SEATTLE CITY COUNCIL
CENTRAL STAFF

Select Committee on Mandatory Housing Affordability| February 25, 2019

COUNCIL CENTRAL STAFF

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Agenda

➢ MHA Development Examples

➢ Estimates of rent- and income-restricted units

➢ Council Bill 119444 Discussion and Vote

- Group 1: Consent Package
- Group 2: Individual Votes

➢ Council Bill 119443 Discussion and Vote

- Group 3: Consent Package
- Group 4: Individual Votes

➢ CB 119445 Discussion and Vote

MHA Development Examples

Residential Small Lot (RSL)

The RSL zone would allow a range of new and remodeled homes compatible in scale and character with existing houses and would encourage more "missing middle" housing that is in between the density of single-family and multifamily zones.
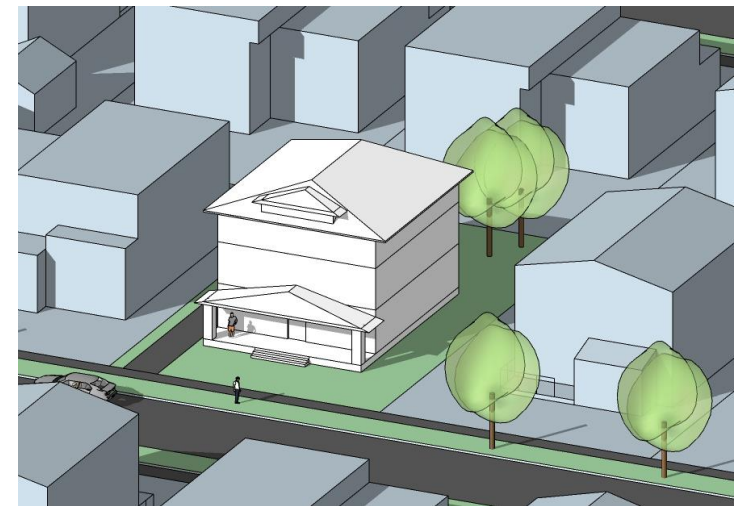
Max. Height
- Current: 25 feet
- Proposed: 30 feet

FAR Limit
- Current: None
- Proposed: 0.75

Density Limit
- Current: 1 unit/2,500 SF lot area
- Proposed: 1 unit/2,000 SF lot area

Lowrise 1 (LR1)

The LR1 zone would continue to encourage townhouses and rowhouses and would also allow for some small apartment buildings.
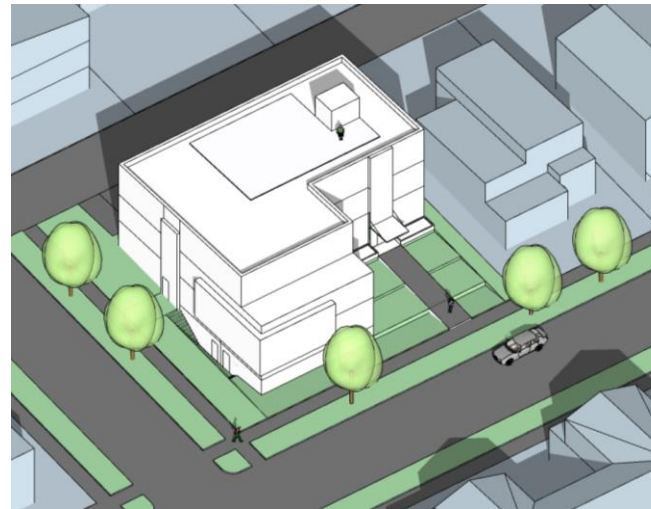
Max. Height
- Current: 30 feet
- Proposed: 30 feet

FAR Limit
- Current: 1.1 – 1.2
- Proposed: 1.3

Density Limit
- Current: 1 unit/1,600 – 2,000 SF
- Proposed: 1 unit/1,350 SF* – no limit

  * Would be changed by Amendment A6 to 1 unit/1,300 SF

Lowrise 2 (LR2)

The LR2 zone would continue to encourage a mix of townhouses, rowhouses, and three- and four-story apartment buildings.

