

February 7, 2019

MEMORANDUM

To: Select Committee on Mandatory Housing Affordability
From: Council Central Staff
Subject: Mandatory Housing Affordability: Councilmember-sponsored amendments

On February 8, the Select Committee on Citywide Mandatory Housing Affordability (Committee) will continue its consideration of amendments to legislation to implement the Mandatory Housing Affordability (MHA) program. The February 8 meeting will focus on amendments sponsored by councilmembers.

The Council is considering four pieces of legislation:

1. [Council Bill 119444](#), which implements the MHA program citywide by amending the Land Use Code and amending the Official Land Use Map to make changes to zoning designations across the City;
2. [Council Bill 119443](#), which amends the Comprehensive Plan in order to implement the MHA program citywide;
3. [Council Bill 119445](#), which amends the Land Use Code and Official Land Use Map to implement the MHA program in Northgate; and
4. A companion Resolution, yet to be introduced, which will identify issues the Council will seek to address that are outside the scope of the MHA program.

This memorandum has four attachments related to this legislation:

1. A table listing all councilmember-supported amendments and preliminary draft text amendments to Council Bill 119444 related to the land use code and Council Bill 119443 related to the text of the Comprehensive Plan;
2. A map series that identifies proposed zoning map amendments and indicates whether amendments to the maps in the Comprehensive Plan would also be required;
3. A list of preliminary issues to be discussed in the companion Resolution to be considered alongside the MHA legislation;
4. An excerpt from the Office of Planning and Community Development (OPCD) Director's Report on the MHA legislation identifying proposed changes to development standards included in Council Bill 119444.

Background

In November 2017, Mayor Burgess transmitted Council Bill 119184 to implement the MHA program citywide. The legislation would rezone the City's commercial and multifamily areas, urban villages, and areas on the edges of urban villages within a ten-minute walk of frequent

transit. In exchange for the ability to build additional floors, floor area or units, areas rezoned under the proposal would be required to include affordable housing units on site or make a payment in lieu to build affordable housing off-site. The legislation would also amend development standards for zoning districts subject to the MHA regulations and update the requirements for contributions toward MHA. A full description of the proposal is available in the [Director's Report and Recommendation](#) on MHA Citywide Implementation. [Maps](#) showing specific rezone proposals are available on the City's website.

The [Final Environmental Impact Statement](#) (FEIS) containing environmental review of the proposed amendments is also available. A Historic Resources survey has been added to the FEIS webpage, which includes maps and discussion of historic resources in the City.

In 2018, the Council held nine meetings of the Committee to receive briefings on the proposal and held five public hearings to receive input on the proposal from members of the public. In 2019, the City Council held three meetings to identify amendments councilmembers may want to sponsor.

Four pieces of legislation are being considered:

1. Council Bill 119444 would make area-wide revisions to the official zoning map; apply MHA requirements in the rezoned areas, requiring new commercial or multi-family development in the affected zones to contribute to affordable housing; add development capacity in the form of an increase in the amount of allowed height and/or floor area for buildings in zones where the MHA requirements would apply; modify or introduce new development standards to address design issues with current development and accommodate new building types; create a new Seattle Mixed-Rainier Beach zone; modify or introduce new requirements to apply MHA to contract rezones; modify certain rezone criteria in the Land Use Code; modify certain land use definitions; and modify or introduce new requirements for certain measurements, such as floor area ratio and Green Factor.
2. Council Bill 119443 would amend Comprehensive Plan maps and neighborhood plans to maintain consistency with the MHA proposal. Council Bill 119443 would expand the boundaries of the following urban villages: 23rd & Union-Jackson, Ballard, Columbia City, Crown Hill, North Beacon Hill, North Rainier, Othello, Rainier Beach, Roosevelt and West Seattle Junction. Council Bill 119443 would also amend goals and policies in the following neighborhood plans to maintain consistency with citywide policy to encourage housing choices in the City's urban villages: Aurora Licton, Fremont, Morgan Junction, North Rainier, Northgate, Roosevelt, Wallingford, West Seattle Junction, and Westwood/Highland Park.
3. Council Bill 119445 would amend the official zoning map to rezone land in the Northgate Urban Center adjacent to the Northgate Light Rail Station and apply MHA requirements in the rezoned area. Council Bill 119445 would also amend the Land Use Code to create a new Seattle Mixed-Northgate zoning district. The Seattle Mixed-

Northgate zone includes urban design and livability standards that reflect the outcomes of a multi-year community planning process for the Northgate TOD area.

4. A companion Resolution, yet to be introduced, would identify additional issues for further work outside the scope of the proposed land use bills.

Attachments

Attachment 1 provides a table summarizing all of the proposed text amendments identified to date and draft amendment language shown using the Council’s standard mark-up language. Amendments included in this attachment are proposed by Councilmembers. Some, but not all amendments were discussed at the Committee meetings on January 7, 14 and 16. Amendments that were discussed at those previous committee meetings that do not appear in this table do not currently have a sponsor. Attachment 1 may not be an exhaustive list of potential changes. Other changes may be identified in the course of the Committee’s review, discussion, and public engagement.

Attachment 2 provides tables summarizing proposed Official Land Use Map amendments for each Council district and a series of maps showing the potential amendments to the zoning, consistent with the alternatives studied in the FEIS. The table and maps also indicate whether amendments to maps in the Comprehensive Plan would be required.

Attachment 3 provides a preliminary list of issues to be included in a companion Resolution, which will identify future actions that the City intends to take in response to community interest in additional work on key issues, particularly strategies to mitigate impacts from additional growth. This is not an exhaustive list of content for the companion resolution. Central Staff will continue to work with councilmembers to identify content for the Resolution. A draft Resolution will be posted to the [MHA Select Committee webpage](#) prior to the public hearing so that members of the community can provide feedback.

Attachment 4 provides an excerpt from the OPCD Director’s Report, which summarizes the proposed changes to development standards that have been incorporated into Council Bill 119444.

Preliminary Review of the Impact of the Amendments on Housing Production

The amount of new housing, and the number of rent- and income-restricted housing units that will be produced through implementation of the Citywide MHA legislation will depend on the amount of development that occurs. The Executive estimated that approximately 3,000 units of rent-and income-restricted units could be created through implementation of the Citywide MHA legislation. This action, combined with implementation of MHA in Downtown, South Lake Union, Uptown, and the Chinatown-International District, is estimated to produce over 6,000 rent- and income-restricted housing units.

There are several amendments under consideration that may impact the MHA production estimates for the citywide legislation. In general, the potential amendments taken individually

would have modest impacts on the estimates, but taken together will likely result in a moderate decrease in the amount of affordable housing that would be produced through the Citywide MHA legislation. Although some of the proposed map amendments may result in decreasing the MHA production estimates, they may address other livability concerns.

The effects of a reduced quantity of housing produced and MHA payments received is not confined to an urban village where the reduction of the rezone proposal takes place. Since MHA payments are pooled for the city as a whole and reallocated annually to affordable housing development across the city, a reduction in MHA payment received in one urban village reduces the resources available for affordable housing investment everywhere in the city. The overall quantitative impact on the number of rent- and income-restricted housing units will be quantified by staff using the citywide MHA production model, and the results will be discussed at the Committee meeting on February 25.

Next Steps

A [public hearing](#) on the Council Bills and councilmember-proposed amendments will be held on Thursday, February 21, starting at 5:30 in the Seattle City Council Chamber. The Committee will deliberate on amendments to the bills and may vote on the bills and Resolution as early as February 25, 2019.

cc: Kirstan Arestad, Central Staff Director

Attachments

Attachment 1: Land Use Code and Comprehensive Plan amendments proposed by Councilmembers

Attachment 2: Map amendments proposed by Councilmembers

Attachment 3: Preliminary list of issues to be included in a companion Resolution

Attachment 4: Excerpt from the OPCD Director's Report and Recommendations on Mandatory Housing Affordability Citywide Implementation

Attachment 1: Proposed Text Amendments

#	Topic/Issue	Sponsor	Discussion
A. Amendments to Development standards			
Development Standards in RSL Zones (SMC Chapter 23.44)			
A1	Maximum Unit Size for Existing Dwelling Units in Residential Small Lot (RSL) zones.	<i>Chair Johnson</i>	The amendment would allow additions to existing buildings in RSL zones above the maximum net unit area limit based on (1) a percentage increase of existing floor area; or (2) allowing a second story that does not increase the footprint of the existing structure.
A2	Apartment Structures in RSL Zones	<i>Chair Johnson; Councilmember O'Brien</i>	Option 1 (CM Johnson): Remove the absolute limit on the number of units in a development that would allow, on larger lots, apartment development of more than three units.
			Option 2 (CM O'Brien): Increase the absolute limit on the number of units in an apartment structure to allow a four-unit apartment building.
A3	Accessory Dwelling Unit (ADU) Standards in RSL Zones	<i>Chair Johnson</i>	This amendment would make ADU requirements in RSL zones more consistent with what applies in Single-family zones today by eliminating the requirement that the ADU is located in or behind the principal dwelling unit and limits on the height limit of exterior stairs.
A4	Garage Standards in RSL Zones	<i>Chair Johnson</i>	This amendment would apply standards for garage entrances that are applicable in other Single-family zones.
A5	Density limits in RSL Zones	<i>Chair Johnson</i>	This amendment would allow all lots in existence as of the effective date of this ordinance to include a minimum of two dwelling units.
Development Standards in Multifamily Zones (SMC Chapter 23.45)			
A6	Reduce the proposed density limit for smaller sites in Lowrise multifamily zones.	<i>Chair Johnson</i>	The proposed amendment would reduce the density limit to one unit for every 1,250 square feet of lot area, which could result in slightly more development on smaller sites.
A7	Modify development standards for pitched roofs that exceed the zone height.	<i>Chair Johnson</i>	This amendment would reduce the required pitch of roofs, which are allowed to exceed the height limit, on Lowrise multifamily structures.
A8	Harmonize Incentive Zoning regulations for high rise development First Hill with Mandatory Housing Affordability requirements.	<i>Councilmember Bagshaw</i>	This amendment would retain the option for development in high rise zones to achieve a portion of extra residential floor through the provision of open space, green street improvements, or purchase of Transferable Development Rights (TDR) from designated historic landmarks.
A9	Green building standards	<i>Chair Johnson</i>	This amendment would increase the thresholds above which projects in Multifamily zones would have to meet a green building standard.

#	Topic/Issue	Sponsor	Discussion
Development Standards in Commercial and Seattle Mixed (SM) Zones (SMC Chapter 23.47A and 23.48)			
A10	Requirements for Small Commercial Spaces	<i>Councilmember O'Brien Chair Johnson</i>	This amendment would require that new development in pedestrian zones with over 5,000 square feet of commercial space at grade provide small commercial spaces.
A11	Floor Area exception for low-income housing in the Pike/Pine Overlay	<i>Councilmember O'Brien</i>	This amendment would retain the exception, allowing a 15% increase in floor area for projects that commit to providing at least 50% of their floor area as affordable to income eligible households.
A12	Upper-level setback requirements along University Way NE	<i>Chair Johnson</i>	This amendment would implement an upper level setback above 45 feet in height for structures abutting University Way NE. The intent of this setback is to maintain the human-scaled character of University Way NE.
A13	Development Standards for Live-work units	<i>Chair Johnson</i>	This amendment would amend the development standards that apply to live-work units by (1) establishing a minimum size of 300 square feet for the “work” portion that aligns with the requirements for small commercial spaces; and (2) requiring a physical divider between the “live” and “work” portions of the unit. The intent of these changes is to improve privacy for residential functions and ensure that the front of the spaces are used for business purposes.
A14	Clarify regulations related to off-street parking in the Seattle Mixed-Rainier Beach zone	<i>Councilmember O'Brien</i>	This amendment would amend limit special parking and loading standards in the proposed Seattle Mixed-Rainier Beach district to projects that include the types of uses the community seeks to encourage.
Other Development Standards			
A15	Preschool uses	<i>Councilmember Mosqueda Councilmember González</i>	This amendment would replace the term “preschool” with “child care center” to encourage the inclusion of child care centers in new development rather than just preschools, which are included in the definition of child care center.
A16	Tree regulations	<i>Chair Johnson Councilmember O'Brien</i>	This amendment would increase tree planting requirements in RSL zones to achieve a 33% tree canopy cover target; create a new fee-in-lieu option for satisfying tree planting requirements in RSL; add protections for trees planted to meet tree planting requirements in RS; and require arborists working with the City to be certified by the International Society of Arboriculture (ISA).
A17	Crown Hill Principal Pedestrian Streets	<i>Councilmember O'Brien</i>	This amendment would add portions of Northwest 90 th Street and Mary Avenue Northwest in the Crown Hill Urban Village to the list of principal pedestrian streets.

#	Topic/Issue	Sponsor	Discussion
A18	North Beacon Hill Principal Pedestrian Streets	<i>Council President Harrell</i>	This amendment would extend that Pedestrian (P) designation along the length of the commercial districts proposed for Beacon Hill and add P designations to properties fronting on 15th Avenue S. There are two parts to the amendment – the first would add the P designation to particular pieces of property (see map amendment 2-3), and the second (this amendment A19) would add 15th Avenue South to the list of principal pedestrian streets.
B. Mandatory Housing Affordability Program			
B1	Annual inflation adjustments to payment amounts	<i>Chair Johnson</i>	This amendment would use increases in Consumer Price Index, All Urban Consumers, Seattle-Tacoma-Bellevue, WA, Shelter (1982-1984 = 100) to automatically adjust payment amounts instead of Consumer Price Index, All Urban Consumers, Seattle-Tacoma-Bellevue, WA, All Items (1982-1984 = 100).
B2	Reporting Requirements	<i>Councilmember O'Brien Chair Johnson</i>	This amendment would extend the report date from July 1, 2019, for the Director of the Seattle Department of Construction and Inspections and the Director of Housing to provide Council with an assessment of program performance, as required by Ordinance 125108, which will allow the Executive to collect more data on how the program is performing prior to recommending any changes to payment amounts.
B3	Council intent to adjust MHA payment requirements and high, medium, and low area boundaries based on current market conditions.	<i>Councilmember O'Brien</i>	This amendment would modify the intent language related to initial implementation to establish that the Council will consider modifying payment amounts and the boundaries of high, medium, and low areas by July 1, 2019 to reflect current more current market conditions. The proposed payment amounts and boundaries are based on market conditions at the time the proposal was initially developed.
B4	Off-site Performance for Mandatory Housing Affordability - Residential	<i>Councilmember Herbold</i>	The proposed amendment would allow off-site performance under the MHA-R program subject to the same conditions applicable to the MHA-C program.
B5	Waive MHA requirements for Unreinforced Masonry (URM) buildings that add units in existing buildings if they retrofit and qualify for the 2030 Challenge pilot	<i>Chair Johnson</i>	This amendment would waive MHA requirements for URM buildings that add units in existing buildings if they retrofit their building and qualify for the 2030 Challenge pilot by meeting certain energy efficiency goals. This amendment could help encourage property owners to retrofit their buildings. Under this amendment, MHA would still apply to new floor area that is added to the building.

#	Topic/Issue	Sponsor	Discussion
B6	Intent language regarding future actions if MHA is determined to be unlawful.	<i>Councilmember Herbold</i>	This amendment would add a new section to CB 119444 expressing Council's intent to take steps, if the imposition of requirements under MHA are determined to be unlawful, to prevent the continuance of the new zoning and increased development capacity in the absence of substantial affordable housing requirements.
C. Rezone criteria			
C1	Consideration of transit service in rezoning areas	<i>Chair Johnson</i>	This amendment would use the definition of frequent transit service in the Residential Small Lot (RSL), High Rise Residential, and Neighborhood Commercial 3 zone criteria to identify areas where certain zones are appropriate.
D. Comprehensive Plan Amendments (CB 119443)			
D1	Fremont Neighborhood Plan Policy F-P13	<i>Councilmember O'Brien</i>	This amendment, instead of amending policy F-P13, deletes it. Policies in the Wallingford Neighborhood Plan that discuss the character of the area between Stone Way and Aurora Avenue North between N 45th Street and N 40th Street, including policy W-P1 (with amendments similar to those proposed for F-P13), would continue to provide guidance regarding the City's intent for the character of this area.
D2	Morgan Junction Neighborhood Plan Policies	<i>Councilmember Herbold</i>	This amendment would change the existing policy MJ-P14 and the new policy MJ-P23.1 related to Morgan Junction Urban Village to better reflect community interests.
E. Technical			
Staff are compiling a list of technical or clarifying changes to fix typos and other drafting errors identified by Central Staff or Executive staff. These changes will be presented at the Select Committee on Citywide MHA meeting on February 25, 2019.			

Amendment A1: Maximum Unit Size for Existing Dwelling Units in RSL zones.

Councilmember Johnson

Background:

The proposed legislation establishes a maximum unit size of 2,200 square feet for a principal dwelling unit in Residential Small Lot (RSL) zones. This standard is meant to prohibit construction of very large, high-cost detached single-family homes in the RSL zone and encourage a mix of moderately sized homes. Applying this standard to existing structures may prevent additions to existing homes.

This amendment would accommodate moderately sized additions to existing homes, allowing existing homes to be greater than the 2,200 sq. ft. maximum size, while maintaining protections against tear-downs and replacement with very large homes. The amendment would allow additions to existing buildings in RSL zones above 2,200 sq. ft. limit based on (1) a percentage increase of existing floor area or (2) a second story addition that does not increase the footprint of the existing structure.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 22 to Council Bill 119444, as follows:

Section 22. A new Section 23.44.018 of the Seattle Municipal Code is added to Subchapter I of Chapter 23.44 as follows:

23.44.018 Maximum dwelling unit size in RSL zones

The maximum net unit area of any dwelling unit in RSL zones, including any floor area in an accessory dwelling unit, is 2,200 square feet, except as provided in subsection 23.44.018.B.

A. The following floor area is exempt from the maximum net unit area limit:

1. All stories, or portions of stories, that are underground.
2. All portions of a story that extend no more than 4 feet above existing or

finished grade, whichever is lower, excluding access.

B. The following additions to a housing unit that existed on or before the effective date of the ordinance introduced as Council Bill 119444 may result in net unit area greater than 2,200 square feet:

1. Additions that add floor area equal to or less than 20 percent of the floor area that existed as of the date of this ordinance. Housing units with additions built after the date of this ordinance are not eligible for the 20 percent floor area addition allowance.

2. Additions that add floor area by adding a second-story to a single-story housing unit that existed on or before the date of this ordinance, provided that the second-story addition is directly above the footprint of the existing single-story housing unit. Housing units with addition built after the date of this ordinance are not eligible for the second-story addition allowance.

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Amendment A2: Apartment Structures in RSL Zones

Councilmember Johnson & Councilmember O'Brien

Background:

The proposed legislation limits the number of units in an apartment development in Residential Small Lot (RSL) zones to three dwelling units or less, regardless of lot size, in addition to applying a density limit of one dwelling unit per 2,000 square feet of lot area for all development types. This standard is meant to prohibit construction of large apartment buildings in the RSL zones. Two apartment structures, each with 3-units, would be allowed on a lot in an RSL zone.

The combination of the absolute limit on the number of units in an apartment structure and the density limit could result in some lots being underbuilt or prioritizing other structure types, such as cottage housing development, rowhouse development, and townhouse developments.

Option 1 (CM Johnson):

Remove the absolute limit on the number of units in a development to allow, on larger lots, apartment development of more than three units.

Option 2 (CM O'Brien):

Increase the absolute limit on the number of units in an apartment structure to allow a four-unit apartment building.

Under both options, the density limits would still apply, along with regulations on height, yard requirements, FAR, etc. that would address other urban design objectives.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Option 1:

Amend Section 12 to Council Bill 119444, as follows:

Section 12. Section 23.44.006 of the Seattle Municipal Code, last amended by Ordinance 125603, is amended as follows:

23.44.006 Principal uses permitted outright

The following principal uses are permitted outright in single-family zones:

A. Single-family (~~(Dwelling Unit)~~) dwelling unit. (~~(One single-family dwelling unit per lot, except that an accessory dwelling unit may also be approved pursuant to Section 23.44.041, and except as approved as part of an administrative conditional use permit under Section 25.09.260;))~~)

B. In RSL zones, apartments, carriage houses, cottage housing development, rowhouse development, and townhouse developments;

~~C. In RSL zones, apartments containing three dwelling units or less;~~

NOTE: This amendment would require renumbering subsections 23.44.006.D through 23.44.006.K.

Option 2:

Amend Section 12 to Council Bill 119444, as follows:

Section 12. Section 23.44.006 of the Seattle Municipal Code, last amended by Ordinance 125603, is amended as follows:

23.44.006 Principal uses permitted outright

The following principal uses are permitted outright in single-family zones:

A. Single-family (~~(Dwelling Unit)~~) dwelling unit. (~~(One single-family dwelling unit per lot, except that an accessory dwelling unit may also be approved pursuant to Section 23.44.041, and except as approved as part of an administrative conditional use permit under Section 25.09.260;))~~)

B. In RSL zones, carriage houses, cottage housing development, rowhouse development, and townhouse developments;

C. In RSL zones, apartments containing ~~three~~ four dwelling units or less;

Amendment A3: ADU Standards in RSL Zones

Councilmember Johnson

Background:

The proposed legislation, in general, applies existing Accessory Dwelling Unit (ADU) requirements currently applicable in single-family zones to Residential Small Lot (RSL) zones. However, there are two ADU standards that currently apply in Lowrise zones (not Single-family zones) that are proposed in RSL zones. This includes requiring that:

1. All ADUs must be located in the same structure as the principle dwelling unit or behind the principal dwelling unit; and
2. Exterior stairs providing access to the ADU may not be more than 4 feet high, except for stairs providing access to an ADU above a garage.

These standards are intended to make new development that includes ADUs more consistent with those that do not have ADUs but also make it more difficult to site an ADU, especially in existing buildings. This amendment would remove the two standards described above, making ADU requirements in RSL zones more consistent with what applies in Single-family zones today.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 28 to Council Bill 119444, as follows:

Section 28. Section 23.44.041 of the Seattle Municipal Code, last amended by Ordinance 125603, is amended as follows:

23.44.041 Accessory dwelling units

A. Accessory dwelling units, general provisions. The Director may authorize an accessory dwelling unit, and that dwelling unit may be used as a residence, only under the following conditions:

* * *

~~6. Accessory dwelling units in RSL zones are required to meet the following additional standards:~~

~~a. An accessory dwelling unit shall be located within the same structure as the principal dwelling unit or in an accessory structure located between the principal dwelling unit, including lines extended from the edge of the principal dwelling unit to all side lot lines, and the rear lot line.~~

~~b. Exterior stairs. Exterior stairs providing access to an accessory dwelling unit may not exceed 4 feet in height, except for exterior stairs providing access to an accessory dwelling unit located above a garage.~~

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Amendment A4: Garage Standards in RSL Zones

Councilmember Johnson

Background:

The proposed legislation includes design standards for garages currently in place for Multifamily zones and applies them to Residential Small Lot (RSL) zones. This includes allowing garages to face the street, provided the garage entrance is set back at least 18 feet from the street lot line and the total combined horizontal width of all garage entrances located on all street-facing facades are not more than 10 feet times the number of principal dwelling units located on the lot.

The requirements for garage entrances may result in a row of garage doors along the street. This amendment would apply standards for garage entrances that are applicable in other Single-family zones.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 19 to Council Bill 119444, as follows:

Section 19. Section 23.44.016 of the Seattle Municipal Code, last amended by Ordinance 125603, is amended as follows:

23.44.016 Parking and garages

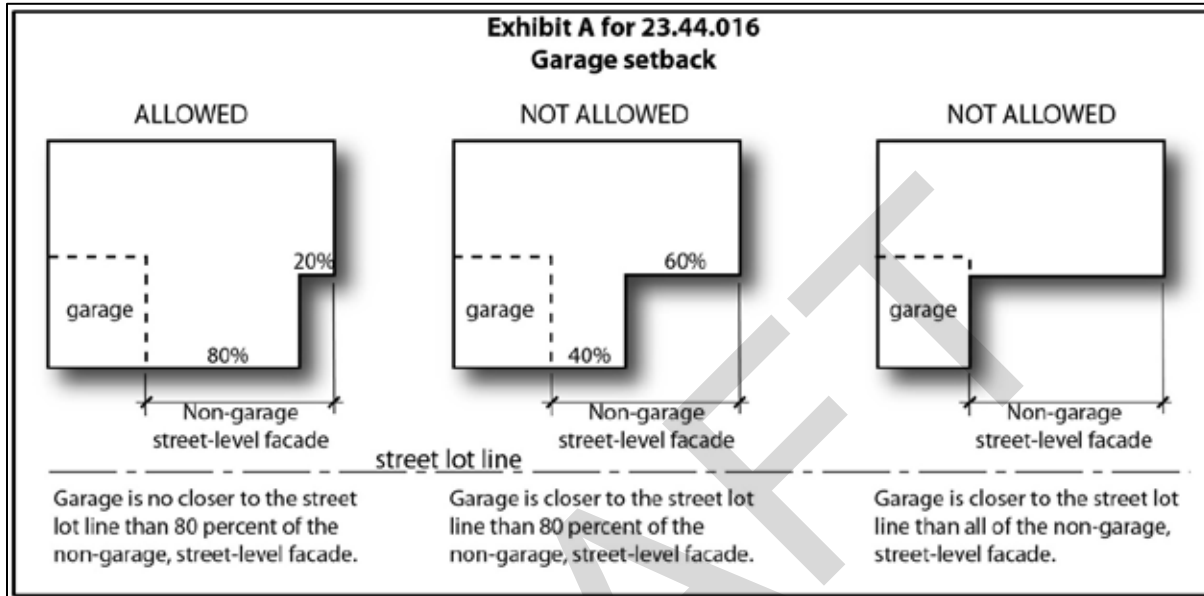
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F. Appearance of garage entrances ~~in SF 5000, SF 7200, and SF 9600 zones. In SF 5000, SF 7200, and SF 9600 zones, the following provisions apply:~~

1. Garage setback. No portion of a garage, whether attached to a principal structure or within a detached accessory structure, may be closer to the street lot line than 80 percent of the remaining non-garage, street-level facade (see Exhibit A for 23.44.016) of the principal structure to which the garage is accessory. If the entire street-level facade of either a

principal or accessory structure is garage, no portion of the garage may be closer to the street lot line than 80 percent of the facade of the story above the street-level facade.

**Exhibit A for 23.44.016
Garage setback**



2. Garage entrance width. The total combined horizontal width of all garage entrances located on the front facade may be up to 50 percent of the horizontal width of the front facade or 10 feet, whichever is greater. On corner lots, a garage entrance shall be allowed on only one street-facing facade.

3. Exemptions

a. Garages allowed under subsections 23.44.016.D.9, 23.44.016.D.10, 23.44.016.D.11, and 23.44.016.D.12 are not subject to the standards of this subsection 23.44.016.F.

b. Garages that are set back more than 35 feet from the front lot line are not subject to the standards of this subsection 23.44.016.F.

c. The Director may waive or modify the standards of this subsection 23.44.016.F based on one or more of the following factors:

- 1) Irregular lot shape;
- 2) Topography of the lot;
- 3) Configuration of proposed or existing structures on the lot;
- 4) Location of exceptional trees as defined in Section 25.11.020;

and

5) The proposed structure or addition has design features including but not limited to modulation, screening, and landscaping.

~~G. Appearance of garage entrances in RSL zones. In RSL zones, the following provisions apply:~~

~~1. Garage entrances facing the street shall be set back at least 18 feet from the street lot line.~~

~~2. The total combined horizontal width of all garage entrances located on all street-facing facades shall not be more than 10 feet times the number of principal dwelling units located on the lot.~~

~~(G)~~ **H.** Screening ((-))

Amendment A5: Density limits in RSL Zones

Councilmember Johnson

Background:

The proposed legislation applies a density limit in Residential Small Lot (RSL) zones of one dwelling unit per 2,000 square feet of lot area for all development types. When calculation of the number of dwelling units allowed under this provision results in a fraction of a unit, any fraction up to and including 0.85 allows zero additional units, and any fraction over 0.85 allows one additional unit.

Existing lots in RSL zones that are less than 3,701 square feet would not be eligible to add a second unit; this applies to approximately 16% of the lots proposed to be rezoned to RSL in the proposed legislation. This amendment would allow all lots in existence as of the effective date of this ordinance to include a minimum of two dwelling units.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 20 to Council Bill 119444, as follows:

Section 20. A new Section 23.44.017 of the Seattle Municipal Code is added to Subchapter I of Chapter 23.44 as follows:

23.44.017 Density limits

A. In SF 5000, SF 7200, and SF 9600 zones, only one single-family dwelling unit is allowed per lot, except that an accessory dwelling unit may also be approved pursuant to Section 23.44.041, and except as approved as part of an administrative conditional use permit under Section 25.09.260, a clustered housing planned development under Section 23.44.024, or a planned residential development under Section 23.44.034.

B. The following provisions apply in RSL zones:

1. The minimum lot area per dwelling unit is 2,000 square feet.

2. Except as provided in subsection 23.44.017.B.3. (~~W~~)when calculation of the number of dwelling units allowed according to subsection 23.44.017.B.1 results in a fraction of a unit, any fraction up to and including 0.85 constitutes zero additional units, and any fraction over 0.85 constitutes one additional unit.

3. For lots in existence on the effective date of the ordinance introduced as Council Bill 119444, if the number of dwelling units allowed according to subsection 23.44.017.B.2 equals less than two, two units are allowed.

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Amendment A6: Reduce the proposed density limit for smaller sites in Lowrise multifamily zones.

Councilmember Johnson

Background:

This amendment would modify density limits applicable to Lowrise multifamily zones. For development on lots smaller than 3,000 square feet, the proposed legislation would establish a density limit of one unit per every 1,350 square feet of lot area. For apartment development in Lowrise 3 multifamily zones the density limit would be one unit for every 800 square feet of lot area. The legislation would replace existing density limits that vary by zone and housing type.

The proposed amendment would reduce the density limit to one unit for every 1,250 square feet of lot area, which could result in slightly more development on smaller sites.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 35 of Council Bill 119444, as follows:

Section 35. Section 23.45.512 of the Seattle Municipal Code, last amended by Ordinance 125359, is amended as follows:

23.45.512 Density limits and family-size unit requirements—LR zones

~~((A. The minimum lot area per dwelling unit in LR zones for cottage housing developments, townhouse developments, and apartments is shown on Table A for 23.45.512, except as provided in subsections 23.45.512.B, 23.45.512.C, 23.45.512.D, 23.45.512.E, and 23.45.512.G.))~~

((Table A for 23.45.512

Density limits in Lowrise zones¹

Zone	Units allowed per square foot of lot area by category of residential use²			
	Cottage housing development³ and single-family dwelling unit⁴	Rowhouse development	Townhouse development⁵	Apartment⁶
LR1 ⁶	1/1,600	1/1,600 or no limit ⁷	1/2,200 or 1/1,600	1/2,000 duplexes and triplexes only
LR2	1/1,600	No limit	1/1,600 or no limit	1/1,200 or no limit
LR3	1/1,600	No limit	1/1,600 or no limit	1/800 or no limit

Footnotes for Table A for 23.45.512

¹Density limits for LR zones with a mandatory housing affordability suffix are shown in subsection 23.45.517.C.

²When density calculations result in a fraction of a unit, any fraction up to and including 0.85 constitutes zero additional units, and any fraction over 0.85 constitutes one additional unit.

³See Section 23.45.531 for specific regulations about cottage housing developments.

⁴One single family residence meeting the standards of subsection 23.45.510.C may be built on a lot that is existing as of April 19, 2011, and has an area of less than 1,600 square feet.

⁵For townhouse developments that meet the standards of subsection 23.45.510.C, the higher density shown is permitted in LR1 zones, and there is no density limit in LR2 and LR3 zones.

((Table A for 23.45.512

Density limits in Lowrise zones¹

Zone	Units allowed per square foot of lot area by category of residential use ²			
	Cottage housing development ³ and single-family dwelling unit ⁴	Rowhouse development	Townhouse development ⁵	Apartment ⁶

⁶For apartments that meet the standards of subsection 23.45.510.C, there is no density limit in LR2 and LR3 zones.

⁷The density limit for rowhouse development in LR1 zones applies only on lots less than 3,000 square feet in size.))

A. Density limits

1. Except according to subsection 23.45.512.A.4, the following developments must meet the density limits described in this subsection 23.45.512.A:

a. In LR1 zones, rowhouse development on interior lots less than 3,000 square feet in size and all townhouse development; and

b. All development in Lowrise zones that do not have a mandatory housing affordability suffix.

2. Development described in subsection 23.45.512.A.1 shall not exceed a density of one dwelling unit per ~~1,350~~ 1,250 square feet of lot area, except that apartments in LR3 zones

that do not have a mandatory housing affordability suffix shall not exceed a density limit of one dwelling unit per 800 square feet.

3. When density calculations result in a fraction of a unit, any fraction up to and including 0.85 constitutes zero additional units, and any fraction over 0.85 constitutes one additional unit.

~~((B))~~ 4. Density exception for certain types of low-income multifamily residential uses

~~((1))~~ a. The exception in this subsection (~~((23.45.512.B))~~) 23.45.512.A.4 applies to (~~(low-income disabled multifamily residential uses, low-income elderly multifamily residential uses, low-income elderly/low-income disabled multifamily residential uses, and other)~~) low-income residential uses (~~((, if they do not qualify for the higher FAR limit shown in Table A for 23.45.510.))~~) operated by a public agency or a private nonprofit corporation.

~~((2))~~ b. The uses listed in subsection (~~((23.45.512.B.1))~~) 23.45.512.A.4.a shall have a maximum density of one dwelling unit per 400 square feet of lot area if a majority of the dwelling units are designed for and dedicated to tenancies of at least three months, and the dwelling units remain in low-income disabled multifamily residential use, low-income elderly multifamily residential use, low-income elderly/low-income disabled multifamily residential use, or other low-income residential uses, for the life of the structure.

Amendment A7: Modify development standards for pitched roofs that exceed the zone height.

Councilmember Johnson

Background:

This amendment would reduce the required pitch of roofs, which are allowed to exceed the height limit, on Lowrise multifamily structures.

Development regulations allow certain features of a structure to exceed the height limit of a zone. These features include pitched roofs. Current regulations allow a roof to exceed the height limit, if it has a pitch of 6:12. As a practical matter this pitch cannot always be achieved.

The proposed amendment would flatten the pitch to 3:12.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 35 of Council Bill 119444, as follows:

Section 36. Section 23.45.514 of the Seattle Municipal Code, last amended by Ordinance 125603, is amended as follows:

23.45.514 Structure height

D. Exceptions for pitched roofs in LR zones that are not shed or butterfly roofs ((-))

1. Pitched roofs that are not shed or butterfly roofs may extend up to 5 feet above the height limits set in Table A for 23.45.514, ~~((subject to the following limits,))~~ provided that all parts of the roofs above the height limit have a minimum slope of ~~6:12~~ 3:12 ~~((, except as provided in subsection 23.45.514.D.5:~~

1. ~~For cottage housing developments in all LR zones, the ridge of pitched roofs on principal structures may extend up to 7 feet above the height limit.~~

2. In LR1 and LR2 zones, for structures subject to a 30 foot height limit, the ridge of pitched roofs on principal structures may extend up to 5 feet above the height limit if) and the height exception in subsection 23.45.514.F is not used.

~~((3. In LR3 zones, for structures subject to a 30 foot height limit, the ridge of pitched roofs on principal structures may either:~~

~~a. extend up to 10 feet above the height limit, if the height exception provided in subsection 23.45.514.F is not used, and the number of full stories above grade is limited to three; or~~

~~b. extend up to 5 feet above the height limit, if the height exception provided in subsection 23.45.514.F is used.~~

~~4. In LR3 zones, for structures subject to a 40 foot height limit, the ridge of pitched roofs on principal structures may extend up to 5 feet above the height limit provided that the height exception in subsection 23.45.514.F is not used.~~

5)) 2. Portions of curved roof forms, such as barrel and domed roofs, may have a lesser slope than ~~6:12~~ 3:12, if the Director determines that the massing of the roof form is comparable to a pitched roof form such as a gable or gambrel roof that would have a minimum slope of ~~6:12~~ 3:12.

Amendment A8: Harmonize Incentive Zoning regulations for high-rise development with Mandatory Housing Affordability requirements.

Councilmember Bagshaw

Background:

This amendment would retain the option for development in High-rise (HR) zones to achieve a portion of extra residential floor through the provision of open space, green street improvements, or purchase of Transferable Development Rights (TDR) from designated historic landmarks.

Under the current Incentive Zoning program, high-rise residential development in First Hill may achieve bonus floor area by: (1) contributing to affordable housing or (2) providing open space, developing a portion of a green street, or purchasing landmark TDR. Extra floor area available through the second option is limited to 40% of the eligible bonus floor area. Council Bill 119444 would eliminate the second option for achieving extra floor. Instead, all non-exempt floor area would be used to determine affordable housing contributions.

The proposed amendment would allow landmark TDR owners in First Hill, such as the Trinity Church, to achieve some value from their TDR.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 37 of Council Bill 119444, as follows:

Section 37. Section 23.45.516 of the Seattle Municipal Code, last amended by Ordinance 125173, is amended as follows:

23.45.516 (~~((Additional height and))~~) Method to achieve extra residential floor area in (~~((MR and))~~) **HR zones**

A. (~~((General))~~) Definitions in Section 23.58A.004 apply in this Section 23.45.516 unless otherwise specified.

~~((1. In MR, MR/85, and HR zones, extra residential floor area may be permitted up to the maximum limits allowed by Section 23.45.510.~~

~~2. In MR and HR zones, additional height above the base height limit is permitted for structures that qualify for extra residential floor area, up to the maximum limits allowed by Sections 23.45.514 and 23.45.516.~~

~~B. Eligible lots. The following lots are eligible for extra residential floor area and, except in MR/85 zones, additional height:~~

~~1. Lots in MR or MR/85 zones in urban villages, urban centers, and the Station Area Overlay District, except when the lot abuts a lot zoned single family or is directly across an alley from a lot zoned single family; and~~

~~2. Lots in HR zones.~~

~~C. HR zones~~

~~1. Extra residential floor area.))~~

B. In HR zones, extra residential floor area above the base FAR may be gained in accordance with Chapter 23.58A subject to the conditions and limits in this Section 23.45.516. ((Up to all))

1. All extra residential floor area may be gained through the affordable housing incentive program provisions in Section 23.58A.014.

2. Up to 40 percent of extra residential floor area may be gained by one or any combination of:

a. transfer of development potential;

b. providing neighborhood open space ((or a payment in lieu thereof));

and/or

c. providing a neighborhood green street setback if allowed pursuant to subsection 23.45.516.F, all in accordance with this Section 23.45.516 and Chapter 23.58A.

~~((2. Structure height-~~

~~a. Structures 240 feet or less in height. The applicable height limit in an HR zone under subsection 23.45.514.B is 240 feet if the applicant satisfies the conditions for extra floor area but not all of the conditions in subsection 23.45.516.C.2.b are met.-~~

~~b. Structures over 240 feet. The applicable height limit in an HR zone under subsection 23.45.514.B is 300 feet if the applicant satisfies the conditions for extra floor area and the following additional conditions are met:-~~

~~1) For any structure above a height of 85 feet, the average residential gross floor area per story above a height of 45 feet does not exceed 9,500 square feet;-~~

~~2) No parking is located at or above grade, unless it is separated from all street lot lines by another use; and-~~

~~3) At least 25 percent of the lot area at grade is one or more landscaped open spaces, each with a minimum horizontal dimension of 10 feet, or at least 20 percent of the lot area at grade is landscaped, common amenity area meeting the standards of Section 23.45.522.-))~~

C. Structures over 240 feet. For development containing structures with heights greater than 240 feet, the following additional conditions shall be met:

1. No parking is allowed to be located at or above grade, unless it is separated from all street lot lines by another use; and

2. At least 20 percent of the lot area at grade must be common amenity area meeting the standards of Section 23.45.522.

D. Transferable Development Potential (TDP) from Landmark structures and open space.

1. Sending lots. TDP may be transferred under the provisions of Section 23.58A.040, as modified by this Section 23.45.516, only from Landmark TDP sites and open space TDP sites. In order to be eligible as a Landmark TDP site or open space TDP site, a lot shall be located in First Hill and shall be zoned MR or HR. Sending lots are subject to the limits and conditions in this Chapter 23.45 and Chapter 23.58A. The amount of TDP that may be transferred from a lot is limited to the amount by which the base FAR under Section 23.45.510 exceeds floor area on the lot that is not exempt under Section 23.45.510.

2. Receiving lots. Any lot located in an HR zone within First Hill is eligible for extra residential floor area according to the provisions of this Section 23.45.516 to receive TDP from an eligible sending lot, subject to the limits and conditions in this Chapter 23.45 and Chapter 23.58A.

~~((E. Combined lot development. When authorized by the Director pursuant to this Section 23.45.516, lots located on the same block in an HR zone may be combined, whether contiguous or not, solely for the purpose of allowing some or all of the capacity for chargeable floor area on one or more such lots under this Chapter 23.45 to be used on one or more other lots, according to the provisions of this subsection 23.45.516.E.~~

~~1. Up to all of the capacity on one lot, referred to in this subsection 23.45.516.E as the “base lot,” for chargeable floor area in addition to the base FAR, pursuant to Section 23.45.510 (referred to in this subsection 23.45.516.E as “bonus capacity”), may be used on one or more other lots, subject to compliance with all conditions to obtaining extra residential floor~~

~~area, pursuant to Chapter 23.58A, as modified in this Section 23.45.516. For purposes of applying any conditions related to amenities or features provided on site under this Section 23.45.516, only the lot or lots on which such bonus capacity is used are considered to be the lot or site using a bonus. Criteria for use of extra residential floor area that apply to the structure(s) shall be applied only to the structure(s) on the lots using the transferred bonus capacity. For purposes of the condition to height above 240 feet in subsection 23.45.516.C.2.b.3 of this Section 23.45.516, all lots in a combined lot development are considered as one lot.~~

~~2. Only if all of the bonus capacity on all lots in a combined lot development is used on fewer than all of those lots, there may be transferred from a base lot where no bonus capacity is used, to one or more other lots in the combined lot development, up to all of the unused base FAR on the base lot, without regard to limits on the transfer of TDP or on use of TDP in Chapter 23.58A or subsection 23.45.516.D. Such transfer shall be treated as a transfer of TDP for purposes of determining remaining development capacity on the base lot and TDP available to transfer under Chapter 23.58A, but shall be treated as additional base FAR on the other lots, and, to the extent that, together with other base floor area, it does not exceed the amount of chargeable floor area below the base height limit on the lot where it is used, it shall not be treated as extra residential floor area. If less than all of the bonus capacity of the base lot is used on such other lots, and if the base lot qualifies as a sending lot for TDP, the unused base FAR may be transferred as TDP to the extent permitted by Chapter 23.58A and this Section 23.45.516, but in each case only to satisfy in part the conditions to achieve extra floor area, not as additional base FAR.~~

~~3. To the extent permitted by the Director, the maximum chargeable floor area for any one or more lots in the combined lot development may be increased up to the combined~~

~~maximum chargeable floor area under Section 23.45.510 computed for all lots participating in the combined lot development, provided that the maximum chargeable floor area on one or more other lots in the combined lot development is correspondingly reduced. To the extent permitted by the Director, and subject to subsection 23.45.516.E.2, the base floor area for any one or more lots in the combined lot development may be increased up to the combined base chargeable floor area under Section 23.45.510 computed for all lots participating in the combined lot development, provided that the base floor area on one or more other lots in the combined lot development is correspondingly reduced.~~

~~4. The Director shall allow a combined lot development only to the extent that the Director determines, in a Type I land use decision, that permitting more chargeable floor area than would otherwise be allowed on a lot or lots and the corresponding reduction on another lot or lots will result in a significant public benefit through one of more of the following:-~~

~~a. preservation of a landmark structure located on the block or on an adjacent block either through the inclusion of the lot with the landmark structure as a base lot in the combined lot development or through the transfer of TDP from the lot with the landmark structure to a lot in the combined lot development;~~

~~b. inclusion on the same block of a structure in which low income housing is provided to satisfy all or part of the conditions to earn extra residential floor area; and/or~~

~~c. provision of open space on the same block to satisfy in part the conditions to achieve extra residential floor area.~~

~~5. The fee owners of each of the combined lots shall execute an appropriate agreement or instrument, which shall include the legal descriptions of each lot and shall be recorded in the King County real property records. In the agreement or instrument, the owners~~

~~shall acknowledge the extent to which development capacity on each base lot is reduced by the use of such capacity on another lot or lots, at least for so long as the chargeable floor area for which such capacity is used remains on such other lot or lots. The agreement or instrument shall also provide that its covenants and conditions shall run with the land and shall be specifically enforceable by the parties and by the City of Seattle.~~

~~6. Nothing in this subsection 23.45.516.E shall allow the development on any lot in a combined lot development to exceed or deviate from height limits or other development standards.))~~

E ((~~F~~)). Neighborhood green street setback. Floor area may be gained for a neighborhood green street setback according to the provisions of Chapter 23.58A by development on lots abutting one of the streets or street segments within the First Hill Urban Village shown on Map A for 23.45.516.

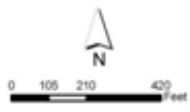
Map A for 23.45.516

Neighborhood Green Streets



Map A for
23.45.516
Neighborhood Green Streets


 Neighborhood
Green Street



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Prepared September 16, 2008 by DPD-GIS

~~F ((G)). Neighborhood open space. In HR zones, subject to the limits in this Section 23.45.516 and Chapter 23.58A, extra residential floor area may be gained through a voluntary agreement to provide neighborhood open space ((or a payment in lieu of neighborhood open space)), according to the provisions of Section 23.58A.040.~~

Amend Section 96 of Council Bill 119444, as follows:

Section 96. Section 23.45.516 of the Seattle Municipal Code, last amended by Ordinance 125291, is amended as follows:

23.58C.025 Applicability and general requirements

* * *

B. Applicability. Except as provided according to subsection 23.58C.025.C, this Chapter 23.58C shall apply to development that includes units, whether such development occurs through one or more of the following:

1. Construction of a new structure;
2. Construction of an addition to an existing structure that results in an increase in the total number of units;
3. Alterations within an existing structure that result in an increase in the total number of units; or
4. Change of use that results in an increase in the total number of units.

C. Development is exempt from the requirements of this Chapter 23.58C if it receives public funding and/or an allocation of federal low-income housing tax credits, and is subject to a regulatory agreement, covenant, or other legal instrument recorded on the property title and

enforceable by The City of Seattle, Washington State Housing Finance Commission, State of Washington, King County, U.S. Department of Housing and Urban Development, or other similar entity as approved by the Director of Housing, (1) which restricts at least 40 percent of the residential units to occupancy by households earning no greater than 60 percent of median income, and controls the rents that may be charged, for a minimum period of 40 years, or (2) which restricts at least 40 percent of the residential units to be sold to households earning no greater than 80 percent of median income, for a minimum period of 50 years. The sale price for sales subsequent to the initial sale shall be calculated to allow modest growth in homeowner equity while maintaining long-term affordability for future buyers. All buyers of such an ownership unit subsequent to the initial sale shall be households with incomes no greater than 80 percent of median income at initial occupancy.

D. Relationship to incentive zoning. Where the provisions of the zone refer to this Chapter 23.58C and where bonus residential floor area or extra residential floor area may be achieved according to the provisions of the zone and/or Chapter 23.58A, the following provisions apply:

1. All requirements to provide low-income or moderate-income housing, or affordable housing as defined in Section 23.58A.004, for achieving bonus residential floor area or extra residential floor area according to the provisions of the zone and/or Chapter 23.58A shall be satisfied solely by compliance with this Chapter 23.58C.

2. Any non-housing requirements for achieving bonus residential floor area or extra residential floor area shall be satisfied according to the provisions of the zone and/or Chapter 23.58A.

3. Extra floor area achieved in HR zones by acquiring transfer of development potential, providing neighborhood open space, or providing a neighborhood green street setback according to Section 23.45.516.B.2 is exempt from the requirements of this Chapter 23.58C.

DRAFT

Amendment A9: Requirements to meet a green building standard in Multifamily zones

Councilmember Johnson

Background:

This amendment would increase the thresholds above which projects in Multifamily zones would have to meet a green building standard.

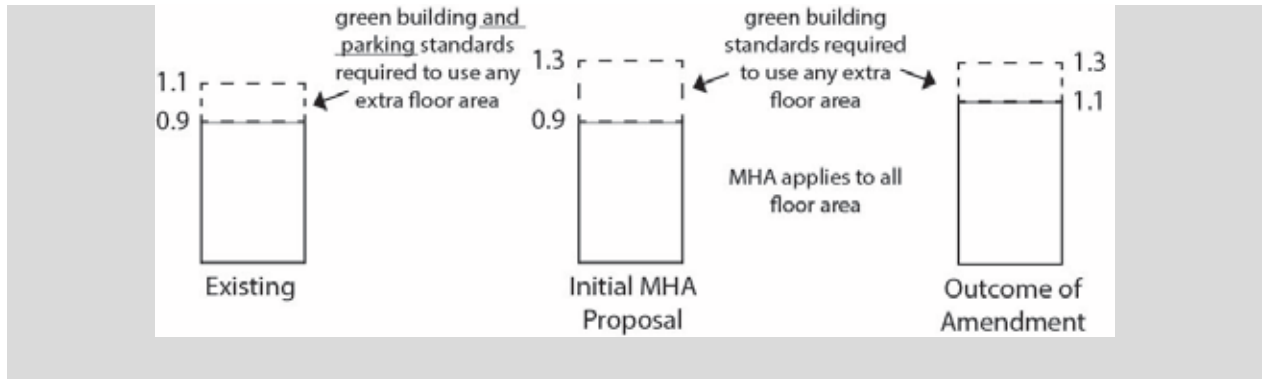
Under the existing code, projects in Multifamily zones can achieve extra floor area by meeting a green building standard and providing additional public benefits, such as screening parking or providing affordable housing. The green building standard requires development to achieve a green building certification, (i.e. LEED Gold, Built Green 4-Star, Passive House, etc.) plus a 15% energy efficiency improvement over the energy code minimum. Under existing rules, the Floor Area Ratio (FAR) above which the green building standard applies varies significantly based on the zone and type of development (e.g. detached, townhouse, rowhouse, or apartment). Under the proposed legislation, the requirement would vary by zone but not by development type.

Green building standards typically incorporate multiple criteria, such as indoor air quality, local materials, or stormwater, as well as energy and water efficiency. The efficiency criteria reduce the ongoing annual energy and water utility costs to owners and tenants, but the green building standards may increase upfront costs to developers (though upfront costs to developers vary considerably due to a variety of project factors and design decisions).

