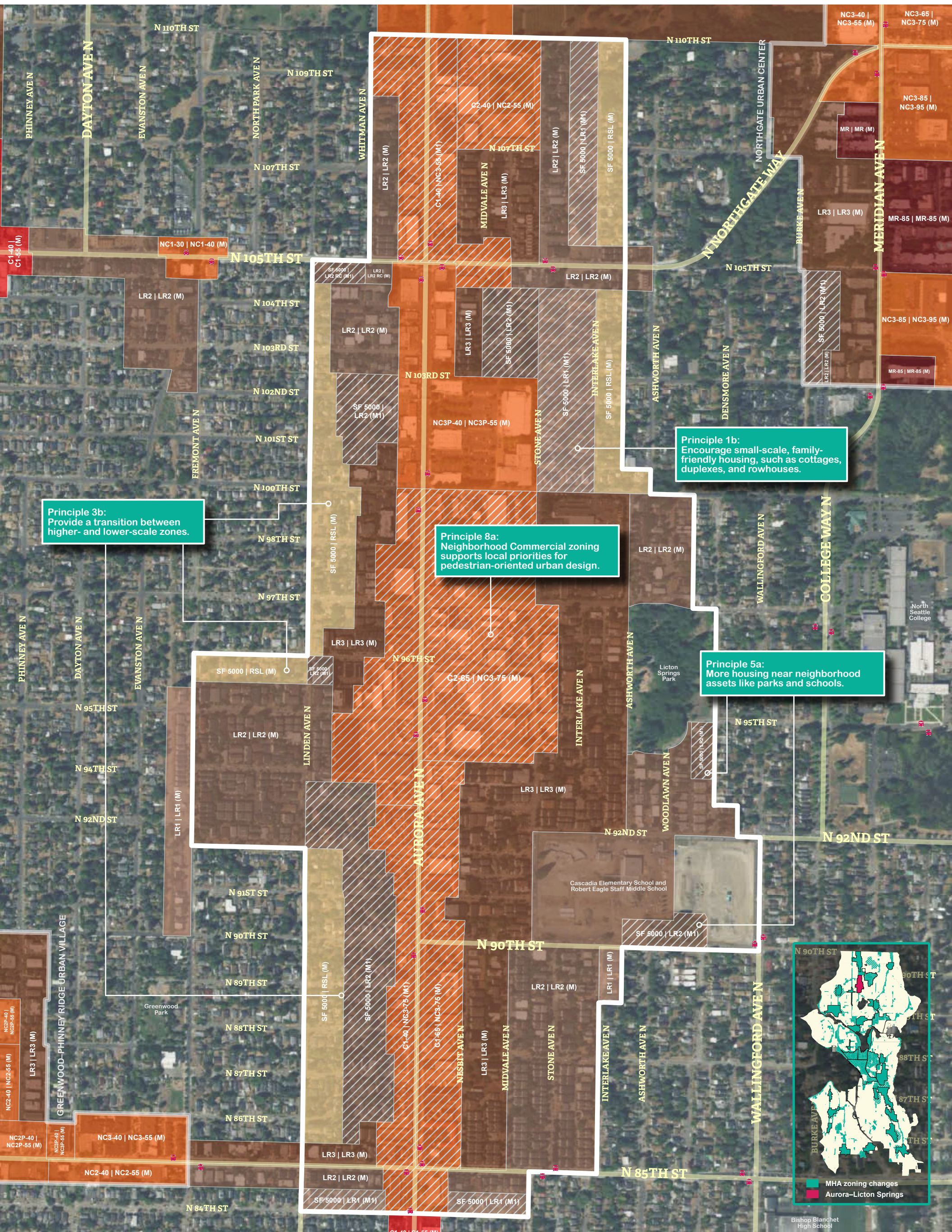


Aurora-Licton Springs Residential Urban Village

DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

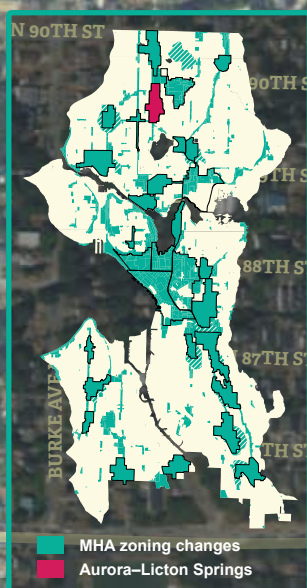


Principle 3b: Provide a transition between higher- and lower-scale zones.