Max. Height
- Current: 30 feet
- Proposed: 40 feet

FAR Limit
- Current: 1.2 – 1.3
- Proposed: 1.4

Density Limit
- Current: None
- Proposed: None

Lowrise 3 (LR3)

The LR3 zone would allow various multifamily buildings, mostly encouraging stacked apartments or condominiums.
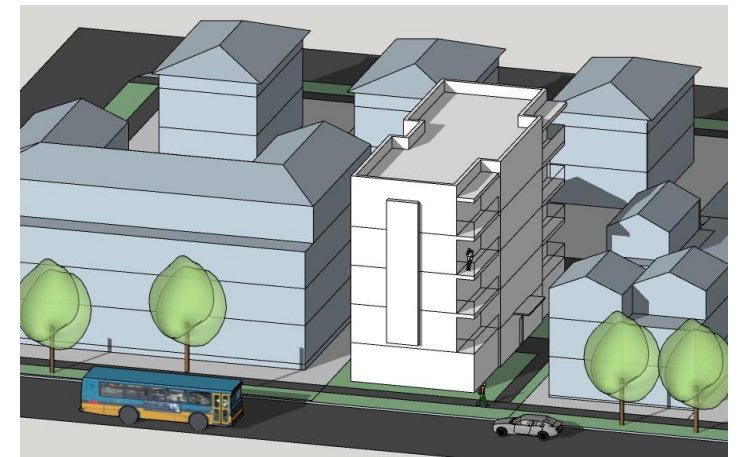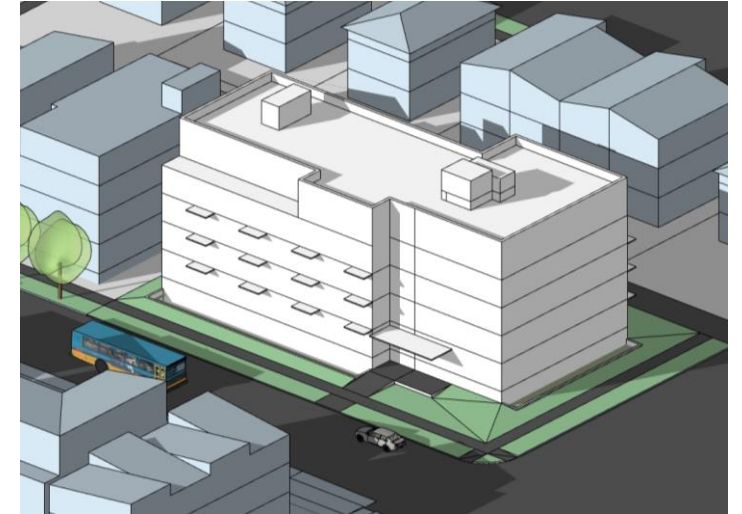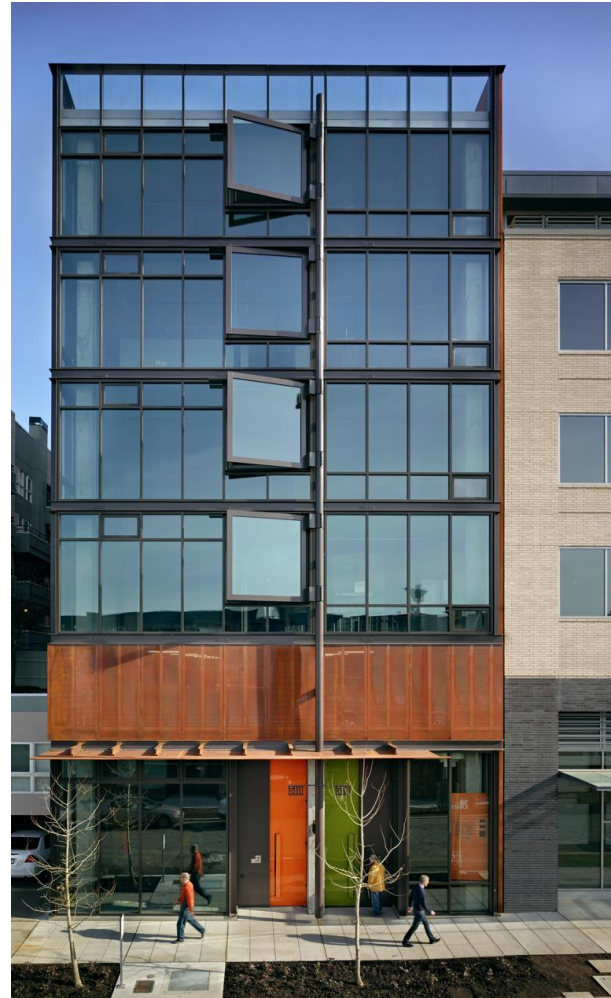
Max. Height
- Current: 30 – 40 feet
- Proposed: 40 – 50 feet

FAR Limit
- Current: 1.4 – 2.0
- Proposed: 1.8 – 2.3

Density Limit
- Current: None
- Proposed: None

Neighborhood Commercial/Commercial 40 (NC-40/C-40)

The NC-40 zone would encourage four-story mixed-use buildings, often with commercial uses at the street level and residential uses above.

