixed-Use. Alternatives 2 and 3 change the distribution of land use among these categories, which may create an impact in certain circumstances.
- **Density increase:** Land use impacts may occur from an increase in the allowed density of activity allowed on a site. This analysis focuses on residential density, since the primary purpose of the proposal is to provide more affordable housing. Rezoning to commercial or mixed-use zones could result in greater commercial density in some locations. Residential density increases occur when density limits in the Land Use Code are changed or removed such that a property

of a given size could have more housing units. In the proposal, land use code density limit reduction or removal pertains primarily to areas with Single Family Residential and Lowrise multifamily zoning, since Midrise, Highrise, and Commercial zones do not have codified density limits. However, in addition to removal or reduction of land use code density limits, increased density can also result from increases to allowed building height or floor area, since the same site would be allowed to contain more housing or commercial space. Impacts related to density increases can include noise, increased pedestrian and vehicle traffic, and parking constraints.

- **Scale change:** Land use impacts may occur from increasing the scale of buildings that can be built in an area. Zoning changes that increase maximum height or floor area ratio (FAR) limits or modify required setbacks could result in scale changes that create land use impacts. Small or incremental changes in building scale may not be a significant adverse land use impact per se, depending on context and degree. For example, an increase in the height of midrise buildings from four to five stories, with the same uses, general configurations, and building footprint, would not typically require an adverse land use impact finding, although aesthetic impacts could be possible. Such a building would likely be able to fit similarly into the land use pattern with or without the change. (Section 3.3 Aesthetics evaluates potential aesthetic impacts of small-scale changes.)

However, large-scale changes that alter building form in a more fundamental manner could create land use impacts. For example, introducing a 240-foot-tall residential tower in an area of two- to three-story lowrise multifamily structures could have a land use impact, as the tower would occupy the land in a completely different configuration than the lowrise structures. Scale impacts could include view blockage, decreased access to light and air at ground level, and reductions in privacy. This analysis considers four broad scale categories and identifies potential land use impacts when zoning is changed between categories.

- » **Single Family:** all Single Family Residential zones and Residential Small Lot for this purpose
- » **Lowrise:** including all LR zones
- » **Midrise:** MR zones and C, NC, and SM zones with height limits up to 75 feet
- » **Highrise:** HR zones and C, NC, and SM zones with height limits greater than 75 feet

Where more than one type of land use impact is present due to a proposed change, the land use impact would be more severe than if only one of the above impacts are present. As described in Chapter 2 and Section 3.3 Aesthetics, the MHA (M), (M1), and (M2) rezone suffixes are one way to approximate the magnitude of an MHA zone change. Distribution of these suffixes is summarized later in this Chapter, and in detail in the Aesthetics chapter, but as discussed above not every zoning change within an (M), (M1), or (M2) tier would have the same land use impacts. Therefore, a more nuanced metric is needed to identify land use impacts. The tables below identify the individual zoning changes within MHA tiers and their potential land use impact. Quantification of the specific amount of land affected by each zoning change can be found in Chapter 2 and Appendix H.

Exhibit 3.2–3 shows that most (M) tier zoning changes would have one type of land use impact, in the form of a density increase. The degree of land use impacts from the (M) tier zoning changes as minor, moderate or significant is described below in the Impacts Thresholds subsection.

As seen in Exhibit 3.2–4 most, but not all, of the (M1) tier zoning changes would have more than one type of land use impact. The most severe land use impacts would be in areas currently zoned single family that are rezoned to LR2, in which case there is potential for density, use and scale impacts. Changes from certain Lowrise zones to Neighborhood Commercial zones also have greater potential impacts, since density, use, and scale impacts would result. Changes from the Lowrise 1 zone to other Lowrise zones could result in minor or moderate density impacts. The degree of land use impacts from (M1) tier zoning changes as minor, moderate or significant is described below in the Impacts Thresholds subsection.

All (M2) tier zoning changes would have two or more types of land use impacts (Exhibit 3.2–5). Areas currently zoned single family, and lowrise areas that would be rezoned to NC would have the most severe impacts, as density, use, and scale impacts could occur.

In general, the potential for land use impacts and the severity of land use impacts tends to increase as the MHA tier increases, but the degree of impact varies depending on the specific zoning change, as well as on the surrounding zoning and uses. The degree of land use impacts of different zoning changes as minor, moderate or significant is described below in the Impacts Thresholds subsection. The distribution of land use impacts is discussed in the impacts of the Action Alternatives below.

**Exhibit 3.2–3 Land Use Impacts by Zone Change, (M) Tier Zoning Increases**

Zone Change	Type of Land Use Impact
<b>Single Family → Residential Small Lot (RSL)</b>	<ul style="list-style-type: none"> <li>• <b>Density:</b> Proposal would allow an increase in density of households.</li> <li>• <b>Use:</b> No change in allowed use from residential.</li> <li>• <b>Scale:</b> Despite smaller front and rear yard setbacks, RSL retains the same height limit and introduces an FAR limit. RSL buildings would not alter the land use pattern and do not present a scale impact.</li> </ul>
<b>Lowrise 1 → Lowrise 1 (M)</b> <b>Lowrise 1 → Lowrise 2 (M)</b>	<ul style="list-style-type: none"> <li>• <b>Density:</b> The current density limit in the LR1 zone would be removed, allowing greater residential density, but height limits would remain the same or similar.</li> <li>• <b>Use:</b> No change in allowed use from residential.</li> <li>• <b>Scale:</b> None</li> </ul>
<b>Lowrise 2 → Lowrise 2 (M)</b> <b>Lowrise 3 → Lowrise 3 (M)</b>	<ul style="list-style-type: none"> <li>• <b>Density:</b> While these zones would have no maximum density limits*, development standard changes will increase likelihood that projects achieve higher densities. However, height limits and FAR requirements would be similar to existing regulations.</li> <li>• <b>Use:</b> No change in allowed uses.</li> <li>• <b>Scale:</b> None</li> </ul>
<b>Midrise → Midrise (M)</b>	<ul style="list-style-type: none"> <li>• <b>Density:</b> No maximum density limits, but height limits would increase slightly.</li> <li>• <b>Use:</b> No change in allowed use from residential.</li> <li>• <b>Scale:</b> None</li> </ul>
<b>NC30 → NC-40 (M)</b> <b>NC-30 → NC-55 (M)</b> <b>NC-40 → NC-55 (M)</b> <b>NC-65 → NC-75 (M)</b> <b>SM-65 → SM-75 (M)</b>	<ul style="list-style-type: none"> <li>• <b>Density:</b> While these zones would have no maximum density limits, development standard changes will increase likelihood that projects achieve higher densities. However, height limits and FAR requirements would be similar to existing regulations.</li> <li>• <b>Use:</b> None</li> <li>• <b>Scale:</b> None</li> </ul>
<b>NC-85 → NC-95 (M)</b> <b>NC-125 → NC-145 (M)</b> <b>NC-160 → NC-200</b> <b>SM-D 40-85 → SM-D 95 (M)</b>	<ul style="list-style-type: none"> <li>• <b>Density:</b> While these zones would have no maximum density limits, development standard changes will increase likelihood that projects achieve higher densities. However, height limits and FAR requirements would be similar to existing regulations.</li> <li>• <b>Use:</b> None</li> <li>• <b>Scale:</b> Larger height limit increases at the higher end of the NC zones (above NC-125) could be great enough to create a scale changes impact, depending on location and surrounding conditions. A detailed analysis of height and scale impacts is presented in Section 3.3 Aesthetics.</li> </ul>

\* Comparison is between the most intensive allowed housing type in the LR zone, apartments, for which there is no density limit under existing and proposed LR2 and LR3 zoning.  
Source: City of Seattle, 2017; BERK, 2017.