While the green buildings standards are already in place, this requirement, combined with Mandatory Housing Affordability (MHA) requirements, could result in higher housing costs. This amendment would increase the FAR above which the green building standard applies so that the additional floor area provided through MHA can be achieved without meeting the green building standard. Developers could build to the maximum FAR by meeting the green building standard. The following chart summarizes what this would mean for the green building threshold:

	Current Threshold (varies by development type)	Threshold: Proposed Legislation	Threshold: Proposed Amendment	Maximum FAR
LR1	0.9-1.1	0.9	1.1	1.3
LR2	1.0-1.1	1.0	1.2	1.6
LR3 (outside urban village)	1.1-1.3	1.1	1.6	1.8
LR3 (inside urban village)	1.1-1.5	1.1	1.8	2.3
MR	3.2	3.2	3.45	4.5

Below is a diagram that shows what this would mean for a townhouse project in a LR1.



Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 44 to Council Bill 119444, as follows:

Section 44. A new Section 23.45.530 of the Seattle Municipal Code is added as follows:

23.45.530 Green building standards

For projects exceeding the floor area ratio (FAR) in Table A for 23.45.530, the applicant shall make a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D.

Table A for 23.45.530 Green building standard thresholds for multifamily zones	
Zone	Floor Area Ratio (FAR)
LR1	0.9 <u>1.1</u>
LR2	1.0 <u>1.2</u>
LR3 <u>outside urban centers and urban villages</u>	1.1 <u>1.6</u>
<u>LR3 inside urban centers and urban villages</u>	<u>1.8</u>
MR	3.2 <u>3.45</u>
HR	7.0

Amendment A10: Small commercial space requirement

Councilmember O'Brien & Councilmember Johnson

Background:

In certain areas, such as the Pike/Pine Conservation Overlay District, there are development standards in place to ensure that new development includes spaces for small commercial uses. Development standards that require that new development include spaces designed for small commercial uses is one strategy to support commercial affordability and limit the potential displacement of small, locally-owned businesses.

This amendment would require that new development in pedestrian zones with over 5,000 square feet of commercial space at grade provide small commercial spaces. Pedestrian zones are generally located in recognized neighborhood business districts and are locations already prioritized for an active streetscape.

Option 1 (Councilmember O'Brien): This option would require that these small commercial spaces be permanent.

Option 2 (Councilmember Johnson): This option would include a five-year expiration for these small commercial spaces.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A ~~dashed underline~~ indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Option 1:

Amend Section 49 of Council Bill 119444, as follows:

Section 49. Section 23.47A.008 of the Seattle Municipal Code, last amended by

Ordinance 125603, is amended as follows:

23.47A.008 Street-level development standards

* * *

B. Non-residential street-level requirements

* * *

3. Depth provisions for new structures or new additions to existing structures.

Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade. Non-residential uses smaller than 600 square feet in size shall extend an average depth of at least 20 feet and a minimum depth of 10 feet, provided that the space has a direct entrance or service counter for pedestrians from the street or from a street-oriented courtyard that is no more than 3 feet above or below the sidewalk grade. If the combination of the requirements of Sections 23.47A.005 or 23.47A.008 and this depth requirement would result in a requirement that an area greater than 50 percent of the structure's footprint be dedicated to non-residential use, the Director may modify the street-facing facade or depth requirements, or both, so that no more than 50 percent of the structure's footprint is required to be non-residential.

* * *

C. In addition to the provisions of subsections 23.47A.008.A and 23.47A.008.B, the following standards also apply in pedestrian designated zones:

* * *

6. Space for small commercial uses at street level

a. All structures abutting a principal pedestrian street that include more than 5,000 square feet of street-level commercial uses shall include small commercial spaces according to Table A for 23.47A.008.C and subsection 23.47A.008.C.6.b.

<p><u>Table A for 23.47A.008</u> <u>Number of small commercial spaces required</u></p>
--

<u>Total amount of square feet in street-level commercial use</u>	<u>Number of small commercial spaces required</u>
<u>Up to 5,000 square feet</u>	<u>0</u>
<u>More than 5,000 sf up to 8,000 sf</u>	<u>1</u>
<u>More than 8,000 sf up to 12,000 sf</u>	<u>2</u>
<u>More than 12,000 sf up to 16,000 sf</u>	<u>3</u>
<u>More than 16,000 sf</u>	<u>4, plus 1 additional space for each additional 4,000 square feet above 16,000 square feet, up to a maximum of 8</u>

b. Requirements for small commercial spaces. The required small commercial spaces must:

- 1) Contain only commercial uses;
- 2) Be a minimum of 300 square feet and a maximum of 1,500 square feet;
- 3) Have an entrance for pedestrians from the street or from a street-oriented courtyard that is no more than 3 feet above or below the sidewalk grade; and
- 4) Be separated from other commercial spaces by a physical divider such as a wall or partition.

c. Exception. The requirements of this section 23.47A.008.C.6 do not apply to:

- 1) Structures with more than 50 percent of the total street-level gross floor area occupied by any of the following uses:
 - a) Arts facilities;
 - b) Child care facilities;
 - c) Colleges;
 - d) Community clubs or community centers;

e) Libraries;

f) Institutes for advanced study;

g) Museums;

h) Performing arts theatres;

i) Child care centers;

j) Elementary or secondary schools;

k) Religious facilities;

l) Vocational or fine arts schools; or

m) Shopping atriums, where multiple businesses operate within a contiguous space.

2) Structures with more than 25 percent of street-level gross floor area occupied by one or more business establishments that the Director of the Office of Economic Development determines meets the definition of a small business and is proposing to move to the structure after vacating another location in Seattle.

Option 2:

Amend Section 49 of Council Bill 119444, as follows:

Section 49. Section 23.47A.008 of the Seattle Municipal Code, last amended by Ordinance 125603, is amended as follows:

23.47A.008 Street-level development standards

* * *

B. Non-residential street-level requirements

* * *

3. Depth provisions for new structures or new additions to existing structures.

Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade. Non-residential uses smaller than 600 square feet in size shall extend an average depth of at least 20 feet and a minimum depth of 10 feet, provided that the space has a direct entrance or service counter for pedestrians from the street or from a street-oriented courtyard that is no more than 3 feet above or below the sidewalk grade. If the combination of the requirements of Sections 23.47A.005 or 23.47A.008 and this depth requirement would result in a requirement that an area greater than 50 percent of the structure’s footprint be dedicated to non-residential use, the Director may modify the street-facing facade or depth requirements, or both, so that no more than 50 percent of the structure’s footprint is required to be non-residential.

* * *

C. In addition to the provisions of subsections 23.47A.008.A and 23.47A.008.B, the following standards also apply in pedestrian designated zones:

* * *

6. Space for small commercial uses at street level

a. All structures abutting a principal pedestrian street that include more than 5,000 square feet of street-level commercial uses shall include small commercial spaces according to Table A for 23.47A.008.C and subsection 23.47A.008.C.6.b for a period of five years after the certificate of occupancy.

<u>Table A for 23.47A.008</u>	
<u>Number of small commercial spaces required</u>	
<u>Total amount of square feet in street-level commercial use</u>	<u>Number of small commercial spaces required</u>
<u>Up to 5,000 square feet</u>	<u>0</u>

<u>More than 5,000 sf up to 8,000 sf</u>	<u>1</u>
<u>More than 8,000 sf up to 12,000 sf</u>	<u>2</u>
<u>More than 12,000 sf up to 16,000 sf</u>	<u>3</u>
<u>More than 16,000 sf</u>	<u>4, plus 1 additional space for each additional 4,000 square feet above 16,000 square feet, up to a maximum of 8</u>

b. Requirements for small commercial spaces. The required small commercial spaces must:

- 1) Contain only commercial uses;
- 2) Be a minimum of 300 square feet and a maximum of 1,500 square feet;
- 3) Have an entrance for pedestrians from the street or from a street-oriented courtyard that is no more than 3 feet above or below the sidewalk grade; and
- 4) Be separated from other commercial spaces by a physical divider such as a wall or partition.

c. Exception. The requirements of this section 23.47A.008.C.6 do not apply to:

- 1) Structures with more than 50 percent of the total street-level gross floor area occupied by any of the following uses:
 - a) Arts facilities;
 - b) Child care facilities;
 - c) Colleges;
 - d) Community clubs or community centers;
 - e) Libraries;
 - f) Institutes for advanced study;

g) Museums;

h) Performing arts theatres;

i) Child care centers;

j) Elementary or secondary schools;

k) Religious facilities;

l) Vocational or fine arts schools; or

m) Shopping atriums, where multiple businesses operate

within a contiguous space.

2) Structures with more than 25 percent of street-level gross floor area occupied by one or more business establishments that the Director of the Office of Economic Development determines meets the definition of a small business and has committed to move to the structure after vacating another location in Seattle.

DRAFT

Amendment A11: Floor area exception for low-income housing in the Pike/Pine Overlay

Councilmember O'Brien

Background:

The Pike/Pine Overlay currently includes an exception to the floor area limit for projects that commit to providing 50% of total gross floor area affordable to and occupied by "income eligible households" for fifty years. Income eligible households are defined as:

1. For rental housing units, except housing units of 400 or fewer net square feet, or sleeping rooms in a congregate residence, households with incomes no higher than the lower of:
 - a. 80 percent of median income as defined in Section 23.84A.025; or
 - b. the maximum level permitted for rental housing by RCW 36.70A.540 as in effect when the agreement for the housing to serve as affordable housing is executed.
2. In the case of owner-occupied housing units, households with incomes no higher than the lesser of:
 - a. median income, as defined in Section 23.84A.025, or
 - b. the maximum level permitted for owner-occupied housing by RCW 36.70A.540 as in effect when the agreement for the housing to serve as affordable housing is executed.
3. For housing units of 400 or fewer net square feet or sleeping rooms in a congregate residence, households with incomes no higher than 40 percent of median income as defined in Section 23.84A.025. For this purpose, the resident(s) of each sleeping room in a congregate residence are regarded as a separate household.

Council Bill 119444 proposes to delete this exception.

This amendment would retain the exception, allowing a 15% increase in floor area for projects that commit to providing at least 50% of their floor area as affordable to income eligible households.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 104 of Council Bill 119444 to retain subsection 23.73.010.B.1.c, as follows:

Section 104. Section 23.73.010 of the Seattle Municipal Code, last amended by Ordinance 125429, is amended as follows:

23.73.010 Floor area limits outside the Conservation Core

* * *

B. Exceptions to floor area limit

1. A 15 percent increase in the floor area limit is permitted for projects that meet the following conditions:

a. The project retains all the character structures existing on the lot, unless a departure is approved through the design review process to allow the removal of a character structure based on the provisions of subsection 23.41.012.B; and

b. The project includes uses that contribute to the area’s recognized character as an arts district, including performing arts space or artist-studio dwellings that typically have design requirements such as nonstandard floor-to-ceiling heights that reduce the total amount of usable floor area in a structure; or

~~((c. A minimum of 50 percent of the total gross floor area of the project is housing that is affordable to and occupied by “income eligible households,” as defined in Section 23.58A.004, and is subject to recorded covenants approved by the Director that ensure that the housing remains available to these households for a minimum of 50 years; or~~

~~d))~~ e. Through the design review process a determination is made that including one or more of the following features offsets the increase in the bulk of the project and allows for a design treatment that achieves the intent of the neighborhood design guidelines better than adhering to the floor area limit that would apply without the exception:

1) A landscaped courtyard that is visible from the sidewalk and located primarily at street level on a street that is not a principal pedestrian street;

2) A through-block pedestrian corridor that connects parallel streets bounding the project, consistent with the neighborhood design guidelines; or

3) Open space at locations that support the gateway and open space concepts promoted in the neighborhood design guidelines.

2. Retaining character structures on a lot. A 25 percent increase in the floor area limit established in subsection 23.73.010.A is permitted for a project that retains all the character structures on the same lot according to the provisions in Section 23.73.015, unless a departure is approved through the design review process to allow the removal of a character structure based on the provisions of subsection 23.41.012.B. Any increase in floor area permitted according to this subsection 23.73.010.B.2 shall not be combined with any other increase in floor area permitted according to subsection 23.73.010.B.1 or 23.73.010.B.3.

3. A 25 percent increase in the floor area limit is permitted on a lot that qualifies as a receiving site for a project that adds floor area through the use of TDP as permitted by Section 23.73.024, provided that the amount of floor area added through the use of TDP is equivalent to at least 0.25 FAR, as calculated for the receiving site. Any increase in floor area permitted according to this subsection 23.73.010.B.3 shall not be combined with any other increase in floor area permitted according to subsection 23.73.010.B.1 or 23.73.010.B.2.

Amendment A12 Upper-level Setbacks along University Way NE

Councilmember Johnson

Background:

The proposed legislation would rezone University Way NE (the Ave) from NC3P-65 to NC3P-75 (M). The initial proposal for the Ave as part of the University District upzone, which was enacted through [Ordinance \(ORD\) 125267](#), was to rezone this area from NC3P-65 to SM-U-85. The initial proposal also included an upper-level setback requirement for buildings with heights above 45 feet. When the Council was considering ORD 125267, the Council decided to not rezone the Ave at that time and requested that the Office of Planning and Community Development consider zoning changes as part of the citywide upzone. The proposal included in CB 119444 is to maintain the NC3 zoning and to increase heights from 65 feet to 75 feet. NC3-75 (M) does not include an upper-level setback.

This amendment would implement an upper level setback above 45 feet in height for structures abutting the Ave. The intent of this setback is to maintain the human-scaled character of University Way NE.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A ~~dashed underline~~ indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 50 of Council Bill 119444, as follows:

Section 50. Section 23.47A.009 of the Seattle Municipal Code, last amended by Ordinance 125603, is amended as follows:

23.47A.009 Standards applicable to specific areas

* * *

G. University Community Urban Center. The following provisions apply to specified NC zones within the portion of the University Community Urban Center west of 15th Avenue NE.

1. Maximum width and depth limits. The following standards apply to NC zones with a mapped height limit exceeding 40 feet:

* * *

2. Provisions for the transfer of development rights (TDR) and transfer of development potential (TDP)

* * *

3. Upper level setbacks on University Way NE. The following standards apply to development on lots abutting University Way NE with a mapped height exceeding 55 feet.

a. An upper-level setback with an average depth of 10 feet from street lot lines abutting University Way NE is required for portions of a structure above a height of 45 feet. Where a portion of the facade is set back more than 20 feet, the setback depth for that portion of the facade shall be considered 20 feet for purposes of calculating the average setback.

b. Structures allowed in subsection 23.47A.014.E.1 and 23.47.014.E.2 are allowed in upper-level setbacks required in subsection 23.47A.009.G.3.

Amendment A13: Development Standards for Live-work units

Councilmember Johnson

Background:

This amendment would amend the development standards that apply to live-work units by (1) establishing a minimum size of 300 square feet for the “work” portion that aligns with the requirements for small commercial spaces; and (2) requiring a physical divider between the “live” and “work” portions of the unit.

The intent of these changes is to improve privacy for residential functions and ensure that the front of the spaces are used for business purposes.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 49 to Council Bill 119444, as follows:

Section 49. Section 23.47A.008 of the Seattle Municipal Code, last amended by Ordinance 125603, is amended as follows:

23.47A.008 Street-level development standards

* * *

E. When a live-work unit is located on a street-level₂ street-facing facade, the provisions of subsections 23.47A.008.A and 23.47A.008.B, and the following requirements, apply:

1. The portion of each such live-work unit in which business is conducted must be a minimum of 300 square feet and must be located between the principal street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level₂ street-facing facade, shall extend a minimum depth of 15 feet from the street-level₂ street-facing facade, and shall not contain any of the primary features of the

residential (live) portion of the live-work unit, such as kitchen, ~~((bathroom,))~~ sleeping, ~~((or))~~ laundry facilities, or bathrooms containing a shower or bathtub. These basic residential features shall be designed and arranged to be separated^d from the work portion of the live-work unit by a physical divider such as a wall or partition.

2. Each live-work unit must have a pedestrian entry on the street-facing facade that is designed to be visually prominent and provide direct access to the non-residential portions of the unit.

3. Each live-work unit must include an exterior sign with the name of the business associated with the live-work unit. Such signage shall be clearly associated with the unit and visible to pedestrians outside of the building.

4. The owner of each live-work unit must keep a copy of the current business license associated with the business located in that unit on file.

* * *

Amendment A14: Clarify regulations related to off-street parking in the Seattle Mixed-Rainier Beach zone

Councilmember O'Brien

Background:

The proposed Seattle Mixed-Rainier Beach district would create special development standards for the area around the Rainier Beach light rail station in order to encourage the development of a food innovation district to provide economic development opportunities to the Rainier Beach community. Proposed section 23.48.945 would include special parking and loading standards that would allow surface parking between the street and buildings, multiple curb cuts, and surface parking to cover up to 50% of a lot.

These standards are not consistent with development standards around other light rail stations, which are generally designed to reduce vehicular trips to the station area and reduce conflicts between automobiles and pedestrians accessing the station.

This amendment would amend section 23.48.945 to limit these parking and loading standards to projects that include the types of uses the community seeks to encourage: light manufacturing; colleges; vocational or fine arts schools; food processing and craft work; child care centers; or subsidized housing. Those uses are listed in proposed Section 23.48.920.B.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 77 of Council Bill 119444 by amending proposed new section 23.48.945 as follows:

23.48.945 Parking and loading in SM-RB zones

The standards of Sections 23.48.055 and 23.48.085 are modified as follows for portions of lots that do not abut a pedestrian street for a development that includes space dedicated to one or more uses listed in Section 23.48.920.B.:

- A. Surface parking is not required to be separated from the street by other uses.
- B. Two two-way curb cuts are allowed, provided no curb cuts are located on pedestrian streets.

C. The amount of lot area allocated to accessory surface parking can be as much as 50 percent of the total lot area.

DRAFT

Amendment A15: Preschool uses

Councilmember Mosqueda and Councilmember González

Background:

In several sections of CB 119444, there are certain benefits granted to projects that include preschools that do not apply to projects that include child care centers. In the Land Use Code, "child care center" is a broader term that includes preschools.

This amendment would replace the term "preschool" with "child care center" to encourage the inclusion of child care centers in new development rather than just preschools.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 49 of Council Bill 119444, as follows:

Section 49. Section 23.47A.008 of the Seattle Municipal Code, last amended by Ordinance 125603, is amended as follows:

23.47A.008 Street-level development standards

* * *

C. In addition to the provisions of subsections 23.47A.008.A and 23.47A.008.B, the following standards also apply in pedestrian designated zones:

* * *

5. Maximum width and depth limits

* * *

c. For purposes of this subsection 23.47A.008.C.5, the following portions of a structure shall not be included in measuring width and depth:

1) Designated Landmark structures that are retained on the lot.

2) Stories of a structure on which more than 50 percent of the total gross floor area is occupied by any of the following uses:

a) Arts facilities;

b) Community clubs or community centers;

c) ~~Child care center~~ ~~Preschool~~;

d) Elementary or secondary schools;

e) Performing arts theaters; or

f) Religious facilities.

* * *

Amend Section 50 of Council Bill 119444, as follows:

Section 50. Section 23.47A.009 of the Seattle Municipal Code, last amended by Ordinance 125603, is amended as follows:

23.47A.009 Standards applicable to specific areas

* * *

G. University Community Urban Center. The following provisions apply to specified NC zones within the portion of the University Community Urban Center west of 15th Avenue NE.

1. Maximum width and depth limits. The following standards apply to NC zones with a mapped height limit exceeding 40 feet:

* * *

c. Width and depth limits do not apply to stories of a structure with more than 50 percent of the total gross floor area occupied by any of the following uses:

1) Community clubs or community centers;

- 2) Religious facilities;
- 3) Arts facilities;
- 4) Child care center ~~Preschool~~, elementary, or secondary schools;

or

- 5) Performing arts theaters.

* * *

Amend Section 58 of Council Bill 119444, as follows:

Section 58. Section 23.48.040 of the Seattle Municipal Code, last amended by Ordinance 125432, is amended as follows:

23.48.040 Street-level development standards

* * *

D. Maximum width. The provisions of this subsection 23.48.040.D apply to all structures in SM-U zones and structures along Class 1 pedestrian streets in all other Seattle Mixed zones, except the provisions of this subsection 23.48.040.D do not apply in SM-SLU zones.

* * *

3. For purposes of this subsection 23.48.040.D, the following portions of a structure shall not be included in facade width measurement:

- a. Designated Landmark structures that are retained on the lot.
- b. Structures in SM-U zones that qualify as vulnerable masonry structures according to Section 23.48.630 and are retained on the lot.
- c. Stories of a structure on which more than 50 percent of the total gross floor area is occupied by any of the following uses:

- 1) Arts facilities;
- 2) Community clubs or community centers;

3) Child care center ~~Preschool~~;

4) Elementary or secondary schools;

5) Performing arts theaters; or

6) Religious facilities.

* * *

DRAFT

Amendment A16: Additional tree regulations

Chair Johnson and Councilmember O'Brien

Background:

In May 2018, the Planning, Land Use, and Zoning (PLUZ) committee began considering legislation to strengthen tree protections in the city. This effort resulted in a [draft tree protection ordinance](#) (Tree Bill), last discussed in committee on September 19, 2018. Revisions to this legislation are on hold, pending Council action on the citywide Mandatory Housing Affordability (MHA) legislation. However, the MHA bill ([CB 119444](#)) does include some tree-related regulations that intersect with issues explored in the latest version of the Tree Bill.

The MHA bill does not alter the requirements for tree planting or preservation in SF 5000, SF 7200, and SF 9600 zones, though it moves those requirements from SMC 23.44.008 to SMC 23.44.020.

Under CB 119444, the Residential Small Lot (RSL) zone would have new tree planting/preservation requirements, based on a tree score system. A lot's tree score would be equal to one point for every 750 square feet of lot area. Trees sufficient to achieve the total tree score for the lot must either be planted or preserved. The requirements are intended to achieve a target of 26% tree canopy cover for RSL zones.

This amendment would increase tree planting requirements in RSL zones to achieve a 33% tree canopy cover target; create a new fee-in-lieu option for satisfying tree planting requirements in RSL; add protections for trees planted to meet tree planting requirements in RSL; and require arborists working with the City to be certified by the International Society of Arboriculture. It would also specify policy goals for setting in-lieu fees and the expenditure of tree planting in-lieu funds.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 24 of Council Bill 119444, as follows:

Section 24. A new Section 23.44.020 of the Seattle Municipal Code is added to

Subchapter I of Chapter 23.44 as follows:

23.44.020 Tree requirements

A. Tree requirements in SF 5000, SF 7200, and SF 9600 zones

1. When a single-family dwelling unit is constructed on a lot in a SF 5000, SF 7200, or SF 9600 zone, a minimum number of caliper inches of tree must be provided on the lot as follows:

a. For lots over 3,000 square feet, at least 2 caliper inches of tree per 1,000 square feet of lot area.

b. On lots that are 3,000 square feet or smaller, at least 3 caliper inches of tree.

2. The minimum number of caliper inches of tree required may be met by preserving existing trees, planting new trees, or by a combination of preservation and planting. The preservation or planting of trees in the right-of-way may be counted, provided that they are approved by the Director of Transportation.

3. Submerged land shall not be included in calculating lot area for purposes of either the tree preservation option or tree planting option.

4. Tree measurements. Trees planted to meet the requirements in this subsection 23.44.020.A shall be at least 1.5 inches in diameter. The diameter of new trees shall be measured (in caliper inches) 6 inches above the ground. Existing trees shall be measured 4.5 feet above the ground. When an existing tree is 3 to 10 inches in diameter, each 1 inch counts as 1 inch toward meeting the tree requirements in this subsection 23.44.020.A. When an existing tree is more than 10 inches in diameter, each 1 inch of the tree that is over 10 inches shall count as 3 inches toward meeting the tree requirement.

5. Tree preservation plans. If the tree preservation option is chosen, a tree preservation plan must be submitted by a certified arborist and approved. Tree preservation plans

shall provide for protection of trees during construction according to standards promulgated by the Director.

B. Tree requirements in RSL zones

1. Trees sufficient to achieve one point, according to Table A for 23.44.020, per ~~750~~ 500 square feet of lot area shall be provided for any development:

- a. Containing one or more new dwelling units;
- b. Containing more than 4,000 square feet of non-residential uses in either a new structure or an addition to an existing structure; or
- c. Expanding surface area parking by more than 20 parking spaces for automobiles.

2. Individual trees preserved during construction or planted after construction count toward the tree score according to Table A for 23.44.020. All required trees shall meet standards promulgated by the Director to provide for the long-term health, viability, and coverage of plantings. These standards may include, but are not limited to, the type and size of plants, spacing of plants, depth, and quality of soil, access to light and air, and protection practices during construction.

Table A for 23.44.020 Tree points		
Type of tree	Points for non-conifer trees	Points for conifer trees
Small tree planted after construction	1 point	1.25 point
Small/medium tree planted after construction	2 points	2.5 points
Medium/large tree planted after construction	3 points	3.75 points
Large tree planted after construction	4 points	5 points
Trees 6 inches in diameter or greater that are preserved during construction	1 point per inch of diameter	1.25 point per inch of diameter

3. Tree protection areas shall be designated for all trees that are proposed to be preserved to receive points under this subsection 23.49.020.B. No excavation, fill, placing of materials or equipment, or vehicle operation shall be allowed during construction within a tree protection area. Tree protection areas shall be an area equal to the outer extent of the dripline of the tree, except that they may be reduced if the following conditions are met:

a. The alternative tree protection area is prepared by ~~an~~ certified arborist who has visited the site and examined the specific tree's size, location, and extent of root cover, evaluated the tree's tolerance to construction impact based on its species and health, and identified any past impacts that have occurred within the root zone; and

b. The certified arborist has prepared a plan providing the rationale used to demonstrate that the alternate method provides an adequate level of protection.

4. The owner of the subject lot is required to ensure that the trees planted remain healthy for at least five years after inspection by the City and the owner of the subject lot shall be responsible for replacing any trees that do not remain healthy after inspection by the City.

5. In lieu of up to 50% of the tree point requirement, an applicant may provide a cash contribution to the City using a ratio of dollars to tree point as provided in a rule promulgated by the Director. Payments shall be made prior to issuance and as a condition of any

permit for any construction activity other than excavation and shoring. Payments in lieu of trees shall be deposited in a reserve account established solely to support tree planting and establishment. Earnings on balances in the special account shall accrue to that account.

C. Street tree requirements in RSL zones

1. Street trees are required in RSL zones for development that would add one or more principal dwelling units on a lot, except as provided in subsection 23.43.020.C.2 and Section 23.53.015. Existing street trees shall be retained unless the Director of Transportation approves their removal. The Director, in consultation with the Director of Transportation, shall determine the number, type, and placement of additional street trees to be provided in order to:

- a. Improve public safety;
- b. Promote compatibility with existing street trees;
- c. Match trees to the available space in the planting strip;
- d. Maintain and expand the urban forest canopy;
- e. Encourage healthy growth through appropriate spacing;
- f. Protect utilities; and
- g. Allow access to the street, buildings, and lot.

2. If a lot borders an unopened right-of-way, the Director may reduce or waive the street tree requirement along that right-of-way as a Type I decision if, after consultation with the Director of Transportation, the Director determines that the right-of-way is unlikely to be opened or improved.

Amend Section 109 of Council Bill 119444, as follows:

Section 109. Section 23.84A.002 of the Seattle Municipal Code, last amended by Ordinance 125681, is amended as follows:

23.84A.002 “A”

* * *

“Arborist, certified” means an individual that has successfully passed the certified arborist examination administered by the International Society of Arboriculture (ISA).

* * *

“Arts facility” means space occupied by one or more (~~not for profit~~) organizations dedicated to the creation, display, performance, or screening of art by or for members of the general public.

* * *

Amend Council Bill 119444 by adding a new section to express Council’s intent in regards to setting in-lieu fees and tree planting fund expenditures, as follows:

Section . The Director of the Seattle Department of Construction and Inspections shall establish a fee-in-lieu payment for tree planting in RSL zones based on the value of a tree at 25 years and provide a report on the fee amount to the Council by October 1, 2019. Funds accrued in the reserve account for tree planting and establishment shall be used to advance the City’s Equity and Environment Agenda, including reducing disparities in tree canopy coverage between residential neighborhoods.

Amendment A17: Crown Hill Urban Village principle pedestrian streets.

Councilmember O'Brien

Background:

This amendment would add portions of Northwest 90th Street and Mary Avenue Northwest in the Crown Hill Urban Village to the list of principal pedestrian streets.

Pedestrian (P) designations indicate areas where retail and other uses that support pedestrian activity are most appropriate in a commercial district. There are two aspects to the P designation – (1) designation to the zoning on the Official Land Use Map and (1) designation of “principal pedestrian streets” in the text of the Land Use Code along which requirements apply.

Both Northwest 90th Street and Mary Avenue Northwest abut zones with a P designation. Adding the streets as principal pedestrian streets to the Land Use Code will require that uses in future development meet P designation use and development standards.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 48 of Council Bill 1194444 to amend section 23.47A.005.D.2. to add 15th Avenue S as a principal pedestrian street as follows:

Section 48. Subsection 23.47A.005.D of the Seattle Municipal Code, which section was last amended by Ordinance 125272, is amended as follows:

23.47A.005 Street-level uses

* * *

D. In pedestrian-designated zones the locations of uses are regulated as follows:

1. Along designated principal pedestrian streets, one or more of the following uses are required along 80 percent of the street-level, street-facing facade in accordance with the standards provided in subsection 23.47A.008.C.

a. Arts facilities;

- b. Community gardens;
- c. Eating and drinking establishments;
- d. Entertainment uses, except for adult cabarets, adult motion picture theaters, and adult panorams;
- e. Food processing and craft work;
- f. Institutions, except hospitals or major institutions;
- g. Lodging uses;
- h. Medical services;
- i. Offices, provided that no more than 30 feet of the street-level, street-facing facade of a structure may contain an office use;
- j. Parks and open spaces;
- k. Rail transit facilities;
- l. Retail sales and services, automotive, in the Pike/Pine Conservation Overlay District if located within an existing structure or within a structure that retains a character structure as provided in Section 23.73.015;
- m. Sales and services, general, provided that no more than 40 feet of the street-level, street-facing facade of a structure on a principal pedestrian street may contain a customer services office; and
- n. Sales and services, heavy, except for heavy commercial sales, and provided that no more than 30 feet of the street-level, street-facing facade of a structure may contain a non-household sales and service use.

The establishment of any such use is subject to the applicable use provisions of this Title 23.

2. The following streets are principal pedestrian streets when located within a pedestrian-designated zone:

- 10th Avenue;
- 11th Avenue;
- 12th Avenue;
- 13th Avenue, between East Madison Street and East Pine Street;

14th Avenue South, except within the North Beacon Hill Residential

Urban Village;

15th Avenue East;

15th Avenue Northeast, north of Lake City Way Northeast;

15th Avenue Northwest;

17th Avenue Northwest;

20th Avenue Northwest;

22nd Avenue Northwest;

23rd Avenue;

24th Avenue Northwest;

25th Avenue Northeast;

32nd Avenue West;

35th Avenue Northeast, except within the Lake City Hub Urban Village;

35th Avenue Southwest, except within the West Seattle Junction Hub

Urban Village;

39th Avenue Northeast;

Aurora Ave North, except within the Bitter Lake Village Hub Urban

Village;

Ballard Avenue (~~(NW)~~) Northwest;

Beacon Avenue South;

Boren Avenue;

Boylston Avenue, except within the Pike/Pine Conservation Overlay

District;

Broadway;

Broadway East;

California Avenue Southwest;

Delridge Way Southwest;

Dexter Avenue North;

East Green Lake Drive North;

East Green Lake Way North;

East Madison Street;

East Olive Way;

East Pike Street;

East Pine Street; ((:))

East Union Street, except within the Pike/Pine Conservation Overlay

District only lots abutting East Union Street between Broadway and East Madison Street;

Eastlake Avenue East;

First Avenue North, except within the Upper Queen Anne Residential

Urban Village;

Fremont Avenue North;

Fremont Place North;

Galer Street;

Green Lake Drive North;

Greenwood Avenue North;

Lake City Way Northeast;

Leary Avenue ((~~NW~~)) Northwest;

Linden Avenue North;

Madison Street;

Martin Luther King Jr. Way South;

Mary Avenue Northwest between Mary Avenue Northwest and 14th

Avenue Northwest:

Mercer Street;

North 34th Street;

North 35th Street;

North 45th Street;

North 85th Street;

Northeast 43rd Street;

Northeast 45th Street, except between Linden Ave North and Evanston

Ave North;

Northeast 55th Street, east of 15th Avenue Northeast;

Northeast 65th Street;

Northeast 125th Street;

Northwest 65th Street;

Northwest 85th Street;

Northwest 90th Street between Holman Road Northwest and Northwest

87th Street:

Northwest Market Street;

Phinney Avenue North, between North 58th Street and North 63rd Street;

Pike Street;

Pine Street;
Queen Anne Avenue North;
Rainier Avenue South;
Roosevelt Way Northeast;
Roy Street;
Sand Point Way Northeast;
South Alaska Street;
South Cloverdale Street;
South Henderson Street;
South Jackson Street;
South Lander Street;
South McClellan Street;
South Othello Street;
Southwest Alaska Street;
Stone Way North;
Summit Avenue, except within the Pike/Pine Conservation Overlay

District;

Terry Avenue;
University Way Northeast;
Wallingford Avenue North;
West Dravus Street;
West Galer Street;
West Green Lake Drive North;

West McGraw Street, except within the Upper Queen Anne Residential
Urban Village; and

~~((West Green Lake Drive North; and))~~

Woodlawn Avenue Northeast.

DRAFT

Amendment A18: North Beacon Hill Pedestrian Designation

Council President Harrell

Background:

Pedestrian (P) designations indicate areas where retail and other uses that support pedestrian activity are most appropriate in a commercial district. There are two aspects to the P designation – (1) designation to the zoning on the Official Land Use Map and (1) designation of “principal pedestrian streets” in the text of the Land Use Code along which requirements apply.

The proposed legislation adds a P designation to some commercial zones along Beacon Avenue S in the North Beacon Hill neighborhood. This amendment would extend that designation along the length of the commercial districts proposed for Beacon Hill and add P designations to properties fronting on 15th Avenue S. There are two parts to the amendment – the first would add the P designation to particular pieces of property (see map amendment 2-3), and the second (this amendment A17) would add 15th Avenue S to the list of principal pedestrian streets. This would mitigate impacts on the commercial district by requiring that there be commercial spaces

Notes:

Double underlines indicate new language to be added.

~~Double strikeouts~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 48 of Council Bill 1194444 to amend section 23.47A.005.D.2. to add 15th Avenue S as a principal pedestrian street as follows:

Section 48. Subsection 23.47A.005.D of the Seattle Municipal Code, which section was last amended by Ordinance 125272, is amended as follows:

23.47A.005 Street-level uses

* * *

D. In pedestrian-designated zones the locations of uses are regulated as follows:

1. Along designated principal pedestrian streets, one or more of the following uses are required along 80 percent of the street-level, street-facing facade in accordance with the standards provided in subsection 23.47A.008.C.

- a. Arts facilities;
- b. Community gardens;

- c. Eating and drinking establishments;
- d. Entertainment uses, except for adult cabarets, adult motion picture theaters, and adult panorams;
- e. Food processing and craft work;
- f. Institutions, except hospitals or major institutions;
- g. Lodging uses;
- h. Medical services;
- i. Offices, provided that no more than 30 feet of the street-level, street-facing facade of a structure may contain an office use;
- j. Parks and open spaces;
- k. Rail transit facilities;
- l. Retail sales and services, automotive, in the Pike/Pine Conservation Overlay District if located within an existing structure or within a structure that retains a character structure as provided in Section 23.73.015;
- m. Sales and services, general, provided that no more than 40 feet of the street-level, street-facing facade of a structure on a principal pedestrian street may contain a customer services office; and
- n. Sales and services, heavy, except for heavy commercial sales, and provided that no more than 30 feet of the street-level, street-facing facade of a structure may contain a non-household sales and service use.

The establishment of any such use is subject to the applicable use provisions of this Title 23.

2. The following streets are principal pedestrian streets when located within a pedestrian-designated zone:

- 10th Avenue;
- 11th Avenue;
- 12th Avenue;
- 13th Avenue, between East Madison Street and East Pine Street;
- 14th Avenue South, except within the North Beacon Hill Residential Urban Village;

15th Avenue East;

15th Avenue Northeast, north of Lake City Way Northeast;

15th Avenue Northwest;

15th Avenue South;

17th Avenue Northwest;

20th Avenue Northwest;

22nd Avenue Northwest;

23rd Avenue;

24th Avenue Northwest;

25th Avenue Northeast;

32nd Avenue West;

35th Avenue Northeast, except within the Lake City Hub Urban Village;

35th Avenue Southwest, except within the West Seattle Junction Hub

Urban Village;

39th Avenue Northeast;

Aurora Ave North, except within the Bitter Lake Village Hub Urban

Village;

Ballard Avenue ((~~NW~~)) Northwest;

Beacon Avenue South;

Boren Avenue;

Boylston Avenue, except within the Pike/Pine Conservation Overlay

District;

Broadway;

Broadway East;

California Avenue Southwest;

Delridge Way Southwest;

Dexter Avenue North;

East Green Lake Drive North;

East Green Lake Way North;

East Madison Street;

East Olive Way;

East Pike Street;

East Pine Street; ((÷))

East Union Street, except within the Pike/Pine Conservation Overlay

District only lots abutting East Union Street between Broadway and East Madison Street;

Eastlake Avenue East;

First Avenue North, except within the Upper Queen Anne Residential

Urban Village;

Fremont Avenue North;

Fremont Place North;

Galer Street;

Green Lake Drive North;

Greenwood Avenue North;

Lake City Way Northeast;

Leary Avenue ((~~NW~~)) Northwest;

Linden Avenue North;

Madison Street;

Martin Luther King Jr. Way South;

Mercer Street;

North 34th Street;

North 35th Street;

North 45th Street;

North 85th Street;

Northeast 43rd Street;

Northeast 45th Street, except between Linden Ave North and Evanston

Ave North;

Northeast 55th Street, east of 15th Avenue Northeast;

Northeast 65th Street;

Northeast 125th Street;

Northwest 65th Street;

Northwest 85th Street;

Northwest Market Street;

Phinney Avenue North, between North 58th Street and North 63rd Street;

Pike Street;

Pine Street;

Queen Anne Avenue North;

Rainier Avenue South;

Roosevelt Way Northeast;

Roy Street;

Sand Point Way Northeast;
South Alaska Street;
South Cloverdale Street;
South Henderson Street;
South Jackson Street;
South Lander Street;
South McClellan Street;
South Othello Street;
Southwest Alaska Street;
Stone Way North;
Summit Avenue, except within the Pike/Pine Conservation Overlay

District;

Terry Avenue;
University Way Northeast;
Wallingford Avenue North;
West Dravus Street;
West Galer Street;
West Green Lake Drive North;
West McGraw Street, except within the Upper Queen Anne Residential

Urban Village; and

~~((West Green Lake Drive North; and))~~

Woodlawn Avenue Northeast.

Amendment B1: Annual inflation adjustments to payment amounts

Councilmember O'Brien

Background:

In the original legislation that was introduced in January 2018, no adjustments for inflation or other modifications, such as changes based on more current market rents and capitalization rates, were made. Section 1 of Ordinance 125108 addresses the Council's intent for amendments to the payment and performance amounts, and the establishment of additional processes for modifying dimensional development standards and/or payment and performance amounts.

In response to the directive to determine whether the index currently used to annually adjust MHA payment amounts tracks with changes in average multifamily residential rents or other housing market variables, the Office of Housing (OH) has proposed changing the automatic payment adjustment index. The City currently uses the Consumer Price Index, All Urban Consumers, Seattle-Tacoma-Bellevue, WA, All Items (1982-1984 = 100) (CPI-U) for this purpose, but housing market indicators like average rents, which were used to set Seattle's initial payment amounts, are only a portion of the costs tracked by CPI-U. Rather, CPI-U is calculated to measure the value of the dollar for a broad range of consumer goods and services and has not kept pace with changes in average rents in the Seattle-Tacoma-Bellevue market.

Based on OH's analysis, the Consumer Price Index, All Urban Consumers, Seattle-Tacoma-Bellevue, WA, Shelter (1982-1984 = 100) (CPI-Shelter), which tracks residential rents and, for owner-occupied homes, the amount a homeowner would pay to rent or would earn from renting the home in a competitive market, has tracked more closely to the rise in average rents in Seattle over the past five to ten years than CPI-U. Because CPI-Shelter reflects changes in the housing market, use of this index for annual adjustments means that the percentage increase in payment amounts would likely be greatest when the housing market is strong. Payments would increase less or not at all during market downturns.

This amendment would use increases in CPI-Shelter to automatically adjust payment amounts instead of CPI-U. It also would change the date of this adjustment and make a technical correction related to the SM-U 85 zone.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 94 of Council Bill 119444, as follows:

Section 94. Section 23.58B.040 of the Seattle Municipal Code, last amended by Ordinance 125371, is amended as follows:

23.58B.040 Mitigation of impacts—payment option

* * *

2. Automatic adjustments to payment amounts. On March 1 ~~of every year, 2017,~~
~~and on the same day each year thereafter,~~ the amounts for payment calculations according to Table A and Table B for 23.58B.040 shall automatically adjust in proportion to the annual ~~increase~~ ~~change~~ for the previous calendar year (January 1 through December 31) in the Consumer Price Index, All Urban Consumers, Seattle-Tacoma-Bellevue ~~Bremerton~~, WA, ~~Shelter~~ ~~All Items~~ (1982-84 = 100), as determined by the U.S. Department of Labor, Bureau of Labor Statistics, or successor index.

* * *

Amend Section 97 of Council Bill 119444, as follows:

Section 97. Section 23.58C.040 of the Seattle Municipal Code, last amended by Ordinance 125371, is amended as follows:

23.58C.040 Affordable housing— ~~((Payment))~~ payment option

A. Payment amount

1. An applicant complying with this Chapter 23.58C through the payment option shall provide a cash contribution to the City, calculated by multiplying the payment calculation amount per square foot according to Table A or Table B for 23.58C.040 and Map A for 23.58C.050, as applicable, by the total gross floor area in the development, excluding the floor area of parking located in stories₂ or portions of stories₂ that are underground, and excluding any floor area devoted to an adult family home or domestic violence shelter, as follows:

a. In the case of construction of a new structure, the gross floor area in residential use and the gross floor area of live-work units;

b. In the case of construction of an addition to an existing structure that results in an increase in the total number of units within the structure, the gross floor area in residential use and the gross floor area of live-work units in the addition;

c. In the case of alterations within an existing structure that result in an increase in the total number of units within the structure, the gross floor area calculated by dividing the total gross floor area in residential use and gross floor area of live-work units by the total number of units in the proposed development, and multiplying that quotient by the net increase in units in the structure;

d. In the case of change of use that results in an increase in the total number of units, the gross floor area that changed to residential use or live-work units; or

e. Any combination of the above.

Table A for 23.58C.040 Payment calculation amounts: In Downtown, SM-SLU, and SM-U 85 zones	
Zone	Payment calculation amount per square foot
DH1/45	Not ((Applicable)) <u>applicable</u>
DH2/55	Not ((Applicable)) <u>applicable</u>
DH2/75	\$12.75
DH2/85	Not ((Applicable)) <u>applicable</u>
DMC 75	\$12.75
DMC 85/75-170	\$20.75
DMC 95	\$12.75
DMC 145	\$13.00
DMC 170	\$5.50
DMC 240/290-440	\$8.25
DMC 340/290-440	\$8.25
DMR/C 75/75-95	\$20.75

Table A for 23.58C.040	
Payment calculation amounts:	
In Downtown, SM-SLU, and SM-U 85 zones	
Zone	Payment calculation amount per square foot
DMR/C 75/75-170	\$20.75
DMR/C 95/75	\$12.75
DMR/C 145/75	\$11.75
DMR/C 280/125	\$13.00
DMR/R 95/65	\$12.75
DMR/R 145/65	\$11.75
DMR/R 280/65	\$13.00
DOC1 U/450-U	\$12.00
DOC2 500/300-550	\$10.25
DRC 85-170	\$10.00
IDM-65-150	Not ((Applicable)) <u>applicable</u>
IDM-75-85	Not ((Applicable)) <u>applicable</u>
IDM 85/85-170	\$20.75
IDM 165/85-170	\$20.75
All IDR and IDR/C zones	\$20.75
PMM-85	Not ((Applicable)) <u>applicable</u>
All PSM zones	Not ((Applicable)) <u>applicable</u>
SM-SLU 85/65-160	Not ((Applicable)) <u>applicable</u>
SM-SLU 85-280	\$10.00
SM-SLU 100/95	\$7.50
SM-SLU 100/65-145	\$7.75
SM-SLU 145	\$7.75
SM-SLU 175/85-280	\$10.00
SM-SLU 240/125-440	\$10.00
SM-SLU/R 65/95	\$12.75
SM-U 85	\$13.25

Table B for 23.58C.040			
Payment calculation amounts:			
Outside Downtown, SM-SLU, and SM-U 85 zones			
Zone	Payment calculation amount per square foot		
	Low	Medium	High
Zones with an (M) suffix	((RESERVED)) \$7.00	((RESERVED)) \$13.25	\$20.75
Zones with an (M1) suffix	((RESERVED)) \$11.25	\$20.00	\$29.75
Zones with an (M2) suffix	((RESERVED)) \$12.50	((RESERVED)) \$22.25	\$32.75

2. Automatic adjustments to payment amounts. On March 1 ~~of every year, 2017,~~
~~and on the same day each year thereafter,~~ the amounts for payment calculations according to
Table A and Table B for 23.58C.040 shall automatically adjust in proportion to the annual
~~increase~~ ~~change~~ for the previous calendar year (January 1 through December 31) in the
Consumer Price Index, All Urban Consumers, Seattle-Tacoma-~~Bellevue Bremerton~~, WA, ~~Shelter~~
~~All Items~~ (1982-84 = 100), as determined by the U.S. Department of Labor, Bureau of Labor
Statistics, or successor index.

* * *

Amendment B2: Reporting requirements

Councilmember Johnson & Councilmember O'Brien

Background:

[Ordinance 125108](#), passed in August 2016, established the framework for mandatory housing affordability for residential development. Included in this legislation were reporting requirements intended to help Council make adjustments to the MHA program, ensuring that the program is meeting stated policy goals.

This amendment would extend the report date from July 1, 2019, for the Director of the Seattle Department of Construction and Inspections and the Director of Housing to provide Council with an assessment of program performance, as required by [Ordinance 125108](#), which will allow the Executive to collect more data on how the program is performing prior to recommending any changes to payment amounts.

Option 1 (Councilmember Johnson):

This amendment would change the date to July 1, 2021.

Option 2 (Councilmember O'Brien):

This amendment would change the date to July 1, 2020.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Option 1:

Add Section _ to Council Bill 119444, as follows:

Section _ . Section 1.B.1 of Ordinance 125108, which established the framework for mandatory housing affordability for residential development, is amended to extend the July 1, 2019, program performance report date to July 1, 2021. In this report, the Director of the Seattle Department of Construction and Inspections and the Director of Housing should include an assessment of past and anticipated program performance, including an assessment of whether a

developer building outside of the Downtown and South Lake Union Urban Centers would be economically indifferent between performance and payment given market conditions at that time. If the Council determines that developers of projects, other than smaller projects and projects inside of the Downtown and South Lake Union Urban Centers, favor the payment option, the Council will consider raising payment amounts to avoid a bias towards payment, consistent with statutory authority. Units produced under the mandatory housing affordability program provided in Chapter 23.58C shall be measured as net new units. Existing rent- and income-restricted affordable units demolished for development subject to the program are subtracted from the target production.

Option 2:

Add Section _ to Council Bill 119444, as follows:

Section . Section 1.B.1 of Ordinance 125108, which established the framework for mandatory housing affordability for residential development, is amended to extend the July 1, 2019, program performance report date to July 1, 2020. In this report, the Director of the Seattle Department of Construction and Inspections and the Director of Housing should include an assessment of past and anticipated program performance, including an assessment of whether a developer building outside of the Downtown and South Lake Union Urban Centers would be economically indifferent between performance and payment given market conditions at that time. If the Council determines that developers of projects, other than smaller projects and projects inside of the Downtown and South Lake Union Urban Centers, favor the payment option, the Council will consider raising payment amounts to avoid a bias towards payment, consistent with statutory authority. Units produced under the mandatory housing affordability program provided in Chapter 23.58C shall be measured as net new units. Existing rent- and

income-restricted affordable units demolished for development subject to the program are subtracted from the target production.

DRAFT

Amendment B3: Council intent to adjust MHA payment requirements and high, medium, and low area boundaries based on current market conditions.

Councilmember O'Brien

Background:

This amendment would modify the intent language in Ordinance 125108, which established the framework for implementing the Mandatory Housing Affordability program.

The framework in Ordinance 125108 establishes an initial implementation phase and a post-implementation phase. The initial implementation phase involves establishing the MHA program in urban centers, urban villages, and multifamily and commercial zones outside those areas throughout the City by increasing development capacity.

This amendment would modify the intent language related to initial implementation to establish that the Council will consider modifying payment amounts and the boundaries of high, medium, and low areas by July 1, 2019 to reflect current more current market conditions. The proposed payment amounts and boundaries are based on market conditions at the time the proposal was initially developed.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Add Section _ to Council Bill 119444, as follows:

Section . Section 2 of Ordinance 125108 is amended as follows:

Section 2. The Council expresses the following intent as to implementation of Seattle

Municipal Code Chapter 23.58C:

A. Initial implementation

2. Setting initial payment and performance amounts

a. Payment and performance amounts are not included in Chapter 23.58C in this Council Bill 118736. Payment and performance amounts for particular zones will be added to Tables A and B for 23.58C.040 and Tables A and B for 23.58C.050 at the time development capacity is increased in those zones during the initial implementation phase according to subsection A.1 of this section. The Council intends to consider whether to include higher performance and payment amounts, subject to statutory limits, for those areas where the increase in development capacity would be likely to increase displacement risk. Factors to consider are (a) areas that have been identified in *Seattle 2035, Growth and Equity, Analyzing Impacts on Displacement and Opportunity Related to Seattle's Growth Strategy*, May 2016, as having a high displacement risk; (b) areas where the increment of increased development capacity is greater than the standard MHA-implementing zone change; and (c) areas where planning processes, including, but not limited to, the SEPA process for MHA-R implementation have identified affordable units at risk of demolition, the Council will consider whether to implement additional or alternate MHA program measures to increase affordable units sufficient to offset the affordable units at risk of demolition as a result of the increase in development capacity due to MHA.

b. The Council recognizes that payment amounts set out in the ordinance introduced as Council Bill 119444 reflect market conditions, such as rents and capitalization rates, that existed at the time the initial proposal was developed. Since that time market conditions have changed. As part of the initial implementation phase, the Council intends to consider adjusting the payment amounts to reflect current market conditions through a bill separate from Council Bill 119444. The Council will consider changes to payment amounts through that separate bill no later than July 1, 2019. As part of that consideration the Council

will also consider whether to adjust the boundaries of high, medium, and low areas for MHA implementation based on changed market conditions.

c ((b)). The Council recognizes that, after Chapter 23.58C is amended to include payment and performance amounts for particular zones, additional amendments to the payment and performance amounts provided in Chapter 23.58C for those zones may be needed during the initial implementation phase according to subsection A.1 of this section to further the target production level of no less than 6,000 affordable units for households with incomes no higher than 60 percent of median income over a ten-year period described in the July 13, 2015, Statement of Intent for Basic Framework for Mandatory Inclusionary Housing and Commercial Linkage Fee. Such amendments could include changes to the payment and performance amounts in Tables A and B for 23.58C.040 and Tables A and B for 23.58C.050, and adding amounts for additional zones or portions of zones in connection with rezones of specific subareas such as portions of the University District. The Council intends that amendments during the initial implementation phase be preceded by a robust stakeholder engagement process including representatives of the for-profit and non-profit development sectors who participated in the July 13, 2015, Statement of Intent for Basic Framework for Mandatory Inclusionary Housing and Commercial Linkage Fee.

