

Columbia City 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

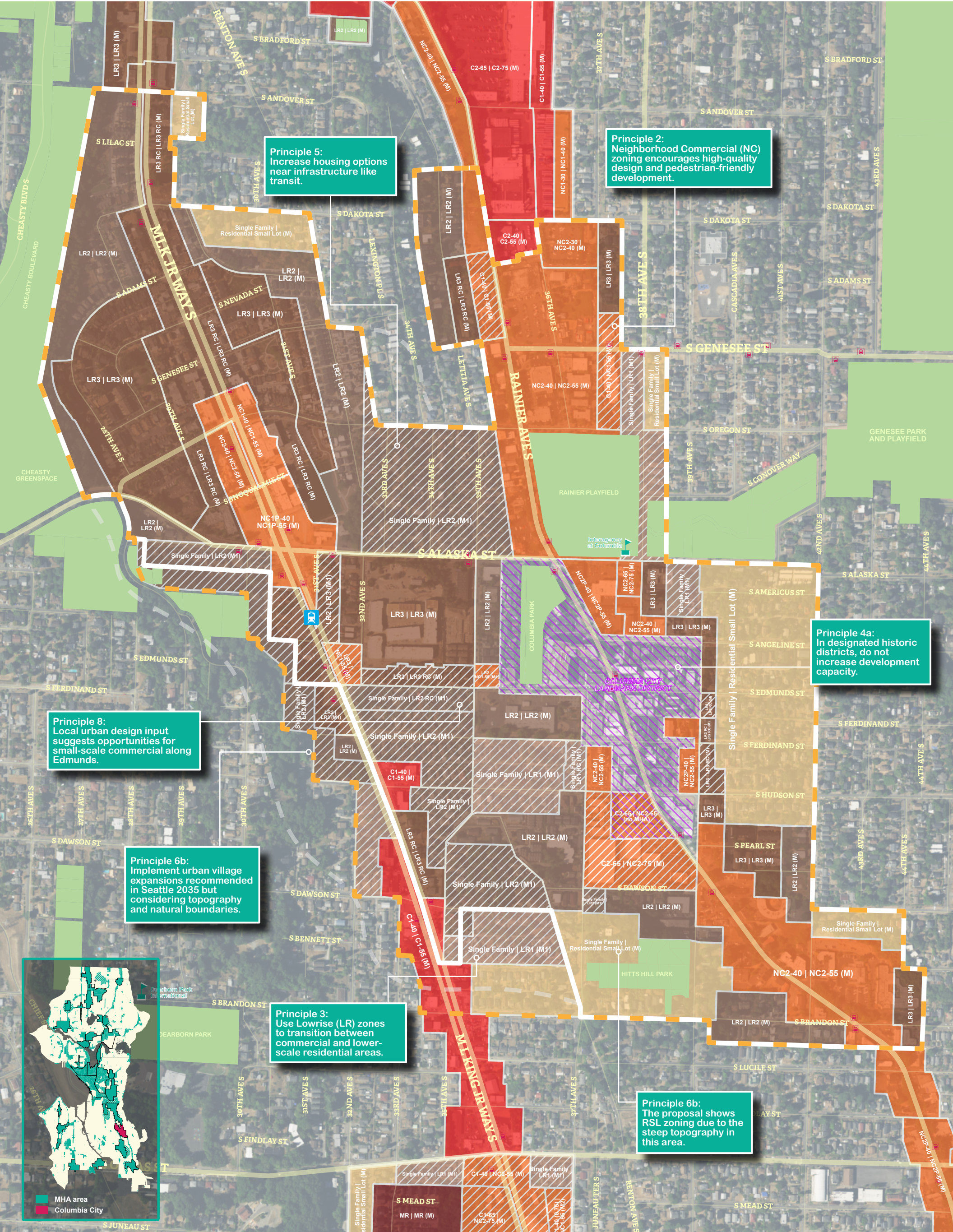
Seattle 2035 10-minute walkshed

Open space

Public school

Light rail

Bus stop



Principle 5: Increase housing options near infrastructure like transit.

Principle 2: Neighborhood Commercial (NC) zoning encourages high-quality design and pedestrian-friendly development.

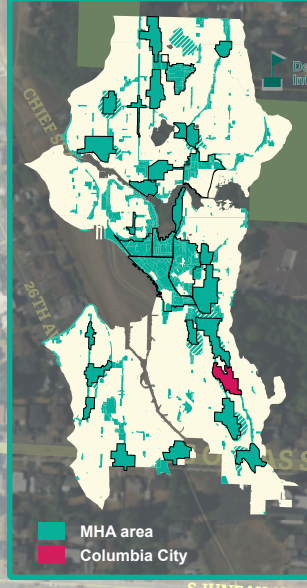
Principle 4a: In designated historic districts, do not increase development capacity.

Principle 8: Local urban design input suggests opportunities for small-scale commercial along Edmonds.

Principle 6b: Implement urban village expansions recommended in Seattle 2035 but considering topography and natural boundaries.

Principle 3: Use Lowrise (LR) zones to transition between commercial and lower-scale residential areas.

Principle 6b: The proposal shows RSL zoning due to the steep topography in this area.



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This is a *simplified* version of the draft MHA zoning changes released in October 2016. For the detailed draft zoning map, visit HALA.Consider.it or explore our [interactive web map](#).

Mandatory Housing Affordability (MHA) is a new program that will create affordable housing and expand housing options as our city grows. This map shows proposed areas where new development would either include affordable homes or pay into a City fund for creating and preserving affordable housing throughout Seattle. To put MHA into effect, we must make zoning changes that allow taller or larger buildings and increase housing choices. A set of community-generated MHA Principles guided the draft zoning changes.

Mandatory Housing Affordability requirements

MHA will vary based on the scale of zoning changes and location in the city. This map shows suggested areas of change. In some areas, zoning would not change and new development would not contribute to affordable housing.

no affordable housing contribution

- 6% of homes must be affordable or pay approximately \$13 per square foot
- 9% of homes must be affordable or pay approximately \$20 per square foot
- 10% of homes must be affordable or pay approximately \$22 per square foot

urban villages

areas designated for growth in our Comprehensive Plan

- Existing boundary
- Proposed boundary
- 10-minute walkshed
- Open space
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