**Exhibit 3.2–4 Land Use Impacts by Zone Change, (M1) Tier Zoning Increases**

Zone Change	Type of Land Use Impact
<b>Single Family → LR1 (M1)</b> <b>Single Family → LR2 (M1)</b>	<ul style="list-style-type: none"> <li>• <b>Density:</b> Allows an increase in density of households.</li> <li>• <b>Use:</b> Potential to change land use from single family to multifamily.</li> <li>• <b>Scale:</b> Potential to change scale from single family to lowrise, though height limits would be the same, or similar.</li> </ul>
<b>Lowrise 1 → Lowrise 3 (M1)</b>	<ul style="list-style-type: none"> <li>• <b>Density:</b> The current density limit in the LR1 zone would be removed resulting in potential for greater residential density through increases to height and FAR. However, height limits and FAR requirements would be similar to existing regulations.</li> <li>• <b>Use:</b> None</li> <li>• <b>Scale:</b> None</li> </ul>
<b>Lowrise 2 → Lowrise 3 (M1)</b>	<ul style="list-style-type: none"> <li>• <b>Density:</b> No maximum density limits, but height limits would increase slightly.</li> <li>• <b>Use:</b> No change in allowed use from residential.</li> <li>• <b>Scale:</b> None</li> </ul>
<b>Lowrise 2 → NC-40 (M1)</b> <b>Lowrise 2 → NC-55 (M1)</b>	<ul style="list-style-type: none"> <li>• <b>Density:</b> Height increase combined with greater allowed lot coverage would result in moderate to significant increase in density.</li> <li>• <b>Use:</b> Change allowed land use to allow commercial.</li> <li>• <b>Scale:</b> Change in scale from lowrise to midrise. Potential that neighborhood commercial buildings could be arranged to occupy site in a more intensive manner.</li> </ul>
<b>Lowrise 3 → Midrise (M1)</b>	<ul style="list-style-type: none"> <li>• <b>Density:</b> Moderate increase in height limit and FAR would result in increased density.</li> <li>• <b>Use:</b> None</li> <li>• <b>Scale:</b> Change of scale from lowrise to midrise.</li> </ul>
<b>Lowrise 3 → NC-75 (M1)</b>	<ul style="list-style-type: none"> <li>• <b>Density:</b> Moderate increase in height limit and FAR would result in increased density.</li> <li>• <b>Use:</b> Change to allow commercial land use.</li> <li>• <b>Scale:</b> Change of scale from lowrise to midrise.</li> </ul>
<b>C/NC-40 → NC-75 (M1)</b>	<ul style="list-style-type: none"> <li>• <b>Density:</b> No maximum density limits, but height limits would increase more than 30 feet, resulting in density impacts.</li> <li>• <b>Use:</b> No change in allowed use from commercial.</li> <li>• <b>Scale:</b> Both allow midrise buildings, none.</li> </ul>
<b>NC-65 → NC-145 (M1)</b> <b>NC-85 → NC-145 (M1)</b> <b>NC-40 → SM-95 (M1)</b>	<ul style="list-style-type: none"> <li>• <b>Density:</b> Increased density resulting from increased FAR in new zones and substantial height increases (50 feet or more), which could result in density impacts, depending on location and surrounding conditions.</li> <li>• <b>Use:</b> None</li> <li>• <b>Scale:</b> Change of scale from midrise to highrise.</li> </ul>
<b>NC-125 → SM-240 (M1)</b>	<ul style="list-style-type: none"> <li>• <b>Density:</b> Increased density resulting from increased height limit and FAR in new zone.</li> <li>• <b>Use:</b> None</li> <li>• <b>Scale:</b> While both height limits are highrises, the magnitude of the height increase constitutes a change in scale.</li> </ul>

Source: City of Seattle, 2017; BERK, 2017.



**Exhibit 3.2–5** Land Use Impacts by Zone Change, (M2) Tier Zoning Increases

Zone Change	Type of Land Use Impact
<b>Single Family → LR3 (M2)</b> <b>Single Family → NC-40 (M2)</b> <b>Single Family → NC-55 (M2)</b> <b>Single Family → NC-75 (M2)</b> <b>Single Family → SM-75 (M2)</b> <b>Single Family → SM-95 (M2)</b>	<ul style="list-style-type: none"> <li>• <b>Density:</b> Allows an increase in density of households.</li> <li>• <b>Use:</b> Change land use from single family to multifamily and commercial.</li> <li>• <b>Scale:</b> Potential to change scale from single family to lowrise, midrise, and highrise.</li> </ul>
<b>Lowrise 1 → Midrise (M2)</b>	<ul style="list-style-type: none"> <li>• <b>Density:</b> Allows an increase in density of households.</li> <li>• <b>Use:</b> None</li> <li>• <b>Scale:</b> Change scale from lowrise to midrise.</li> </ul>
<b>Lowrise 2 → Midrise (M2)</b>	<ul style="list-style-type: none"> <li>• <b>Density:</b> Increase in density resulting from increased FAR.</li> <li>• <b>Use:</b> None</li> <li>• <b>Scale change:</b> Change scale from lowrise to midrise.</li> </ul>
<b>Lowrise 2 → NC-75 (M2)</b> <b>Lowrise 2 → NC-95 (M2)</b>	<ul style="list-style-type: none"> <li>• <b>Density:</b> Increase in density resulting from increased FAR.</li> <li>• <b>Use:</b> Change allowed land use to allow commercial.</li> <li>• <b>Scale:</b> Change in scale from lowrise to midrise.</li> </ul>

Source: City of Seattle, 2017; BERK, 2017.

## IMPACTS THRESHOLDS

As discussed in greater detail in the previous section, land use impacts due to changes in zoning can be a variety of different types. In addition, depending on existing conditions at a specific location, the land use impact due to any particular zoning change may have greater or lesser impact. In general, the impact analysis categorizes the degree of impacts to land use patterns and compatibility as follows:

- **Minor Impact:** Rezones or proposed changes to zoning regulations would result in a similar level of intensity as allowed under existing zoning, and the list of permitted land uses would be similar to current zoning. (M) tier rezones, as described above and in Chapter 2, would be in this category in nearly all cases. However, some moderate impacts could occur in certain (M) tier rezone areas, in specific locations, depending on proposed height limit increases, the existing land use pattern, presence or absence of transition to lower scale areas, and existing conditions in specific locations.
- **Moderate Impact:** Rezones or proposed changes to zoning regulations would result in an increase in development intensity (height, density, or FAR), but permitted land uses would remain similar to those allowed under current zoning. Most (M1) tier rezones would be in this category, along with some (M) tier rezones as noted above. Depending on the zones proposed and on the proposed height limit increases, along with the existing land use pattern, and existing

conditions in specific locations, some (M1) tier rezones may result in significant impacts as discussed below.

- **Significant Impact:** Rezones or proposed changes to zoning regulations would result in a substantial increase in development intensity (allowed density or building height), and the proposed zoning would permit new land uses not allowed under current zoning (e.g., rezoning a single-family residential area to allow commercial uses). This category would include all (M2) tier rezones and any (M1) tier rezones that fit the description above.

The location specific factors that could lead to a greater degree of land use impact in a particular zone change could include:

- Proximity of a low-intensity use, such as Residential Small Lot, to a more intensive use, such as industry or high-intensity commercial (e.g., along a zone or urban village boundary);
- Lack of height or scale transition between zones allowing similar uses, but substantially different heights or scales;
- Proximity of a high-intensity use or zone to a public open space, such as a park.
- Introduction of higher-intensity uses or building forms into an area of consistent, established architectural character and urban form, such as a historic district.

The locations of (M), (M1), and (M2) tier rezones by alternative are shown in Exhibit 3.3–22 and Exhibit 3.3–24 in Section 3.3 Aesthetics.

## Impacts in Single Family Zoned Areas

As noted in the tables above, regardless of MHA tier, the greatest potential for significant adverse land use impact occurs in Single Family areas rezoned to higher intensities. These zoning changes would occur where single family zoning is present in existing or expanded urban villages. Urban villages with greater quantities of existing single family zones could experience more local land use impacts than urban villages with little single family zoning.

## Impacts in Urban Village Boundary Expansion Areas

Most land in urban village expansion areas is currently zoned Single Family, and areas outside of existing villages have not been designated on the FLUM to receive focused housing and employment prior to this proposal. Therefore, areas with larger urban village boundary expansions will have greater potential for land use impacts. Land use impacts of urban village boundary expansions are also evaluated in the Seattle 2035 Comprehensive Plan EIS. Specific discussion of urban village boundary expansion areas is included below under discussion of Impacts of individual Alternatives as well as in Chapter 2 of this EIS.

## Other Potential Land Use Issues

The following other issues contribute to potential land use impacts and are common to all alternatives:

- **Edges.** Where potential land use impacts are identified, the potential impact is not necessarily limited to the land within the rezone area. There is potential for conflicts and changes in character at the zone edge transition as well. Land use impacts in use, scale, or density changes could occur in transitions to single family locations outside the zone change. However, Comprehensive Plan 2035 Land Use Policy 1.4 provides for a range in scale and density permitted in multifamily, commercial, and mixed use projects in order to achieve moderate to high density and scale in urban centers, moderate density and scale in urban villages, and low to moderate density and scale in urban villages. In locations where land rezoned from greater intensity abuts or transitions to lower-intensity areas and uses, some spillover or proximity impacts may occur, including noise, increased pedestrian and vehicle traffic, competition for on-street parking, and changes to building form. Compatibility issues and minor conflicts such as these are common in any growing city, however. Depending on the alternative, the level of impact will vary from location to location.
- **Pressure for Further Zone Changes.** Zoning changes can create pressure for further rezoning of areas in proximity, although this would be controlled by Comprehensive Plan policy and zoning standards.
- **Changes from Commercial (C) to Neighborhood Commercial (NC).** Alternatives 2 and 3 include changes in zoning designation in urban villages from Commercial to Neighborhood Commercial zones. Since this change would not introduce a greater range of commercial uses, these changes are not considered to have adverse

land use impacts. The primary difference concerns building design and limitations on certain auto-oriented activities. Changing from C to NC does not affect scale or density, as long as the height designation is the same, but it may result in the creation of non-conforming uses and structures that would put limitations on the changes owners could make to their properties.

