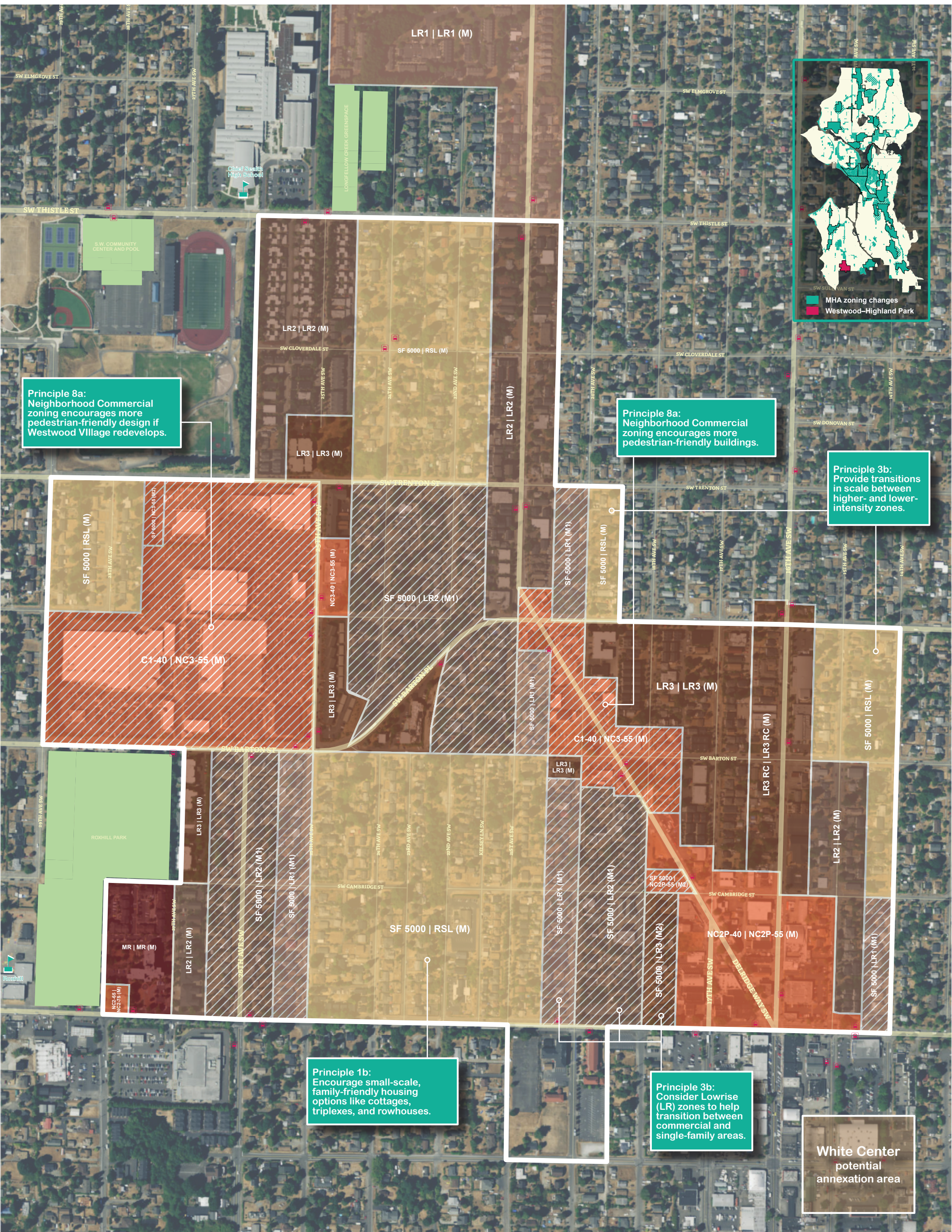


Westwood-Highland Park Residential Urban Village

DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)



Principle 8a: Neighborhood Commercial zoning encourages more pedestrian-friendly design if Westwood Village redevelops.

Principle 8a: Neighborhood Commercial zoning encourages more pedestrian-friendly buildings.

Principle 3b: Provide transitions in scale between higher- and lower-intensity zones.

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.

White Center potential annexation area

zoning changes

- Solid areas indicate a typical increase in zoning (usually one story)
- Hatched areas indicate a larger increase in zoning or a change in zone type.

MHA requirements residential proposal shown

zoning change	affordable homes	payment-in-lieu
(M) typical zoning increases	5-7%	\$7-21
(M1) larger increases	8-10%	\$11-30
(M2) largest increases	9-11%	\$12-33

- zone categories**
- Residential Small Lot (RSL)
 - Multifamily (LR/MR/HR)
 - Seattle Mixed (SM)
 - Neighborhood Commercial (NC)
 - Commercial (C)
 - Industrial Commercial (IC)

- MHA does not apply**
- Historic Preservation Districts
 - Major Institutions (MHA applies only to non-institutional uses)
 - Industrial zones (MHA applies only to commercial uses in IC zones)

- urban villages**
- Existing boundary
 - Proposed boundary
 - Seattle 2035 10-minute walked

- Open space
- Public school
- Light rail
- Bus stop