Max. Height
- Current: 30 feet
- Proposed: 40 feet

FAR Limit
- Current: 2.25 – 2.5
- Proposed: 3.0

Density Limit
- Current: None
- Proposed: None

Neighborhood Commercial/Commercial 55 (NC-55/C-55)

The NC-55 zone would encourage five-story mixed-use buildings, often with commercial uses at the street level and residential uses above.

Max. Height
- Current: 40 feet
- Proposed: 55 feet

FAR Limit
- Current: 3.0 – 3.25
- Proposed: 3.75

Density Limit
- Current: None
- Proposed: None

Neighborhood Commercial/Commercial 75 (NC-75/C-75)

The NC-75 zone would encourage seven-story mixed-use buildings, often with commercial uses at the street level and residential uses above.

Max. Height
- Current: 65 feet
- Proposed: 75 feet

FAR Limit
- Current: 4.25 – 4.75
- Proposed: 5.5

Density Limit
- Current: None
- Proposed: None

Midrise (MR)

The MR zone would encourage six- to eight-story residential buildings.

Max. Height
- Current: 60 – 75 feet
- Proposed: 80 feet

FAR Limit
- Current: 3.2 – 4.25
- Proposed: 4.5

Density Limit
- Current: None
- Proposed: None

Highrise (HR)

The MR zone would encourage 24- to 44-story residential towers.

Max. Height
- Current: 300 feet
- Proposed: 440 feet

FAR Limit
- Current: 13 – 14
- Proposed: 15

Density Limit
- Current: None
- Proposed: None

MHA Estimates

Summary of Estimated MHA Production (10 years)

	As Proposed	Council Amendments
Downtown / SLU (includes Chinatown/ID)	2,350	2,350
University District	398	398
Uptown	305	305
MHA Citywide Legislation	2,986	2,930
Total	**6,038**	**5,982**
change		*(56)*

The suite of proposed Council amendments result in an estimated decrease of 56 rent- and income-restricted units over 10 years compared to the proposal as introduced
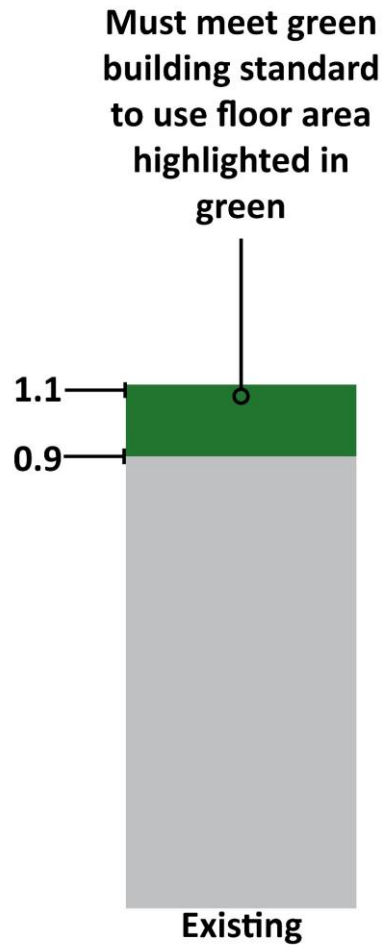
Amendment A9 – Green Building Standards in Multifamily Zones

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Must meet green building standard to use floor area highlighted in green

1.1
0.9

Existing

Must meet green building standard to use floor area highlighted in green

1.3
0.9

Floor area added by CB 119444

CB 119444
Initial Proposal

Amendment A9 – Green Building Standards in Multifamily Zones

Existing

Must meet green building standard to use floor area highlighted in green

1.1
0.9

CB 119444 Initial Proposal

Must meet green building standard to use floor area highlighted in green

1.3
0.9

Floor area added by CB 119444

CB 119444 Amendment A9

Must meet green building standard to use floor area highlighted in green

1.3
1.1
0.9

Floor area added by CB 119444