

**What's changed since the DEIS?**

Appendix B was replaced with an updated summary of community input since issuance of the DEIS.

# APPENDIX B



## SUMMARY OF COMMUNITY INPUT.



MHA Final EIS  
Nov. 2017





HOUSING AFFORDABILITY  
AND LIVABILITY AGENDA

## Mandatory Housing Affordability (MHA)

# Community Input Summary



# Thank you.



*South East Seattle HALA Meetup hosted by CORE & South East District Council | February 2016*

**Since October 2015,  
thousands of  
community members  
have come together  
to talk about Seattle's  
housing crisis.**

Thank you for dedicating your time and energy. Your input will help Seattle remain a welcoming city for years to come.

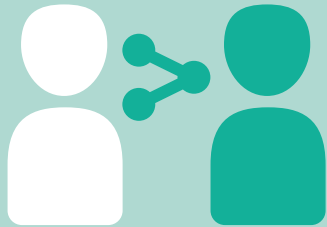
We want to celebrate your accomplishments and thank you for your efforts. You shaped principles that directly informed the draft MHA proposal. You advanced design standards that will enhance livability in our neighborhoods. And the rich local knowledge you brought to the process helped tailor urban village zoning maps to better reflect our shared principles.



# Thank you.

## MHA Community Input Activities

Community members dedicated countless hours to improving the MHA proposal in these ways:



information  
sharing

sharing key materials translated into

7

**languages:** Chinese (Mandarin and Traditional), Somali, Korean, Spanish, Tagalog, and Vietnamese

responding to information mailed to over

88,800

**urban village  
dwellers**

- Signing up for newsletter updates, with over 4,200 recipients
- Sharing our [website](#), with over 5,000 monthly page-views



talking  
person  
-to-  
person

participating in

198

**community  
engagement meetings**

including citywide public open houses, community design workshops, and neighborhood meet-ups

engaging in online dialogue with

1,100

**registered users at  
hala.consider.it**

contributing

600

**community volunteer  
hours**

for the nine-month community focus group process

talking with us when we canvassed

10,000

**urban village  
households**

- Asking more than 600 questions during Reddit Ask-Me-Anything events
- Engaging in hundreds of discussions through the HALA hotline (206) 743-6612 and [halainfo@seattle.gov](mailto:halainfo@seattle.gov)

# Executive Summary

## TOWARD AN EQUITABLE CITY

Seattle is facing its worst affordability crisis in decades. Our beautiful, welcoming, thriving city is attracting more businesses and residents than ever. Our population has grown by more than 75,000 people in just five years—about 40 per day—but housing has not kept pace. Mandatory Housing Affordability (MHA) is a new policy to leverage the city's growth so that more people can afford to live in Seattle near transit, parks, and more.

In order to effectively implement MHA, the City has engaged thousands of community members in conversations about how their neighborhoods should grow. As Seattle's population changes and increases, we need to hear from you about how we can grow equitably and sustainably so that together we thrive. We also need to ensure that growing demographic groups have a voice in our decision-making processes and that we eliminate barriers to participation.

With your insight, we designed an inclusive approach that responds to unique conditions of each neighborhood while providing more housing options for workers of all income levels.

**This report summarizes MHA outreach and engagement, and synthesizes your valued input.**

## Outreach Goals

MHA is designed to meet affordable housing goals while enhancing quality of life in Seattle. We rely on your perspectives to get this right. That means we need to hear from a broad array of residents: new and old; renters and owners; experienced community advocates and newcomers to the conversation. It is especially important that we hear from those traditionally under-represented. To that end, our public engagement efforts aimed to achieve the following goals:

-  **Recruit, engage, and receive key feedback from a diversity of perspectives**
-  **Lower barriers to participation by providing supports**
-  **Bring varying perspectives together to discuss the merits of a proposal with one another, not just with City staff**
-  **Foster understanding between people from geographically distant communities**
-  **Meet people where they are with subject matter, conveying content to all levels of expertise**

# Executive Summary

## Where Community Members Agree

During our many conversations, we heard about your experiences with growth in Seattle. There is a lot of optimism about how our city can continue to flourish, along with some growing pains. Together you affirmed a shared vision of inclusivity, connectedness, sustainability, and community vibrancy. Though there was not always agreement on how to achieve this vision, your conversations were creative, inspired, passionate, and productive. Here are a few highlights of general agreement:

- Create more affordable housing for low-income people
- Create more housing for people at all income levels
- Minimize displacement of current residents
- Prioritize populations most at risk, including those experiencing homelessness, those with very low incomes, and traditionally under-represented groups
- Create housing choices, including home ownership options and family size units
- Create more opportunities to live near parks, schools, and transportation
- Strengthen the sense of place within our Urban Villages
- Retain the urban and architectural character of our neighborhoods as individual lots redevelop
- Promote environmental health and sustainability, which includes cutting carbon emissions, supporting transit use, and having space for trees

## Your Input Matters

The final proposal responds to input gathered from community members. We began taking your input on MHA in Fall 2015. Your input has been critical to ensuring that we address both concerns about the way MHA will guide growth in Seattle's neighborhoods, as well as hopes for how it will benefit communities. Later in this report, we describe key changes we made in response to your feedback, including development standards, affordability requirements, and zoning decisions. Together we developed a better proposal.

## Next Steps for Input

### Additional Changes to Zoning Proposals

With the close of public comment on the MHA proposal in Summer 2017, City staff worked to incorporate nearly two years of community engagement and economic and environmental analysis into a final proposal that City Council will consider in 2018. Staff rely heavily on the MHA program goal to produce at least 6,000 income and rent-restricted homes, the community-guided implementation principles, and the legal allowances and constraints of the program, to direct this work in a manner that is transparent and consistent across the City.

### Delivery of Proposal to City Council

Once a final proposal is transmitted to City Council, another phase of community engagement will begin. Throughout its deliberations, City Council will provide opportunities for public comment and input at all district-based community events, Council meetings, and formal public hearings. City Council will take action on the MHA citywide proposal after a lengthy process, likely in mid- to late-2018.

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# Project Background

## WHAT IS THE PROBLEM?

### People are finding it harder than ever to afford housing in Seattle.

In response, the City of Seattle seeks to increase its supply of rent- and income-restricted housing. The need is greatest for households with lower incomes who are not adequately served by the current housing market. The need for affordable housing is well documented and can be measured in many ways.

**More than 45,000 households spend more than half of their income on housing.**

This condition is referred to as a severe cost burden. Nearly one in seven Seattle households is severely cost burdened when it comes to housing. This means these households have less money to spend on education, healthcare, healthful food, transportation, and more. The lack of affordable housing has disproportionate impacts on certain populations. Nearly 35 percent of Black renter households in Seattle pay more than half of their income on housing, compared to about 18 percent of White renter households.



**1 in 7 Seattle households are severely cost burdened when it comes to housing**

**Average rent for a 1-bedroom apartment increased 37 percent in the last five years to \$1,755.**

The rising cost of housing makes the average one bedroom unit unaffordable by conventional measures to a worker earning a \$15 minimum wage. These rates are rising faster than anywhere else in the country, at about four times the national average. This means that lower wage workers such as nursing assistants, teachers, paramedics, and social workers, among others, are finding it more difficult to live near their jobs.

### We are not growing equitably.

**People of color in Seattle are more than five times more likely to be part of the working poor.**

“The share of adults who are working full-time jobs but still cannot make ends meet has increased, particularly among Latinos and other workers of color. As the low-wage sector has grown, the failure of even full-time work to pay family-supporting wages dampens the potential of millions of workers and our nation as a whole. | *PolicyLink*



**Seattle adults working full-time, living below 200 percent of the poverty level (2014) | *PolicyLink***



# Project Background

**In 2014, Black households had the lowest home ownership rate in Seattle, at 25 percent.**

“ Home ownership can be a critical pathway to economic security and mobility, helping lower-income people build an asset that can be used to pay for education or other productive investments. Following decades of exclusion due to racist covenants and lending practices, people of color face new barriers to accessing sustainable home ownership. Communities of color were disproportionately targeted by predatory lenders and negatively impacted by the foreclosure crisis, contributing to the rising racial wealth gap. | [Policy Link](#)

**Nearly a third of the homeless population is African American, but African Americans make up only 6 percent of the general population in King County.**

**Homelessness is increasing, including childhood homelessness.**

**3,857 people are living without shelter in Seattle.**

The unsheltered population has grown to 3,857 people as counted in 2017. Across King County there are 6,158 people living unsheltered, and an additional 5,485 sheltered people experiencing homelessness, bringing the total to 11,643 people experiencing homelessness in King County.

**In 2017, Count Us In identified 905 families with children experiencing homelessness in Seattle/King County.**

Homelessness is a humanitarian crisis with many causes. Broadly defined, people experiencing homelessness are those who lack a fixed, regular, and adequate night time residence. This includes sleeping in a public space, a car, or a camp ground. When priced out of a home, some families have chosen to live out of doors instead of moving out of the city entirely. Many do this in order to stay in the communities they have worked hard to establish. Some parents work full time and choose to live in a friend's living room or in a car so that they can maintain regular access to jobs, beloved schools for their children, and proximity to support systems.

Many families seek affordable housing options outside of the city, choosing to live where the cost burden is less extreme. This makes for exceptionally long commutes and less time with family and friends. These trends negatively impact cherished community fabric as well as our climate change mitigation goals.



*A homeless camp beneath an Interstate 5 off-ramp in Seattle's SODO district. | [KUOW.org](#)*



# Project Background

## HOW ARE WE ADDRESSING IT?

HALA is a multi-pronged approach to addressing the housing affordability crisis in Seattle. A key recommendation is Mandatory Housing Affordability (MHA). MHA reflects years of dialogue between community groups, low-income and affordable housing advocates, homeless advocates, private development, and the City of Seattle to ensure we grow more equitably than ever before. MHA increases Seattle's supply of affordable housing by requiring all new commercial and multifamily development to contribute to rent- and income-restricted housing. MHA has been twenty years in the making and will allow us to grow more equitably than ever before.

### Planning for equitable growth

The City's Comprehensive Plan (Seattle 2035) includes a goal to help meet current and projected regional housing needs of all economic and demographic groups by increasing Seattle's housing choices. To help achieve that goal, Seattle's Housing Affordability and Livability Agenda (HALA) strives to create 50,000 homes by 2025, including 20,000 affordable homes.

Critical to this overall vision, Mandatory Housing Affordability (MHA) will provide at least 6,000 of the 20,000 net new rent-restricted homes for households with incomes no higher than 60 percent of the area median income. In 2017, 60 percent of the area median income is about \$40,000 for an individual and \$57,600 for a family of four.

“To provide people with safe and affordable housing, that is one of the most key things that can possibly be done to change our society. | Rick Wyman

### How does it work?

Developers comply with MHA by providing affordable housing (performance option) or paying into a fund that Seattle's Office of Housing uses to support the development of affordable housing throughout Seattle (payment option). In exchange for this public benefit, new height and/or floor area limits are adopted to increase development capacity. Zoning changes provide this additional capacity within existing multifamily and commercial zones, as well as within existing urban villages and their expansion areas.

Enacting affordable housing requirements and development capacity increases simultaneously is consistent with a State-approved approach used in other cities to help increase the creation of rent-restricted housing. This strategy will also help slow rent increases by providing a wider array of housing choices. The amount of additional height and/or floor area granted would vary by zone to account for the size of buildings currently allowed, as well as specific design considerations. In most zones, a typical change would allow one additional story of development.



*Rick Wyman is a resident of Arbor Woods Apartments, Mt. Baker Housing*

# Project Background

Both payment and performance options offer unique benefits and are equally important to the success of MHA. With the performance option, a specified percentage of homes in new multifamily residential buildings will be reserved for income-eligible households and have restricted rents. These affordable homes will be comparable to market-rate units (e.g., size, number of bedrooms, and lease terms).

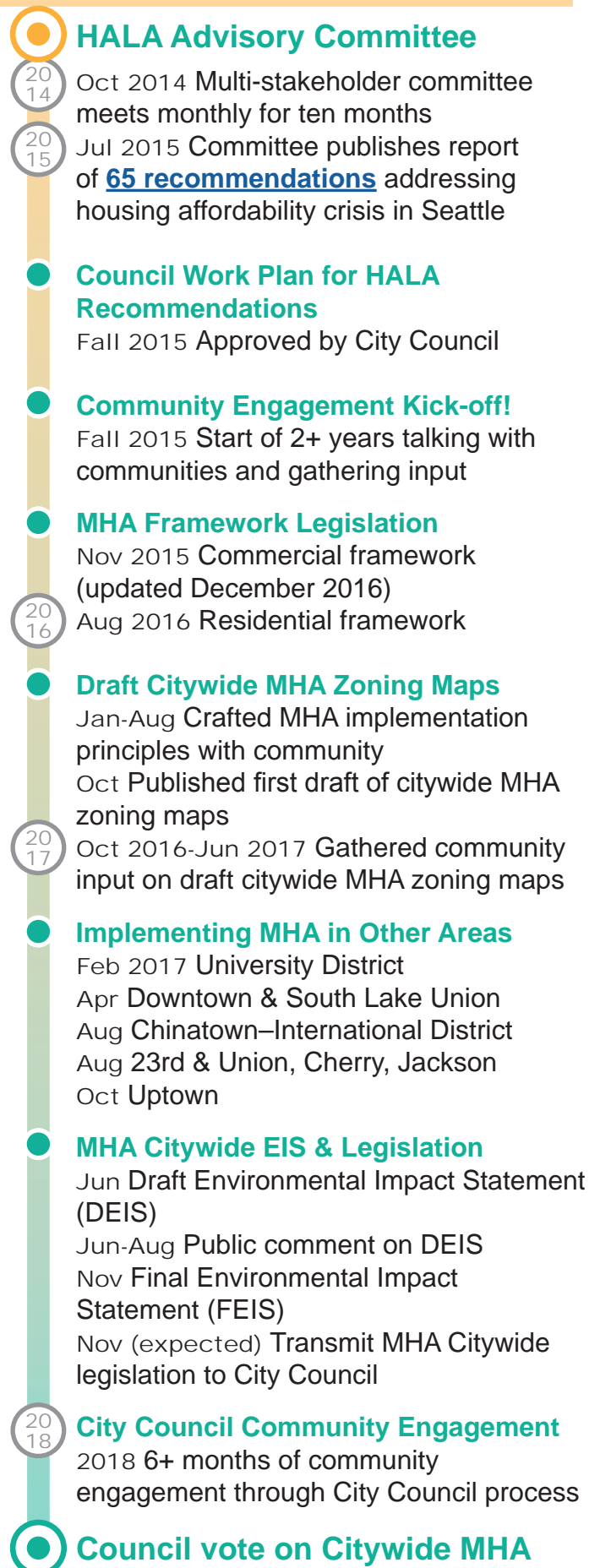
With the payment option, developer contributions enable the Office of Housing to leverage other funds to produce more affordable housing overall. In addition, affordable housing funded with MHA payments advances other City goals, such as expanding housing opportunity in all neighborhoods, addressing displacement, providing housing for families with children, and building in locations near transit and other amenities.

The City Council adopted legislation establishing frameworks for how MHA will apply to commercial and residential development. However, the MHA requirements included in the frameworks do not take effect until the City adopts zoning changes that increase development capacity and tie MHA requirements to those specific zones. The University District and other areas already involved in multi-year planning efforts have implemented MHA already.

## What's next?

The Citywide proposal will go to City Council in November 2017. Council is planning about six months of community engagement on the MHA proposal, including open houses, public hearings, and more.

**Want more info?** Go online to [www.seattle.gov/HALA](http://www.seattle.gov/HALA) for updates.



# Outreach Activities

## A NEW APPROACH

From the beginning this process was a little bit different than how the City has done traditional engagement. We asked neighborhoods to come together with other neighborhoods not based on geography but based on community needs, experiences, and application of MHA. We asked people who have been a part of previous planning processes to welcome community members who were participating for the first time.

The scope of MHA called for a multi-pronged approach that gathered feedback from many voices across the city. We took feedback in person, online, and over the phone. We held meetings in all neighborhoods and many were centrally located to serve the greatest number of community members.

Following are descriptions of the events and interactions we had with community discussing MHA.

## Citywide Activities

We focused on reaching out to a broad public audience through a variety of events, venues, and formats. Citywide conversations aimed at:

- getting the word out about MHA,
- updating the community at large on MHA progress and next steps, and
- listening to feedback from a broad public audience.

These events included citywide meetings such as an open house at City Hall. We sent a mailer to households within urban villages and expansion areas - more than 88,000! We also conducted door-knocking aimed at informing all single-family zoned areas in urban villages and proposed expansion areas about MHA.

## Neighborhood Meetings

City staff met with community members in their neighborhoods by attending standing neighborhood council meetings and through City-hosted Open Houses. City staff responded to requests for neighborhood meetings to the extent possible and reached areas throughout the city. The purpose of MHA participation at neighborhood meetings was to:

- update local neighborhood areas on MHA progress and next steps,
- listen to feedback from local groups that shape MHA implementation, and
- consider neighborhood preferences for how MHA actions fit local conditions.

At our Spring 2017 Regional Open Houses, we debuted the Hololens (see below), a mixed reality experience enjoyed by many. It allowed community members to see proposed zoning changes in 3D. It was pretty cool!



*Open House with Hololens mixed reality headsets showing proposed zoning changes in 3D*



# Outreach Activities

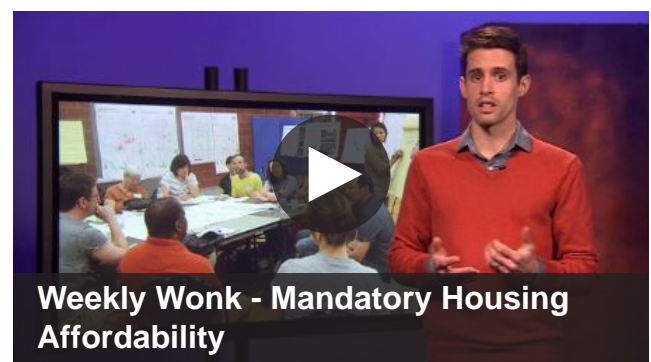
## Digital Media

The City broke new ground in gathering your input through multiple types of media. We recognize that many community members cannot or prefer not to attend events in person, for a variety of reasons. We wanted to reach as diverse an audience as possible by opening up our dialogue online, over the phone, and through experimental platforms. Digital media engagement aimed at:

- making efficient use of people's time by allowing them to weigh in remotely,
- hearing candid views that some felt more comfortable sharing in a non-public setting,
- helping people see information in a new way or from a different angle,
- providing easy-access resources for self-guided exploration and learning,
- gathering input from community members who may not have time or resources to meet us in person,
- share information broadly in a way that could be easily shared among community members, and
- making this process fun!

Our website hosted our event calendar with constantly updating events, key resources, Weekly Wonk videos demystifying land use topics, an interactive web map, PDF maps available for download, Land Use 101 slideshows, an MHA neighborhood model slideshow, and a video highlighting HALA accomplishments for 2015 and 2016.

Early in the process we held three Telephone Town Halls with the mayor and City staff. These conversations involved phonecall notification to more than 70,000 landlines across the city, inviting households to pose questions about HALA, MHA, and other city issues. You can listen to recordings online: [January 31](#), [February 2](#), and [February 4](#), 2016.



# Outreach Activities

We received feedback via email through our email address (HALAInfo@seattle.gov) and over the phone on the HALA hotline (206) 743-6612. We also sent out email newsletters through our sign-up listserv, packed with information about HALA progress, opportunities to get involved and provide feedback, City Council hearings on MHA, and what we heard at various points throughout the process.

We shared Housing Stories as told by community members across the city, in their own words. These in-depth interviews shed light on the housing crisis and measures we are taking to make Seattle more affordable for all.

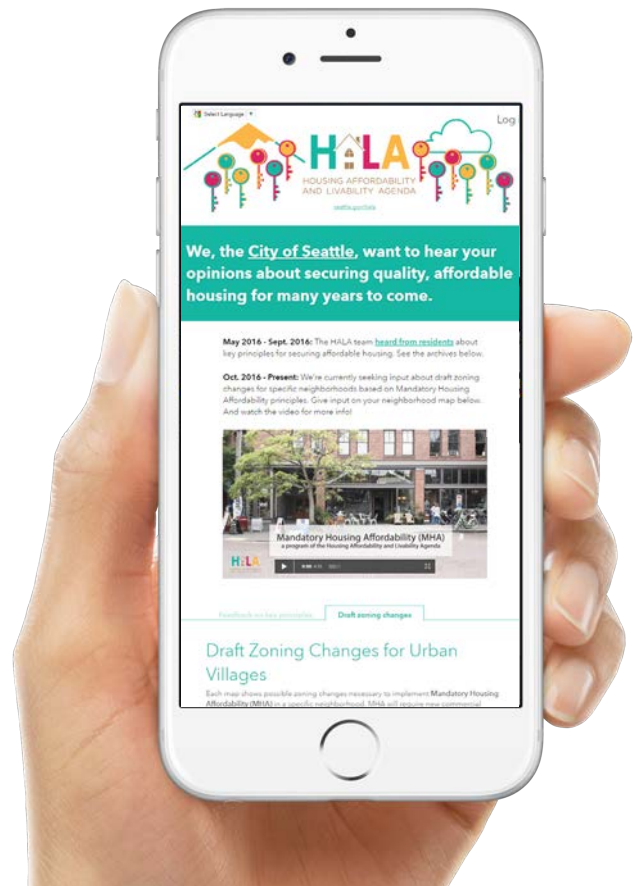
We gathered input online through the HALA Consider.it platform. Community members weighed in on MHA implementation principles, proposed design standards, and urban village expansion boundaries. Comments were constructive and there was a rich dialogue among community members from across the city.

At many of our citywide events we broadcast directly to you with Facebook Live. This involved live question and answer with City staffers, streaming in real time on our Facebook page.

Digital media provided opportunities for a ton of interaction and feedback that would not have been possible at in-person events. Thank you for getting online and getting engaged!

## Open Houses

The City hosted several rounds of open houses. Some of these were broad, citywide invitations to join in conversation around HALA, MHA, and many aspects of city life. Other events were aimed at bringing together people from specific communities, with localized conversations about housing, livability, and more.



# Outreach Activities

City staff from multiple departments were on-hand at these events to answer questions about our transit network, tree canopy, parks, democracy vouchers, parking, and more.

Together we shared information about our housing affordability crisis, existing and proposed strategies for housing more people, new transportation investments such as Move Seattle, Bus Rapid Transit (BRT), and Seattle Neighborhood Greenways. Many asked questions and got answers.

Participants also shared their experiences with one another while considering the merits of the MHA proposal. Community members reviewed and commented on urban village maps, making suggestions about the proposed zoning changes.

## Community Focus Groups

In January 2016 we sent out a call for applicants to our HALA Community Focus Groups. By the end of February, nearly seven hundred community members across Seattle had submitted applications to participate. Applicants wrote about commonly held aspirations for Seattle to become an affordable place as we grow. One hundred and seventy applicants were invited to join us for this series of monthly conversations.

HALA Community Focus Groups consisted of four to six representatives from each urban village and adjacent neighborhood area. The groups were a sounding board to give focused feedback—particularly on how the MHA program would apply in neighborhood areas.

More about focus groups:

- There were four focus groups, each with about 40 community members.
- Each reflected a broad range of perspectives.
- Focus groups met monthly starting in April 2016 and were facilitated by an independent third party.
- Groups conducted a detailed review of proposed land use changes to implement the MHA program.
- Meetings and conversations were transparent and open to the public.
- Participants were encouraged to relay information to their home neighborhoods.

The four focus groups were arranged by urban village type and included:

- Expansion Area Urban Villages
- Hub Urban Villages
- Medium Density Urban Villages
- Lower Density Urban Villages

To support focus group members so that they could participate fully in the process, the City provided accommodation as needed:

- Child Care
- Transportation
- Translation
- Interpretation
- Small Stipend  
(for low-income participants only)

Overall there were thirty two meetings with participation of both focus group members and the general public. Meetings were held downtown at City Hall.



# Outreach Activities

## City Council-Hosted Community Design Workshops

HALA Community Urban Design Workshops were organized by Councilmember Rob Johnson's office with a goal of giving communities the opportunity to give input on MHA maps in a setting and location specific to their neighborhood. These workshops helped inform the City Council about community vision of how our urban villages should look, feel, and function in support of important citywide goals for increased affordability, design quality, and housing options throughout the city.

These workshops encouraged exchange of ideas and opinions in small groups on the recently proposed zoning changes for many neighborhoods, including where the boundary for urban villages should be drawn, what mix of zones best support the context and conditions of local areas, and how to encourage more housing options and elements of livability (including neighborhood infrastructure such as frequent and reliable transit, community-serving businesses, parks, and schools).

The goals of these workshops were to:

- assist community members to understand preliminary recommendations for MHA and potential changes to zoning and land use;
- provide an additional opportunity for community members and other interested groups to provide focused input on the program, especially where:
  - there is a recommendation for significant boundary expansions,
  - there are proposed changes to single-family zones within Urban Villages,
  - there are areas with both a high risk of displacement and low access to opportunity as identified in the City of Seattle's Growth and Equity Analysis.
- help inform the Office of Planning and Community Development (OPCD) and City Council about the vision of how each of these Urban Villages should look, feel, and function in support of important citywide goals for increased affordability, design quality, and housing options.



