



SEATTLE CITY COUNCIL

Legislative Summary

Res 31870

Record No.: Res 31870

Type: Resolution (Res)

Status: Adopted

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In Control: City Clerk

File Created: 03/07/2019

Final Action: 03/18/2019

Title: A RESOLUTION calling for additional measures by the City and its partners that complement mandatory housing affordability (MHA) implementation to promote livability and equitable development, mitigate displacement, and address challenges and opportunities raised by community members during the MHA public engagement process.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Johnson

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Att 1 - List of Zoning Designation Proposals v2

Drafter: patrick.wigren@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

Yes

No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Clerk	03/07/2019	sent for review	Council President's Office			
	Action Text: The Resolution (Res) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	03/07/2019	sent for review	City Council			
	Action Text: The Resolution (Res) was sent for review. to the City Council						
	Notes:						
1	City Council	03/11/2019	referred	City Council			
	Action Text: The Resolution (Res) was referred. to the City Council						
	Notes:						
1	City Council	03/18/2019	adopted as amended				Pass

Action Text: The Motion carried, the Resolution (Res) was adopted as amended by the following vote, and the President signed the Resolution:

Notes: ACTION 1:

Motion was made to adopt Resolution 31870

ACTION 2:

Motion was made by Councilmember Johnson, duly seconded and carried, to amend Resolution 31870 by,

ACTION 3:

Motion was made to adopt Resolution 31870 as amended.

In Favor: 9 Councilmember Bagshaw, Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember Mosqueda, Councilmember O'Brien, Councilmember Sawant

Opposed: 0

2 City Clerk 03/18/2019 attested by City Clerk

Action Text: The Resolution (Res) was attested by City Clerk.

Notes:

CITY OF SEATTLE

RESOLUTION 31870

A RESOLUTION calling for additional measures by the City and its partners that complement mandatory housing affordability (MHA) implementation to promote livability and equitable development, mitigate displacement, and address challenges and opportunities raised by community members during the MHA public engagement process.

WHEREAS, in September 2014 the City Council (“Council”) adopted Resolution 31546, in which the Mayor and Council jointly convened the Seattle Housing Affordability and Livability Agenda (HALA) Advisory Committee to evaluate potential strategies to make Seattle more affordable, equitable, and inclusive; in particular to promote the development and preservation of affordable housing for residents of Seattle; and

WHEREAS, in July 2015, HALA published its Final Advisory Committee Recommendations and the Mayor published *Housing Seattle: A Roadmap to an Affordable and Livable City*, which outlines a multi-pronged approach of bold and innovative solutions to address Seattle’s housing affordability crisis, including recommendations for extensive citywide upzoning of residential and commercial zones and, in connection with such upzones, implementation of a mandatory inclusionary housing requirement for new construction residential development and commercial linkage fees for new construction commercial development; and

WHEREAS, in October 2015 the Council adopted, with the Mayor concurring, Resolution 31622 declaring the intent of The City of Seattle (“City”) to expeditiously consider strategies recommended by the HALA Advisory Committee; and

WHEREAS, in November 2015 the Council adopted, with the Mayor concurring, Resolution 31612, stating the City’s intent to make changes to zoning and land use regulations to

1 implement a mandatory inclusionary affordable housing program for residential
2 development recommended by the HALA Advisory Committee and the Mayor, and
3 establishing minimum outreach, planning, and implementation requirements that must be
4 met prior to Council consideration; and

5 WHEREAS, in November 2015 the Council adopted Ordinance 124895, which created Seattle
6 Municipal Code (SMC) Chapter 23.58B and established the framework for the
7 commercial component of mandatory housing affordability (MHA); the Council updated
8 this chapter in December 2016 with Ordinance 125233; and

9 WHEREAS, in May 2016 the City conducted the *Growth and Equity Analysis* in conjunction
10 with the update to Seattle's Comprehensive Plan, finding, in part, that some urban
11 villages are at higher risk of displacement than others; and