Principle 8a: Neighborhood Commercial zoning supports local priorities for pedestrian-oriented urban design.

Principle 1b: Encourage small-scale, family-friendly housing, such as cottages, duplexes, and rowhouses.

Principle 5a: More housing near neighborhood assets like parks and schools.



zoning changes

- Solid zones have a typical increase in development capacity
- Hatched zones have a larger increase in development capacity or change in zone type.

MHA requirements

- (M)** MHA requirements apply for a typical increase in capacity
- (M1)** Higher MHA requirements apply for a larger increase in capacity
- (M2)** Highest MHA requirements apply for the largest increases in capacity

zone categories

- Residential Small Lot (RSL)
- Multifamily (LR/MR/HR)
- Neighborhood Commercial (NC)
- Commercial (C)

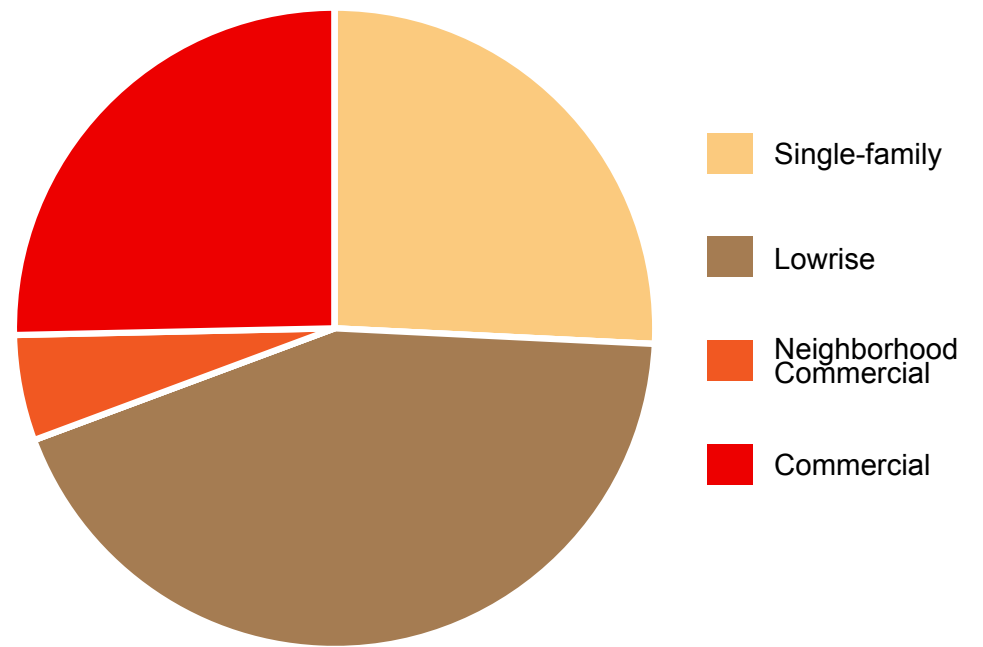
urban villages

- Existing boundary

Key facts

Gross land acres	327
Net land acres (rights-of-way) removed	232
Population (2010)	6,179
Housing units (2015)	3,454
Renter / owner households	63% / 37%
Average household size	2.04
Jobs (2014)	2,218

Existing zoning



Draft zoning changes (acres)

		Current zoning								
		SF 5000	LR1	LR2	LR3	NC-40	C-40	C-65	Total	
Draft MHA zoning proposal	Current zoning →									
	Proposed zoning ↓									
	RSL	30.7								30.7
	LR1	16.6	1.0							17.6
	LR2	26.5		76.4						103.0
	LR3				57.5					57.5
	NC-55					17.6	21.0			38.7
NC-75						10.8	53.7		64.5	
Total	73.8	1.0	76.4	57.5	17.6	31.8	53.7	311.9		

This table shows the quantity of land, zone by zone, where draft zoning changes to implement MHA would occur. A more detailed analysis of how the draft MHA zoning changes could affect development in each urban village will accompany the full citywide draft next month.



