DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

Solid zones have a typical increase in development capacity.

Hatched zones have a larger increase in development capacity or change in zone type.

MHA requirements:
- (M) MHA requirements apply for a typical increase in capacity.
- (M1) Higher MHA requirements apply for a larger increase in capacity.
- (M2) Highest MHA requirements apply for the largest increases in capacity.

Zone categories:
- Residential Small Lot (RSL)
- Multifamily (LR/LR1/LR2/LR3)
- Neighborhood Commercial (NC)
- Commercial (C)

Urban villages:
- Existing boundary
- Proposed boundary
- Seattle 2035 10-minute walkshed

Principle 6a:
Local input suggests not expanding the urban village further east, where fewer services and amenities exist.

Principle 6b:
Implementation of urban village expansions using 10-minute walksheds from frequent transit.

Principle 6c:
Development in expansion areas should be compatible in scale with existing neighborhood context.

Principle 8a:
NC zoning and additional height creates an opportunity for a mixed-use "heart" for the neighborhood.

Principle 8b:
Encourage small-scale, family-friendly housing, such as cottages, duplexes, and rowhouses.

Principle 8c:
Zone full blocks instead of partial blocks to soften transitions.
Crown Hill
Residential Urban Village

Key facts

- Gross land acres: 173
- Net land acres (rights-of-way) removed: 123
- Population (2010): 2,459
- Housing units (2015): 1,307
- Renter / owner households: 45% / 55%
- Average household size: 2.13
- Jobs (2014): 1,006

Existing zoning

- Single-family
- Lowrise
- Neighborhood Commercial
- Commercial

Draft zoning changes (acres)

<table>
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<tr>
<th>Proposed zoning</th>
<th>SF 5000</th>
<th>LR1</th>
<th>LR2</th>
<th>LR3</th>
<th>NC-40</th>
<th>C-30</th>
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</table>

This table shows the quantity of land, zone by zone, where draft zoning changes to implement MHA would occur. A more detailed analysis of how the draft MHA zoning changes could affect development in each urban village will accompany the full citywide draft next month.

Neighborhood Commercial 75 (NC-75) zoning in this area responds to local priorities for a mixed-use "heart" for the neighborhood.

Residential Small Lot (RSL) zoning in the urban village expansion area would allow a range of family-friendly housing options compatible in scale with existing single-family development.