12 WHEREAS, in August 2016 the Council adopted Ordinance 125108, which created SMC
13 Chapter 23.58C and established the framework for the residential component of MHA;
14 and

15 WHEREAS, in 2017 the Council adopted several ordinances to enact zoning and land use
16 regulations to enact MHA requirements, including: Ordinance 125267 for the University
17 District, adopted in February 2017; Ordinance 125291 for Downtown and South Lake
18 Union, adopted in April 2017; Ordinances 125360, 125359, and 125361, for the nodes
19 along 23rd Avenue at Union Street, Cherry Street, and Jackson Street, respectively, all
20 adopted in July 2017; Ordinance 125371 for Chinatown/International District, adopted in
21 July 2017; and Ordinance 125432 for Uptown, adopted in September 2017; and

1 WHEREAS, concurrently with this resolution, the City is considering legislation to implement
2 MHA in the remaining multi-family and commercially zoned properties throughout
3 Seattle, and within all urban villages and proposed urban village expansion areas; and

4 WHEREAS, the Council adopted Resolution 31612 in November 2015, which requested that
5 these legislative proposals be informed by an inclusive public outreach and engagement
6 plan, which optimizes participation by under-represented communities, and that such a
7 plan should include opportunities for ongoing and continuous engagement through a
8 variety of means including community meetings and social media; and

9 WHEREAS, the City conducted community engagement for over two years regarding MHA in
10 order to provide Seattle residents opportunities for both accessing information and
11 providing feedback; and

12 WHEREAS, from that community engagement, themes and issues emerged related to aspects of
13 livability as Seattle grows, including issues not directly related to the implementation of
14 MHA; and

15 WHEREAS, the October 2017 *Growth and Livability Report* responded to this community input
16 by detailing the City's vision and recent actions to address these themes and issues; and

17 WHEREAS, MHA is an important but limited tool that will create new income- and rent-
18 restricted housing while also increasing housing choices in urban villages and centers
19 across Seattle; NOW, THEREFORE,

20 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE THAT:**

21 Section 1. The City of Seattle ("City") recognizes the significance of land use regulations
22 that implement mandatory housing affordability (MHA) to the production of new affordable
23 housing, as well as the production of more housing overall, while acknowledging that land use

1 regulation alone is not sufficient to achieve all of the City’s racial equity goals or the goals of
2 Seattle’s different neighborhoods.

3 Section 2. The City recognizes the potential for displacement as property undergoes
4 public and private development. The City Council (“Council”) supports the affordable housing
5 and anti-displacement actions identified in the Mayor’s Executive Order 2019-02; declares its
6 intent to prevent displacement of marginalized communities, including communities of color and
7 low-income communities, particularly in neighborhoods identified as at high risk of
8 displacement by the *Growth and Equity Analysis*; and requests that the Mayor and City
9 departments carry out the following initiatives to mitigate displacement impacts on these
10 communities:

11 A. Identify a permanent and consistent source of funding for the Equitable
12 Development Initiative, beyond the \$5 million per year expected to be generated through the
13 short-term rental tax, with a long-term goal of \$20 million annually, to ensure that the program
14 has sufficient funding to take advantage of lower property values during economic downturns.
15 (Responsible Department: Office of Planning and Community Development (OPCD))

16 B. Develop policies and funding to support affirmative marketing, exploration of the
17 possibility of a right to return, or preference strategies to help retain economic and racial
18 diversity in neighborhoods with high displacement risk. (Responsible Department: Office of
19 Housing (OH))

20 C. Develop and implement strategies that support existing institutions and
21 businesses, and the residents who depend on them, in neighborhoods with high displacement
22 risk. (Responsible Departments: Office of Economic Development (OED), Seattle Department of
23 Construction and Inspections (SDCI), and OPCD)

1 D. Continue to conduct outreach to low-income and elderly homeowners regarding
2 opportunities for property tax relief and other alternatives to selling their homes. Outreach efforts
3 should be coordinated within the City and with the King County Assessor's Office. (Responsible
4 Departments: Department of Neighborhoods (DON) and OH)