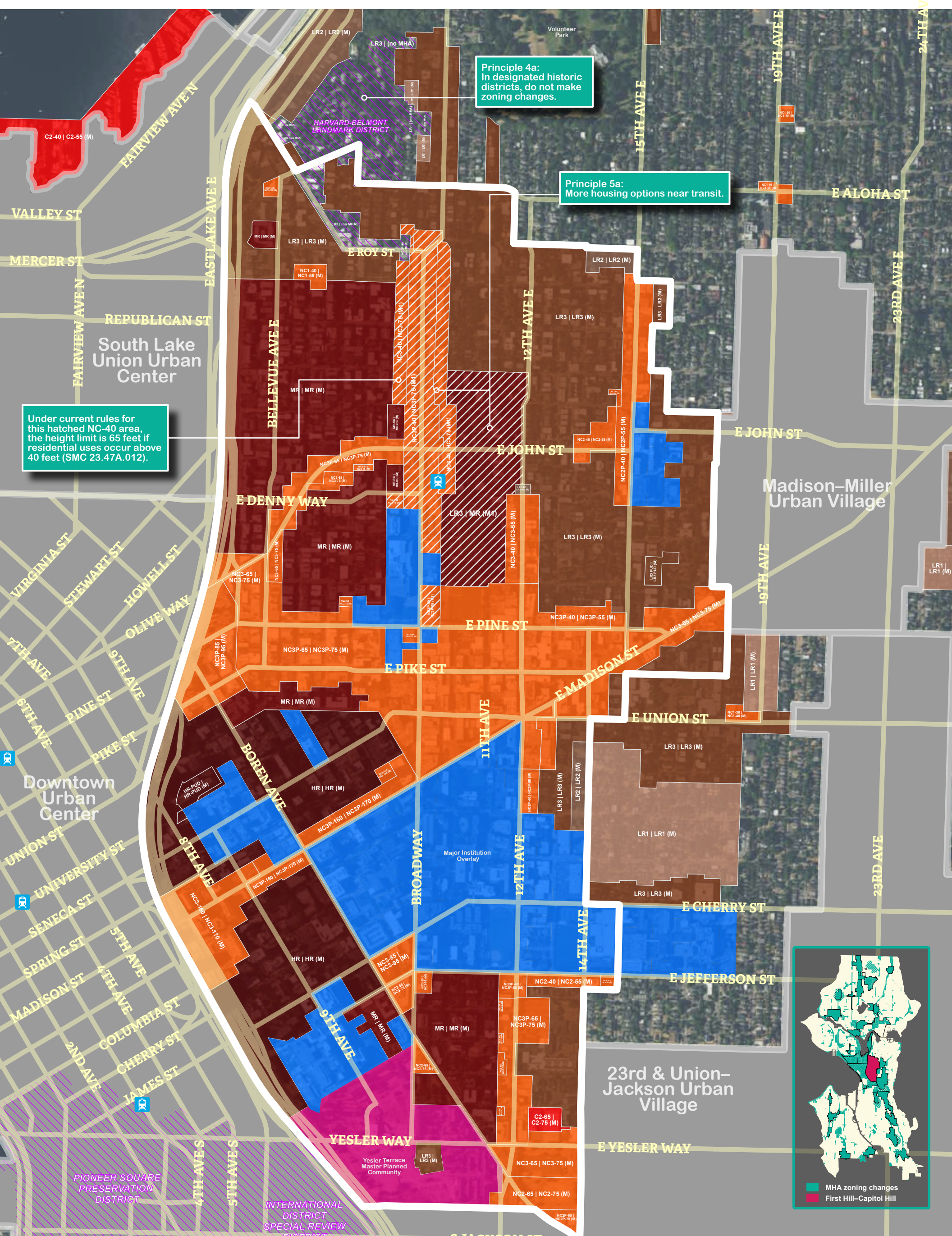
Neighborhood Commercial 75 (NC-75) zoning along Aurora Ave N supports local goals for pedestrian-oriented urban design.



Residential Small Lot (RSL) and Lowrise (LR) zoning can provide a transition between higher- and lower-scale zones.

First Hill–Capitol Hill Urban Center

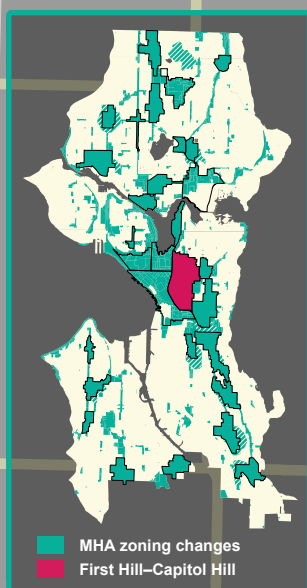
DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)



Under current rules for this hatched NC-40 area, the height limit is 65 feet if residential uses occur above 40 feet (SMC 23.47A.012).