- **Incremental Development.** Development is expected to occur over time, and is not anticipated to occupy all sites, or even a majority of sites within a given neighborhood or area during the 20-year horizon addressed in this EIS. This chapter discusses impacts related to changes in zoning, but zone changes alone do not cause development. The incremental pattern of infill development would moderate the impact on land use.
- **Rate and Pattern of Growth.** The City anticipates that housing growth will occur relatively evenly over the course of the 20-year planning horizon and estimates where growth will occur. However, the locations and rates of growth could vary among individual urban villages in unanticipated ways. If a faster or concentrated pattern of growth unfolds in a specific area, greater land use impacts could occur.
- **Topography.** Steep topography can magnify land use change effects, particularly those related to scale. For example, a taller structure at the top of the hill can appear more prominent when viewed from lower on the hill. Taller structures on the downhill side of a slope can have greater potential to block views from locations further up the slope.
- **Block Pattern and Access.** Platted block patterns and access routes can influence land use impacts. For example, sites with alley access or where access is available from a side street may moderate use and density impacts by facilitating a wider variety of access routes to a site.

## IMPACTS OF ALTERNATIVE 1 NO ACTION

Alternative 1 No Action is based on the growth strategy of the Seattle 2035 Comprehensive Plan and assumes that MHA would not be implemented in the study area. No area-wide zoning changes or affordable housing requirements would take place.

Most growth would occur in an intensive, urban mixed-use land use pattern within existing urban village boundaries. No urban village boundary expansions would occur. In particular, under current growth strategy policies, growth would be guided to those urban villages with light rail stations and very good transit service. Urban centers would continue to see primarily midrise and highrise development, while growth in urban villages would be a mix of lowrise and midrise development.

In the study area, land use patterns outside urban villages would not change significantly, and any change would be consistent with the Comprehensive Plan policies.

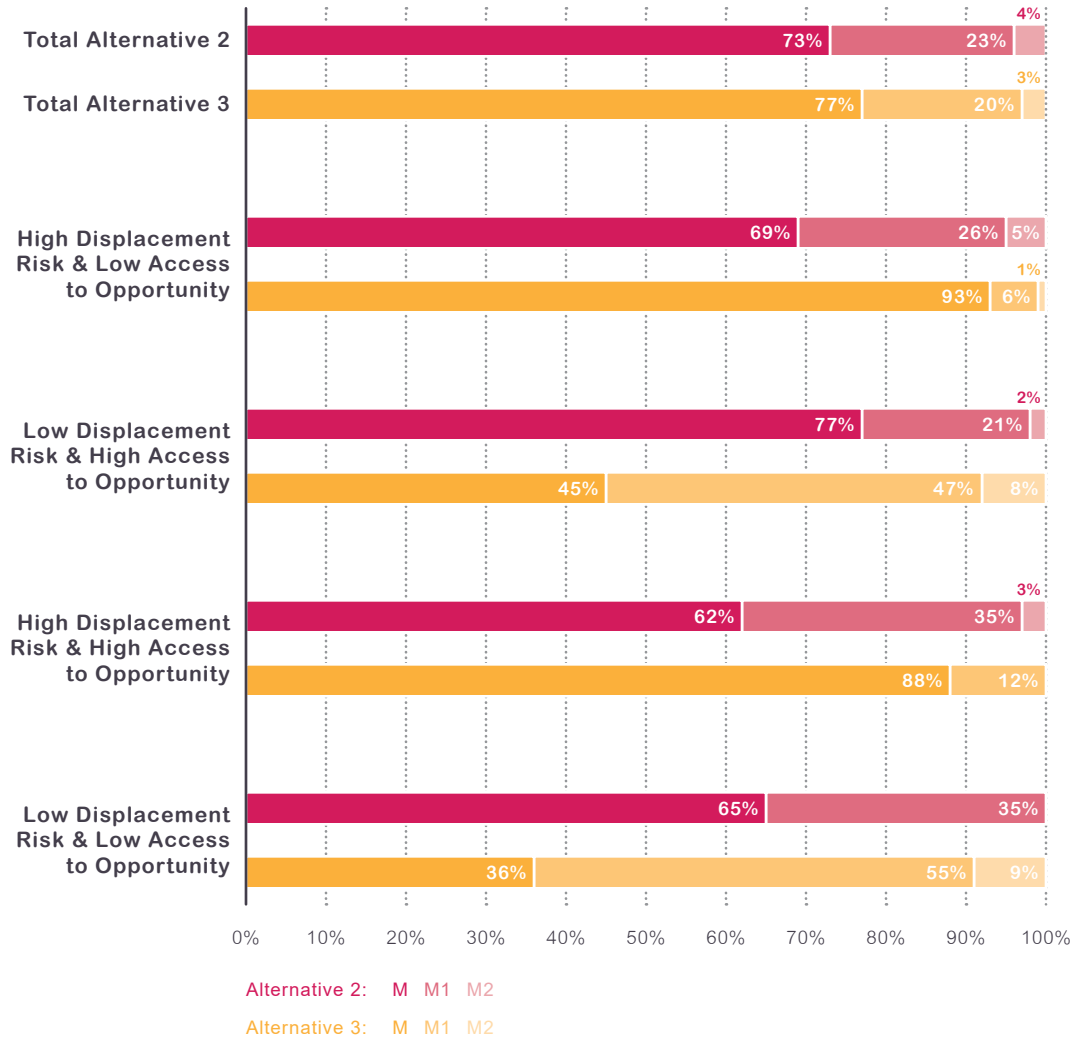
## IMPACTS OF ALTERNATIVE 2

Alternative 2 would rezone areas in urban villages and other multifamily and commercial areas to implement MHA. Increases in development capacity would generally be proportional to each area's Seattle 2035 20-year growth estimates and would result in more intense land use in affected areas and some changes in building height, bulk, and form. Alternative 2 is based on the growth strategy outlined in the Seattle 2035 Comprehensive Plan, which concentrates land use changes in these same areas. However, the boundaries of some urban villages would expand and would incorporate and rezone some areas currently zoned single-family residential to allow smaller lots and multifamily housing. Compared to No Action, this would result in more pronounced land use changes in the form of changes to use, density, and building scale. These expansion areas are targeted in areas within a 5 to 10 minute walkshed of frequent transit stations. More information on, and maps of, the locations of these expansion areas can be found in Chapter 2 of this EIS and in the Seattle 2035 Comprehensive Plan 2035 EIS.

As noted in Chapter 2, the proposed (M1) and (M2) capacity increases are targeted and limited. Exhibit 3.2–6 shows the distribution of (M), (M1), and (M2) zoning changes for the study area overall and by neighborhood displacement risk and access to opportunity category.

**Exhibit 3.2–6**  
Location of MHA Tiers in Alternative 2 and 3

Source: City of Seattle, 2017; BERK, 2017.



For Alternative 2 as a whole, 73 percent of the zoning changes are in the (M) tier, 23 percent are (M1), and 4 percent are (M2).

Overall, the land use pattern would be similar to Alternative 1, with some urban village boundary modifications and an incremental increase in the intensity and density of development in certain areas. Land use change would be greatest in rezoned single-family residential areas. Less change would occur in areas currently characterized by denser mixed-use development that receive an incremental increase in capacity.

## Impacts to Urban Villages and Expansion Areas

The City's Growth and Equity Analysis includes an equitable development typology that categorizes urban villages according to displacement risk and access to opportunity. As described in Chapter 2, Alternative 2 would not explicitly consider risk of displacement or access to opportunity when distributing capacity increases to various urban villages. The analysis below describes the impacts on individual villages (and their expansion areas, where applicable), grouped by the equitable development typologies. Urban villages with frequent transit stations studied for expansion in the Seattle 2035 Comprehensive Plan would receive an urban village expansion reflective of a 10-minute walkshed from the frequent transit stations, as described in Chapter 2.

Refer to Chapter 2 and Appendix H for maps of specific proposed zoning changes in each urban village and the study area. Refer to the Comprehensive Plan Environmental Impact Statement for additional information about land use patterns in Urban Village expansion areas.

### **Urban Villages with High Displacement Risk and Low Access to Opportunity**

For some areas with high displacement risk and low access to opportunity, density and height increases would lead to land use impacts as existing buildings are replaced with larger developments. Compared to Alternative 3, urban villages in this group would have a higher percentage of lands in the (M1) and (M2) Tiers where land use impacts are more likely (31 percent compared to 11 percent).

Specific high displacement risk/low access to opportunity areas with potential for land use impacts in Alternative 2 are described below. While not every potential land use impact is described in detail, the descriptions focus on significant impact, or the greatest potential for significant or moderate impact.

**Rainier Beach.** Areas in close proximity to the Rainier Beach light rail station would experience a variety of land use impacts, including significant impacts. Directly adjacent to the station, height limits would increase more than 45 feet, changing potential scale of development, and changing use to allow commercial. Existing Single family areas to the north and west of the station would be changed to multifamily zones with potential for density, scale and use impacts. Under Alternative 2, these impacts would also apply to 70 acres of expansion area, which is greater

than the 16 acres of expansion in Alternative 3. A new transition condition of Lowrise multifamily zoning at the edge of the urban village near Single Family zoned areas outside the urban village, would be created.

**Othello.** Existing single-family areas near the Othello light rail station would be changed to Lowrise multifamily presenting potential for density, use, and scale impacts, creating moderate impacts and significant impacts in some blocks being rezoned to Lowrise 3. Some commercially zoned lands along MLK Jr. Way S. would also have potential for scale increase impacts. Othello would potentially experience impacts across a greater geography as the expansion area would include 193 acres. Currently, this expansion area is predominantly single family and would likely see increases in density without creating an impact on scale. A new transition condition would be created for Residential Small Lot at the edges of the urban villages adjacent to Single Family zoned areas outside the urban village, with a few blocks of Lowrise zoning adjacent to single family including along 44th Ave. S, and S. Eddy St.