# Outreach Activities

## Calendar of Events *193 meetups & counting!*

# 2015

### October

- 10/8 Uptown Community Council
- 10/13 Beacon Hill Community Council
- 10/19 Miller Community Center
- 10/24 Crown Hill Neighborhood Association

### November

- 11/5 Leif Erikson Hall, Ballard
- 11/5 Haller Lake with Councilmember O'Brien
- 11/7 Comprehensive Plan Meeting - South End
- 11/12 Comprehensive Plan Meeting - West Seattle
- 11/12 Central District Community Council
- 11/14 Comprehensive Plan Meeting - North Seattle

### December

- 12/1 South Lake Union Community Meeting
- 12/2 Southwest Community Council
- 12/8 Green Drinks
- 12/14 Queen Anne / Magnolia Community Council
- 12/16 SAGE Equity and Density Panel

# 2016

### January

- 1/20 Morgan Junction Community Council
- 1/26 Belltown Community Council
- 1/26 Seattle at Work, City Hall
- 1/28 Alliance for Pioneer Square
- 1/31 Telephone Town Hall - North Seattle

### February

- 2/2 Telephone Town Hall - Central Seattle
- 2/4 Telephone Town Hall - South / West Seattle
- 2/9 Lakewood Neighborhood Association
- 2/10 Belltown Community Council
- 2/13 Seattle Neighborhood Coalition
- 2/17 OPCD Wallingford Houseparty
- 2/18 Capitol Hill Community Council & Capitol Hill Housing
- 2/20 Lake City Neighborhood Alliance
- 2/23 Housing Levy & HALA in West Seattle
- 2/24 International District HALA meet up hosted by SCIDpda, Interim CDA, CIDBIA
- 2/25 South East Seattle HALA meet up hosted by South CORE, SE Dist. Council

### March

- 3/3 Meet Up with Wallingford Folks
- 3/12 West Seattle VIEWS
- 3/15 Facebook Lunch and Learn
- 3/15 Housing Levy at Magnolia Community Council
- 3/16 Wallingford for Everyone
- 3/17 Law Seminars Conference
- 3/21 Downtown Focus Group + Livability
- 3/23 Goodwill Event with ESL
- 3/30 Ethiopian Community in Seattle
- 3/30 Wallingford Community Meeting

### April

- 4/4 HALA Community Focus Group Orientation
- 4/5 Designer/Builder Working Group
- 4/13 Arts in the City
- 4/19 Livability Night Out

### You invited us, we showed up!

# RSVP

More than fifty (50!) events were hosted by community groups, local councils, and advocacy organizations, who invited us to talk about MHA, HALA, and housing affordability. We came packed to the gills with informational materials, engaged in Q&A about what housing affordability means to you, and how the city is working to address this urgent crisis.



# Outreach Activities

## Calendar of Events

### May

- 5/11 Rainier Beach Community Club
- 5/11 Green Lake Community Council
- 5/16 Queen Anne Land Use Review
- 5/17 Ravenna/Bryant Neighborhood Association
- 5/21 HALA table at the U District Street Fair
- 5/23 Focus Group - Expansion Areas
- 5/23 Focus Group - Lower Density Urban Villages
- 5/24 Focus Group - Hub Urban Villages
- 5/26 Focus Group - Medium Density Urban Villages
- 5/31 Aurora-Licton Springs Find It Fix It Walk
- 5/31 POEL Focus Group Discussion

### June

- 6/1 Aurora Neighbor Gathering
- 6/2 Community Representative Working Group
- 6/6 Land Use 101
- 6/8 WallHALA
- 6/8 Jubilee Women's Circle
- 6/8 Rainier Beach Community Club
- 6/13 Judkins Park Community Council
- 6/14 Arts Commission
- 6/20 Focus Group - Expansion Areas
- 6/20 Focus Group - Lower Density Urban Villages
- 6/21 Focus Group - Hub Urban Villages
- 6/30 Focus Group - Medium Density Urban Villages

### July

- 7/11 Focus Group - Expansion Areas
- 7/12 Focus Group - Hub Urban Villages
- 7/21 Designer / Builder Working Group
- 7/25 Focus Group - Lower Density Urban Villages
- 7/27 Maple Leaf Ice Cream Social
- 7/28 Focus Group - Medium Density Urban Villages
- 7/29 Phinney Ridge Farmer's Market

### August

- 8/2 Rainier Beach Big Night Out
- 8/5 Phinney Ridge Farmer's Market
- 8/8 Latino Equity Lunch
- 8/11 Lake City Farmer's Market
- 8/12 Rainier Valley Summer Parkways with City Scoop
- 8/12 Urban League Lunch
- 8/15 Focus Group - Expansion Areas

- 8/18 Lake City Farmer's Market
- 8/21 West Seattle Farmer's Market
- 8/22 Focus Group - Lower Density Urban Villages
- 8/23 Focus Group - Hub Urban Villages
- 8/23 Meeting with Crown Hill Urban Village Committee for Smart Growth
- 8/25 Focus Group - Medium Density Urban Villages
- 8/25 Summer Parkways in Ballard with CityScoop

### September

- 9/8 Discussion at University of Washington
- 9/14 Meeting with Columbia City Business Association
- 9/14 Meeting with Aurora-Licton Springs Urban Village Community Council representatives
- 9/19 Designer / Builder Working Group
- 9/19 Community Representative Working Group
- 9/22 Meeting with Othello Area Stakeholders
- 9/25 CityScoop West Seattle
- 9/27 Focus Group - Combined Meeting
- 9/29 Meeting with Anti-Displacement Stakeholders

### October

- 10/2 Mt. Baker Community Club
- 10/4 Seattle Planning Commission
- 10/5 Meeting with Sightline Institute
- 10/7 EIS Scoping discussion with Fremont and U-District commenters
- 10/16 Meeting with The Urbanist writers
- 10/17 Focus Group - Expansion Areas
- 10/20 Beacon Hill Council Workshop
- 10/24 Focus Group - Lower Density Urban Villages
- 10/25 Focus Group - Hub Urban Villages
- 10/27 Focus Group - Medium Density Urban Villages
- 10/27 Seattle Planning Commission committee
- 10/29 Roosevelt Council Workshop

### November

- 11/1 On Board Othello at Homesight
- 11/1 West Seattle small group walk
- 11/9 City Council-hosted Community Design Workshop - Westwood Village
- 11/15 First Hill Improvement Association
- 11/15 Crown Hill Council Workshop
- 11/19 Crown Hill Whittier Heights Find It Fix It
- 11/21 Focus Group Webinar - Expansion Areas

# Outreach Activities

## Calendar of Events

- 11/22 Focus Group Webinar - Hub Urban Villages
- 11/28 Focus Group Webinar - Lower Density Urban Villages
- 11/29 Morgan Community Association
- 11/29 City Council-hosted Community Design Workshop - Aurora-Licton Springs

### December

- 12/1 Focus Group Webinar - Medium Density Urban Villages
- 12/3 HALA Winter Open House - Northwest Neighborhoods - Bitter Lake Community Center
- 12/6 Unreinforced Masonry (URM) advisory group meeting
- 12/7 HALA Winter Open House - Southwest Neighborhoods - Youngstown Cultural Arts Center & Shelby's Bistro and Ice Creamery
- 12/10 Presentation and meeting at Roosevelt Neighborhood Association Land Use Academy
- 12/10 December Focus Group Drop-in
- 12/13 HALA Winter Open House - Northeast Neighborhoods - Ravenna Community Center
- 12/15 Housing Development Consortium Affinity Group
- 12/16 Meeting with Anti-Displacement Stakeholders

# 2017

### January

- 1/4 Capitol Hill Renters Initiative
- 1/10 HALA Winter Open House - Central Neighborhoods - Optimism Brewing
- 1/11 City Council-hosted Community Design Workshop - South Park
- 1/12 Seattle Planning Commission
- 1/17 City Council-hosted Community Design Workshop - Wallingford
- 1/19 City Council-hosted Community Design Workshop - Othello
- 1/23 Pike Pine Urban Neighborhoods Committee (PPUNC)
- 1/24 HALA Building Code Charette
- 1/25 Meeting with Rainier Beach Action Coalition

- (RBAC) leadership
- 1/26 City Council-hosted Community Design Workshop - West Seattle Junction
- 1/31 City Council-hosted Community Design Workshop - 23rd & Union/Jackson
- 1/31 Meeting with Wallingford community member about RSL standards
- 1/31 Meeting Crown Hill Committee for Smart Growth leadership

### February

- 2/1 Wallingford Community Council
- 2/4 HALA Winter Open House - Southeast Neighborhoods - The Royal Room
- 2/7 Focus Group Wrap-up Event
- 2/11 City Council-hosted Community Design Workshop - Admiral
- 2/11 Seattle Neighborhood Coalition
- 2/17 Yesler Community Collaborative Policy Committee
- 2/28 City Council-hosted Community Design Workshop - Madison-Miller

### March

- 3/2 City Council-hosted Community Design Workshop - North Rainier / Mt. Baker
- 3/5 HALA and Historic Preservation Panel
- 3/6 City Council-hosted Community Design Workshop / Morgan Junction
- 3/8 Columbia City in-home hosted discussion
- 3/10 MHA for Downtown Residents and Stakeholders
- 3/11 Capitol Hill Renters Initiative at Optimism Brewing Company
- 3/13 City Council-hosted Community Design Workshop - Eastlake
- 3/13 Downtown Projects Information Sharing
- 3/14 Wallingford Find It Fix It Community Event
- 3/16 Chong Wa Benevolent Association
- 3/17 Seattle for Everyone Coalition Meeting
- 3/28 Small Developer, Designer, and Builder Stakeholder Meeting
- 3/29 City Council-hosted Community Design Workshop - Rainier Beach
- 3/29 Uptown Rezone Public Open House
- 3/30 Reddit Ask Me Anything

# Outreach Activities

## Calendar of Events

### April

- 4/11 Presentation to Ankrom Moisan Architects
- 4/11 Chinatown-International District Safety Task Force
- 4/13 Seattle Planning Commission
- 4/27 Community Open House - Northwest  
Neighborhoods - Hale's Ales Brewery
- 4/29 Community Open House - Northeast  
Neighborhoods - Northgate Community Center

### May

- 5/6 Community Open House - Southwest  
Neighborhoods - Westside School
- 5/13 Community Open House - Southeast  
Neighborhoods - Rainier Beach Community Center
- 5/16 Community Open House - Central  
Neighborhoods - Washington Hall

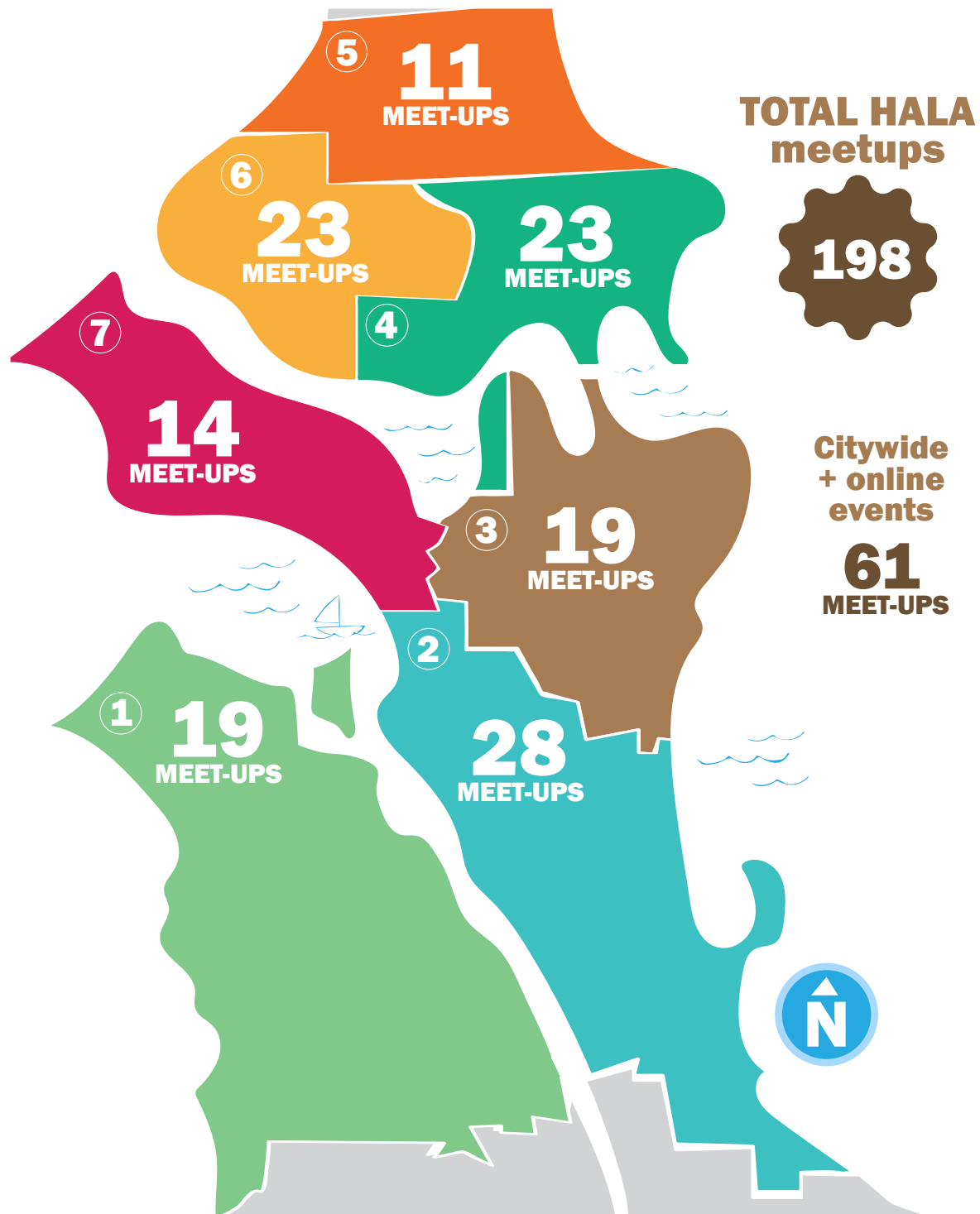
### June

- 6/2 South Park Carnival at Concord International School
- 6/14 Draft Environmental Impact Statement  
presentation to South Park & Georgetown  
community leaders with Duwamish Valley Program
- 6/27 Draft Environmental Impact Statement briefing  
with Roosevelt Neighborhood Association

# Outreach Activities

## Event Map

Meet-ups are shown by City Council District



# How Community Input Shapes Policy

## YOUR INPUT MATTERS

**Community input is invaluable to ensuring that we implement MHA thoughtfully and equitably across Seattle's unique neighborhoods.**

A broad spectrum of themes emerged through engagement. This section discusses consistent themes we heard across the city and how that input has shaped the MHA proposal. Much of this input has been incorporated into MHA implementation. In some cases MHA already accounts for these concerns, which we discuss as well. Other issues are already being addressed through the ongoing programs at various departments throughout the City, outside of MHA. Furthermore, perspectives on many of these themes often conflict, as community members hold different viewpoints on these issues. That tension is described as well.

Finally, some themes emerged that conflict with either the MHA program goals or its legal mechanisms. Sharing these ideas and aspirations illustrates our many varied perspectives, even if we cannot act on them.

## Addressing Areas at Greatest Risk of Displacement

### **Concern about physical, economic, and cultural displacement**

Community members want to know how MHA can help minimize displacement. Many have observed displacement of neighbors and friends, find themselves at risk of displacement, or have already found the need to move out of their neighborhood or the city entirely. Community members attributed displacement trends to rising housing costs, redevelopment of existing housing, and insufficient affordable housing choices.

- **MHA is an anti-displacement policy.** MHA requires development to contribute to affordable housing. This new policy is key to reaching the overall HALA goal to triple our current production of rent- and income-restricted housing for low-income community members. MHA is not our only tool for preventing displacement, but it is a critical part of the overall strategy. See the section later in this document on Themes of the Final Proposal for more information about how the zoning proposal carefully considers areas at high risk of displacement.
- **MHA implementation was crafted with a commitment to racial equity.** In our final proposal to the City Council, we have recommended smaller changes in zoning where there's a high risk of displacement for marginalized people. Likewise, we've proposed to allow more housing in neighborhoods where displacement risk is low and the high cost of housing limits access for marginalized populations. There is a strong desire to focus anti-displacement efforts toward low-income populations, seniors, people with disabilities, communities of color, and immigrant and refugee communities. Many of these groups are most at risk of displacement.

# How Community Input Shapes Policy

## Area-specific displacement concerns

Community-based organizations in Chinatown-International District and the Central Area asked how we can strengthen MHA to mitigate displacement in those neighborhoods. Our Seattle 2035 Growth and Equity Analysis found that Chinatown-International District and the Central Area are the two Seattle communities most affected by three types of displacement: physical, economic, and cultural.

- In response to these conditions, coupled with engaging key community-based organizations from those communities, we moved Chinatown-International District and the Central Area to a higher tier of MHA requirements to ensure that when development occurs in these historically marginalized communities, the community will see the highest public benefit.

## Payment and performance options

Many questioned why developers should have an option to make a payment instead of building affordable housing as part of each development. Others felt that we should encourage payment rather than performance since it would result in creating and preserving more affordable homes overall.

- **Allowing both options provides flexibility.** Payment and performance both result in mixed-income neighborhoods. The option to choose allows small and large projects alike to contribute to affordable housing while maintaining development feasibility
- **The payment option offers crucial benefits.** Allowing affordable housing payments keeps MHA in compliance with state law, but additional benefits are not immediately obvious to the public, such as:
  - a. **More affordable housing.** Payments yield substantially more housing

than what could be created through performance because the City can leverage other funding sources with MHA payment funds. We estimate that MHA payments could produce at least twice as many units as the performance option in some projects.

- b. **High quality and sustainable construction.** Affordable housing funded with payment contributions are built to Evergreen Sustainable Development Standards.
- c. **Strong equity outcomes.** Seattle's Office of Housing invests in areas with high displacement risk and areas lacking private investment.
- d. **MHA payments can be used to preserve existing housing.** MHA funds are invested by the Seattle Office of Housing through its rental and homeownership programs, which include preservation of existing housing aimed at preventing displacement of low-income residents. Funds come from MHA payments, the Seattle Housing Levy, state and federal funds, and other sources. See the Office of Housing Seattle Housing Levy Administrative & Financial Plan for more information.
- e. **Strategic community investments.** Affordable housing funded with MHA payments can incorporate community-identified goals such as providing family-sized and family-friendly housing, culturally appropriate services, and housing for chronically homeless individuals with disabling conditions.

## Preserving existing low-cost housing

Many community members suggested the City combat displacement by incentivizing preservation of low-cost, market-rate



# How Community Input Shapes Policy

housing where possible, while also creating new affordable housing.

*See above for information about how MHA payments can be used for preservation of existing housing.*

## Duration of affordability

Some community members suggested that affordable units be required to stay affordable indefinitely.

- **MHA housing will be affordable for 75 years.** Our draft proposal called for 50 years of affordability with MHA performance housing. In response to broad public support for longer terms of affordability, MHA homes will now be affordable for 75 years.

## Serving our lowest-income households and others who are cost burdened

Quite a bit of conversation addressed the levels of affordability required with MHA. Many expressed concern about community members making far less than 60 percent of area median income (AMI), as well as those who do not qualify for rent-restricted housing but still find themselves burdened with housing costs. Across the board there was support for more housing affordable to all income levels.

- **MHA payments fund rent- and income-restricted housing for people making 0-80 percent of the area median income.** MHA performance requirements stipulate that affordable housing included in market rate development is affordable to households making up to 60 percent of the Area Median Income. MHA payments, however, can be applied with more flexibility, and historically the Office of Housing funds affordable housing development serving very-low-income (0-30 percent of AMI) households, not just those making 60 percent of AMI. The Office of Housing also funds homeowner programs that serve people making up to 80 percent of AMI.

- **Housing choices for others who are cost burdened.** MHA is one of many strategies addressing the housing affordability crisis. Adding development capacity through MHA while expanding all zone types allows more housing choices for more households.

## Property taxes

Some homeowners expressed concern that zoning changes in their neighborhoods could elevate assessed property values, which might increase property taxes. Others suggested that property values would decrease with zoning changes, causing a loss of equity.

- Changes in property tax due to MHA are likely to be small in most cases. The King County Assessor determines property taxes by multiplying a citywide tax rate by the assessed value of a property. The assessed value is essentially the Assessor's estimate of a property's sale price. If the Assessor determines in the future that the value of additional development capacity, taking into consideration the cost of MHA requirements, has significantly increased the overall value of your property, then your property taxes would go up as well. Economic analysis suggests that value of the additional capacity and the cost of MHA are generally offsetting on most sites, but it is possible that value could increase in many cases. This change would not, however, happen automatically when a zoning change occurs. A property's assessed value increases only if there is evidence that the value of properties with similar zoning and location has increased.
- A study of property assessments after a 2011 rezone near the proposed site of the Roosevelt Light Rail Station provides some clues about how property values could potentially change under MHA. In that area, a number of parcels were

# How Community Input Shapes Policy

rezoned from single-family to Lowrise 3 (allowing four-story apartments) and Midrise (allowing six-story apartments) without the implementation of MHA requirements. A comparison of these parcels to adjacent single-family parcels that were not rezoned showed no change in property assessments or taxes for the rezoned properties in the first three years following the zoning changes. In the four and fifth year, after groundbreaking of several large Midrise multifamily apartment buildings, property values for the Midrise-zoned properties increased while the Lowrise-zoned properties continue to show no difference from the single-family zoned areas. Even in the extreme case of a rezone from single-family to Midrise adjacent to the light rail station without MHA requirements, the increase in property assessment was roughly 25 percent.

- Property taxes, excluding publicly approved levies, are also subject to regulations that limit the total increase in taxes within a City to one percent annually, with some limited exceptions. If, for example, all properties in the City increased in value by exactly ten percent, the tax rate would have to go down such that the total property taxes collected would only go up by one percent. As MHA is proposed to be implemented citywide, this rule will limit the potential increase in property taxes.
- **Taxpayer Assistance and Relief.** Washington State law provides [two tax benefit programs](#) for senior citizens and people with disabilities: property tax exemptions and property tax deferrals. Yet more than 26,000 qualified seniors and disabled persons have yet to register for the exemption, and only one in 100 of those eligible for deferrals are currently enrolled.

## Linking Zone Changes to Affordable Housing Requirements

### Balancing affordable housing requirements with a need for more housing overall

There were questions about why the City needs to provide additional development capacity as part of MHA. Many felt that developers should be required to contribute to affordable housing without added capacity.

- **We need more market-rate and rent- and income-restricted housing to address our housing affordability crisis.** To address the housing affordability crisis, Seattle must build a substantial amount of market-rate housing in order to reduce competition for housing and slow rent increases. It is critical that we have more rent- and income-restricted affordable housing for people that market-rate housing does not serve. Numerous studies have found that both strategies are essential to address affordability overall. By implementing zoning changes and affordable housing requirements at the same time, we can substantially increase our supply of rent- and income-restricted housing while also maintaining Seattle's supply of market-rate housing.

Nearly every conversation about MHA included discussion of proposed affordability requirements. The City heard many perspectives—some expressing the affordable housing requirements are too high, and others that they are too low. Many participants voiced a desire for requiring more affordable housing onsite or higher fees. Others expressed concern that high requirements could stifle development and further drive up housing costs.

- **MHA balances affordable housing requirements with the value of added capacity.** A key program component



# How Community Input Shapes Policy

is the balance of affordable housing requirements and the value provided to landowners through additional development capacity.

- **Affordable housing requirements are designed to be higher where the value of additional development is greater.** MHA requirements vary based on the market strength of various areas of Seattle according to high, medium, and low categories. Additionally, sites that received larger increases in capacity have higher requirements through a classification of (M), (M1), or (M2) suffixes.

## Affordable Housing in Neighborhoods Experiencing Development

### Investing MHA payments

There was widespread concern that MHA payments might not be used in the neighborhoods where development is occurring. There was even some concern that this revenue might concentrate low-income housing in poor areas. Many expressed a desire that payments generated by development in a particular urban village be dedicated to building or preserving affordable housing in that same urban village.

### In response, we made two key changes to the MHA proposal.

- First, we added explicit direction to the Office of Housing to consider where payments are generated in its investment decisions, in addition to other strategic goals like addressing displacement, locating near transit, and serving the needs of residents.
- Second, we added requirements to ensure transparency and accountability as the Office of Housing implements MHA. In addition to annual reporting to the City Council on the overall

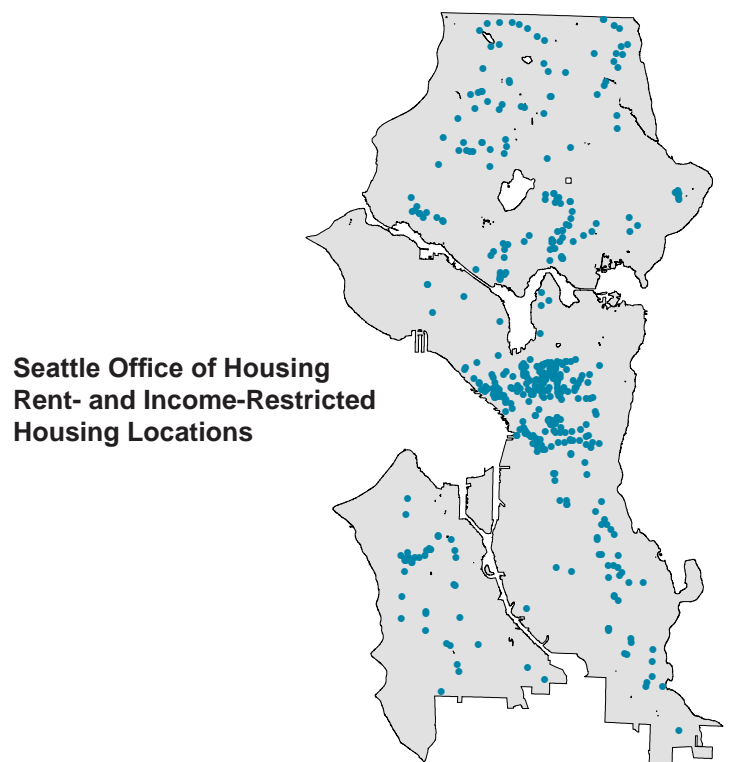
performance of MHA, including how and where funds are invested, the Office of Housing must identify as a priority any area with a significant imbalance between its investments and receipts of MHA payments.