Principle 4a: In designated historic districts, do not make zoning changes.

Principle 5a: More housing options near transit.



zoning changes

- Solid zones have a typical increase in development capacity
- Hatched zones have a larger increase in development capacity or change in zone type.

MHA requirements

- (M)** MHA requirements apply for a typical increase in capacity
- (M1)** Higher MHA requirements apply for a larger increase in capacity
- (M2)** Highest MHA requirements apply for the largest increases in capacity

zone categories

- Residential Small Lot (RSL)
- Multifamily (LR/MR/HR)
- Neighborhood Commercial (NC)
- Commercial (C)

exempt areas

- Historic Preservation District
- Major Institutions (MHA applies only to non-institutional uses)
- Yesler Terrace Master Planned Community

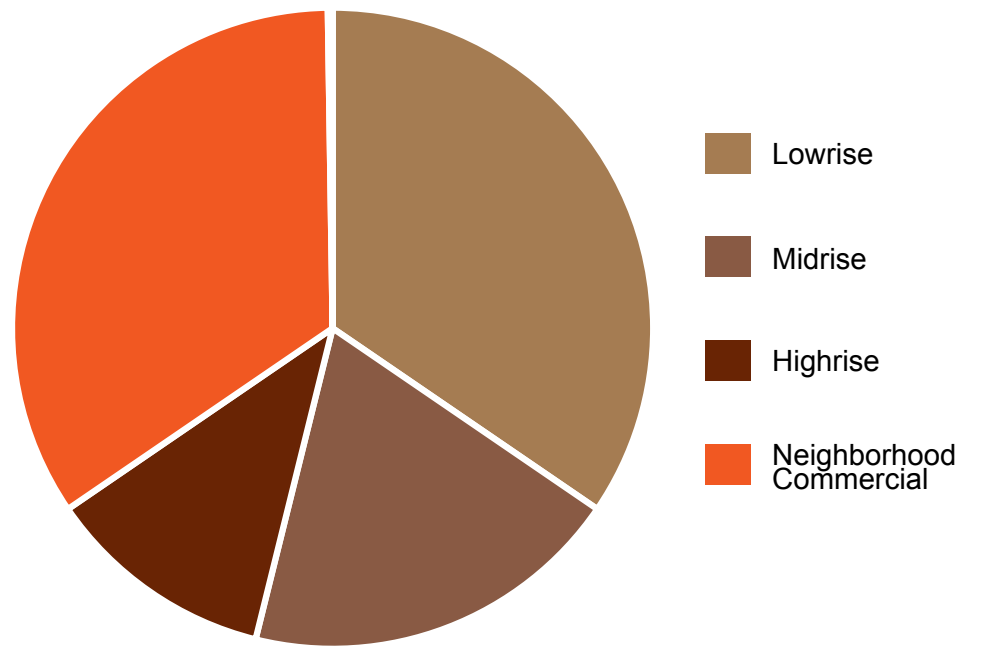
urban villages

- Existing boundary

Key facts

Gross land acres	916
Net land acres (rights-of-way) removed	570
Population (2010)	35,892
Housing units (2015)	29,619
Renter / owner households	82% / 18%
Average household size	1.45
Jobs (2014)	39,047

Existing zoning



Draft zoning changes (acres)

		Current zoning										
		LR2	LR3	MR	HR	NC-30	NC-40	NC-65	NC-85	NC-160	C-65	Total
Draft MHA zoning proposal	Current zoning →											
	Proposed zoning ↓											
	LR2	5.5										5.5
	LR3		194.5									194.5
	MR		30.6	138.6								169.2
	HR				95.1							95.1
	NC-40					0.5						0.5
	NC-55						30.4					30.4
	NC-75						34.2	144.4				178.6
	NC-95								16.6			16.6
	NC-170									23.4		23.4
C-75										1.7	1.7	
Total		5.5	225.1	138.6	95.1	0.5	64.5	144.4	16.6	23.4	1.7	715.5

This table shows the quantity of land, zone by zone, where draft zoning changes to implement MHA would occur. A more detailed analysis of how the draft MHA zoning changes could affect development in each urban village will accompany the full citywide draft next month.



