West Seattle Junction
Hub Urban Village

DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

HALA.Consider.it 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

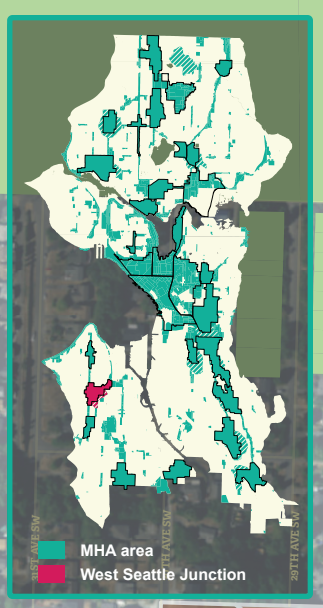
Light rail

Bus stop

Principle 5:
Increase housing options near infrastructure like transit.

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

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

Principle 6a:
Implement urban village expansions using 10-minute walksheds from frequent transit.

Principle 6b:
Implement urban village expansions recommended in Seattle 2035 but considering natural boundaries, like 35th Ave SW.