Amendment B4: Off-site Performance for Mandatory Housing Affordability-Residential

Councilmember Herbold

Background:

This amendment would authorize off-site performance under the Mandatory Housing Affordability-Residential (MHA-R) program. Off-site performance could be achieved by an applicant through a partnership with a non-profit affordable housing developer.

Currently, under the MHA-R program off-site performance in partnership with another developer is not an option. However, to recognize that the developer of a non-residential building may not be able to perform, it is an option under the Mandatory Housing Affordability-Commercial (MHA-C) program.

To authorize off-site performance under the MHA-C program a developer must demonstrate to the Office of Housing Director that off-site performance will result in equal or better affordable housing outcomes. Off-site performance is required to occur within the same urban center or village or within a mile of a project, if the project is not located within an urban center or village. And, a developer choosing off-site performance has to provide a security equal to the in-lieu payment amount upon which the City can execute.

The proposed amendment would allow off-site performance under the MHA-R program subject to the same conditions applicable to the MHA-C program.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A ~~dashed underline~~ indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 94 of Council Bill 119444, as follows:

Section 98. Section 23.58C.050 of the Seattle Municipal Code, last amended by

Ordinance 125432, is amended as follows:

23.58C.050 Affordable housing—performance option

* * *

C. Performance requirements. Units provided to comply with this Chapter 23.58C through the performance option shall meet the following requirements:

8. Additional performance standards. In addition to meeting the standards in this Section 23.58C.050, Units provided through the performance option that are located on a site other than the same lot as the development shall meet the following additional standards:

a. Equal or better mitigation. The applicant shall demonstrate to the satisfaction of the Director of Housing that affordable housing impact mitigation provided through the performance option on a site other than the same lot as the development required to mitigate affordable housing impacts according to this Chapter 23.58C is equal to or better than mitigation provided through performance on the same lot.

b. Location. Units provided on a site other than the same lot as the development required to mitigate affordable housing impacts according to this Chapter 23.58C shall be located:

1) Within the same urban center or urban village as the development required to mitigate affordable housing impacts according to this Chapter 23.58C;
or

2) Within one mile of the development required to mitigate affordable housing impacts according to this Chapter 23.58C if such development is located outside of an urban center or urban village.

c. Developer's agreement. If the owner of the development required to mitigate affordable housing impacts according to this Chapter 23.58C is not the owner of the

units provided through the performance option, then in addition to the agreement required according to subsection 23.58C.050.E, the owner of the development required to mitigate affordable housing impacts according to this Chapter 23.58C and the owner of the units provided through the performance option shall execute a developer's agreement, acceptable to the Director of Housing, allowing the exclusive use of the units provided through the performance option to satisfy the requirements according to this Chapter 23.58C in return for necessary and adequate financial support to the development of those units provided through the performance option.

d. Letter of credit

1) If the units provided through the performance option are located on a site other than the same lot as the development required to mitigate affordable housing impacts according to this Chapter 23.58C, the owner of the development required to mitigate affordable housing impacts according to this Chapter 23.58C shall provide to the Director of Housing an irrevocable bank letter of credit, approved by the Director of Housing, in the amount according to subsection 23.58C.040.A.

2) The Director of Housing may draw on the letter of credit one year after the date of issuance of the certificate of occupancy, or, if a certificate of occupancy is not required, the final building permit inspection, for the development required to mitigate affordable housing impacts according to this Chapter 23.58C if the certificate of occupancy or final building permit inspection for the units provided through the performance option has not been issued on or before that date. The owner of the development required to mitigate affordable housing impacts according to this Chapter 23.58C shall also pay an amount equal to the interest on the cash contribution, at the rate equal to the prime rate quoted by Bank of America, or its successor, plus three percent per annum, from the date of issuance of the first building permit

that includes the structural frame for the development required to mitigate affordable housing impacts according to this Chapter 23.58C.

3) If and when the City becomes entitled to draw on any letter of credit, the Director of Housing may take appropriate steps to do so, and the amounts realized, net of any costs to the City, shall be used in the same manner as cash contributions according to subsection 23.58C.040.B.

DRAFT

Amendment B5: Waive MHA requirements for Unreinforced Masonry (URM) buildings that add units in existing buildings if they retrofit their building and qualify for the 2030 Challenge pilot

Councilmember Johnson

Background:

Unreinforced masonry buildings (URMs), are old brick buildings typically built prior to 1945. Because these buildings were not built using modern building codes, they are much more likely to experience damage or collapse during an earthquake. Seismically retrofitting a URM reduces this danger. The City is working to encourage the retrofitting of URMs meet public safety and environmental goals.

Under existing rules, alterations within an existing structure that result in an increase in the total number of units are subject to MHA requirements. While this provision can result in new affordable housing, it can also make retrofitting difficult, particularly for URM buildings that require extensive structural improvements.

This amendment would waive MHA requirements for URM buildings that add units in existing buildings if they retrofit their building and qualify for the 2030 Challenge pilot by meeting certain energy efficiency goals. This amendment could help encourage property owners to retrofit their buildings. Under this amendment, MHA would still apply to new floor area that is added to the building.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 96 of Council Bill 119444, as follows:

Section 96. Section 23.58C.025 of the Seattle Municipal Code, last amended by

Ordinance 125291, is amended as follows:

23.58C.025 Applicability and general requirements

* * *

C. Development is exempt from the requirements of this Chapter 23.58C if:

1. It ((#)) receives public funding and/or an allocation of federal low-income housing tax credits, and is subject to a regulatory agreement, covenant, or other legal instrument recorded on the property title and enforceable by The City of Seattle, Washington State Housing Finance Commission, State of Washington, King County, U.S. Department of Housing and Urban Development, or other similar entity as approved by the Director of Housing, (1) which restricts at least 40 percent of the residential units to occupancy by households earning no greater than 60 percent of median income, and controls the rents that may be charged, for a minimum period of 40 years, or (2) which restricts at least 40 percent of the residential units to be sold to households earning no greater than 80 percent of median income, for a minimum period of 50 years. The sale price for sales subsequent to the initial sale shall be calculated to allow modest growth in homeowner equity while maintaining long-term affordability for future buyers. All buyers of such an ownership unit subsequent to the initial sale shall be households with incomes no greater than 80 percent of median income at initial occupancy; or

2. Floor area within an existing structure that results in an increase in the total number of units if the following conditions are met:

a. The existing structure has unreinforced masonry bearing walls and is included in the list of unreinforced masonry structures (URMs) identified by the Department in April 2016, or any subsequent list pursuant to subsection 23.48.630.B. with a classification of Critical Risk (C), High Risk (H), or Medium Risk (M); and

b. the development that results in an increase in the total number of units would also result in the following:

1) The structure would be rehabilitated to comply with rules adopted by the Director governing the seismic retrofitting of vulnerable masonry structures; and

2) The project qualifies for the 2030 Challenge High Performance

Existing Building Pilot Program.

* * *

DRAFT

Amendment B6: Intent language regarding future actions if MHA is determined to be unlawful.

Councilmember Herbold

Background:

This amendment would add a new section to CB 119444 expressing Council's intent to take steps, if the imposition of requirements under MHA are determined to be unlawful, to prevent the continuance of the new zoning and increased development capacity in the absence of substantial affordable housing requirements.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend to Council Bill 119444 to add a new Section, as follows:

Section ##. The City Council expresses the following intent as to future actions related to this ordinance. The Council is enacting the rezones effected by Section 1 of this ordinance based on an expectation that those rezones are accompanied by requirements to provide a substantial amount of affordable housing. If the imposition of requirements under Chapter 23.58C of the Seattle Municipal Code as contemplated by this ordinance is determined to be unlawful, it is the Council's intent to (1) implement an alternative approach, in connection with some or all of the development capacity provided by the rezones effected by Section 1 of this ordinance, resulting in provision of a substantial amount of affordable housing; (2) take steps to prevent the continuance of the new zoning and increased development capacity in the absence of substantial affordable housing requirements by repealing the rezones effected by Section 1 of this ordinance; and/or (3) take other actions, including a moratorium on some or all development while an alternative approach is implemented.

Amendment C1: Rezone criteria and transit service

Chair Johnson

Background:

The City uses the criteria included in Chapter 23.34 to determine which zoning category is appropriate for a particular location. Under CB 119444, new criteria are proposed for the RSL district, and other zoning criteria are proposed to be updated. Some of these criteria use inconsistent language to describe similar circumstances. One clear example is transit service. The rezone criteria use a number of different phrases to discuss how transit service should be used to determine whether a particular zone is appropriate for an area. For example, the Neighborhood Commercial 3 zone is appropriate in areas with “excellent transit service.” Highrise zones are appropriate in areas where “transit service is good to excellent.”

In 2018, the Council adopted a new definition of “frequent transit service” that relies on data from King County Metro regarding frequency of transit service. An area is determined to have frequent transit service if it is within walking distance of a stop served by a rail transit facility or a stop that serves a bus route with weekday service at least every 15 minutes.

This amendment would use the definition of frequent transit service in the Residential Small Lot (RSL), High Rise Residential, and Neighborhood Commercial 3 zone criteria to identify areas where certain zones are appropriate.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 7 of Council Bill 119444 as follows:

Section 7. Section 23.34.012 of the Seattle Municipal Code, enacted by Ordinance 117430, is amended as follows:

23.34.012 Residential Small Lot (RSL) zone, function and locational criteria((=))

A. Function. An area within an urban village that provides for the development of homes on small lots that may be appropriate and affordable to households with children and other households which might otherwise choose existing detached houses on larger lots.

B. Locational (~~(Criteria)~~) criteria. An RSL zone (~~(shall be appropriate only under circumstances as provided in Section 23.34.010 B.)~~) is most appropriate in areas generally characterized by the following:

1. The area is similar in character to single-family zones;

2. The area is located inside an urban center, urban village, or Station Area Overlay District where it would provide opportunities for a diversity of housing types within these denser environments;

3. The area is characterized by, or appropriate for, a mix of single-family dwelling units, multifamily structures that are similar in scale to single-family dwelling units, such as duplex, triplex, rowhouse, and townhouse developments, and single-family dwelling units that have been converted to multifamily residential use or are well-suited to conversion;

4. The area is characterized by local access and circulation that can accommodate low density development oriented to the ground level and the street, and/or by narrow roadways, lack of alleys, and/or irregular street patterns that make local access and circulation less suitable for higher density multifamily development;

5. The area is within a reasonable distance of ~~frequency~~ frequent transit service, but is not close enough to make higher density multifamily development more appropriate.

6. The area would provide a gradual transition between single-family zoned areas and multifamily or neighborhood commercial zoned areas; and

7. The area is supported by existing or projected facilities and services used by residents, including retail sales and services, parks, and community centers.

Add a new section to Council Bill 119444 to amend Section 23.34.028 to update the rezone criteria for the Highrise zone as follows:

Section __. Section 23.34.028 of the Seattle Municipal Code, last amended by Ordinance 123209, is amended as follows:

23.34.028 - Highrise (HR) zone, function and locational criteria.

A. Function. An area that provides a concentration of high density multifamily housing in a pedestrian-oriented neighborhood with convenient access to regional transit stations, and where the mix of activity provides convenient access to a full range of residential services and amenities and employment centers.

B. Locational Criteria.

1. Threshold Conditions. Subject to subsection 23.34.028.B.2 of this section, properties that may be considered for a Highrise designation are limited to the following:
 - a. Properties already zoned Highrise;
 - b. Properties in areas already developed predominantly to the intensity permitted by the Highrise zone; or
 - c. Properties within an urban center or urban village, where a neighborhood plan adopted or amended by the City Council after January 1, 1995 indicates that the area is appropriate for a Highrise zone designation.
2. Environmentally Critical Areas. Except as stated in this subsection 23.34.028.B.2, properties designated as environmentally critical may not be rezoned to a Highrise designation, and may remain Highrise only in areas predominantly developed to the intensity of the Highrise zone. The preceding sentence does not apply if the environmentally critical area either 1) was created by human activity, or 2) is a designated peat settlement, liquefaction, seismic or volcanic hazard, or flood prone area, or abandoned landfill.
3. Other Criteria. The Highrise zone designation is most appropriate in areas generally characterized by the following:
 - a. Properties in areas that are served by arterials ~~where transit service is good to excellent and with frequent transit service and where~~ street capacity is sufficient to accommodate traffic generated by highrise development;
 - b. Properties in areas that are adjacent to a concentration of residential services or a major employment center;
 - c. Properties in areas that have excellent pedestrian or transit access to downtown;
 - d. Properties in areas that have close proximity to open space, parks and recreational facilities;

- e. Properties in areas where no uniform scale of structures establishes the character and where highrise development would create a point and help define the character;
- f. Properties in flat areas on the tops of hills or in lowland areas away from hills, where views would not be blocked by highrise structures;
- g. Properties in sloping areas with views oblique or parallel to the slope where the height and bulk of existing buildings have already limited or blocked views from within the multifamily area and upland areas where the hillform has already been obscured by development.

Add a new section to Council Bill 119444 to amend Section 23.34.078 to update the rezone criteria for the Neighborhood Commercial 3 zone as follows:

Section __. Section 23.34.078 of the Seattle Municipal Code, last amended by Ordinance 123209, is amended as follows:

23.34.078 - Neighborhood Commercial 3 (NC3) zones, function and locational criteria.

- A. Function. To support or encourage a pedestrian-oriented shopping district that serves the surrounding neighborhood and a larger community, citywide, or regional clientele; that provides comparison shopping for a wide range of retail goods and services; that incorporates offices, business support services, and residences that are compatible with the retail character of the area; and where the following characteristics can be achieved:
 - 1. A variety of sizes and types of retail and other commercial businesses at street level;
 - 2. Continuous storefronts or residences built to the front lot line;
 - 3. Intense pedestrian activity;
 - 4. Shoppers can drive to the area, but walk around from store to store;
 - 5. Transit is an important means of access.
- B. Locational Criteria. A Neighborhood Commercial 3 zone designation is most appropriate on land that is generally characterized by the following conditions:
 - 1. The primary business district in an urban center or hub urban village;
 - 2. Served by principal arterial;
 - 3. Separated from low-density residential areas by physical edges, less-intense commercial areas or more-intense residential areas;
 - 4. ~~Excellent~~ Frequent transit service.

Amendment D1: Fremont Neighborhood Plan Policy F-P13

Councilmember O'Brien

Background:

Seattle's Comprehensive Plan includes neighborhood plan goals and policies that help to guide City action in relation to its urban villages. Many of these goals and policies date back to a neighborhood planning process from the late 1990s. Others have been updated through other planning processes.

The Fremont neighborhood plan uniquely includes a policy (F-P13) that seeks to guide development in an adjacent urban village – Wallingford. F-P13 states:

F-P13 In the area where the Wallingford Urban Village end the Fremont Planning Area overlap (the area bounded by Stone Way on the east, N. 45th Street on the north, Aurora Avenue North on the west and N. 40th Street on the south) maintain the character and integrity of the existing single-family zoned areas by maintaining current single-family zoning on properties meeting the locational criteria for single-family zones.

This duplicates the policy guidance provided by Wallingford policy W-P1 which states:

W-P1 Protect the character and integrity of Wallingford single-family areas.

Alongside legislation to amend the land use code and rezone areas to implement the Mandatory Housing Affordability citywide, the City Council is considering a Bill (CB 119443) that would amend the Comprehensive Plan to expand the boundaries of urban villages and to update neighborhood plan goals and policies to reflect a citywide interest in supporting opportunities for affordable housing throughout urban villages. Amendments to the text of neighborhood plan goals and policies would shift the emphasis of the policies to supporting the physical character of lower-density areas, rather than the single-family use of areas in the urban village.

CB 119443 proposes to amend policies F-P13 and W-P1. In the edits to F-P13, reference to the area within the Wallingford urban village is proposed to be deleted, thereby refocusing the policy to areas in Fremont. However, the Fremont urban village does not include any single-family areas, which means that the proposed new policy F-P13 would inaccurately represent the character of the Fremont urban village.

This amendment, instead of amending policy F-P13, deletes it. Policies in the Wallingford Neighborhood Plan that discuss the character of the area between Stone Way and Aurora Avenue North between N 45th Street and N 40th Street, including policy W-P1 (with amendments similar to those proposed for F-P13), would continue to provide guidance regarding the City's intent for the character of this area.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Attachment 2 of Council Bill 119443 to indicate that policy F-P13 should be deleted as follows:

FREMONT

* * *

COMMUNITY CHARACTER POLICIES

* * *

F-P13 ~~((In the area where the Wallingford Urban Village and the Fremont Planning Area overlap (the area bounded by Stone Way on the east, N. 45th Street on the north, Aurora Avenue North on the west, and N. 40th Street on the south) maintain)) Maintain the physical character ((and integrity)) of ((the existing single family zoned)) historically lower density areas of the urban village by ((maintaining current single family zoning on properties meeting the locational criteria for single family zones)) encouraging housing choices such as cottages, townhouses, and low rise apartments. Encourage primarily residential uses in these areas while allowing for small scale commercial and retail services for the urban village and surrounding area, generally at a lower scale than in hub urban villages and urban centers.)) [RESERVED]~~

* * *

Amendment D2: Morgan Junction Neighborhood Plan Policies

Councilmember Herbold

Background:

Seattle’s Comprehensive Plan includes neighborhood plan goals and policies that help to guide City action in relation to its urban villages. Many of these goals and policies date back to a neighborhood planning process from the late 1990s. Others have been updated through other planning processes.

Alongside legislation to implement the Mandatory Housing Affordability citywide, Council is considering CB 119443 that would amend the Comprehensive Plan to expand the boundaries of urban villages and to update neighborhood plan goals and policies to reflect a citywide interest in supporting opportunities for affordable housing throughout urban villages. Amendments to the text of neighborhood plan goals and policies would shift the emphasis of the policies to supporting the physical character of lower-density areas, rather than the single-family use of areas in the urban village.

This amendment would change the existing policy MJ-P14 and the new policy MJ-P23.1 related to Morgan Junction Urban Village to better reflect community interests.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Attachment 2 of Council Bill 119443 to amend MJ-P14 and MJ-P23.1, as follows:

Morgan Junction

* * *

HOUSING AND LAND USE POLICIES

* * *

MJ-P14 ((~~Ensure that use and development regulations are the same for single-family zones within the Morgan Junction Urban Village as those in corresponding single-family zones in the remainder of the Morgan Junction Planning Area.~~) Provide for

Encourage a mix of housing stock with a special focus on including the retention of affordable, entry-level, family-sized, owner-occupied housing in the historically single-family housing areas of the urban village.

* * *

MJ-P23.1 Use community engagement and neighborhood planning tools to identify solutions for land use and housing affordability issues when more than 25 percent of the urban village could be affected by proposed changes. Consider community planning to address land use, housing and other issues if the growth rate in the urban village accelerates to become significantly higher than anticipated in the Comprehensive Plan.

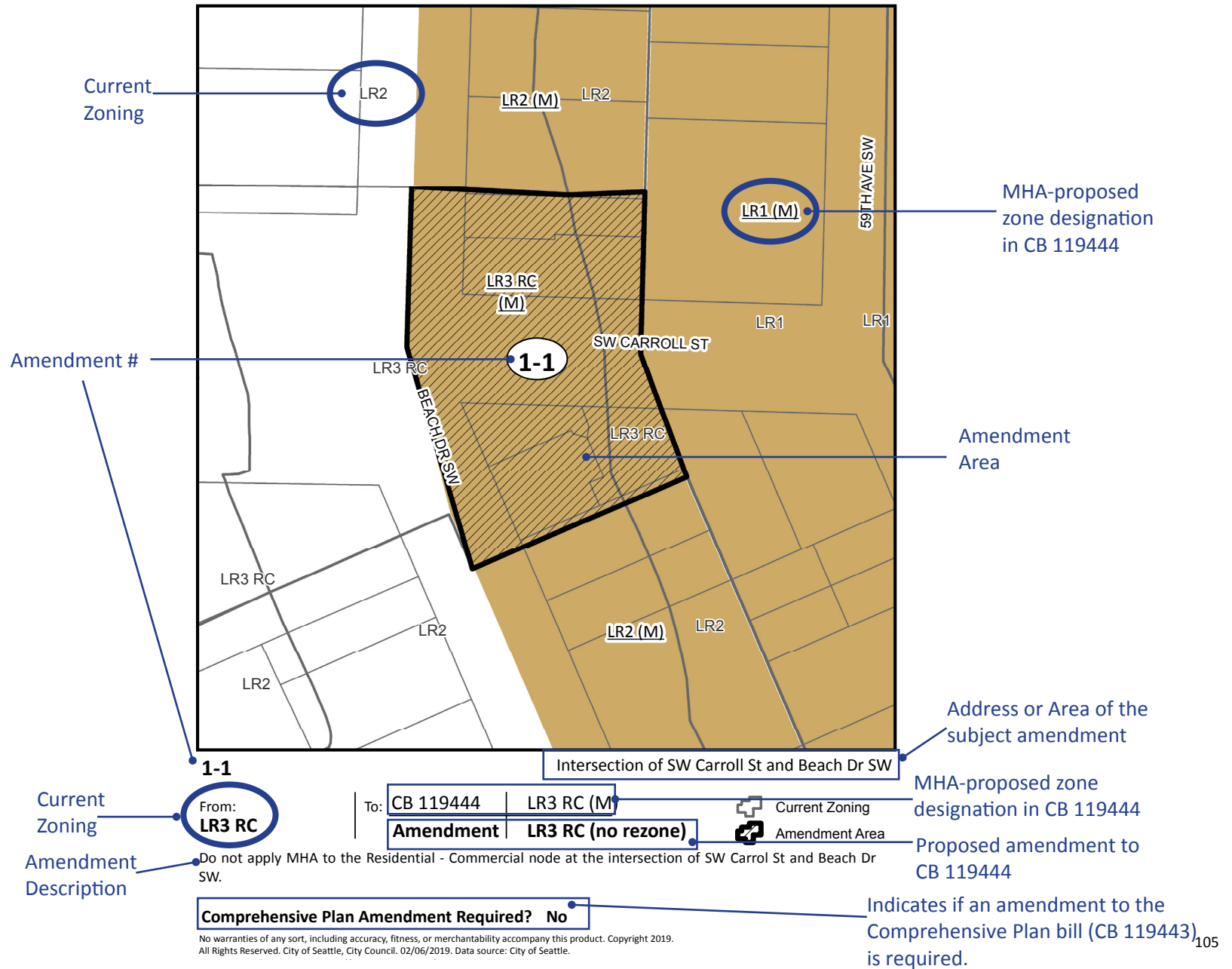
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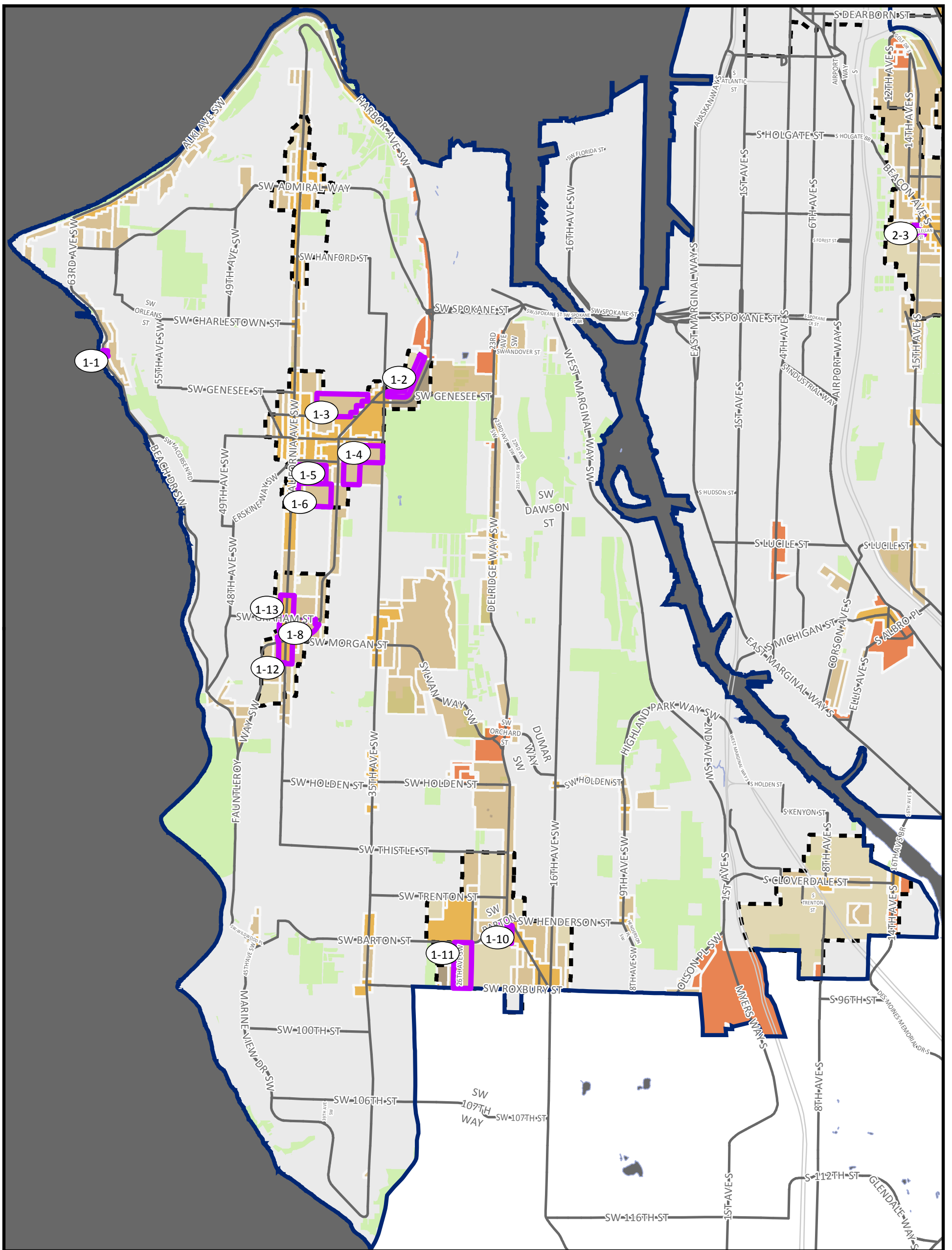
DRAFT

Attachment 2: Proposed Map Amendments

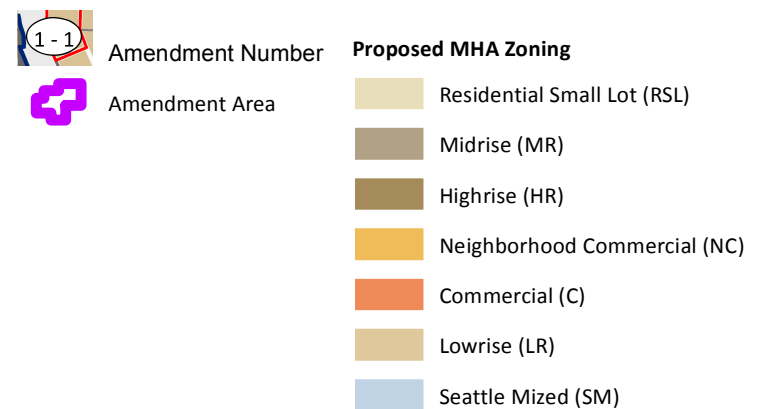
Attachment 2 provides tables summarizing proposed amendments for each Council district and a series of maps showing the potential amendments to the zoning, consistent with the alternatives studied in the FEIS. These maps indicate whether amendments to maps in the Comprehensive Plan would also be required.

Readers Guide for the Map Amendments





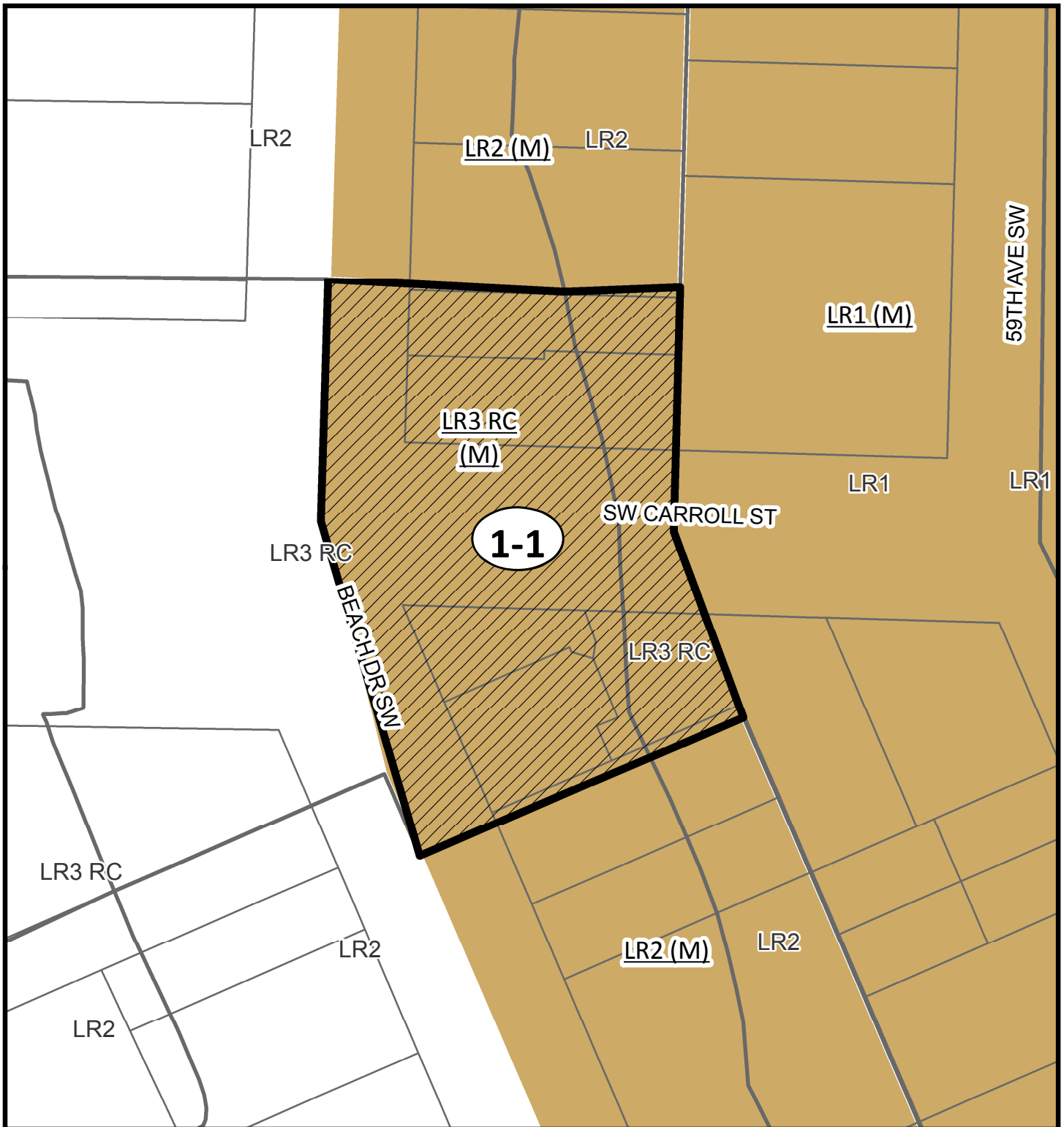
Potential Amendments to Proposed MHA Zoning in Council District: 1



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District 1: Proposed Map Amendments

Map Amendment #	Address / Area Description	Current Zoning	Zoning Proposed in CB 119444	Proposed Amendment	Amendment Description	Requires Amendment to the Comp Plan?
1-1	Intersection of SW Carroll St and Beach Dr SW	LR3 RC	LR3 RC (M)	LR3 RC (no rezone)	Do not apply MHA to the Residential - Commercial node at the intersection of SW Carrol St and Beach Dr SW.	No
1-2	Single-family zones within the West Seattle Junction Residential Urban Village	SF 5000	LR1 (M1)	RSL (M)	Reduce all proposed rezones from Single Family within the West Seattle Junction Urban Village to Residential Small Lot.	No
1-3	Single-family zones within the West Seattle Junction Residential Urban Village	SF 5000	LR2 (M1)	RSL (M)	Reduce all proposed rezones from Single Family within the West Seattle Junction Urban Village to Residential Small Lot.	No
1-4	Single-family zones within the West Seattle Junction Residential Urban Village	SF 5000	LR1 (M1)	RSL (M)	Reduce all proposed rezones from Single Family within the West Seattle Junction Urban Village to Residential Small Lot.	No
1-5	Single-family zones within the West Seattle Junction Residential Urban Village	SF 5000	LR2 (M2)	RSL (M)	Reduce all proposed rezones from Single Family within the West Seattle Junction Urban Village to Residential Small Lot.	No
1-6	Single-family zones within the West Seattle Junction Residential Urban Village	SF 5000	LR1 (M1)	RSL (M)	Reduce all proposed rezones from Single Family within the West Seattle Junction Urban Village to Residential Small Lot.	No
1-8	Area west of Fauntleroy, south of SW Graham Street	SF 5000	LR3 (M2)	LR2 (M1)	Reduce the proposed zone designation in the Morgan Junction Urban Village south of S Graham Street and northwest of Fauntleroy Way SW to a less intense Lowrise multifamily zone designation.	No
1-10	Area bounded by SW Barton, Barton Pl SW and 21st Ave S	SF 7200	LR1 (M1)	RSL (M)	Reduce the proposed zone designation in the Morgan Junction Urban Village south of S Graham Street and northwest of Fauntleroy Way SW to a less intense Lowrise multifamily zone designation.	No
1-11	26th Ave SW between SW Barton & SW Roxbury ST	various SF	LR1 (M1)	RSL (M)	Reduce the proposed zone designation within the Westwood-Highland Park Urban Village along 26th Av S from Lowrise multifamily to Residential Small Lot. Current zoning is SF 5000 or SF 7200.	No
1-12	California Ave SW between SW Holly & SW Graham	NC3-30	NC3P-55 (M)	NC3-55 (M)	Remove the Pedestrian (P) Zone designation in Morgan Junction Urban Village.	No
1-13	California Ave SW between SW Graham & SW Raymond	NC2-30	NC2P-40 (M)	NC2-40 (M)	Remove the Pedestrian (P) Zone designation in Morgan Junction Urban Village.	No





1-1

Intersection of SW Carroll St and Beach Dr SW

From:
LR3 RC

To: CB 119444	LR3 RC (M)
Amendment	LR3 RC (no rezone)

 Current Zoning
 Amendment Area

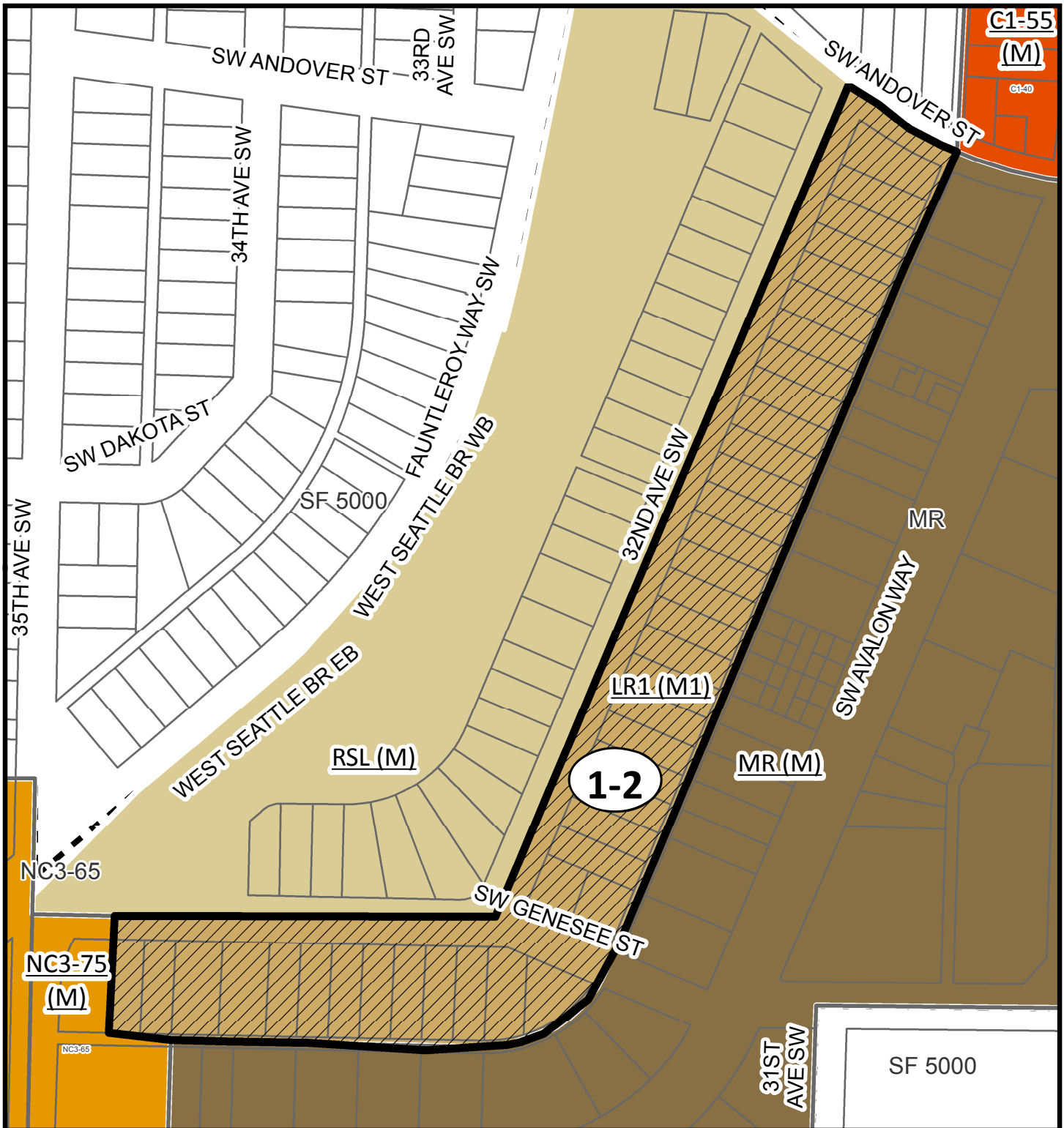
Do not apply MHA to the Residential - Commercial node at the intersection of SW Carrol St and Beach Dr SW.

Comprehensive Plan Amendment Required? No

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1-2 Single-family zones within the West Seattle Junction Residential Urban Village

From:
SF 5000

To: CB 119444	LR1 (M1)
Amendment	RSL (M)

 Current Zoning
 Amendment Area

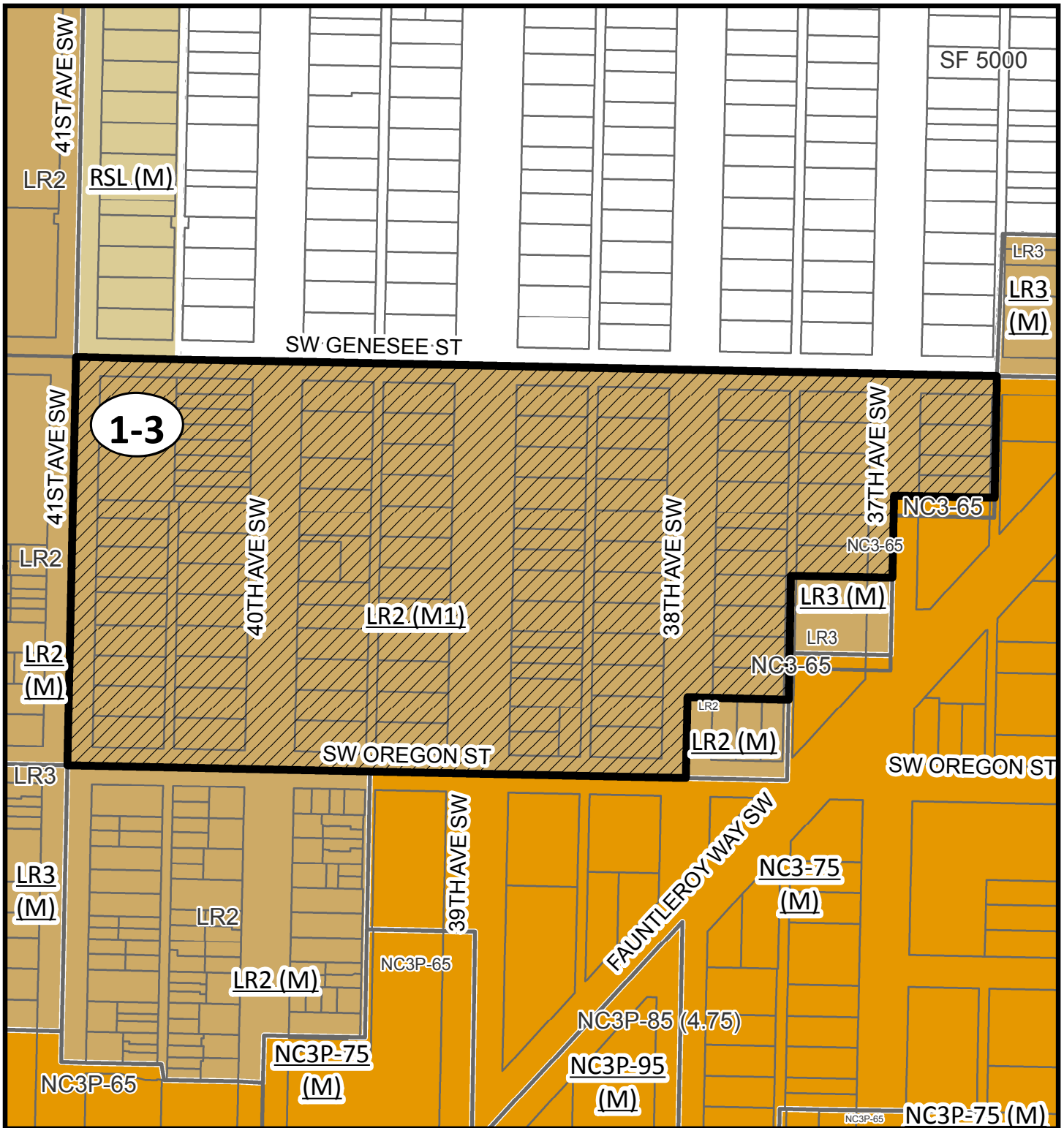
Reduce all proposed rezones from Single Family within the West Seattle Junction Urban Village to Residential Small Lot.

Comprehensive Plan Amendment Required? No

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1-3 Single-family zones within the West Seattle Junction Residential Urban Village

From:
SF 5000

To: CB 119444	LR2 (M1)
Amendment	RSL (M)

 Current Zoning
 Amendment Area

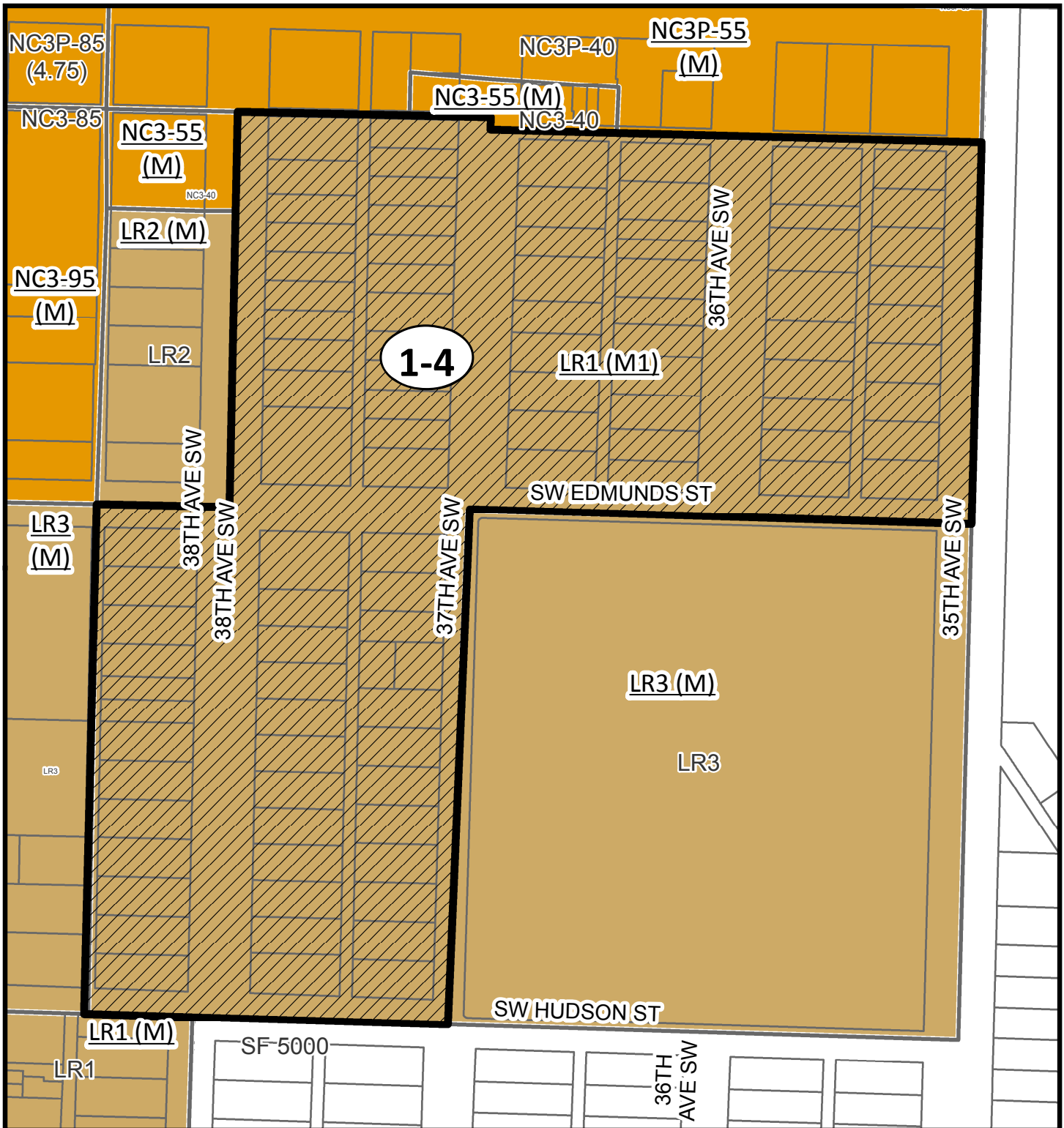
Reduce all proposed rezones from Single Family within the West Seattle Junction Urban Village to Residential Small Lot.

Comprehensive Plan Amendment Required? No

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1-4 Single-family zones within the West Seattle Junction Residential Urban Village

From:
SF 5000

To: CB 119444	LR1 (M1)
Amendment	RSL (M)

 Current Zoning
 Amendment Area

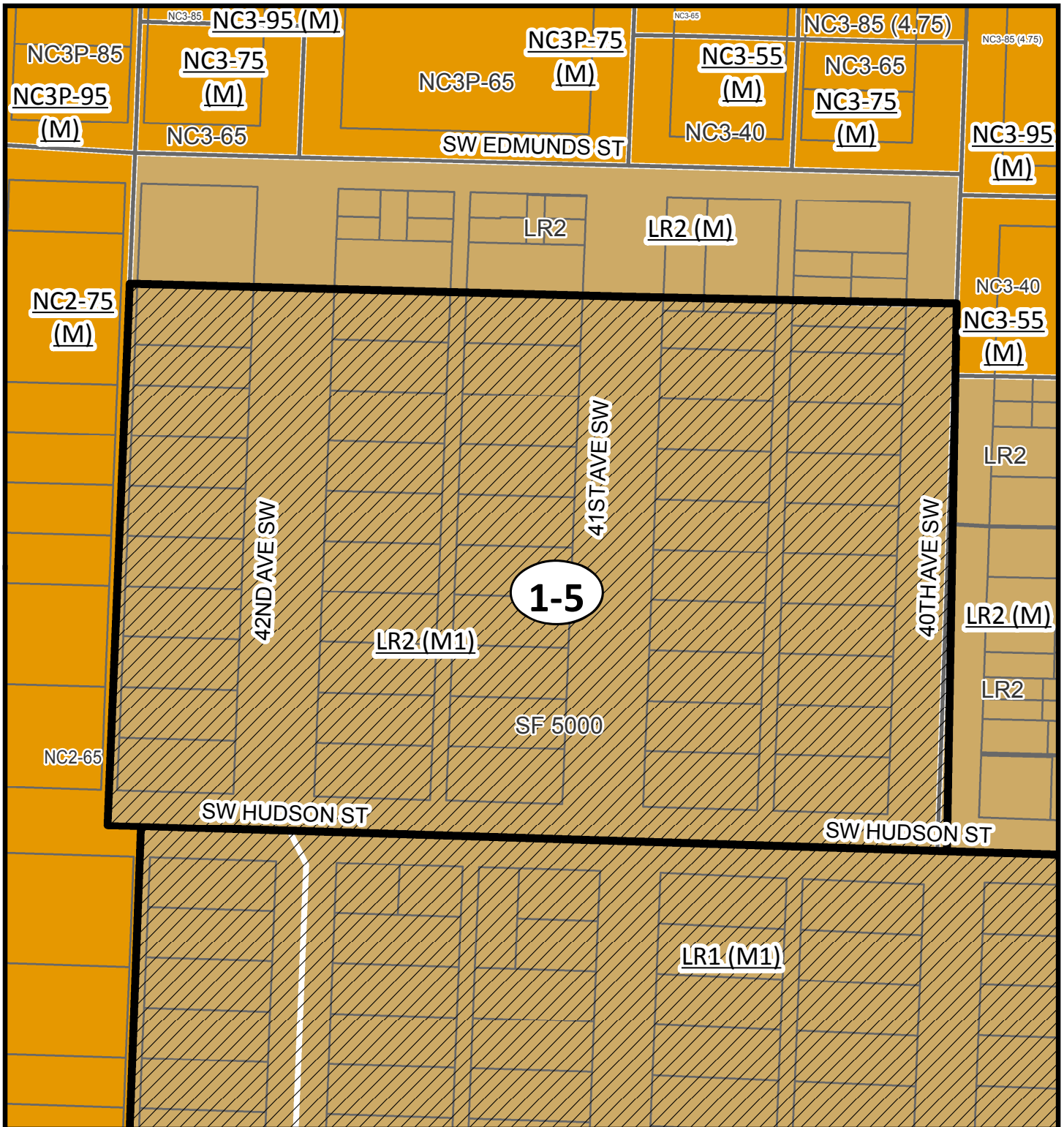
Reduce all proposed rezones from Single Family within the West Seattle Junction Urban Village to Residential Small Lot.