5 E. Develop a variety of strategies that would allow low-income and elderly
6 homeowners to afford to maintain and remain in their homes, such as expanding property tax
7 relief programs and leveraging the undeveloped land on their property. (Responsible
8 Departments: OH, OPCD, and SDCI)

9 F. Explore strategies to expand the Tenant Relocation Assistance Ordinance to assist
10 renting households at 80 percent area median income (AMI) and extend the program eligibility
11 to tenants whose housing costs have increases more than ten percent. (Responsible Department:
12 SDCI)

13 G. Develop a consistent and thorough monitoring and reporting process regarding
14 housing production and loss of households at 30 to 120 percent AMI, including change of tenure
15 and net change in affordable units on a particular development site, and deducting housing units
16 funded by OH. (Responsible Departments: OH and SDCI)

17 H. The Council requests that the Mayor and OH consider the following goals related
18 to the use of MHA in-lieu fees and Seattle Housing Levy funds:

19 1. Ensure that MHA in-lieu fees are invested back into the neighborhoods
20 where fees were generated as well as in neighborhoods with high displacement risk, consistent
21 with the code provisions governing the location for use of cash contributions.

22 2. Include in the next update of the Seattle Housing Levy Administrative &
23 Financial Plan program policies that match Equitable Development Initiative priorities and other

1 community needs, such as incentivizing family-sized units, producing more units at 30 percent
2 and 40 percent AMI for households who do not need wraparound services, and prioritizing
3 community ownership of land. Additionally, establish a fund reserve to subsidize payment of
4 homeowners' association dues for income-qualified families purchasing performance units.

5 3. Invest in affordable homeownership projects near where in-lieu funds are
6 generated, consistent with the code provisions governing the location for use of cash
7 contributions under MHA.

8 I. Provide a report evaluating the implementation and enforcement of Ordinance
9 124861, requiring owners of certain low-income housing to provide notification of the owner's
10 intent to sell that housing, and provide recommendations on how the provisions of the ordinance
11 could be expanded. (Responsible Departments: OH and SDCI)

12 J. Continue to explore strategies, beyond the Early Community Outreach for Design
13 Review requirements, to engage neighborhood stakeholders early in the development process so
14 that new development better reflects the priorities and needs of the community, such as cultural
15 spaces/institutions, art, businesses, childcare, and an appropriate range of housing types.
16 (Responsible Departments: DON and SDCI)

17 K. Provide funding for community outreach as the City develops its Community
18 Preference policy in neighborhoods at high risk of displacement to ensure that outreach is
19 culturally and linguistically appropriate and that community-based organizations are adequately
20 resourced to participate in the development of program policies. (Responsible Departments:
21 DON and OH)

22 Section 3. The Council commits to continuing deliberations regarding Council Bill
23 119469, establishing environmental policies to mitigate the impact of new residential

1 development on displacement of lower income households in areas with a high risk of
2 displacement.

3 Section 4. The Council requests that the Mayor, OPCD, SDCI, OH, Seattle Department
4 of Transportation (SDOT), and other executive departments carry out the following planning
5 initiatives and ongoing monitoring and reporting to address goals of Seattle's different
6 neighborhoods and to inform future planning initiatives:

7 A. Provide a baseline for reporting on the production of affordable housing units by
8 urban village following MHA implementation to determine if actual units produced align with
9 expectations. The Council requests that this information be included in the performance
10 reporting described in Ordinance 125108 as amended. (Responsible Departments: OH, SDCI,
11 OPCD)

12 B. Develop additional strategies, such as density increases, to promote the
13 production of more long-term affordable housing projects. (Responsible Departments: OPCD
14 and SDCI)

15 C. Monitor permit activity in Residential Small Lot (RSL) and Lowrise (LR) zones
16 and report to Council on the types of development occurring in these zones. The Council
17 requests that the report include recommendations for adjustments to development standards in
18 RSL and LR zones if development is not meeting intended outcomes. (Responsible Departments:
19 OPCD and SDCI)

