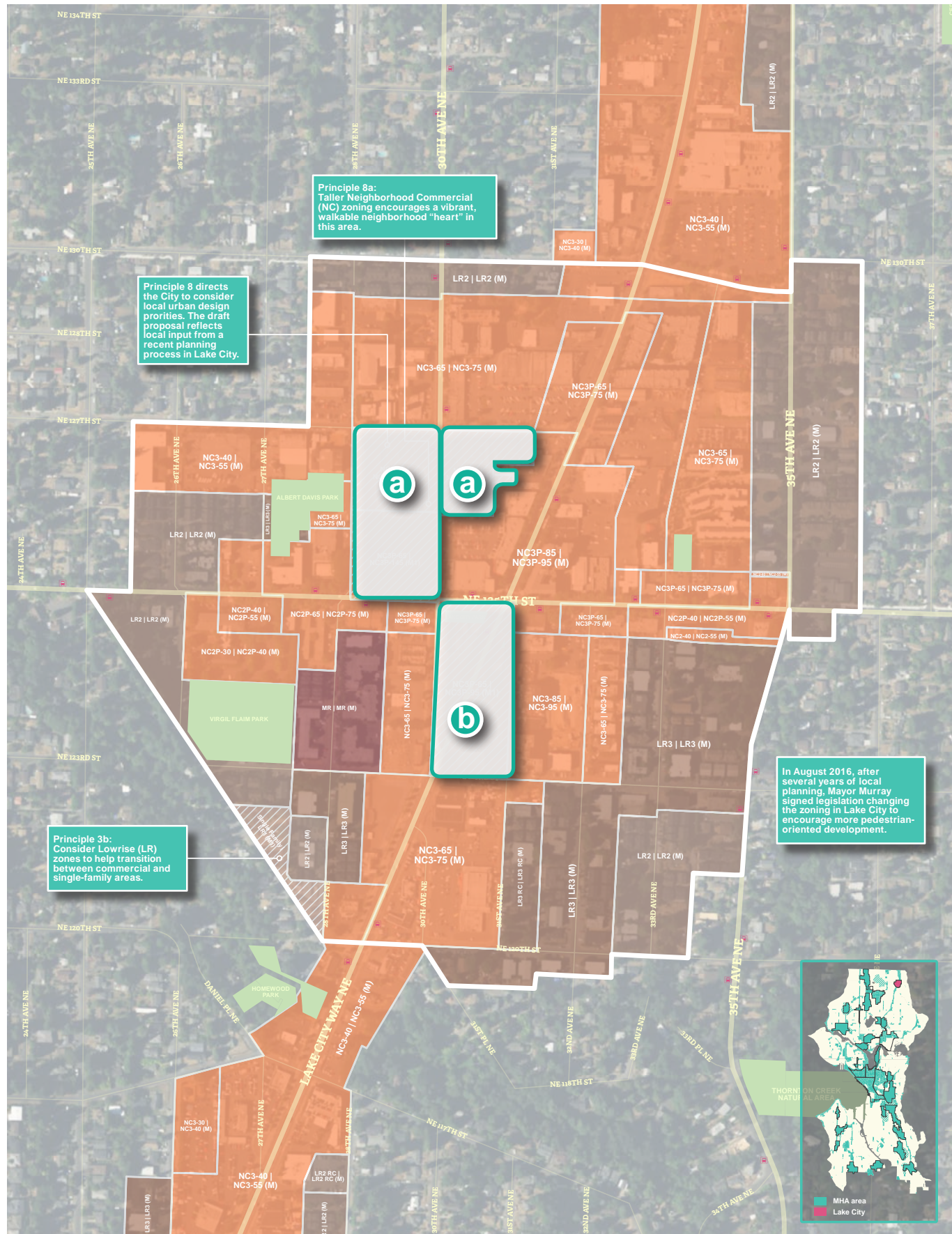


<p>proposed zoning white labels identify changes:</p> <p>existing zone draft MHA zone</p> <p>Solid areas have a typical increase in zoning (usually one story)</p> <p>Hatched areas have a larger increase in zoning or a change in zone type.</p>	<p>MHA requirements vary based on scale of zoning change (residential proposal shown)</p> <p>(M) 5% of homes must be affordable or a payment of \$7.00 per sq. ft</p> <p>(M1) 8% of homes must be affordable or a payment of \$11.25 per sq. ft</p> <p>(M2) 9% of homes must be affordable or a payment of \$12.50 per sq. ft</p>	<p>zone categories follow the links below to see examples of how buildings could look under MHA</p> <p>Residential Small Lot (RSL) cottages, townhouses, duplexes/triplexes similar in scale to single family zones</p> <p>Lowrise (LR) townhouses, rowhouses, or apartments</p> <p>Midrise (MR) apartments with 7-8 stories</p> <p>Highrise (HR) apartments with heights of 240-300 ft.</p> <p>Seattle Mixed (SM) buildings with a mix of offices, retail, and homes</p> <p>Neighborhood Commercial (NC) mixed-use buildings with 4-9 stories</p> <p>Commercial (C) auto-oriented commercial buildings</p> <p>Industrial Commercial (IC) MHA applies only to commercial uses</p>	<p>urban villages areas designated for growth in our Comprehensive Plan</p> <p>Existing boundary</p> <p>Proposed boundary</p> <p>Seattle 2035 10-minute walkshed</p> <p>Open space</p> <p>Public school</p> <p>Light rail</p> <p>Bus stop</p>
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Lake City

High Risk of Displacement / High Access to Opportunity

Zoning changes from Draft 1 map

Please visit our [web map](#) to see more zoning detail including the Final Proposal.

Recognizing the high risk of displacement in this community, we propose making only standard (M) zoning changes, except in areas within a five-minute walk of frequent transit.

b In area between NE 123rd St and NE 125th St along Lake City Way, same rationale as above, as well as removing zoning change emphasis from small scale business district corridor.

a In area west of 30th Ave NE and north of NE 125th St reduce to (M) tier. Same as area east of 30th Ave NE and south of NE 127th St., and area between NE 123rd St and NE 125th St along Lake City Way. Draft 1 showed greater capacity increases (M1) in this area.

What we heard from the community*

*Note that input shown here does not convey consensus among community members. The purpose of this section is to share the diversity of opinions expressed.

Citywide themes most discussed

- Displacement
- Property taxes
- Housing options
- Traffic
- Public transit
- Public safety
- Sidewalks & Walkability
- Parking

Local opportunities and challenges

- Recent planning addressed C/NC zoning changes desired
- Additional sidewalk, transit, and street infrastructure greatly desired
- Expand urban village more where transit service is good – both east and west
- Create connections to 130th and Bitter Lake
- Concern that more people living in Lake City could put additional pressure on transportation infrastructure, including narrow streets, parking challenges, and lack of sidewalks

“ Consider three areas of higher density rather than concentrating it all in the civic core.

– MHA open house written comment

“ Density and growth should create stronger community.

– MHA open house written comment