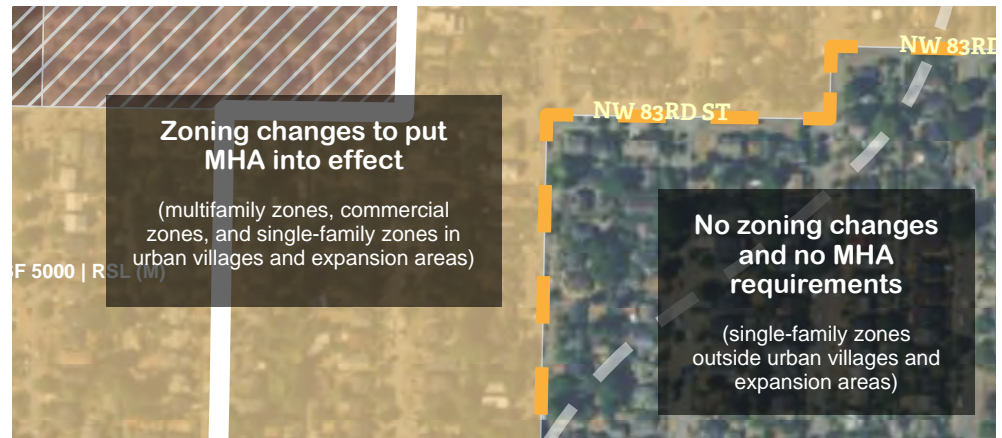


How to read the maps

DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

1. Areas shaded with any color are proposed to have zoning changes to implement MHA. Development in these areas could be a little larger than today and would be required to contribute directly to affordable housing.

Wherever you see only the aerial photography and no shading, there are no zoning changes proposed, and MHA requirements would not apply.

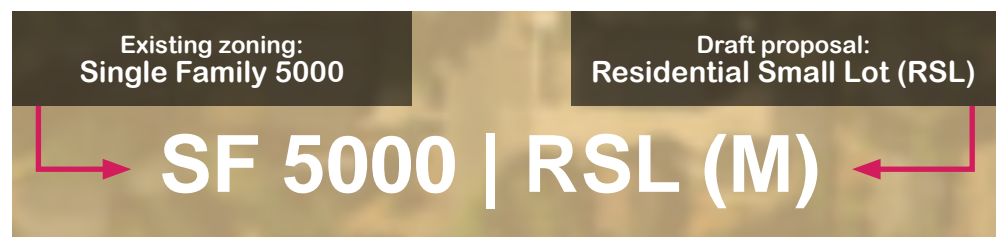


2. The colors indicate the type of zone proposed in the draft map. These generalized zone categories describe the types of buildings and uses allowed, but not the specific development standards, like height limits.

zone categories



3. For each zone area, a white label indicates the existing zoning (on the left) and the change proposed in this draft (on the right).

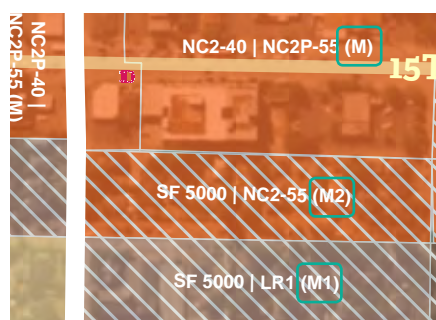


4. Solid areas indicate a "typical" change in zoning — usually an increase of about one additional story of development compared to what's allowed today.

Diagonal lines identify a "selective" zoning change. This includes a change from one zoning type to another (e.g., Commercial to Neighborhood Commercial) or a change in zoning beyond the typical increase (e.g., Single Family to Lowrise 1).



5. A suffix next to each zone label indicates the MHA requirements that apply to that zone based on the increase in zoning. Higher affordable housing requirements apply when a larger increase in zoning is proposed.



MHA requirements

- (M) MHA requirements apply for a typical increase in capacity
- (M1) Higher MHA requirements apply for a larger increase in capacity
- (M2) Highest MHA requirements apply for the largest increases in capacity

6. A solid white line identifies the existing urban village boundary. In some urban villages with very good transit service, we propose to expand the urban village boundary. This area is shown in a dashed yellow line and is based on the 10-minute walkshed studied in the Seattle 2035 Comprehensive Plan update.



Based on our MHA Principles, we have draft maps for five example urban villages. This first draft is intended to solicit your feedback and ideas for improving the zoning changes that will implement MHA. In October 2016, a full citywide draft zoning map will be available.