**Westwood-Highland Park.** Existing single family zones in several transitional areas at blocks behind existing commercial zones would be rezoned to multifamily, creating potential for use, scale, and density impacts, that would create moderate, and some significant land use impact. This would occur along streets including 20th, 25th and 26th Ave. SW, and in the blocks in the center of the urban village between SW Cloverdale St. and SW Barton St. The site of the Westwood Village shopping center would be of a different scale if redeveloped under proposed regulations.

**South Park.** Moderate land use impacts could result in areas rezoned from Single Family to Lowrise, to the north and south of existing multifamily areas flanking S. Cloverdale St. Blocks along S. Sullivan St., S. Thistle St., and S. Donovan St., would experience impacts associated with a change from single family to Lowrise. The majority of the village would see no major impacts to scale however, with the potential for no more than 15 feet of height increases along the S Cloverdale St. arterial roadway.

**Bitter Lake.** Several blocks with existing multifamily housing and low-scale commercial uses along Linden Ave N., could be changed to a greater scale resulting in moderate land use impacts. A few blocks of single family zoning at the edges of the north portion of the village along Stone Ave. N. and Fremont Ave. N. would be changed to Lowrise multifamily creating moderate land use impact. These changes to Lowrise would also decrease the amount of transition to Single Family zoned areas at the edge of urban village.



Impacts in these urban villages under Alternative 2 would include greater density and building heights and changes to physical form as uses and building types change. Urban villages in this group would have moderate and some significant land use impacts in Alternative 2.

### **Urban Villages with Low Displacement Risk and High Access to Opportunity**

Additional growth in urban villages with low displacement risk and high access to opportunity would lead to density and height increases as existing buildings are replaced with larger developments. Compared to Alternative 3, urban villages in this group would have a much lower percentage of lands in the (M1) and (M2) Tiers, where severe land use impacts are more likely (23 percent compared to 55 percent).

Specific areas with potential for land use impacts in Alternative 2 are summarized below. While not every potential land use impact is described in detail, the descriptions focus on significant impacts, or the greatest potential for significant or moderate impact.

**Roosevelt.** Several blocks of existing single family zoning in transition areas at the edges of existing neighborhood commercial corridors would be changed to lowrise multifamily, resulting in moderate land use impact. A 4 acre expansion area between 14th and 15th Ave. NE within one block of NE 65th St. would experience minor land use impacts. The impacts would be similar to those in existing single family zoned areas inside the current urban village boundaries, that would be rezoned from Single Family to Residential Small Lot.

**Wallingford.** Blocks of existing single family zoning in transition areas at the edges of neighborhood commercial corridors would be changed to lowrise multifamily resulting in some moderate land use impacts. Impacted locations include the south frontage of N. 47th St., the west frontage of Meridian Ave. N., the east frontage of Midvale Ave. N., and the west frontage of Interlake Ave. N. Much of the residential portion of the village would have no changes to scale, and height increases would be no more than 15 feet along Stoneway Ave. N. and N 45th St.

**Ballard.** In the urban village boundary expansion at the east edge of the village, existing single family zoned areas would change to Neighborhood Commercial and multifamily along NW Market St. and adjacent blocks, creating potential for use, and density impacts, resulting in moderate impacts. The expansion area of 35 acres would see a predominantly single family residential area remain in residential use

in the Residential Small Lot zone, allowing an increase to density. The Residential Small Lot zone would provide a transition to Single Family Zoned areas outside of the urban village.

**Madison–Miller.** A few blocks of existing single family zoning near the community center along 19th Ave. E. south of Harrison St., and along 22nd Ave. E between E. John St. and E. Thomas St. would be changed to multifamily resulting in moderate impact. The city’s only existing area of RSL zoning would be changed to a Lowrise multifamily zone. Impacts on scale of up to 15 feet could occur in much of the village in existing neighborhood commercial and multifamily zones.

**Admiral.** Approximately one block to the northwest of the 45th Ave. SW and SW Lander St. intersection, with existing single family zoning that is in a transition nearby existing neighborhood commercial and lowrise zoning, would be changed to lowrise multifamily resulting in moderate land use impact. Other potential impacts include additional density in residential areas and height increases of up to 15 feet in northern parts of the village.

**West Seattle Junction.** Areas of existing single family zoning at the edges of existing commercial and multifamily zones would be changed to lowrise multifamily, resulting in moderate land use impact. Much of the village would potentially experience minor or moderate impacts to scale with height increases of up to 15 feet. A 24-acre expansion area would see single family residential areas increase in density without a change in the residential use. One portion of the urban village expansion at the southeast of the village would be rezoned to Lowrise, however this area is almost completely bounded by an existing senior housing complex and lowrise and neighborhood commercial zoned lands, which mitigate potential transitions conflicts.

**Crown Hill.** Areas of existing single family zoning at the edges of existing commercial and multifamily zones along the 15th Ave. NW and NW 85th St. roadway corridors, would be changed to lowrise multifamily, creating moderate land use impact. Crown Hill would have an 80-acre urban village boundary expansion under Alternative 2 that would result in increases to density in areas to the west, south, and east of the current village boundaries. All of the urban village boundary expansion would be rezoned to RSL, except existing areas of multi-family or commercially zoned lands, resulting in minor land use impact.

Overall, Alternative 2 falls between No Action and Alternative 3 in terms of land use impacts in this category of urban villages. Most land use impacts are minor, with some moderate land use impacts.

### **Urban Villages with High Displacement Risk and High Access to Opportunity**

Additional growth in urban villages with high displacement risk and high access to opportunity would lead to density and height increases as existing buildings would be replaced with larger developments. The land use pattern would become more urban and include more multifamily and mixed-use development. Compared to Alternative 3, urban villages in this group would have a higher percentage of lands in the (M1) and (M2) Tiers, where land use impacts are more likely (38 percent compared to 12 percent).

Specific areas with potential for land use impacts in Alternative 2 are described below. While not every potential land use impact is described in detail, the descriptions focus on significant impacts, or the greatest potential for significant or moderate impact.

**Columbia City.** Areas of existing single family zoning at the edges of existing commercial and multifamily zones would be changed to lowrise multifamily, primarily in locations between Rainier Ave. S, and MLK Jr. Way S, creating moderate land use impacts, and reducing scale transition at the north part of the urban village along S. Columbian Way. Blocks fronting onto S. Edmunds St. to the east of light rail, and several other blocks at the periphery of existing commercial areas, would be changed to lowrise with a Residential Commercial (RC) designation allowing for small scale commercial uses. This change create land use impact, but the degree is reduced to moderate by the RC commercial space size limitations. Columbia City's expansion area under Alternative 2 would cover 23 acres, which is a small percentage of the total urban village area, and would be likely to experience density, intensification of use, and scale impacts, resulting in moderate impact. Transition conflicts are mitigated in most of the urban village expansion by the presence of a greenbelt and rising topography to the west of the village expansion.

**Lake City.** Several areas of existing commercial zoning, on large parcels in low intensity commercial use with existing surface parking lots, would be changed to allow highrise scale development, introducing scale impacts that result in moderate land use impact. There is potential for significant impact in these blocks proposed for tower scale development, that are located around the existing neighborhood core along Lake City Way.

**First Hill-Capitol Hill.** A swath of land in north Capitol Hill currently characterized by multifamily housing and zoned LR3, would be changed to Midrise, introducing potential scale impacts, resulting in moderate land

use impact. The area is generally bounded by E. Aloha St. and E. Roy St. at the north, and the midblock north of E. Pine St. at the south. Scale impacts would also occur in the First Hill area on the southwest side of the village, but would be minor in nature due to the already tall zoning envelopes in this area.

**North Beacon Hill.** Areas of existing single family zoning at the edges of existing commercial and multifamily zones in the Beacon Ave. N corridor would be changed to multifamily, resulting in moderate land use impact and some significant land use impacts. Blocks between 17th Ave. S., and 18th Ave S. to the east of Beacon Ave., and blocks between S. McLellan St. and S. Steven St. west of Beacon Ave. would be changed from single family to Lowrise 3 resulting in significant land use impact. Several blocks of single family zoning adjacent to Jefferson Park would also be changed to multifamily resulting in a moderate impact. Overall, scale impacts would mostly be limited to a 15 feet increase in height. North Beacon Hill's expansion area under Alternative 2 would be 83 acres in size and would include both (M) and (M1). The expansion area along Beacon Avenue and Spokane Street would have potential height increases of up to 15 feet. Single family residential areas within the expansion area would have impacts associated with increased density without experiencing impacts related to scale or change of use. Where the urban village expands, a transition to single family areas is generally provided with a RSL zone.