Comprehensive Plan Amendment Required? No

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1-5 Single-family zones within the West Seattle Junction Residential Urban Village

From:
SF 5000

To: CB 119444	LR2 (M2)
Amendment	RSL (M)

 Current Zoning
 Amendment Area

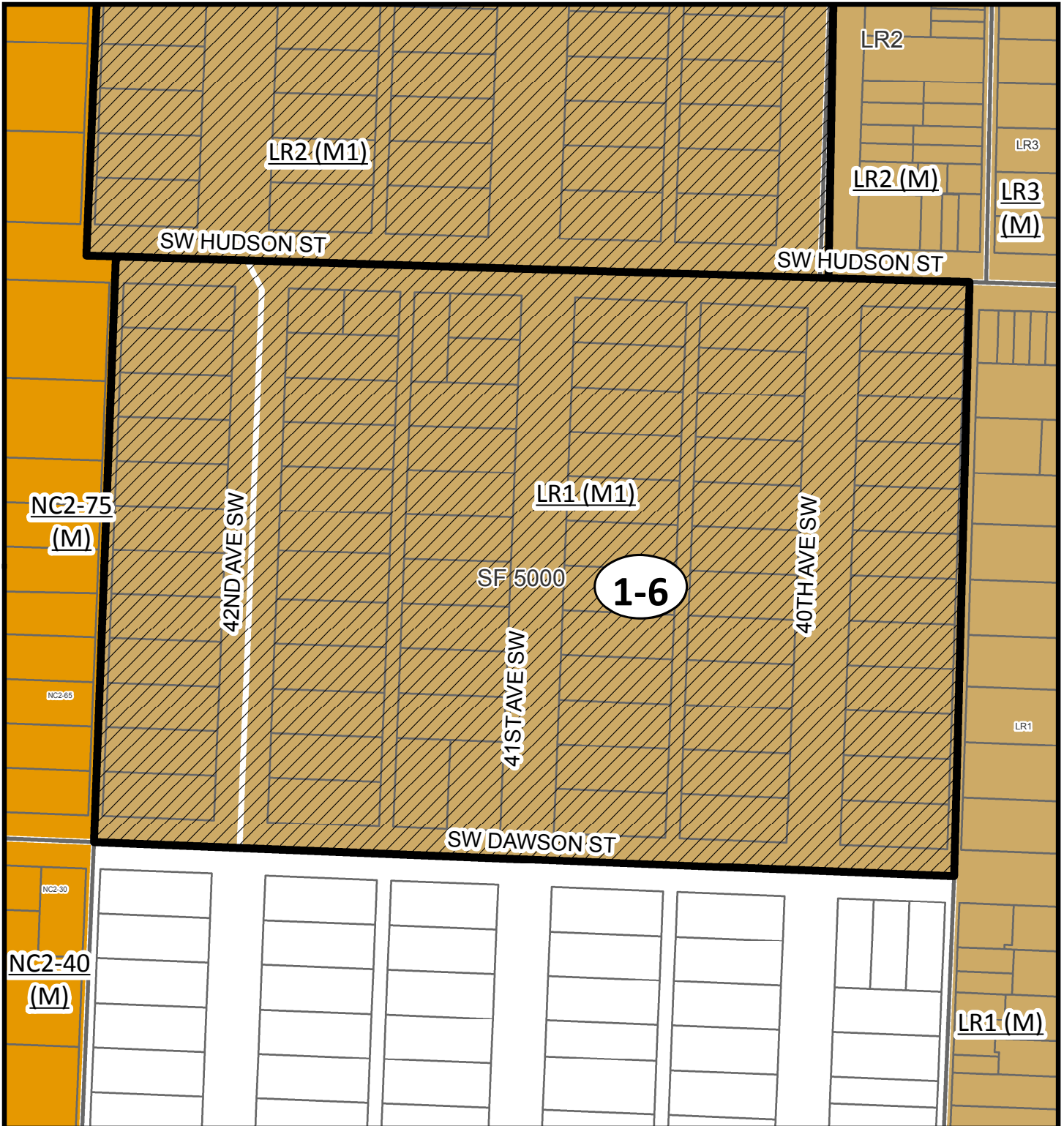
Reduce all proposed rezones from Single Family within the West Seattle Junction Urban Village to Residential Small Lot.

Comprehensive Plan Amendment Required? No

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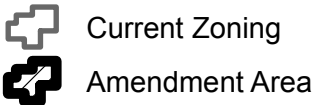
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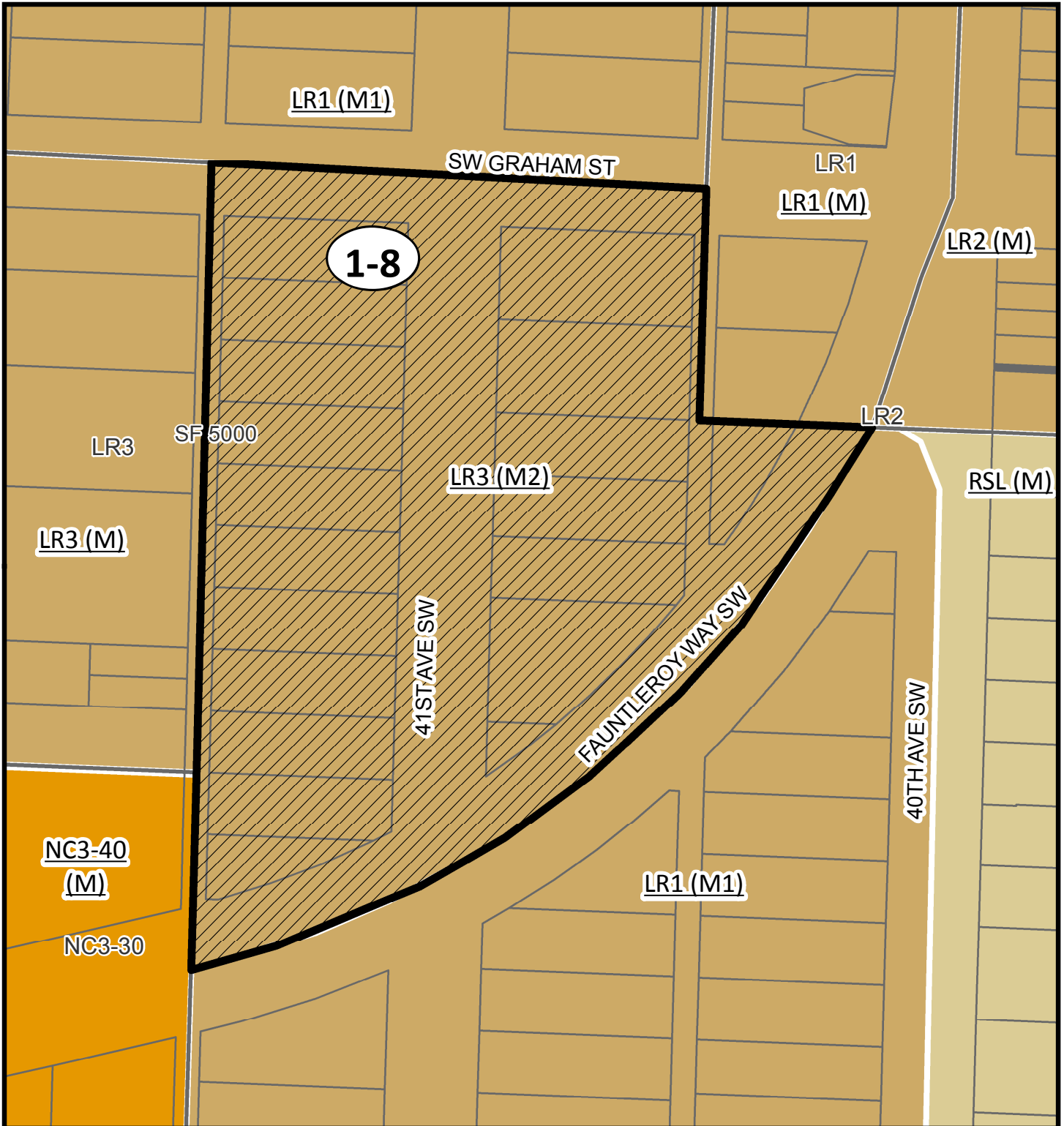
1-6 Single-family zones within the West Seattle Junction Residential Urban Village

From:	To:	Current Zoning
SF 5000	CB 119444	LR1 (M1)
	Amendment	RSL (M)



Reduce all proposed rezones from Single Family within the West Seattle Junction Urban Village to Residential Small Lot.

Comprehensive Plan Amendment Required? No





1-8

Area west of Fautleroy, south of SW Graham Street

From:
SF 5000

To: CB 119444	LR3 (M2)
Amendment	LR2 (M1)

 Current Zoning
 Amendment Area

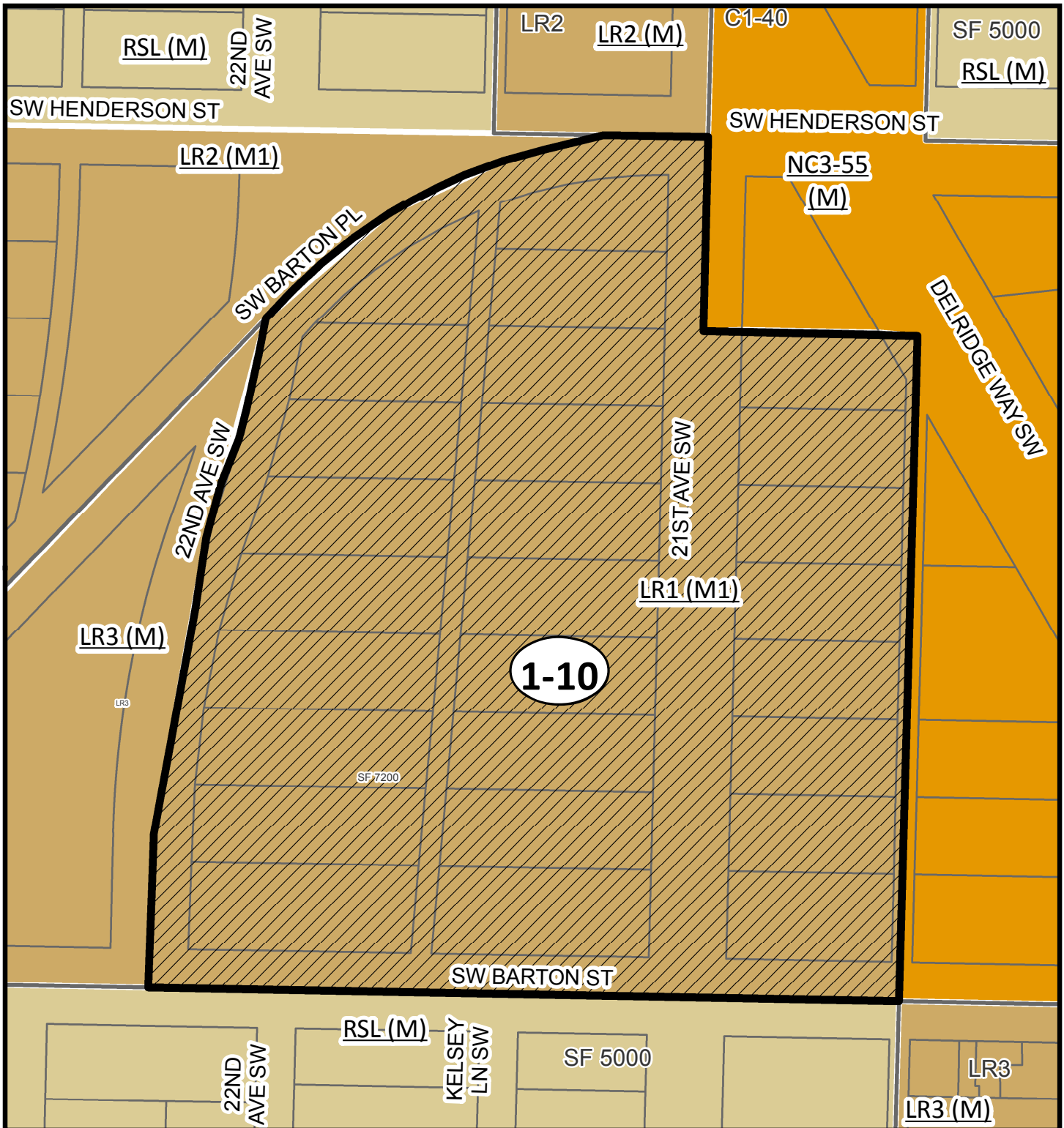
Reduce the proposed zone designation in the Morgan Junction Urban Village south of S Graham Street and northwest of Fautleroy Way SW to a less intense Lowrise multifamily zone designation.

Comprehensive Plan Amendment Required? No

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1-10

Area bounded by SW Barton, Barton Pl SW and 21st Ave S

From:
SF 7200

To: CB 119444	LR1 (M1)
Amendment	RSL (M)

 Current Zoning
 Amendment Area

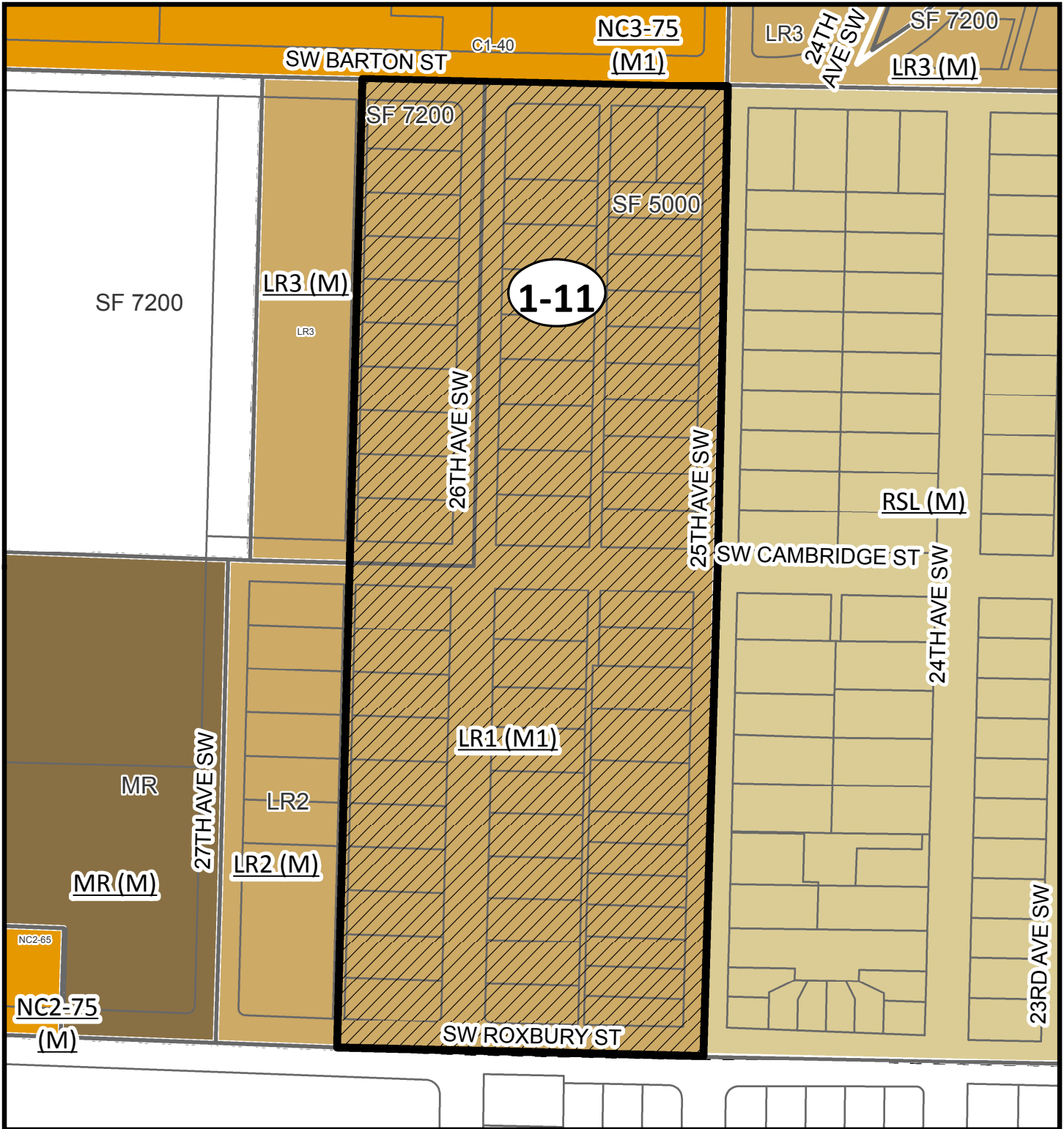
Reduce the proposed zone designation in the Morgan Junction Urban Village south of S Graham Street and northwest of Fauntleroy Way SW to a less intense Lowrise multifamily zone designation.

Comprehensive Plan Amendment Required? No

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1-11

26th Ave SW between SW Barton & SW Roxbury ST

From:
various SF

To: CB 119444	LR1 (M1)
Amendment	RSL (M)

 Current Zoning
 Amendment Area

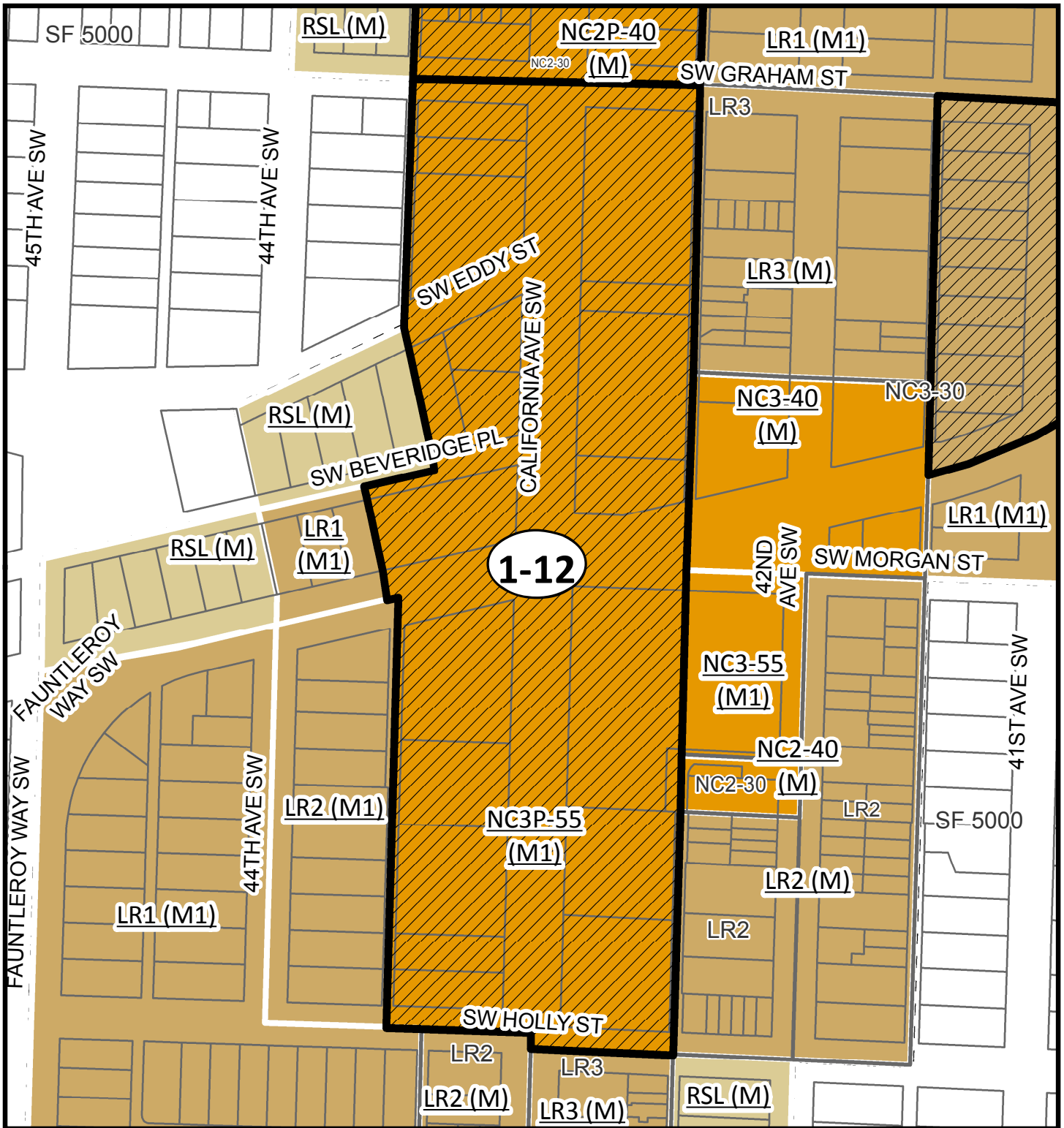
Reduce the proposed zone designation within the Westwood-Highland Park Urban Village along 26th Av S from Lowrise multifamily to Residential Small Lot. Current zoning is SF 5000 or SF 7200.

Comprehensive Plan Amendment Required? No

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1-12

California Ave SW between SW Holly & SW Graham

From:
NC3-30

To: CB 119444	NC3P-55 (M)
Amendment	NC3-55 (M)

 Current Zoning
 Amendment Area

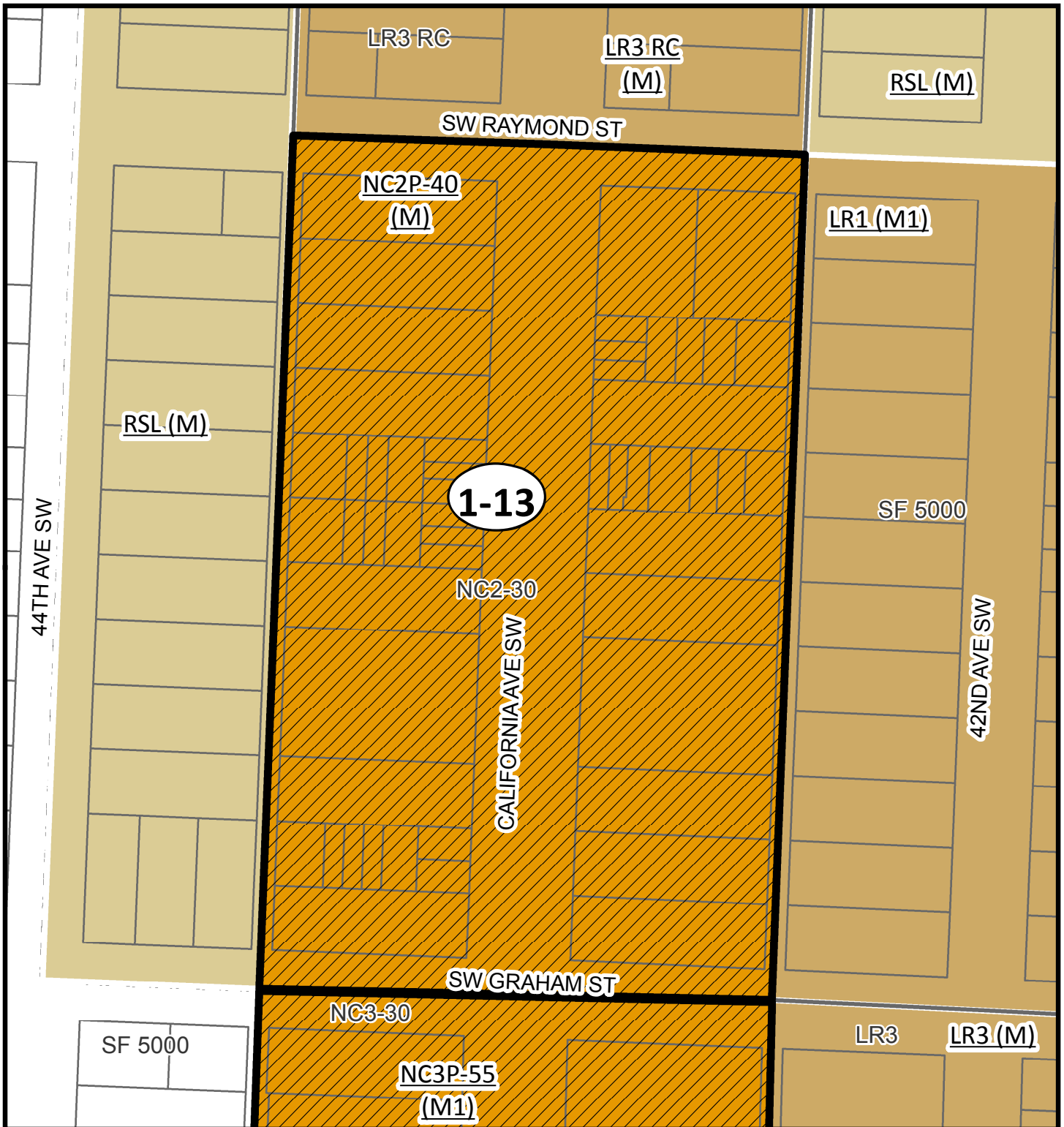
Remove the Pedestrian (P) Zone designation in Morgan Junction Urban Village.

Comprehensive Plan Amendment Required? No

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1-13

California Ave SW between SW Graham & SW Raymond

From:
NC2-30

To: CB 119444	NC2P-40 (M)
Amendment	NC2-40 (M)

 Current Zoning
 Amendment Area

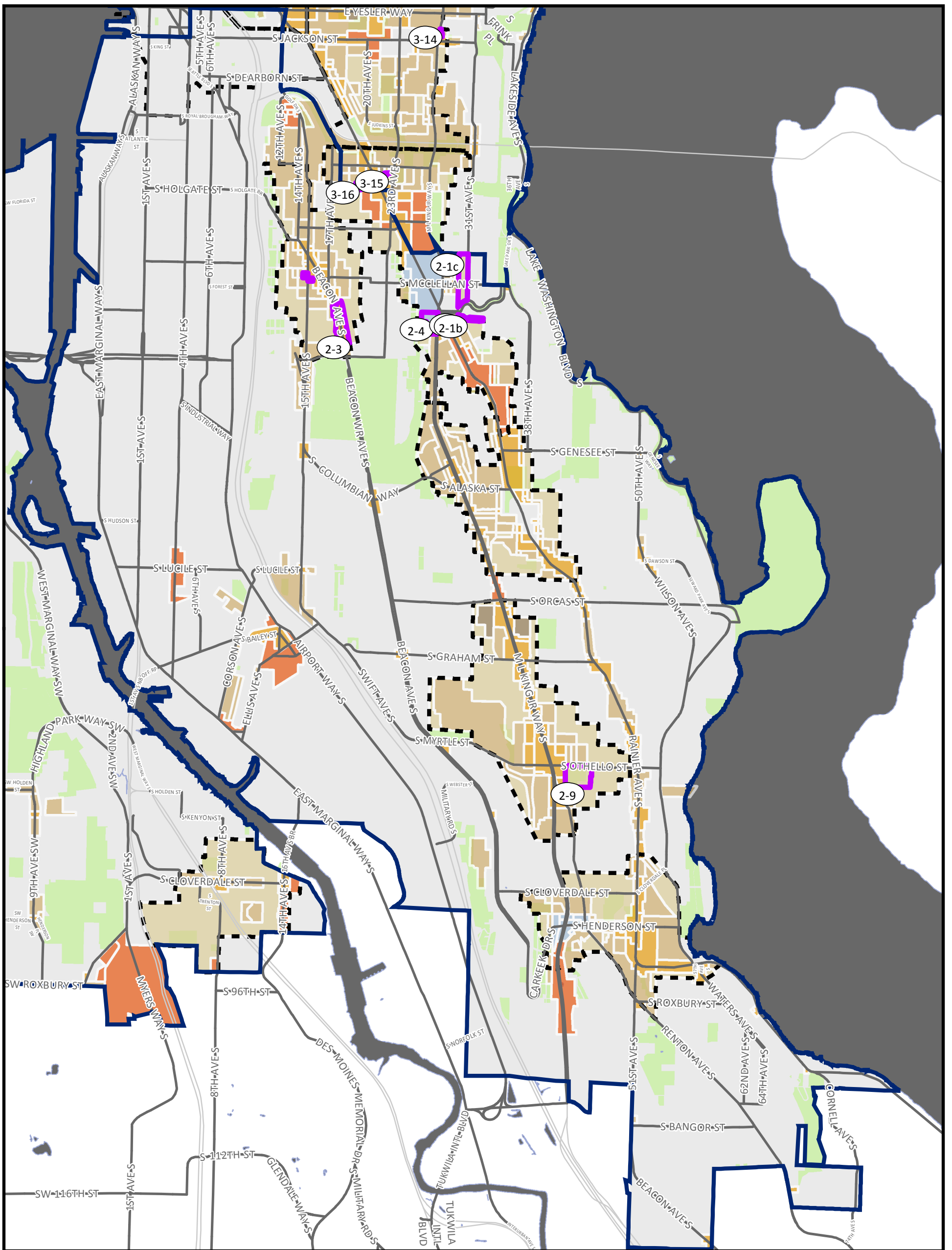
Remove the Pedestrian (P) Zone designation in Morgan Junction Urban Village.

Comprehensive Plan Amendment Required? No

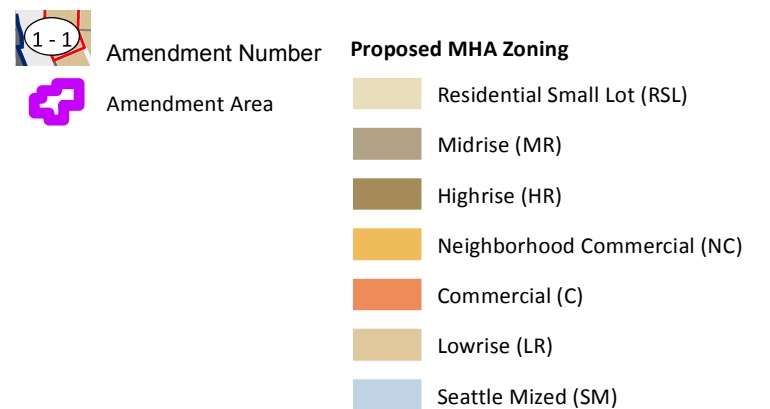
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Link to record for CB 119444: <http://seattle.legistar.com/LegislationDetail.aspx?ID=3840745&GUID=7E5F305E-10DA-41F3-AE5D-66E3CAEB81B1>



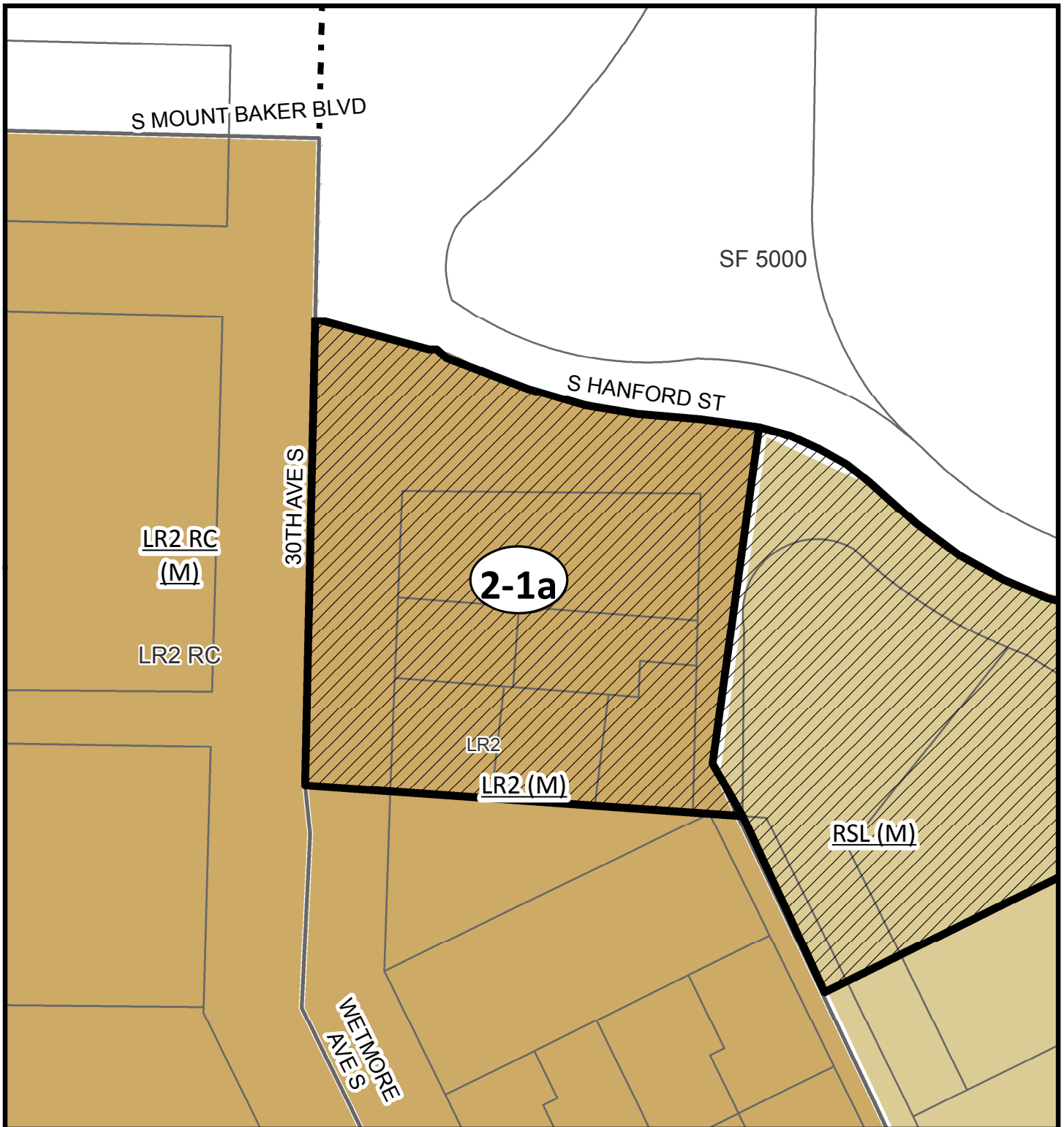
Potential Amendments to Proposed MHA Zoning in Council District: 2



N
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District 2: Proposed Map Amendments

Map Amendment #	Address / Area Description	Current Zoning	Zoning Proposed in CB 119444	Proposed Amendment	Amendement Description	Requires Amendment to the Comp Plan?
2-1a	North Rainier Urban Village - Mt Baker Park Historic District	LR2	LR2 (M)	LR2 (no rezone)	Remove areas within the Mount Baker Park Historic District from the North Rainier Urban Village expansion area, maintain existing zone designations, and do not apply MHA.	No
2-1b	North Rainier Urban Village - Mt Baker Park Historic District	SF 5000	RSL (M)	SF 5000 (no rezone)	Remove areas within the Mount Baker Park Historic District from the North Rainier Urban Village expansion area, maintain existing zone designations, and do not apply MHA.	No
2-1c	North Rainier Urban Village - Mt Baker Park Historic District	SF 5000	RSL (M)	SF 5000 (no rezone)	Remove areas within the Mount Baker Park Historic District from the North Rainier Urban Village expansion area, maintain existing zone designations, and do not apply MHA.	Yes
2-3	North Beacon Hill - Beacon Ave S	various NC	NC1 AND NC2	NC1P AND NC2P	Extend the Pedestrian designation to the full extent of the Neighborhood Commercial zones fronting on Beacon Av S and 15th Av S within the North Beacon Hill Urban Village.	No
2-4	Area SW of S Mt Baker & MLK	LR3 RC	SM-95 (M1)	NC3-55 (M)	Reduce the proposed zoning within the North Rainier UV in the area southwest of the intersection of MLK Jr Way S and S Mt Baker Blvd from Seattle Mixed commercial with a 95' height limit to a commercial zone designation with a 40' or 55' height limit.	No
2-9	Block face east of Othello Park on S 45th Street	SF 5000	RSL (M)	LR1 (M1)	Increase the proposed zone designation from Residential Small Lot to Lowrise 1 multifamily in the area to the east and south of Othello Park in the Othello Urban Village.	No





2-1a

North Rainier Urban Village - Mt Baker Park Historic District

From:
LR2

To: CB 119444	LR2 (M)
Amendment	LR2 (no rezone)

 Current Zoning
 Amendment Area

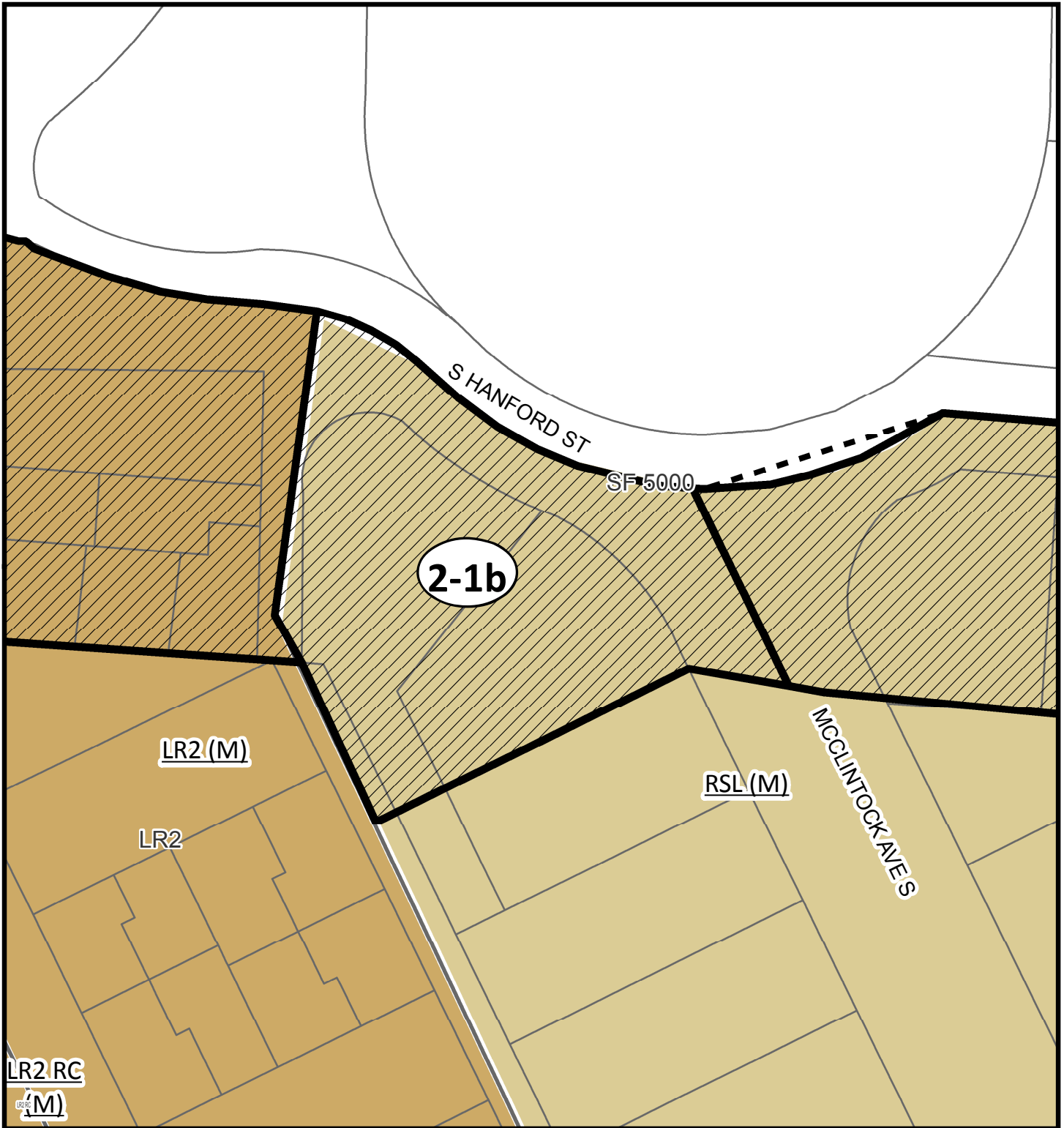
Remove areas within the Mount Baker Park Historic District from the North Rainier Urban Village expansion area, maintain existing zone designations, and do not apply MHA.

Comprehensive Plan Amendment Required? No

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2-1b

North Rainier Urban Village - Mt Baker Park Historic District

From:
SF 5000

To: CB 119444	RSL (M)
Amendment	SF 5000 (no rezone)

 Current Zoning
 Amendment Area

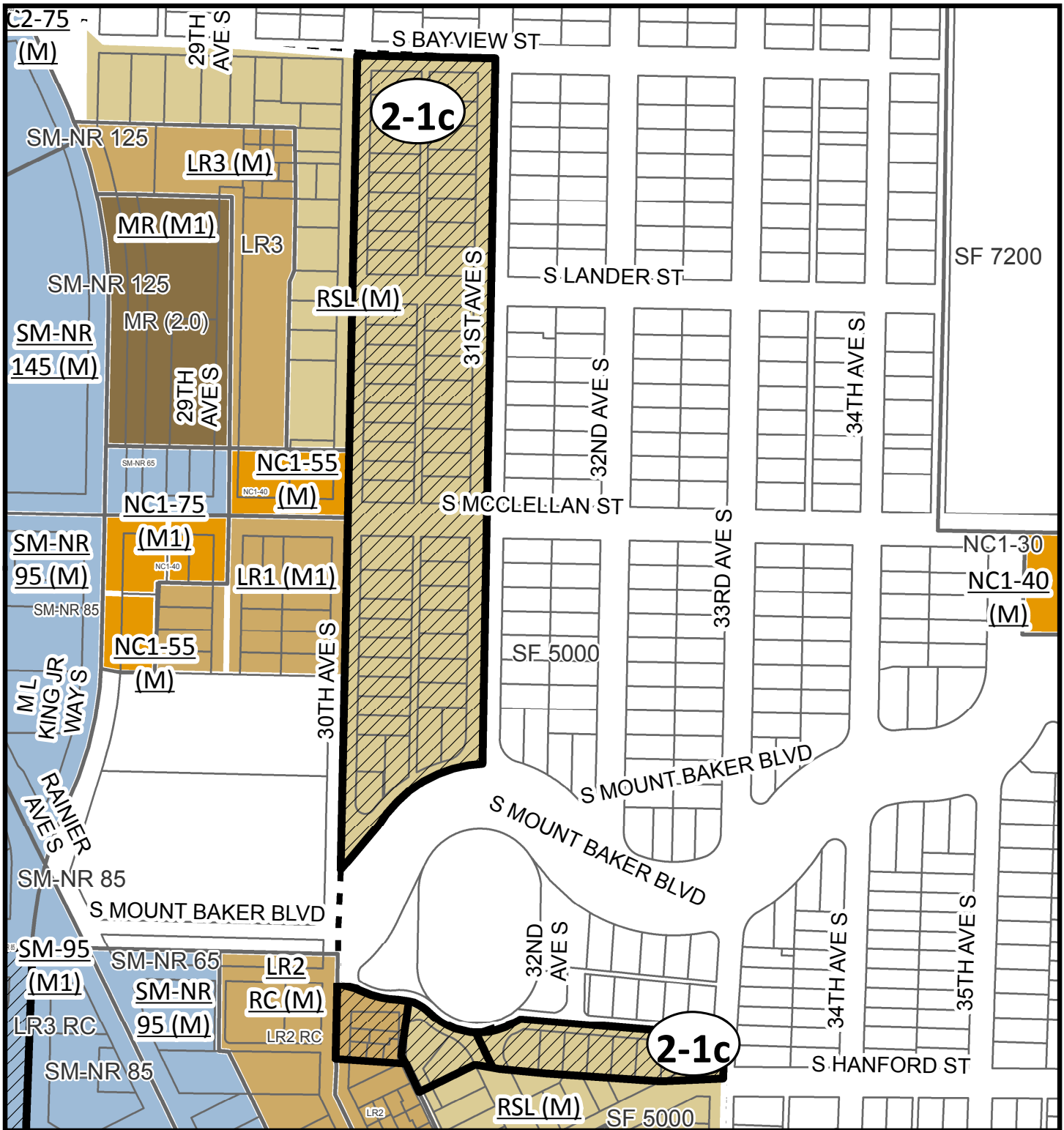
Remove areas within the Mount Baker Park Historic District from the North Rainier Urban Village expansion area, maintain existing zone designations, and do not apply MHA.

Comprehensive Plan Amendment Required? No

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2-1c

North Rainier Urban Village - Mt Baker Park Historic District

From:
SF 5000

To: CB 119444	RSL (M)
Amendment	SF 5000 (no rezone)

 Current Zoning
 Amendment Area

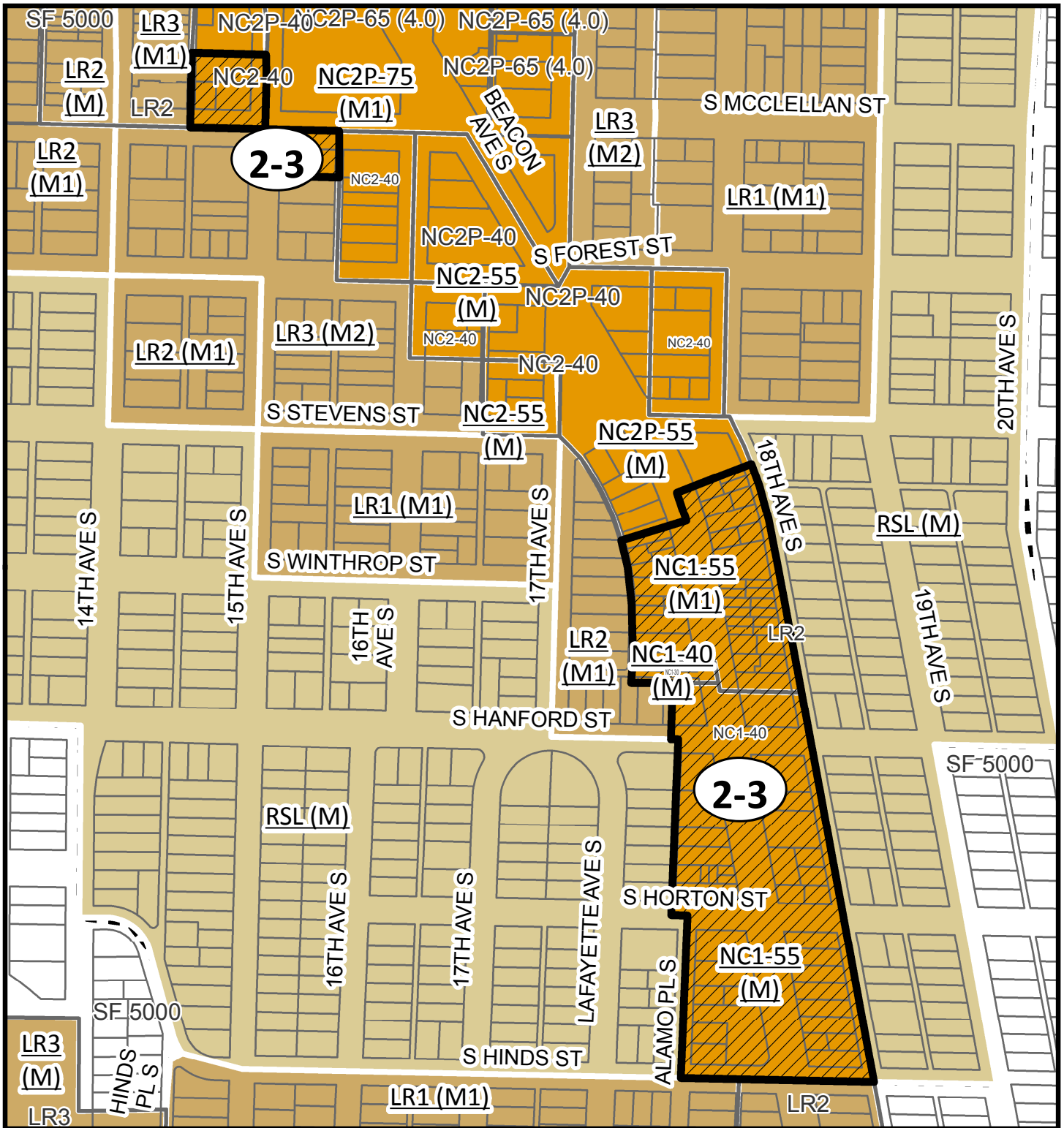
Remove areas within the Mount Baker Park Historic District from the North Rainier Urban Village expansion area, maintain existing zone designations, and do not apply MHA.

Comprehensive Plan Amendment Required? Yes

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2-3

North Beacon Hill - Beacon Ave S

From:
various NC

To: CB 119444	NC1 AND NC2
Amendment	NC1P AND NC2P

 Current Zoning
 Amendment Area

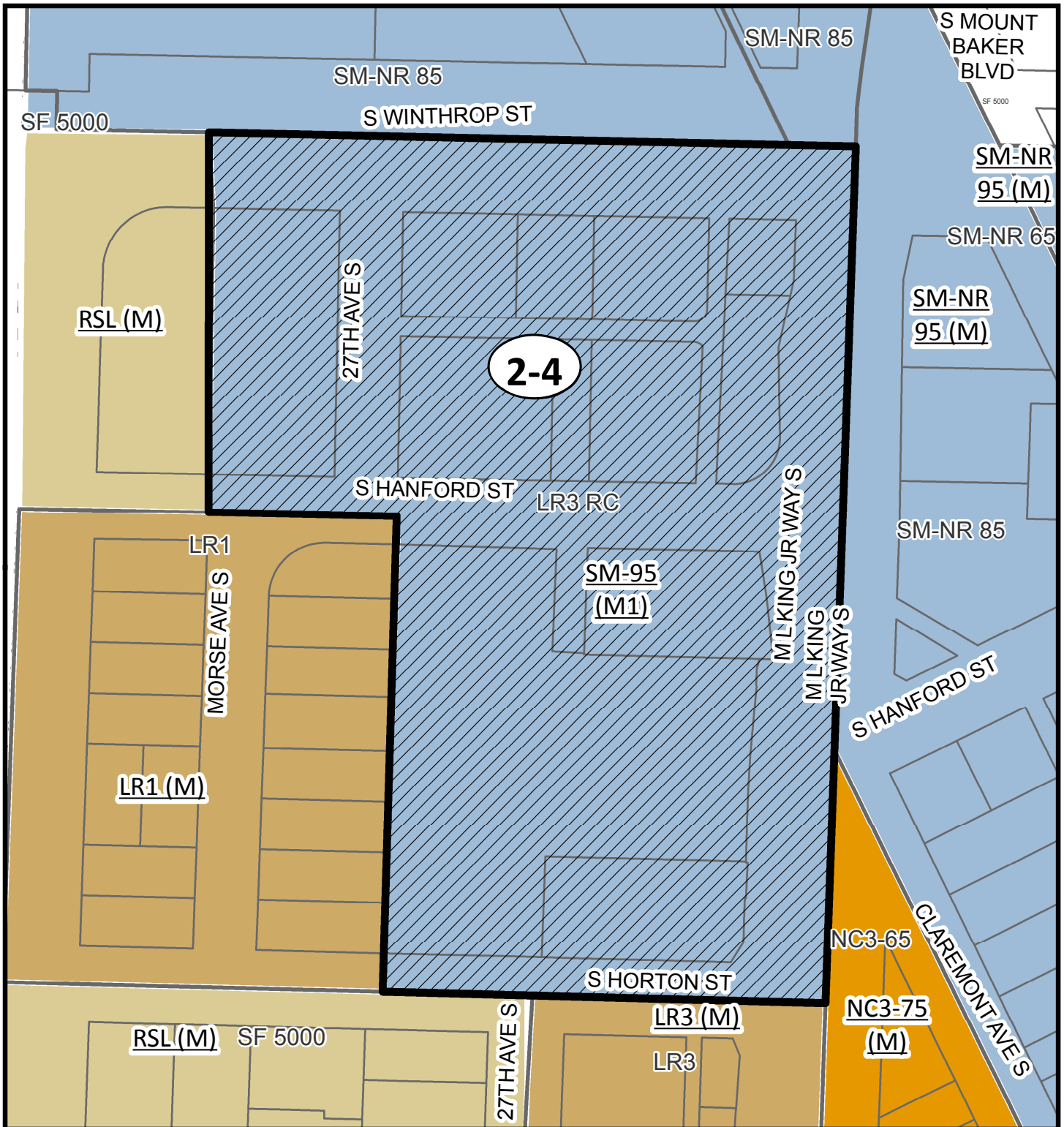
Extend the Pedestrian designation to the full extent of the Neighborhood Commercial zones fronting on Beacon Av S and 15th Av S within the North Beacon Hill Urban Village.