Creating Midrise (MR) zoning within a short walking distance of the light rail station allows more housing choices near rapid transit.

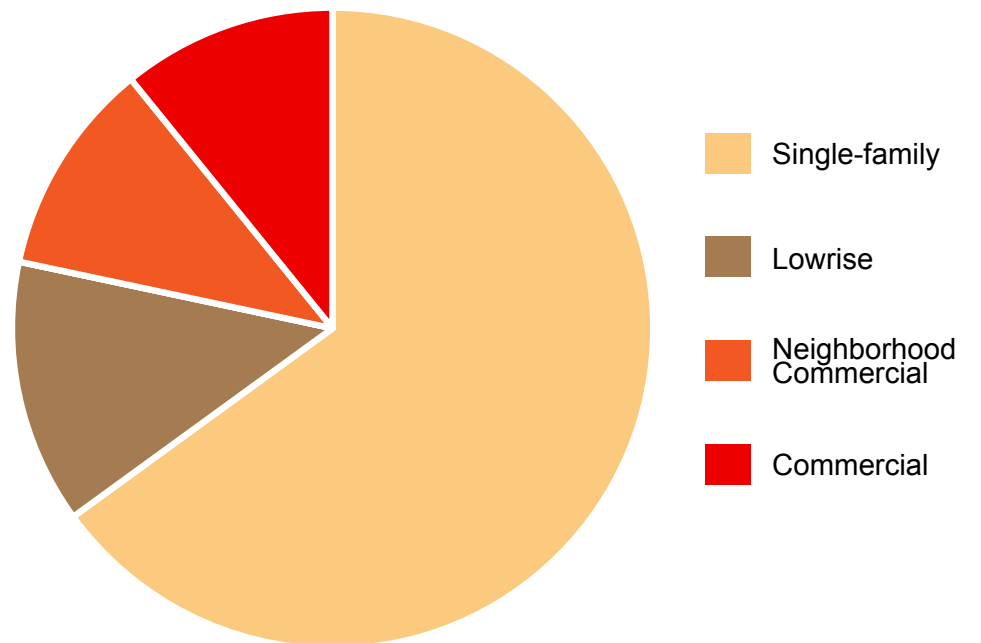


Along Broadway E, the height limit is 65 feet if residential uses occur above 40 feet. The draft proposal shows NC-75 zoning in this area.

Key facts

Gross land acres	173
Net land acres (rights-of-way) removed	123
Population (2010)	2,459
Housing units (2015)	1,307
Renter / owner households	45% / 55%
Average household size	2.13
Jobs (2014)	1,006

Existing zoning



Draft zoning changes (acres)

		Current zoning								
		SF 5000	LR1	LR2	LR3	NC-40	C-30	C-40	Total	
Draft MHA zoning proposal	Current zoning →									
	Proposed zoning ↓									
	RSL	149.1								149.1
	LR1	21.1	3.1							24.2
	LR2	14.7		18.1						32.8
	LR3			3.6	2.8					6.3
	NC-55	4.5		1.2		12.1				17.7
NC-75	4.8			1.1	15.6	0.3	25.0		46.9	
Total	194.2	3.1	22.8	3.9	27.7	0.3	25.0		277.0	

This table shows the quantity of land, zone by zone, where draft zoning changes to implement MHA would occur. A more detailed analysis of how the draft MHA zoning changes could affect development in each urban village will accompany the full citywide draft next month.



Neighborhood Commercial 75 (NC-75) zoning in this area responds to local priorities for a mixed-use “heart” for the neighborhood.



Residential Small Lot (RSL) zoning in the urban village expansion area would allow a range of family-friendly housing options compatible in scale with in existing single-family development.

Othello Residential Urban Village

DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

Principle 8a: Neighborhood Commercial zoning supports pedestrian-oriented, high-quality urban design.

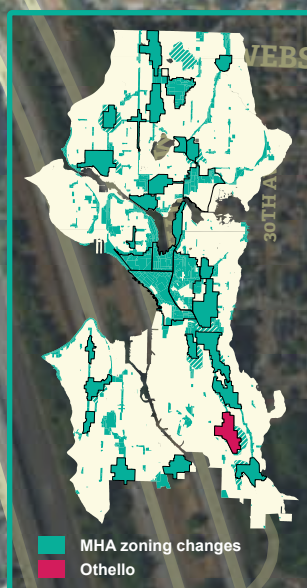
Principle 3b: Consider using lowrise zones to transition between commercial and single-family areas.

