## Wallingford Residential Urban Village

would need to go along with any changes.

**DRAFT ZONING CHANGES** to implement Mandatory Housing Affordability (MHA) urban villages Open space boundary Public school Proposed Light rail Bus stop 10-minute walkshed Some participants suggested azoning change along I-5. Some suggested rezones along Meridian transit corridor. Some suggested RSL near transit and services. Others wanted to maintain SF zones. Concerns about change to SF zone here. A suggestion to limit increase to LR1 here. **DISCUSSED AT MULTIPLE TABLES** A few participants saw potential for boundary adjustment and greater density (RSL?) along the 45th arterial. Some also noted concerns about 1-5 proximity on future residents. Potential to increase density along transit line. **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

to SF; concern

about blocked views of water. Key Neighborhood Assets

\* Please also see table discussion notes and

summaries.

proposed zoning MHA requirements zone categories vary based on scale of zoning change (residential proposal shown) to see examples of how buildings could look under MHA Midrise (MR) Neighborhood Commercial (NC) Residential Small Lot (RSL) ages, townhouses, duplexes/triplexes lar in scale to single family zones 6% of homes must be affordable or a payment of \$13.25 per sq. ft Solid areas have a typical increase in zoning (usually one story) Highrise (HR) Commercial (C) 9% of homes must be affordable or a payment of \$20.00 per sq. ft whouses, or apartments Lowrise 1 (LR1) max height 30 ft. Hatched areas have a larger increase in zoning or a change in zone type Industrial Commercial (IC) Seattle Mixed (SM) Lowrise 2 (LR2) max height 40 ft Lowrise 3 (LR3) max height 50 fl Some participants Some suggested a potential rezone wanted to shrink (to town-homes) along edge of park. boundaries of the urban village to only areas along arterials in Suggest more gradual transition. commercial zones. Several participants suggested making zoning more consistent Some suggested that narrow on main neighborhood streets may necessitate smaller **DISCUSSED AT MULTIPLE TABLES** streets, such as 45th. NC zone changes. Some felt that 40 Change from SF to LR2 is too much. zones should have feet was high enough. Want to retain existing SF character. consistent heights along the 45th corridor. **DISCUSSED AT MULTIPLE TABLES Potential boundary** expansion and LR zone. A few suggested changing this area to RSL. Many others were opposed to changes to SF zones. Some suggested a softer transition and greater mix; e.g. RSL and LR1. Others wanted to keep SF zone. The majority of participants were opposed to boundary expansions. A few participants suggested an expansion to spread out density around school. DISCUSSED AT MULTIPLE TABLES Many felt that change from SF Many noted that streets around to LR2 and LR3 is too big of a schools were narrow and jump. A few participants congested, and wouldn't support suggested RSL as an more density. A few participants alternative to LR. Others discussed a change to LR2 along thought LR1 might be okay. the Wallingford Ave. transit line. Concerns about tall buildings along Stone Way creating a **Several participants** canyon. suggested an increase in density along trail corridor. A few suggested the potential boundary expansion, adding RSL. Others preferred adding a new park. expressed at discussion **DISCUSSED AT MULTIPLE TABLES:** Existing feature noted at discussion Potential for greater density along Aurora, including NC No existing zones. Some also noted potential impacts from Additional Commercial Areas transition from C high-traffic arterial. More safe pedestrian crossings (Future Opportunity)