Comprehensive Plan Amendment Required? No

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2-4

Area SW of S Mt Baker & MLK

From:
LR3 RC

To: CB 119444	SM-95 (M1)
Amendment	NC3-55 (M)

 Current Zoning
 Amendment Area

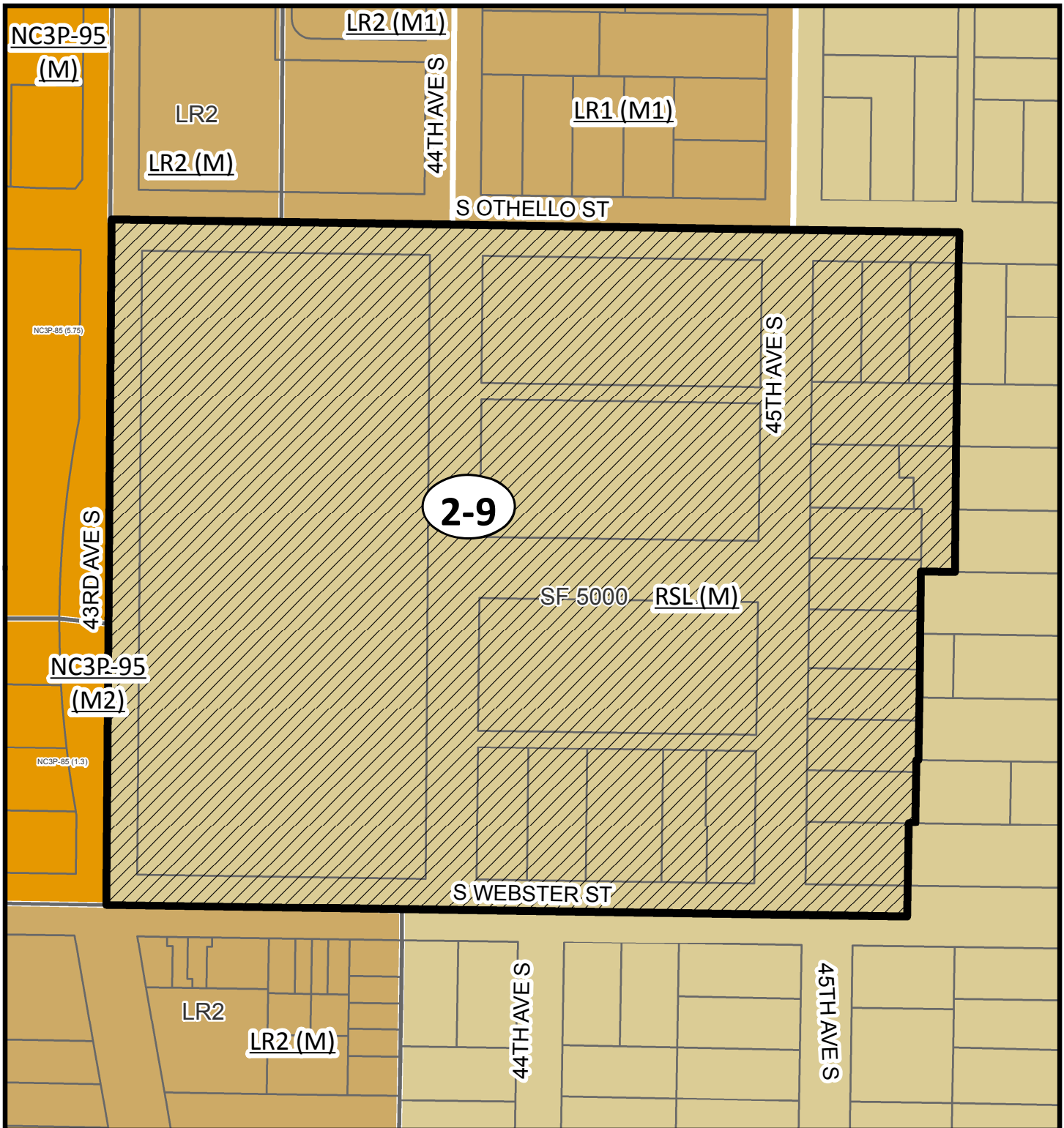
Reduce the proposed zoning within the North Rainier UV in the area southwest of the intersection of MLK Jr Way S and S Mt Baker Blvd from Seattle Mixed commercial with a 95' height limit to a commercial zone designation with a 40' or 55' height limit.

Comprehensive Plan Amendment Required? No

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2-9

Block face east of Othello Park on S 45th Street

From:
SF 5000

To: CB 119444	RSL (M)
Amendment	LR1 (M1)

 Current Zoning
 Amendment Area

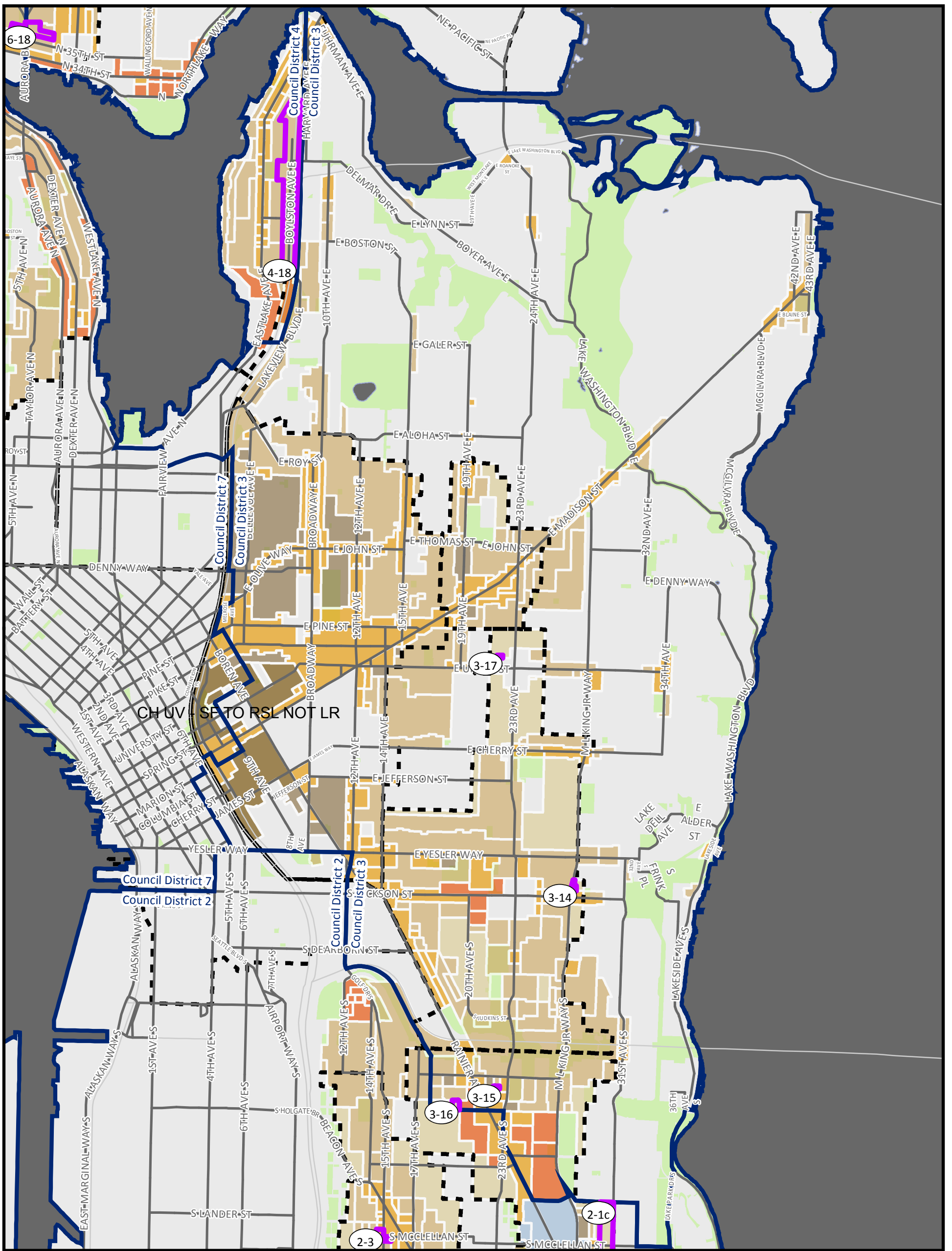
Increase the proposed zone designation from Residential Small Lot to Lowrise 1 multifamily in the area to the east and south of Othello Park in the Othello Urban Village.

Comprehensive Plan Amendment Required? No

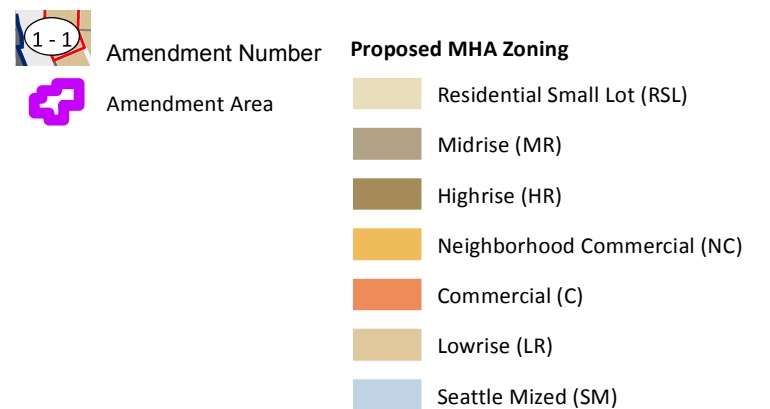
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Link to record for CB 119444: <http://seattle.legistar.com/LegislationDetail.aspx?ID=3840745&GUID=7E5F305E-10DA-41F3-AE5D-66E3CAEB81B1>



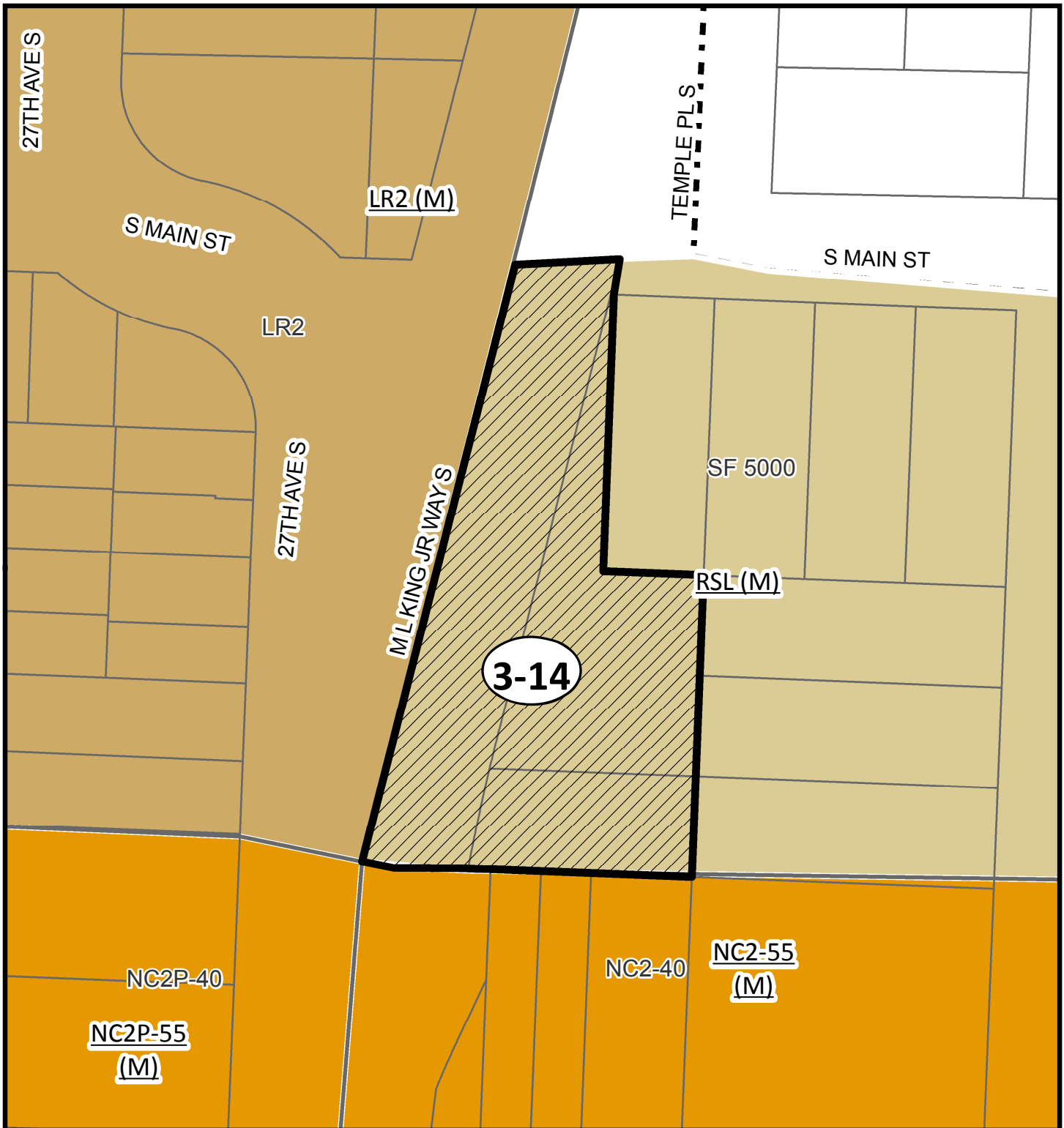
Potential Amendments to Proposed MHA Zoning in Council District: 3



N
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District 3: Proposed Map Amendments

Map Amendment #	Address / Area Description	Current Zoning	Zoning Proposed in CB 119444	Proposed Amendment	Amendment Description	Requires Amendment to the Comp Plan?
3-14	Areas east of Martin Luther King Junior Way and S Jackson St	SF 5000	RSL (M)	LR1 (M1)	Increase the proposed zone designation in the areas east of Martin Luther King Junior Way and S Jackson St from Residential Small Lot to a Lowrise multifamily zone designation.	No
3-15	1722 22nd Ave S	LR2	LR3 (M1)	MR (M2)	Increase the proposed zone designation from Lowrise multifamily to Midrise.	No
3-16	Northwest corner of 20th Av S and S Holgate	SF 5000	RSL (M)	LR2 (M1)	Increase the proposed zone designation for a portion of the block at the northwest corner of 20th Av S and S Holgate St from Residential Small Lot to Lowrise multifamily.	No
3-17	1419 22nd Avenue	SF 5000	RSL (M)	LR2 (M1)	Increase the proposed zone designation to LR2 (M1)	No





3-14

Areas east of Martin Luther King Junior Way and S Jackson St

From:
SF 5000

To: CB 119444	RSL (M)
Amendment	LR1 (M1)

 Current Zoning
 Amendment Area

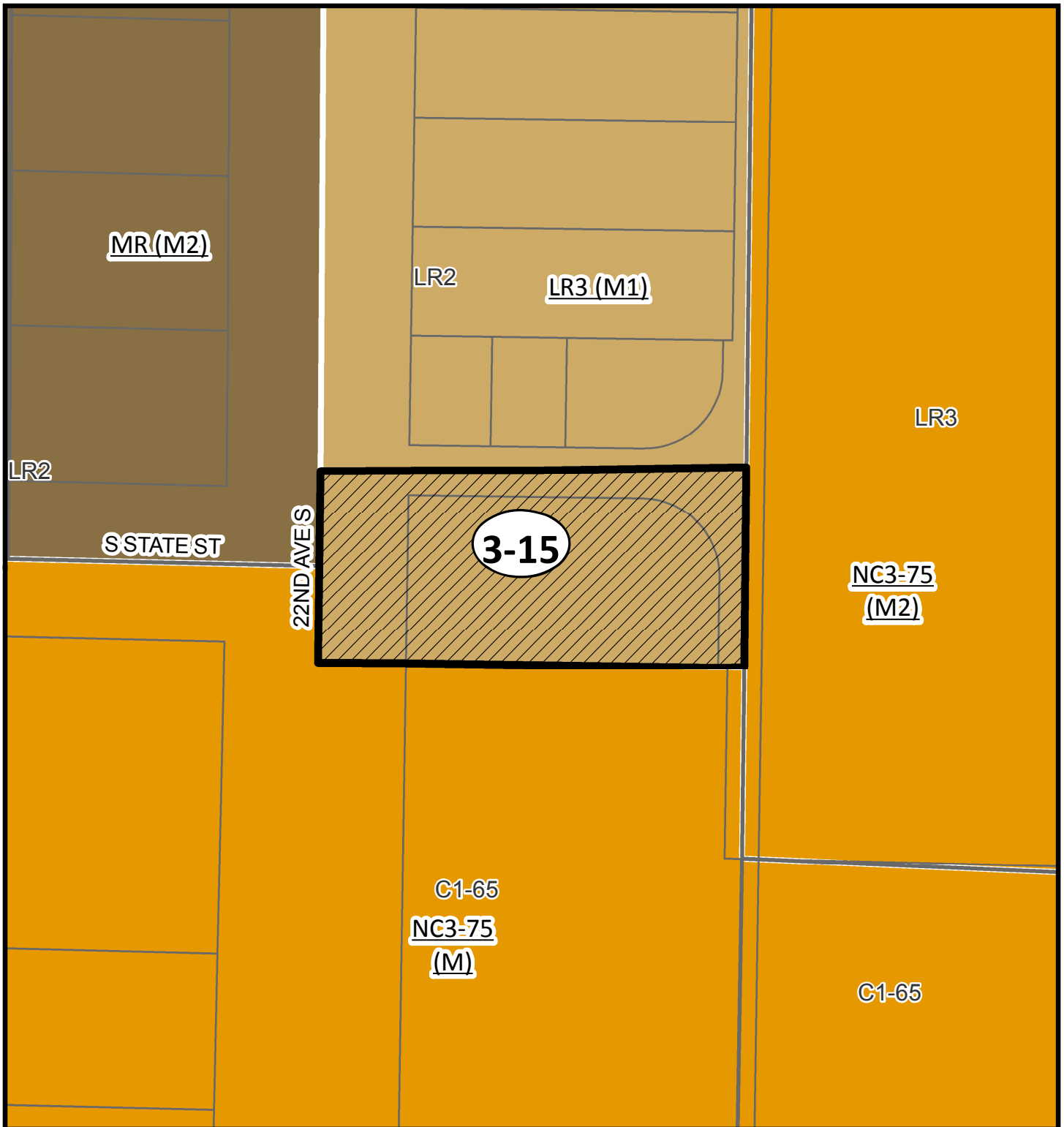
Increase the proposed zone designation in the areas east of Martin Luther King Junior Way and S Jackson St from Residential Small Lot to a Lowrise multifamily zone designation.

Comprehensive Plan Amendment Required? No

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3-15

1722 22nd Ave S

From:
LR2

To: CB 119444	LR3 (M1)
Amendment	MR (M2) Increase

 Current Zoning
 Amendment Area

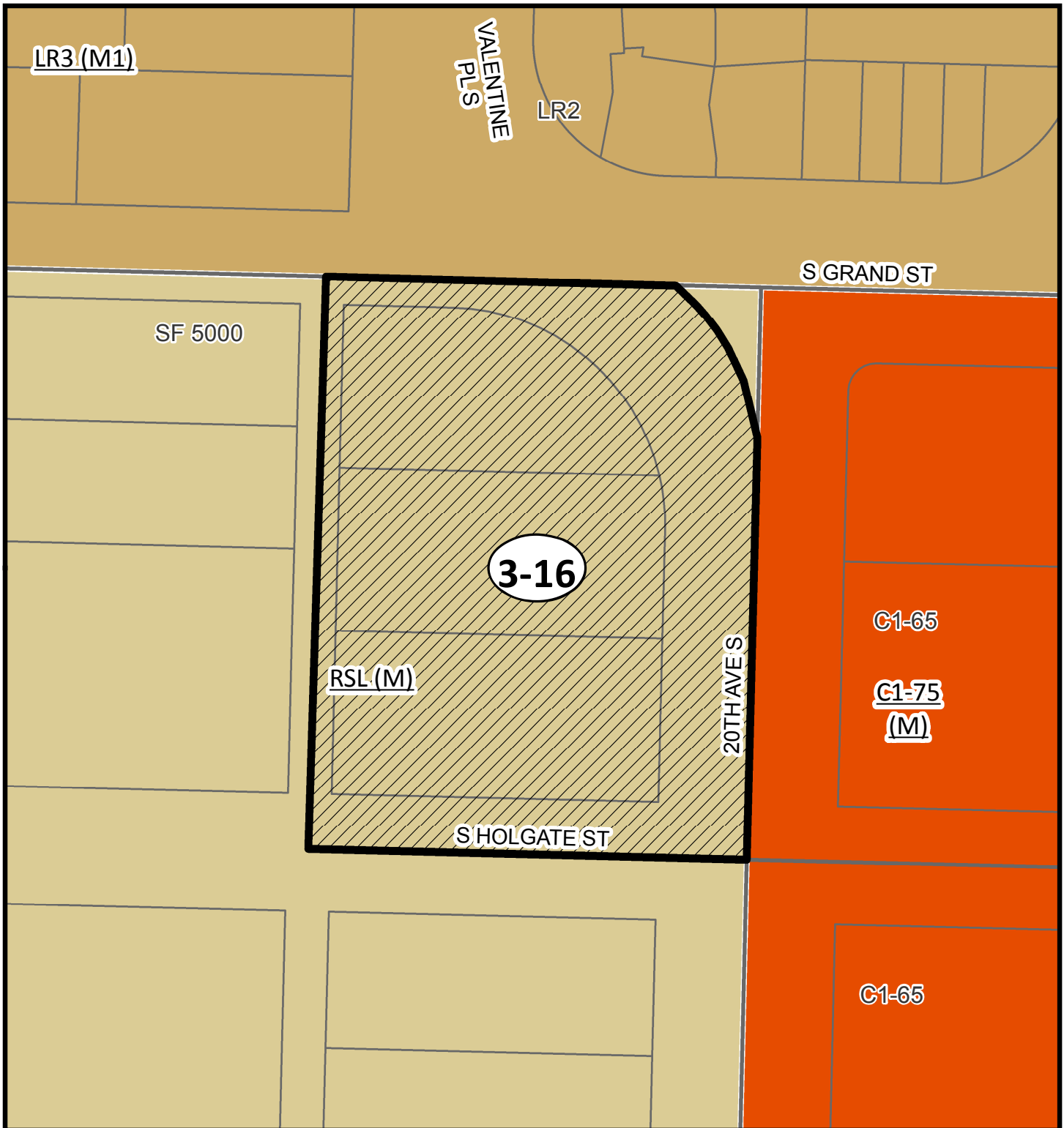
the proposed zone designation from Lowrise multifamily to Midrise.

Comprehensive Plan Amendment Required? No

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3-16

Northwest corner of 20th Av S and S Holgate

From:
SF 5000

To: CB 119444	RSL (M)
Amendment	LR2 (M1)

 Current Zoning
 Amendment Area

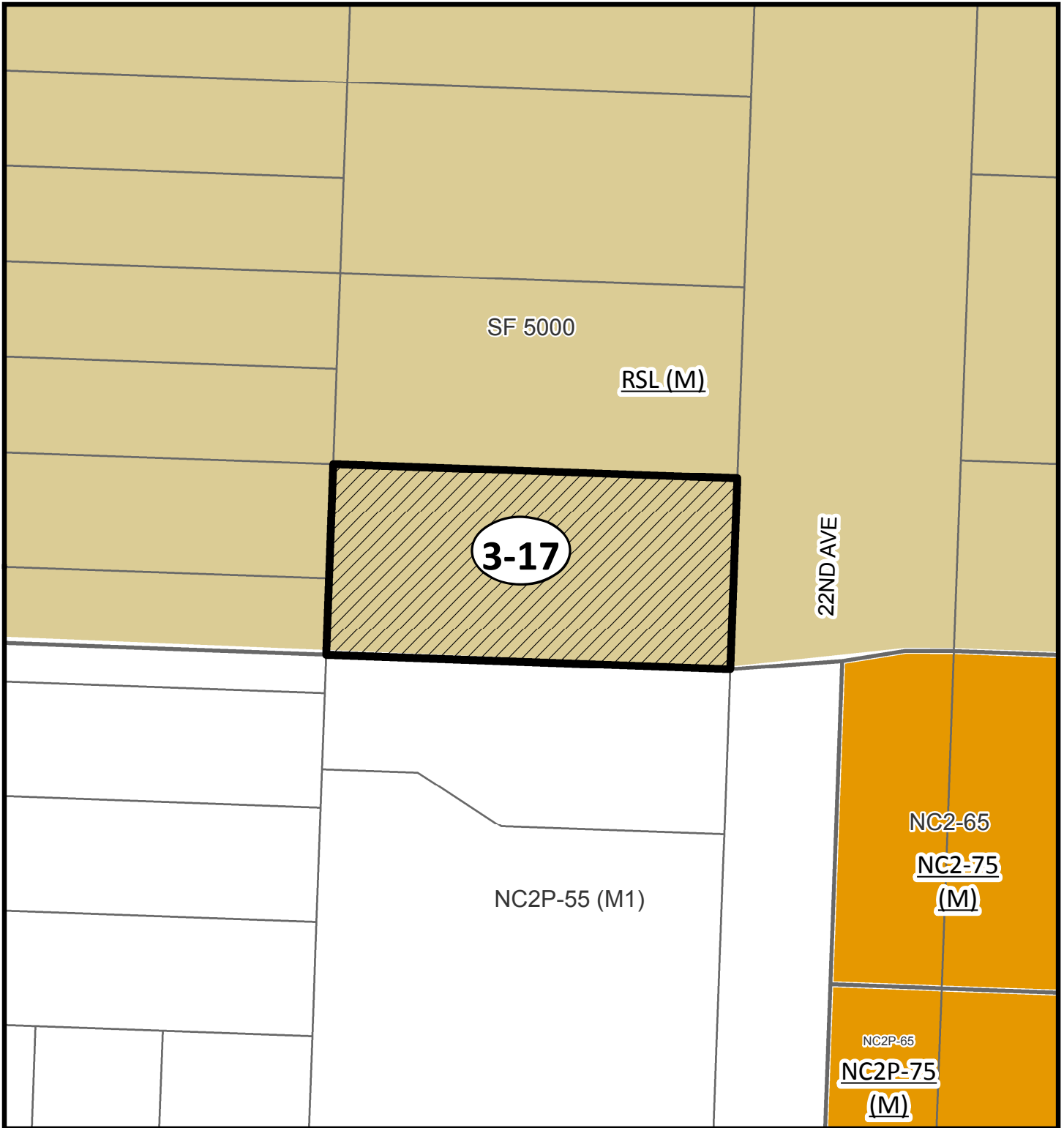
Increase the proposed zone designation for a portion of the block at the northwest corner of 20th Av S and S Holgate St from Residential Small Lot to Lowrise multifamily.

Comprehensive Plan Amendment Required? No

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3-17

1419 22nd Avenue

From:
SF 5000

To: CB 119444	RSL (M)
Amendment	LR2 (M1)

 Current Zoning
 Amendment Area

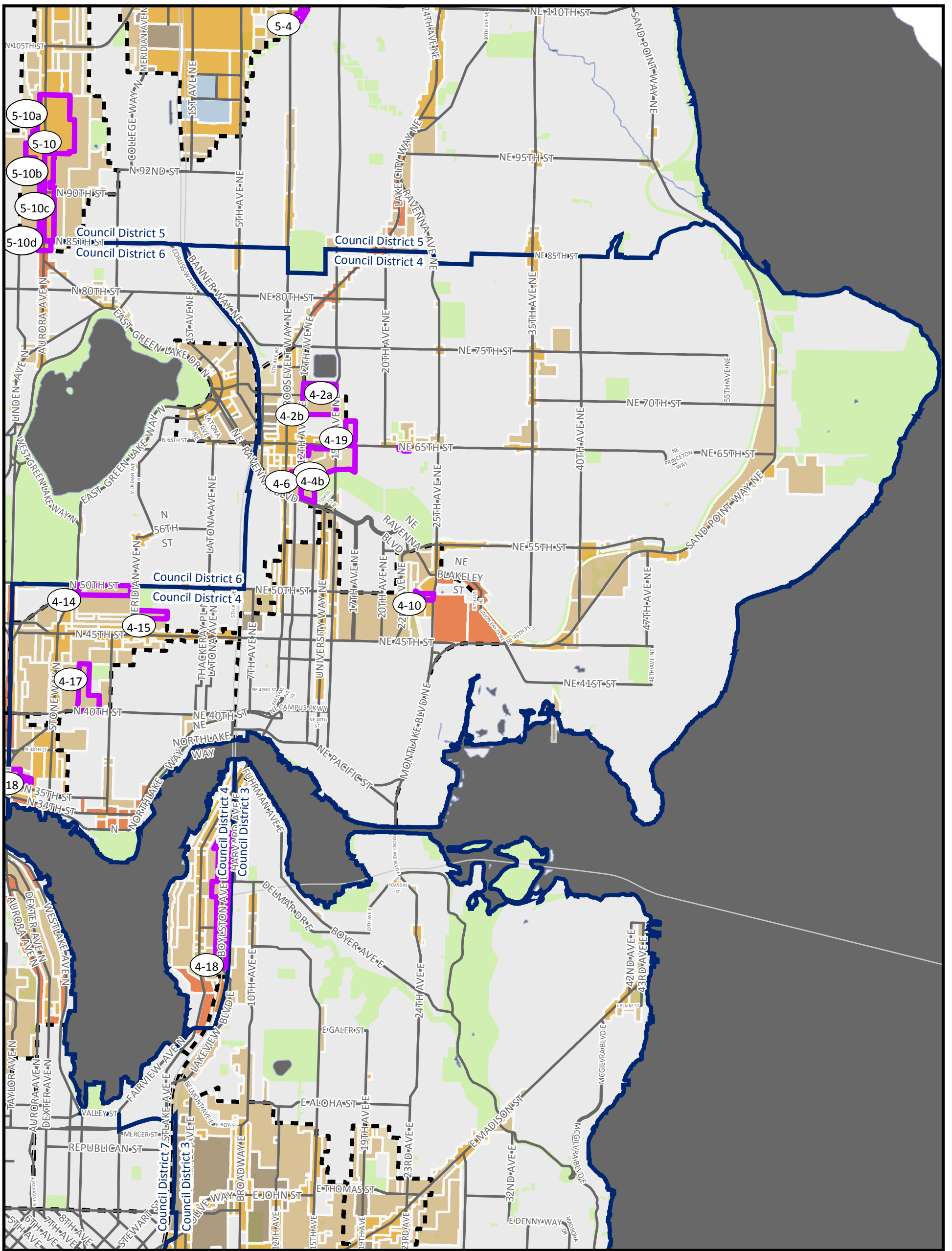
Increase the proposed zone designation to LR2 (M1)

Comprehensive Plan Amendment Required? No

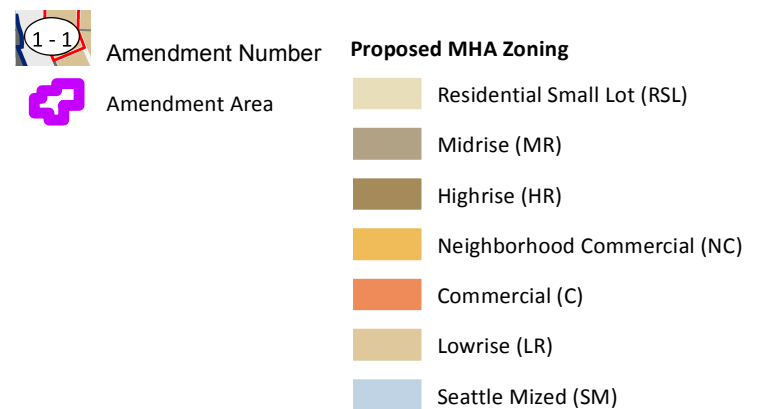
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Link to record for CB 119444: <http://seattle.legistar.com/LegislationDetail.aspx?ID=3840745&GUID=7E5F305E-10DA-41F3-AE5D-66E3CAEB81B1>



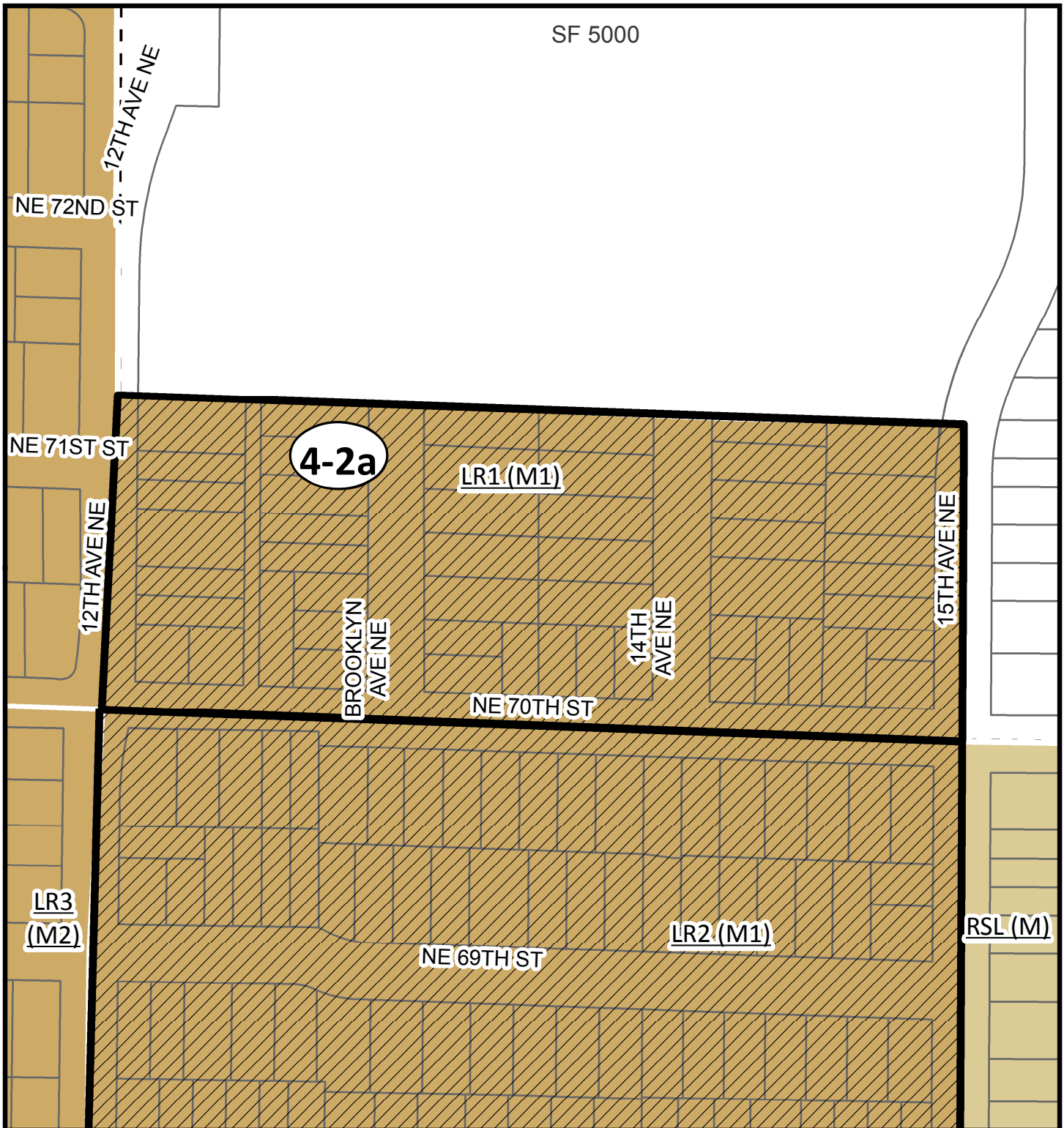
Potential Amendments to Proposed MHA Zoning in Council District: 4



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District 4: Proposed Map Amendments

Map Amendment #	Address / Area Description	Current Zoning	Zoning Proposed in CB 119444	Proposed Amendment	Amendment Description	Requires Amendment to the Comp Plan?
4-2a	Area north of Roosevelt High School, north of NE 70th ST	SF 5000	LR1 (M1)	RSL (M)	Reduce the proposed zone designation from Lowrise to Residential Small Lot.	No
4-2b	Area north of Roosevelt High School, between NE 68th and NE 70th St	SF 5000	LR2 (M1)	LR1 (M1)	Reduce the proposed zone designation from Lowrise 2 to Lowrise 1.	No
4-4a	Roosevelt Urban Village - Ravenna-Cowen Historic District	SF 5000	RSL (M)	SF 5000	Reduce changes to (M) level increases where the Historic District overlaps with the boundary of the existing Roosevelt UV. Do not expand the UV boundary or apply MHA where the Historic District overlaps with the proposed UV boundary expansion area.	Yes
4-4b	Roosevelt Urban Village and Ravenna-Cowen North Historic District	SF/LR/NC	LR/RSL/NC	SF/LR/NC (no rezone)	Remove areas from the proposal and do not apply MHA where the Ravenna-Cowen North Historic District overlaps with the existing or proposed Roosevelt Urban Village boundary.	Yes
4-6	6207-6211 12th Ave NE; 1012-1032 NE 62nd	SF 5000	LR1 (M1)	LR2 (M1)	Increase the proposed zone designation on NE 62nd St between Roosevelt Way NE and 12th Av NE in the Roosevelt Urban Village from Lowrise 1 to Lowrise 2.	No
4-10	4907 25th Ave NE	C1-40	NC2-55 (M)	NC2-75	Increase the proposed height from 55 feet to 75 feet.	No
4-14	Wallingford Urban Village - area currently zoned SF north of N 49th St	SF 5000	LR1/LR1 RC (M1)	RSL (M)	Reduce the proposed Lowrise multifamily zone designation to Residential Small Lot.	No
4-15	Wallingford Urban Village - area currently zoned SF north of N 46th St	SF 5000	LR1 (M1)	RSL (M)	Reduce the proposed Lowrise multifamily zone designation to Residential Small Lot.	No
4-17	Wallingford Urban Village - area currently zoned SF north of N 40th St between Ashworth & Densmore	SF 5000	LR1 (M1)	RSL (M)	Reduce the proposed Lowrise multifamily zone designation to Residential Small Lot.	No
4-18	Eastern edge of Eastlake Urban Village	LR3	LR3 (M)	MR (M1)	Increase proposed multifamily zone designations on the east side of the Eastlake Urban Village to Midrise.	No
4-19	Single-family zoned area between 16th and 17th Ave NE, south of NE 68th S	SF 5000	RSL (M)	SF 5000 (no rezone)	Do not apply MHA, do not expand the Roosevelt Urban Village Boundary, and do not rezone the existing single-family zoned area between 16th and 17th Ave NE, south of NE 68th St.	Yes





4-2a

Area north of Roosevelt High School, north of NE 70th ST

From:
SF 5000

To: CB 119444	LR1 (M1)
Amendment	RSL (M)

 Current Zoning
 Amendment Area

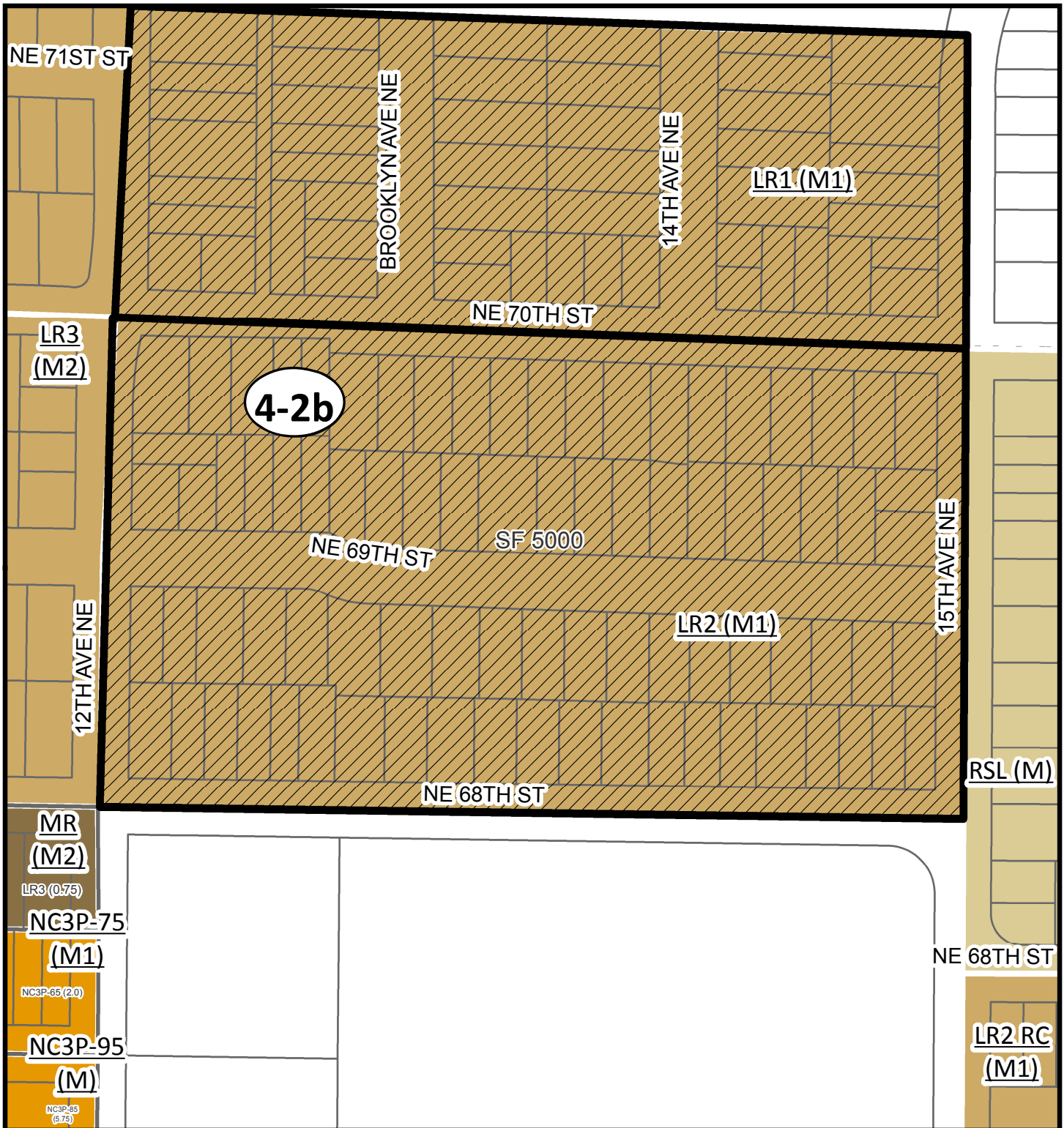
Reduce the proposed zone designation from Lowrise to Residential Small Lot.

Comprehensive Plan Amendment Required? No

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4-2b

Area north of Roosevelt High School, between NE 68th and NE 70th St

From:
SF 5000

To: CB 119444	LR2 (M1)
Amendment	LR1 (M1)

 Current Zoning
 Amendment Area

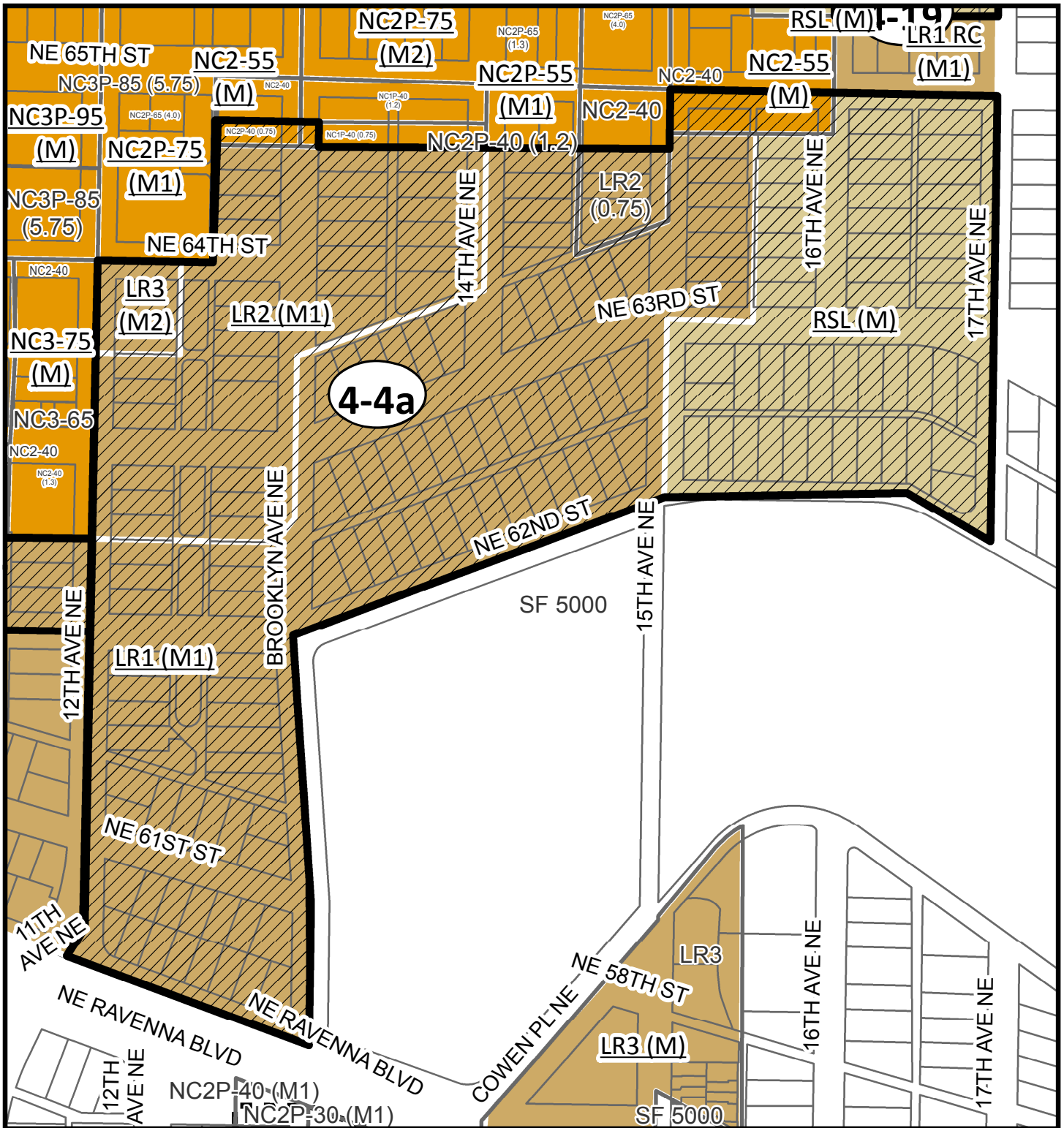
Reduce the proposed zone designation from Lowrise 2 to Lowrise 1.

Comprehensive Plan Amendment Required? No

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4-4a

Roosevelt Urban Village - Ravenna-Cowen Historic District

From:
SF 5000

To: CB 119444	RSL (M)
Amendment	SF 5000

 Current Zoning
 Amendment Area

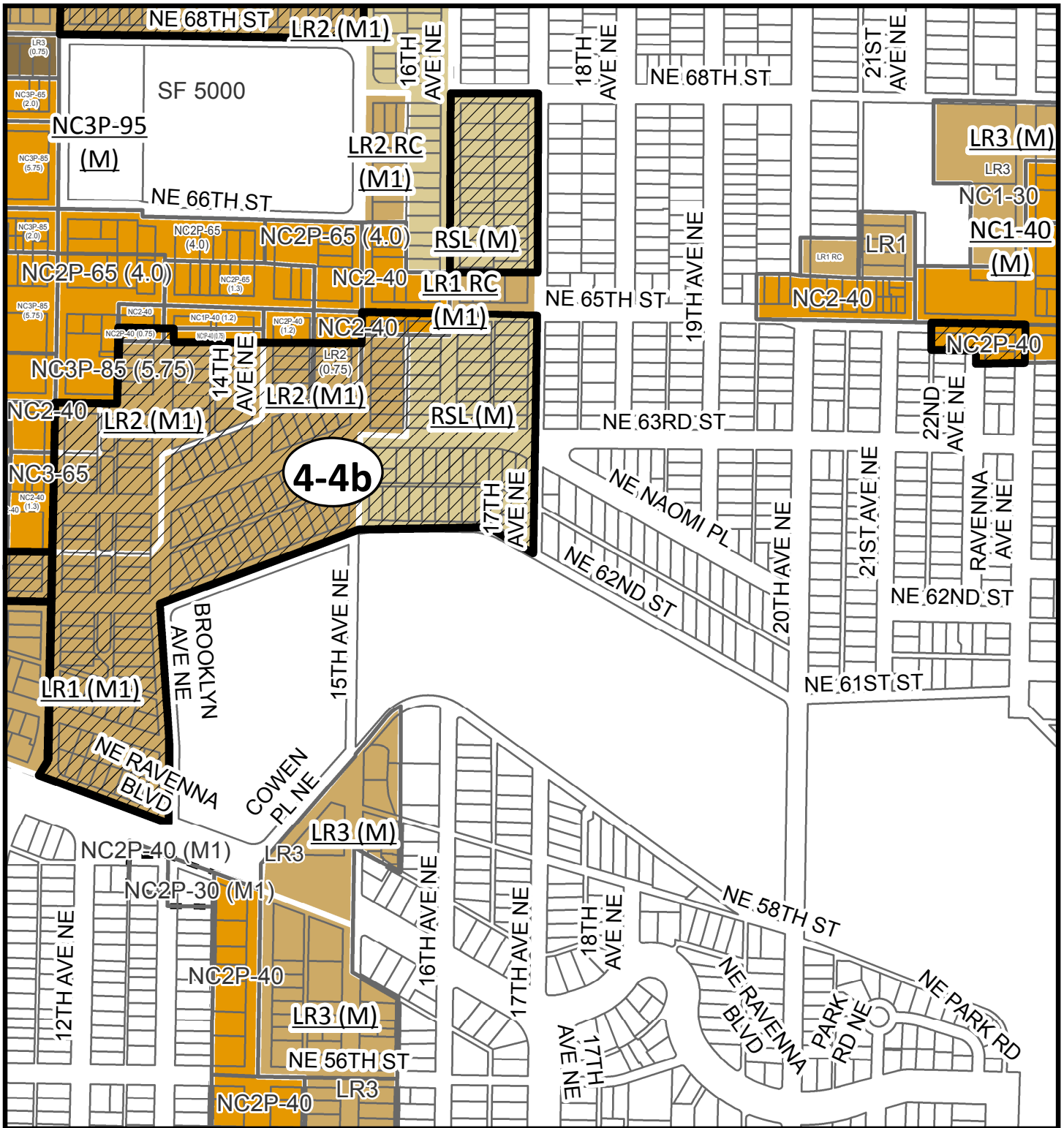
Reduce changes to (M) level increases where the Historic District overlaps with the boundary of the existing Roosevelt UV. Do not expand the UV boundary or apply MHA where the Historic District overlaps with the proposed UV boundary expansion area.