Principle 6c: Development in expansion areas should be compatible in scale with existing neighborhood context.

Principle 6b: The urban village expansion reflects a 10-minute walkedshed.

Principle 5a (more housing options near infrastructure like transit) suggests LR1 here rather than RSL.

Principle A.9: Evaluate MHA using a social and racial equity lens. Given the high risk of displacement in Othello, the draft zoning map shows mostly LR1 and RSL in the expansion area.



zoning changes

- Solid zones have a typical increase in development capacity
- Hatched zones have a larger increase in development capacity or change in zone type.

MHA requirements

- (M)** MHA requirements apply for a typical increase in capacity
- (M1)** Higher MHA requirements apply for a larger increase in capacity
- (M2)** Highest MHA requirements apply for the largest increases in capacity

zone categories

- Residential Small Lot (RSL)
- Multifamily (LR/MR/HR)
- Neighborhood Commercial (NC)
- Commercial (C)

urban villages

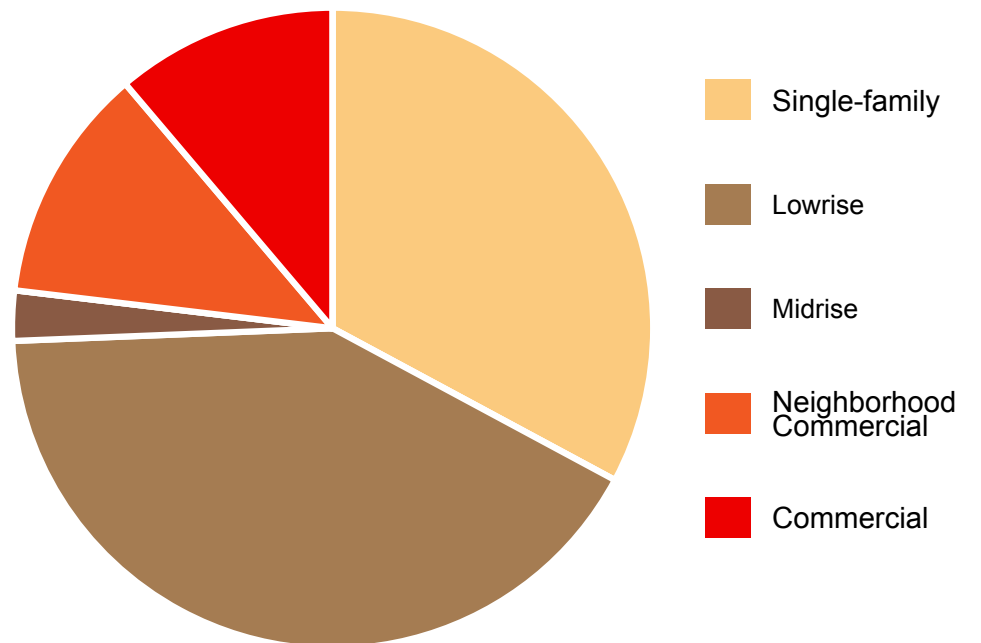
- Existing boundary
- Proposed boundary
- Seattle 2035 10-minute walkedshed



Key facts

Gross land acres	377
Net land acres (rights-of-way) removed	283
Population (2010)	7,267
Housing units (2015)	2,836
Renter / owner households	69% / 31%
Average household size	3.05
Jobs (2014)	1,529

Existing zoning



Draft zoning changes (acres)

		Current zoning									
		SF 5000	LR2	LR3	MR	NC-40	NC-65	NC-85	C-40	C-65	Total
Draft MHA zoning proposal	Current zoning →										
	Proposed zoning ↓										
	RSL	144.4									144.4
	LR1	73.7									73.7
	LR2		42.7								42.7
	LR3	1.0		132.1							133.1
	MR				9.9						9.9
	NC-55					9.1			26.6		35.7
	NC-75						12.2			19.1	31.2
NC-95							28.1			28.1	
Total		219.1	42.7	132.1	9.9	9.1	12.2	28.1	26.6	19.1	498.7

This table shows the quantity of land, zone by zone, where draft zoning changes to implement MHA would occur. A more detailed analysis of how the draft MHA zoning changes could affect development in each urban village will accompany the full citywide draft next month.