**North Rainier.** Areas with a mix of existing multifamily and commercial zoning and uses to the south of the future light rail station, would have increases allowing greater intensity of use, and scale, creating moderate land use impacts. Changes in this area have potential for significant land use impact considering the close proximity of increased residential uses to heavy vehicle noise and traffic near I-90. Additionally, areas of existing single family zoning at the edges of existing commercial and multifamily zones would be changed to lowrise multifamily, resulting in moderate impacts. North Rainier would gain an additional 38 acres under Alternative 2's expansion area. These areas would see between 0 and 30 feet in height increases and would have both (M) and (M1) changes. The urban village expansion area at the east of the village in the vicinity of 30th Ave. S would change zoning from single family to Lowrise 1, which would have moderate land use impact, with potential for significant impact due to an existing condition of established, consistent architectural and urban form context of homes near the Olmsted Boulevard.

**23rd & Union-Jackson.** Areas with a mix of existing multifamily and commercial zoning and uses to the north of the future light rail station,

would have increases allowing greater intensity of use, and scale, resulting in moderate land use impact. Changes in this area have potential for significant land use impact considering the close proximity of increased residential uses to heavy vehicle noise and traffic near I-90. Additionally, areas of existing single family zoning at the edges of existing commercial and multifamily zones would be changed to lowrise multifamily throughout the urban village, resulting in moderate impact. The urban village boundary would expand towards the future light rail station to a greater degree than in Alternative 3, and in this location would apply more Lowrise 3 and Lowrise 2 designation (instead of Lowrise 1). The 23rd & Union-Jackson expansion area would include the area to the south of the current boundary near Interstate 90. The expansion area would predominantly see (M1) changes, and increased height impacts would be between 5 and 30 feet. Where Lowrise zoning is added at the edge of the urban village transitions to Single Family zoned areas would be reduced including along E. Alder St., and 20th, 21st and 25th Ave.

**Northgate.** A few large blocks between NE 97th Place and NE 103rd Street west of 4th Ave. NE, already in neighborhood commercial zones, adjacent to the future Northgate light rail station would see height limits substantially increased to allow towers, creating a scale change to a degree that would create moderate, to potentially significant land use impact depending on design choices and building configuration when new development takes place. In a location west of I-5, west of Meridian Ave. N one block of land would be changed to add land to the urban village in an areas of existing multi-family and commercial use, creating a moderate impact, and reducing the transition to adjacent single family zoned areas.

### **Urban Villages with Low Displacement Risk and Low Access to Opportunity**

For areas with low displacement risk and low access to opportunity, density and height increases would lead to impacts on land use patterns as existing buildings are gradually replaced with newer and larger developments. Both urban villages in this category, Aurora-Licton Springs and Morgan Junction, would have more density increases than under Alternative 1 and less density increases than under Alternative 3. Height limit increases in both urban villages would be greater than Alternative 1 and similar to Alternative 3. The land use pattern would result in more density and changes to the physical form of single-family residential areas than both Alternatives 1 and 3.

Specific urban villages with potential for land use impact are described below. While not every potential land use impact is described in detail,

the descriptions focus on significant impacts, or the greatest potential for significant or moderate impact.

**Morgan Junction.** Areas of existing single family zoning at the edges of existing commercial and multifamily zones at the periphery of the neighborhood business district, would be changed to multifamily, with potential for scale, use, and density impacts, that would result in moderate land use impact. These include blocks between SW Graham St., and SW Raymond St., a block north of Fauntleroy Way SW, and a block along 44th Ave. SW to the north of SW Holly St. Transitions to single family areas outside of the urban village would be provided with the RSL zone.

**Aurora-Licton Springs.** Areas of existing single family zoning at the edges of existing commercial and neighborhood commercial zones in the Aurora Ave. N corridor would be changed to lowrise multifamily, with potential for scale, use and density impacts, creating moderate land use impact. Existing Commercially zoned lands in the Aurora Ave. corridor would be redesignated to Neighborhood Commercial to encourage a more pedestrian friendly environment, a change that does not render an adverse land use impact. Transitions to single family areas outside of the urban village would be provided with the RSL zone.

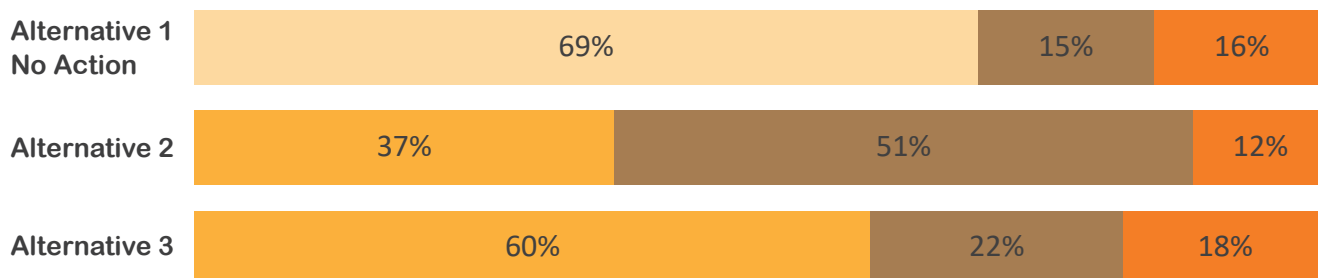
### **Overall Impacts to Villages and Expansion Areas**

Alternative 2 would not explicitly consider risk of displacement or access to opportunity when distributing capacity increases to various urban villages. Some villages would experience greater impacts related to density, scale, and intensification of land use than others. Under this alternative the villages with the greatest land use and density impacts include Roosevelt, First-Hill Capital Hill, 23rd & Union-Jackson, North Beacon Hill, North Rainier, Columbia City, Othello, and Rainier Beach. Under this alternative, urban Villages with the greatest impacts to scale would be include First Hill-Capitol Hill, North Rainier, Rainier Beach, Westwood Highland Park, Northgate, and Lake City.

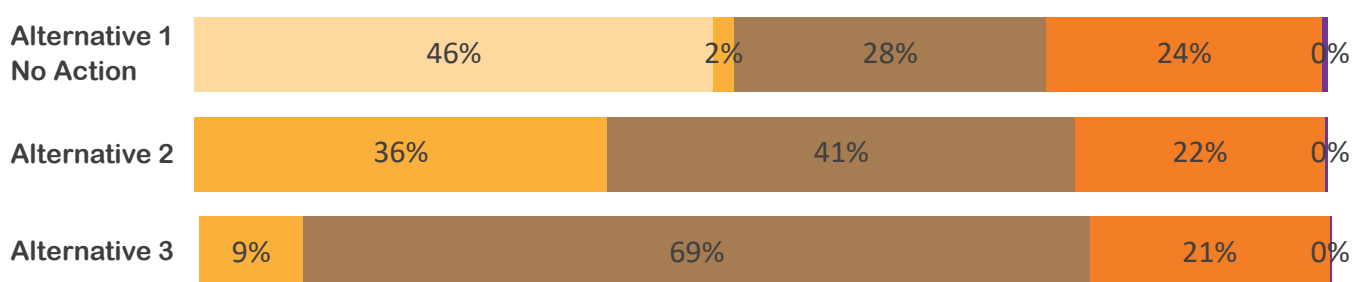
### **Distribution of Zoned Land Use**

Another way to compare and summarize the land use impacts of the Alternatives is to consider the percentages of land zoned for different uses, as seen in Exhibit 3.2–7. For the purposes of this analysis Residential Small Lot (RSL) zones are broken out from Single Family zones due to some differences in character, although RSL is technically a single family land use and zone.

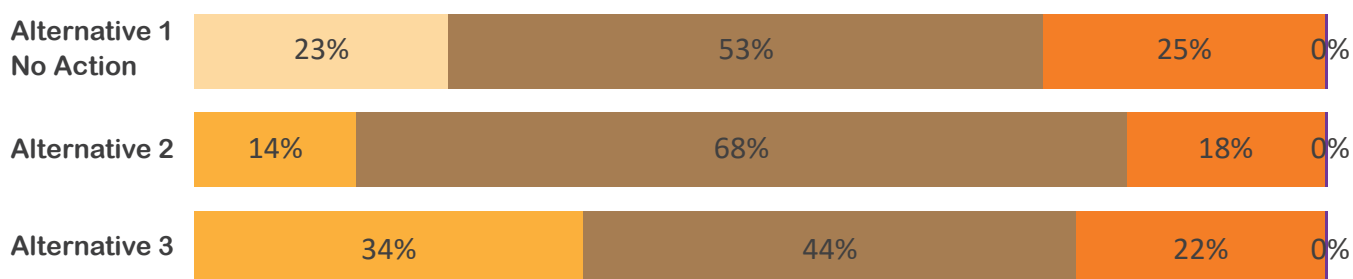
### High Displacement Risk & Low Access to Opportunity



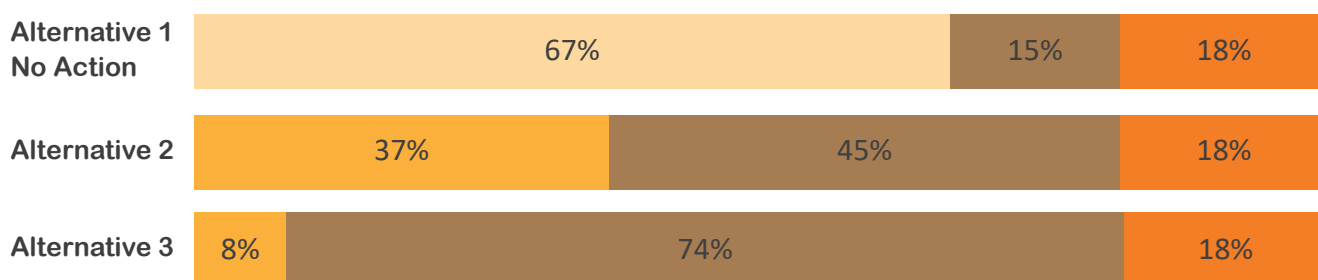
### Low Displacement Risk & High Access to Opportunity



### High Displacement Risk & High Access to Opportunity



### Low Displacement Risk & Low Access to Opportunity



**Exhibit 3.2-7** Percentage of Zoned Land Use

Source: City of Seattle, 2017; BERK, 2017.



