

# Mandatory Housing Affordability Comprehensive Plan Amendments

Seattle Planning Commission | January 23, 2019

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# Resolution 31762

## 2017 Comprehensive Plan Docketing Resolution

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**Section 2. Mandatory Housing Affordability amendments.** The Council requests that the Executive provide recommendations for potential amendments to Comprehensive Plan policies and maps to facilitate the implementation of the Mandatory Housing Affordability Program (MHA) citywide, consistent with Resolution 31612, including amendments to the Growth Strategy, Land Use, Housing, Neighborhood Planning, or other elements or maps in the Plan, as appropriate...

# Proposed Comprehensive Plan Amendments

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1. Expand 10 urban villages to provide more housing options within a 10-minute walk of frequent transit.
2. Change neighborhood plan policies that seek to retain single-family zoning in urban villages

# Urban Village boundaries

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- 23<sup>rd</sup> & Union-Jackson
- Ballard
- Columbia City
- Crown Hill
- North Beacon Hill
- North Rainier
- Othello
- Rainier Beach
- Roosevelt
- West Seattle Junction

**Urban Center**



**Urban Village**



Hub



Residential



Urban Village with High Risk of Displacement and Low Access to Opportunity

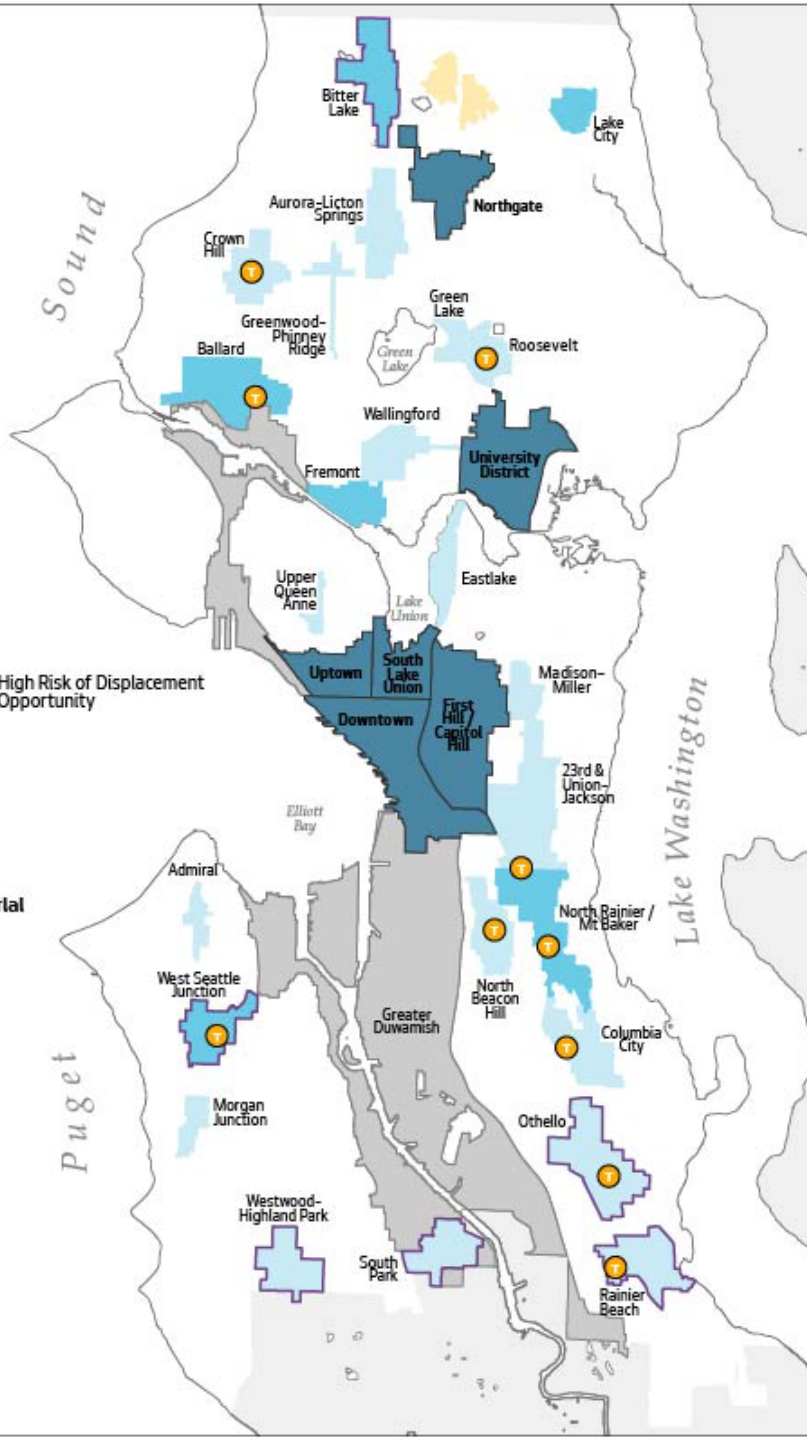
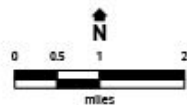
**Very Good Transit**