- Also, through participation in MHA community conversations, many community members learned about the Office of Housing's 35-year history of investing in affordable housing in all City neighborhoods. See map below.

## Locating near assets and infrastructure

### Maximizing public investments

Many community members supported expanding housing choices in urban villages by allowing more development capacity in all zone types, including areas currently zoned single-family. We heard strong support for increasing development capacity near high-frequency transit in urban villages, which would allow more people access to the transit network, particularly important for low-income households. Many felt that capacity



# How Community Input Shapes Policy

increases are a good trade-off for more affordable housing and will create more housing options for households at all income levels. Many supported more Lowrise zoning instead of Residential Small Lot (RSL) in urban villages, particularly near major transit investments such as light rail and bus rapid transit (BRT).

At the same time, many community members expressed concern that allowing new building types in areas currently zoned single-family could negatively affect neighborhood character and livability. Concerns included potential for taller buildings to block light and air, and more. More concerns associated with adding capacity in single-family areas are discussed below. Many of these comments recommended removing current single-family areas from urban villages or excluding them from MHA zone changes.

- **The final proposal prioritizes the greatest capacity increases near transit.** We've proposed Lowrise zoning near the Beacon Hill and future Roosevelt light rail stations, among others, in areas that currently allow only single-family homes. Single-family areas inside urban villages and expansion areas account for about six percent of single-family zoning in the city.

There was also strong support for locating more housing near neighborhood assets and infrastructure such as parks and schools. There was broader set of conflicting opinions on this topic, however, with some citing concerns about the capacity of these resources.

- **The final proposal prioritizes more capacity increases near assets and infrastructure like parks and schools.** The Seattle 2035 Comprehensive Plan, Community Generated Principles, and community all encourage maximizing the utility of public investments. So, we've

suggested more room for housing near parks and schools. We proposed Lowrise zoning in areas close to Jefferson Park, Judkins Park, Wallingford Playfield, and Miller Playfield.

## Addressing Concerns about Impacts to Historic Districts

### Ensuring historic areas maintain their character

There is widespread interest in preserving aspects of Seattle's architectural character in its residential areas and business districts. Examples of these areas include Pioneer Square and the Chinatown-International District. While these areas generally accommodate a mix of old and new structures, many expressed concerns that increasing the potential height difference between existing historic buildings and new development could have negative impacts on the overall character of the districts. Some went further and recommended that the City designate more historic areas in certain business districts and single-family areas to preserve the character of these places.

In contrast, other community members recommended that historic areas contribute to affordable housing through MHA. They underscored the idea that fewer areas contributing to MHA may result in less affordable and market-rate housing.

- **Community Generated Principles call for National Historic Register Districts to be excluded from MHA implementation.** Since historic areas represent a very small portion of the city and are unlikely to see much redevelopment due to existing protections, excluding these areas from MHA would not significantly reduce the amount of affordable housing generated. As an example, the legislation implementing MHA in Downtown and

# How Community Input Shapes Policy

South Lake Union, adopted by City Council in April 2017, excluded the National Historic Register Districts in that area as well as a small area where increasing height could interfere with a protected view corridor from Pike Place Market. Similarly, we have not proposed zone changes in Seattle's designated Historic Districts, like Ballard Avenue, Harvard-Belmont, and Columbia City. With this approach, there's no change to the height and scale for new buildings currently allowed in these areas, development projects will still go through review by the Landmarks Preservation Board, and new development would not have MHA requirements for affordable housing.

## Housing options

Community members generally agreed that we need more housing choices as new development occurs. The kinds of choices discussed included options for households in different life phases: studios for individuals, multi-bedroom units for families, and housing that serves aging populations. Discussions also explored how housing choices could serve people with different lifestyles, incomes, and cultural backgrounds. For example, in some cultural traditions families have more children, which requires housing with a minimum number of bedrooms.

There was some agreement that RSL should still allow Accessory Dwelling Units (ADUs) and Detached Accessory Dwelling Units (DADUs) and other options to be built by homeowners.

Some suggested that RSL zoning might support homeowners seeking to stay in their neighborhoods while adding housing to their property and requested that we seek opportunities to encourage this option. Encouraging this type of approach could help homeowners build and maintain equity.

- **The MHA proposal recommends a mix of zone types across the city.** Residential Small Lot and Lowrise 1 zones maintain the scale of single-family areas while allowing cottage housing, stacked flats, townhouses, and rowhouses, and contributing to affordable housing. Lowrise 2 and 3 also allow family size housing as townhouses, rowhouses, and apartments. Mixed use development in Neighborhood Commercial zones allows everything from studios to multi-bedroom units in family-friendly buildings with shops, services, and amenities nearby.
- We've applied Residential Small Lot zoning in most urban village expansion areas, which would allow a wider range of housing types but at a scale similar to existing single-family neighborhoods. For example, you will see RSL in the proposed expansion areas in Crown Hill, Roosevelt, North Rainier, and Othello.
- **MHA includes a requirement for family-size units.** We are proposing a few strategies to encourage family-size housing as we welcome new neighbors. A family-size unit requirement for Lowrise 1 zones would ensure new housing options include two- or three-bedroom units that serve larger households. And we've proposed RSL and Lowrise 1 zoning along quiet streets to encourage family-friendly housing like cottages, rowhouses, and townhouses, where each unit has direct access to ground-level open space.

## Zone changes where MHA will not apply

Many community members—homeowners and renters alike—questioned why single-family areas outside of urban villages should not contribute to affordability through MHA. Many expressed support for including all single-family areas of the city in a rezone. Many community members observed that single-family areas across the city already

# How Community Input Shapes Policy

have a variety of building types, including duplexes, triplexes, and apartment buildings. Most were built before the areas were zoned single-family, and provide living examples of multiple housing types in one neighborhood.

Many community members pointed to some commercial zones and industrial areas that limit or preclude residential development as areas where the City should consider allowing housing, particularly in areas well served by transit and other amenities.

- **The proposal recommends zone changes in urban villages, expansion areas, and areas already zoned for multifamily or commercial uses.**

Other areas currently zoned single family or industrial are not part of the proposal. However all single family areas contribute to affordable housing outside of MHA through the Housing Levy, a property tax that funds rent- and income-restricted homes in Seattle.

Some also felt that the amount of additional development capacity that was proposed in some areas was too low in comparison to the cost of the affordable housing requirements. These community members were concerned that overall the program would reduce the value of redevelopment in these zones which would reduce the amount of market-rate housing (and thus also the amount of affordable housing generated through MHA). These comments tended to focus on the zones that currently allow townhouses, zones where additional floors result in different, more expensive building code requirements, and zones where the increase in Floor Area Ratio was less than twenty percent.

Some people suggested we consider allowing more housing types beyond single-family in other areas outside of urban villages.

## Community Generated Principles & Proposed Zoning Changes

Community-generated MHA principles were a frequent touchstone for developing the initial set of recommended zoning proposals across Seattle's urban villages and centers. These principles influenced choices about the amount of additional development capacity to propose on a given block, what areas should not participate in the program, and the types and amount of housing to encourage, among others. Following are specific examples of how these principles were applied in various urban villages:

- Our draft proposal frequently reflects several different MHA Principles that do not point to the same zoning choice. For example, the urban village expansion area in Ballard includes a mix of Lowrise 2, Lowrise 1, and Residential Small Lot zoning. This approach seeks to balance the principle to ensure development in expansion areas is compatible with existing context, the principle to allow more people to live near transit investments like RapidRide bus rapid transit, and the principle to plan for a gradual transition between major arterials like 15th Ave NW and surrounding lower-scale areas. In these instances where the community-generated MHA Principles suggest varying zoning choices, we seek guidance in the core MHA Principles, like advancing racial equity, and in our Comprehensive Plan, which charts an overall vision for Seattle's future growth.

### Urban design quality

Much of the conversation about adding development capacity centered on the size, shape, architectural style, and material choices of new buildings.

There were many suggestions that we relax development standards on building use, height, setbacks, and FAR in all existing and



# How Community Input Shapes Policy

proposed Multifamily and Commercial zones in order to maximize utility of developable land and ease upward pressure on housing prices.

Contrasting suggestions were aimed at limiting the scale of new buildings to minimize their impact on existing buildings and yards. Community members suggested this could be achieved by requiring greater setbacks and limiting bulk and height of new development adjacent to existing single-family homes. Most concerns focused on the importance of open space, vegetation, and access to light and air at ground level. Many community members recommended reducing the impact of rooftop height extensions like penthouses and roof decks.

Many people felt that new buildings are not designed well in terms of their aesthetics. Community members often expressed a strong desire for greater public influence over building design through the design review process. Contrastingly, some in the design and development fields recommended reducing project delays and expense by easing design review standards, which could help lower housing costs.

- To promote urban design quality, we're proposing a new upper-level setback in several zones to help reduce the visibility of the additional height of new buildings under MHA.
- We've also proposed modulation requirements, new Pedestrian Zone designations, and limits on building width that help ensure more buildings are visually interesting and engaging at street level.
- We're updating Seattle's Green Factor landscaping requirement to incentivize trees and large plantings that soften the experience of bulk and scale of new buildings, while including human and environmental health benefits, and generally adding to our quality of life.

## Transitions

Community members expressed concern that transitions where single-family zones abut neighborhood commercial zones are too extreme. There were suggestions to soften that transition with an intermediate zone, such as Lowrise.

Many observed that the Lowrise 1 zone has roughly the same height requirements as single-family, and so can be an appropriate transition zone between single-family areas and zones that allow taller buildings. There were also assertions that Residential Small Lot is the most appropriate zone to place between single-family and higher zones.

Some community members suggested forgoing transitions altogether if it would allow single-family zones to remain unchanged, even in cases where single-family would then abut six- to eight-story midrise buildings.

- In Crown Hill, we've proposed Lowrise and Residential Small Lot (RSL) zoning to create a more gradual transition between the Neighborhood Commercial buildings along 15th Ave NW and the nearby blocks zoned for single-family homes.
- You can also see this approach in parts of the Aurora–Licton Springs Urban Village, where current zoning has resulted in small-scale development almost directly next to a highway, and in Wallingford, where Lowrise zoning behind the Commercial zoning on Stone Way would create a transition to single-family areas outside the urban village.

## Urban village expansion areas

Some community members suggested that the City focus zoning changes to existing urban villages before expanding any boundaries. Others supported proposals to expand boundaries near high frequency transit, so as to allow more multifamily

# How Community Input Shapes Policy

land near these transit investments. Some supported additional expansion areas not currently in the proposal—either to incorporate key investments or community assets into the urban village, or to include specific lower-density properties that would otherwise be surrounded by higher-density uses.

- Some adjustments to proposed expansion areas were made based on community input as well as overarching themes of limiting change in areas at high risk of displacement.

## Unique conditions

Many recommended that the City consider topography when making zoning changes so that transitions from one zone to the next are reasonable.

- There are several areas where we lowered the scale of change due to topographic conditions. See the urban village maps for more detail.

Some commenters suggested that we should consider locating less housing in areas with streets that are unimproved, have dead ends, or have few sidewalks nearby.

- In Crown Hill we adjusted the proposed urban village boundary expansion so that it does not include 20th Ave NW, a very narrow street that functions as an alley.

**Many of the following topics brought up in community conversations are key to livability in Seattle.** The City's various departments are working hard to deliver these livability basics and improvements, and know that more can and will be done. Though these topics fall outside of the scope of MHA, they are included here because they were so common in our community conversations. You can find more information about many of these issues in the [Growth and Livability Report](#).

## Infrastructure

Some community members expressed strong support for addressing local drainage problems before adding development capacity in those areas.

## Traffic

Many identified traffic congestion as a significant challenge to livability across the city. There was broad desire to ensure that transportation infrastructure is in place before additional development capacity, especially in areas like West Seattle that are dependent on limited travel corridors.

Others acknowledged that traffic congestion is likely to worsen regardless of whether MHA is implemented, and that providing more housing options near transit hubs will help more people get around more easily.

## Public transit

Many believed that transit is improving, and if the City waits too long to require affordable housing, more people will be priced out, resulting in more long distance commutes. There was shared understanding that more people commuting longer distances undermines equity and climate goals. Many suggested that urban villages with lower levels of transit available should not receive additional development capacity until expanded transit service is available. Some observed that some buses are at capacity during peak travel times.

Many suggested that we consider planned transit investments when making capacity increases. Those include Bus Rapid Transit (BRT) on Madison Avenue, the Judkins Park Light Rail station, and future light rail stations in Ballard and West Seattle.

## Tree canopy

Some expressed concern that zoning changes could result in loss of the city's tree canopy coverage. There were suggestions that the City strengthen protection for trees.

# How Community Input Shapes Policy

## Parks & open space

Some expressed concern that some urban villages lacked sufficient parks and open space and suggested expansion of these amenities prior to allowing more development capacity in select areas.

## Commercial affordability & small business

There was widespread agreement that small and affordable retail spaces be incentivized so that existing local businesses can transition into appropriately sized new commercial spaces. It was suggested that this type of retail space be included in MHA or other City actions.

## Public safety

Some expressed concerns about public safety, including car prowls, and requested that the City enhance police presence prior to adding more capacity.

## Sidewalks & walkability

Community members observed that some urban villages have significant gaps in the sidewalk network. There were suggestions that these places not receive additional development capacity until the sidewalk network is complete. Many also supported existing requirements to provide sidewalks with all new buildings. Further, some suggested that missing sidewalks should be considered when making urban village expansions.

Among the development community and those seeking to build single family homes, there was agreement that not all new development should require sidewalks, as the cost is overly burdensome to small developers.

## Parking

Parking is a particularly hot topic, and was discussed regularly at meetings and online. Many expressed strong support for current

policy that does not require parking spaces with new development inside urban villages. Many said that support for the current policy helps advance CO<sup>2</sup> reduction goals. It was agreed that the transition from a car culture to a transit culture is difficult but necessary to achieve equity and climate goals. Many others suggested that we require new development to include parking so as to reduce impacts on scarce street parking.

## Schools

Many were concerned about overcrowding in schools, and asked that we make sure to coordinate with Seattle Public Schools when planning zoning changes.

## Community planning

Some community members requested additional community planning processes prior to, or along with, zoning changes so residents can shape local changes and prioritize needed investment.

# Community Generated Principles

## A PRINCIPLED APPROACH

Principles guiding MHA implementation reflect what we heard during months of conversations in neighborhoods and online. These principles were developed over the course of eight months of outreach and finalized in August 2016. Principles were used to guide the first draft of MHA zoning maps, which included zoning change proposals as well as changes to urban village boundaries in some neighborhoods. As we worked with communities on MHA, we revisited these principles to inform and evaluate policy and program choices.

While we recognize that not everyone agreed with the final adopted principles, the goal was to reflect widely held community-based ideas. The principles have been presented in writing to City Councilmembers in order to inform them about community input regarding MHA implementation.

An orange circle with a thin grey border, containing text about where to find community input on MHA implementation principles.

See community  
input on MHA  
implementation  
principles online at  
[HALA.consider.it](https://hala.consider.it)

MHA implementation principles were grouped into the three categories:

### A. Principles that form the foundation of MHA

- These are essential to MHA.
- They include core values critical to HALA goals.

### B. Community-generated principles that guided MHA implementation

- These are statements about how to implement MHA, based on community-generated ideas and preferences.
- These ideas will meaningfully shaped MHA implementation choices.

### C. Principles addressed outside of MHA\*

- These are important principles about housing and livability that cannot be addressed through MHA.
- Other existing or proposed programs will address these principles.
- The final set of these principles were shared with City departments, and used to inform their work outside of MHA implementation.

In person and online, the City took extensive feedback on how MHA implementation principles were represented in the first draft of zoning maps.

*\*C Principles are not shown here but are reflected in both citywide and neighborhood-specific input summaries that follow.*



# Community Generated Principles



## Principles that form the foundation of MHA

Community comments and suggestions shaped these principles.

1. Contribute to the 10-year HALA goal of 20,000 net new units of rent- and income-restricted housing. Specifically, the MHA goal is at least 6,000 units of housing affordable to households with incomes up to 60 percent of the area median income (AMI), units that will remain affordable for 75 years. In 2016, 60 percent of the AMI is \$37,980 for an individual and \$54,180 for a family of four.
2. Require multifamily and commercial development to contribute to affordable housing.
3. Contributions to affordable housing will be provided by including affordable housing on site or by providing a payment to the Seattle Office of Housing for creation of new affordable housing.
4. Ensure MHA creates affordable housing opportunities throughout the city.
5. In alignment with a state-approved affordable housing based incentive zoning approach (37.70A.540), new affordability requirements are linked to allowing some additional development capacity in commercial and multifamily zones (in many cases this includes one additional floor).
6. Allow a variety of housing types in existing single-family zones within urban villages.
7. Expand the boundaries of some urban villages to allow for more housing near high-frequency transit hubs.
8. Maintain Seattle as an inclusive city by providing housing opportunities for everyone: people of all ages, races, ethnicities, and cultural backgrounds and households of all sizes, types, and incomes.
9. Evaluate MHA implementation using a social and racial equity/justice lens.



# Community Generated Principles



## Community-generated principles that will help guide MHA implementation



Community comments and suggestions shaped these principles.

### 1. Housing Options

- a. Encourage or incentivize a wide variety of housing sizes, including family-sized homes and not just one-bedroom and studio homes.
- b. Encourage more small-scale multi-unit housing that is family friendly, such as cottages, duplexes or triplexes, rowhouses, and townhouses.

### 2. Urban Design Quality:

- a. Address urban design quality, including high-quality design of new buildings and landscaping.
- b. Encourage publicly visible green space and landscaping at street level.
- c. Encourage design qualities that reflect Seattle's context, including building materials and architectural style.
- d. Encourage design that allows access to light and views in shared and public spaces.

### 3. Transitions:

Plan for transitions between higher- and lower-scale zones as additional development capacity is accommodated.

- a. Zone full blocks instead of partial blocks in order to soften transitions.
- b. Consider using low-rise zones to help transition between single-family and commercial / mixed-use zones.
- c. Use building setback requirements to create step-downs between commercial and mixed-use zones and other zones.

### 4. Historic Areas

- a. In Seattle's Historic districts, do not increase development capacity, even if it means these areas do not contribute to housing affordability through MHA.

- b. In other areas of historic or cultural significance, do not increase development capacity, even if it means these areas do not contribute to affordability through MHA.

### 5. Assets and Infrastructure

- a. Consider locating more housing near neighborhood assets and infrastructure such as parks, schools, and transit.

### 6. Urban Village Expansion Areas

- a. Implement the urban village expansions using 10-minute walksheds similar to those shown in the draft Seattle 2035 Comprehensive Plan update.
- b. Implement urban village expansions recommended in Seattle 2035 but with modifications to the 10-minute walkshed informed by local community members. Consider topography, "natural" boundaries, such as parks, major roads, and other large-scale neighborhood elements, and people with varying ranges of mobility
- c. In general, any development capacity increases in urban village expansion areas should ensure that new development is compatible in scale to the existing neighborhood context.

### 7. Unique Conditions

- a. Consider location-specific factors such as documented view corridors from a public space or right-of-way when zoning changes are made.

### 8. Neighborhood Urban Design

- a. Consider local urban design priorities when zoning changes are made.

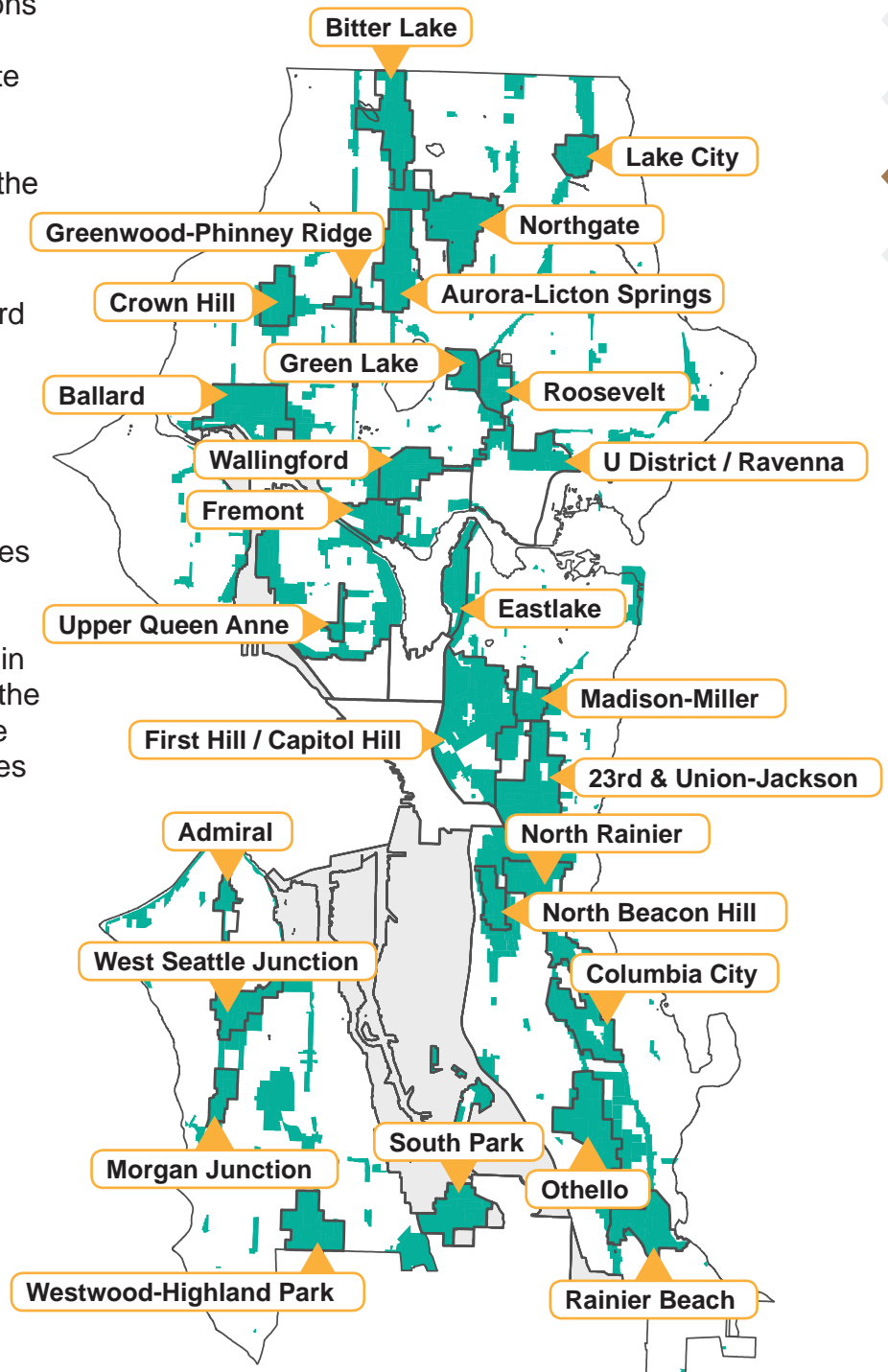
# MHA Zoning Maps - Draft to Final Proposal

## OUR NEIGHBORHOODS

Each of Seattle's neighborhoods is unique. While much of the input we received on MHA pertained to conditions on the ground in a particular urban village, many of these themes resonate across the city. In this section you will read about input received that is both specific to a neighborhood as well as the citywide themes most discussed.

A section for each urban village summarizes recurring themes we heard about these places: what makes them unique, challenges and opportunities for growth, and aspirational ideas for how these places can welcome more neighbors.

Each urban village section also includes information about how we propose changing certain zoning choices proposed in the Draft 1 map released in October 2016. Changes are keyed to the map, with an explanation of how those choices better align with MHA principles and respond to community input.



# MHA Zoning Maps - Draft to Final Proposal

## Draft 1 Maps: How did we make decisions?

Adopted in August 2016, the Seattle 2035 Comprehensive Plan identified our housing crisis and proposed ways of addressing this challenge by recommending larger urban village boundaries, more housing capacity, and focusing growth near assets and infrastructure.

MHA was then carried forward during the HALA committee process, which culminated in the recommendations outlined in the 2015 HALA report. The report set out policies and actions to accomplish an ambitious goal of tripling our affordable housing production and easing upward pressure on rents.