Exhibit 3.2–7 shows that in Alternative 2, compared to No Action there is a shift in zoned land use away from Single Family to other land uses, as Single Family zones within urban villages are replaced. Greater percentage of multifamily zoned lands result in the urban villages regardless of the displacement risk and access to opportunity. In Alternative 2, compared to No Action the percentage of land in commercial / mixed use remains about the same or decreases slightly. Decreases in commercial mixed use are explained by urban village expansions where RSL or multifamily zoned lands are added.

For high displacement risk and Low Opportunity areas (Rainier Beach, Othello etc.) Alternative 2 would result in a greater share of multifamily zoned lands than Alternative 3, and a smaller percentage of RSL zoned lands.

For low displacement risk and High Opportunity areas (Wallingford, Fremont, Green Lake-Roosevelt etc.) Alternative 2 would result in smaller percentage of multifamily zoned lands than Alternative 3, and a larger percentage of RSL zoned lands.

## Consistency with Policies and Codes

Rezoning to implement MHA under Alternative 2 would be generally consistent with Comprehensive Plan policies and Land Use Code requirements. With few exceptions, the areas currently zoned Single Family 5000, Single Family 7200, and Residential Small Lot proposed for rezoning under Alternative 2 are either in existing urban villages and designated as Residential Urban Village or Hub Urban Village on the FLUM or are in proposed urban village expansion areas. As a part of the proposal, certain land use code rezone criteria would be modified to maintain consistency between proposed changes to single family zones in urban villages and the criteria.

Two locations, outside the Westwood Highland Park and Rainier Beach urban villages may not meet all current criteria in the Land Use Code for rezoning of single family parcels to more intensive zones. These areas are proposed as part of MHA to increase immediate affordable housing investment opportunities on sites in public ownership, or ownership by a non-profit affordable housing provider.



## IMPACTS OF ALTERNATIVE 3

Under Alternative 3, the study area land use pattern would generally align with the distribution of growth anticipated in the Seattle 2035 Comprehensive Plan. Like Alternative 2, some areas would be encouraged to develop with incrementally more density and scale than under Alternative 1 No Action. In Alternative 3 changes in development capacity consider the equitable development typology identified in the Growth and Equity Analysis when assigning the zone changes. The areas receiving relatively larger capacity increases, and also experience greater land use change, are those urban villages and expansion areas identified as having low displacement risk and high access to opportunity. In these locations, the production of more housing and MHA affordable housing in particular could reduce displacement impacts and could have positive impacts of improving access to opportunity for people of diverse socioeconomic backgrounds. Please see the discussion in Section 3.1 Housing and Socioeconomics.

Exhibit 3.2–6 shows the breakdown of MHA tiers for the overall study area under Alternative 3 and for urban villages categorized according to the displacement risk and access to opportunity typology. Potential land use impacts to locations in these categories are discussed in more detail below.

### Impacts to Urban Villages

Under Alternative 3, decisions about where to focus capacity increases, and the extent of capacity increases, which could result in land of changes, would be guided by consideration of the risk of displacement and access to opportunity of individual urban villages. The analysis below describes the impacts on individual villages (and their expansion areas, where applicable), grouped by the equitable development typologies. All urban villages with a frequent transit station studied for urban village expansion as a part of the Seattle 2035 Comprehensive Plan would receive an urban village expansion reflective of a 5-10 minute walkshed from the frequent transit stations.

#### **Urban Villages with High Displacement Risk and Low Access to Opportunity**

Under Alternative 3, areas with low access to opportunity and a high displacement risk would be considered for incremental capacity increases compared to Alternative 1 (i.e., Seattle 2035 Comprehensive Plan). Most development capacity increases would be (M) tier rezones

(93 percent) and there would be limited (M1) tier rezones (7 percent). No (M2) rezones would be implemented in the urban villages in this category, which include Rainier Beach, Othello, Westwood-Highland Park, South Park, and Bitter Lake. As a result, compared to Alternative 2, urban villages in this group would have much lower amounts of lands in the (M1) and (M2) tiers where land use impacts are more likely.

Urban Village expansions for these same urban villages would be smaller than under Alternative 2. Boundary expansions would approximate five-minute walksheds from frequent transit stations, compared with 10-minute walkshed under Alternative 2. Urban village expansions under Alternative 3 would promote a relatively more compact pattern of land use intensity around transit nodes compared to Alternative 2.

Specific areas with potential for land use impact in Alternative 3 are described below. While not every potential land use impact is described in detail, the descriptions focus on significant impacts, or the greatest potential for significant or moderate impact.

**Rainier Beach.** In a few blocks directly adjacent to the Rainier Beach light rail station, height limit would increase, changing potential scale of development, and several limited existing Single family areas to the north and west of the station, would become multifamily zones with potential for density, scale, and use impacts. These changes would result in moderate land use impact. The extent of these changes is more localized to the light rail station than in alternative 2. Rainier Beach would have a 16 acre expansion on the west side of the current village boundary, wherein single family areas would have minor land use impacts due to density increases under the (M) Tier changes. In most cases a transition to single family areas is provided with the RSL zone. At the south of the urban village some Lowrise would be located at the edge, however it would be adjacent to a band of rugged hillside lands that would mitigate transition conflicts.

**Westwood-Highland Park.** A few blocks of existing single family zones in transitional areas behind existing commercial zones would be rezoned to multifamily, creating potential for use, scale, and density impacts, resulting in moderate land use impact. The extent of these changes is more limited than in alternative 2, and is found in two locations along 18th Ave. SW and 28th Ave. SW. The changes to scale in these two locations would be consistent between Alternatives 2 and 3.

**South Park.** Several blocks would be rezoned from Single Family to Lowrise north and south of existing multifamily areas flanking S Cloverdale St. These changes are more limited than in Alternative 2,

located along the south frontage of S. Sullivan St. and along S. Donovan St. A large portion of South Park would have no zoning changes and no MHA implementation under Alternative 3, retaining existing Single Family zoning. As with Alternative 2, some changes to scale in the range of 5 to 15 feet would occur along S Cloverdale St.

### **Urban Villages with Low Displacement Risk and High Access to Opportunity**

Urban villages with low displacement risk and high access to opportunity would experience development capacity increases through zoning changes and boundary expansions to approximate 10-minute walksheds from transit nodes. In Alternative 3, most urban villages with low displacement risk and high access to opportunity have at least some blocks with (M2) tier rezones. Compared to Alternative 2, land use changes in these neighborhoods would be relatively greater, with larger increases in intensity and potentially greater conflicts. The nature of potential impacts is discussed above, and in Section 3.3 Aesthetics pertaining to aesthetics and development character. Compared to Alternative 2, urban villages in this group would have a much higher percentage of land in the (M1) and (M2) tiers, where land use impacts are more likely (55 percent compared to 23 percent).

Specific areas with potential for land use impacts in Alternative 3 are described below. While not every potential land use impact is described in detail, the descriptions focus on significant impacts, or the greatest potential for significant or moderate impact.

**Green Lake.** Several areas of existing single family zones in transitional areas behind existing commercial zones would be rezoned to multifamily, creating potential for use, scale, and density impacts, resulting in moderate impact. A swath of land at the east of the village would be changed from Lowrise multifamily to midrise multifamily creating potential for scale impacts, and moderate land use impact. However, a high percentage of lands in the area are already developed with relatively dense multifamily housing, which would mitigate context and scale impacts of additional multifamily housing in the area. Allowed height increases between 5 to 15 feet would be allowed for a large portion of the village.

**Roosevelt.** All areas of existing single family zoning within the urban village would be changed to varied Lowrise multifamily zones, creating potential for use, density and scale impacts, resulting in moderate and some significant land use impacts. These areas are at the periphery of the commercial core extending to the village boundary. In areas including

blocks north of Ravenna Park and blocks north of Roosevelt High School, zoning changes to Lowrise 1 and 2 zones have potential for significant land use impact due to the existing condition of consistent, established architectural and urban form character. One area of existing single family zoning in the vicinity of the large Calvary Baptist church structure would be changed to Lowrise 3 creating potential for significant impact, although the impact of this specific change is moderated by the presence of the existing church structure and other recent development in the immediate area.