20 D. Study split-zoned parcels, zoning anomalies, and zoning artifacts throughout the
21 City and make recommendations to the Council on strategies to resolve these conditions where
22 appropriate. (Responsible Departments: SDCI and OPCD)

1 E. Identify resources to proactively survey historic resources in appropriate areas and
2 assist communities with that process. Resources should be prioritized to support this work in
3 neighborhoods identified as at high risk of displacement. (Responsible Department: DON)

4 F. Conduct additional planning work in historic districts to identify tools to support
5 historic character and integrate compatible infill, including affordable housing and density.
6 (Responsible Departments: DON and OPCD)

7 G. Establish a system, separate from the City's community planning prioritization
8 process, to develop and update neighborhood design guidelines, particularly in response to
9 changes in development standards and building codes. (Responsible Department: OPCD)

10 H. Continue implementing actions identified in the Age Friendly Seattle Action Plan,
11 specifically:

12 1. Establish standards for age-friendly street furniture and implement
13 strategies to encourage businesses and community groups to provide more age-friendly street
14 furniture. (Responsible Department: SDOT)

15 2. Explore opportunities to incorporate Universal Design principles into
16 building design standards to encourage buildings to provide age-friendly access. (Responsible
17 Departments: OPCD and SDCI)

18 I. Continue to identify infrastructure improvements that may be necessary to
19 accommodate anticipated growth. (Responsible Departments: OPCD, SDOT, Seattle Public
20 Utilities, and Seattle City Light)

21 J. Conduct a comprehensive assessment of the Restricted Parking Zone program and
22 update program policies and regulations. (Responsible Department: SDOT)

1 K. While conducting future planning processes, consider the proposed area-specific
2 changes requested by community members in Attachment 1 to this resolution. (Responsible
3 Department: OPCD)

4 Section 5. The Council recognizes that small, independently owned businesses reinforce
5 neighborhood and cultural identity and strengthen the local economy, and is committed to
6 working with City departments to undertake the following initiatives to support these businesses:

7 A. Develop and implement strategies to support and incubate small, independent
8 businesses.

9 B. Collaborate with stakeholders to explore the possibility of reasonable regulations
10 on the rents of commercial property.

11 Section 6. The Council recognizes the environmental, social, and economic benefits of
12 Seattle's urban forest and commits to working with community members and City departments
13 to update the City's tree regulations, advancing the goals of the Urban Forest Stewardship Plan
14 across Seattle. Potential measures may include, but are not limited to, the following:

15 A. Retaining protections for exceptional trees and expanding the definition of
16 exceptional trees.

17 B. Creating a permitting process for the removal of significant trees, defined as trees
18 6 inches in diameter at breast height or larger.

19 C. Adding replacement requirements for significant tree removal.

20 D. Simplifying tree planting and replacement requirements.

21 E. Maintaining tree removal limits in single-family zones.

22 F. Exploring the feasibility of establishing an in-lieu fee option for tree planting.

23 G. Tracking tree removal and replacement throughout Seattle.

1 H. Providing adequate funding to administer and enforce tree regulations.

2 I. Requiring that all tree service providers operating in Seattle meet minimum
3 certification and training requirements and register with the City.

4 Section 7. The Council requests that OPCD make a recommendation for an alternative
5 name for single-family zones, such as Neighborhood Residential, and propose Comprehensive
6 Plan amendments as part of the 2019-2020 Comprehensive Plan Docket to implement this
7 change, as appropriate.

8 Section 8. The Council requests that the Mayor and City departments carry out the
9 following initiatives for neighborhoods in District 1:

10 A. Specific to the Admiral Residential Urban Village, the Council requests the
11 following actions:

12 1. City departments are requested to support community-based organization
13 efforts to create community spaces and affordable housing.

14 2. OPCD is requested to update neighborhood design guidelines to address
15 transitions between zones along California Avenue SW.

16 B. Specific to the Morgan Junction Residential Urban Village, the Council requests
17 the following actions:

18 1. OPCD is requested to determine when the urban village will be a
19 candidate for community planning, which should include a cultural/historic resources survey.

