

Wallingford Residential Urban Village

DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

HALA.Consider.it Interactive web map seattle.gov/HALA October 19, 2016

proposed zoning

white labels identify changes:

existing zone | draft MHA zone

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

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

MHA requirements

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

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

zone categories

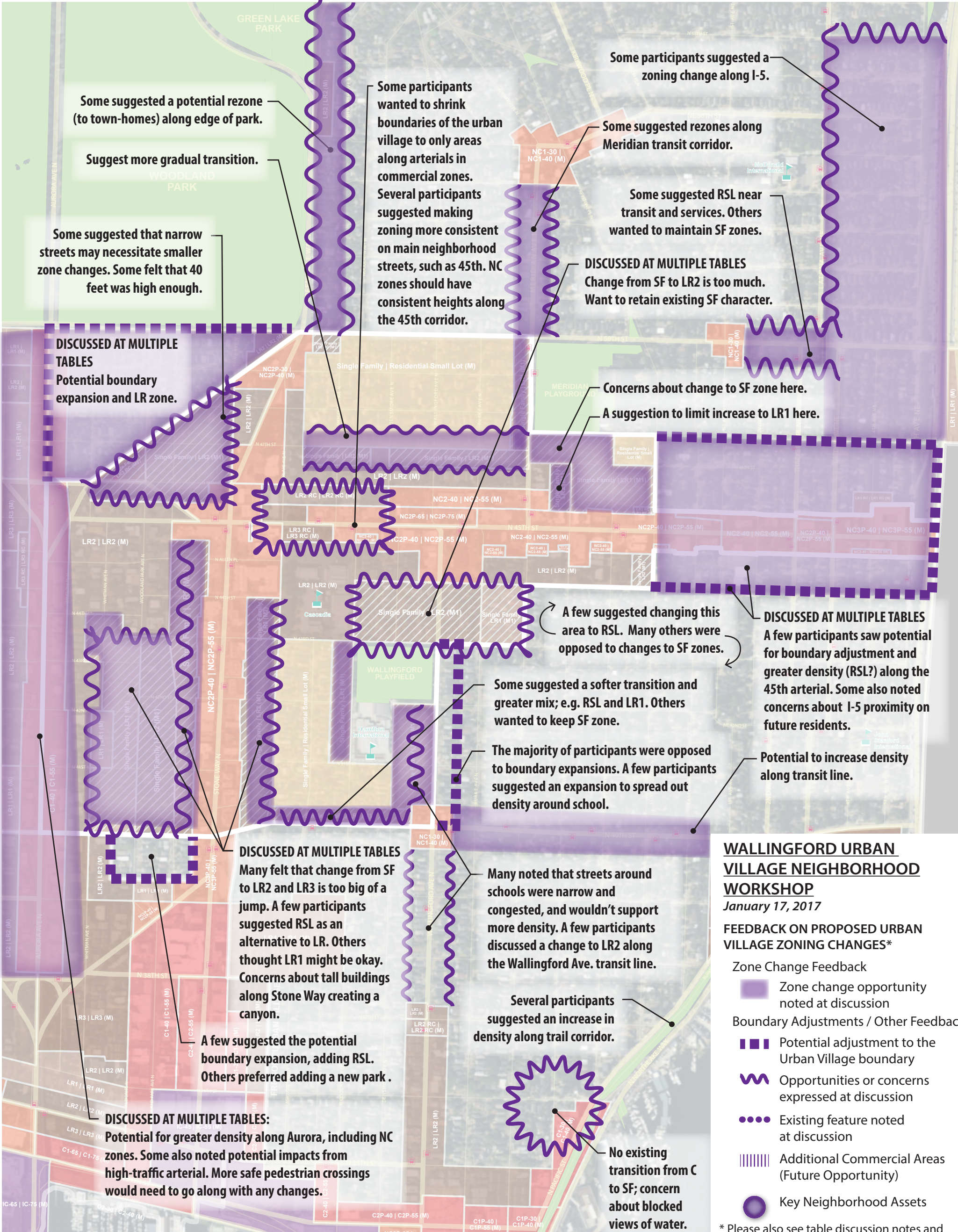
follow the links below to see examples of how buildings could look under MHA

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

urban villages

areas designated for growth in our Comprehensive Plan

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



WALLINGFORD URBAN VILLAGE NEIGHBORHOOD WORKSHOP

January 17, 2017

FEEDBACK ON PROPOSED URBAN VILLAGE ZONING CHANGES*

Zone Change Feedback

- Zone change opportunity noted at discussion

Boundary Adjustments / Other Feedback

- Potential adjustment to the Urban Village boundary
- Opportunities or concerns expressed at discussion
- Existing feature noted at discussion
- Additional Commercial Areas (Future Opportunity)
- Key Neighborhood Assets

* Please also see table discussion notes and summaries.