

# Westwood-Highland Park Residential Urban Village

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

HALA.Consider.it 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 office, 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

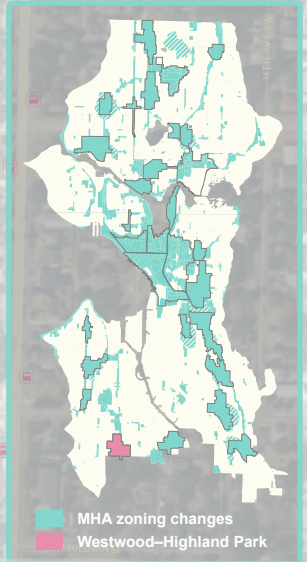
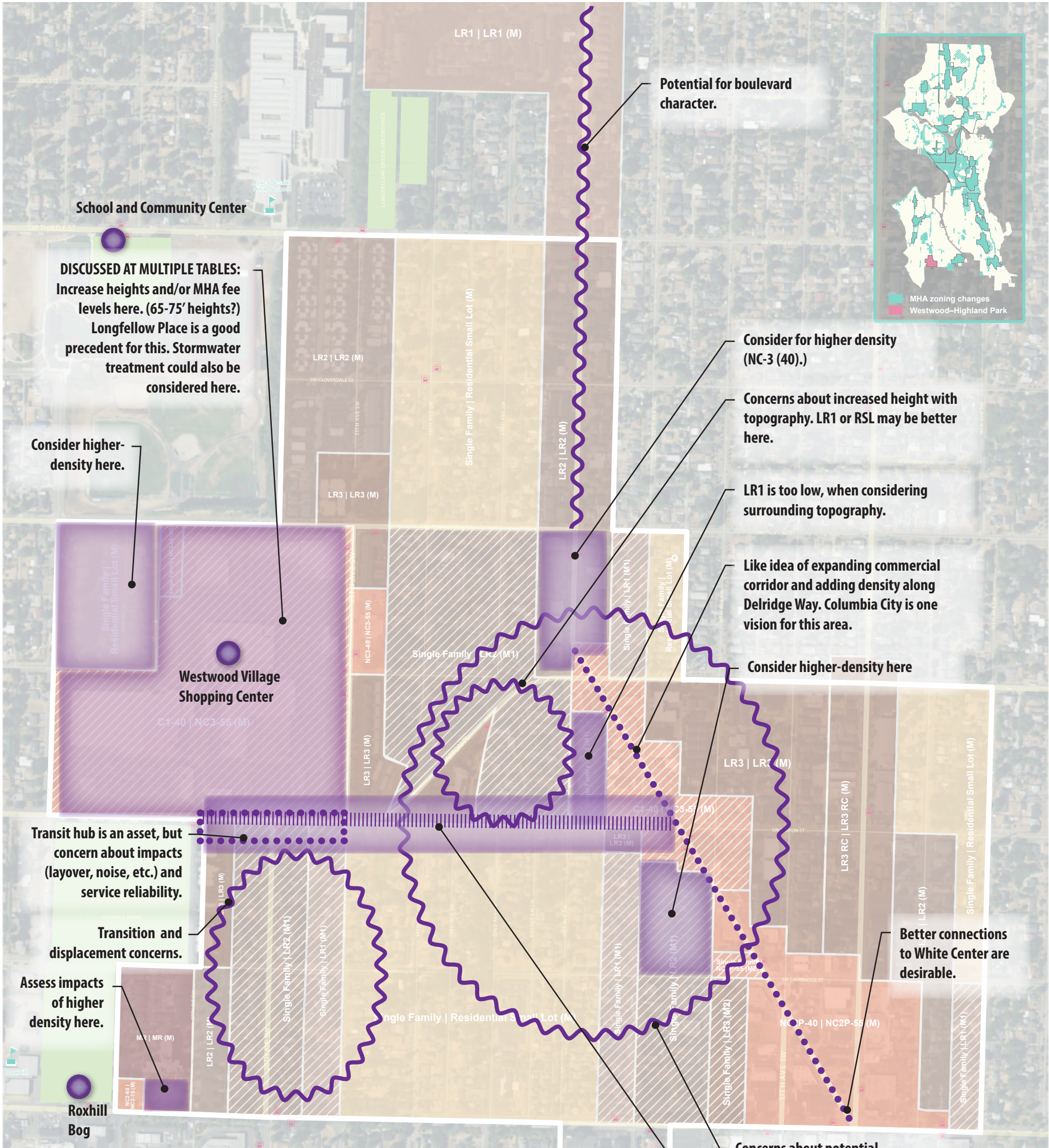
Seattle 2035 10-minute walkshed

Open space

Public school

Light rail

Bus stop



**DISCUSSED AT MULTIPLE TABLES:**  
Increase heights and/or MHA fee levels here. (65-75' heights?) Longfellow Place is a good precedent for this. Stormwater treatment could also be considered here.

Consider higher-density here.

Potential for boulevard character.

Consider for higher density (NC-3 (40).)

Concerns about increased height with topography. LR1 or RSL may be better here.

LR1 is too low, when considering surrounding topography.

Like idea of expanding commercial corridor and adding density along Delridge Way. Columbia City is one vision for this area.

Consider higher-density here

Transit hub is an asset, but concern about impacts (layover, noise, etc.) and service reliability.

Transition and displacement concerns.

Assess impacts of higher density here.

Better connections to White Center are desirable.

Concerns about potential displacement of elderly residents.

Consider mixed-use to activate Barton and address bus and land-use incompatibility. Also, enhance E-W pedestrian corridors.

### 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

Additional Commercial Areas (Future Opportunity)

Opportunities or concerns expressed at discussion

Key Neighborhood Assets

Existing feature noted at discussion