

West Seattle Junction Hub 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

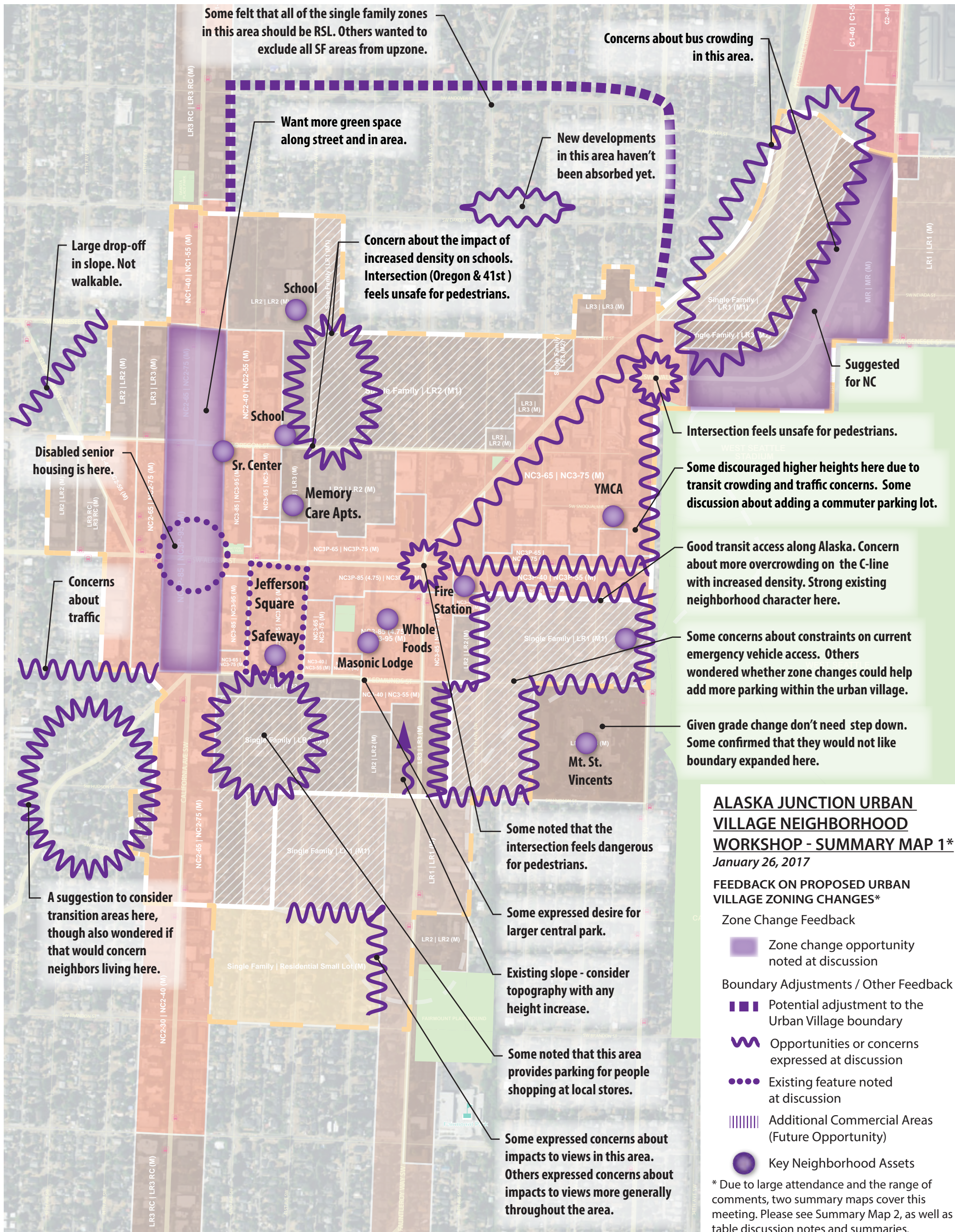
- vary based on scale of zoning change (residential proposal shown)
- (M) 6% of homes must be affordable or a payment of \$13.25 per sq. ft
 - (M1) 9% of homes must be affordable or a payment of \$20.00 per sq. ft
 - (M2) 10% of homes must be affordable or a payment of \$22.25 per sq. ft

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



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Proposed boundary

Seattle 2035 10-minute walkshed

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Suggestions to extend urban village to the north and fill gap in zoning to increase density.

Some suggested expanding the urban village boundaries to the west, down the slope, to more closely align to 10 min walkshed, and provide more transition. (Suggested boundary expansion not provided.)

Some felt increased density makes sense here.

Some felt this should reflect older, smaller character.

The Junction is neighborhood center.

Some felt density makes sense here. Others were opposed to height increases on California.

Some suggested a more gradual transition between commercial areas and SF areas west of California Ave SW.

DISCUSSED AT MULTIPLE TABLES
Many expressed concern about potential loss of pedestrian-friendly environment along California Ave, north and south of the Junction. It is a place for people, not for cars - don't want to lose that. Others felt there may be room for further improvement, suggesting to reduce lanes and increase sidewalk width on CA Ave.

Some felt that proposed heights that direct density to California Ave make sense. Others were opposed to height increases on California.

DISCUSSED AT MULTIPLE TABLES
Too big of a jump in zoning, potential change to RSL. Also, some noted the presence of springs in this area.

Desire for more commercial opportunities.

DISCUSSED AT MULTIPLE TABLES
Too big of a jump in zoning, concerns about heights. Some felt change to RSL would be okay. Others did not want the urban village expanded here - stay SF.

Possible development sites here.

Strengthen Connections

Strengthen Connections

Strengthen Connections

Create node

Grocery

Create node

DISCUSSED AT MULTIPLE TABLES
Golf course is not a park, and is underutilized space that could be used for housing.

DISCUSSED AT MULTIPLE TABLES
Many saw an opportunity to increase density in this area, particularly if proposed changes could be lower elsewhere. Others expressed concerns about height increases.

Some saw an opportunity to increase density in this area, with newer, bigger character.

DISCUSSED AT MULTIPLE TABLES:
Too big of a jump in zoning. Consider lower heights, such as RSL.

High water table

Park and Playground

School

Camp Long

Some suggested to reduce the urban village boundary here. Others saw an opportunity for midrise or high-rise in this area.

Some felt this was too big of a jump in zoning and wanted to keep as single family. A few saw a potential change to RSL. Others felt using zones to transition here makes sense.

Some wanted to keep as single family zone. Others thought RSL was good here, and wanted to expand RSL to SF areas West of California Ave.

ALASKA JUNCTION URBAN VILLAGE NEIGHBORHOOD WORKSHOP - SUMMARY MAP 2* January 26, 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

* Due to large attendance and the range of comments, two summary maps cover this meeting. Please see Summary Map 1, as well as table discussion notes and summaries.