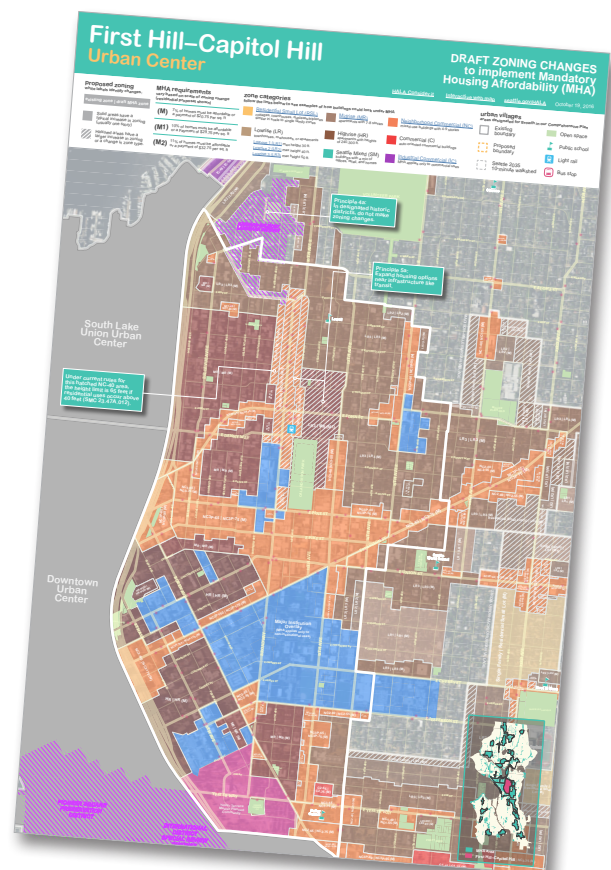
With these goals, parameters, and community planning efforts in mind, we asked what you thought about the proposal and how we could tailor it to meet your needs while achieving the project objectives. Through that process and primarily guided by your input, we developed Community Generated Principles (see MHA Implementation Principles B). These Principles address topics like neighborhood assets, urban design quality, and housing choices.

Community Generated Principles, together with geographic data and policy direction from existing plans and policies, guided development of the Draft 1 zoning maps that we published in October 2016.

- Citywide policy direction from Seattle 2035 Comprehensive Plan
- HALA goals & recommendations including racial & social equity
- Recent community planning
- Community input
- Development & application of Community Generated Principles

### Draft 1 zoning maps

October 2016





# MHA Zoning Maps - Draft to Final Proposal

## Final Zoning Proposal: How did we make decisions?

After publishing the Draft 1 zoning maps in October 2016, we continued community engagement, gathering your feedback on maps and other aspects of MHA. These included development standards such as setbacks, height restrictions, and density requirements.

We also drafted an environmental impact analysis that assessed potential impacts of MHA implementation, including proposed zoning changes. This Environmental Impact Statement, or EIS, is required by state law, and precedes many programmatic proposals put forth by government agencies. Environmental impacts studied through this process included impacts on air quality, housing and socioeconomic factors, and tree canopy, among many others.

The data, analysis, and local knowledge described above, as well as comments received on the Draft 1 zoning maps and the draft environmental impact statement, informed development of the final proposal.

- HALA goals & recommendations including racial & social equity
- Recent community planning
- Citywide policy direction from Seattle 2035 Comprehensive Plan
- Community input
- Development & application of Community Generated Principles

### Draft 1 zoning maps

October 2016

- Continued gathering community input
- Environmental analysis, including community input and analysis of EIS mapping Alternatives 2 & 3

### Final zoning map proposal

Send to City Council  
November 2017

### City Council Process

Continues community engagement  
Amends to the proposal  
Council vote mid-2018 (expected)



# MHA Zoning Maps - Draft to Final Proposal

## Final Zoning Proposal: How did we make decisions?

### More about developing the Final Proposal

Most MHA mapping choices presented trade-offs and elicited a range of perspectives and preferences from the public. No single recommendation could satisfy all perspectives, and the final proposal balances diverse community perspectives.

### Themes of the Final Proposal

We heard consistently from community members that preventing displacement—and the disproportionate impacts displacement has on low-income households and communities of color—is a core value throughout the city. This principle underpins our work to implement MHA. Therefore, the final proposal targets more housing development to communities where existing residents are less vulnerable to displacement and where more assets exist to provide for a growing population, like parks and transit.

In detail, the final proposal carries forward the Growth and Equity Analysis of the Seattle 2035 Comprehensive Plan. That body of work examined neighborhoods across the city and sought to understand their relative access to opportunity and risk of displacement. The analysis included each of Seattle's urban villages and proposed a typology for each place as low or high access to opportunity, and low or high risk of displacement. This typology informed zoning choices in the final proposal, which targets more housing in high opportunity areas with access to jobs, transit, and services. For communities at high risk of displacement, where affordable housing options may not yet be sufficient to keep up with larger scale changes, MHA rezones are moderated to ensure that development contributes

to affordable housing—a critical tool for addressing displacement—while reducing the relative scale of change to these high displacement risk communities.

While we considered unique factors for each urban village, these overall themes, reflective of core feedback from communities across the city, are applied consistently for all areas.

### How the MHA zoning maps changed from Draft 1 to Final Proposal

On the following pages, an MHA proposed zoning map for each urban village shows the Draft 1 map and describes how we revised it in the final proposal. With each urban village map is a summary of the key topics of input specific to that community.

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



# 23rd & Union–Jackson 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) 7% of homes must be affordable or a payment of \$20.75 per sq. ft.

(M1) 10% of homes must be affordable or a payment of \$29.75 per sq. ft.

(M2) 11% of homes must be affordable or a payment of \$32.75 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

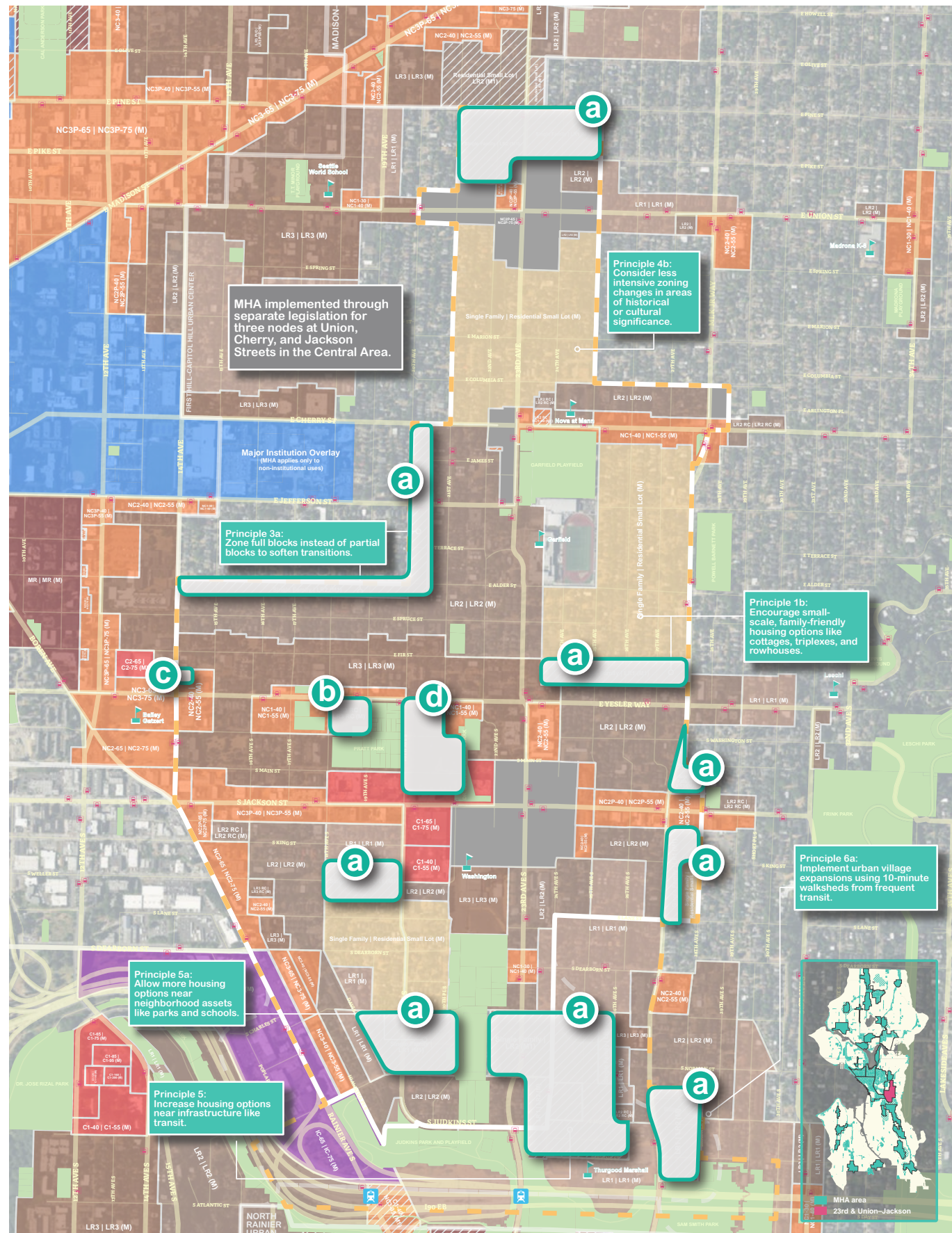
Seattle 2035 10-minute walkshed

Open space

Public school

Light rail

Bus stop



# 23rd & Union-Jackson

## 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.**

- a** Final zoning proposal for these areas reduces added capacity from what was proposed in Draft 1.
- b** Final zoning proposal is MR-RC (M1) at E Yesler Way and 18th Ave. This site is targeted for additional capacity to maximize opportunity for 100 percent affordable housing development. Current zoning is LR3-RC. The Draft 1 proposal was LR3-RC (M).

- c** Final zoning proposal is NC-75 (M1) at E Yesler Way and 14th Ave S. This site is targeted for additional capacity to maximize opportunity for 100 percent affordable housing development. Current zoning is NC-40. The Draft 1 proposal was NC-55 (M).
- d** Final zoning proposal is NC-55 (M) between Yesler and Jackson east of 20th Ave S. This change in allowed uses is based on community feedback for commercial opportunities in this area. Current zoning is LR3. The Draft 1 proposal was LR3 (M).

### 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

- Social equity
- Displacement
- Payment and performance options
- Transitions
- Housing options near transit and infrastructure
- Property taxes

**The current industrial zoning along Rainier makes no sense, especially in light of the new light rail opening at Rainier and I-90 in 2023.**

- Antoine

**The boundary of the RSL along 21st Ave from Union to Marion should instead be within the block between 22nd and 21st. This long block should not be split by sides of the street.**

- Gwed

### Local opportunities and challenges

- Continued impacts from historic redlining
- Ongoing loss of cultural anchors and Black/ African American community
- Area undergoing swift change
- Need for Design Guidelines
- Centerstone were supportive of more affordable housing and did not have a particular concern with zoning changes.
- There is interest in community ownership and the need to be more flexible with how we get to ownership (coops, etc.).
- Interest in more density in the northern part of the Urban Village looking at redevelopment around 23rd and Union.
- Judkins Park planning process supported more development nearest light rail and park as well as more commercial along Rainier.
- Mixed interest in more development here. Along corridors (MLK not necessarily 23rd) as well as near the new light rail station.
- Slight leaning toward the UV expansion
- Urban League lunch and learn were supportive of a softer approach to changes particularly in the heart of CD which is defined as around Garfield.



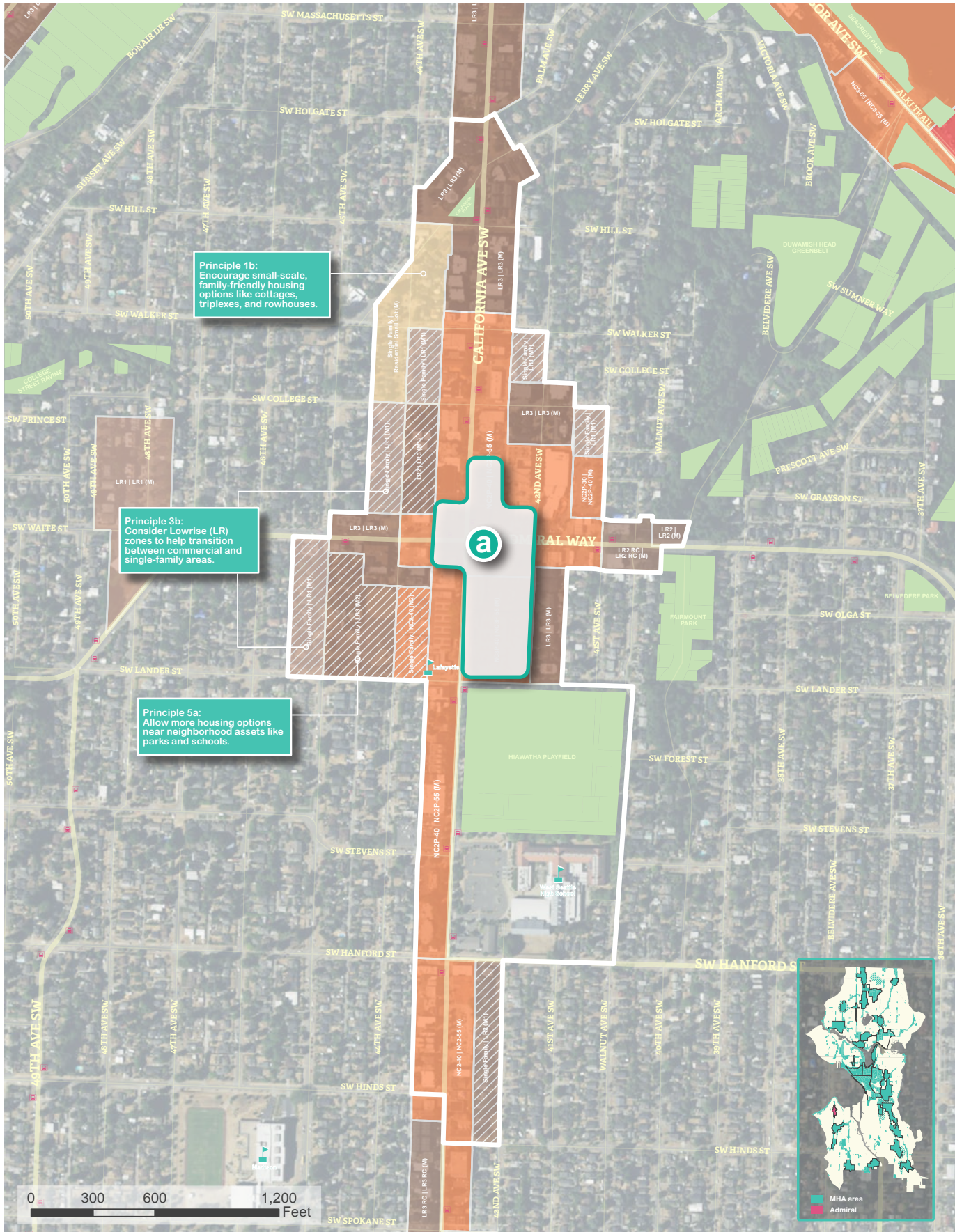
# Admiral

## Residential Urban Village

### DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

HALA.Consider.it Interactive web map seattle.gov/HALA October 19, 2016

|  |   |  |  |
|--|---|--|--|
| <b>proposed zoning</b><br>white labels identify changes:                 | <b>MHA requirements</b><br>vary based on scale of zoning change<br>(residential proposal shown) | <b>zone categories</b><br>follow the links below to see examples of how buildings could look under MHA                 | <b>urban villages</b><br>areas designated for growth in our Comprehensive Plan |
| existing zone   draft MHA zone   |   |  |  |
| Solid areas have a typical increase in zoning (usually one story)        | (M) 6% of homes must be affordable or a payment of \$13.25 per sq. ft.                          | <b>Residential Small Lot (RSL)</b><br>cottages, townhouses, duplexes/triplexes similar in scale to single family zones | Existing boundary  |
| Hatched areas have a larger increase in zoning or a change in zone type. | (M1) 9% of homes must be affordable or a payment of \$20.00 per sq. ft.                         | <b>Lowrise (LR)</b><br>townhouses, rowhouses, or apartments  | Proposed boundary  |
|  | (M2) 10% of homes must be affordable or a payment of \$22.25 per sq. ft.                        | <b>Midrise (MR)</b><br>apartments with 7-8 stories   | Seattle 2035 10-minute walkshed  |
|  |   | <b>Highrise (HR)</b><br>apartments with heights of 240-300 ft.   | Open space   |
|  |   | <b>Seattle Mixed (SM)</b><br>buildings with a mix of offices, retail, and homes  | Public school  |
|  |   | <b>Neighborhood Commercial (NC)</b><br>mixed-use buildings with 4-9 stories  | Light rail   |
|  |   | <b>Commercial (C)</b><br>auto-oriented commercial buildings  | Bus stop   |
|  |   | <b>Industrial Commercial (IC)</b><br>MHA applies only to commercial uses   |  |



Principle 1b: Encourage small-scale, family-friendly housing options like cottages, triplexes, and rowhouses.

Principle 3b: Consider Lowrise (LR) zones to help transition between commercial and single-family areas.

Principle 5a: Allow more housing options near neighborhood assets like parks and schools.

# Admiral

## Low 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 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** Final zoning proposal for this area is NC-75 (M1). This proposal better aligns with principle to allow more housing near parks, schools, community centers, and amenities. It also adds (M1) capacity in a high opportunity area. Current zoning is NC-40. The Draft 1 proposal was NC-55 (M).

### 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

- Property taxes
- Traffic
- Public transit
- Parking
- Infrastructure
- Transitions

“ We simply need more options for residential units in the area. The prices are so cost prohibitive for younger adults and families.

- 4th Gen West Seattle

“ The people of Admiral want a diverse family-friendly community and assurances that the Admiral Neighborhood will have family sized affordable units built in our neighborhoods to encourage this goal.

- Diane

#### Local opportunities and challenges

- Willing to give up some on single family if the affordable housing goes in the community
- Concern that performance requirement would be too onerous for landlords
- Housing for missing middle is needed
- Desire for more density generally, and in particular near the junction, east of California, North of Hiawatha Playfield, and around Lafayette Playfield
- Suggestions to expand boundary generally to spread out capacity across a larger area
- Incentivize ADUs and DADUs

- Expand boundary to Fairmount Park, include LR2
- Expand RSL, and/or expand urban village boundary to include more RSL
- Prefer RSL over LR1 and LR2
- Increase boundary around California and Admiral
- Support zoning changes from SF to LR
- Suggestion focusing development along arterials
- No multifamily on College and 44th
- Exclude SF areas from Urban Villages
- Need more affordable commercial space
- Grow with small businesses in mind
- Transit and traffic are over taxed
- Struggling businesses and lack of parking to serve them
- Need direct transit from Admiral to downtown, more than just rush hours
- Better pedestrian infrastructure along California
- Mid-block pass-throughs
- Concern about transitions throughout Admiral
- Suggestions for expanding boundary to the west to provide for more transition
- Use multifamily areas as buffer between California and single family areas
- Consider topography and the transitions principle
- Support for family-sized requirement in LR1
- Need planning around infrastructure including hospitals and disaster preparedness
- Need more Design Review
- Concern about bulk and scale, sunlight reaching the street - concern about “canyon effect”
- Need more on-the-ground look at local changes
- Concern about rising property taxes displacing seniors
- Concern about decreasing property values
- Incentives for homeowners to stay in homes
- Need to keep green space as an asset, include it as requirement for development



# Aurora-Licton Springs

## 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) 5% of homes must be affordable or a payment of \$7.00 per sq. ft.

(M1) 8% of homes must be affordable or a payment of \$11.25 per sq. ft.

(M2) 9% of homes must be affordable or a payment of \$12.50 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

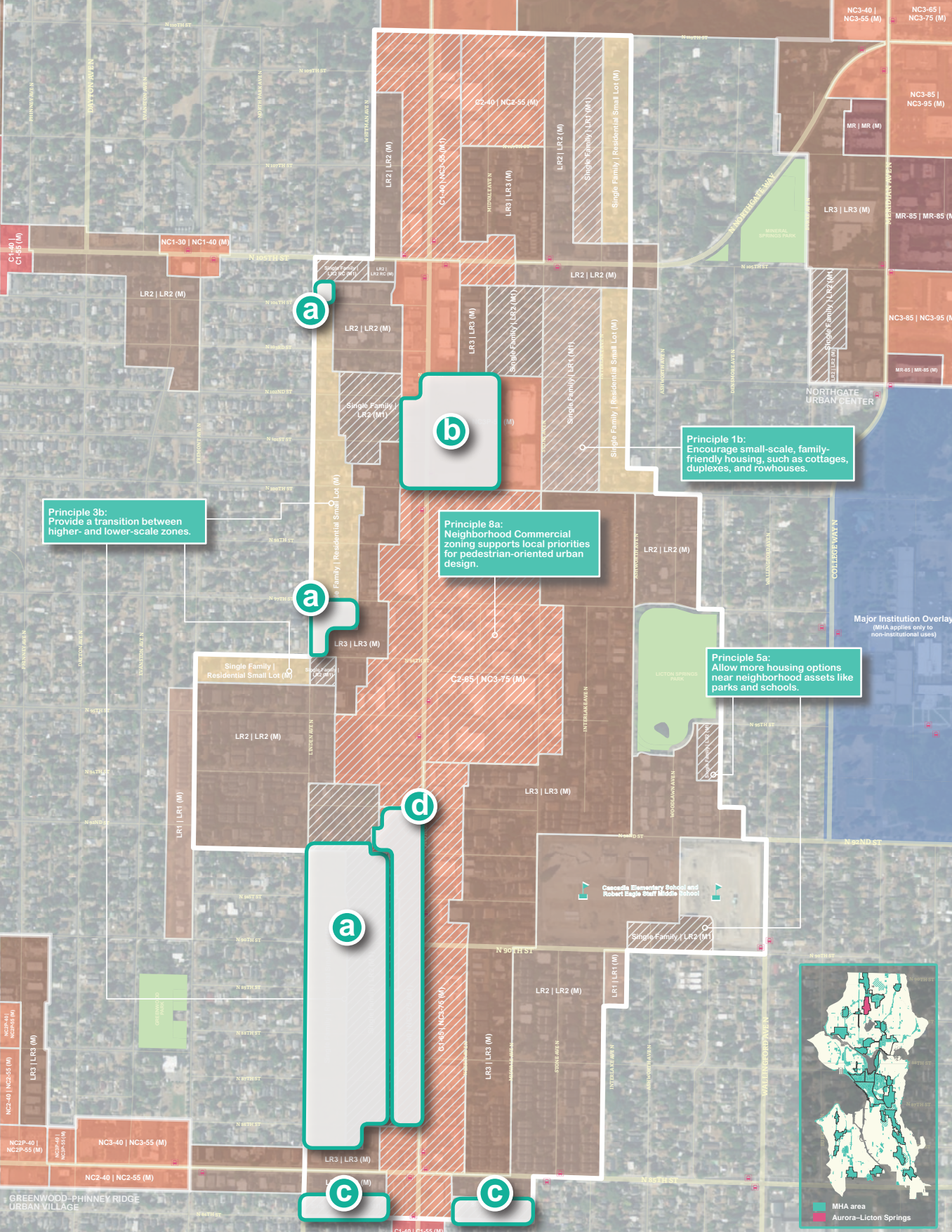
Seattle 2035 10-minute walkshed

Open space

Public school

Light rail

Bus stop



# Aurora-Licton Springs

## Low 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.

- a** Final zoning proposal for these areas is LR1 (M1). These increases in development capacity better align with the transition principles of zoning full blocks and locating more housing near transit, as Aurora and 85th has BRT service. Proposal also responds to community guidance to encourage “nodes” of development at 85th and 100th. Current zoning for these areas is single-family.
- b** Final zoning proposal is NC-65 (M1) and NC-75 (M1) at N 100th St to encourage a denser, more vibrant “node” based on community input. The area is currently zoned NC-40.
- c** Final zoning proposal is RSL (M). This proposed decrease from Draft 1 better aligns with the transitions principle. The area is currently zoned single-family.
- d** Final zoning proposal is NC-65 (M). This proposed decrease from Draft 1 better aligns with the transitions principle. The area is currently zoned C-40.

### 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

- Urban design quality
- Transitions
- Displacement
- Unique conditions

“Neighborhood Commercial zoning along Aurora with density tapering off to either side is exactly what is needed for this to become a true neighborhood.

- Ryan D.

#### Local opportunities & challenges

- In the future consider ALUV for expansion, with a transit node at Aurora & 85th based on the frequency of the 45 bus and E line.
- Concern about loss of existing low-cost market-rate housing, especially north of 100th.
- Interest in affordable housing being built here.
- ALUV and community members favor zone changes from C to NC.
- Concern about auto-oriented development occurring under current zoning.
- Some business owners want to retain C zoning and fear NC zoning could put pressure on existing businesses that would not conform.
- Encourage nodes at 85th, 105th, and Oak Tree.
- Desire for family-size housing, including incentives.

- Some reservations about zone changes if new development brings smaller units.
- Pedestrian safety improvements needed along Aurora as development occurs.
- Encourage focus on walkability and community nodes.
- 90th and Linden are unsafe streets. Others will become unsafe as traffic increases.
- Redevelopment seen by some as a way to improve safety and walkability.
- Concern about lack of sidewalks, safe and usable open spaces, connections to Northgate light rail, safe connections across Aurora.
- Capitalize on planned greenways at 92nd and 100th.
- Reservations about rezoning residential areas.
- Focus on growth along Aurora first before other areas such as single-family.
- Residents of N 84th St: concern about rezone to LR1. Want to be excluded from rezone and/or urban village.
- Transitions from high-density along Aurora to single-family work well.
- Some concern and changing single-family to Lowrise and preference for RSL as a transition.
- Potential scale, use, and intensity impacts where single-family zoning changed to Lowrise.
- ALUV missing key features of an urban village.
- Large amounts of informal drainage. ALUV is a capacity-constrained area for water/sewer.