**Potential Urban Village**



**Manufacturing & Industrial Center**



**Exhibit H-55**  
Proposed  
Zoning, Preferred  
Alternative: North  
Beacon Hill Urban  
Village

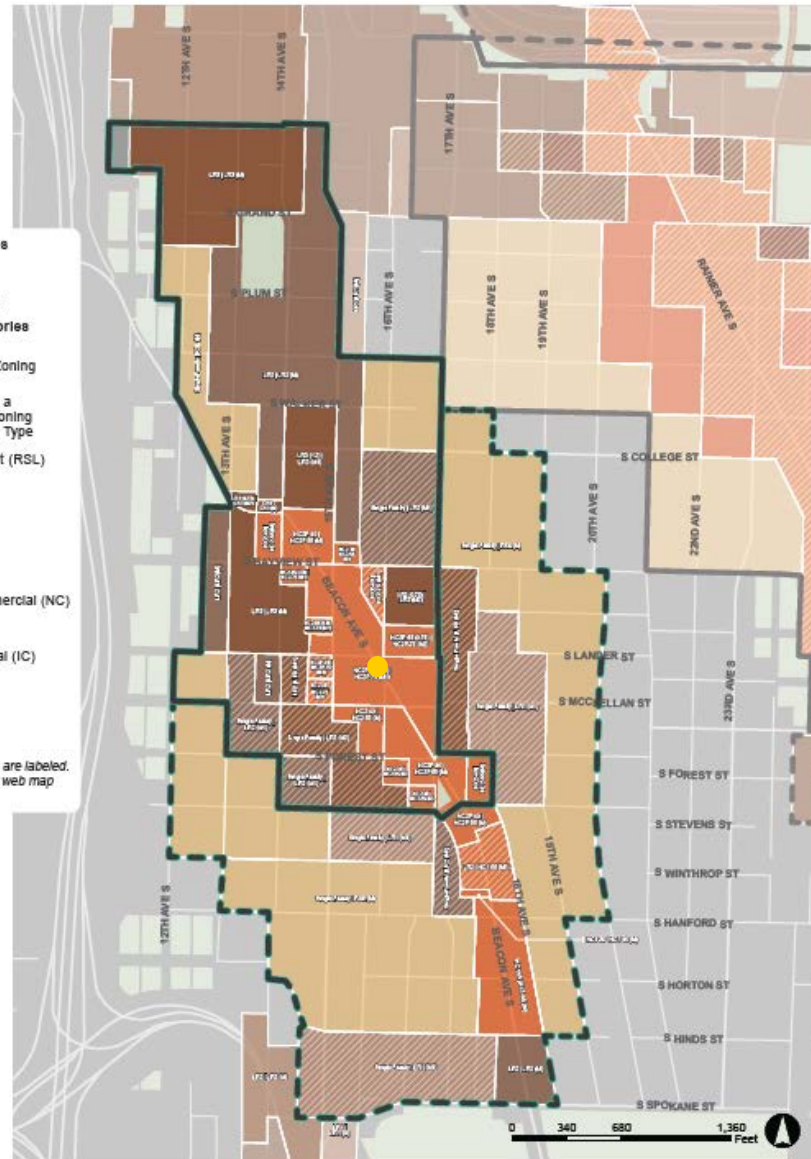
