

# Bitter Lake Hub Urban Village

## DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

HALA.Consider.it Interactive web map [seattle.gov/HALA](http://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) 5% of homes must be affordable or a payment of \$7.00 per sq. ft

(M1) 8% of homes must be affordable or a payment of \$11.25 per sq. ft

(M2) 9% of homes must be affordable or a payment of \$12.50 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

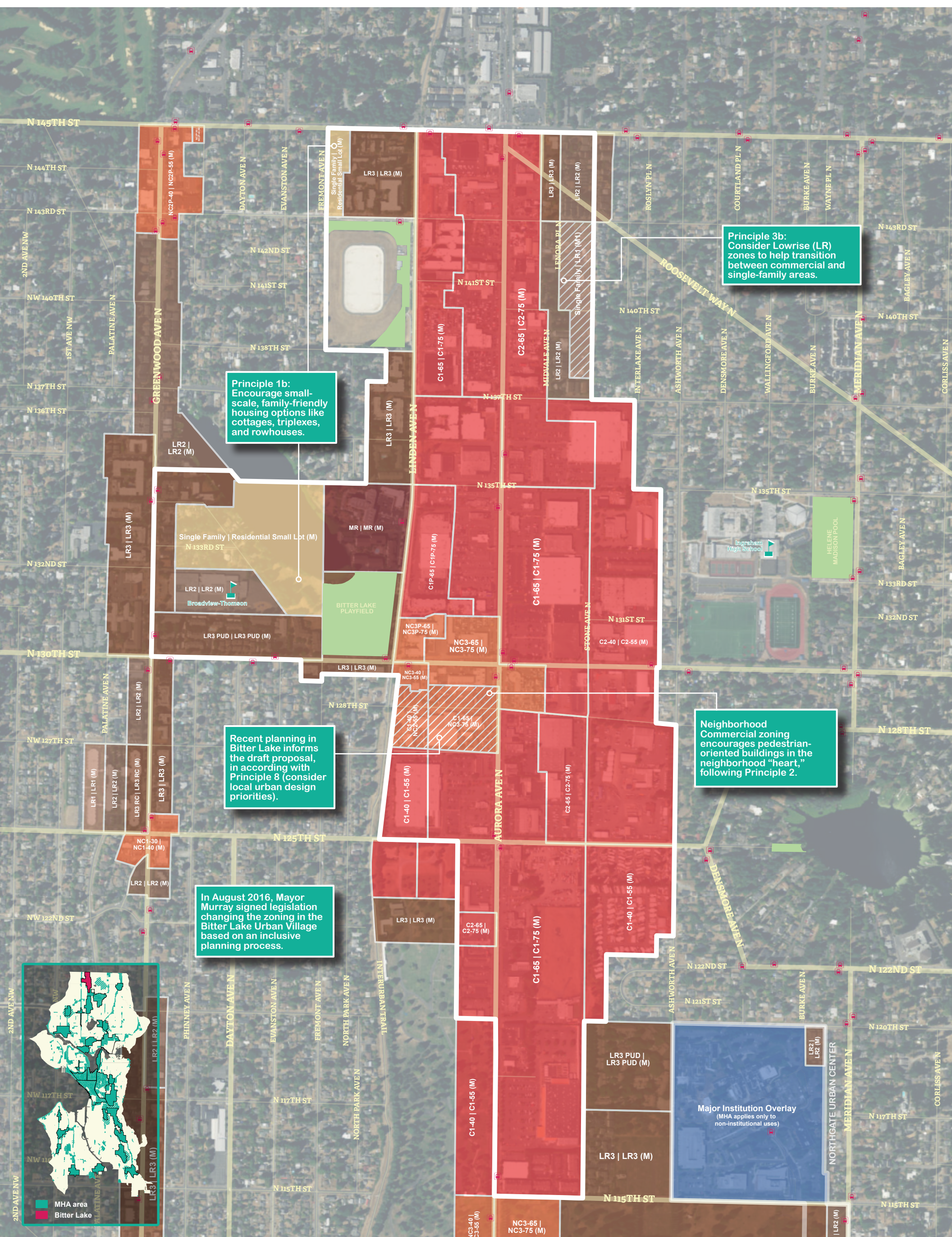
Seattle 2035 10-minute walkshed

Open space

Public school

Light rail

Bus stop



**Principle 1b:** Encourage small-scale, family-friendly housing options like cottages, triplexes, and rowhouses.

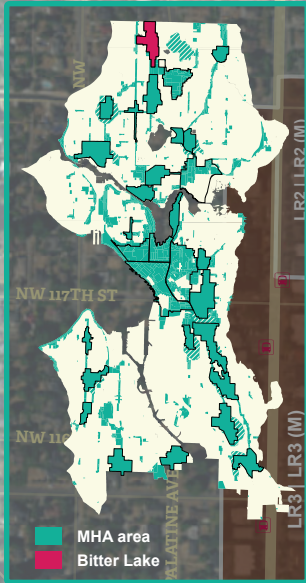
Recent planning in Bitter Lake informs the draft proposal, in according with Principle 8 (consider local urban design priorities).

In August 2016, Mayor Murray signed legislation changing the zoning in the Bitter Lake Urban Village based on an inclusive planning process.

**Principle 3b:** Consider Lowrise (LR) zones to help transition between commercial and single-family areas.

Neighborhood Commercial zoning encourages pedestrian-oriented buildings in the neighborhood "heart," following Principle 2.

**Major Institution Overlay**  
(MHA applies only to non-institutional uses)



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This is a *simplified* version of the draft MHA zoning changes released in October 2016. For the detailed draft zoning map, visit [HALA.Consider.it](http://HALA.Consider.it) or explore our [interactive web map](#).

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

- 5% of homes must be affordable or pay approximately \$7 per square foot
- 8% of homes must be affordable or pay approximately \$11 per square foot
- 9% of homes must be affordable or pay approximately \$12 per square foot

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areas designated for growth in our Comprehensive Plan

- Existing boundary
- Proposed boundary
- 10-minute walkshed
- Open space
- Public school
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- Bus stop