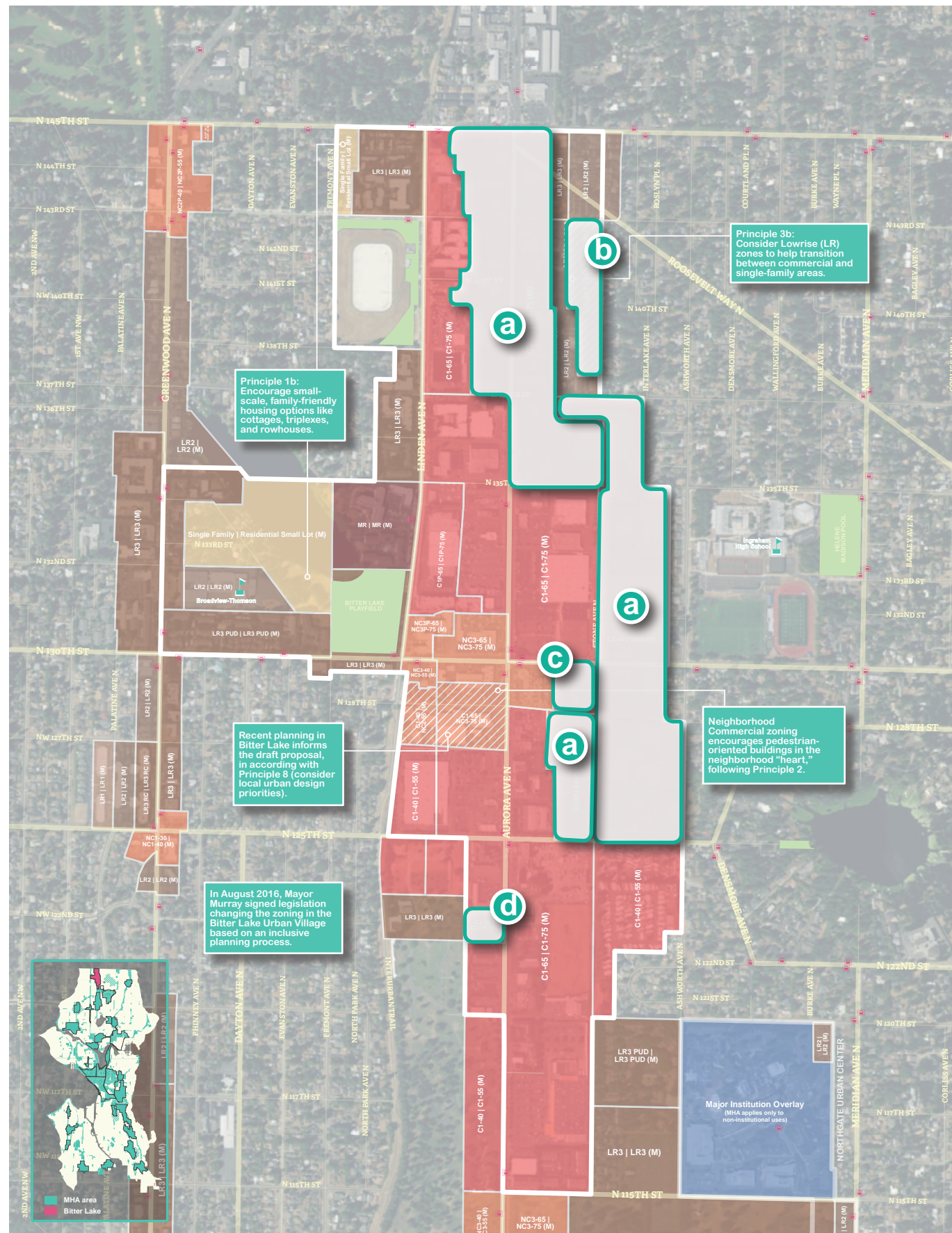
# Bitter Lake

## Hub Urban Village

### DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

HALA.Consider.it Interactive web map seattle.gov/HALA October 19, 2016

|   |  |  |  |
|---|--|--|--|
| <b>proposed zoning</b><br>white labels identify changes:<br>existing zone   draft MHA zone<br>Solid areas have a typical increase in zoning (usually one story)<br>Hatched areas have a larger increase in zoning or a change in zone type. | <b>MHA requirements</b><br>vary based on scale of zoning change (residential proposal shown)<br><b>(M)</b> 5% of homes must be affordable or a payment of \$7.00 per sq. ft.<br><b>(M1)</b> 8% of homes must be affordable or a payment of \$11.25 per sq. ft.<br><b>(M2)</b> 9% of homes must be affordable or a payment of \$12.50 per sq. ft. | <b>zone categories</b><br>follow the links below to see examples of how buildings could look under MHA<br><b>Residential Small Lot (RSL)</b> cottages, townhouses, duplexes/triplexes similar in scale to single family zones<br><b>Lowrise (LR)</b> townhouses, rowhouses, or apartments<br><b>Lowrise 1 (LR1)</b> max height 30 ft.<br><b>Lowrise 2 (LR2)</b> max height 40 ft.<br><b>Lowrise 3 (LR3)</b> max height 50 ft.<br><b>Midrise (MR)</b> apartments with 7-8 stories<br><b>Highrise (HR)</b> apartments with heights of 240-300 ft.<br><b>Seattle Mixed (SM)</b> buildings with a mix of offices, retail, and homes<br><b>Neighborhood Commercial (NC)</b> mixed-use buildings with 4-9 stories<br><b>Commercial (C)</b> auto-oriented commercial buildings<br><b>Industrial Commercial (IC)</b> MHA applies only to commercial uses | <b>urban villages</b><br>areas designated for growth in our Comprehensive Plan<br>Existing boundary<br>Proposed boundary<br>Seattle 2035 10-minute walkshed<br>Open space<br>Public school<br>Light rail<br>Bus stop |
|---|--|--|--|



# Bitter Lake

## 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 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.**

- a** Most C2 zoning changed to C1 so that mixed-use development including housing is more feasible.
- b** Reduce proposed zoning change to RSL (M) to better align with transitions principle.
- c** The block along the south side of N 130th St (i.e., the proposed North Precinct site) propose to change allowed uses from C to NC to encourage more pedestrian-friendly development along this important east–west connection.
- d** Proposal to keep C2 zoning based on community input.

### 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

- Public and pedestrian safety
- Infrastructure (sidewalks and drainage)
- Transitions

**Adding density to Aurora is a win-win-win: we can reduce our housing shortage, make an appealing neighborhood, and get people to work on transit.**

- EHS

### Local opportunities and challenges

- The area is ready for additional housing growth, both market-rate and affordable
- Equitably distribute housing opportunities by zoning more medium-density areas throughout urban villages instead of concentrating higher densities along arterials
- Lots of support for more growth along Aurora
- Support for increasing the amount of Neighborhood Commercial
- Recent planning identified where Neighborhood Commercial is appropriate, not proposing to extensively reconsider those decisions
- General preference for more capacity along Aurora and 130th, less surrounding Bitter Lake
- Recent planning decisions about where to focus NC vs. principle to encourage more pedestrian-friendly development (and housing) throughout urban villages
- Need for better and safer connections across Aurora, sidewalks, and infrastructure for pedestrian safety like traffic calming
- Concern about abrupt transitions, but much of this is not due to zoning but the mix of existing buildings
- Concern about more growth with existing (i.e., insufficient) drainage infrastructure
- Bitter Lake has a large amount of informal drainage and is a capacity-constrained area
- Concern about environmentally sensitive areas around Bitter Lake
- Need neighborhood Design Guidelines
- Future work on Commercial zones could evaluate potential for changes to the many large parking lots and big box stores in Bitter Lake

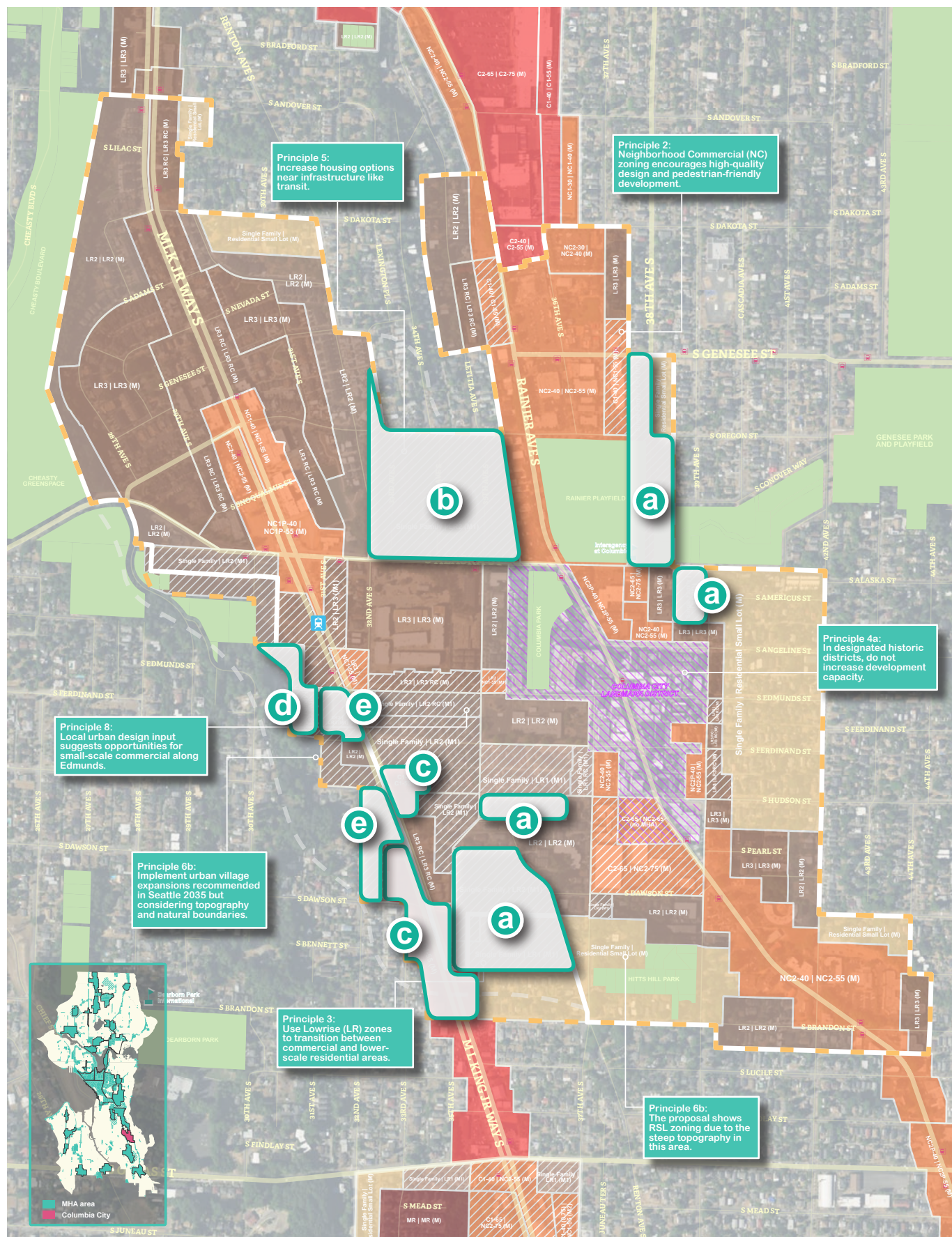


# Columbia City Residential Urban Village

## DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

HALA.Consider.it Interactive web map seattle.gov/HALA October 19, 2016

|  |  |   |   |
|--|--|---|---|
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|--|--|---|---|



# Columbia 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.

- a Propose RSL (M) for these areas. Multiple areas shown.
- b Based on community input from neighbors in the blocks bounded by S. Alaska St. – S. Oregon St. & 33rd Ave. S. – 35th Ave. S. propose LR1 (M1).

- c Propose additional areas of NC zoning in the MLK Jr. Way S. corridor to support a more pedestrian-friendly environment. This change supported by community input.
- d Propose removing several parcels from the urban village expansion after more detailed review of environmental constraints in the area. Parcels in this area not environmentally constrained were changed to consistently apply the LR2 zone in this area.
- e Propose LR2 for these areas, which are within a five-minute walk of frequent transit.

### 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

- Assets and Infrastructure
- Race / Equity Lens
- Displacement
- Affordable Housing Requirements

An up-zone from single family to LR-1 would allow for increased density and more affordable housing in our community while at the same time preserving the vital qualities that make our areas so great. Importantly, this minor change would help maintain the diversity of the neighborhood, and mitigate displacement concerns...

- Gabe, Sara, Tyrell and neighbors, Columbia City

I am very supportive of the general concepts and do believe that land use changes are essential to affordability in Seattle. If anything, I find the height increases especially around light rail are not significant enough.

- Briana

### Local opportunities and challenges

- Avoid potential displacement pressure.
- Capacity increases near the light rail station could be larger.
- Supports MHA implementation, affordable housing, and more housing here.
- Proposed conversion of single-family lands to Lowrise in blocks bounded by S. Alaska St. – S. Oregon St. & 33rd Ave. S. – 35th Ave. S.
- General support for conversion of C zoning to NC to support enhanced walkability.
- Suggestion for LR1 (instead of LR2 proposed in Draft 1 map) for blocks bounded by S. Alaska St. – S. Oregon St. & 33rd Ave. S. – 35th Ave. S.
- LR1 would allow additional housing in the scale and pattern of the neighborhood.
- Support for Residential/Commercial (RC) designations along several streets.
- Concern that LR2 may result in developer-only interest, vs. existing owner and resident created housing.
- Ensure family-sized housing.
- General support for exclusion of the National Register Historic District from MHA.
- Provide a transition to single family neighborhoods to the east of the urban village, and ensure new development is compatible.
- Concern that introducing commercial could impact residents and change character.
- Concern that LR2 could unnecessarily alter scale of housing in the area.







# Eastlake

## 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

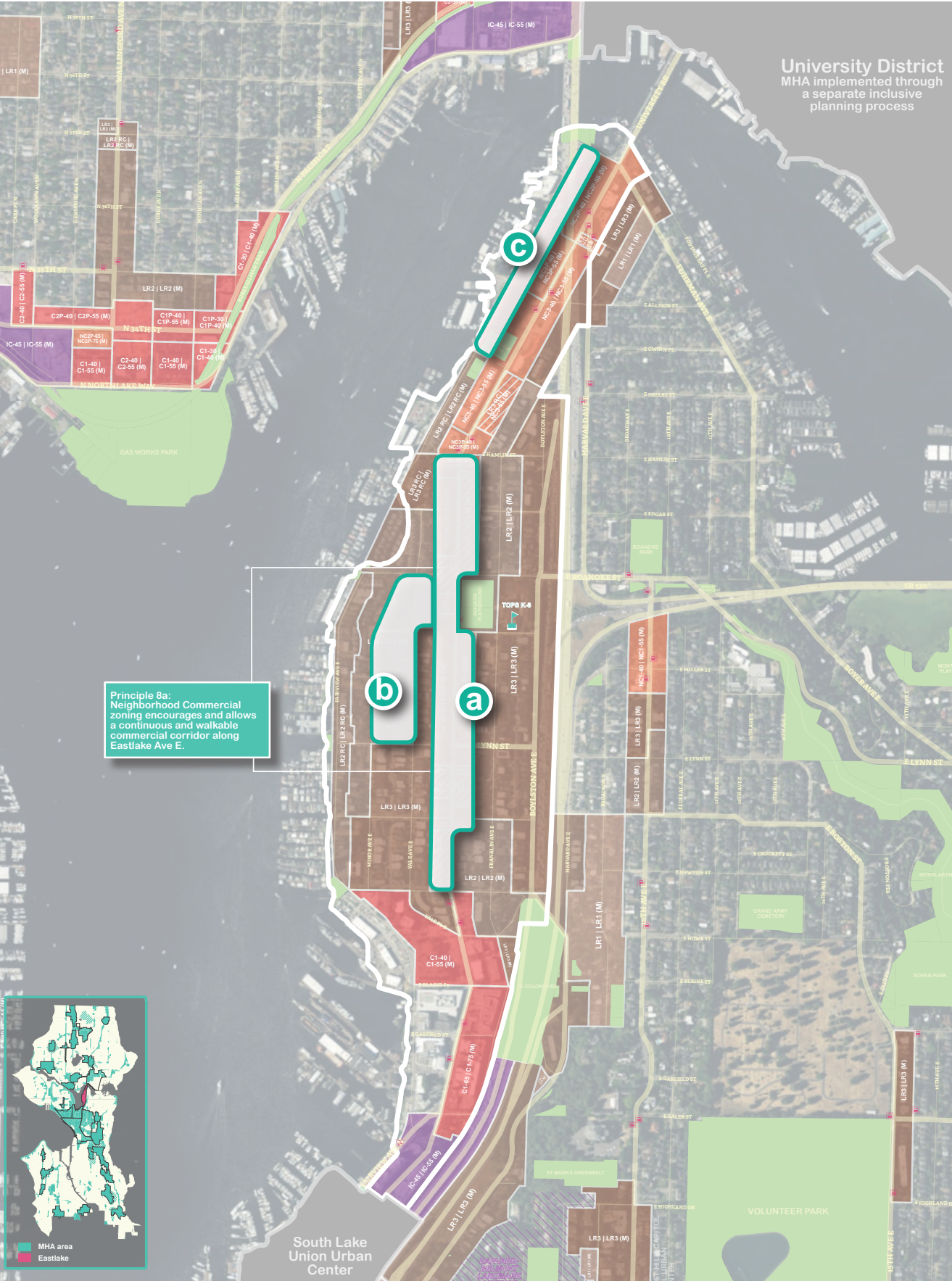
Seattle 2035 10-minute walkshed

Open space

Public school

Light rail

Bus stop



# Eastlake

## Low 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 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** Propose more capacity to NC-65 (M1) & (M2) along Eastlake Ave from E. Newton (south) to E. Hamlin (north). This aligns with principles to allow more housing near assets and infrastructure, since this area is the heart of the business district and on eportion is adjacent to a park.

**b** Propose LR3 (M1) from E Lynn St (south) to E. Roanoke (north) following Minor Ave. E. Adding proposed capacity better aligns with transitions principle, stepping down gradually from the business district and allowing for more housing choices in this high opportunity area.

**c** Propose changing allowed uses from C to NC. Pedestrian-friendly development can help improve trail access and is consistent with NC zoning on adjacent blocks.

### 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

- Infrastructure
- Public transit
- Commercial affordability & small business

“ There should be no RSL this close to downtown. We should be looking at drastically raising height limits to address climate change and affordability crises.

- Mike E.

### Local opportunities and challenges

- Concern about changes to zoning
- Interest in more transit and better mobility for this area
- Interest in preserving the views from school as well as private homes
- Increase density near I-5
- Increase density at the north and south end of the Urban Village
- Access to South Lake Union and University make this a great place to live
- Lots of great parks and the trail along the water is a great asset
- Transit Improvements are needed
- Parking is pinched
- New development missing the community character
- New density could create a more vibrant and walkable area
- Transit is overcrowded. The Brooklyn light rail station as well as the upcoming BRT should help with that.
- Air quality along I-5 is a problem. At the least the first block or more along I-5 is within 500 feet of I-5, and not recommended for additional housing capacity.



# First Hill–Capitol Hill Urban Center

## 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) 7% of homes must be affordable or a payment of \$20.75 per sq. ft.

(M1) 10% of homes must be affordable or a payment of \$29.75 per sq. ft.

(M2) 11% of homes must be affordable or a payment of \$32.75 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 watershed

Open space

Public school

Light rail

Bus stop

Principle 4a: In designated historic districts, do not make zoning changes.

Principle 5a: Expand housing options near infrastructure like transit.

South Lake Union Urban Center

Under current rules for this hatched NC-40 area, the height limit is 65 feet if residential uses occur above 40 feet (SMC 23.47A.012).

Downtown Urban Center

PIONEER SQUARE PRESERVATION DISTRICT

INTERNATIONAL DISTRICT SPECIAL REVIEW DISTRICT

# First Hill / Capitol Hill

## 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.

**a** Propose MR (M1) in multiple areas. Some are within a five-minute walk to frequent transit. Others are targeted for additional capacity to maximize opportunity for 100 percent affordable housing development.

**b** Propose NC2P-75 (M1) for parcel at 12th Ave between Spring and Marion based on input from Photographic Center Northwest to support affordable housing. Currently has split zoning.

**c** Propose NC-75 (M1) around John and 12th Ave in response to community input asking for contiguous retail in the area.

**d** Propose change in allowed uses from C to NC along East Fir. This area targeted for additional capacity to maximize opportunity for 100 percent affordable housing development.

### 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
- Urban design quality
- Locating more housing near assets and infrastructure
- Housing options

“ This is a prime upzone location. Please do so much more heavily, but also keep in mind principles of livability and increase public spaces and setbacks. Also please increase MHA!

- Alphonse

“ More people need to live on Broadway where access to link is so easy and you don't need to walk up or down any hills.

- Scott

### Local opportunities and challenges

- Maximize capacity increases near the Capitol Hill light rail station, and consider higher MHA requirements here
- Consider MR in areas around light rail up to 15th
- Allow higher density and expand housing options near future Madison BRT
- In Capitol Hill more housing may not mean more affordability. Programs will need to help defend existing residents against “economic eviction” and also seek to remedy displacement that has already occurred.
- New development must maintain sensitivity to local character
- Apply preservation approaches along with increased densities, (some are of the opinion that buildings 8 stories instead of 7 will no longer function as an effective financial incentive)
- NC zones should not be isolated. Along 12th Ave and E John St, consider creating a continuous corridor of NC zoning.
- Do not allow towers on Capitol Hill
- Nothing can be reasonable and appropriate until expanded infrastructure, schools and other amenities are provided to accommodate the density



# Fremont

## 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

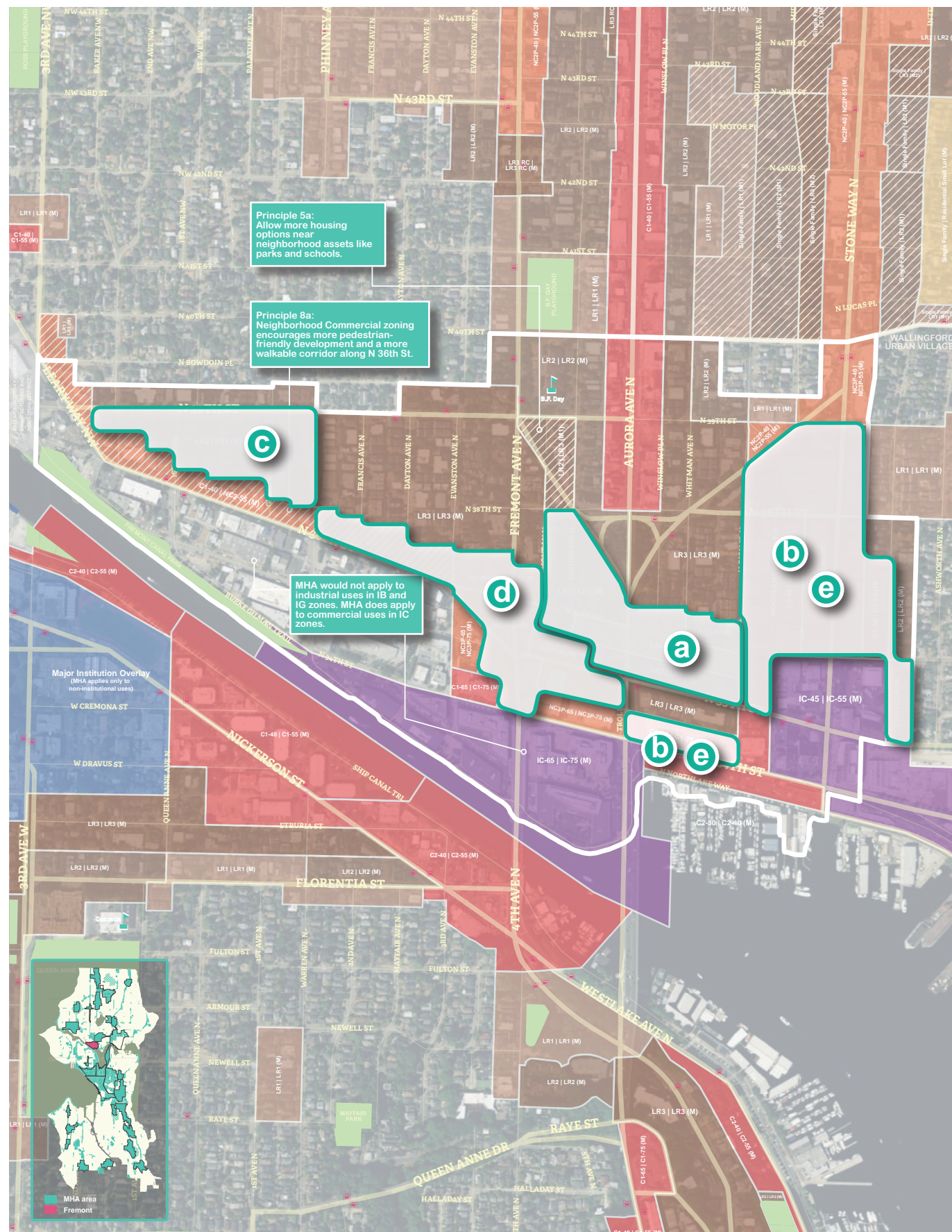
Seattle 2035 10-minute walkshed

Open space

Public school

Light rail

Bus stop



# Fremont

## Low 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 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** Propose capacity increase to LR3 (M1) in central portions of the neighborhood along N. 35th and N. 36th streets and vicinity.
- b** Propose capacity increase to NC-75 (M1) in the Stone Way corridor and blocks to the west.

