Admiral

1,200 Feet

300

0

600

DRAFT ZONING CHANGES

to implement Mandatory Housing Affordability (MHA) Residential Urban Village Interactive web map seattle.gov/HALA October 19, 2016 HALA.Consider.it proposed zoning white labels identify changes: MHA requirements zone categories urban villages vary based on scale of zoning change (residential proposal shown) follow the links below to see examples of how buildings could look under MHA areas designated for growth in our Comprehensive Plan Neighborhood Commercial (NC) mixed-use buildings with 4-9 stories Residential Small Lot (RSL) cottages, townhouses, duplexes/triplexe similar in scale to single family zones Midrise (MR) apartments with 7-8 sto Existing Open space existing zone | draft MHA zone (M) 6% of homes must be affordable or a payment of \$13.25 per sq. ft Public school Solid areas have a typical increase in zoning (usually one story) Highrise (HR) apartments with heights of 240-300 ft. Commercial (C) Proposed Lowrise (LR) (M1) 9% of homes must be affordable or a payment of \$20.00 per sq. ft boundary townhouses, rowhouses, or apartments Light rail Lowrise 1 (LR1) max height 30 ft. Hatched areas have a Seattle Mixed (SM) buildings with a mix of offices, retail, and homes Seattle 2035 10-minute walkshed Industrial Commercial (IC) (M2) 10% of homes must be affordable or a payment of \$22.25 per sq. ft Lowrise 2 (LR2) max height 40 ft. larger increase in zoning or a change in zone type Bus stop Lowrise 3 (LR3) max height 50 ft. Principle 1b: Encourage small-scale, family-friendly housing options like cottages, triplexes, and rowhouses. Principle 3b: Consider Lowrise (LR) zones to help transition between commercial and single-family areas. SW ADMIRAL WAY Principle 5a: Allow more housing options near neighborhood assets like parks and schools.

Admiral Residential Urban Village

DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

Mandatory Housing Affordability (MHA) is a new program that will create affordable housing and expand housing options as our city grows. This map shows proposed areas where new development would either include affordable homes or pay into a City fund for creating and preserving affordable housing throughout Seattle. To put MHA into effect, we must make zoning changes that allow taller or larger buildings and increase housing choices. A set of community-generated MHA Principles guided the draft zoning changes.

Mandatory Housing Affordability requirements MHA will vary based on the scale of zoning changes and location in the city. This map shows suggested areas of change. In some areas, zoning would not change and new development would not contribute to affordable housing.

no affordable housing contribution

6% of homes must be affordable or pay approximately \$13 per square foot

9% of homes must be affordable or pay approximately \$20 per square foot

Existing

Proposed

boundary

Public school

Open space

Light rail



urban villages areas designated for growth in our Comprehensive Plan

