

23rd & Union-Jackson Residential 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

23RD & UNION-JACKSON URBAN VILLAGE NEIGHBORHOOD WORKSHOP

January 31, 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

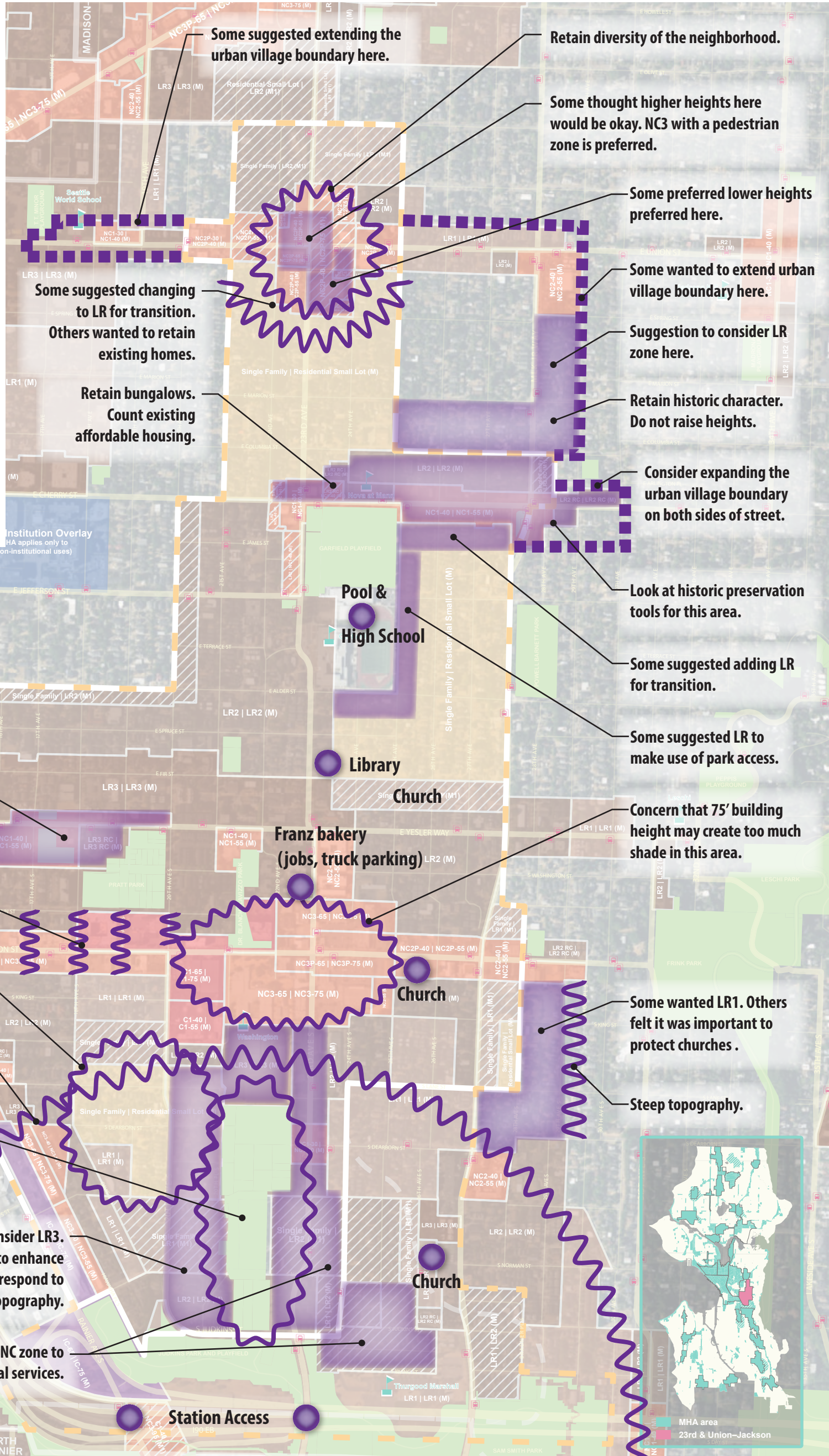
Opportunities or concerns expressed at discussion

Existing feature noted at discussion

Additional Commercial Areas (Future Opportunity)

Key Neighborhood Assets

* Please also see table discussion notes and summaries.



Some suggested extending the urban village boundary here.

Retain diversity of the neighborhood.

Some thought higher heights here would be okay. NC3 with a pedestrian zone is preferred.

Some preferred lower heights preferred here.

Some wanted to extend urban village boundary here.

Suggestion to consider LR zone here.

Retain historic character. Do not raise heights.

Consider expanding the urban village boundary on both sides of street.

Look at historic preservation tools for this area.

Some suggested adding LR for transition.

Some suggested LR to make use of park access.

Concern that 75' building height may create too much shade in this area.

Some wanted LR1. Others felt it was important to protect churches.

Steep topography.

Some suggested changing to LR for transition. Others wanted to retain existing homes.

Retain bungalows. Count existing affordable housing.

Suggestion to consider NC2 with provisions for affordable commercial space.

Side streets are important for business.

There are some good models for RSL in this area.

DISCUSSED AT MULTIPLE TABLES: Increase density around the light rail station but retain fine grain scale of neighborhood character.

Adjacent development could create a mini Central Park.

Consider LR3. Step height to enhance park and respond to topography.

Consider NC zone to provide local services.

Station Access

