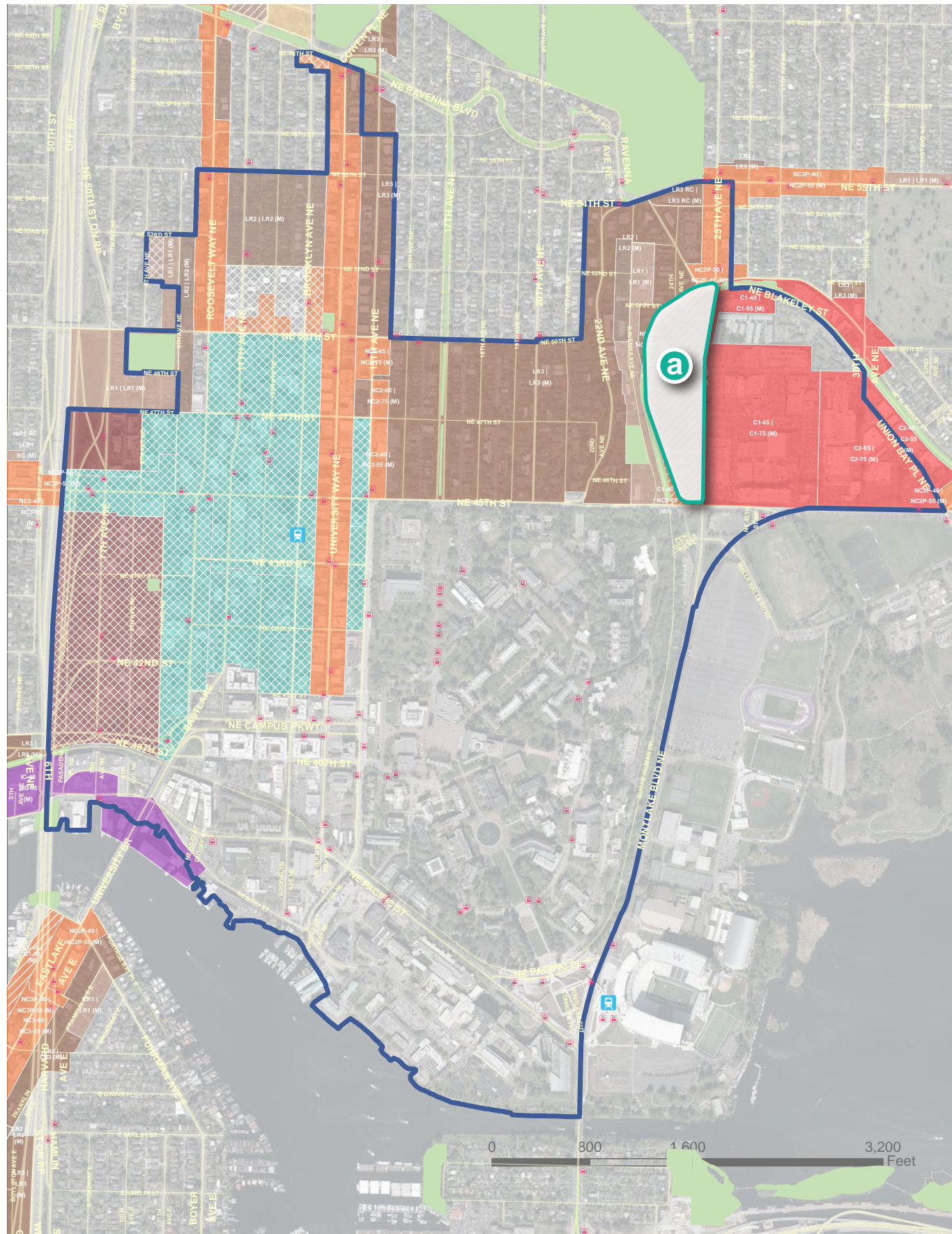


<p>proposed zoning white labels identify changes: existing zone draft MHA zone</p> <p>Solid areas have a typical increase in zoning (usually one story)</p> <p>Hatched areas have a larger increase in zoning or a change in zone type.</p>	<p>MHA requirements vary based on scale of zoning change (residential proposal shown)</p> <p>(M) 6% of homes must be affordable or a payment of \$13.25 per sq. ft.</p> <p>(M1) 9% of homes must be affordable or a payment of \$20.00 per sq. ft.</p> <p>(M2) 10% of homes must be affordable or a payment of \$22.25 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>Lowrise 1 (LR1) max height 30 ft. Lowrise 2 (LR2) max height 40 ft. Lowrise 3 (LR3) max height 50 ft.</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>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>
--	--	---	--



U District / Ravenna

High Risk of Displacement / Low 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 access to opportunity and low risk of displacement in this community, we propose more (M1) and (M2) zone changes where they align with principles.

- a** The draft map included exclusively (M) changes outside the U District rezone area. Changes in the final map include applying NC zoning in some current C zones along 25th at the (M1) level to encourage housing development with higher affordability requirements in an area close to transit and the university. This also includes applying NC zoning to a parcel included in the MIO to facilitate potential redevelopment with affordable housing contributions.

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

- Housing near transit and infrastructure
- Displacement
- Pedestrian safety
- Urban design quality
- Historic resources

Local opportunities and challenges

- Housing options near future light rail
- Extent of zoning changes in northern U District, outside the area rezoned through the U District planning process
- Safety for people walking and biking near U Village
- Preservation of historic quality of The Ave
- Affordability
- Several property owners in multifamily zones north of the U District rezone area desire larger zoning changes than (M) capacity increases.
- Comments reference proximity to future light rail.
- Some cite proximity to I-5 and its noise and traffic as good reasons for more density rather than preserving low-density development, much of which is old and not high quality.
- Some also describe an inappropriate transition between 240- and 320-foot towers allowed just one or two blocks from land that would remain LR1.
- Some comments opposing any further rezoning beyond the U District rezone, primarily citing congestion, air quality, noise, construction impacts.
- Some comments focused on the Ravenna area surrounding U Village. Themes included pedestrian safety challenges along 25th, support for development that could activate that street, and concern about changes to the physical character of the Ravenna business district on 65th.
- Following adoption of the U District rezone, a broader conversation began about commercial affordability on The Ave, which was excluded from that rezone.