- c** Propose LR3 (M1) at the west edge of the urban village, south of N 39th St.
- d** Propose NC-75 (M1) in the center of the business district, on blocks flanking Fremont Ave. N and Leary Way.
- e** Propose changes from C to NC. Proposal is consistent with community support for a more pedestrian-friendly neighborhood.

### 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

- Community planning
- Affordable housing requirements
- Affordability
- Livability
- Assets and Infrastructure

**The proposed upzones to the east and west of Stone Way will allow more people to share the amenities and opportunity of this neighborhood, including neighbors of lesser privilege because of the MHA program.**

- Peter

**It's a good place for diversity to exist, as it's near lots of transit options and neighborhood assets.**

- hogsmanor

#### Local opportunities and challenges

- Proposed conversion of single-family areas in 'East Fremont' (within Wallingford Urban Village) to Lowrise.
- Strong need for affordability
- Corresponding livability investments – transit service, open space
- Concerns about lack of adequate neighborhood planning process and consideration of neighborhood-specific issues.
- Oppose the scale of conversion to lowrise

zones in East Fremont (within Wallingford Urban Village).

- Corresponding infrastructure and livability investments are needed.
- With strong employment growth in the area, in general this is good location for more housing.
- Many comments that transit is overcrowded. Upgrade and enhance existing transit service.
- Desire for more open space in the area
- Improve protections for trees with new development
- Improve urban design of new development
- Some comments in favor of larger capacity increases in, or expansion of the Fremont Urban Village, consider adding the 'island' between Fremont and Wallingford to the urban village.
- General support to convert existing C zoning on Leary and on Aurora to NC.
- Consider additional density along Aurora Ave. N.
- Concern about infrastructure – sidewalks, and bicycle infrastructure should be improved
- Monitor MHA production in urban villages
- Differing opinions were expressed about the East Fremont area
- Some comments received in favor of lowrise multi-family housing there due to proximity to employment and transit.
- Some comments (including FNC) opposed to LR zoning there.
- Consider increased capacity at transit nodes (i.e. N. 35th / 36th St, 39th St., and Stone Way N.)
- Discussion was generally polarized, but comment in support of draft zoning changes outweighed those against by about 1/3. Numerous written comments in Consider.it suggested Lower Fremont is a good location for additional housing.



# Green Lake

## 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

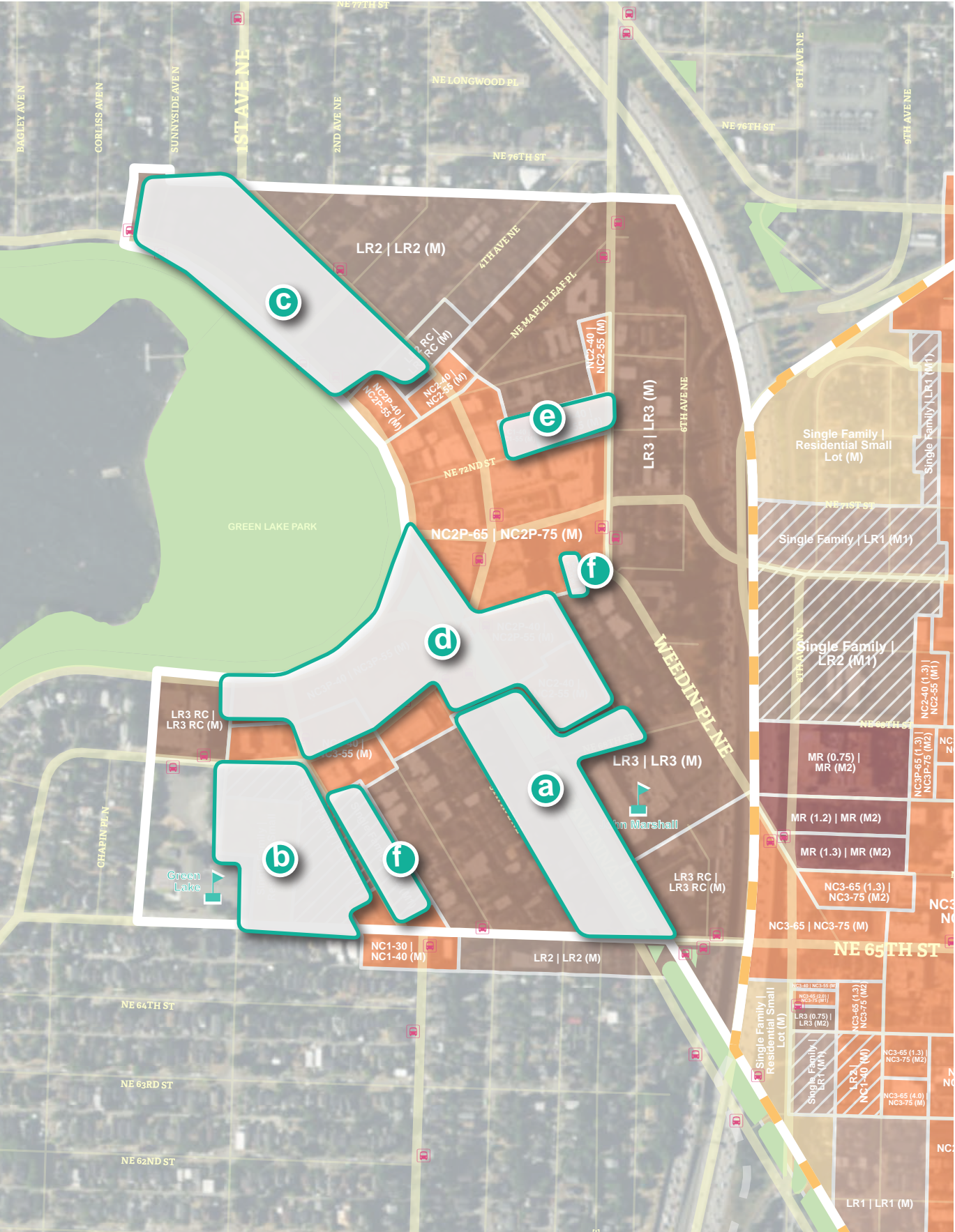
Seattle 2035 10-minute walkshed

Open space

Public school

Light rail

Bus stop



# Green Lake

## Low 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 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** Community input encouraged more (M1) zone changes in Green Lake. LR3 (M) areas along Ravenna Blvd changed to MR (M1).
- b** RSL and LR1 near school changed to LR2, consistent with principles to allow more housing near parks and schools.

- c** LR2 (M) changed to LR3 (M1) along Green Lake Way
- d** NC-75 (M1) in the core of the business district.
- e** NC-75 (M1) north of 72nd to create more consistent zoning for third phase of the Green Lake North redevelopment site. This site has already applied for a contract rezone to NC-65.
- f** Community input encouraged more (M1) zone changes in Green Lake. RSL (M) areas within existing urban village and close to transit changed to LR3 and NC-75.

### 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

- Transitions
- Views
- Transit-oriented development
- Affordability in the neighborhood
- Pedestrian safety
- Historic resources
- Housing options
- Locating near assets and infrastructure
- Parks and open space

#### Local opportunities and challenges

- Some support more (M1) and (M2) zoning in Green Lake
- Larger zoning increases to (M1) or (M2) amounts could be appropriate near Green Lake Park, consistent with the MHA Principles.
- Some comments that concentrating height near the freeway is not equitable
- Discussion and concerns about parking, school capacity, and other infrastructure needs
- The eastern portion of the urban village includes land within the 200-meter buffer of I-5, with possible air quality impacts.

**“ We are applying for a contract rezone... to rezone the Site to NC2P-65... As noted in the MHA DEIS, the Green Lake Residential Urban Village has low displacement risk with high access to opportunity, making it a prime area for rezoning under the higher intensity Alternative 3.**

– Julie Cain, Green Lake North LLC

**“ None of the M1 or M2 increases are located near Green Lake Park. It would be in line with MHA principles to incorporate additional affordable housing in this location.**

– HALA Community Focus Group comment



# Greenwood-Phinney Ridge

## 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

**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 8a: Neighborhood Commercial (NC) zoning encourages more pedestrian-friendly buildings.

a

# Greenwood-Phinney Ridge

## Low 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 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 Propose increase in capacity to NC-65 (M1) based on community feedback to increase heights along Greenwood. Also heard support for this from specific property owners.

### 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

- Transitions
- Parking
- Infrastructure
- Urban design quality

“ These changes are modest. Our neighborhood could easily support greater density.

– Evangeline

“ An increase in the type of housing available is good for everyone.

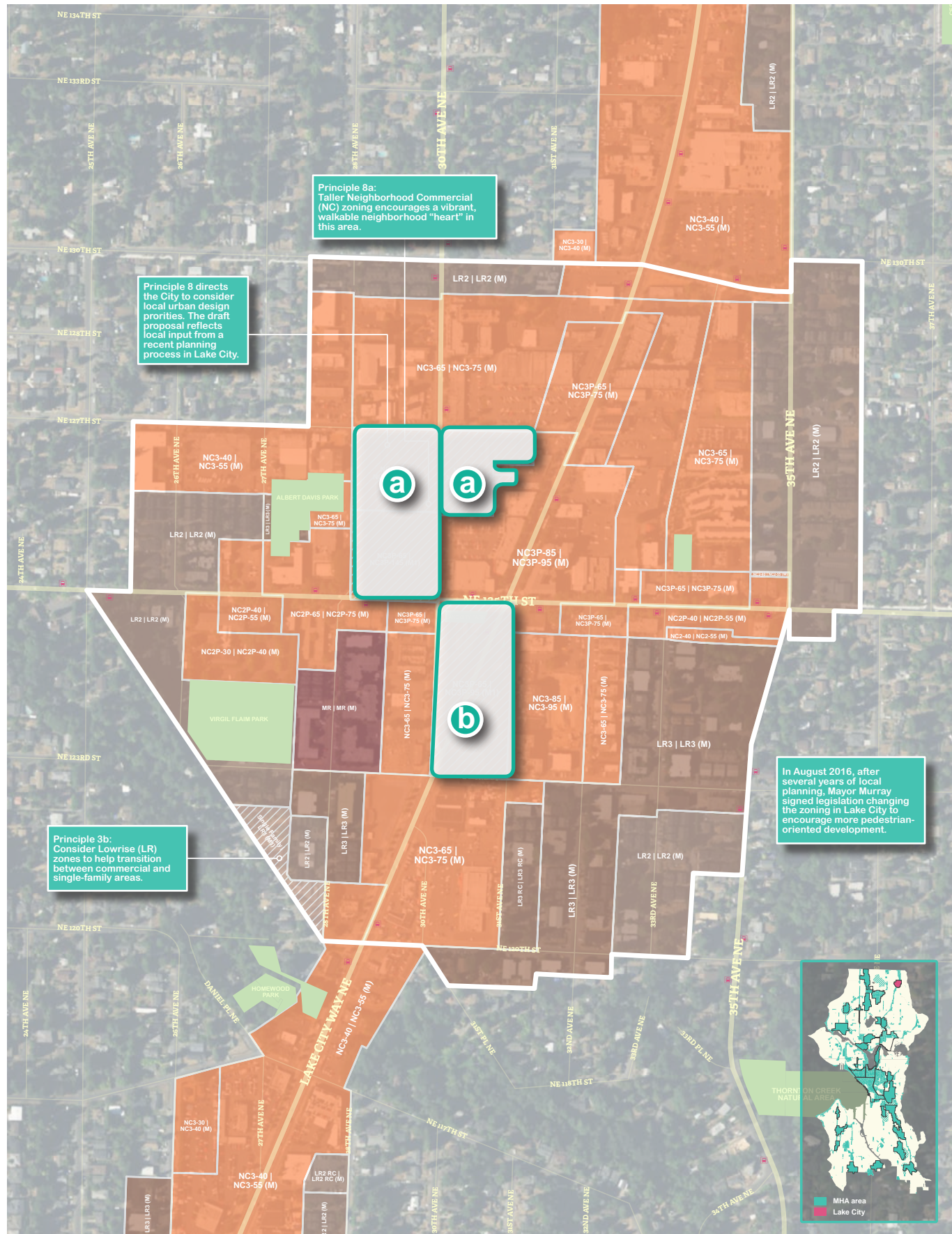
– Scott

### Local opportunities and challenges

- Support for expanding urban village boundary
- Urban village as it is does not provide opportunity for smooth transitions - too narrow - transitions adjacent to SF will be problematic
- People both in favor of more density and reduced density along the corridor
- Reduce density near the bend of Greenwood Avenue (south of 67th)
- Concerns about infrastructure
- Concerns about parking
- Concerns about impact on light and shade
- Concern that 85th & Greenwood will turn into a “canyon of modern blandness”
- Public transportation is a concern
- Would like RSL in single-family areas adjacent to LR3
- Increasing the height and number of tall buildings will only increase the canyon problem along Phinney Ridge
- Focus density around arterials and transit hubs
- Switch from C1 to NC is good



|  |  |   |   |
|--|--|---|---|
| <b>proposed zoning</b><br>white labels identify changes:<br><b>existing zone   draft MHA zone</b><br><div> <div>Solid areas have a typical increase in zoning (usually one story)</div> <div>Hatched areas have a larger increase in zoning or a change in zone type.</div> </div> | <b>MHA requirements</b><br>vary based on scale of zoning change (residential proposal shown)<br><b>(M)</b> 5% of homes must be affordable or a payment of \$7.00 per sq. ft.<br><b>(M1)</b> 8% of homes must be affordable or a payment of \$11.25 per sq. ft.<br><b>(M2)</b> 9% of homes must be affordable or a payment of \$12.50 per sq. ft. | <b>zone categories</b><br>follow the links below to see examples of how buildings could look under MHA<br><div> <div>Residential Small Lot (RSL) cottages, townhouses, duplexes/triplexes similar in scale to single family zones</div> <div>Lowrise (LR) townhouses, rowhouses, or apartments</div> <div>Lowrise 1 (LR1) max height 30 ft.</div> <div>Lowrise 2 (LR2) max height 40 ft.</div> <div>Lowrise 3 (LR3) max height 50 ft.</div> </div> <div> <div>Midrise (MR) apartments with 7-8 stories</div> <div>Highrise (HR) apartments with heights of 240-300 ft.</div> <div>Seattle Mixed (SM) buildings with a mix of offices, retail, and homes</div> </div> <div> <div>Neighborhood Commercial (NC) mixed-use buildings with 4-9 stories</div> <div>Commercial (C) auto-oriented commercial buildings</div> <div>Industrial Commercial (IC) MHA applies only to commercial uses</div> </div> | <b>urban villages</b><br>areas designated for growth in our Comprehensive Plan<br><div> <div>Existing boundary</div> <div>Proposed boundary</div> <div>Seattle 2035 10-minute walkshed</div> </div> <div> <div>Open space</div> <div>Public school</div> <div>Light rail</div> <div>Bus stop</div> </div> |
|--|--|---|---|



### 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.**

**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.

**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.

### 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

**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

### 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



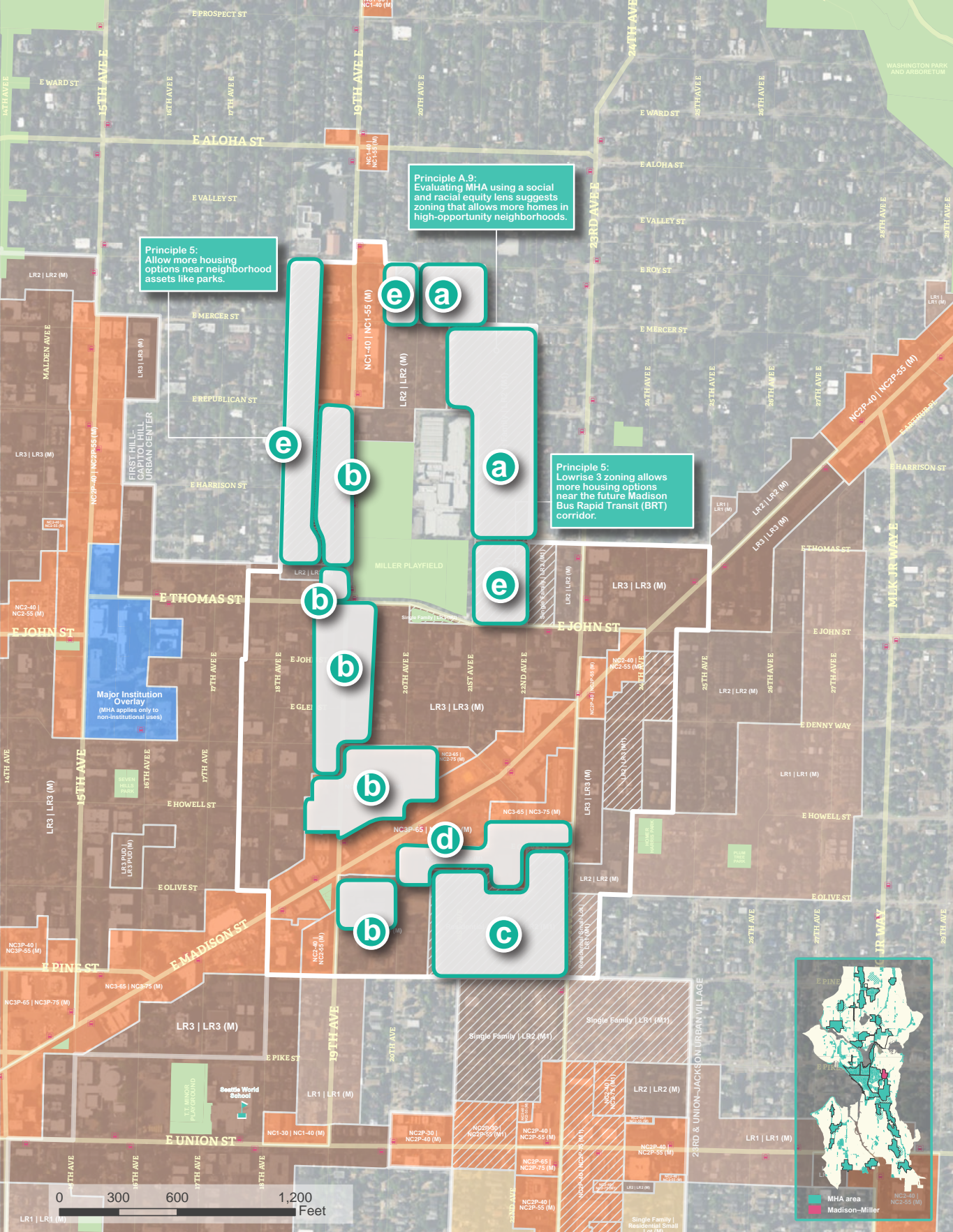
# Madison–Miller

## 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   | MHA requirements  | zone categories  | urban villages   |
|---|---|--|--|
| white labels identify changes:<br>existing zone   draft MHA zone  | vary based on scale of zoning change<br>(residential proposal shown)  | follow the links below to see examples of how buildings could look under MHA   | areas designated for growth in our Comprehensive Plan  |
| Solid areas have a typical increase in zoning (usually one story)<br>Hatched areas have a larger increase in zoning or a change in zone type. | <b>(M)</b> 7% of homes must be affordable or a payment of \$20.75 per sq. ft.<br><b>(M1)</b> 10% of homes must be affordable or a payment of \$29.75 per sq. ft.<br><b>(M2)</b> 11% of homes must be affordable or a payment of \$32.75 per sq. ft. | <b>Residential Small Lot (RSL)</b> cottages, townhouses, duplexes/triplexes similar in scale to single family zones<br><b>Lowrise (LR)</b> townhouses, rowhouses, or apartments<br><b>Lowrise 1 (LR1)</b> max height 30 ft.<br><b>Lowrise 2 (LR2)</b> max height 40 ft.<br><b>Lowrise 3 (LR3)</b> max height 50 ft.<br><b>Midrise (MR)</b> apartments with 7-8 stories<br><b>Highrise (HR)</b> apartments with heights of 240-300 ft.<br><b>Seattle Mixed (SM)</b> buildings with a mix of offices, retail, and homes<br><b>Neighborhood Commercial (NC)</b> mixed-use buildings with 4-9 stories<br><b>Commercial (C)</b> auto-oriented commercial buildings<br><b>Industrial Commercial (IC)</b> MHA applies only to commercial uses | Existing boundary<br>Proposed boundary<br>Seattle 2035 10-minute walkshed<br>Open space<br>Public school<br>Light rail<br>Bus stop |



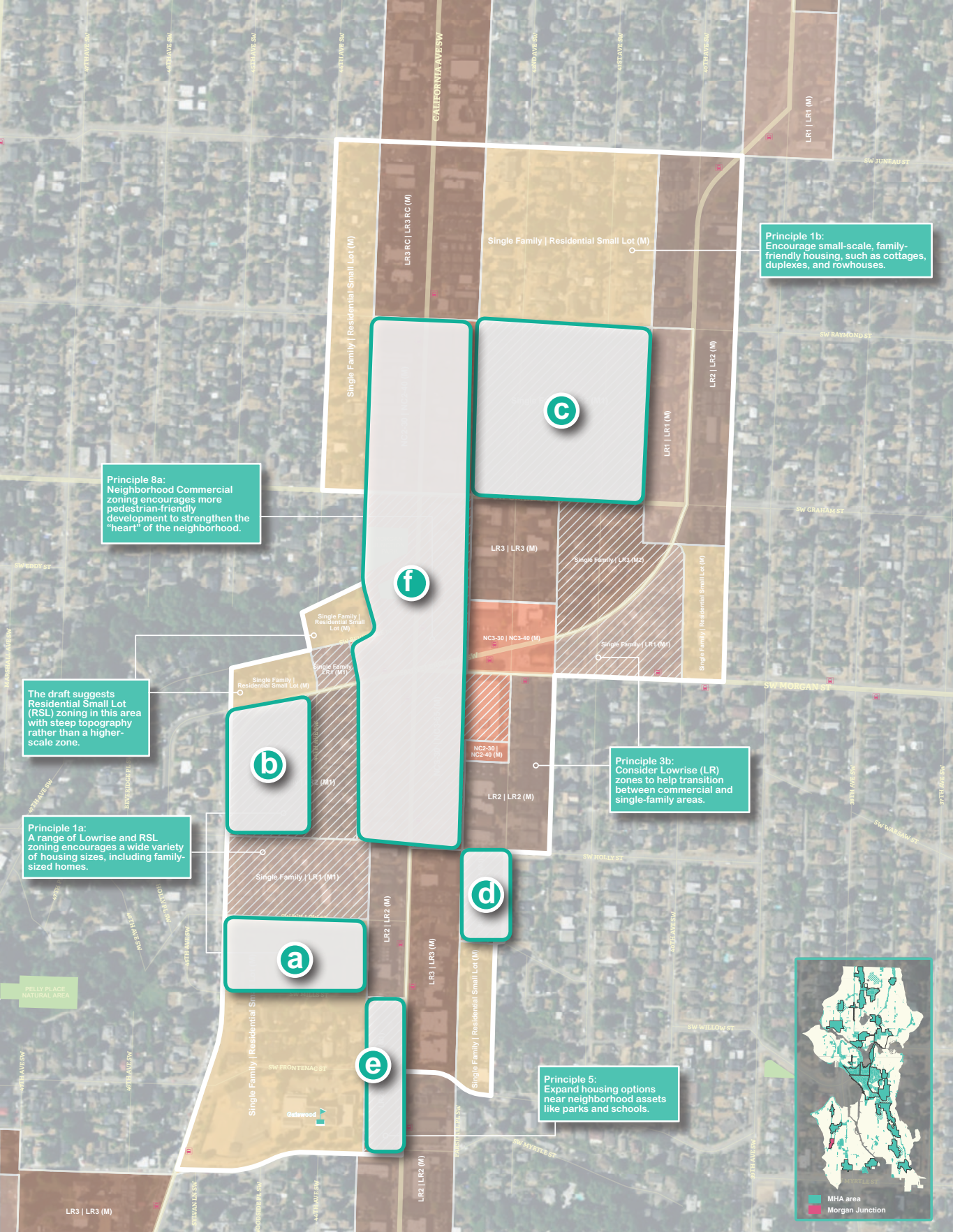


# Morgan Junction Residential Urban Village

## DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

HALA.Consider.it Interactive web map seattle.gov/HALA October 19, 2016

| proposed zoning   | MHA requirements  | zone categories  | urban villages   |
|---|---|--|--|
| white labels identify changes:<br>existing zone   draft MHA zone  | vary based on scale of zoning change<br>(residential proposal shown)  | follow the links below to see examples of how buildings could look under MHA   | areas designated for growth in our Comprehensive Plan  |
| Solid areas have a typical increase in zoning (usually one story)<br>Hatched areas have a larger increase in zoning or a change in zone type. | (M) 6% of homes must be affordable or a payment of \$13.25 per sq. ft.<br>(M1) 9% of homes must be affordable or a payment of \$20.00 per sq. ft.<br>(M2) 10% of homes must be affordable or a payment of \$22.25 per sq. ft. | <b>Residential Small Lot (RSL)</b><br>cottages, townhouses, duplexes/triplexes similar in scale to single family zones<br><b>Lowrise (LR)</b><br>townhouses, rowhouses, or apartments<br><b>Midrise (MR)</b><br>apartments with 7-8 stories<br><b>Highrise (HR)</b><br>apartments with heights of 240-300 ft.<br><b>Seattle Mixed (SM)</b><br>buildings with a mix of offices, retail, and homes<br><b>Neighborhood Commercial (NC)</b><br>mixed-use buildings with 4-9 stories<br><b>Commercial (C)</b><br>auto-oriented commercial buildings<br><b>Industrial Commercial (IC)</b><br>MHA applies only to commercial uses | Existing boundary<br>Proposed boundary<br>Seattle 2035 10-minute walkshed<br>Open space<br>Public school<br>Light rail<br>Bus stop |



# Morgan Junction

## Low 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.

- a** Increase from RSL (M) to LR1 (M1) to better align with transitions principle and to balance decreases elsewhere in the urban village.
- b** Decrease from LR2 (M1) to LR1 (M1) to better align with transitions principle and in response to community input.
- c** Decrease from LR2 (M1) to LR1 (M1) to better align with transitions principle and in response to community input.
- d** Decrease from LR1 (M1) to RSL (M) in the area between Parshall, Holly and 42nd to support minimal changes on steep slopes
- e** Decrease from LR3-RC (M1) to LR2-RC (M) to support zoning consistency along the west side of California.
- f** Apply a Pedestrian zone classification to the NC areas, which supports the commercial node and pedestrian-friendly urban design.