**Urban Village Boundaries**

- Urban Village
- Proposed Expansion

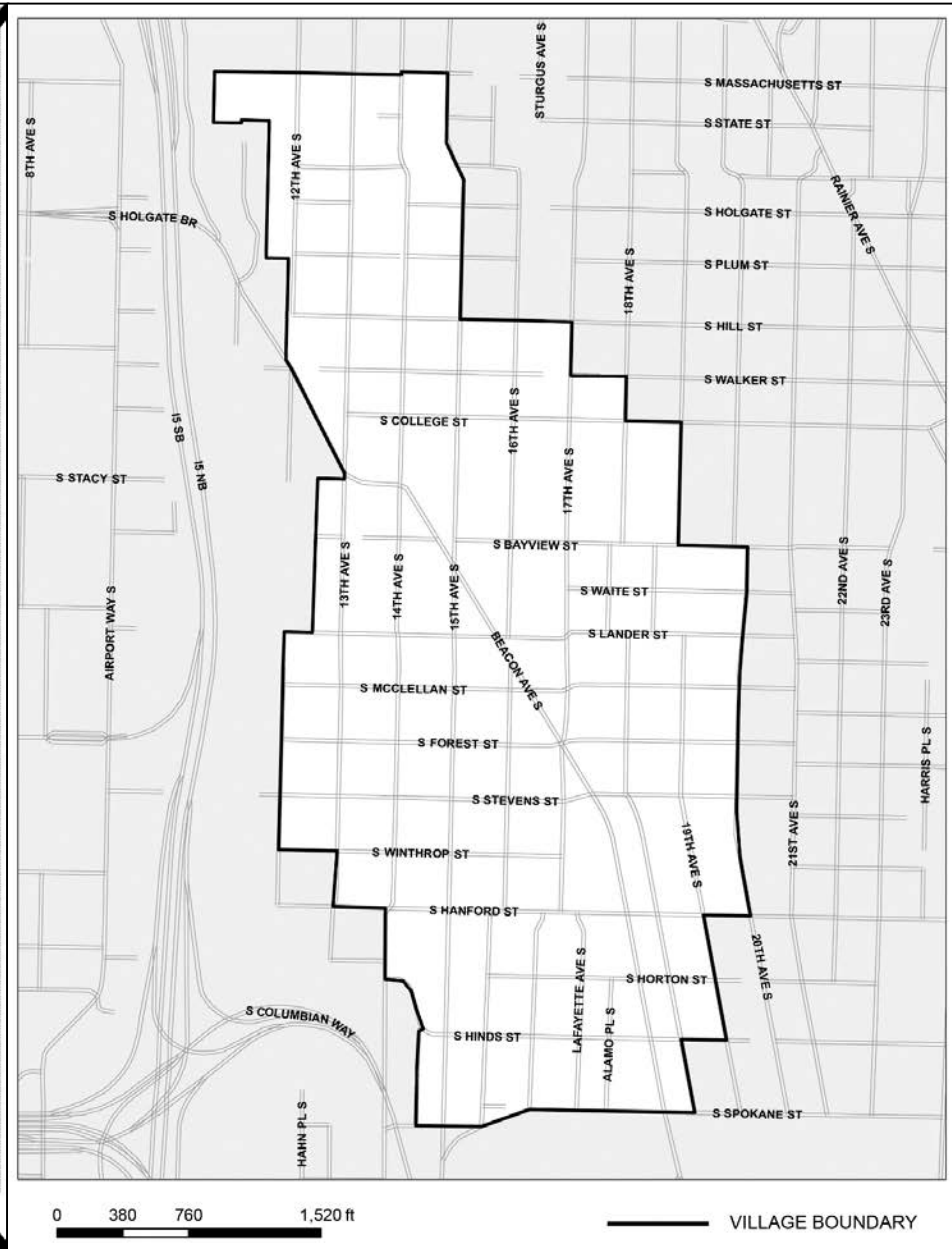
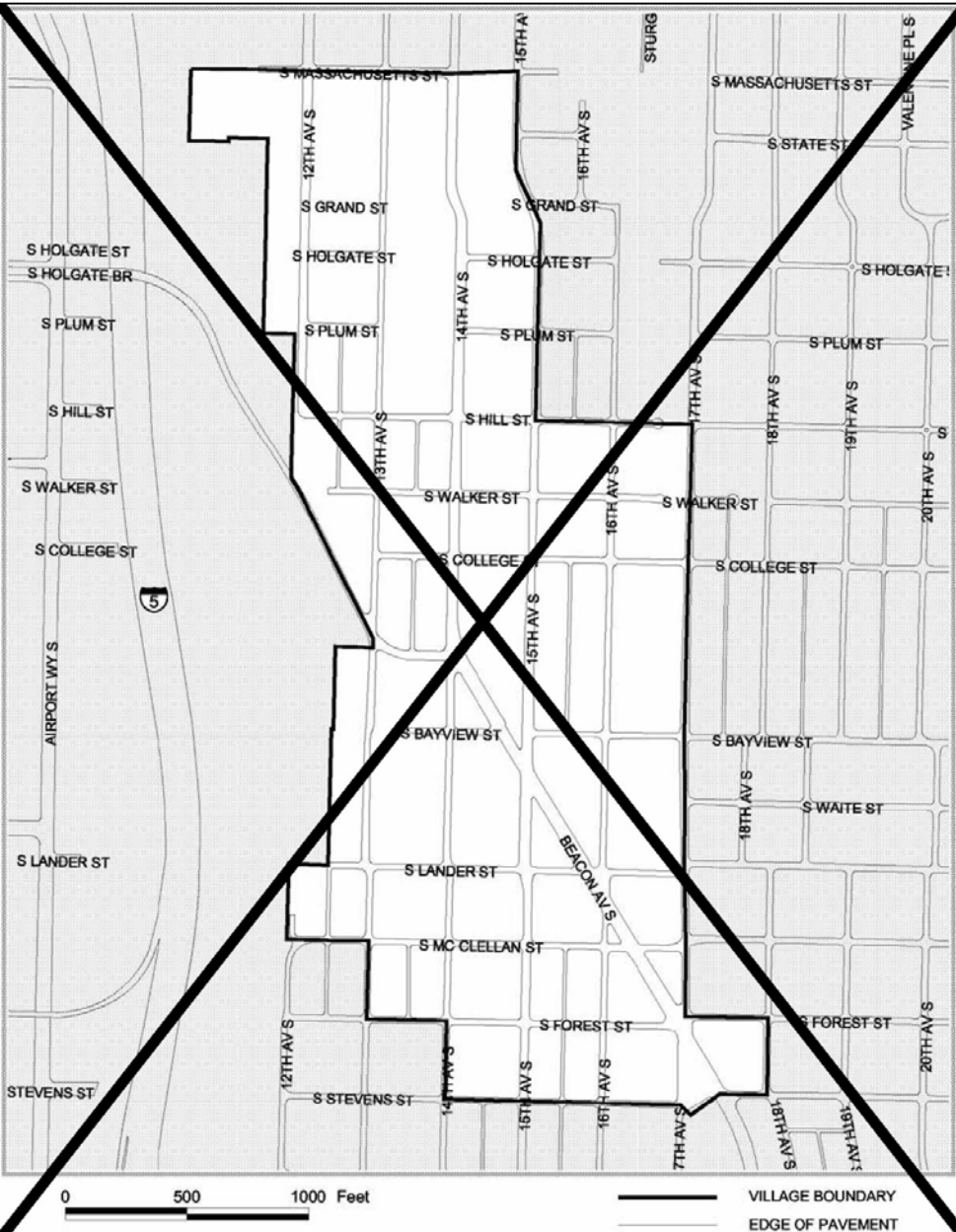
**Proposed Zoning Categories**

