

West Seattle Junction Hub 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

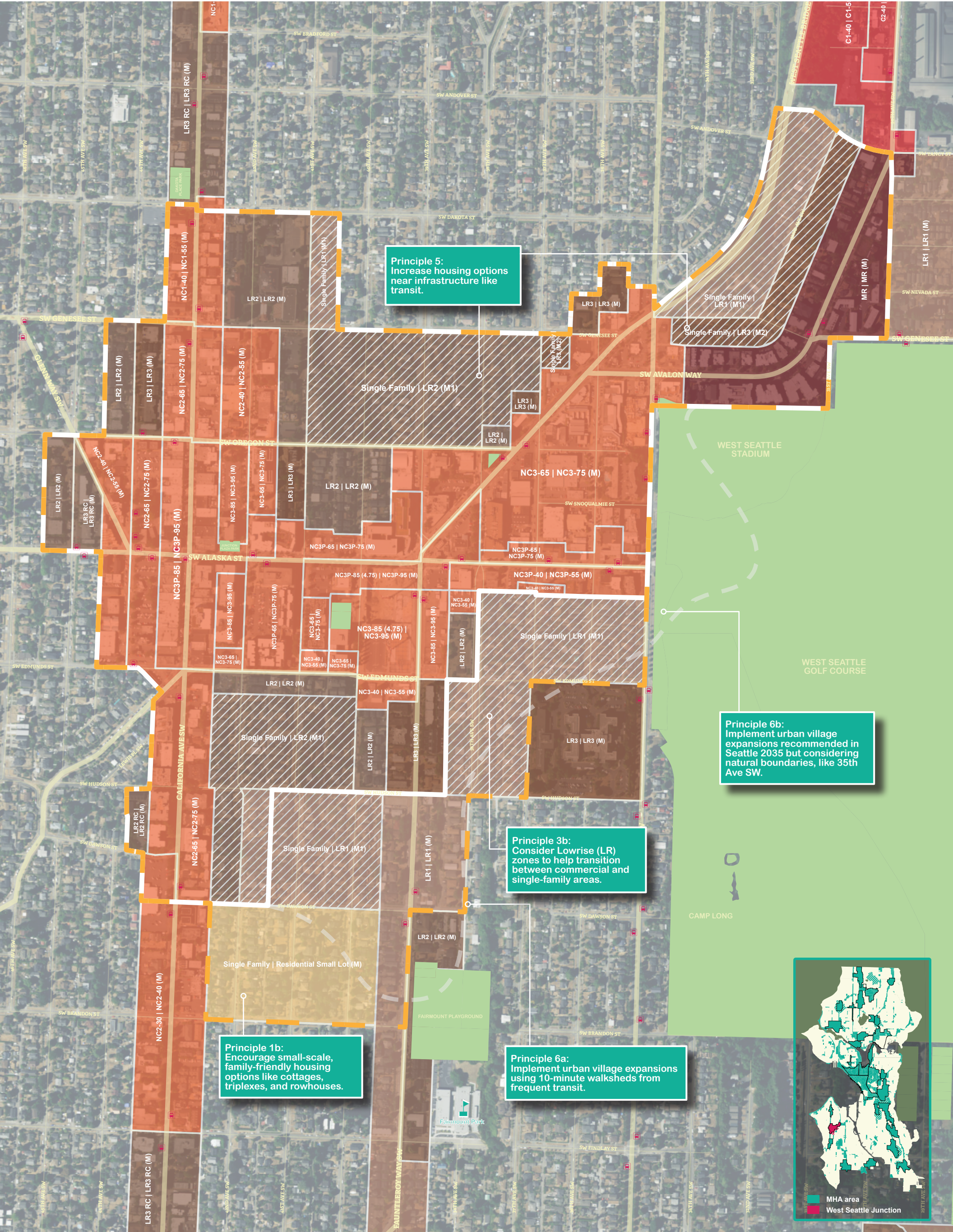
follow the links below to see examples of how buildings could look under MHA

- 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



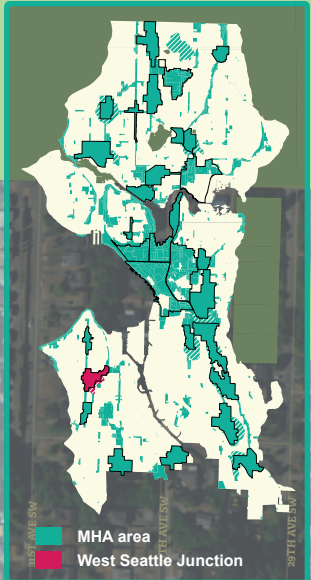
Principle 5:
Increase housing options near infrastructure like transit.

Principle 6b:
Implement urban village expansions recommended in Seattle 2035 but considering natural boundaries, like 35th Ave SW.

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

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

Principle 6a:
Implement urban village expansions using 10-minute walksheds from frequent transit.



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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 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

-  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
-  10% of homes must be affordable or pay approximately \$22 per square foot

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