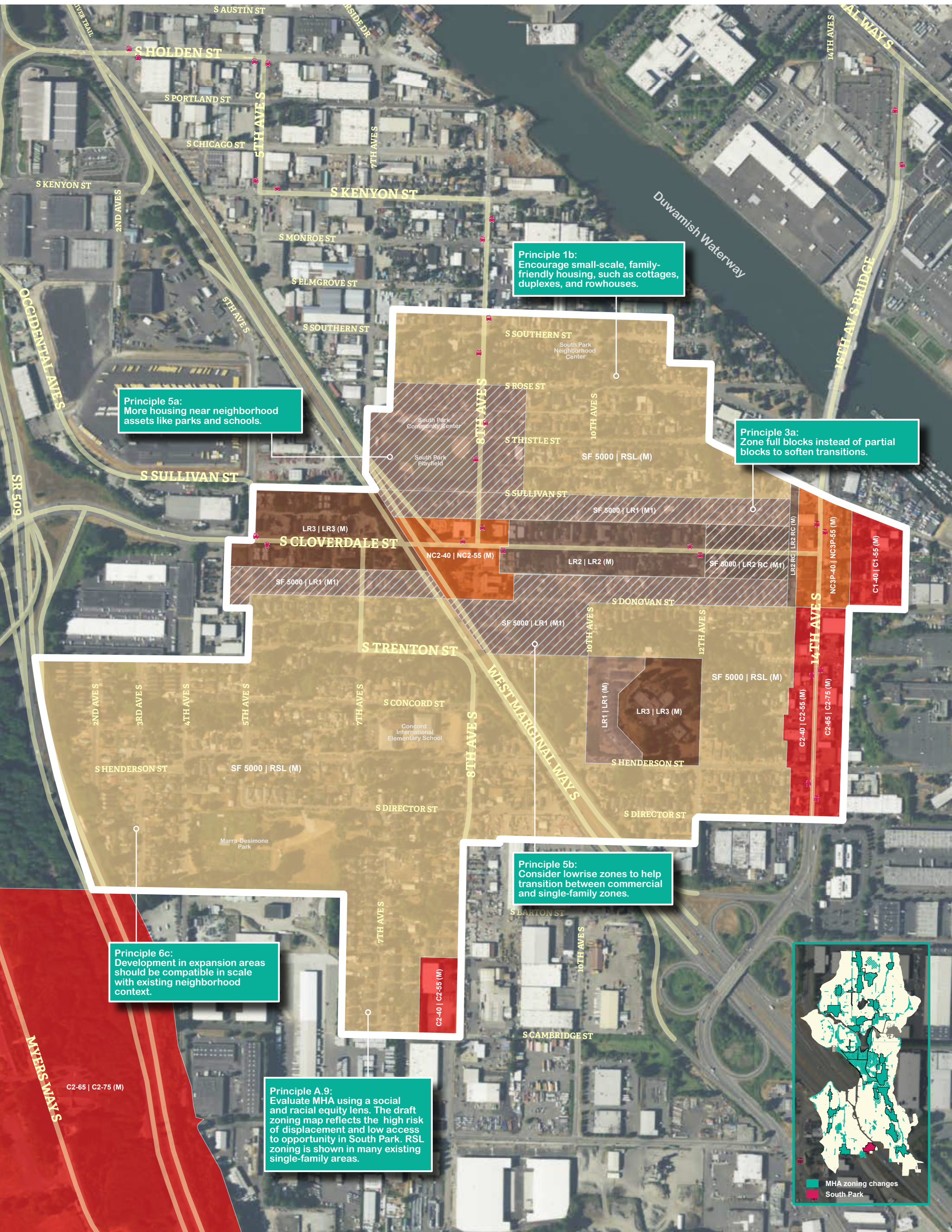
The draft map shows Commercial zones becoming Neighborhood Commercial, which encourages more pedestrian-friendly and less auto-oriented urban design.



Othello has a high risk of displacement. Following Principle A.9, the draft map shows mostly RSL in the urban village expansion area, rather than a more intensive zoning change.

South Park Residential Urban Village

DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)



Principle 5a:
More housing near neighborhood assets like parks and schools.

Principle 1b:
Encourage small-scale, family-friendly housing, such as cottages, duplexes, and rowhouses.

