Westwood–Highland Park
Residential 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)	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