- 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
- Residential Small Lot (RSL)
- Lowrise 1 (LR1)
- Lowrise 2 (LR2)
- Lowrise 3 (LR3)
- Midrise (MR)
- Neighborhood Commercial (NC)
- Commercial (C)
- Industrial Commercial (IC)
- Seattle Mixed (SM)
- No Zoning Changes
- Open Space

*Note: not all zoning changes are labeled. Refer to the MHA interactive web map for detailed zoning labels.*



Source: City of Seattle, 2017.



# Neighborhood Plan goal and policy changes

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- Aurora Licton
- Fremont
- Morgan Junction
- North Rainier
- Northgate
- Roosevelt
- Wallingford
- West Seattle Junction
- Westwood/Highland Park



# Neighborhood Plan policies

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## **Existing:**

**AL-P2** Protect the character and integrity of Aurora-Licton's single-family areas within the boundaries of the urban village.

## **Proposed**

**AL-P2** Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses in these areas while allowing for small scale commercial and retail services for the urban village and surrounding area, generally at a lower scale than in hub urban villages and urban centers.

# Neighborhood Plan policies

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## **New Policy**

**MJ-P23.1** Consider community planning to address land use, housing and other issues if the growth rate in the urban village accelerates to become significantly higher than anticipated in the Comprehensive Plan.