20 2. SDOT is requested to engage with Washington State Ferries to mitigate
21 impacts of vehicles arriving from ferries at Fauntleroy Terminal.

1 3. OPCD is requested to collaborate with community stakeholders to
2 determine when and under what conditions a pedestrian zone designation along California Way
3 SW would be appropriate.

4 4. OH is requested to explore the creation of a pilot program that encourages
5 homeowners to provide notice of the sale of their property to the City and nonprofit partners to
6 create more affordable homeownership opportunities.

7 C. Specific to the West Seattle Junction Hub Urban Village, the Council requests the
8 following actions:

9 1. OPCD is requested to begin community planning in conjunction with the
10 future light rail station area planning, as outlined in their response to Statement of Legislative
11 Intent (SLI) 135-1-A-1 dated July 2, 2018, with background work beginning in 2019 and detailed
12 planning occurring in 2020. Specifically, OPCD is requested to explore opportunities for transit-
13 oriented development while preserving historically designated buildings.

14 2. The City recognizes the importance of community resources, such as
15 libraries, community centers, and hospitals, and City departments are requested to support
16 community efforts to attract these uses to the neighborhood.

17 D. Specific to the Westwood-Highland Park Residential Urban Village, the Council
18 requests the following actions.

19 1. OPCD is requested to begin the community planning process, with an
20 added focus on developing a complete plan for the Delridge corridor and addressing the interests
21 of the South Delridge community.

1 2. SDCI is requested to determine if public views of Mount Rainier from
2 Delridge Way SW and SW Barton Street should be protected and added to Attachment 1 of
3 Seattle Municipal Code (SMC) Section 25.05.675.

4 E. Specific to the South Park Residential Urban Village, the Council requests the
5 following actions:

6 1. OPCD is requested to assess how the neighborhood meets the criteria for
7 urban village designation and provide a report to Council as part of the 2019-2020
8 Comprehensive Plan docketing process.

9 2. DON is requested to support community efforts to protect historic
10 resources in the neighborhood.

11 3. SDCI is requested to determine if there are specific public views of the
12 Duwamish River that should be protected within the bounds of the urban village and added to
13 Attachment 1 of SMC Section 25.05.675.

14 Section 9. The Council requests that the Mayor and City departments carry out the
15 following initiatives for neighborhoods in District 2:

16 A. DON and OPCD are requested to conduct additional planning work in the newly
17 designated Mount Baker Park Historic District to identify tools to support historic character and
18 integrate compatible infill, including affordable housing and density, in the district.

19 B. Specific to the Othello Residential Urban Village, OPCD is requested to conduct
20 community planning in conjunction with the future Graham Street light rail station area planning.

21 Section 10. The Council requests that the Mayor and City departments carry out the
22 following initiatives for neighborhoods in District 4:

1 A. Specific to the Roosevelt Residential Urban Village, the Council requests the
2 following actions:

3 1. DON and OPCD are requested to conduct planning work in the newly
4 designated Ravenna-Cowen North Historic District to identify tools to support historic character
5 and integrate compatible infill, including affordable housing and density, in the district.

6 2. OPCD is requested to conduct planning work in the area immediately
7 surrounding the future light rail station to determine whether additional development capacity is
8 appropriate.

9 B. Specific to the University District Urban Center, the Council requests the
10 following actions:

11 1. City departments are requested to continue implementing actions listed
12 under Section 5 of Resolution 31732 related to supporting businesses on University Way NE
13 (“the Ave”).

14 2. SDOT is requested to explore strategies for prioritizing pedestrian use of
15 the Ave, such as a woonerf.

16 3. OPCD is requested to conduct additional analysis of proposed density
17 increases within the urban center and provide a report to Council by July 1, 2019.

18 Section 11. The Council requests that the Mayor and City departments carry out the
19 following initiatives for neighborhoods in District 5:

20 A. Specific to N 130th Street and Interstate 5, OPCD and other City departments are
21 requested to support community-based planning work to develop a proposal to establish an urban
22 village with transit-supportive development capacity and urban village-level amenities, such as
23 transit-oriented development, childcare, and housing.