The urban village boundary would be expanded east of 15th Ave NE, where several blocks of existing single family zoning abutting 15th Ave. NE and NE 65th St. would be changed to Lowrise multifamily, creating potential for scale, density and use impacts that result in moderate impact. Currently these areas are predominantly single family and would see impacts to density, with the (M1) areas potentially experiencing intensification of use as well as scale impacts. However, the pattern of existing commercial and multifamily structures fronting NE65th St. to both the east and west of the proposed expansion area mitigate potential use incompatibility at this location. In total, Roosevelt's urban village boundary expansion would be 17 acres, and would have a mix of (M) and (M1) Tiers applied. Proposed RSL areas extend several additional blocks further compared to Alternative 2, and would provide transition to single family zoned areas outside of the village.

**Wallingford.** All areas of existing single family zoning within the urban village would be changed to varied Lowrise multifamily zones, creating potential for use, density and scale impacts, resulting in moderate and some significant impacts. Changes from Single Family to the LR2 and LR3 zone would occur at transitions behind existing neighborhood commercial zones. The area between Stone Way North and Aurora Ave North would have a high concentration of such changes. While this area is already characterized by a mix of small multifamily, and single family structures, the proposal would create potential for focused significant land use impacts here. Lowrise 2 and Lowrise 3 zoning would be located along the frontages of Midvale Ave. N., which has a narrow right of way, which could increase the severity of a major land use change due to complications for vehicle circulation to markedly larger scale buildings. Lowrise 2 zoning is proposed for the frontages of Woodland Park Ave. N., which has a much wider right of way, which could better accommodate increased circulation demands associated with greater density. A triangular area bounded at the northwest by Green Lake Way would be changed from single family zoning to Lowrise 3 creating significant land use impacts, although the potential for impact is mitigated

to some degree by close proximity to mixed commercial uses. Transitions would be reduced at all edges of the urban villages as Lowrise 1, 2, and 3 zones would be located across street right of ways from adjacent single family zoned lands.

**Ballard.** In the urban village boundary expansion at the east edge of the village, existing single family zoned areas would change to Neighborhood Commercial and multifamily along NW Market St and adjacent blocks, creating potential use and density impacts, that would result in moderate impact. The expansion is larger in Alternative 3 and includes more Lowrise multifamily instead of RSL, resulting in moderate land use impact in a larger area of existing single family zoning. Ballard's expansion area under Alternative 3 would be 48 acres in size and would result in a variety of impacts as a result of the application of all three MHA Tiers. The greatest impacts would be concentrated along NW Market St. However, high intensity mixed used along Market St. to the west, and other multifamily uses along Market St. to the east, would mitigate use and scale impacts in the location. Heights would be allowed to increase between 5 and 30 feet in the expansion area. Existing Lowrise zoned lands along NW 60th St. and the vicinity would be increased to a higher density Lowrise zone creating moderate land use impact.

**Madison–Miller.** All existing single family zoning in the urban village near the community center would change to multifamily, creating potential for use, scale, and density impacts, resulting in moderate and some significant land use impacts. The extent of the change to multifamily is greater than in Alternative 2. An existing condition of consistent, established architectural and urban form character present in blocks along 18th, 19th, and 22nd Ave. E, heighten the potential for significant land use impact. The area between E. John St. and E. Thomas St., and 21st and 23rd Ave. E. would be changed from Single Family zoning to Lowrise 3 creating significant impact. Additionally, multifamily zoning would replace the city's only existing area of RSL zoning.

**Eastlake.** The zoning of several blocks west of Interstate 5 would change from Lowrise 3 to Midrise, creating the potential for a scale change impact, resulting in a moderate impact. The severity of this change could be increased due to the potential location of increased residential density in proximity to high amounts of noise and traffic on the nearby I-5 freeway. Height limit increases of up to 15 feet would occur in a majority of the village. The extent of the intensification of use and density impacts would be greater than under Alternative 2. An area of Lowrise 2 zoning east of Yale Ave. would be proposed for Lowrise 3 zoning. Impacts of the

resulting height increase from this change could be heightened due to the topography that slopes down towards Lake Union.

**Admiral.** All blocks of existing single family zoning within the urban village in transition areas between existing neighborhood commercial zones and the edges of the village, would be changed to Lowrise multifamily, creating potential for density, scale, and use impacts, resulting in moderate and some significant impacts. The share of multifamily, rather than RSL, is greater in Alternative 3. One block located to the northwest of the 45th Ave. SW and SW Lander St. intersection, with existing single family zoning that is in a transition area to existing neighborhood commercial and lowrise zoning, would be changed to Lowrise 3 zoning, creating potential for significant impact. However, since the site is not currently in single family residential use, impacts of denser multifamily development there may have less intense land use impacts than other examples of this zoning change. Transitions to single family areas at all edges of the urban village would be reduced, as more Lowrise zoning would be located adjacent to single family zoned areas.

**West Seattle Junction.** All areas of existing single family zoning within the urban village would be changed to varied Lowrise multifamily zones, creating potential for use, density and scale impacts, resulting in moderate and some significant impacts. These areas surround the commercial core extending to the urban village boundary, which would expand south and east to a greater degree than in Alternative 2. Several blocks of existing single family zoning would change to Lowrise multifamily, creating potential for scale, density and use impacts. The 47-acre expansion area in Alternative 3 would include both (M) and (M1) Tier changes and would result in height impacts of zero to 15 feet. A band of single family zoning on the east frontage of 32nd Ave. SW, and a several blocks between SW Edmunds St. and SW Hudson St., would change to Lowrise 3 zoning resulting in significant land use impact. Transitions to single family areas at all edges of the urban village would be reduced, as more Lowrise zoning would be located adjacent to single family zoned areas.

**Crown Hill.** Commercial zones along 15th Ave NW would have height increases, and the depth of the commercial zones would be extended to the east and west of the corridor where existing zoning is single family. Where commercial zones are extended, density, use, and scale impacts could occur, creating significant land use impact. The potential for use impact is notable here, as commercial uses would be allowed to abut streets with existing residential character and use patterns. Additionally, all areas of existing single family zoning in the urban village would be changed to various Lowrise multifamily zones, creating potential for use,

density and scale impacts. The urban village boundary would expand to a full 10-minute walkshed, and most land in the expansion would be RSL, with potential for density impacts only. The Crown Hill expansion area under Alternative 3 would be 84 acres in size and would include density changes in the residential areas. More intense impacts, including significant impacts, would occur along 16th Ave NW. and Mary Ave. NW. There would be few changes to scale in the expansion area, except for the area within one block of 15th Ave NW south of NW 80th St.

### **Urban Villages with High Displacement Risk and High Access to Opportunity**

To avoid catalyzing displacement in areas with high displacement risk and high access to opportunity, this category of urban villages would receive more moderate development capacity increases compared to Alternative 2. Only one urban village in this category would include any tier (M2) rezones, and the remaining villages would primarily implement tier (M) rezones. Changes to land use patterns would resemble those discussed for urban villages with low displacement risk and high access to opportunity. Compared to Alternative 2, urban villages in this group would have a much lower percentage of land in the (M1) and (M2) tiers, where land use impacts are more likely (12 percent compared to 38 percent).

The expansion areas for these urban villages with transit nodes would approximate a walkshed of five minutes or less; the more compact area would result in reduced potential geographic extent of change and potentially fewer conflicts at the boundaries of surrounding residential areas outside of these urban villages.

Specific urban village with potential for land use impact in Alternative 3 are described below. While not every potential land use impact is described in detail, the descriptions focus on significant impacts, or the greatest potential for significant or moderate impact. Columbia City: Several blocks close to the Columbia City light rail station with Single Family zoning would become multifamily zones with potential density, scale, and use impacts, resulting in moderate impact. These changes are more concentrated near the light rail station than in Alternative 2. Blocks fronting S Edmunds St east of the light rail station and several blocks adjacent to existing commercial areas would change to Lowrise with a Residential Commercial (RC) designation allowing for small-scale commercial uses. This creates potential use impacts, but the degree is moderated by the size limitations for commercial spaces in RC zones.

**North Beacon Hill.** Single-family areas at the edges of existing commercial and multifamily zones in the Beacon Ave corridor would

become multifamily, creating potential for use, scale, and density impacts, resulting in moderate impact. The urban village boundary expansion is much smaller than Alternative 2 and would primarily include RSL zoning, with potential for density impacts only. The Alternative 3 expansion area in North Beacon Hill would include 22 acres at the southern end of the village, including areas along Beacon Ave. There would be no impacts to scale in the expansion area apart from up to 15 feet of height increase along Beacon Ave. Transition to single family areas at the edge of the urban village would be provided with the RSL zone in most instances.

**North Rainier.** A few blocks with a mix of existing multifamily and commercial zoning and uses south of the future light rail station would have zoning changes allowing greater intensity of use and scale, resulting in some moderate impacts. Existing single-family areas at the edges of existing commercial and multifamily zones would become lowrise multifamily. The extent of the changes to intensity of use are more limited than in alternative 2 while the changes to scale are comparable. A small urban village boundary expansion of about three half-blocks would be located at the east of the village, and would result in minor impacts, since it would be a RSL zone that provides transition to adjacent single family areas.

