Admiral Residential Urban Village

DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

		HALA.Consider.it Interactive w	eb map seattle.gov/HALA October 19, 2016
proposed zoning MHA requirements white labels identify changes: vary based on scale of zoning change	zone categories follow the links below to see examples of how buildings could look under	МНА	urban villages areas designated for growth in our Comprehensive Plan
existing zone draft MHA zone (residential proposal shown) (M) ^{6%} of homes must be affordable or a payment of \$13.25 per sq. ft	Residential Small Lot (RSL) cottages, townhouses, duplexes/triplexes similar in scale to single family zones Midrise (MR) apartments with 7-8 stories	Neighborhood Commercial (NC) mixed-use buildings with 4-9 stories	Existing Deen space
Solid areas have a typical increase in zoning (usually one story) 9% of homes must be affordable or a payment of \$20.00 per sq. ft	Lowrise (LR) townhouses, rowhouses, or apartments of 240-300 ft.	Commercial (C) auto-oriented commercial buildings	Proposed Public school boundary
Hatched areas have a larger increase in zoning or a change in zone type. (M2) ^{10%} of homes must be affordable or a payment of \$22.25 per sq. ft	Lowrise 1 (LR1) max height 30 ft. Lowrise 2 (LR2) max height 40 ft. Lowrise 3 (LR3) max height 50 ft.	Industrial Commercial (IC) MHA applies only to commercial uses	Seattle 2035 10-minute walkshed
Sente and	SACHUSETTS ST	though there is som height increase. Crosswalks and thro connections across needed, due to long sidewalks are needed	ifornia makes sense, ne concern about the ough-block California Ave are b blocks. Also, better ed in this area.
Swipping feels Swipping feels		Need better transiti LR3/SF edges Some felt 55' is an aj here. Others wanted preserve small busin	ppropriate height I to keep NC-40 and
Structures in in in in in its in the internet internet in the internet internet in the internet interne		LR21	ffic bottleneck concerns.
Higher density Zone LR3 to take advantage of school play ground	(i) Earlier	RSI Paravore red And cou	ne wanted to Rezone this to if California height limit is uced, but others disagreed. other table thought LR2 ild work here.
Consider stepping down the heights of buildings next to the playground.		ELD SWIPSTST	CUSSED AT MULTIPLE TABLES: band UV boundary here
No parking zone for school bus access is needed.	to I voza-seg (w)	bec	acerns that California is coming a cavern, even under sting zoning. Some requested ver heights.

Some thought that the UV – boundary could be expanded here, to provide more transition.

> Concerns about how to buffer adjacent neighborhoods from redevelopment along CA.

Some felt this is too big a jump in scale. Lower to LR1 or RSL. ADMIRAL URBAN VILLAGE NEIGHBORHOOD WORKSHOP February 11, 2017

FEEDBACK ON PROPOSED URBAN VILLAGE ZONING CHANGES*

Zone Change Feedback

Zone change opportunity noted at discussion

Boundary Adjustments / Other Feedback

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



Key Neighborhood Assets

* Please also see table discussion notes and summaries.