Comprehensive Plan Amendment Required? Yes

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4-4b

Roosevelt Urban Village and Ravenna-Cowen North Historic District

From:
SF/LR/NC

To: CB 119444
Amendment

LR/RSL/NC
SF/LR/NC (no rezone)

 Current Zoning
 Amendment Area

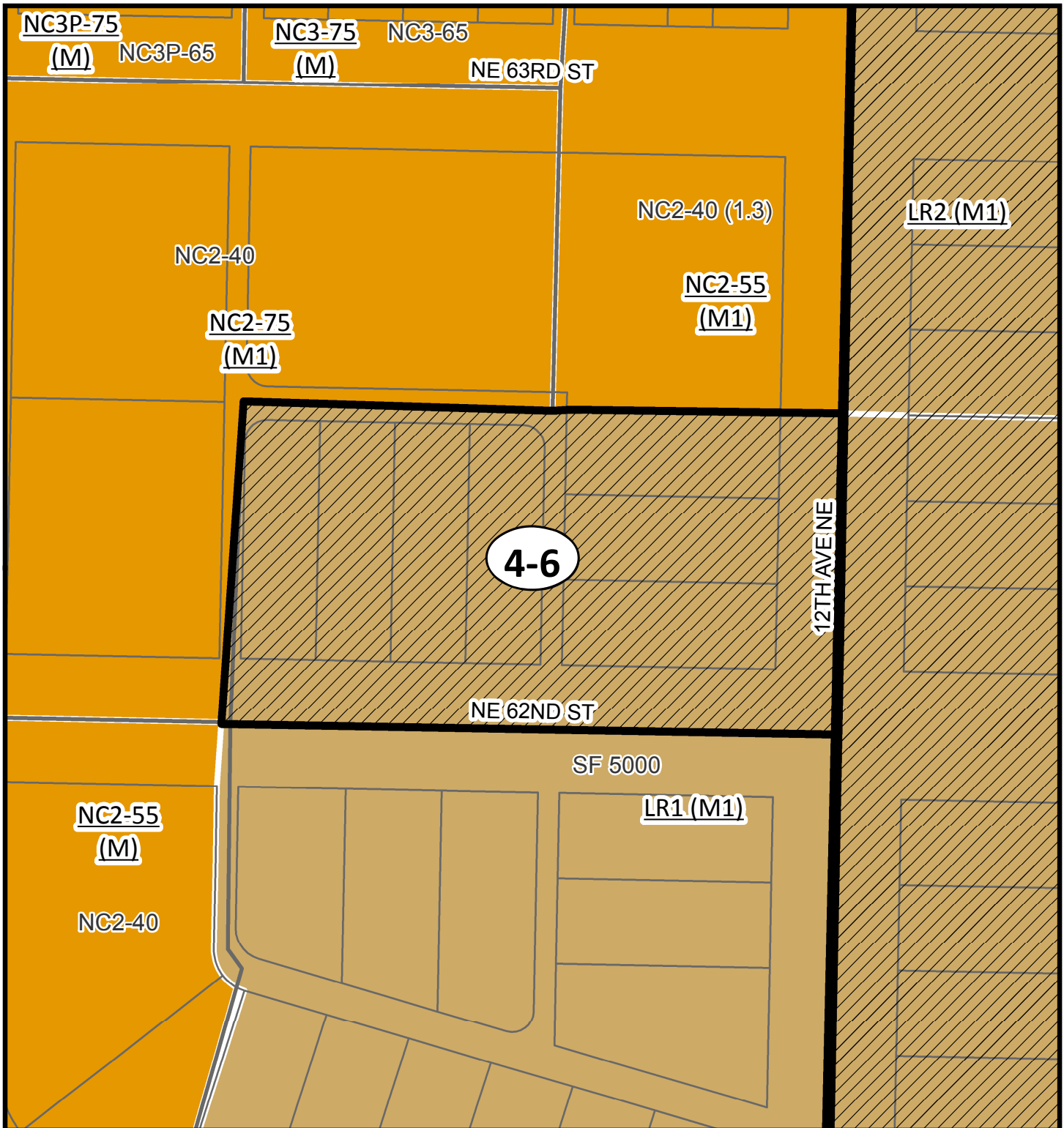
Remove areas from the proposal and do not apply MHA where the Ravenna-Cowen North Historic District overlaps with the existing or proposed Roosevelt Urban Village boundary.

Comprehensive Plan Amendment Required? Yes

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4-6

6207-6211 12th Ave NE; 1012-1032 NE 62nd

From:
SF 5000

To: CB 119444	LR1 (M1)
Amendment	LR2 (M1)

 Current Zoning
 Amendment Area

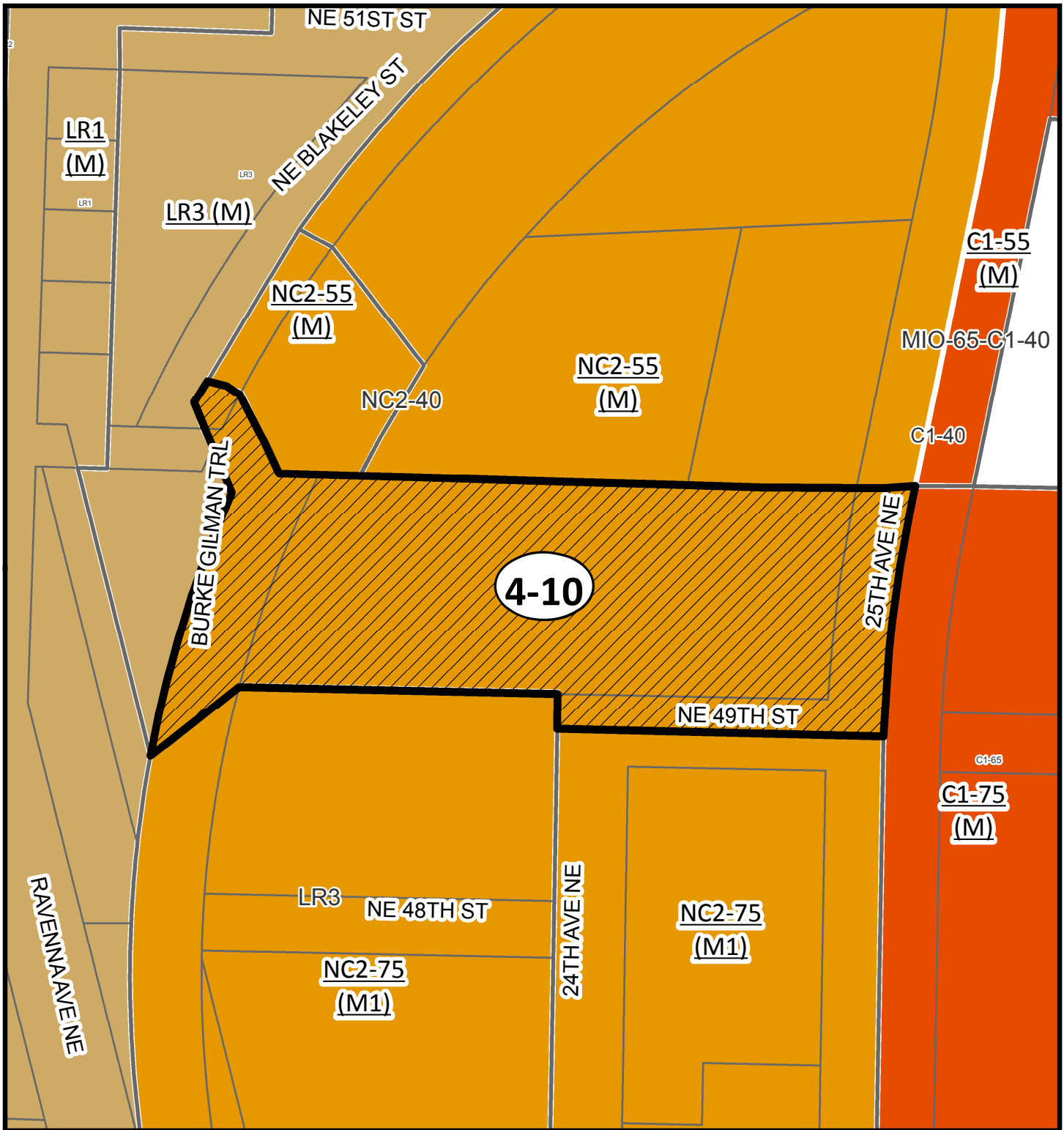
Increase the proposed zone designation on NE 62nd St between Roosevelt Way NE and 12th Av NE in the Roosevelt Urban Village from Lowrise 1 to Lowrise 2.

Comprehensive Plan Amendment Required? No

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4-10

4907 25th Ave NE

From:
C1-40

To: CB 119444	NC2-55 (M)
Amendment	NC2-75

 Current Zoning
 Amendment Area

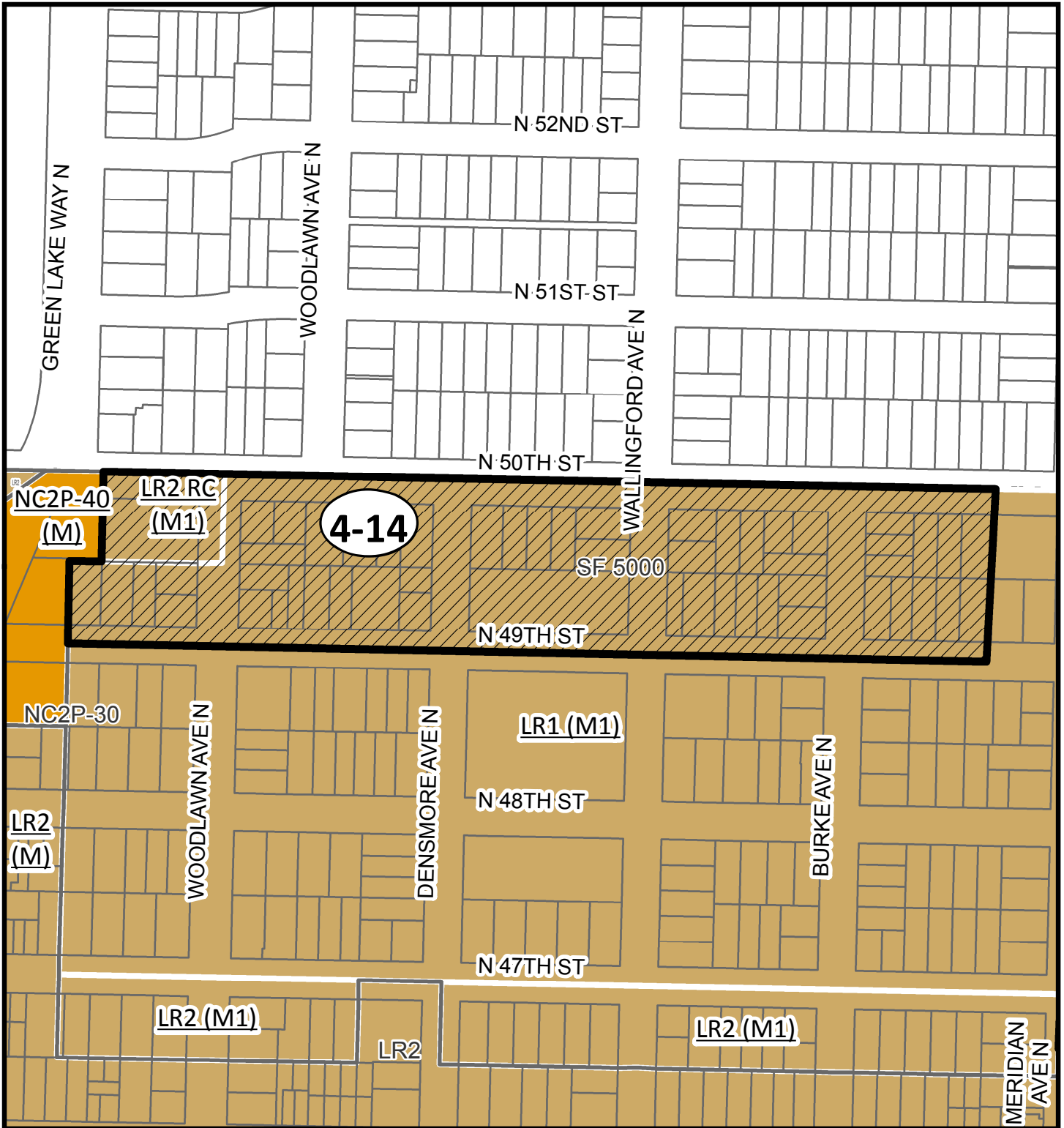
Increase the proposed height from 55 feet to 75 feet.

Comprehensive Plan Amendment Required? No

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4-14

Wallingford Urban Village - area currently zoned SF north of N 49th St

From:
SF 5000

To: CB 119444	LR1/LR1 RC (M1)
Amendment	RSL (M)

 Current Zoning
 Amendment Area

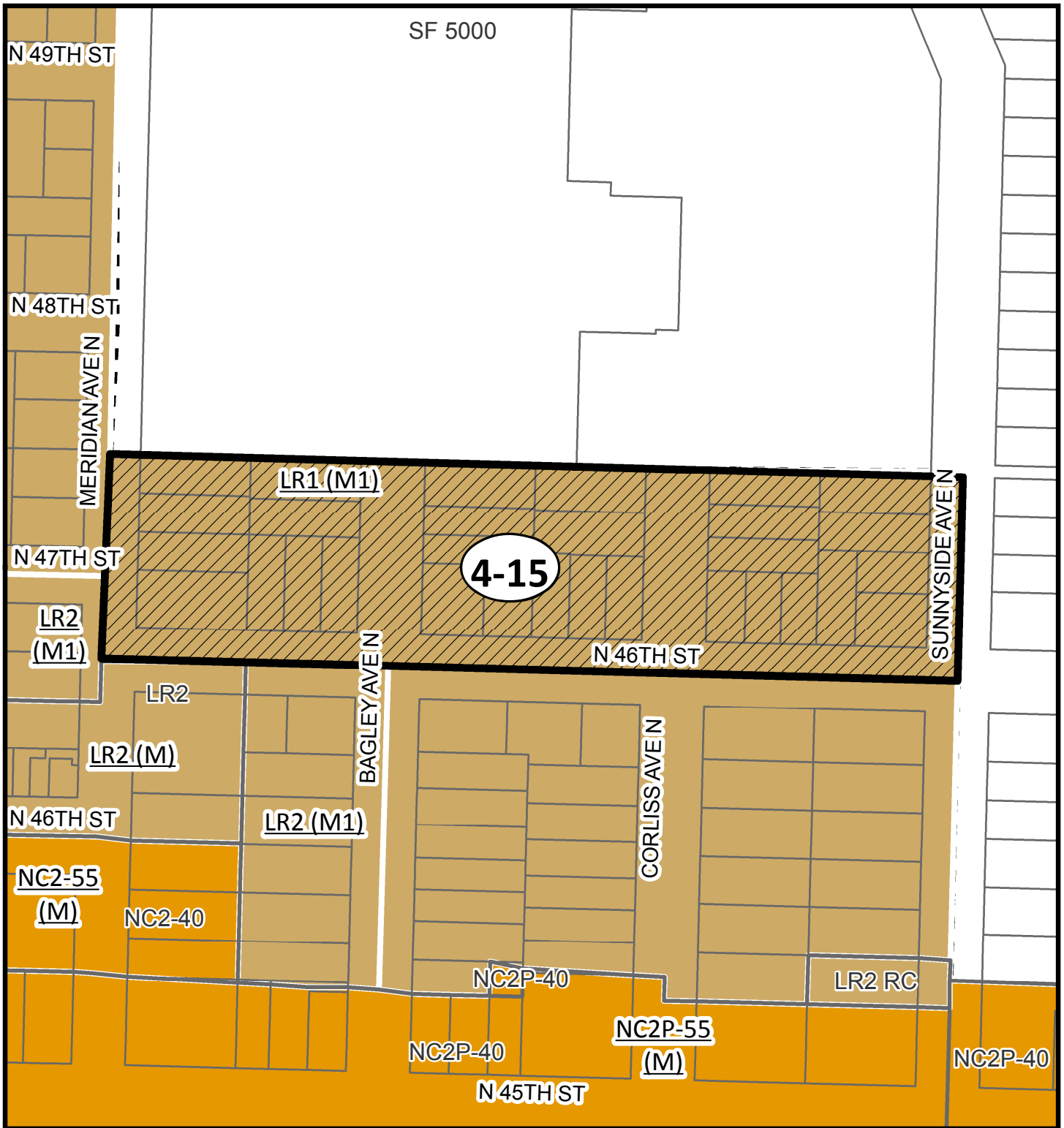
Reduce the proposed Lowrise multifamily zone designation to Residential Small Lot.

Comprehensive Plan Amendment Required? No

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4-15

Wallingford Urban Village - area currently zoned SF north of N 46th St

From:
SF 5000

To: CB 119444	LR1 (M1)
Amendment	RSL (M)

 Current Zoning
 Amendment Area

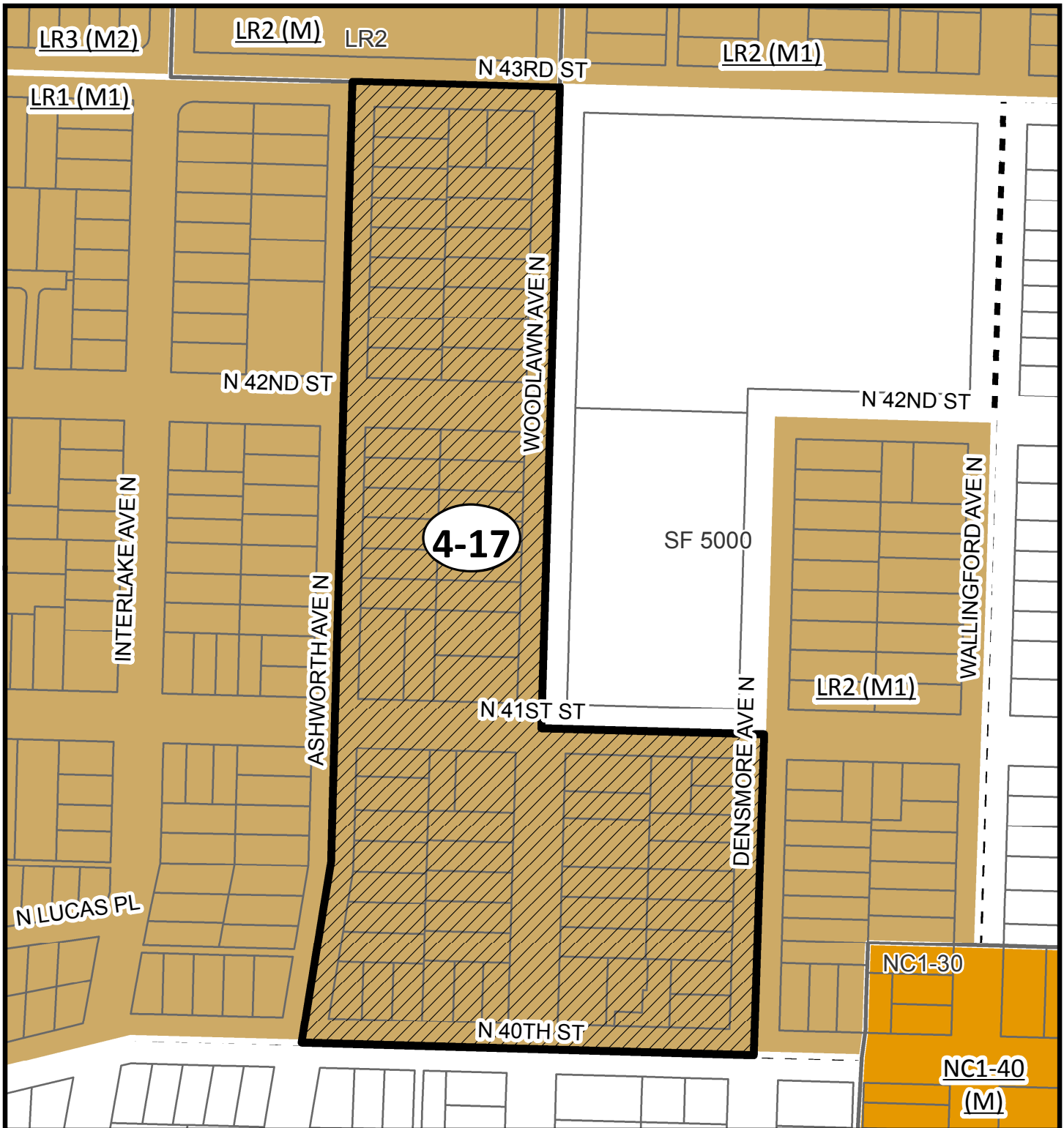
Reduce the proposed Lowrise multifamily zone designation to Residential Small Lot.

Comprehensive Plan Amendment Required? No

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Link to record for CB 119444: <http://seattle.legistar.com/LegislationDetail.aspx?ID=3840745&GUID=7E5F305E-10DA-41F3-AE5D-66E3CAEB81B1>





4-17

Area zoned SF north of N 40th St between Ashworth & Densmore

From:
SF 5000

To: CB 119444	LR1 (M1)
Amendment	RSL (M)

 Current Zoning
 Amendment Area

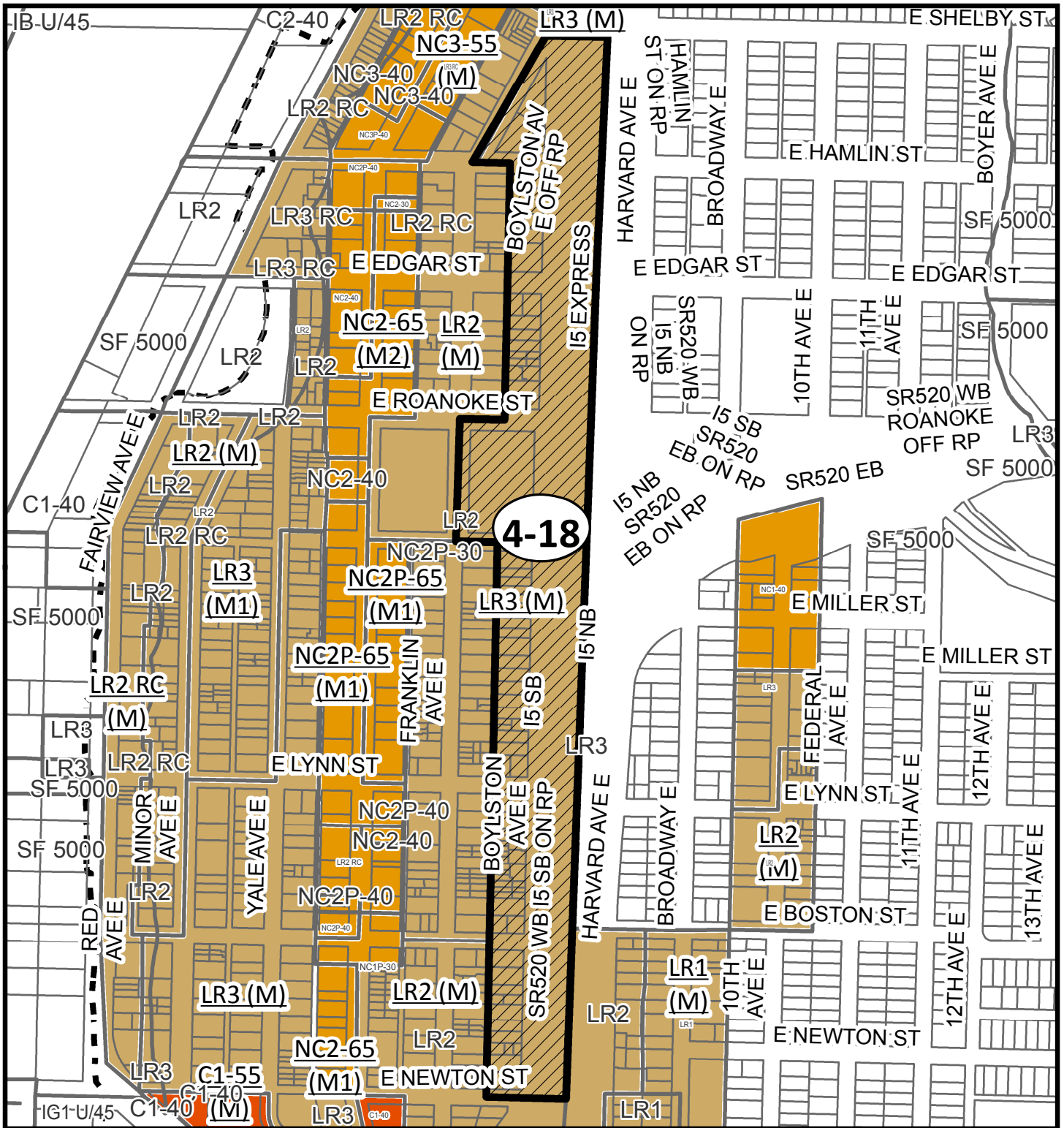
Reduce the proposed Lowrise multifamily zone designation to Residential Small Lot.

Comprehensive Plan Amendment Required? No

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4-18

Eastern edge of Eastlake Urban Village

From:
LR3

To: CB 119444	LR3 (M)
Amendment	MR (M1)

 Current Zoning
 Amendment Area

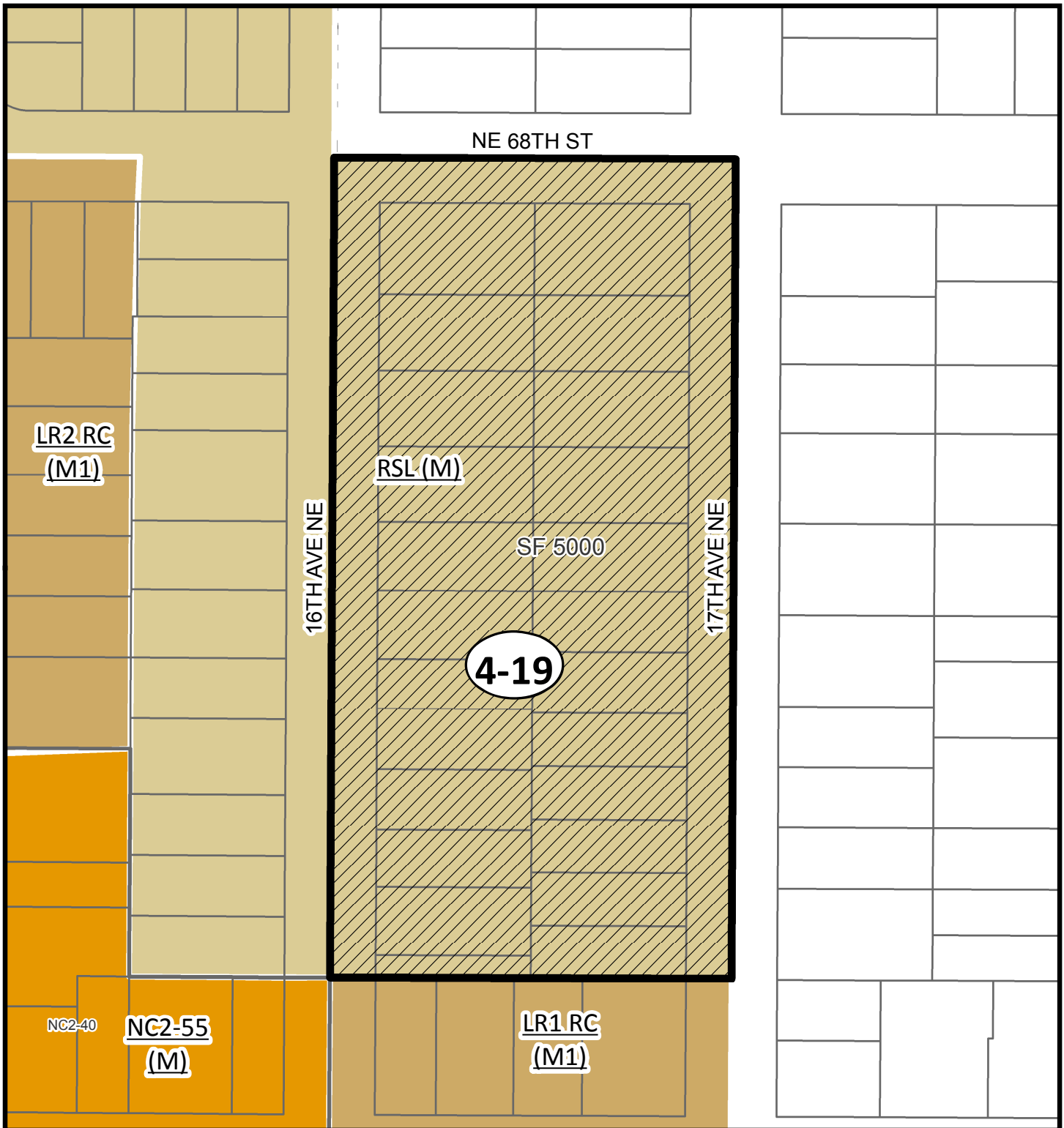
Increase proposed multifamily zone designations on the east side of the Eastlake Urban Village to Midrise.

Comprehensive Plan Amendment Required? No

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4-19 Single-family zoned area between 16th and 17th Ave NE, south of NE 68th S

From:
SF 5000

To: CB 119444	RSL (M)
Amendment	SF 5000 (no rezone)

 Current Zoning
 Amendment Area

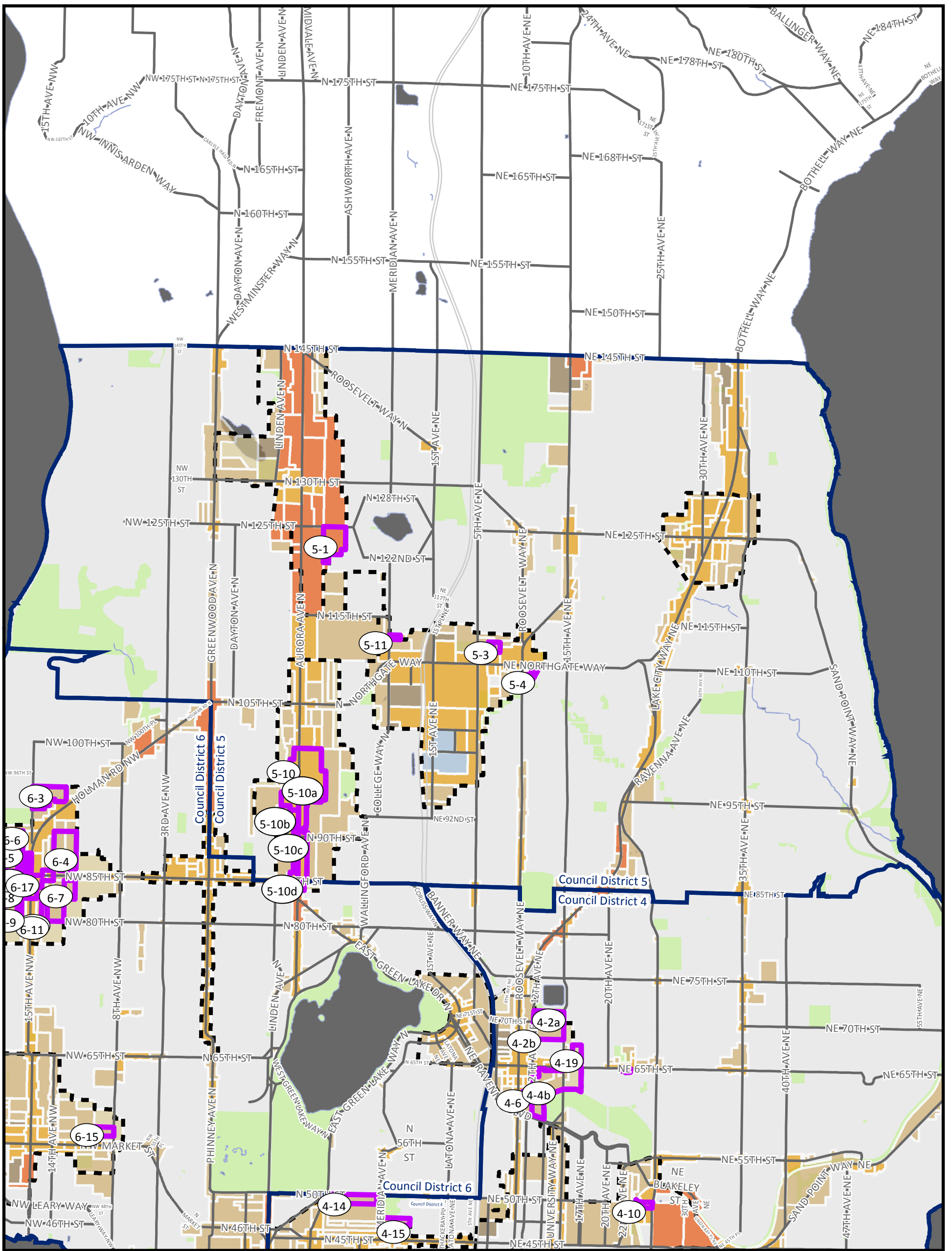
Do not apply MHA, do not expand the Roosevelt Urban Village Boundary, and do not rezone the existing single-family zoned area between 16th and 17th Ave NE, south of NE 68th St.

Comprehensive Plan Amendment Required? Yes

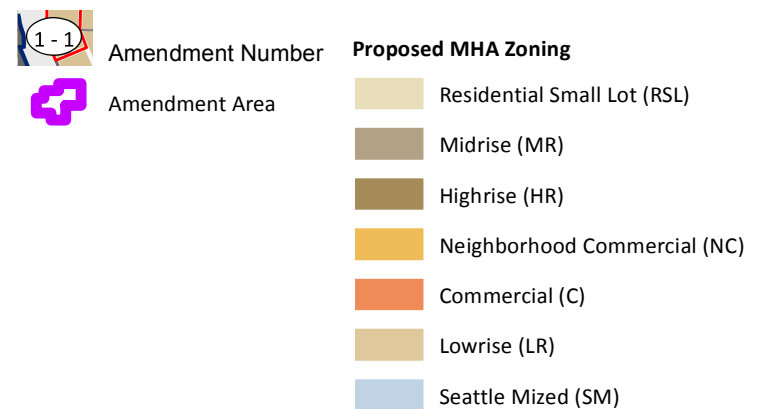
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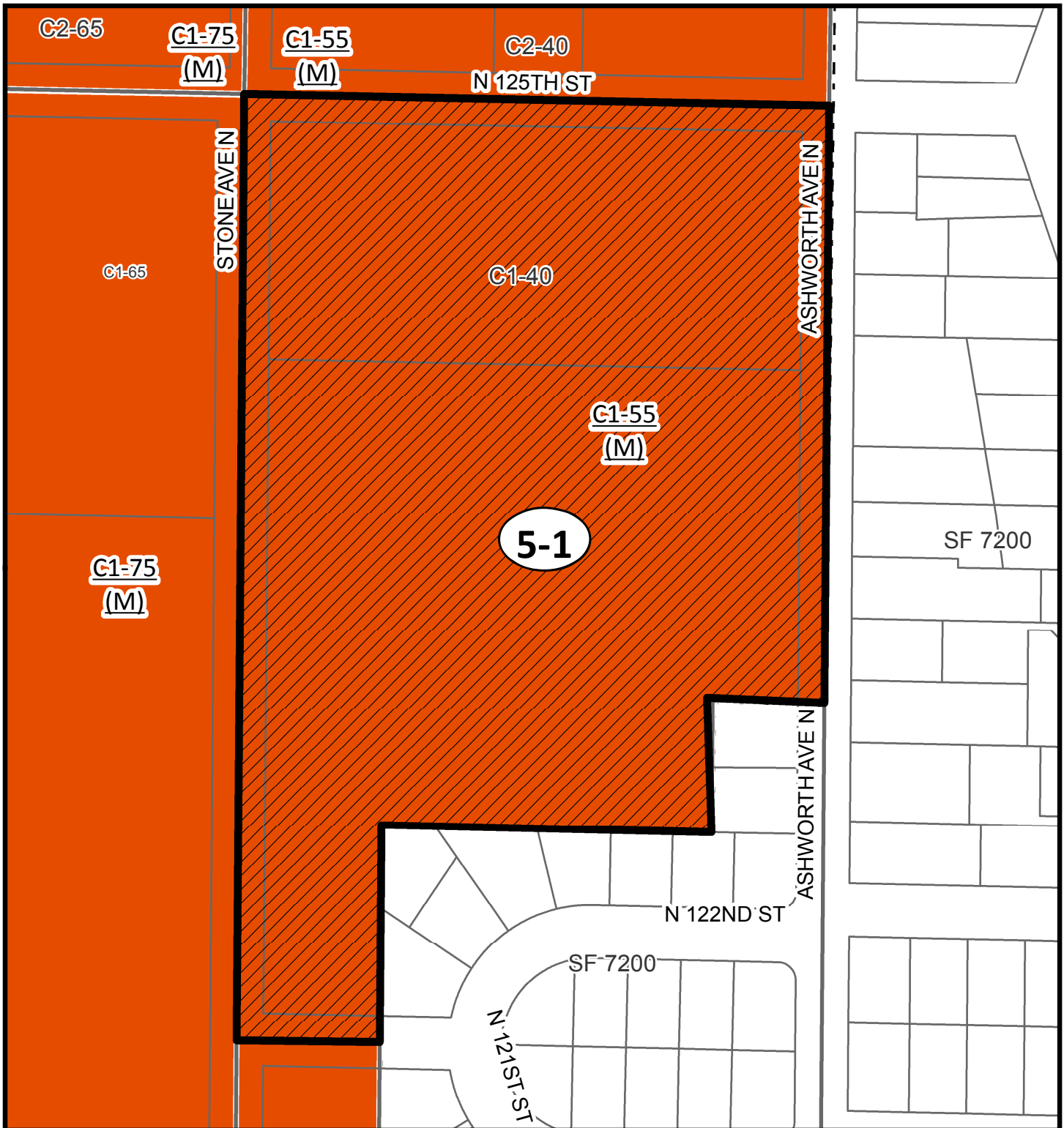
Potential Amendments to Proposed MHA Zoning in Council District: 5



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District 5: Proposed Map Amendments

Map Amendment #	Address / Area Description	Current Zoning	Zoning Proposed in CB 119444	Proposed Amendment	Amendment Description	Requires Amendment to the Comp Plan?
5-1	Mobile Home Parks south of N 125th St and west of Ashworth Av N	C1-40	C1-55 (M)	C1-40 (no rezone)	Do not apply MHA and do not rezone two mobile home parks located southwest of the intersection of N 125th St and Ashworth Av N in the Bitter lake Urban Village.	No
5-3	Northaven site - Resolve split zoning	LR3	LR3 (M)	MR (M1)	Consolidate the proposed zone designation for a split-zoned site in the Northgate Urban Center, currently developed with Northaven Senior Living, and increase the proposed zone designation for a portion of the site to Midrise multifamily residential.	No
5-4	Area along NE 108th St between 11th Av NE and NE Northgate Way	SF 5000	LR1 (M1)	RSL (M)	Reduce the proposed zone designation for an area along NE 108th St between 11th Av NE and NE Northgate Way from Lowrise multifamily to Residential Small Lot.	No
5-10	Aurora Ave N between N 85th St and N 100th St	NC or C 65	NC3-65 or 75	NC3P-65 (M) or 75 (M1)	Expand pedestrian designations along some Neighborhood Commercial - zoned areas along Aurora within the Aurora - Licton Spring Urban Village.	No
5-10a	Aurora Ave N between N 100th St and N 93rd St	C2-65	NC3-75 (M)	NC3P-75 (M)	Expand pedestrian designations along some Neighborhood Commercial - zoned areas along Aurora within the Aurora - Licton Spring Urban Village.	No
5-10b	west side of Aurora Ave N between N 93rd St and N 86th St	C1-40	NC3-65 (M1)	NC3P-65 (M1)	Expand pedestrian designations along some Neighborhood Commercial - zoned areas along Aurora within the Aurora - Licton Spring Urban Village.	No
5-10c	east side of Aurora Ave N between N 94th St and N 85th St	C1-65	NC3-75 (M)	NC3P-75 (M)	Expand pedestrian designations along some Neighborhood Commercial - zoned areas along Aurora within the Aurora - Licton Spring Urban Village.	No
5-10d	W side of Aurora Ave N from N 86th St to N 84th St; E side from N 85th St to N 84th St	C1-40	NC3-75 (M1)	NC3P-75 (M1)	Expand pedestrian designations along some Neighborhood Commercial - zoned areas along Aurora within the Aurora - Licton Spring Urban Village.	No
5-11	The area northeast of the intersection of Meridian Ave N and N 113th St	SF 5000	none	LR2 (M1)	Rezone from Single Family to Lowrise multifamily and expand the boundary of the Northgate Urban Center.	Yes





5-1

Mobile Home Parks south of N 125th St and west of Ashworth Av N

From:
C1-40

To: CB 119444	C1-55 (M)
Amendment	C1-40 (no rezone)

 Current Zoning
 Amendment Area

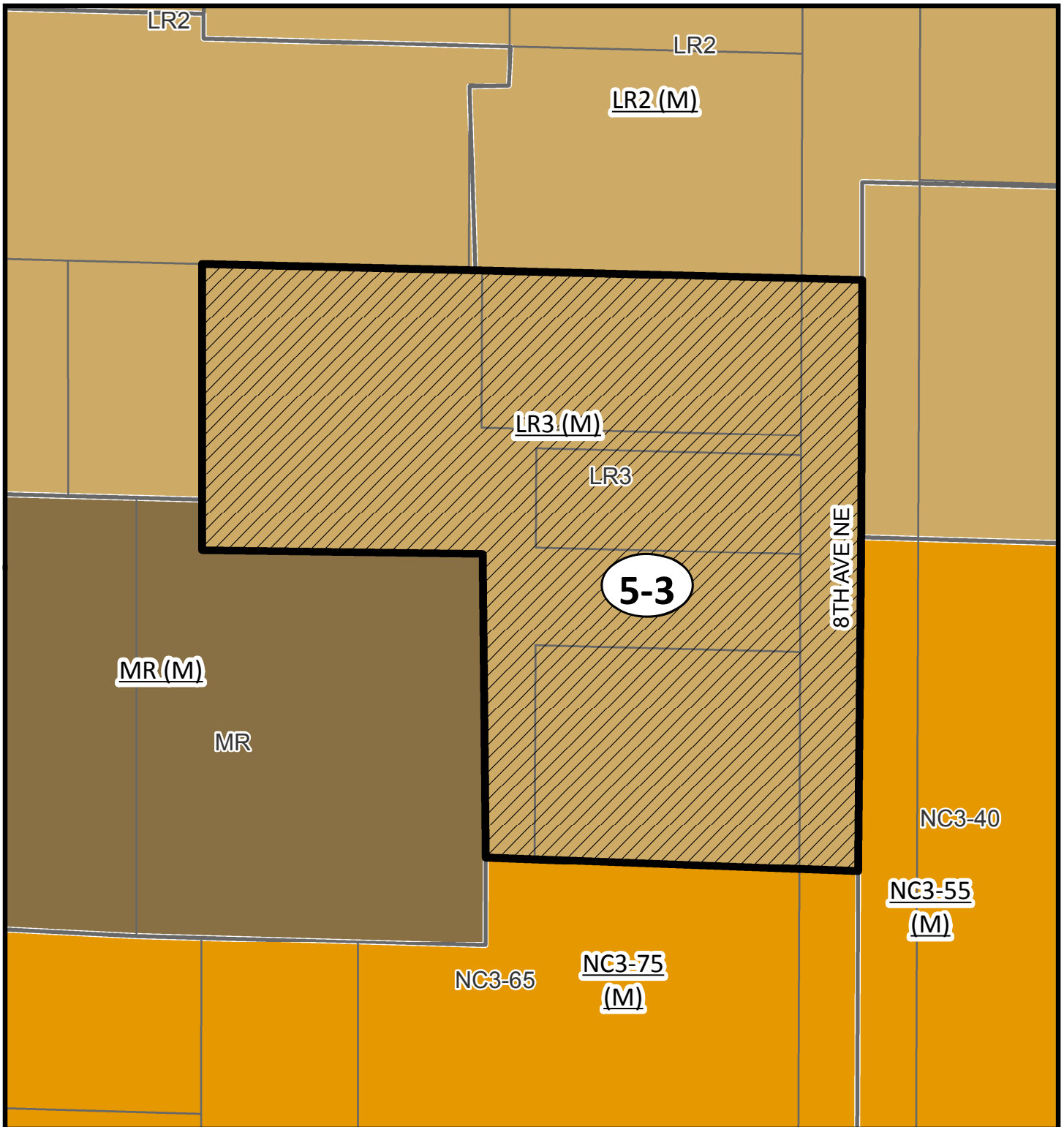
Do not apply MHA and do not rezone two mobile home parks located southwest of the intersection of N 125th St and Ashworth Av N in the Bitter lake Urban Village.

Comprehensive Plan Amendment Required? No

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5-3

Northhaven site - Resolve split zoning

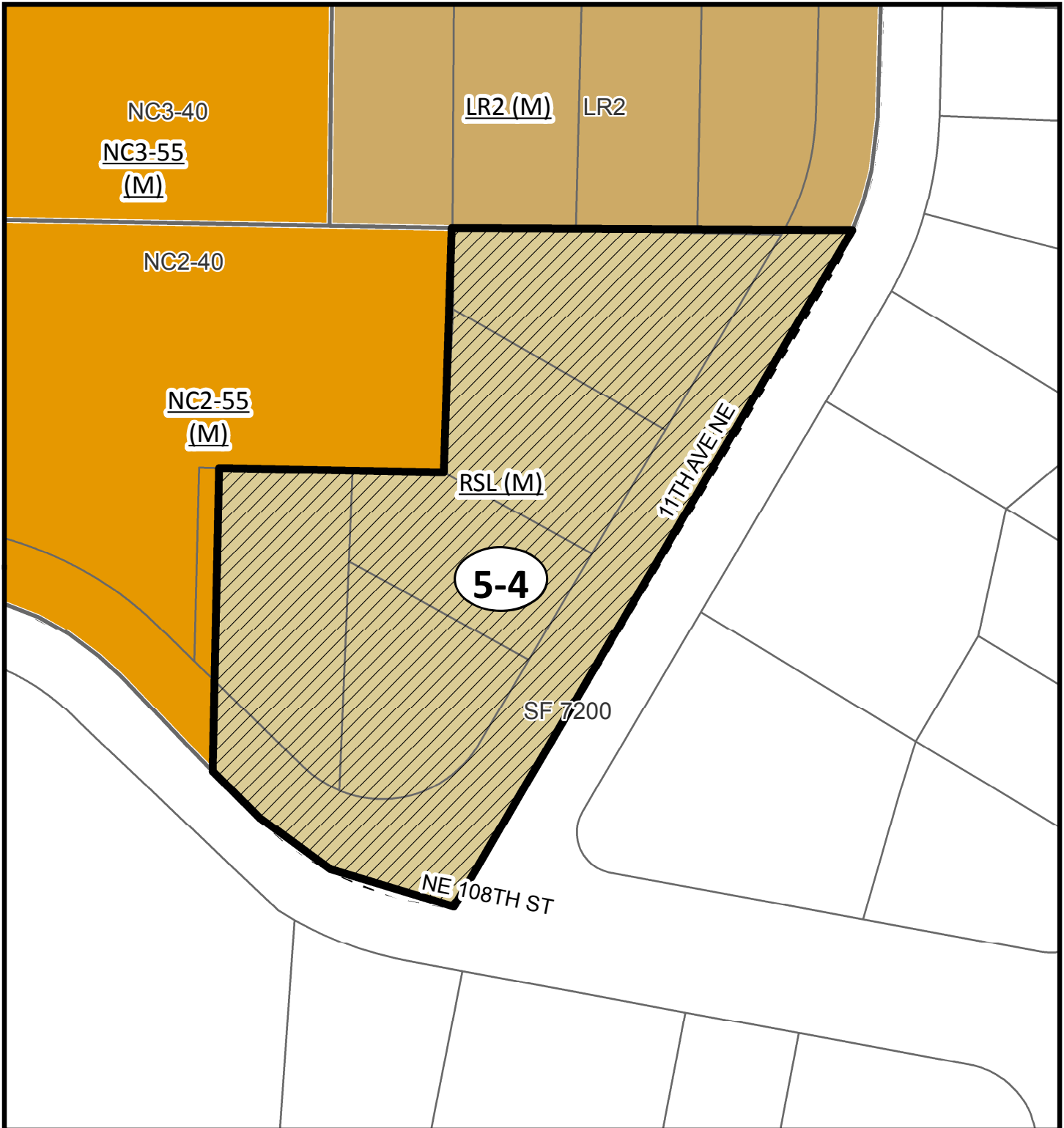
From:
LR3

To: CB 119444	LR3 (M)
Amendment	MR (M1)



 Current Zoning
 Amendment Area

Consolidate the proposed zone designation for a split-zoned site in the Northgate Urban Center, currently developed with Northhaven Senior Living, and increase the proposed zone designation for a portion of the site to Midrise multifamily residential.