**23rd & Union-Jackson.** A few areas of existing single family zoning at the edges of existing commercial and multifamily zones would be changed to Lowrise multifamily, creating potential use, scale, and density impacts, resulting in moderate impacts. However, most existing single family areas in this urban village would become RSL with potential for changes to density only, resulting in minor impacts. An expansion area of 18 acres under Alternative 3 would primarily encompass the area that overlaps with Interstate 90 right of way to the south of the current village boundaries. Developable areas within the expansion area would have scale impacts of up to 30 feet.

### **Urban Villages with Low Access to Opportunity and Low Displacement Risk**

Under Alternative 3, areas with low displacement risk and low access to opportunity would receive moderate development capacity increases through rezones. The urban village boundary expansions would include the full ten-minute watershed expansions from frequent travel nodes, as with Alternative 2. These expansions would result in larger areas in which land use would intensify. In these urban villages, the expansion areas would redevelop with incrementally greater height and density.



Specific areas with potential for land use impacts in Alternative 3 are described below. While not every potential land use impact is described in detail, the descriptions focus on significant impacts, or the greatest potential for significant or moderate impact.

**Morgan Junction.** Tier (M2) rezones would occur in the center of Morgan Junction, where height limit increases in the business district could create a scale impact, and result in significant land use impact. Few existing structure in the business district are more than 2-3 stories tall. Existing single-family areas at the edges of existing commercial and multifamily zones surrounding the neighborhood business district would become Lowrise multifamily, with potential for scale, use, and density impacts, resulting in moderate and some significant land use impacts. The application of multifamily zoning instead of RSL is more widespread in Alternative 3, creating potential for more severe land use impacts. Blocks including a block north of Fauntleroy Way SW, and a block along 44th Ave. SW to the north of SW Holly St. would be changed from single family to Lowrise 3 creating a significant land use impact. Transitions to single family areas at the edges of the village would be reduced in several locations where Lowrise 1 or 2 zones would be located adjacent to single family zoned areas.

**Aurora-Licton Springs.** Areas of existing single-family zoning at the edges of existing commercial and neighborhood commercial zones in the Aurora Ave N corridor would become Lowrise multifamily, with potential for scale, use, and density impacts, resulting in moderate land use impacts. In Alternative 3, Lowrise zones would extend to the urban village boundaries. This would reduce transitions to single family zoned areas outside of the urban village. Existing land with Commercial zoning in the Aurora Ave corridor would be redesignated Neighborhood Commercial to encourage a more pedestrian-friendly environment, a change unlike to cause adverse land use impacts.

### **Overall Impacts to Villages and Expansion Areas**

In Alternative 3 changes in development capacity would be made based on the neighborhood typologies identified in the Growth and Equity Analysis. The villages and expansion areas receiving relatively larger capacity increases, and also experiencing greater land use change, are those urban villages and expansion areas identified as having low displacement risk and high access to opportunity.

Villages with high displacement risk and low access to opportunity would experience relatively less land use impacts than other villages under Alternative 3, and overall fewer land use impacts than under Alternative 2.

## Distribution of Zoned Land Use

Exhibit 3.2–7 shows that, like Alternative 2, zoning in Alternative 3 would shift land use from Single Family to other land uses, as Single Family zones in urban villages are changed to multifamily or commercial zones. Urban villages would have more multifamily-zoned land regardless of the levels of displacement risk and access to opportunity. In Alternative 3, compared to No Action the percentage of land in commercial / mixed use remains about the same or decreases slightly. Decreases in commercial mixed use are explained by urban village expansions where RSL or multifamily zoned lands are added.

For high displacement risk and Low Opportunity areas (Rainier Beach, Othello etc.) Alternative 3 would result in a lower share of multifamily zoned lands than Alternative 2, and a higher percentage of RSL zoned lands.

For low displacement risk and High Opportunity areas (Wallingford, Fremont, Green Lake-Roosevelt etc.) Alternative 3 would result in a significantly larger percentage of multifamily zoned lands (69 percent) than Alternative 2 (41 percent), and the percentage of RSL zoned lands would be relatively small (9 percent).

## Consistency with Policies and Codes

Like Alternative 2, rezones to implement MHA under Alternative 3 would be generally consistent with Comprehensive Plan policies and Seattle Land Use Code requirements. Most areas currently zoned Single Family 5000, Single Family 7200, and Residential Small Lot proposed for rezoning under Alternative 3 are in urban villages and designated as Residential Urban Village or Hub Urban Village on the comprehensive plan Future Land Use Map or are in proposed urban village expansion areas.

Three specific locations outside the Westwood–Highland Park, Ballard, and Roosevelt Urban Villages may not meet all current criteria in the Land Use Code for rezones of single-family land to more intensive zones. Some of these areas are proposed as part of MHA to further immediate affordable housing investment opportunities on sites in public ownership, or ownership by a non-profit affordable housing provider. In the Wedgewood area west of the Roosevelt urban village, the land use change would support a more active pedestrian friendly environment, as articulated by community members as a preference for the area.

## 3.2.3 MITIGATION MEASURES

### INCORPORATED PLAN FEATURES

The Impacts section provides a description of land use impacts, only some of which considered to be significant adverse impacts in the context of Seattle’s urban setting. Adopted regulations and commitments include the implementation of land use policies and zoning patterns that consider the potential for land use incompatibilities and avoid them through use of transitions in intensity, use restrictions, and/or avoiding proximity of certain kinds of zones. These measures are already implemented through the Land Use Code (Title 23) in general, through the adopted MHA framework (SMC 23.58.B and 23.58.C), SEPA rules and policies (Title 25), and Design Review (SMC 23.41)

The Action Alternatives include the following features intended to reduce adverse impacts associated with MHA implementation:

- The production of more low-income housing would allow more people including low-income households to live in areas with high access to opportunity.
- Changes in intensity permitted by MHA rezones are generally minor to moderate in degree. Although some changes to land use would occur in rezoned areas, most would not be considered significant when viewed in the context of existing land use patterns and the city’s planned growth. Anticipated changes are generally consistent with the Seattle 2035 Comprehensive Plan.
- Expanding urban village boundaries near high-frequency transit and increased housing capacity in these areas would allow more households (both low-income households and those living in market-rate housing) to live near areas with good transit service, improving mobility, reducing additional demand for single-occupancy vehicles, and mitigating against the consequences associated with locating low density development (and thus less residents) near opportunities for transit ridership.
- Land use changes that create more gradual transitions between higher- and lower-scale zones, may mitigate land use impacts over the long term as this may achieve less abrupt edges between land uses of different scale and intensity.
- Adoption of MHA would implement the goals and policies of the Comprehensive Plan, specifically Land Use Policies 1.3 and 1.4. The proposal would increase housing development capacity and provide greater access to affordable housing and services. The

action alternatives would also amend development regulations to require transitions between higher intensity and lower intensity zones, specifically through design features, such as upper-story setbacks, increased ground-level setbacks adjacent to residential zones (NC zones), and limits on lot coverage (MR zones). These requirements are further discussed in Section 3.3 Aesthetics.

## REGULATIONS AND COMMITMENTS

- Chapter 23.41 of the Seattle Municipal Code establishes citywide requirements for Design Review. The Design Review process ensures that new development complies with adopted design standards and development regulations and is compatible with surrounding land uses.

## OTHER POSSIBLE MITIGATION MEASURES

The following tools are available if the City wishes to proactively mitigate identified land use impacts in the study area:

- Amend zoning regulations in urban villages to explicitly address transitions to surrounding areas, particularly single-family residential areas adjacent to urban village boundaries. Options include transitional height limits, and particular setbacks that would apply to parcels that are adjacent to urban village boundaries. Design standards, as described in the Mitigation Measures section of Section 3.3 Aesthetics may provide mitigation.
- Implement specific regulations for infill development in urban village expansion areas to address temporary land use incompatibilities that could arise as newer, more intense development occurs alongside existing lower-intensity uses.
- Implement specialized development standards to address (M2) Tier Rezones or other land use changes that would result in a significant change of use or scale. Examples include limiting commercial uses on certain street frontages when changing use from non-commercial to commercial, or increasing setback requirements to match certain established neighborhood context.
- Address potential land use impacts as part of neighborhood-level planning efforts. This could include measures to address transitions and density and it could include planning for and making investments in livability improvements, such as open space or streetscape improvements near areas of land use impact.

- Consider topographical changes, and reduce the proposed degree of land use change, or select a lesser intensive alternative, in specific locations, where topography could exacerbate impacts.
- Consider specific block patterns and access conditions (such as lack of an alley, where mitigation will more likely be needed), and reduce the degree of land use change, or select a lesser intensive alternative, in specific locations with constraints.

### 3.2.4 SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

Under all three alternatives, Seattle would experience housing and job growth, much of it expected to occur in locations in the study area. Generally, these areas will see an increase in building height and development intensity as some areas convert from lower-density residential to higher-density patterns and a more urban character. Some of these changes to land use patterns would rise to the level of a significant land use impact, and would be an unavoidable consequence of MHA, which uses the availability of increased development capacity as an incentive to generate needed affordable housing. Such changes are also an expected and common outcome of the continuum of change of urban development form over time as urban population and employment growth occurs. Some localized land use conflicts and compatibility issues in the study area are likely to arise as growth occurs; adopted regulations and procedures would mitigate the impact of changes.



« intentionally blank »