Principle 3a:
Zone full blocks instead of partial blocks to soften transitions.

Principle 5b:
Consider lowrise zones to help transition between commercial and single-family zones.

Principle 6c:
Development in expansion areas should be compatible in scale with existing neighborhood context.

Principle A.9:
Evaluate MHA using a social and racial equity lens. The draft zoning map reflects the high risk of displacement and low access to opportunity in South Park. RSL zoning is shown in many existing single-family areas.

zoning changes

- Solid zones have a typical increase in development capacity
- Hatched zones have a larger increase in development capacity or change in zone type.

MHA requirements

- (M)** MHA requirements apply for a typical increase in capacity
- (M1)** Higher MHA requirements apply for a larger increase in capacity
- (M2)** Highest MHA requirements apply for the largest increases in capacity

zone categories

- Residential Small Lot (RSL)
- Multifamily (LR/MR/HR)
- Neighborhood Commercial (NC)
- Commercial (C)

urban villages

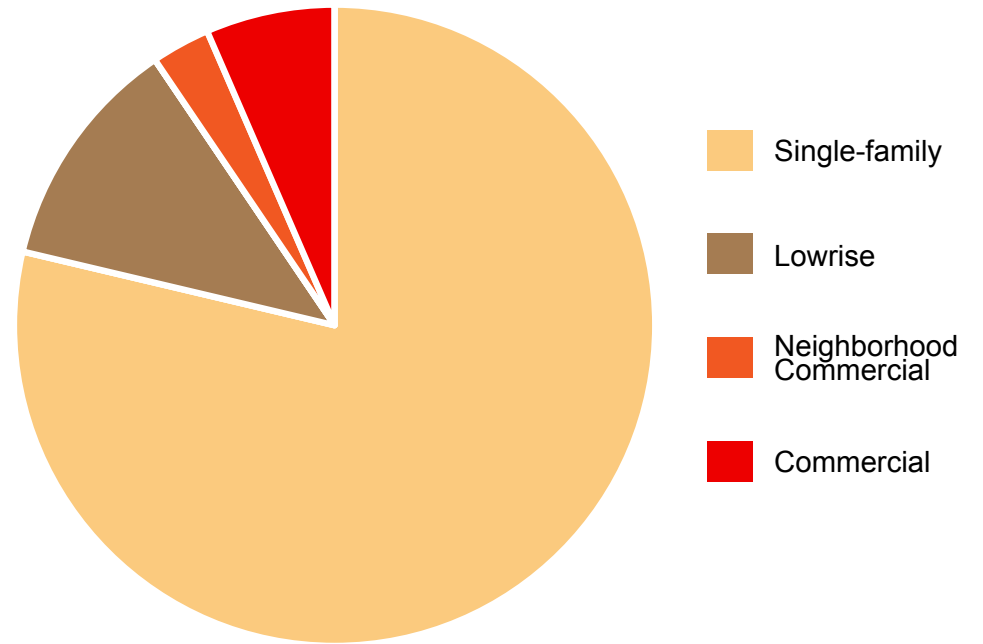
- Existing boundary



Key facts

Gross land acres	263
Net land acres (rights-of-way) removed	184
Population (2010)	3,448
Housing units (2015)	1,292
Renter / owner households	50% / 50%
Average household size	2.93
Jobs (2014)	1,232

Existing zoning



Draft zoning changes (acres)

		Current zoning							
Current zoning →		SF 5000	LR1	LR2	LR3	NC-40	C-40	C-65	Total
Proposed zoning ↓									
Draft MHA zoning proposal	RSL	170.5							170.5
	LR1	36.1	3.5						39.6
	LR2	3.4		9.1					12.5
	LR3				15.5				15.5
	NC-55					10.0			10.0
	C-55						10.3		10.3
	C-75							5.1	5.1
	Total	210.0	3.5	9.1	15.5	10.0	10.3	5.1	263.6

This table shows the quantity of land, zone by zone, where draft zoning changes to implement MHA would occur. A more detailed analysis of how the draft MHA zoning changes could affect development in each urban village will accompany the full citywide draft next month.



Following Principle 5a to create more housing options near parks, the draft map shows Lowrise 1 (LR1) zoning near the South Park Playfield and Community Center.



Principle A.9 directs the City to evaluate MHA with a racial equity lens. Given its high risk of displacement and low access to opportunity, much of South Park is shown with RSL zoning.