Comprehensive Plan Amendment Required? No

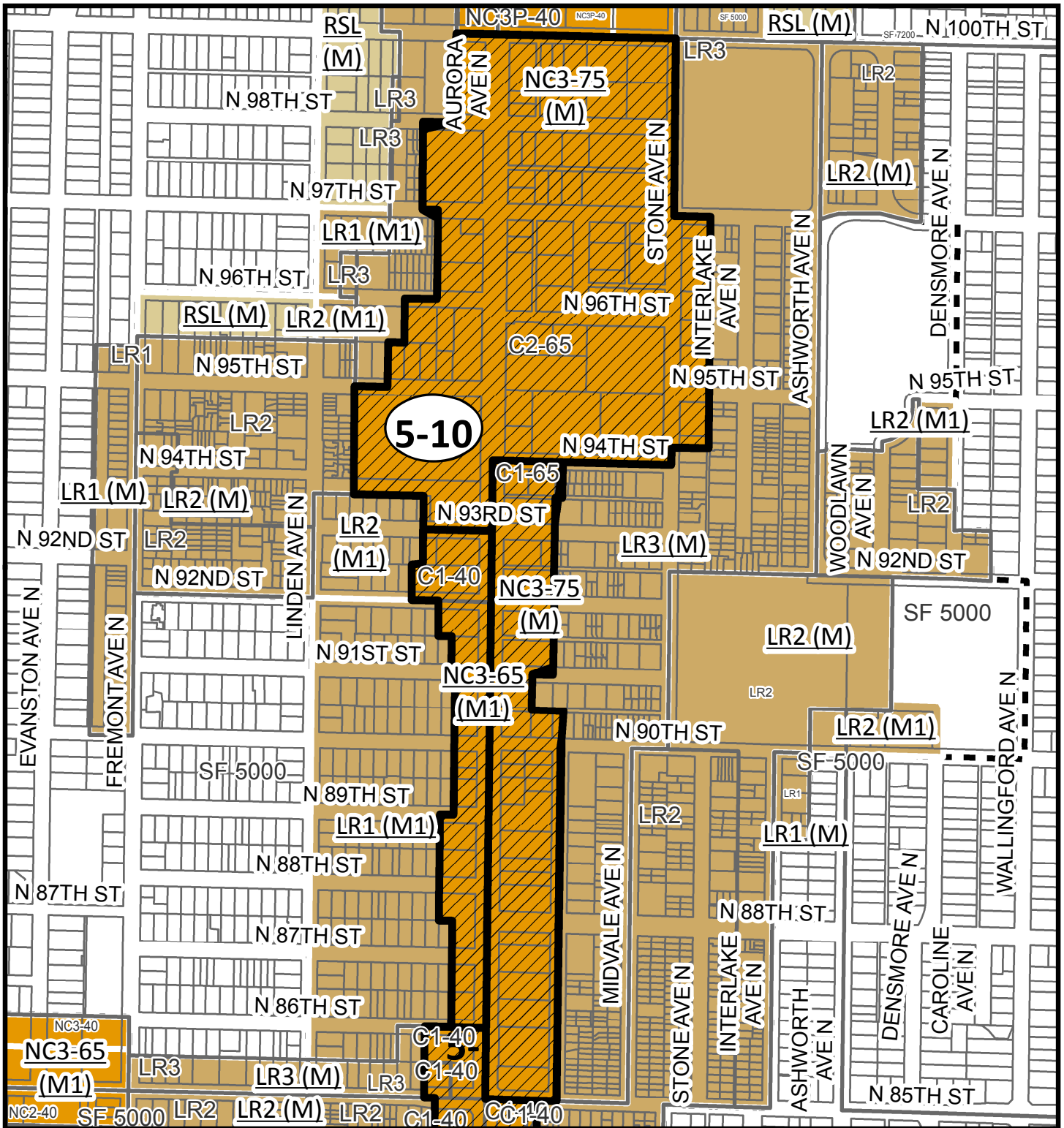


5-4 Area along NE 108th St between 11th Av NE and NE Northgate Way

From: SF 5000	To: CB 119444	LR1 (M1)	 Current Zoning  Amendment Area
	Amendment	RSL (M)	

Reduce the proposed zone designation for an area along NE 108th St between 11th Av NE and NE Northgate Way from Lowrise multifamily to Residential Small Lot.

Comprehensive Plan Amendment Required? No





5-10

Aurora Ave N between N 85th St and N 100th St

From:
NC or C 65

To: **CB 119444** | **NC3-65 or 75**

Amendment | **NC3P-65 (M) or 75 (M1)**

 Current Zoning
 Amendment Area

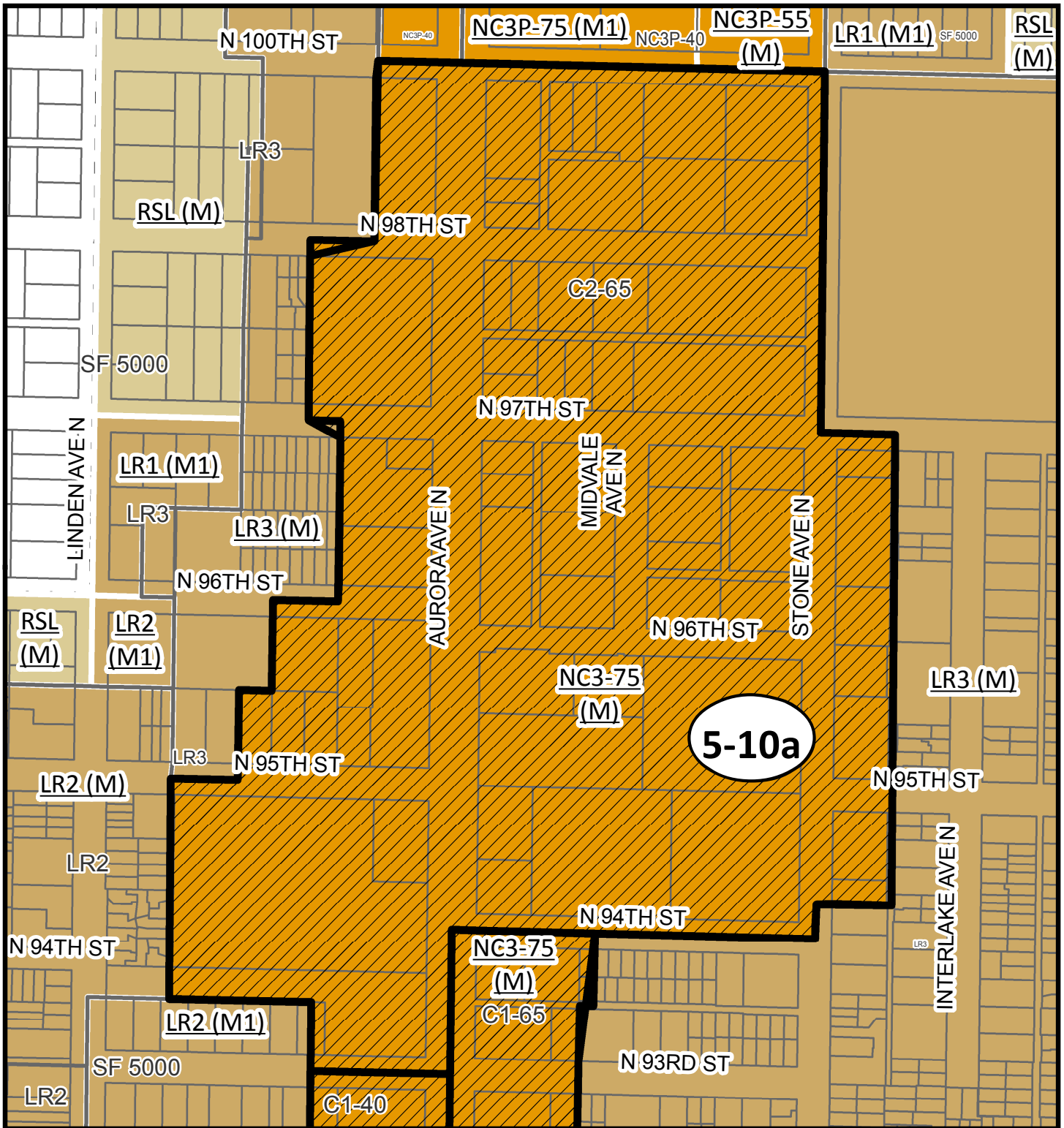
Expand pedestrian designations along some Neighborhood Commercial - zoned areas along Aurora within the Aurora - Licton Spring Urban Village.

Comprehensive Plan Amendment Required? No

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5-10a

Aurora Ave N between N 100th St and N 93rd St

From:
C2-65

To: CB 119444	NC3-75 (M)
Amendment	NC3P-75 (M)

 Current Zoning
 Amendment Area

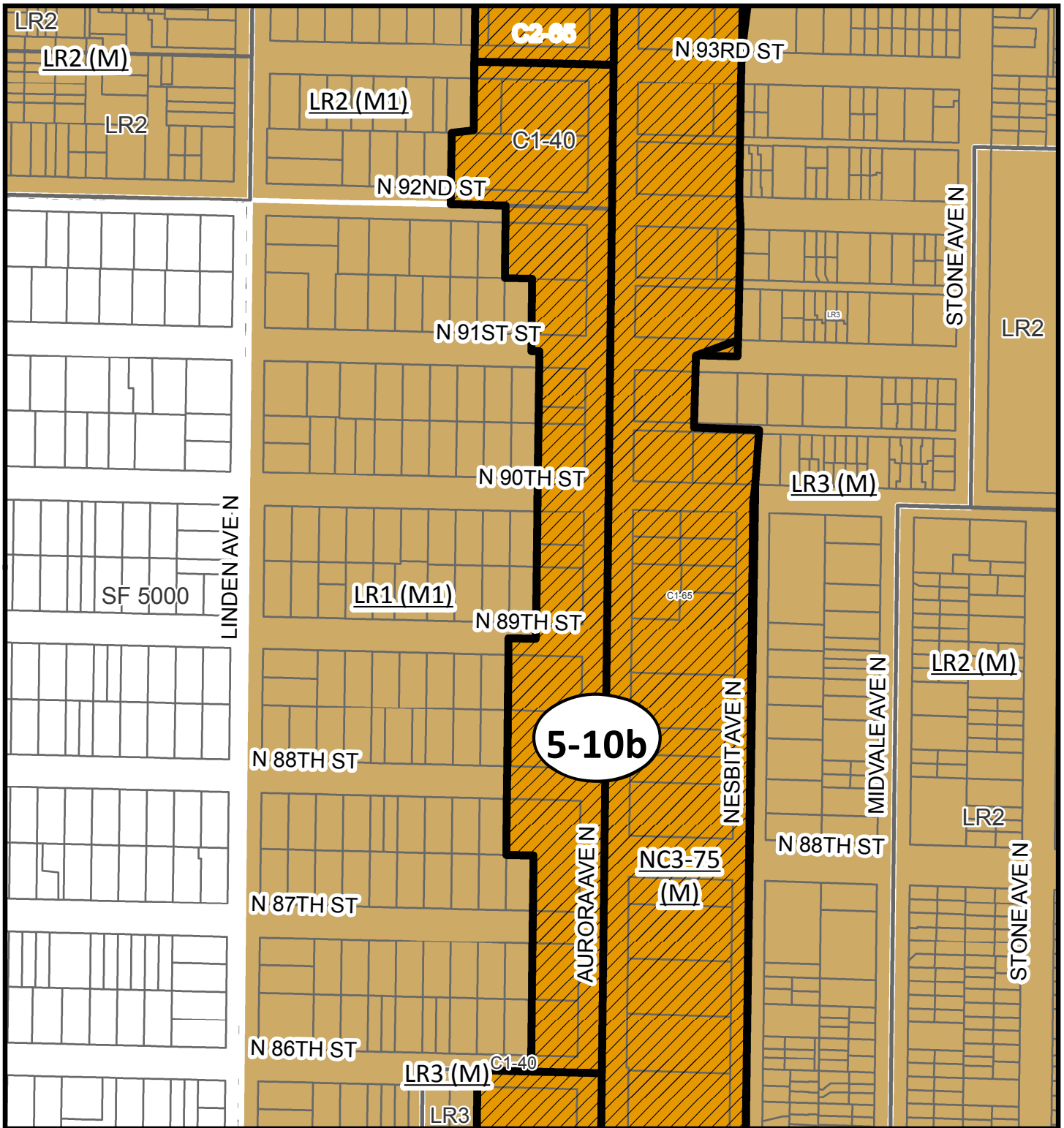
Expand pedestrian designations along some Neighborhood Commercial - zoned areas along Aurora within the Aurora - Licton Spring Urban Village.

Comprehensive Plan Amendment Required? No

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5-10b

west side of Aurora Ave N between N 93rd St and N 86th St

From:
C1-40

To: CB 119444	NC3-65 (M1)
Amendment	NC3P-65 (M1)

 Current Zoning
 Amendment Area

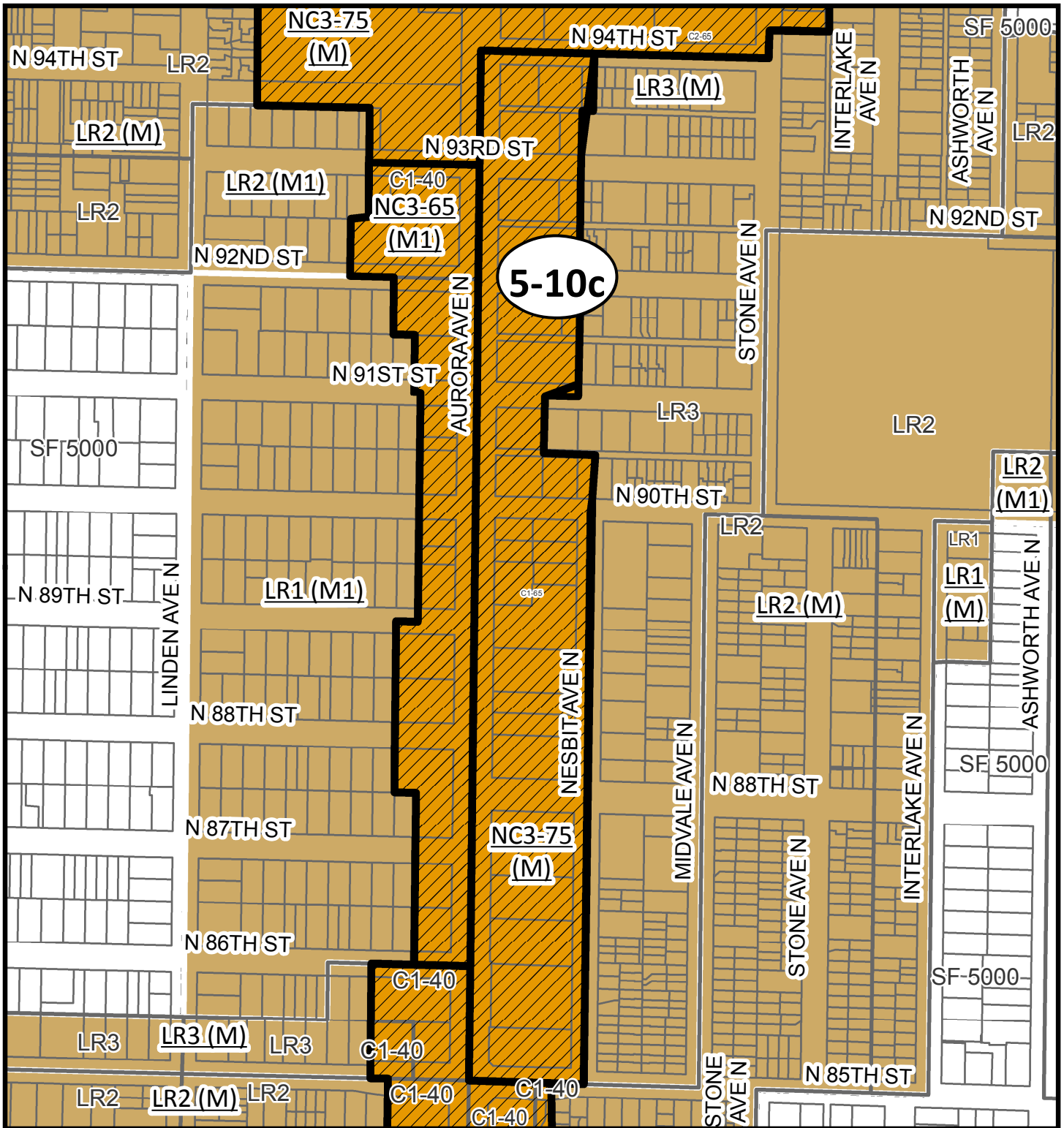
Expand pedestrian designations along some Neighborhood Commercial - zoned areas along Aurora within the Aurora - Licton Spring Urban Village.

Comprehensive Plan Amendment Required? No

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5-10c

east side of Aurora Ave N between N 94th St and N 85th St

From:
C1-65

To: CB 119444	NC3-75 (M)
Amendment	NC3P-75 (M)

 Current Zoning
 Amendment Area

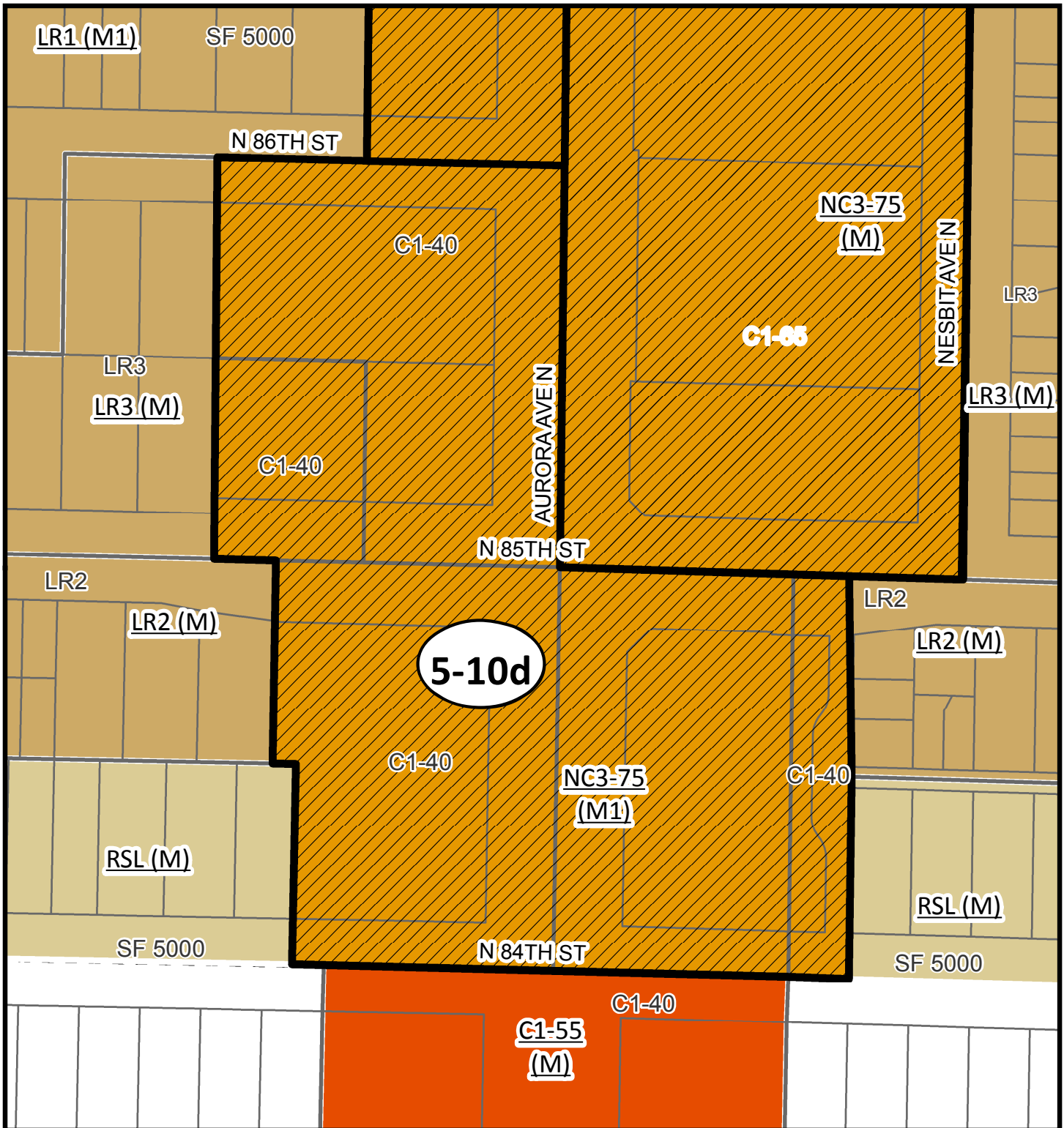
Expand pedestrian designations along some Neighborhood Commercial - zoned areas along Aurora within the Aurora - Licton Spring Urban Village.

Comprehensive Plan Amendment Required? No

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5-10d W side of Aurora Ave N from N 86th St to N 84th St; E side from N 85th St to N 84th St

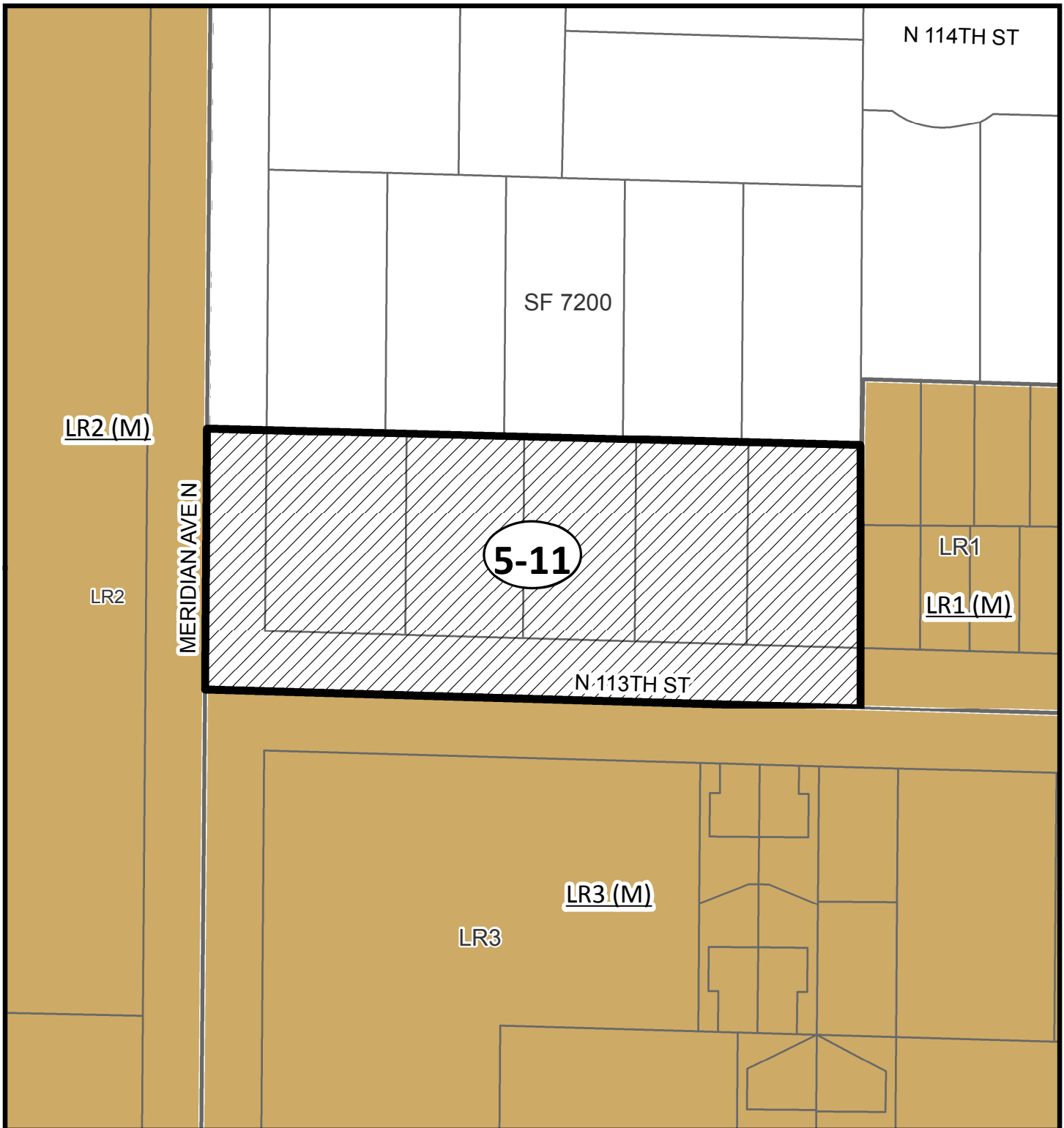
From:
C1-40

To: CB 119444	NC3-75 (M1)
Amendment	NC3P-75 (M1)

 Current Zoning
 Amendment Area

Expand pedestrian designations along some Neighborhood Commercial - zoned areas along Aurora within the Aurora - Licton Spring Urban Village.

Comprehensive Plan Amendment Required? No





5-11

The area northeast of the intersection of Meridian Ave N and N 113th St

From:
SF 5000

To: CB 119444	none
Amendment	LR2 (M1)

 Current Zoning
 Amendment Area

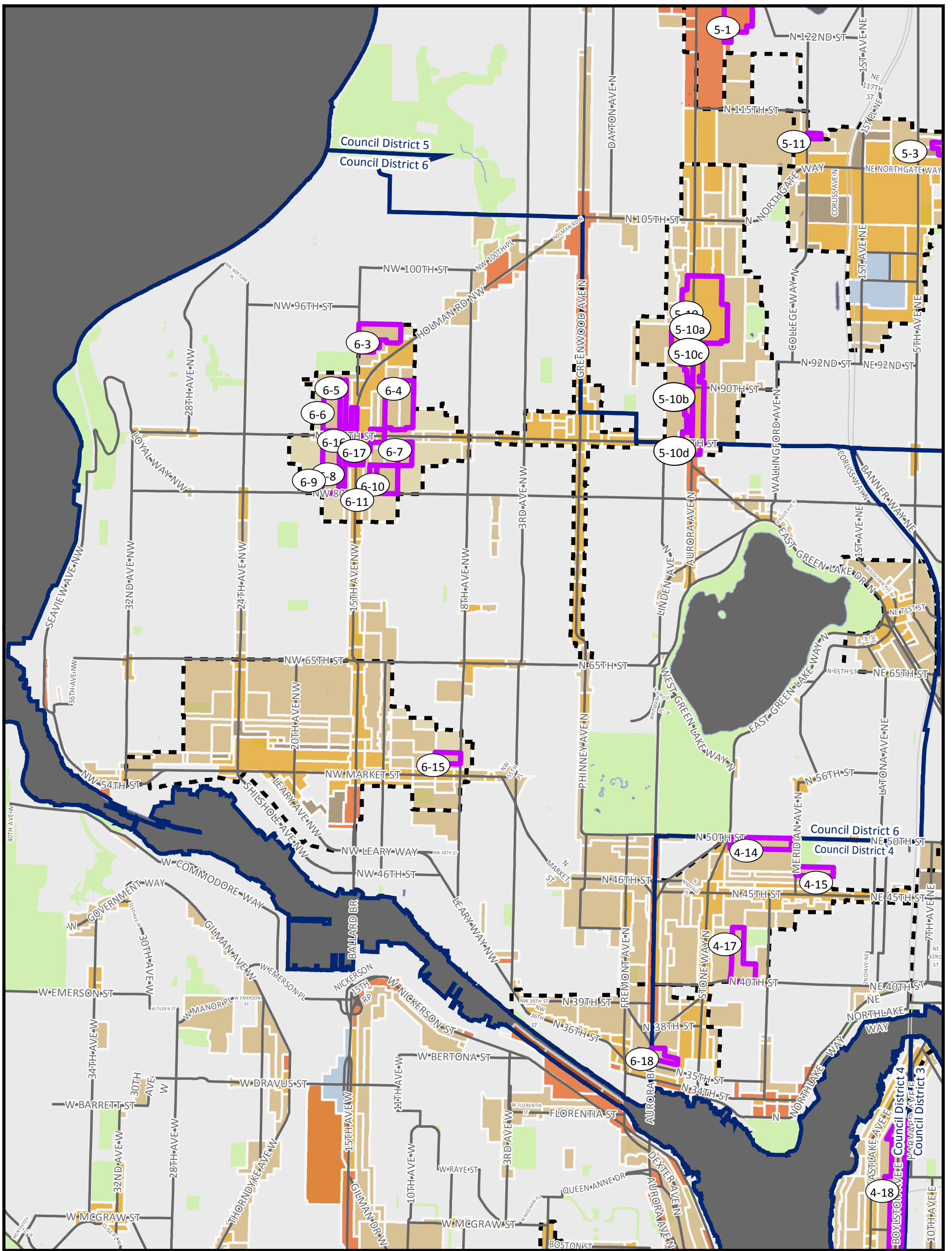
Rezone from Single Family to Lowrise multifamily and expand the boundary of the Northgate Urban Center.

Comprehensive Plan Amendment Required? Yes

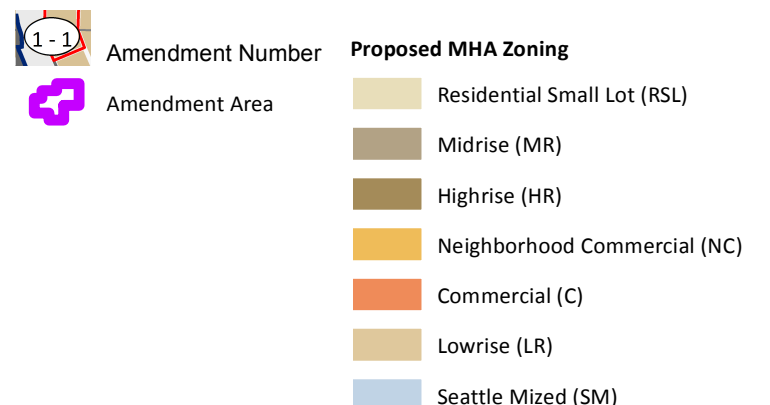
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Potential Amendments to Proposed MHA Zoning in Council District: 6

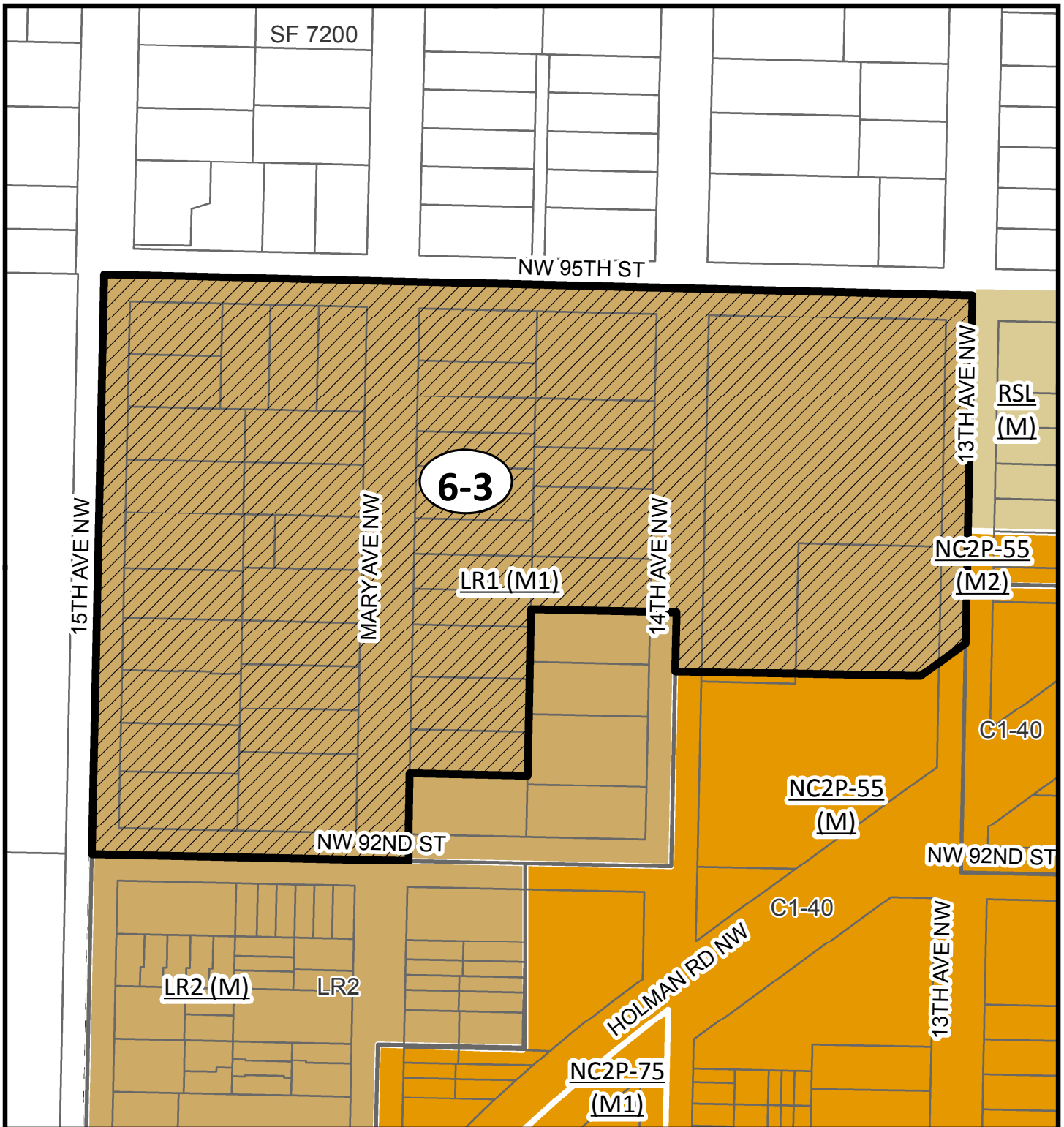


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District 6: Proposed Map Amendments

Map Amendment #	Address / Area Description	Current Zoning	Zoning Proposed in CB 119444	Proposed Amendment	Amendment Description	Requires Amendment to the Comp Plan?
6-3	Areas zoned Single-family in the Crown Hill Urban Village	SF 5000	LR1 (M1)	RSL (M)	Reduce proposed zone designations in the area currently zoned Single-family in the Crown Hill Urban Village south of NW 92nd Street between 13th and 15th Avenues NW from Lowrise multifamily to Residential Small Lot.	No
6-4	Areas zoned Single-family in the Crown Hill Urban Village	SF 5000	LR2 (M1)	RSL (M)	Reduce proposed zone designations in some areas currently zoned Single-family in the Crown Hill Urban Village south of NW 90th Street between 12th and 14th Avenues NW from Lowrise multifamily to Residential Small Lot.	No
6-5	Areas zoned Single-family in the Crown Hill Urban Village	SF 5000	LR2 (M1)	LR1 (M1)	Reduce proposed zone designations in some areas currently zoned Single-family in the Crown Hill Urban Village in the half block east of 16th Av NW between NW 85th and 89th Street from Lowrise 2 (M1) multifamily to Lowrise 1 (M1) multifamily.	No
6-6	Areas zoned Single-family in the Crown Hill Urban Village	SF 5000	LR1 (M1)	RSL (M)	Reduce proposed zone designations in areas currently zoned Single-family in the Crown Hill Urban Village in the area east of 18th Av NW between NW 85th and 89th Street from Lowrise multifamily to Residential Small Lot.	No
6-7	Areas zoned Single-family in the Crown Hill Urban Village	SF 5000	LR1 (M1)	RSL (M)	Reduce proposed zone designation in areas currently zoned Single-family in the Crown Hill Urban Village north of NW 83rd Street between 13th and 12th Avenues NW from Lowrise multifamily to Residential Small Lot.	No
6-8	Areas zoned Single-family in the Crown Hill Urban Village	SF 5000	LR2 (M1)	LR1 (M1)	Reduce proposed zone designations in some areas currently zoned Single-family in the Crown Hill Urban Village in the half block east of 16th Av NW between NW 80th and 85th Street from Lowrise 2 (M1) multifamily to Lowrise 1 (M1) multifamily.	No
6-9	Areas zoned Single-family in the Crown Hill Urban Village	SF 5000	LR1 (M1)	RSL (M)	Reduce proposed zone designations in areas currently zoned Single-family in the Crown Hill Urban Village in the area east of 18th Av NW between NW 80th and 85th Street from Lowrise multifamily to Residential Small Lot.	No
6-10	Areas zoned Single-family in the Crown Hill Urban Village	SF 5000	LR1 (M1)	RSL (M)	Reduce proposed zone designations in some areas currently zoned Single-family in the Crown Hill Urban Village west of 13th Av NW between NW 80th and 83rd Streets from Lowrise multifamily to Residential Small Lot.	No
6-11	Areas zoned Single-family in the Crown Hill Urban Village	SF 5000	LR2 (M1)	LR1 (M1)	Reduce proposed zone designations in some areas currently zoned Single-family in the Crown Hill Urban Village in the half block east of Mary Av NW between NW 80th and 83rd Street from Lowrise 2 (M1) multifamily to Lowrise 1 (M1) multifamily.	No
6-15	Block between 8th Av NW and 9th Av NW and NW 56th St and NW 57th St	SF 5000	LR1 (M1)	RSL (M)	Reduce the proposed zone designation for the area between 8th Av NW and 9th Av NW and NW 56th St and NW 57th St in the Ballard Urban Village expansion area from Lowrise multifamily to Residential Small Lot.	No

Map Amendment #	Address / Area Description	Current Zoning	Zoning Proposed in CB 119444	Proposed Amendment	Amendmnt Description	Requires Amendment to the Comp Plan?
6-16	The area west of the intersection of 15th Ave NW and NW 85th St	LR3	NC3P-75 (M1)	NC3P-55 (M)	Reduce the height of the proposed commercial zone from 75 feet to 55 feet.	No
6-17	Commercial node at the intersection of 15th Ave NW and 85th ST	NC3P-40	NC3P-55 (M)	NC3P-75 (M1)	Increase the height of the proposed commercial zone designation from 55 feet to 75 feet and increase the MHA tier.	No
6-18	Area adjacent to the troll in the Fremont Urban Village	LR1	LR3 (M1)	LR1 (M)	Reduce the proposed zone designation from Lowrise 3 (M1) multifamily to Lowrise 1 (M) multifamily along N 36th St generally between Linden Av N and Albion Pl N	No





6-3

Areas zoned Single-family in the Crown Hill Urban Village

From:
SF 5000

To: CB 119444	LR1 (M1)
Amendment	RSL (M)

 Current Zoning
 Amendment Area

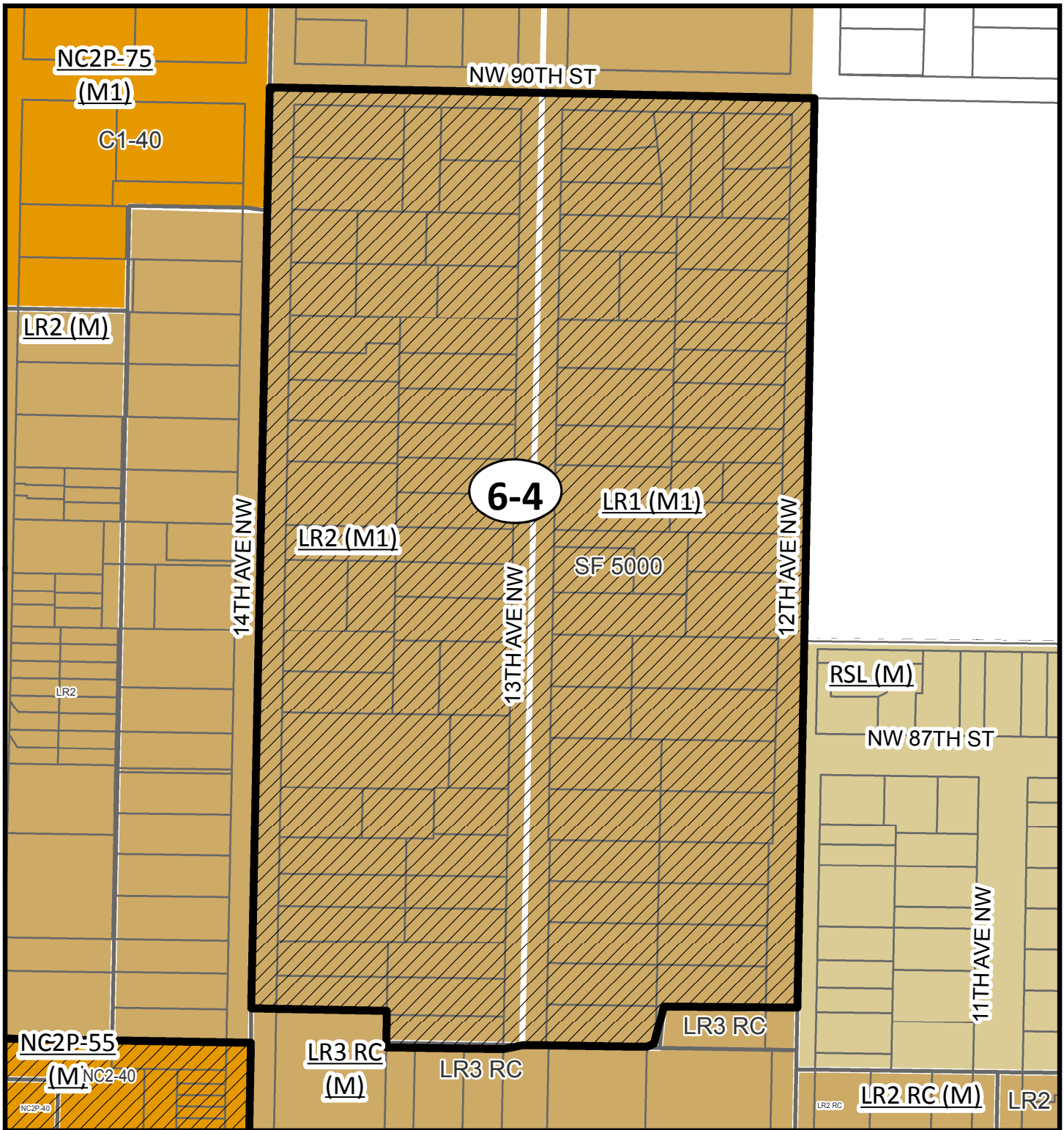
Reduce proposed zone designations in the area currently zoned Single-family in the Crown Hill Urban Village south of NW 92nd Street between 13th and 15th Avenues NW from Lowrise multifamily to Residential Small Lot.

Comprehensive Plan Amendment Required? No

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6-4 Areas zoned Single-family in the Crown Hill Urban Village

From:
SF 5000

To: CB 119444	LR2 (M1)
Amendment	RSL (M)

 Current Zoning
 Amendment Area

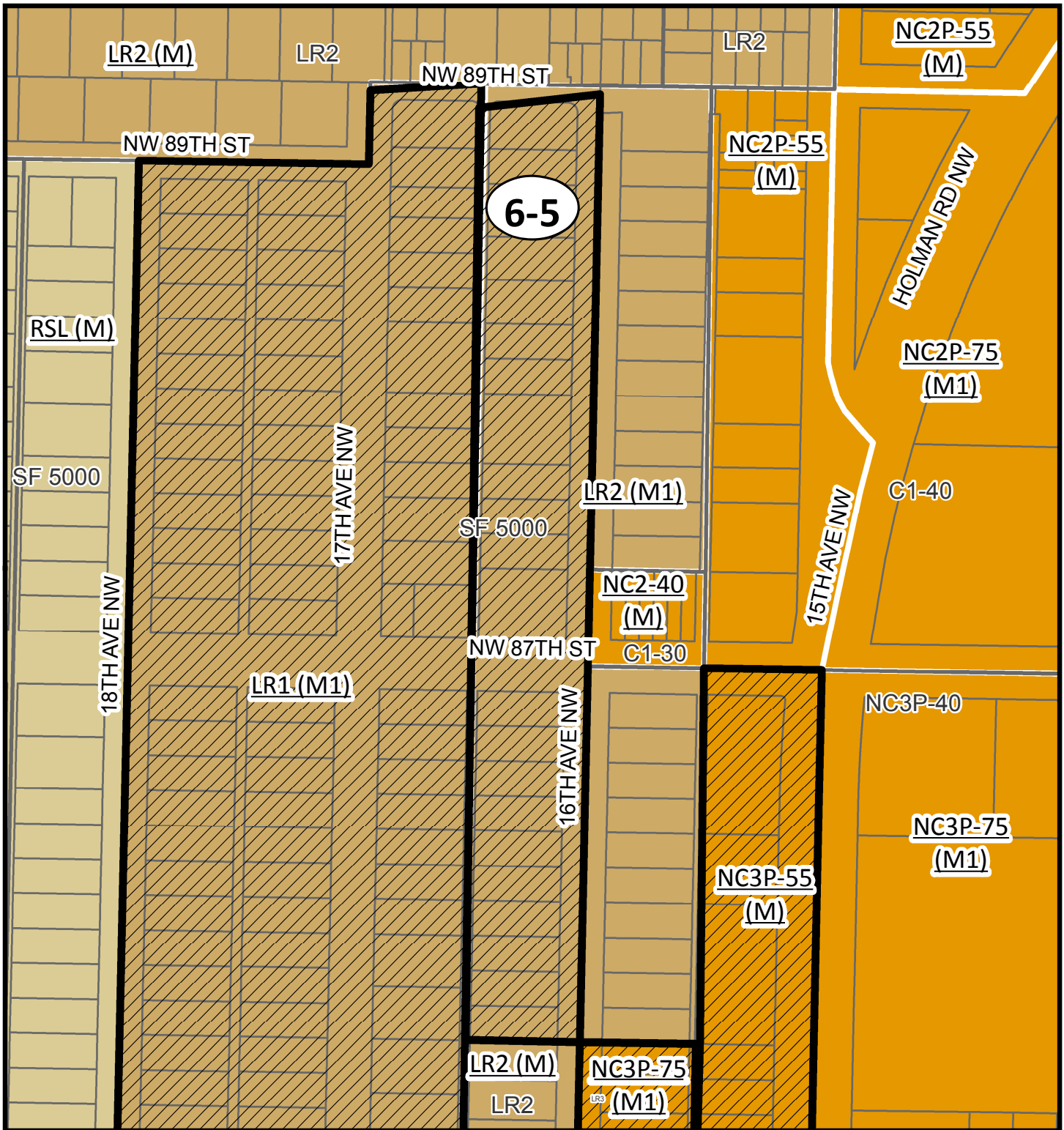
Reduce proposed zone designations in some areas currently zoned Single-family in the Crown Hill Urban Village south of NW 90th Street between 12th and 14th Avenues NW from Lowrise multifamily to Residential Small Lot.

Comprehensive Plan Amendment Required? No

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6-5

Areas zoned Single-family in the Crown Hill Urban Village

From:
SF 5000

To: CB 119444	LR2 (M1)
Amendment	LR1 (M1)

 Current Zoning
 Amendment Area

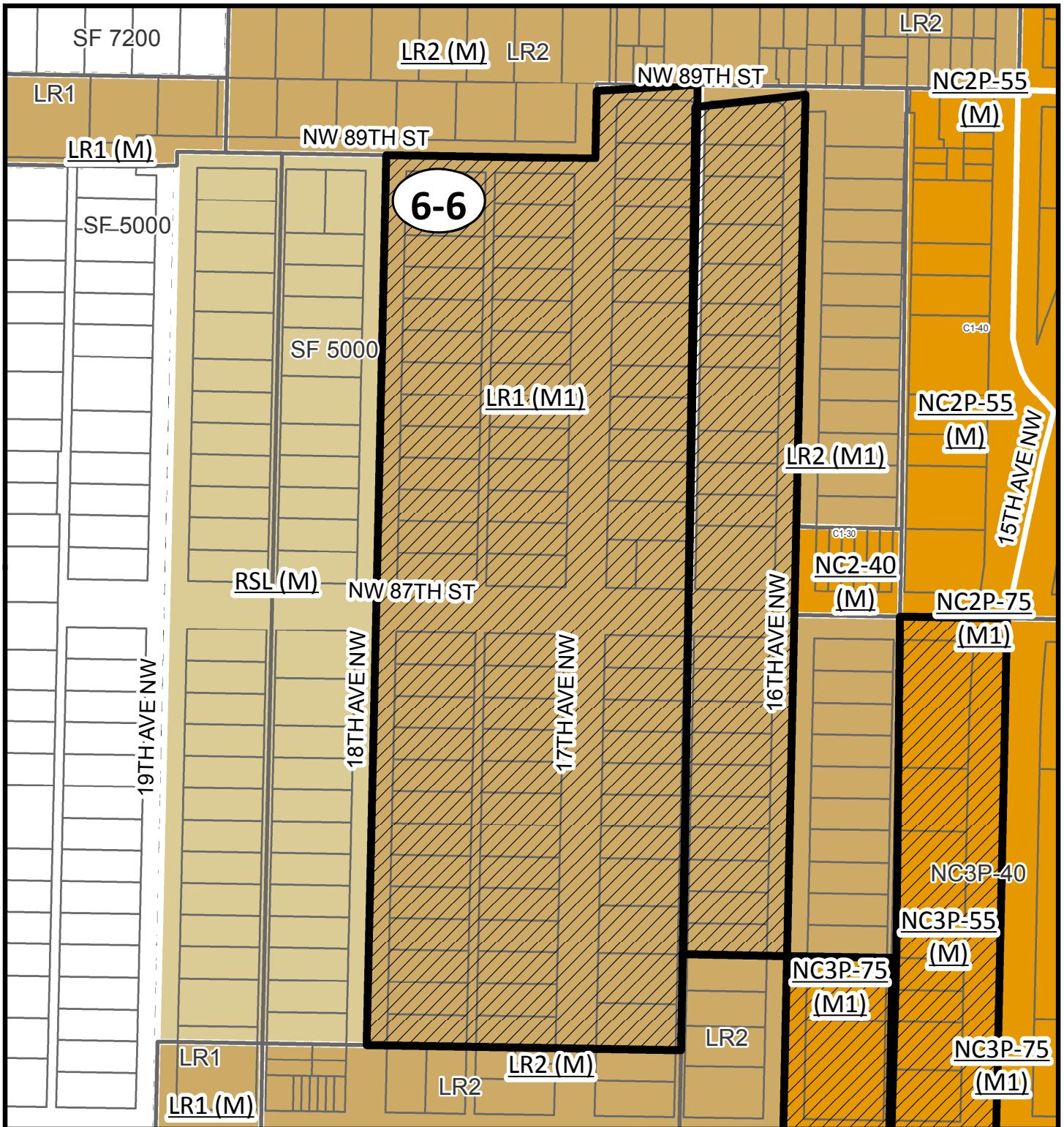
Reduce proposed zone designations in some areas currently zoned Single-family in the Crown Hill Urban Village in the half block east of 16th Av NW between NW 85th and 89th Street from Lowrise 2 (M1) multifamily to Lowrise 1 (M1) multifamily.