1 B. Specific to the Aurora Avenue Corridor, OPCD and SDOT are requested to
2 develop a plan for transportation investments for multimodal improvements to the Aurora
3 Avenue corridor and land use strategies that identify areas for ongoing light industrial and heavy
4 commercial use while allowing for transition to mixed residential and commercial uses within
5 urban villages.

6 Section 12. The Council requests that the Mayor and City departments carry out the
7 following initiative for neighborhoods in District 6:

8 A. Specific to the Crown Hill Residential Urban Village, OPCD is requested to
9 identify and outline the next steps in the community planning process.

10 Section 13. The Council requests that the Mayor and City departments carry out the
11 following initiative for neighborhoods in District 7:

12 A. Specific to the Downtown Urban Center, SPU and SDCI are requested to review
13 and prepare recommendations to modify requirements for providing space outside of the right-
14 of-way, particularly alleys, to facilitate the delivery of goods and ensure access for service
15 providers to solid waste, recycling, and compost containers.

16 Section 14. The Council requests that the Mayor and City departments develop a work
17 program for the initiatives described in this resolution and report back to Council by July 1,
18 2019, with a proposed timeline for implementation.

1 Adopted by the City Council the 18th day of March, 2019,
2 and signed by me in open session in authentication of its adoption this 18th day of
3 March, 2019.

4 

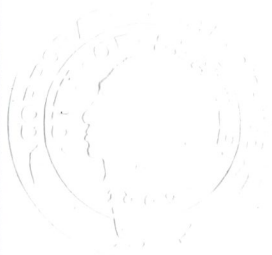
5 President _____ of the City Council

6 Filed by me this 18th day of MARCH, 2019.

7 

8 Monica Martinez Simmons, City Clerk

9 (Seal)



10 Attachments:
11 Attachment 1 – List of Area-Specific Zoning Designation Proposals

Attachment 1 - List of Area-Specific Zoning Designation Proposals

No.	District	Address / Area	Proposal Description	Proposed Zone
1	1	West Seattle Junction Residential Urban Village: Triangle Area	Increase maximum heights of Neighborhood Commercial zones within the Junction Triangle Area to 95 feet.	NC3-95
2	1	502-506 S Cloverdale Ave	Increase the zone designation for a site located at 5th Av S and S Cloverdale St in the South Park Urban Village to a Neighborhood Commercial zone designation.	NC2-55
3	2	Rainier Ave S / Rose St	Consolidate the zone designation for a site located at Rainier Ave S and S Rose St and increase the zone designation from Single-family to Neighborhood Commercial.	NC2-55
4	3	16th Ave E between E Republican St and E Harrison St	Expand the Capitol Hill / First Hill Urban Center boundary and rezone a Single-family zoned half block on 16th Ave E between E Republican St and E Harrison St to a multifamily zone designation.	LR or NC
5	3	953 23rd Ave	Increase the zone designation to a more intense multifamily zone.	LR3
6	3	935-937 23rd Ave	Increase the zone designation to a multifamily zone.	LR3
7	3	2101 E Yesler Way (Country Doctor)	Increase the height and intensity for a Neighborhood Commercial - zoned site within the 23rd & Union-Jackson Urban Village on E Yesler Way east of 21st Ave S.	NC3-75
8	3	1722 22nd Ave S	Increase the zone designation to Neighborhood Commercial.	NC2-75
9	3	728 26th Ave	Rezone from Lowrise multifamily to Neighborhood Commercial.	NC-55
10	3	1502 E Yesler Way	Rezone from Lowrise multifamily to Neighborhood Commercial.	NC-65
11	3	165 14th Avenue	Rezone from Lowrise multifamily to Neighborhood Commercial.	NC-65
12	3	1419 22nd Avenue	Rezone from Lowrise multifamily to Neighborhood Commercial.	NC-65
13	3	1415 22nd Avenue	Rezone from Single-family to Neighborhood Commercial.	NC-65