### 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
- Traffic congestion
- Transitions
- Parking
- Community planning
- Infrastructure

I live in Morgan Junction Residential Village. We need more housing options so all people that want to live in Seattle can find a home. This is an equity and diversity issue.

- Rob

RSL allows housing forms we had in the 1940s that work well.

- Written comment at a HALA event

#### Local opportunities and challenges Support

- Support affordable housing in Morgan Junction, including existing residents remaining
- Rezoning should apply to single-family areas outside of urban villages
- Rezoning to bring more housing choices in residential areas
- Better design standards
- Changes from SF to LR3 from residents interested in selling their homes

- Support for RSL housing types, cottages, duplexes, and family-sized requirements
- Support for affordable housing in Morgan Junction, not just payment
- Support for other tools in addition to rezoning to produce affordable housing
- Support for greater density along the arterials, and leaving single-family areas alone
- Support for improving walkable neighborhood Support for modest infill, like ADUs and DADUs

#### Concerns

- Decreasing property values and loss of equity
- Increasing property values and property taxes
- Increased density on steep slopes and environmentally sensitive areas
- Current infrastructure insufficient for more people—stormwater, sewer, emergency response
- Amenities being insufficient for more people—including parks, transit, and schools
- Transportation, transit, bike lanes, parking, and commute traffic congestions
- Changes from SF to LR2 or LR3 are too great
- Loss of tree canopy
- Changing neighborhood identity
- Views, sunlight on streets and existing gardens
- Lack of neighborhood planning
- MHA rezoning inconsistent with neighborhood plan policies to retain single-family zoning

#### Ideas

- City should create additional new urban villages
- Rezoning should wait for ST3 alignment decision
- Change state law to allow more condos and encourage ownership, not just apartments







# North Rainier 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

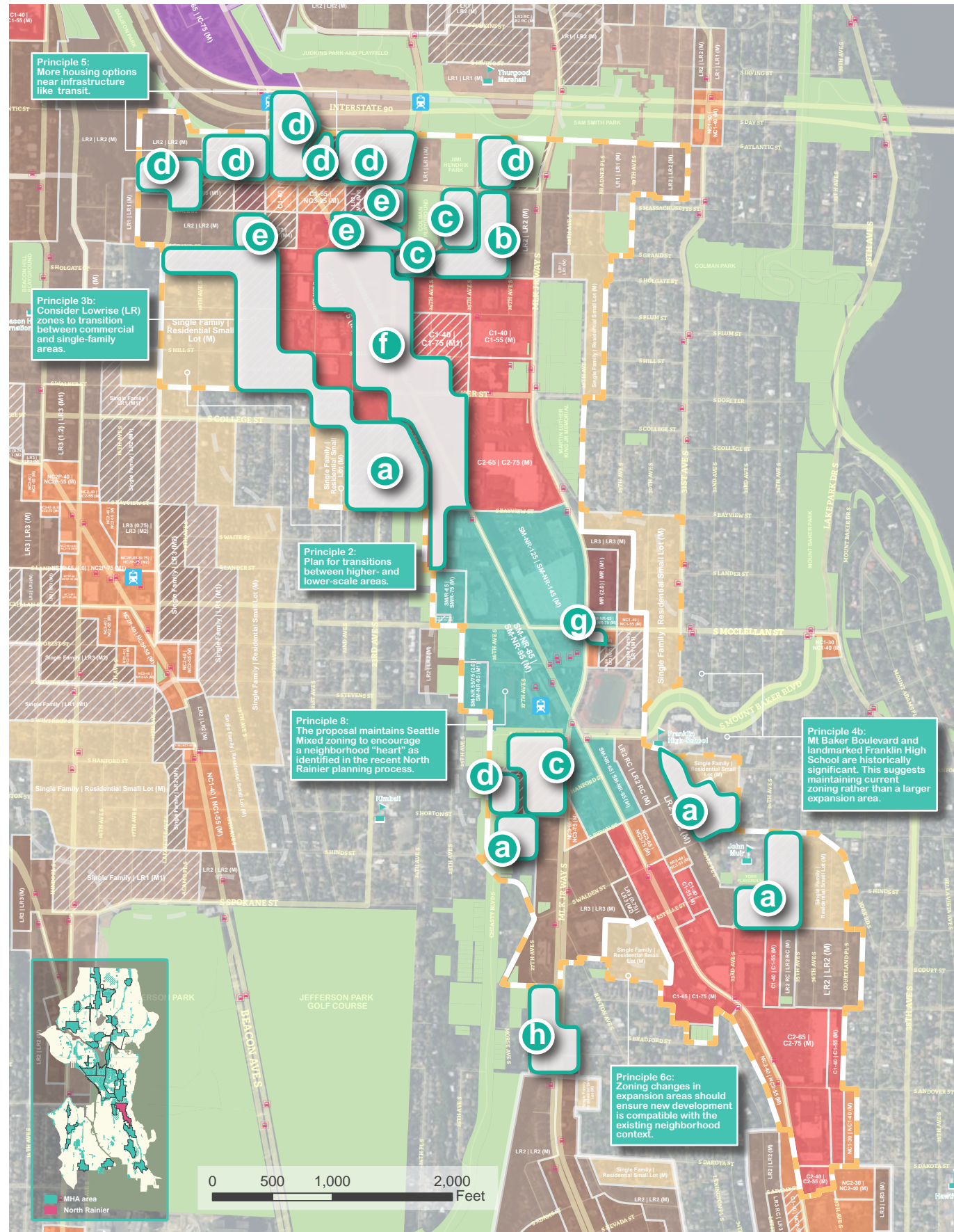
Seattle 2035  
10-minute walkshed

Open space

Public school

Light rail

Bus stop



# North Rainier

## 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.**

- a** Single-family areas outside the five-minute walk of frequent should be rezoned no higher than RSL (M). Includes area around the current light rail station at Mt Baker and future light rail station at Judkins Park.
- b** Similarly, limit capacity increase to LR1 (M).
- c** Propose SM-95 (M1) for higher capacity change within the five-minute walk of frequent transit.
- d** Multiple decreases in proposed capacity change limiting increases within 500 feet of freeways due to air quality concerns.

- e** Multiple increases in proposed capacity to encourage a walkable mixed-use node supporting the Judkins Park station, outside the 500-foot air quality buffer.
- f** Convert C to NC along Rainier Avenue to encourage pedestrian-friendly redevelopment, where supported by community
- g** Propose NC-75 (M1) targeting additional capacity to maximize opportunity for 100 percent affordable housing development.
- h** Propose urban boundary expansion to incorporate existing LR zone and resolve split zoning in area targeted for additional capacity, maximizing opportunity for 100 percent affordable housing development

### 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

- Sidewalks and walkability
- Displacement
- Infrastructure
- Urban village expansion areas
- Historic areas
- Traffic

#### RSL could allow flexibility for housing.

- Comment on board at MHA open house

#### Zoning should be changed to NC rather than C on both sides of Rainier, helping develop neighborhood feel.

- Antoine

#### Local opportunities and challenges Support

- Opportunity for current residents, especially lower-income and communities of color, to remain
- More housing choices near Franklin High School, along parks and greenways, and near light rail
- Commercial core near light rail station should redevelop into mixed-use town center hub
- Pedestrian-friendly redevelopment along Rainier

- Expand the urban village to include parcels already zoned multifamily, between North Rainier and North Beacon Hill urban villages
- Transition from C to NC zoning along many portions of Rainier Ave
- Affordable housing production in the area
- Expand SM-NR zone near Mount Baker light rail
- Support for denser development along arterials and less development in single-family areas
- Support for redevelopment on vacant lots in neighborhood core

#### Ideas

- Increase green development; support for an eco-district concept
- Oppose expanding urban village into residential areas; support mixed-use infill on vacant lots
- Support infill redevelopment of town center area into dense TOD with housing choices
- Consider the slopes at the east edge

#### Concerns

- Redevelopment of single-family areas, including Cheasty Boulevard
- Impacts on the historic single-family homes to the east of the town center
- Property taxes
- 50' heights on the W side of 18th Ave S between Lander and Bayview
- Racial and economic diversity could suffer
- Pedestrian safety along Rainier, traffic congestion







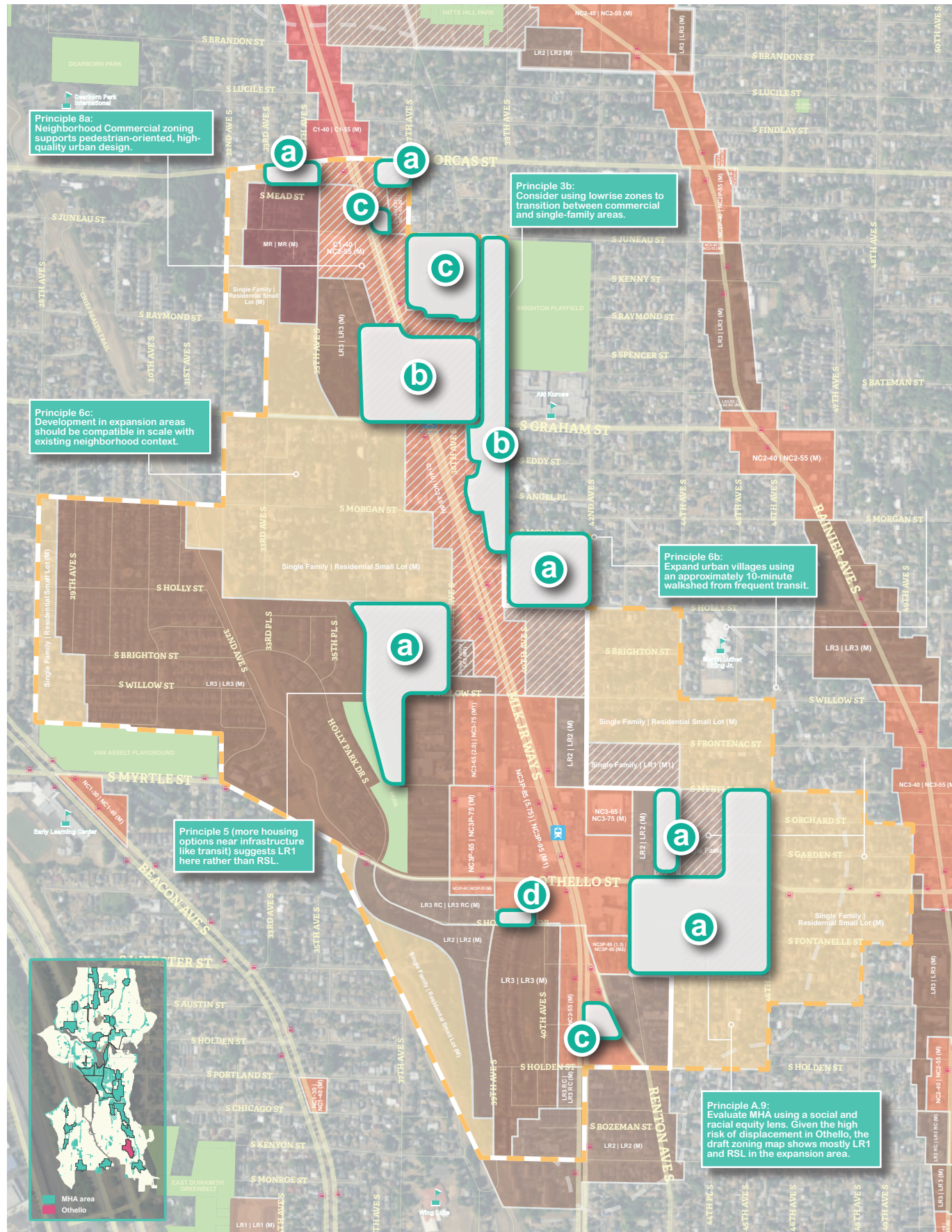
# Othello

## 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  | MHA requirements  | zone categories  | urban villages  |
|--|---|--|---|
| white labels identify changes:   | vary based on scale of zoning change (residential proposal shown)       | follow the links below to see examples of how buildings could look under MHA                                 | areas designated for growth in our Comprehensive Plan |
| existing zone   draft MHA zone   |   |  |   |
| Solid areas have a typical increase in zoning (usually one story)        | (M) 5% of homes must be affordable or a payment of \$7.00 per sq. ft.   | Residential Small Lot (RSL) cottages, townhouses, duplexes/triplexes similar in scale to single family zones | Existing boundary                                     |
| Hatched areas have a larger increase in zoning or a change in zone type. | (M1) 8% of homes must be affordable or a payment of \$11.25 per sq. ft. | Lowrise (LR) townhouses, rowhouses, or apartments  | Proposed boundary                                     |
|  | (M2) 9% of homes must be affordable or a payment of \$12.50 per sq. ft. | Lowrise 1 (LR1) max height 30 ft.<br>Lowrise 2 (LR2) max height 40 ft.<br>Lowrise 3 (LR3) max height 50 ft.  | Seattle 2035 10-minute walkshed                       |
|  |   | Midrise (MR) apartments with 7-8 stories   | Open space  |
|  |   | Highrise (HR) apartments with heights of 240-300 ft.   | Public school   |
|  |   | Neighborhood Commercial (NC) mixed-use buildings with 4-9 stories  | Light rail  |
|  |   | Commercial (C) auto-oriented commercial buildings  | Bus stop  |
|  |   | Seattle Mixed (SM) buildings with a mix of offices, retail, and homes  |   |
|  |   | Industrial Commercial (IC) MHA applies only to commercial uses   |   |



# Othello

## 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 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.**

**a** Both increases and decreases to reflect approach to high displacement risk area. Increased (M1) changes around the Othello link rail station within a five-minute walk of frequent transit. (M) changes outside the walkshed.

- b** Funded Graham Street station will not inform the zoning changes yet. Keep 55-foot height limit in NC area and RSL where previously proposed as LR1.
- c** These sites targeted for additional capacity to maximize opportunity for 100 percent affordable housing development. MR and NC-75 near Graham Street and NC-75 at S. Juneau and MLK.
- d** NC-95 (M1) provides consistent zoning for block framed by Othello, 39th, Holly Park and MLK.

### 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
- Locating housing near assets and infrastructure
- Sidewalks and walkability
- Commercial affordability

“My dad grew up in the Central Area and watched the same thing happen to his parents and siblings as rising housing costs became unaffordable as they aged forcing them all out of the CD. Being able to maximize the housing potential of a rare over-sized lot near light rail and transit options would be great for them and others in need of housing by allowing them to stay in their neighborhood in a new multi-family or multi-townhouse structure and rent out and/or sell the others.”

– Natasha

#### Local opportunities and challenges

- Support for expansion area around the station.
- Split opinion about how to tackle displacement—some have support for upzoning, others have asked for less intense zoning changes.
- Support for commercial to neighborhood commercial.

- Consider limiting depth of the urban village expansion into single family areas to minimize displacement potential in existing affordable single family areas.
- Expand Othello urban village farther to capitalize on Link light rail.
- Neighborhood plan needs to guide zoning changes from residential to commercial
- Concern that most new construction will just pay the fee rather than build affordable units—especially with low fees. This will contribute to displacement in the area.
- Need to consider walkability concerns/ infrastructure needs such as sidewalks, pedestrian crossings, safety issues.
- Zoning increases could be large near the Othello light rail station and along the MLK Jr Way S corridor, especially in lower Othello along MLK Jr Way S, to take advantage of transit at Othello and Rainier Beach.
- Displacement is a concern for residents of the neighborhood, but some Focus Group members believe reducing the urban village boundary expansions and the amount of potential new housing is not the best way to do it. More housing is needed to address displacement
- There is not enough upzoning near the future Graham St. Station. There will still be single family zoning a block away from the new station. There should be greater upzoning, especially near the light rail station.
- It is appropriate to change any remaining SF zones to RSL, but more should be changes to LR and higher zoning due to the station proximity.



# DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

| proposed zoning<br>white labels identify changes:                        | MHA requirements<br>very varied on scale of zoning change<br>(residential proposal shown) | zone categories<br>follow the links below to see examples of how buildings could look under MHA   | urban villages<br>areas designated for growth in our Comprehensive Plan  |
|--|---|---|--|
| existing zone   draft MHA zone   |   |   |  |
| Solid areas have a typical increase in zoning (usually one story)        | (M) 5% of homes must be affordable or a payment of \$7.00 per sq. ft.                     | <div>Residential Small Lot (RSL)</div> <div>cottages, townhouses, duplexes/triplexes similar in scale to single family zones</div>  | <div>Existing boundary</div> <div>Open space</div>   |
| Hatched areas have a larger increase in zoning or a change in zone type. | (M1) 8% of homes must be affordable or a payment of \$11.25 per sq. ft.                   | <div>Lowrise (LR)</div> <div>townhouses, rowhouses, or apartments</div> <div> <div>Lowrise 1 (LR1) max height 30 ft.</div> <div>Lowrise 2 (LR2) max height 40 ft.</div> <div>Lowrise 3 (LR3) max height 50 ft.</div> </div>                                     | <div>Proposed boundary</div> <div>Public school</div> <div>Light rail</div>  |
|  | (M2) 9% of homes must be affordable or a payment of \$12.50 per sq. ft.                   | <div>Midrise (MR)</div> <div>apartments with 7-8 stories</div> <div> <div>Highrise (HR)</div> <div>apartments with heights of 240-300 ft.</div> </div> <div> <div>Seattle Mixed (SM)</div> <div>buildings with a mix of offices, retail, and homes</div> </div> | <div>Commercial (NC)</div> <div>mixed-use buildings with 4-9 stories</div> <div>Commercial (C)</div> <div>auto-oriented commercial buildings</div> <div>Industrial Commercial (IC)</div> <div>MHA applies only to commercial uses</div> <div>Seattle 2035 10-minute walkshed</div> <div>Bus stop</div> |



## Zoning changes from Draft 1 map

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

- c The proposal for the area west of 42nd Ave S and north of South Henderson was reduced from LR2 (M1) to LR1 (M1) as the surrounding roads are very narrow.
- d An RC suffix was added to a half block on S Henderson to allow additional opportunity for retail along this street.
- e The proposal for the area west of Renton Ave S and north of S Barton St was reduced from LR2 (M1) to RSL (M) due to limited access roads.

- a Areas outside the five-minute walk of frequent transit were reduced to (M) changes consistent with overall strategy.
- b Propose Seattle Mixed zoning in response to a proposal by the community. The proposed SM-RB zones would allow as-of-right development generally equal to what is allowed in an NC30 zone for the SM-RB 55 zone and what is allowed for a NC-65 zone for SM-RB 85 or SM-RB 125 zones. Additional capacity beyond that amount of FAR would have to be earned by providing space in the structure for certain uses identified by the community, such as food production, child care, or education.

\*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.

- Displacement
- Property taxes
- Affordable housing requirements

I think it's important to incentivize not only affordable housing but also designated uses (production, incubation, education and community gathering spaces) with additional development capacity, and also to make sure that proportionate benefits get provided for every additional floor height.

– David S., Rainier Beach Action Coalition

**Create programs to help current homeowners stay in their home or develop their property.**

- Comment form at an MHA community meeting

- Economic Development
- Desire for incentives to encourage more employment opportunities
- Interest in focusing additional development near light rail station
- Interest in economic development
- Interest in development around light rail that reflects the unique needs of Rainier Beach
- Many commenters expressed interest in providing incentives to encourage uses near the light rail station that could create employment opportunities such as food processing, craft work, child care, education, or light manufacturing.
- Suggestions for increasing capacity focused primarily on the area around the light rail station and, to a lesser extent, within the commercial core of the neighborhood.
- Suggestions for reducing capacity focused primarily on areas that are proposed to change from single-family to LR2, both north of Trenton and west of 42nd Ave S
- Interest in allowing more retail along S Henderson St between light rail and existing commercial core
- Interest in not encouraging sale of Rainier Beach High School property



# Roosevelt

## 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**  
vary based on scale of zoning change (residential proposal shown)

**Residential Small Lot (RSL)**  
cottages, townhouses, duplexes/triplexes similar in scale to single family zones

**Lowrise (LR)**  
townhouses, rowhouses, or apartments

**Midrise (MR)**  
apartments with 7-9 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

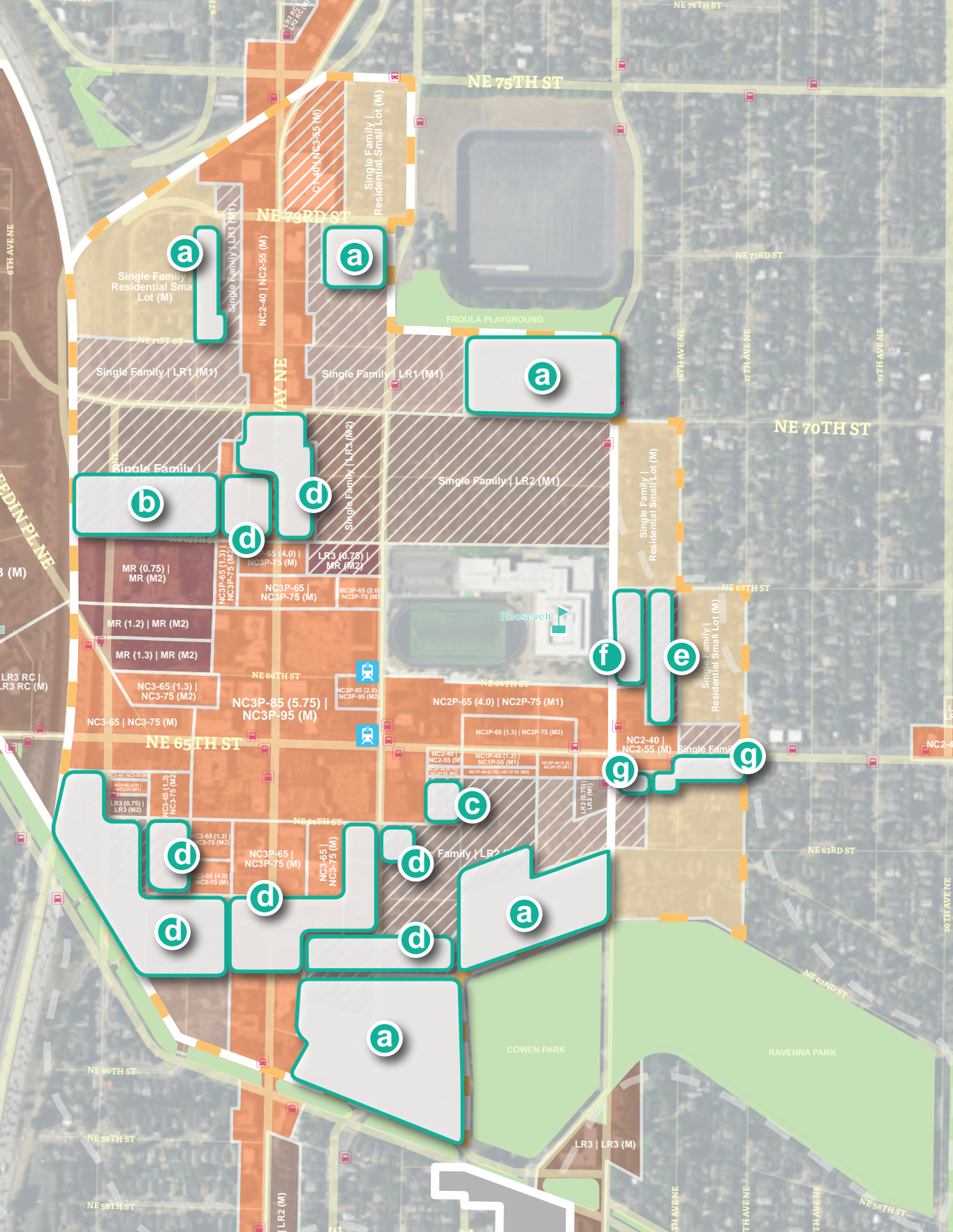
**Commercial (C)**  
auto-oriented commercial buildings

**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



# Roosevelt

## Low 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 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** Community input encouraged more (M1) zone changes in Green Lake. Increase added capacity to Lowrise zoning.
- b** Calvary church site changed to MR (M2) to facilitate potential affordable housing.
- c** Reduce capacity change to LR2 (M1) to moderate scale changes.

- d** Other areas within a close walk of light rail changed to add capacity consistent with principles to allow more housing near transit.
- e** Community request to limit zoning changes east of 15th Ave. Maintain urban village expansion, but scale back zone change to RSL (M)
- f** One area on 15th from LR3 RC to LR2 RC.
- g** Area proposed from SF to NC-55 changed to LR1 and RSL in response to community input that scale changed was excessive.