Comprehensive Plan Amendment Required? No

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6-6

Areas zoned Single-family in the Crown Hill Urban Village

From:
SF 5000

To: CB 119444	LR1 (M1)
Amendment	RSL (M)

 Current Zoning
 Amendment Area

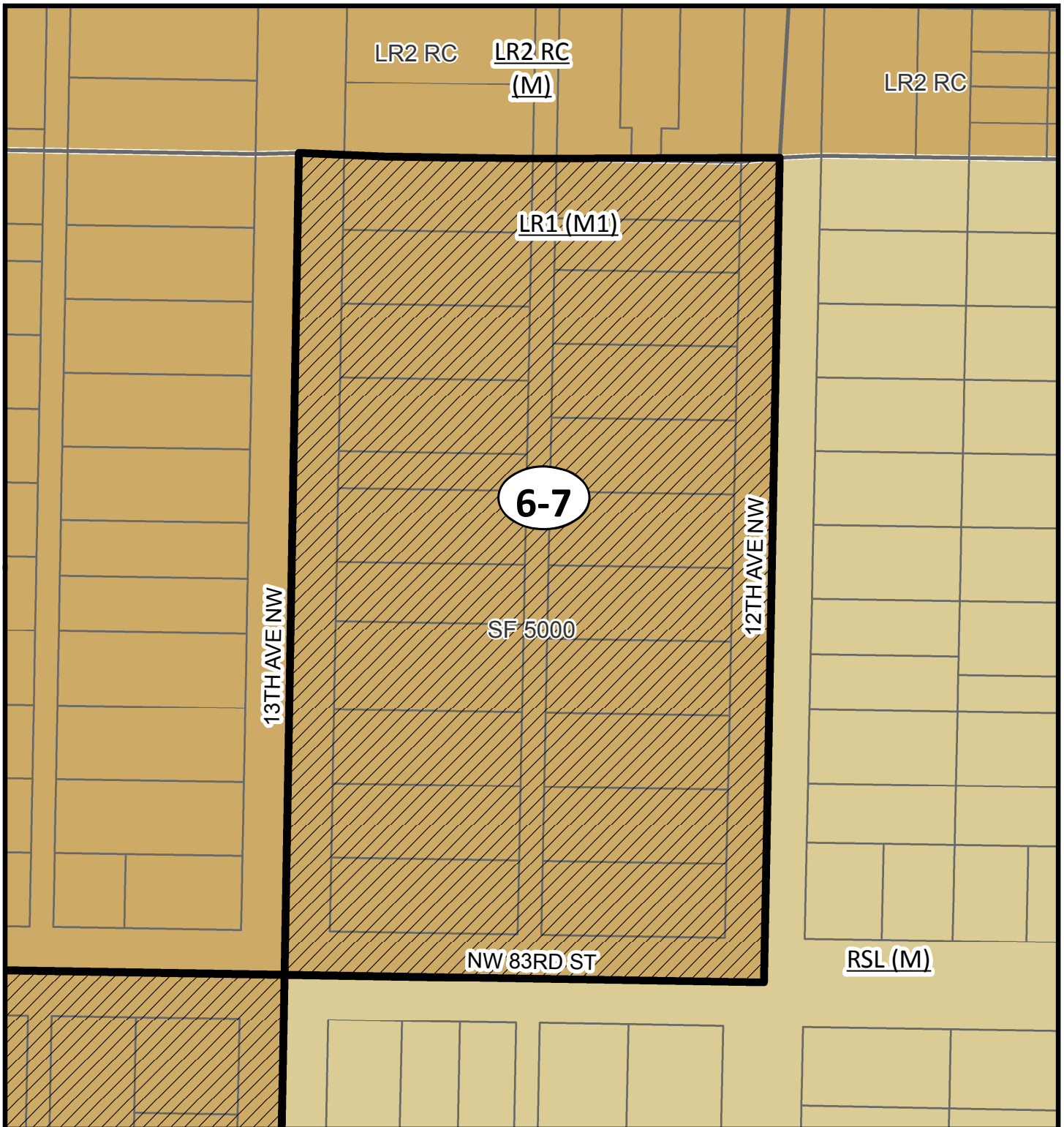
Reduce proposed zone designations in areas currently zoned Single-family in the Crown Hill Urban Village in the area east of 18th Av NW between NW 85th and 89th Street from Lowrise multifamily to Residential Small Lot.

Comprehensive Plan Amendment Required? No

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6-7

Areas zoned Single-family in the Crown Hill Urban Village

From:
SF 5000

To: CB 119444	LR1 (M1)
Amendment	RSL (M)

 Current Zoning
 Amendment Area

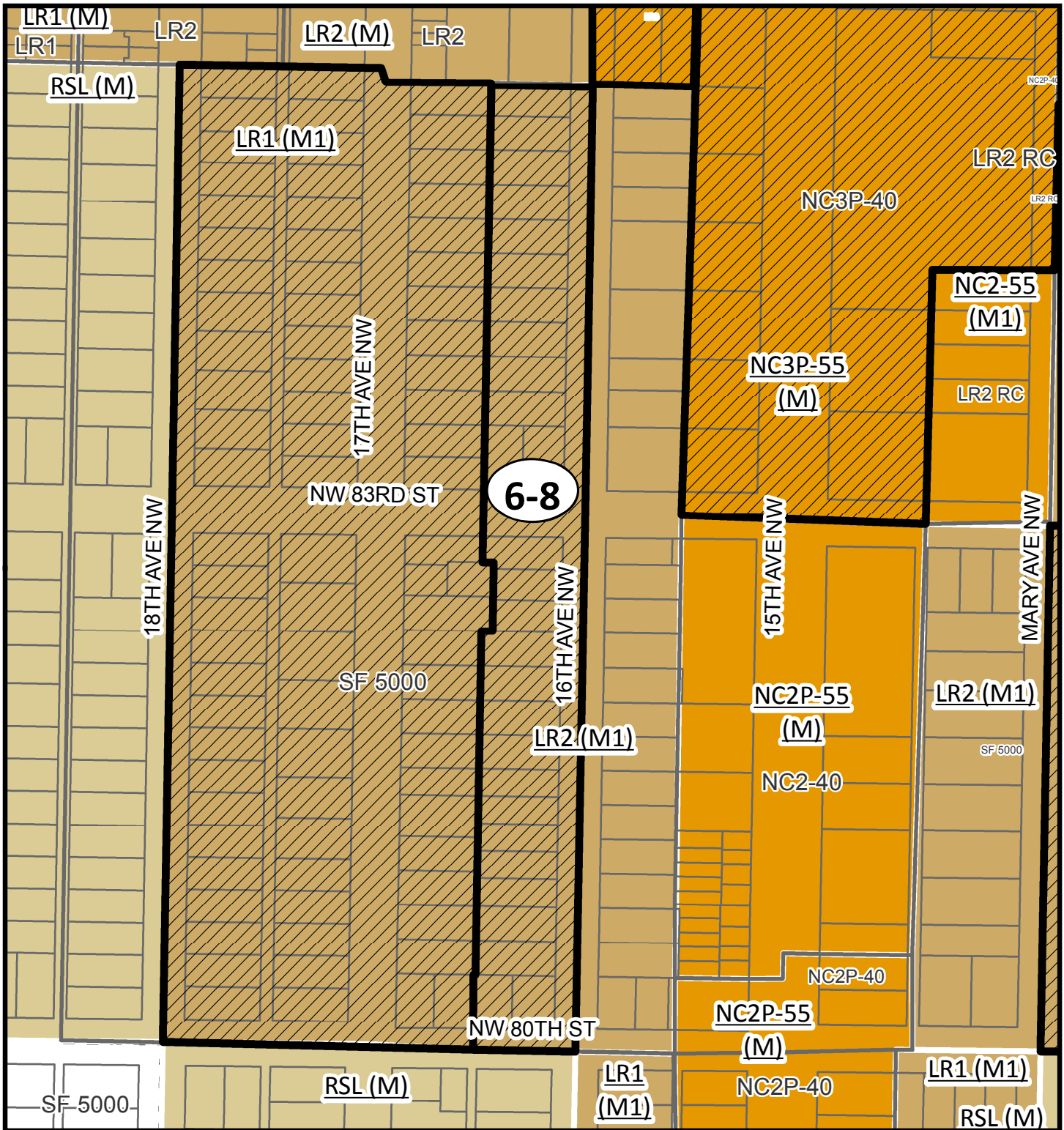
Reduce proposed zone designation in areas currently zoned Single-family in the Crown Hill Urban Village north of NW 83rd Street between 13th and 12th Avenues NW from Lowrise multifamily to Residential Small Lot.

Comprehensive Plan Amendment Required? No

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6-8

Areas zoned Single-family in the Crown Hill Urban Village

From:
SF 5000

To: CB 119444	LR2 (M1)
Amendment	LR1 (M1)

 Current Zoning
 Amendment Area

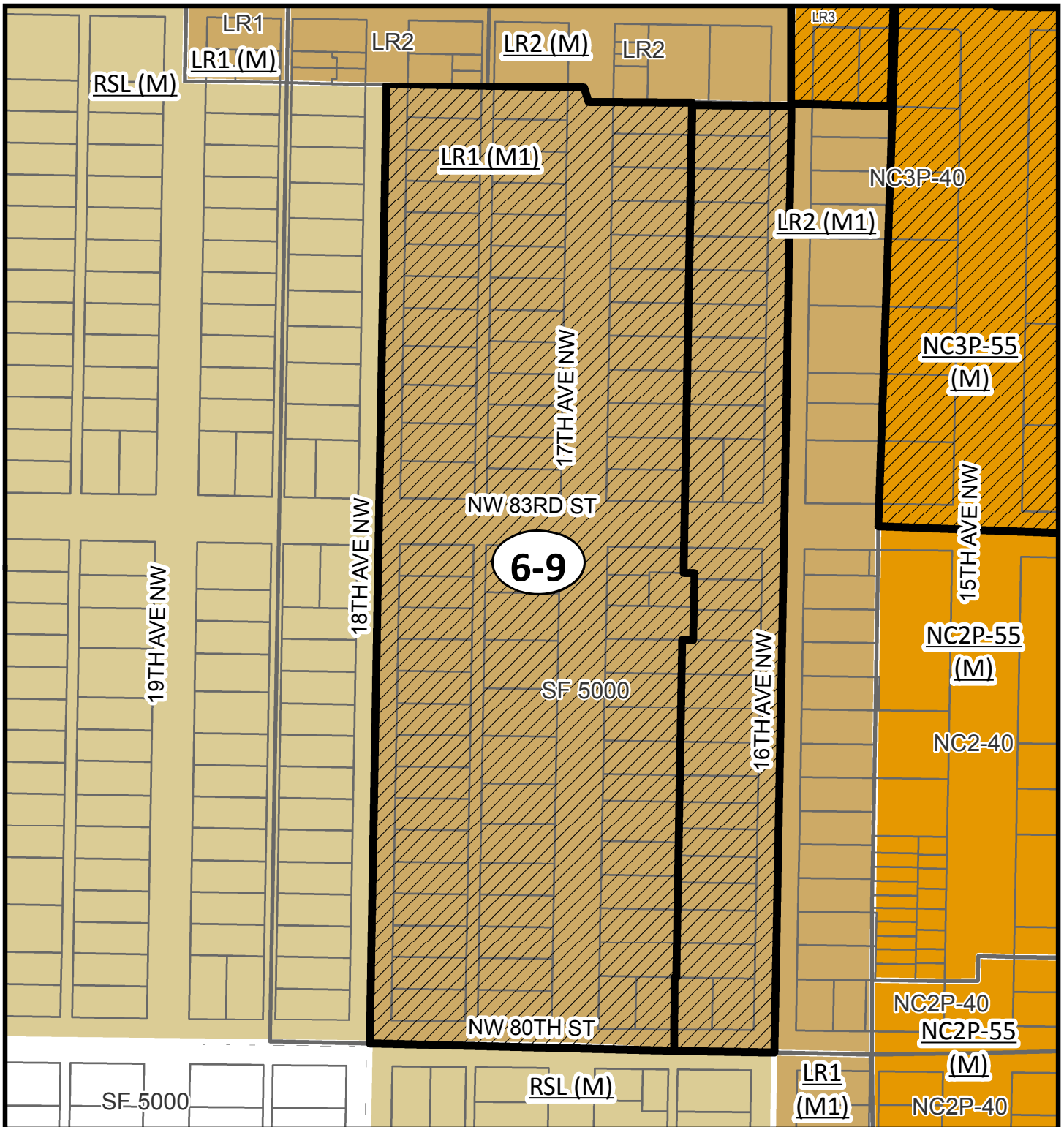
Reduce proposed zone designations in some areas currently zoned Single-family in the Crown Hill Urban Village in the half block east of 16th Av NW between NW 80th and 85th Street from Lowrise 2 (M1) multifamily to Lowrise 1 (M1) multifamily.

Comprehensive Plan Amendment Required? No

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6-9

Areas zoned Single-family in the Crown Hill Urban Village

From:
SF 5000

To: CB 119444	LR1 (M1)
Amendment	RSL (M)

 Current Zoning
 Amendment Area

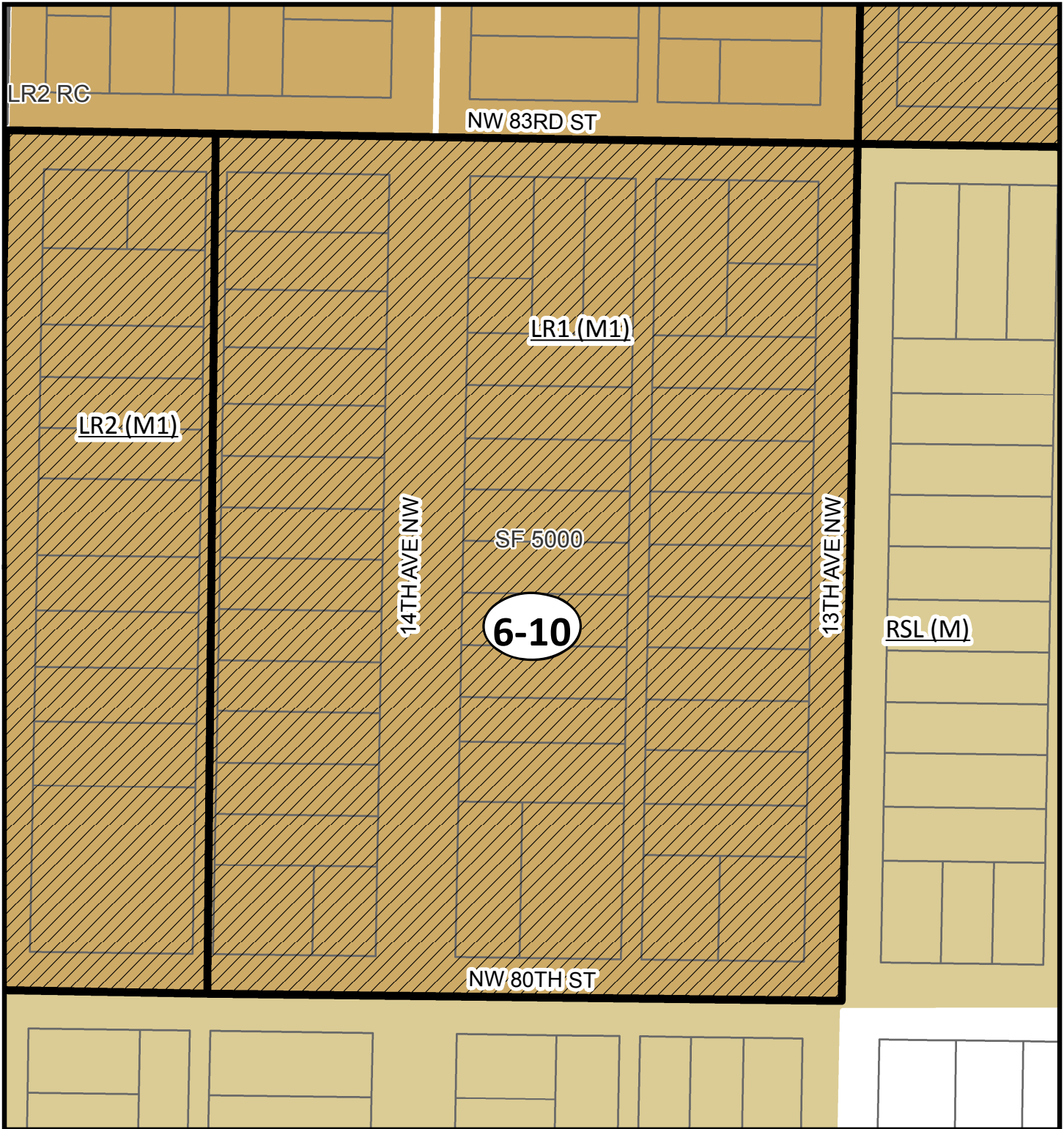
Reduce proposed zone designations in areas currently zoned Single-family in the Crown Hill Urban Village in the area east of 18th Av NW between NW 80th and 85th Street from Lowrise multifamily to Residential Small Lot.

Comprehensive Plan Amendment Required? No

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6-10

Areas zoned SingleFamily in the Crown Hill Urban Village

From:
SF 5000

To: CB 119444	LR1 (M1)
Amendment	RSL (M)

 Current Zoning
 Amendment Area

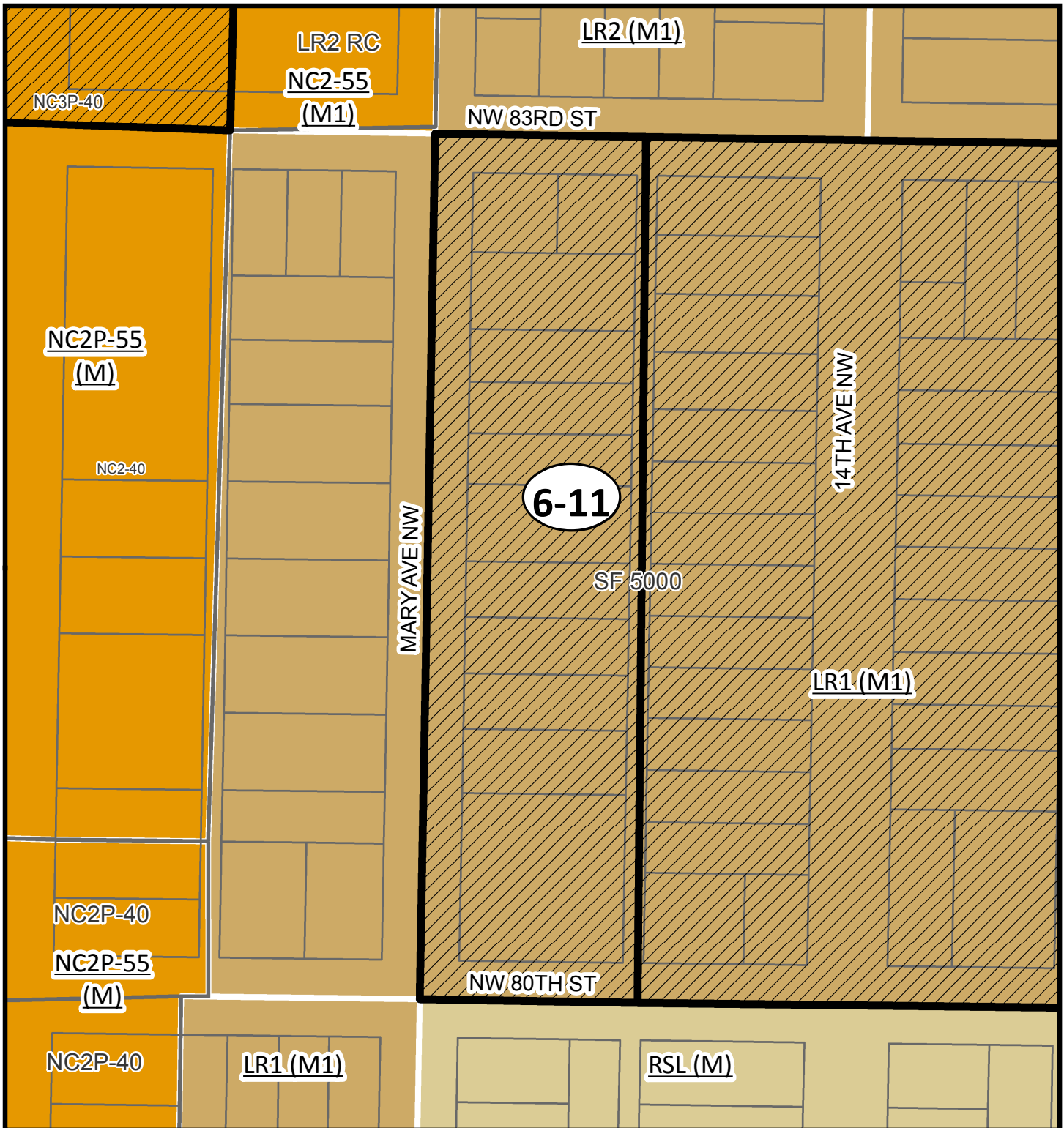
Reduce proposed zone designations in some areas currently zoned Single-family in the Crown Hill Urban Village west of 13th Av NW between NW 80th and 83rd Streets from Lowrise multifamily to Residential Small Lot.

Comprehensive Plan Amendment Required? No

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6-11

Areas zoned SingleFamily in the Crown Hill Urban Village

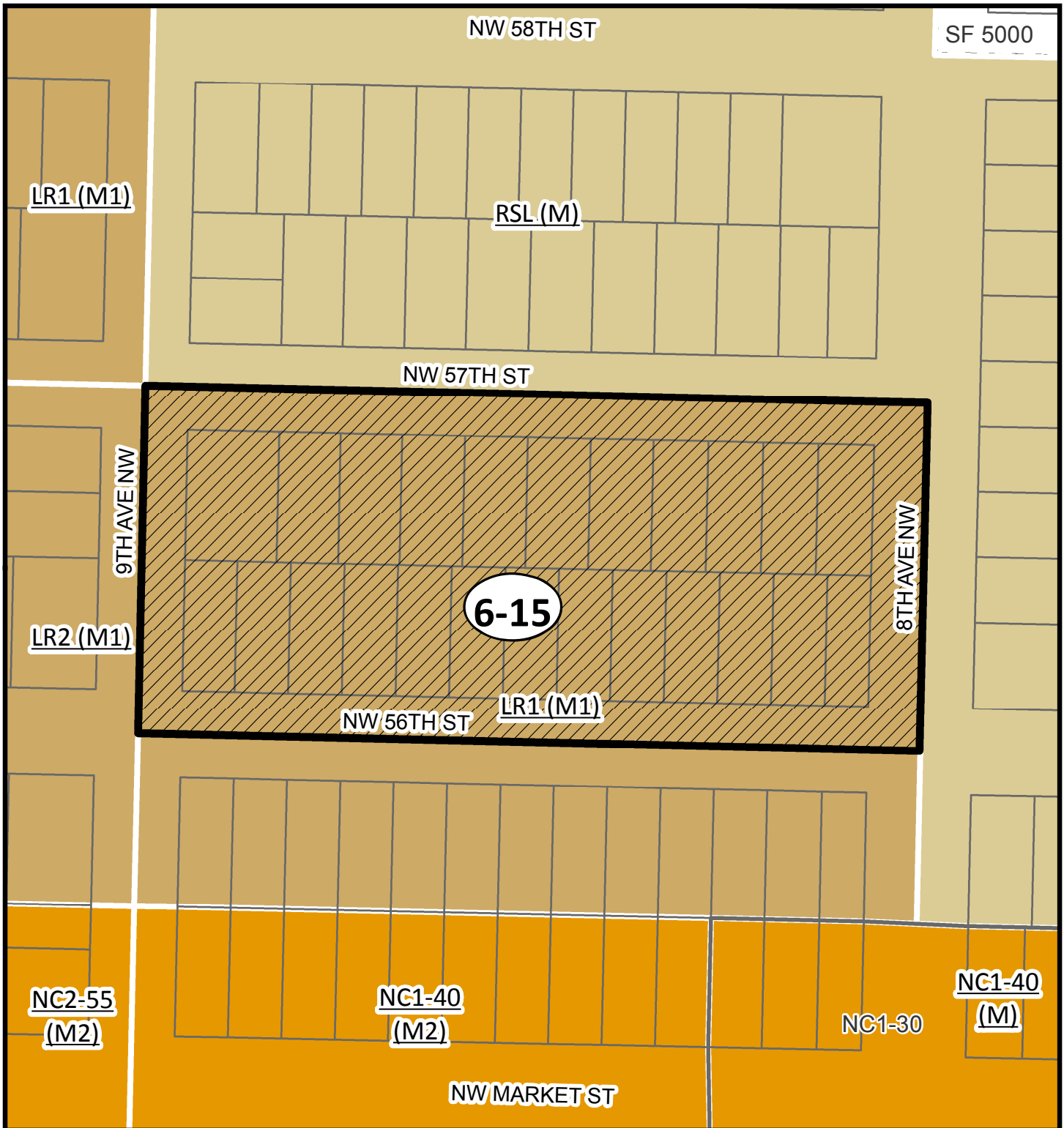
From:
SF 5000

To: CB 119444	LR2 (M1)
Amendment	LR1 (M1)

 Current Zoning
 Amendment Area

Reduce proposed zone designations in some areas currently zoned Single-family in the Crown Hill Urban Village in the half block east of Mary Av NW between NW 80th and 83rd Street from Lowrise 2 (M1) multifamily to Lowrise 1 (M1) multifamily.

Comprehensive Plan Amendment Required? No





6-15

Block between 8th Av NW and 9th Av NW and NW 56th St and NW 57th St

From:
SF 5000

To: CB 119444	LR1 (M1)
Amendment	RSL (M)

 Current Zoning
 Amendment Area

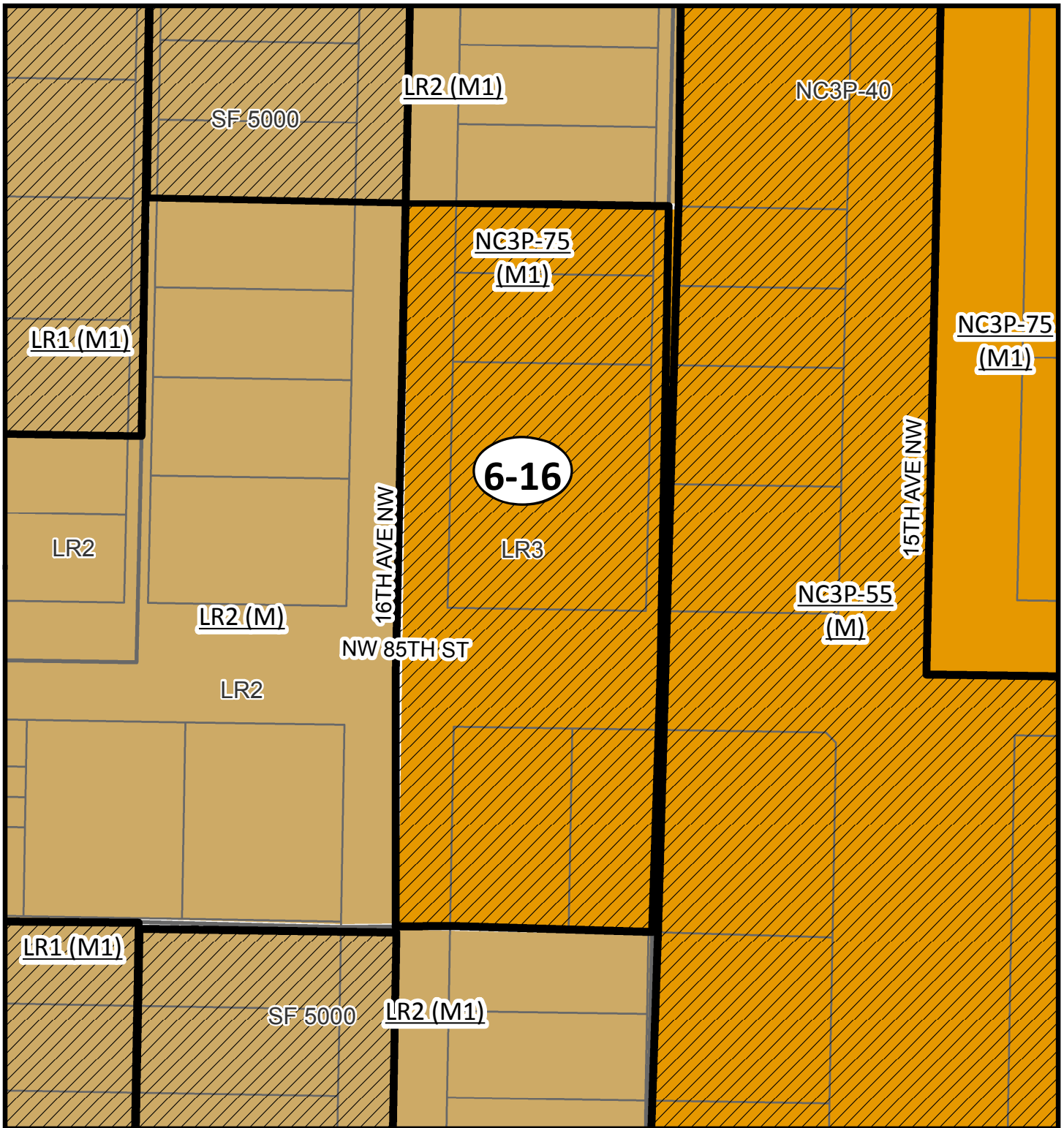
Reduce the proposed zone designation for the area between 8th Av NW and 9th Av NW and NW 56th St and NW 57th St in the Ballard Urban Village expansion area from Lowrise multifamily to Residential Small Lot.

Comprehensive Plan Amendment Required? No

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6-16

The area west of the intersection of 15th Ave NW and NW 85th St

From:
LR3

To: CB 119444	NC3P-75 (M1)
Amendment	NC3P-55 (M)

 Current Zoning
 Amendment Area

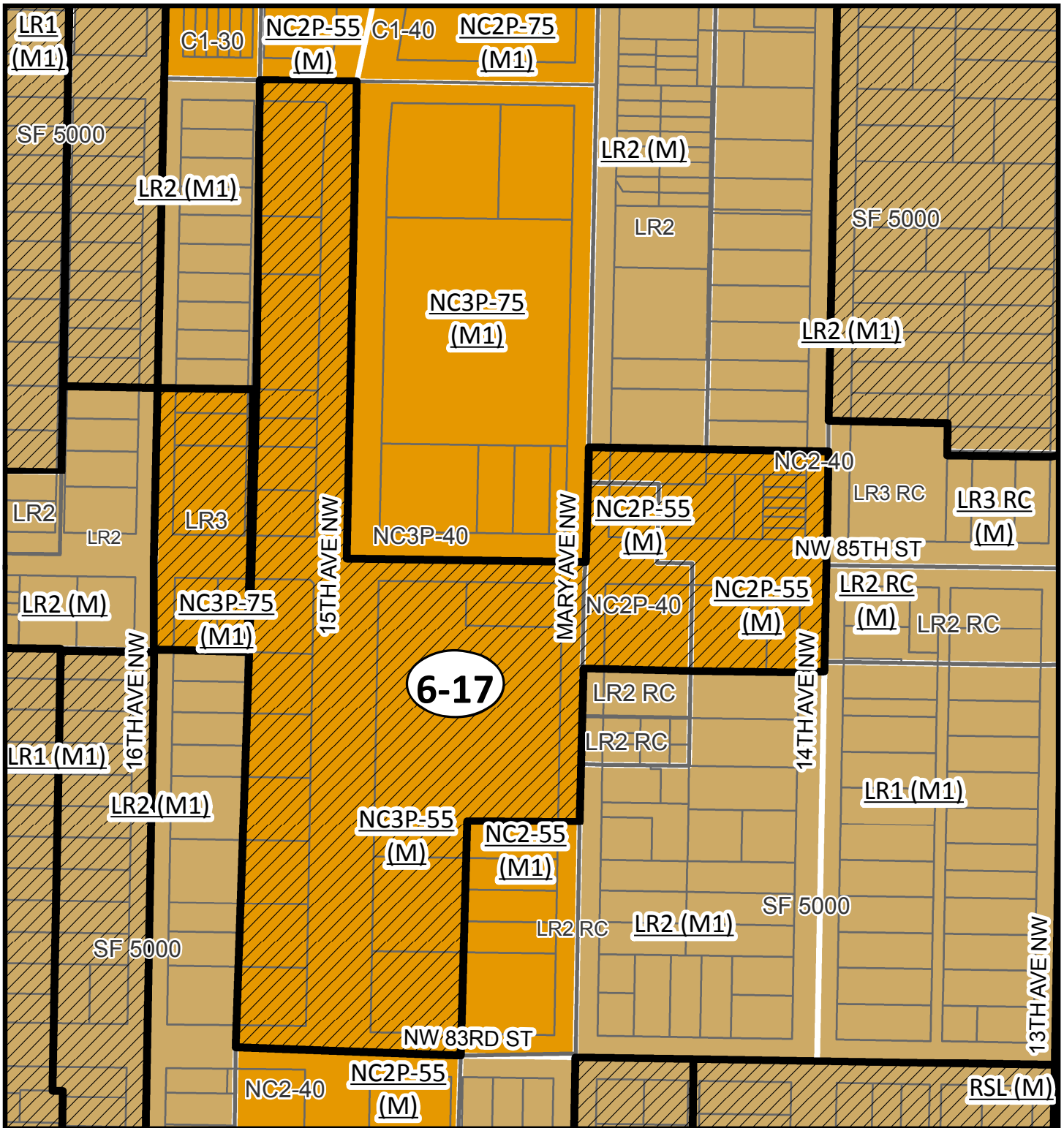
Reduce the height of the proposed commercial zone from 75 feet to 55 feet.

Comprehensive Plan Amendment Required? No

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6-17

Commercial node at the intersection of 15th Ave NW and 85th ST

From:
NC3P-40

To: CB 119444	NC3P-55 (M)
Amendment	NC3P-75 (M1)

 Current Zoning
 Amendment Area

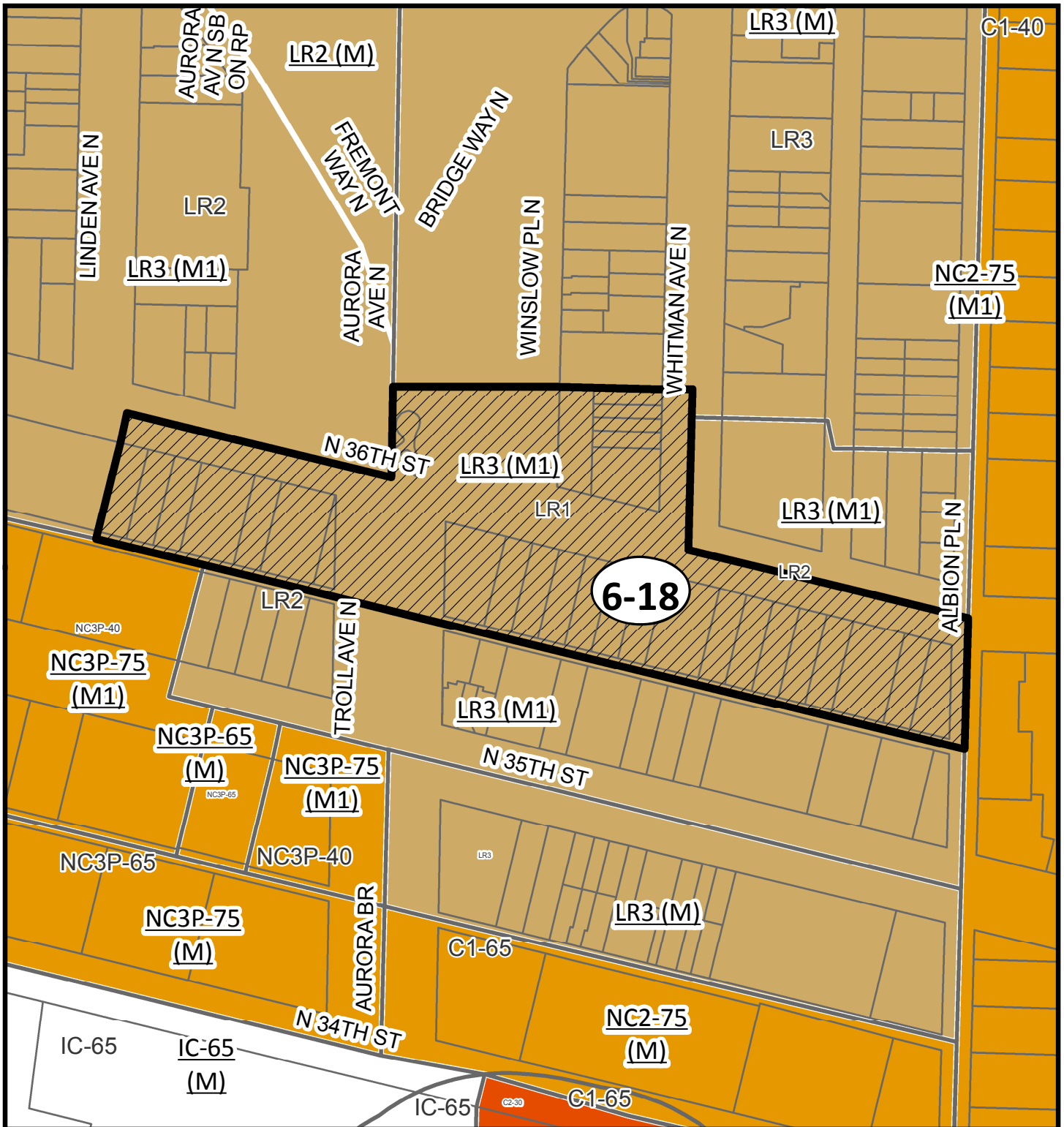
Increase the height of the proposed commercial zone designation from 55 feet to 75 feet and increase the MHA tier.

Comprehensive Plan Amendment Required? No

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Link to record for CB 119444: <http://seattle.legistar.com/LegislationDetail.aspx?ID=3840745&GUID=7E5F305E-10DA-41F3-AE5D-66E3CAEB81B1>





6-18

Area adjacent to the troll in the Fremont Urban Village

From:
LR1

To: CB 119444	LR3 (M1)
Amendment	LR1 (M)

 Current Zoning
 Amendment Area

Reduce the proposed zone designation from Lowrise 3 (M1) multifamily to Lowrise 1 (M) multifamily along N 36th St generally between Linden Av N and Albion Pl N

Comprehensive Plan Amendment Required? No

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Link to record for CB 119444: <http://seattle.legistar.com/LegislationDetail.aspx?ID=3840745&GUID=7E5F305E-10DA-41F3-AE5D-66E3CAEB81B1>

Attachment 3: Preliminary list of issues to be included in a companion Resolution

Concurrent with CB 119444, Council will be adopting a companion resolution recognizing that the implementation of citywide MHA alone is not sufficient to achieve all of the goals of Seattle's neighborhoods. This resolution communicates Council's commitment to either taking action itself or requesting that the Mayor and Executive departments carry out a variety of citywide initiatives including but not limited to the following topics:

1. Address displacement, particularly in neighborhoods identified as having a high risk in the Growth and Equity Analysis
 - a. Develop a consistent and thorough monitoring and reporting process of housing production and impacts on low-income households
 - b. Increase funding for the Equitable Development Initiative
 - c. Develop strategies to help retain economic and racial diversity in neighborhoods, including residents, businesses, and institutions
 - d. Invest in strategies to help low-income and elderly homeowners remain in their homes
 - e. Explore expanding the Tenant Relocation Assistance Ordinance
 - f. Develop programs to support right of return for displaced residents
2. Invest MHA payment in-lieu fees and Seattle Housing Levy funds
 - a. Prioritize investment in neighborhoods with high displacement risk
 - b. Prioritize investment in neighborhoods where fees were generated and create more family-sized housing
 - c. Include policies that align with the Equitable Development Initiative priorities in the Seattle Housing Levy Administrative & Financial Plan
 - d. Invest in affordable homeownership projects near where in-lieu funds are generated
3. Provide baseline reporting on the production of affordable housing units by urban village to determine if actual units produced align with expectations
4. Incentivize production of more long-term affordable housing through project-specific density increases
5. Evaluate enforcement of [Ordinance 124861](#), requiring owners of certain low-income housing to notify the City of the proposed sale of the property, and explore expanding the scope beyond multifamily housing
6. Analyze and resolve edge conditions and split-zoned parcels
7. Identify areas eligible for historic district designation and proactively support their designation
8. Conduct planning work for historic districts and consider additional strategies to provide protections to contributing buildings
9. Establish process for updating neighborhood design guidelines
10. Improve tree regulations
 - a. Retain protections for exceptional trees
 - b. Create permitting process for removal of significant trees (trees 6 inches in diameter in breast height or larger)
 - c. Establish replacements requirements and in-lieu fee option
 - d. Fund administration and enforcement of tree regulations
11. Explore alternative names for Single Family zones, such as Neighborhood Residential
12. Determine if infrastructure improvements are necessary to accommodate anticipated growth

13. Develop and implement strategies to support and incubate small, independent businesses
14. Monitor permit activity in Residential Small Lot (RSL) zones and report to Council if adjustments to development standards in RSL zones are recommended if the type of development occurring is not meeting intended outcomes
15. Work with the Seattle Department of Transportation to develop requirements for age-friendly street furniture

In addition to the above citywide initiatives, the resolution will also contain district-specific initiatives, including but not limited to:

District 1 (CM Herbold)

- Provide baseline reporting on the production of affordable housing units by urban village to determine if actual units produced align with expectations
- Identify areas eligible for historic district designation and buildings eligible for landmark designation in District 1 and proactively support their designation
- Admiral
 - Support community-based organization efforts to create community spaces and affordable housing
- Morgan Junction
 - Determine when the urban village will be a candidate for community planning, including a cultural/historic resources survey
 - Engage with Washington State Ferries to mitigate impacts of vehicles arriving from ferries at Fauntleroy Terminal
 - Collaborate with community stakeholders to determine when and under what conditions a pedestrian zone designation along California Way SW would be appropriate
- West Seattle Junction
 - Begin community planning in coordination with light rail station area planning
 - Recognize the importance of community resources, such as libraries, community centers, and hospitals, and support community efforts to attract these uses to the neighborhood
- Westwood-Highland Park
 - Begin community planning, with a particular focus on creating a complete plan for the Delridge corridor and addressing the interests of the South Delridge community
- South Park
 - Assess how neighborhood meets criteria for urban village designation
 - Support community efforts to explore the designation of an historic district

District 4 (CM Johnson)

- Roosevelt
 - Conduct additional planning work in the recently established Ravenna-Cowen North Historic District
 - Conduct additional planning work and in the area immediately surrounding the future light-rail station
- University District

- Continue implementing actions under Section 5 of [Resolution 31732](#) related to supporting businesses
- Explore strategies for prioritizing pedestrian use of the Ave, such as a woonerf

District 6 (CM O'Brien)

- Crown Hill
 - Identify next steps for the community planning process

District 7 (CM Bagshaw)

- Downtown
 - Review and prepare recommendations to modify requirements for providing off-street pick-up locations for service providers to access solid waste, recycling, and compost containers

6. Development Capacity Increases

This section summarizes the development capacity increases that are proposed to implement MHA. In some cases, development capacity increases are implemented through a change in the zone designation (e.g., a property zoned NC2-40 that is rezoned to NC2-55). In other cases, changes to the development standards for a zone increase its capacity (e.g., a property zoned LR2 remains LR2, but the development standards for LR2 zones change). Some properties may be affected by both types of changes. The proposed changes to development standards vary by zone and generally include increases in the maximum height and the floor area ratio (FAR) limits. In some zones, the proposal would modify other development standards in order to provide additional development capacity or achieve urban design objectives.

Figures 6.1 - 6.5 on the following pages summarize how the proposal modifies key development standards for each zone to increase capacity. The tables contain the maximum height, density, and FAR limits under existing regulations and specify how they increase under the proposal.

Following these tables, this section then describes the character, housing types, and aesthetic qualities of development likely to occur in the modified zones. A series of prototypes are illustrated for development under the proposed MHA zone standards. The prototypes for each zone are intended to reflect realistic development scenarios. The prototypes vary by:

- Site sizes and shape
- Neighborhood context
- Housing formats (e.g., townhouses vs. apartments)
- Design and massing choices

The prototypes show the scale and form of development that we can be expected in most zones after MHA implementation and how they relate to the context of existing structures.

This report focuses on the zone changes most prevalent in the study area after MHA implementation, including the Residential Small Lot (RSL) zone, Multifamily Residential zones (LR, MR, HR), Neighborhood Commercial (NC), and Commercial (C) zones.

We included a draft of this material in the MHA Urban Design and Neighborhood Character Study, originally published in the fall 2016. Based on community input, we made a number of changes to development standards between issuing that report and transmitting the proposed legislation. Where the development capacity increases have been updated, this Director's Report shows updated depictions and models consistent with the proposed legislation.

SUMMARY OF LAND USE CODE DEVELOPMENT CAPACITY INCREASES

Figure 6.1 Standard MHA Development Capacity Increases in the Residential Small Lot (RSL) Zone

ZONING		Housing Type	DENSITY LIMIT		FAR LIMIT		HEIGHT LIMIT*	
Existing	Proposed		Existing	Proposed	Existing	Proposed	Existing	Proposed
Residential Small Lot (RSL, RSL/T, RSL/C)	Residential Small Lot (RSL)	RSL	1 / 2,500 ft ²	1 / 2,000 ft ²	None	0.75	25'	30'
		Tandem RSL/T	1 / 2,500 ft ²	(all housing types)			18'	(all housing types)
		Cottage RSL/C	1 / 1,600 ft ²				18'	

* Allowances for 5 feet of additional height for roof pitch are included in all existing and proposed cases.

Figure 6.2 Standard MHA Development Capacity Increases in Lowrise Zones: Height and FAR Limits

ZONING		Housing Type	FAR LIMIT*		HEIGHT LIMIT	
Existing	Proposed		Existing	Proposed	Existing	Proposed
Lowrise 1 (LR1)	Lowrise 1 (LR1)	Cottage Housing	1.1	1.3	18' + 7' pitched roof	22' + 5' pitched roof
		Townhouse	1.2	1.3	30'	30'
		Rowhouse	1.1	1.3	+ 5' pitched roof	+ 5' pitched roof
		Apartment	1.0	1.3		
Lowrise 2 (LR2)	Lowrise 2 (LR2)	Cottage Housing	1.1	1.4	18' + 7' pitched roof	22' + 5' pitched roof
		Townhouse	1.3	1.4	30'	40'
		Rowhouse	1.2	1.4	+ 5' pitched roof	+ 5' pitched roof
		Apartment	1.3	1.4–1.6		
Lowrise 3 (LR3) Outside of urban village, center, or station areas	Lowrise 3 (LR3) Outside of urban village, center, or station areas	Cottage Housing	1.1	1.8	18' + 7' pitched roof	22' + 5' pitched roof
		Townhouse	1.4	1.8	30'	40'
		Rowhouse	1.3	1.8	+ 5' pitched roof	+ 5' pitched roof
		Apartment	1.5	1.8		
Lowrise 3 (LR3) Inside of urban village, center, or station areas	Lowrise 3 (LR3) Inside of urban village, center, or station areas	Cottage Housing	1.1	<u>2.3</u>	18' + 7' pitched roof	22' + 5' pitched roof
		Townhouse	1.4	2.3	40'	50'
		Rowhouse	1.4	2.3	+ 5' pitched roof	+ 5' pitched roof
		Apartment	2.0	2.3		

* To achieve the maximum FAR limit under existing regulations, a builder must meet standards for the location and configuration of parking and achieve green building performance. Under proposed regulations, builders would only have to achieve green building performance standard.

Figure 6.3 Standard MHA Development Capacity Increases in Lowrise Zones: Density Limits

ZONING		DENSITY LIMIT		
Existing	Proposed	Housing Type	Existing*	Proposed
Lowrise 1 (LR1)	Lowrise 1 (LR1)	Cottage Housing	1 Unit / 1,600 ft ²	No Limit**
		Townhouse	1 Unit / 1,600 ft ²	1 Unit / 1,350 ft ²
		Rowhouse	1 Unit / 1,600 ft ²	1 Unit / 1,350 ft ²
		Apartment	1 Unit / 2,000 ft ²	No Limit**
Lowrise 2 (LR2)	Lowrise 2 (LR2)	Cottage Housing	1 Unit / 1,600 ft ²	
		Townhouse	No Limit	No Limit
		Rowhouse	No Limit	
		Apartment	No Limit	
Lowrise 3 (LR3)	Lowrise 3 (LR3)	Cottage Housing	1 Unit / 1,600 ft ²	
		Townhouse	No Limit	No Limit
		Rowhouse	No Limit	
		Apartment	No Limit	

* To achieve the maximum density limit under existing regulations, a builder must meet standards for the location and configuration of parking and achieve green building performance. Under the proposal, builders must achieve green building performance standard.

** A family-sized housing requirement applies.

Figure 6.4 Standard MHA Development Capacity Increases Midrise and Highrise Zones

ZONING		FAR LIMIT*		HEIGHT LIMIT	
Existing	Proposed	Existing	Proposed	Existing	Proposed
Midrise (MR)	Midrise (MR)	3.2 base	4.5	60' base	80'
		4.25 bonus	<i>(no base or bonus)</i>	75' bonus	<i>(no base or bonus)</i>
Highrise (HR)	Highrise (HR)	13 (with bonuses) for buildings 240' and less			
		14 (with bonuses) for buildings over 240'	15 (with bonuses)	300'	440'

* To achieve the maximum FAR limit under existing regulations a builder must meet standards for the location and configuration of parking and achieve green building performance. Builders would continue to have to meet these standards under the proposed legislation.

Figure 6.5 Standard MHA Development Capacity Increases in Commercial and Neighborhood Commercial Zones

ZONING		FAR LIMIT		HEIGHT LIMIT	
Existing	Proposed	Existing	Proposed	Existing	Proposed
NC-30 C-30	NC-40 C-40	2.25 single use 2.5 all uses	3.0 <i>(no single-use limit)</i>	30' + 4' or 7' for ground floor commercial space features	40' + 4' or 7' for ground floor commercial space features
NC-40 C-40	NC-55 C-55	3.0 single use 3.25 all uses	3.75 <i>(no single-use limit)</i>	40' + 4' or 7' for ground floor commercial space features	55'
NC-65 C-65	NC-75 C-75	4.25 single use 4.75 all uses	5.5 <i>(no single-use limit)</i>	65'	75'
NC-85 C-85	NC-95 C-95	4.5 single use 6.0 all uses	6.25 <i>(no single-use limit)</i>	85'	95'
NC-125	NC-145	5.0 single use 6.0 all uses	7.0 <i>(no single-use limit)</i>	125'	145'
NC-160	NC-200	5.0 single use 7.0 all uses	8.25 <i>(no single-use limit)</i>	160'	200'
IC-45	IC-55 IC-65	2.5	2.75	45'	65'
IC-65	IC-65	2.5	2.75	65'	65'

Other Development Capacity Increases

The zone designations summarized above represent most land affected by the proposed legislation. Several other zones not summarized above would receive similar development capacity increases. The end of Section 6 has a summary of development standard increases for zones that apply in limited locations and overlay zones.

Modified Development Standards for Urban Design & Livability

The proposed legislation includes new and modified development standards to improve urban design outcomes, respond to community input, and enhance livability as Seattle grows. Some of these standards would also mitigate the potential impact of the larger-scale buildings that could result following MHA implementation. Section 7 summarizes modified standards not directly related to increasing development capacity.