## Madison-Miller Residential Urban Village

DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

MHA requirements vary based on scale of zoning change (residential proposal shown) proposed zoning white labels identify changes **zone categories** follow the links below to see examples of how buildings could look under MHA urban villages Residential Small Lot (RSL) Neighborhood Commercial (NC) Existing boundary Open space 7% of homes must be affordable or a payment of \$20.75 per sq. ft Public school Solid areas have a typical increase in zoning (usually one story) Highrise (HR) Commercial (C) Lowrise (LR) 10% of homes must be affordable or a payment of \$29.75 per sq. ft boundary Light rail Lowrise 1 (LR1) max height 30 ft. Hatched areas have a Seattle 2035 10-minute walkshed Seattle Mixed (SM) Industrial Commercial (IC) 11% of homes must be affordable or a payment of \$32.75 per sq. ft Lowrise 2 (LR2) max height 40 ft larger increase in zoning or a change in zone type Bus stop These are important Suggestion to add Some discussed expanding commercial services. bike lanes. the boundary to the area NE of the existing urban Some suggested LR2 village. Others didn't want or NC here. this, due to poor transit access and limited services. Existing greenway is an asset Some thought the boundary **DISCUSSED AT MULTIPLE TABLES** could be expanded and that Consider RSL in this area. RSL or LR1 could work in this area, but not LR2. Others felt **DISCUSSED AT MULTIPLE TABLES** this area should stay SF. Many suggested RSL or LR1 in this area, to provide family-friendly homes. Some wanted NC here, while others preferred LR1 in this area. A few thought LR3 **Country Doctor** is too high here, Shops and LR1 is better. restaurants **Rapid Ride** planned. Meany MS Consider NC here. #8 bus. **Existing public** This field is not for housing ( community use. Suggestion to add pedestrian amenities along and near Madison corridor. Suggestion to focus urban village growth on 10 -minute walkshed to transit on Madison. MADISON-MILLER URBAN VILLAGE **Rapid Ride NEIGHBORHOOD WORKSHOP** planned. February 28, 2017 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 Opportunities or concerns expressed at discussion •••• Existing feature noted at discussion Suggestion to include this ||||||| Additional Commercial Areas area in an urban village. (Future Opportunity) **Key Neighborhood Assets** 

<sup>\*</sup> Please also see table discussion notes and summaries.