No.	District	Address / Area	Proposal Description	Proposed Zone
14	3	110-112 Erie Ave and adjacent vacant lot (PID 9829200800)	Rezone from Single-family to Neighborhood Commercial.	NC1-55
15	4	6800-6842 35th Ave NE	Rezone a site located in the 6800 block of 35th Ave NE to a Lowrise multifamily zone designation.	LR2
16	4	2315 NE 65th	Consolidate split-zoned site located at 2315 NE 65th St to Neighborhood Commercial.	NC2P-55
17	4	Vacant lot NE 50th& 9th Ave NE (PID 5335200265)	Increase the proposed zone designation for a site located at NE 50th St and 9th Av NE in the University District Urban Center to Neighborhood Commercial.	NC2-55
18	4	4706-4716 9th Ave NE	Increase the Lowrise multifamily zone designation for a site located in the 4700 block of 12th Ave NE in the University District Urban Center.	LR3
19	4	4516-4628 Union Bay Place	Increase the height of a Neighborhood Commercial-zoned site located just east of the University Village to 75 feet.	NC3-75
20	5	11334-11340 Corliss Ave N	Rezone a Single-family zoned parcel located just north of the Northgate Urban Center to a Lowrise zone designation.	LR2
21	5	Northaven site	Consolidate the zone designation for a split-zoned site in the Northgate Urban Center, currently developed with Northaven Senior Living, and increase the zone designation for a portion of the site to Midrise multifamily.	MR
22	5	10735 Roosevelt Way NE	Increase the zone designation for a site located on Roosevelt Way NE at the east edge of the Northgate Urban Center to Midrise multifamily.	MR
23	5	Neighborhood Commercial area in center of Lake City Urban Village	Increase the maximum allowable height and density of Neighborhood Commercial zones in the heart of the Lake City Urban Village.	NC3P-145
24	5	2429 NE Northgate Way	Rezone Single-family zoned parcel located southwest of the intersection of NE Northgate Way and Lake City Way NE to a Neighborhood Commercial zone designation.	NC3-40

No.	District	Address / Area	Proposal Description	Proposed Zone
25	5	10215 Lake City Way NE	Rezone an approximately 4,000 square foot, Single-family zoned portion of a split-zoned site located at Lake City Way and NE 103rd St to a Neighborhood Commercial zone designation.	NC3-55
26	5	Aurora Licton UV between N 96th St and N 97th St, west of Aurora Ave N	Increase the proposed Lowrise multifamily zone designation in the Aurora Licton Urban Village between N 96th St and N 97th St west of Aurora Ave N.	LR2
27	5	Extend Pedestrian zone on Aurora Ave N in the Aurora Licton UV	Expand pedestrian designations along some Neighborhood Commercial - zoned areas along Aurora within the Aurora - Licton Spring Urban Village.	NC3P-65 or 75
28	5	600 N 130th Street	Rezone from Lowrise multifamily to Neighborhood Commercial or Midrise	NC-65 or MR
29	6	10125-10139 3rd Ave NW	Rezone a Single-family zoned area southwest of the intersection of NW 100th Pl and 3rd Av NW to Lowrise multifamily.	LR1
30	6	9204 12th Ave NW (and surrounding block)	Expand the Crown Hill Urban Village boundary and rezone the block southwest of the intersection of 12th Ave NW and Holman Rd NW from Single-family to Residential Small Lot.	RSL
31	6	8635 Fremont Ave N (Boys & Girls Club)	Expand the Greenwood - Phinney Urban Village boundary and rezone a Single family-zoned site to Lowrise multifamily.	LR
32	6	8010 Interlaken Ave N	Increase the Lowrise multifamily zone designation for a site located northeast of the intersection of N 80th St and Interlake Ave N.	LR3
33	6	806-808 NW 60th St	Expand the Ballard Urban Village boundary and rezone a block located northeast of the intersection of 9th Ave NW and NW 59th St from Single-family to Residential Small Lot or Lowrise multifamily.	RSL or LR