### 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

- Transitions
- Views
- Transit-oriented development
- Affordability
- Pedestrian safety
- Historic resources
- Housing options

**Families like mine that want to stay in Seattle need more options like duplexes, backyard cottages and triplexes that provide more space than typical Seattle apartments offer. Not to mention the chance to live somewhere with kids that isn't on a busy arterial.**

- Drew

**I am very glad to see the expansion. We need to increase density around the transit stations. The area should be extended even further along the arterials and bus lines.**

- Sealaw

### Local opportunities and challenges

- Concern about zoning changes in single-family areas, especially in urban village expansion area
- Pedestrian safety
- Expand urban villages around schools, parks, institutions, cultural centers, and other services
- Distribute capacity more equitably with more medium-density throughout urban villages, not concentrated high density on arterials
- Support for family-size units, especially rent- and income-restricted
- Desire for MHA payments to be invested here
- Increase setbacks in LR and MR zones
- Support among Roosevelt residents to expand urban village expansion east of 15th
- Infrastructure and amenity concerns (schools, parks, library, community center)
- Split views on the area proposed for LR2 in southeast part of the neighborhood
- Concerns that concentrating housing near the freeway is not equitable
- Concern about changes around Cowen Park, townhouses in single-family areas
- Support for smaller, relatively more affordable ownership options with RSL and LR1
- Desire for design guidelines
- Some respondents upset that urban villages don't exist elsewhere in northeast Seattle



# South Park

## 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) 5% of homes must be affordable or a payment of \$7.00 per sq. ft.

(M1) 8% of homes must be affordable or a payment of \$11.25 per sq. ft.

(M2) 9% of homes must be affordable or a payment of \$12.50 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

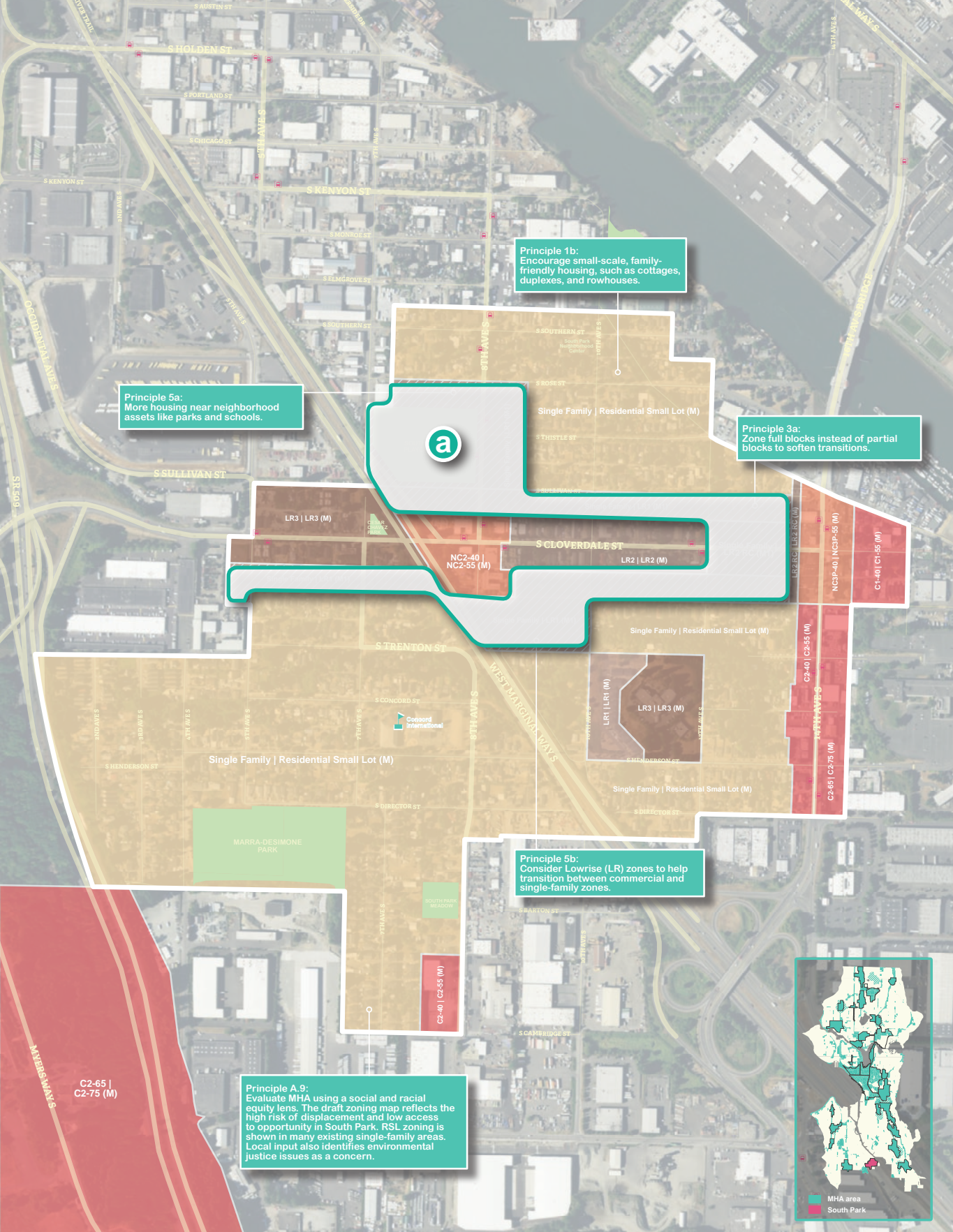
Seattle 2035 10-minute walkshed

Open space

Public school

Light rail

Bus stop



# South Park

## 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 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.

- a Existing single-family areas that were proposed to be changed to Lowrise are now proposed to be changed to Residential Small Lot. This change is consistent with other areas that have a high risk of displacement and are not located near frequent transit service.

### 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
- Public transit
- Commercial affordability & small business

Rezone construction should be compatible with existing buildings.

– Comment form at an MHA community meeting

We don't need more NC -- property owners are already having a hard time finding tenants for what we have!

– Comment form at an MHA community meeting

### Local opportunities and challenges

- South Park has unique constraints, including limited connectivity to other neighborhoods and high displacement risk.
- Concern about unique health issues such as superfund site, poor air quality, and proximity to industrial uses
- Concerns about unique drainage and flooding issues
- Limited transit options
- Interest in supporting commercial area and economic development. Ideas included more Neighborhood Commercial (NC) zoning near S Cloverdale St and 10th Ave S, changing zoning along Cloverdale to LR2-RC, and allowing higher zoning near S Cloverdale St and 10th Ave S.
- Some commenters suggested adding capacity adjacent to businesses on 14th Ave S and along Dallas and 8th
- Suggestions for reducing rezone focused primarily on proposed LR1 zones north of South Park Playground and South of S Donovan and adjacent to industrial areas.
- Some people felt the extent of the rezone area was too large given that it includes all the residential zoning in the area and might result in more people living adjacent to industrial zones.
- Some commenters pointed out that some single-family zones already have multi-family and commercial structures, especially around Dallas Avenue and S Cloverdale. These commenters generally felt the existing rezone proposal would help the owners of these properties and might not change the character of those areas.
- Comments for and against changing adjacent industrially-zoned property to residential zoning. Some felt we should look at those areas where a small amount of industrial land separates residential areas from the water.



# U District / Ravenna Urban Center

## 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

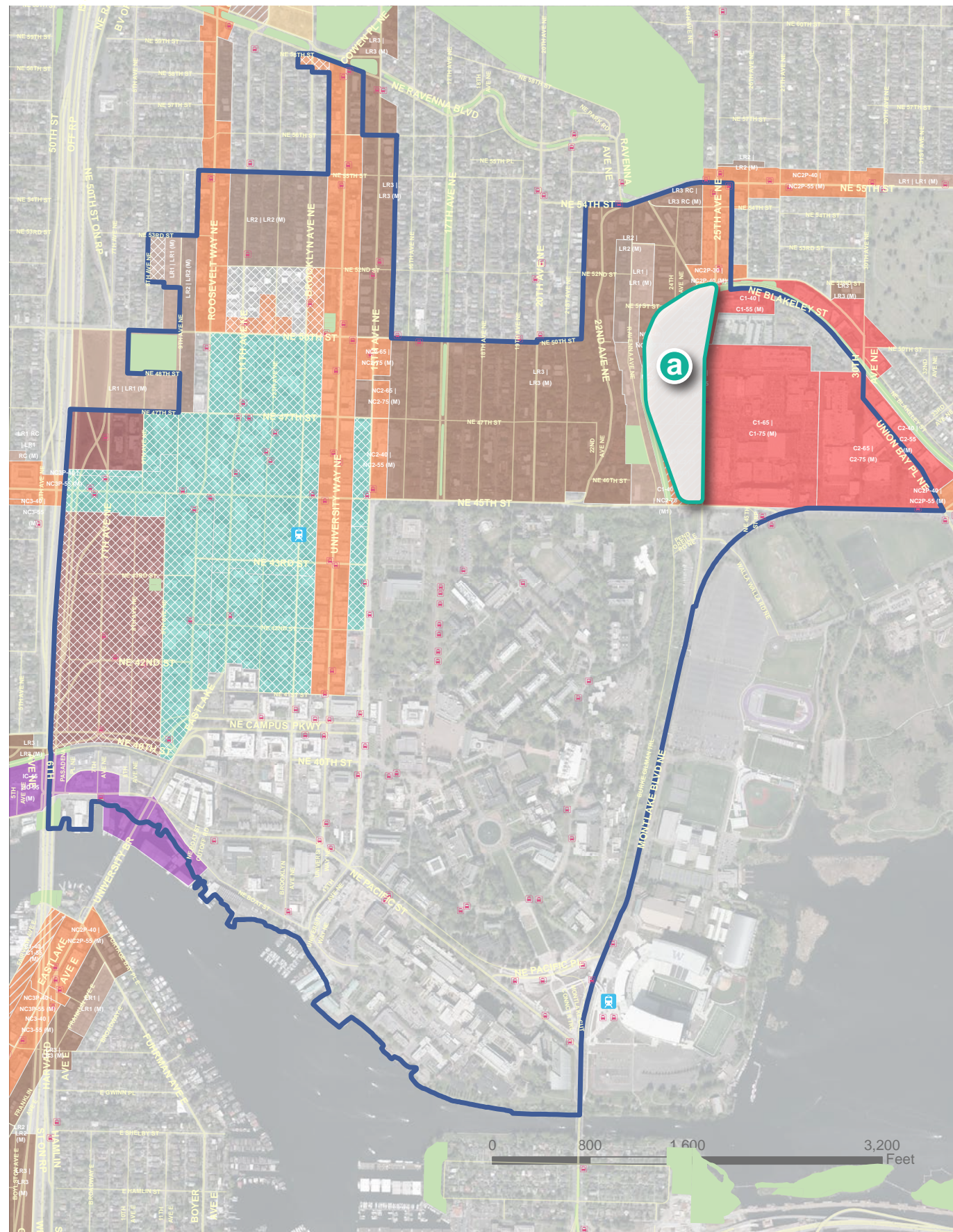
Seattle 2035 10-minute walkshed

Open space

Public school

Light rail

Bus stop



# 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.



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# Wallingford

## 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

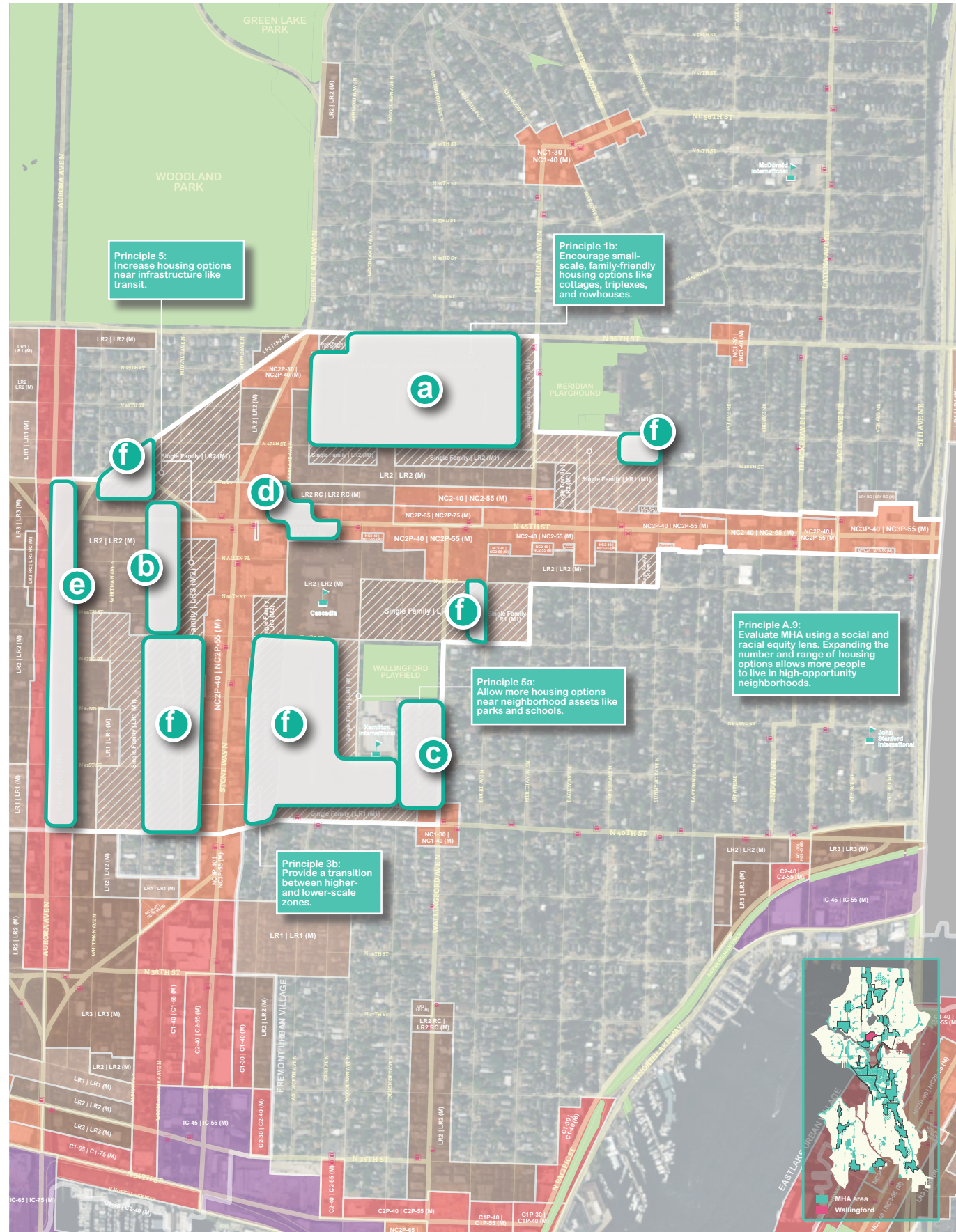
Seattle 2035 10-minute walkshed

Open space

Public school

Light rail

Bus stop



# Wallingford

## Low 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 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** Propose increasing added capacity to LR1 (M1). Allows more housing options and creates more consistent zoning.
- b** Propose increasing added capacity to LR3 (M1) along Woodland Park Ave N, in an area close to transit and services around 45th and Stone Way.
- c** Propose increasing added capacity to LR2 (M1). This is an area near a park and school in an area with existing multifamily structures.

- d** Propose changing required uses to NC-55 (M) along N 45th St to provide consistent zoning along the commercial corridor.
- e** Propose changing required uses to NC-55 (M) in response to community support for more pedestrian-oriented development here.
- f** Propose reducing scale of changes in several areas from LR3 (M2) to LR2 (M1) and LR1 (M1). This provides more consistent zoning.

### 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

- Transitions
- Affordable housing & housing options
- Infrastructure
- Single-family areas

**We therefore feel that LR1 or RSL zoning on the west side of Interlake Ave N. would better meet the scale transition goals of the plan.**

- Greg A. and Franz R.

**Wallingford has the characteristics that make it a desirable place to live as a renter. Increasing height within a 4 to 5 block radius of 45th Ave will increase opportunities.**

- Jessica W.

#### Local opportunities and challenges

- Mix perspectives on single-family zone changes
- Mix of perspectives on concentrating zone changes on Aurora and other arterials
- Infrastructure capacity a major concern (schools, parking, open space, roads, sanitary sewers)
- Transitions from Stone Way to other areas
- Concern about changes to architectural character
- Interest in zone changes outside the urban village and/or expanding the urban village

- MHA payments should be invested here
- Desire to retain and create more family housing
- Support for ADUs and DADUs (in some cases instead of rezones and MHA)
- Support for more density to create more housing and economic diversity in the neighborhood
- Interest in RSL
- Concerns about single-family to LR3
- Some suggestions for FAR increases for LR
- Concern about tree canopy
- Desire for small neighborhood business space
- Concern about loss of views
- Desire for larger (10- 20-foot) setbacks
- Focus Group members generally supported multifamily zoning in the area located between Aurora Ave N and Stone Way along Midvale and Woodlawn Avenues. It is well served by transit and well located for more housing.
- Consider ways to create safe connections across Aurora Ave N to Fremont
- Online, some respondents said that the draft proposal should be the minimum considered in this desirable, high opportunity neighborhood. Others feel the urban village lacks critical infrastructure to support more population and opposes rezones in single-family areas.
- Some suggest rezones in other neighborhoods outside urban villages to distribute growth more evenly across the city
- Some support for RSL, citing concern about changes to Lowrise.







# Westwood-Highland Park

## 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) 5% of homes must be affordable or a payment of \$7.00 per sq. ft.

(M1) 8% of homes must be affordable or a payment of \$11.25 per sq. ft.

(M2) 9% of homes must be affordable or a payment of \$12.50 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

**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

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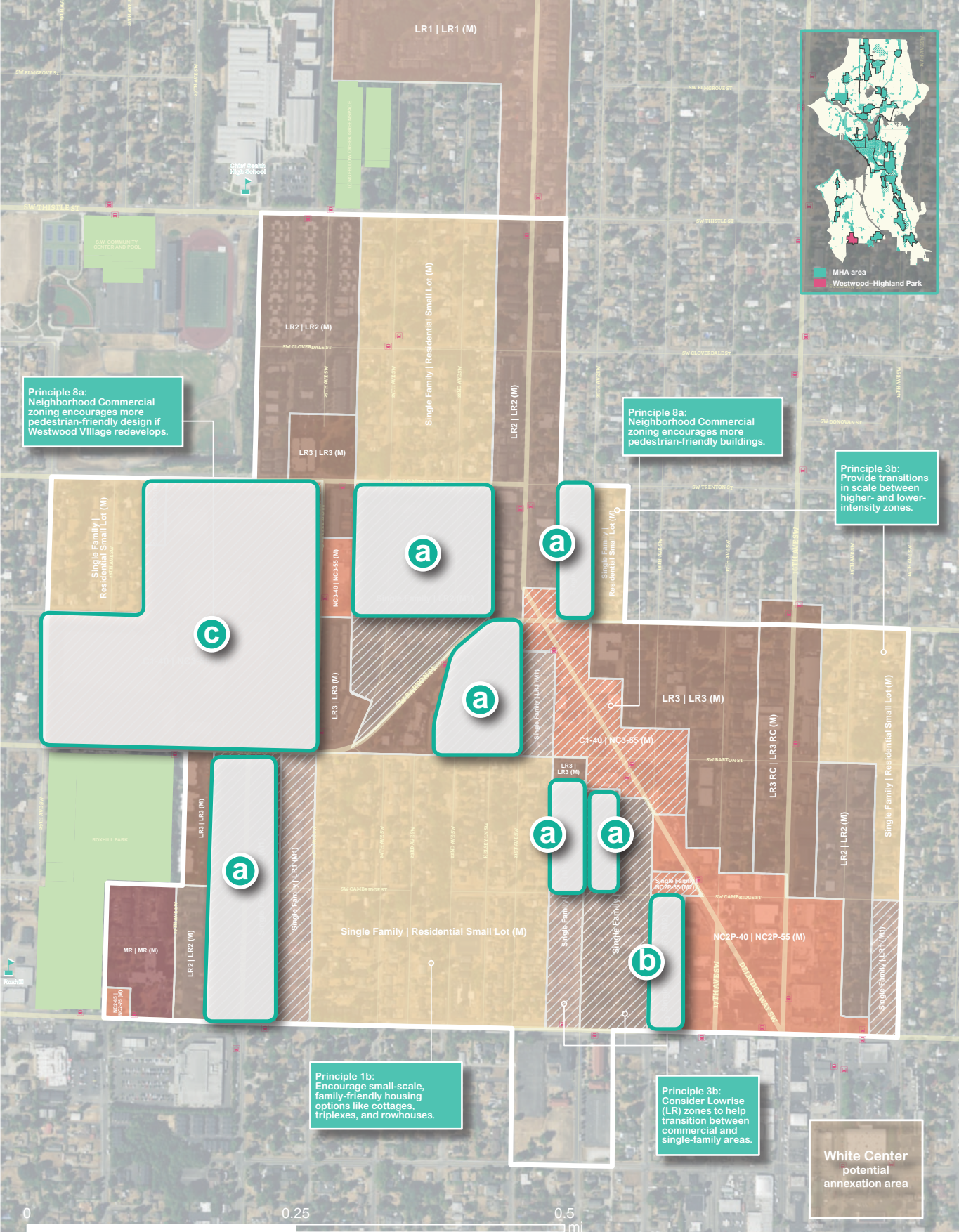
Seattle 2035 10-minute walkshed

Open space

Public school

Light rail

Bus stop



# Westwood-Highland Park

## 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 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.**

**a** Reduce capacity increase due to comments received from local residents about bus traffic, distance from transit, transitions, and compatibility with existing buildings.

**b** Areas originally proposed to be rezoned to LR3 along 18th Ave SW were reduced to LR2 to encourage development that was more consistent with the existing single-family development

**c** More capacity to NC-75 is proposed for the Westwood Village site since there was broad support in community meetings for encouraging housing at this site.

### 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
- Public transit
- Parks & open space
- Sidewalks & walkability

**“ Specific to Highland Park, does the City recognize the social-economic challenges of our area? What are the plans to develop the opportunities to build equity in ownership, not just create a dense renter only community? ”**

- Mark

**“ Why not do more RSL which could add a lot of capacity while preserving neighborhood character. ”**

- Written comment at a HALA event

**“ Little Farm Acres neighborhood feels like an intact community – consider 30 feet or RSL. ”**

- S. Caine

### Local opportunities and challenges

- Different viewpoints about location of neighborhood “center” and where additional development capacity should be focused
- General agreement around the desire for better transit, more sidewalks, additional parks space in the Southeast portion of the urban village, and improvements to the transit facilities by Roxhill Park and Westwood Village
- General support for changing Commercial zoning to Neighborhood Commercial (NC).
- Interest in allowing additional height at Westwood Village
- Transitions between zones should consider complicated topography of area
- Preference for ownership opportunities and family-sized units
- The White Center business district is a neighborhood center and growth should be focused around it and Delridge Way to the north.
- Interest in extending commercial zoning north along Delridge Way north of Henderson
- Some suggestions to extend commercial zoning on Barton St between Westwood Village and Delridge Way
- Concern about impact of increased use of 26th Ave SW by buses
- Suggestions for increasing capacity focused primarily on the triangle between Delridge Way, 21st Ave SW, and SW Roxbury St; the area east of Chief Sealth and Denny schools; and the area south of Barton between 20th and 25th.
- Suggest reducing capacity focused primarily on the area around 26th Ave SW south of Barton due to significant bus traffic along the street



# Reflection

## GROWING OUR TOOLBOX

Citywide outreach on MHA has provided opportunities to try new techniques. Our approach was quite a bit different, reflecting a citywide commitment to reaching people where they are in their communities. This outreach and engagement effort was focused on learning about a broader set of needs and aspirations, making sure a lot more people have a seat at the table, and hearing from many new voices.

### Working at multiple scales

We focused on reaching out to a broad public audience through a variety of events, venues, and formats.

- We used a relatively new platform, Consider.it, to reach individuals who may not have time or resources to meet us in person
- We called folks at home and invited them to call and email us, and we made sure to respond effectively to each person who reached out
- Our newsletter, Weekly Wonk videos, and website provided in-depth coverage of our work progress, upcoming events, and key issues
- In-person meetings provided opportunities to engage that some communities prefer, so we kept those too
- Focus groups, workshops, and open houses included interactive visualization through the hololens, interactive and facilitated mapping

### Formalizing feedback loops

This process catalyzed our emerging community commissions and further refined the charge of our long standing community engagement partners, our Community Liaisons.

Learn more about our community-supported engagement:

- [Seattle Renters' Commission \(NEW!\)](#)
- [Community Involvement Commission \(NEW!\)](#)
- [Community Liaisons](#)
- [Informing our equity-centered approach](#)

MHA outreach and engagement also helped formalize our commitment to reaching communities in-language. Many meetings included interpreters trained in the subject matter to engage in nuanced discussion with community members. We translated informational materials, including videos, into seven languages, and learned that we need to do this earlier and more often in future endeavors.

### Using City resources more effectively

Our community engagement efforts can always improve and we will continually strive to hear more voices and broader perspectives. Understanding that our 700,000+ community members have many different preferences, levels of availability, and opportunities for engaging on city policy efforts, we are working to make sure our efforts have the greatest impact, reaching more and more people in every corner of our city. This means that outreach through this and future processes may feel different than it has in the past. We found this to be challenging for members of some communities, and we are committed to working together to refine the tools that work best on both a citywide and neighborhood scale.

**Thank you again for taking the time to weigh in on this very important topic.**