



SEATTLE CITY COUNCIL
CENTRAL STAFF

Select Committee on Mandatory Housing Affordability | February 25, 2019

COUNCIL CENTRAL STAFF

KETIL FREEMAN, YOLANDA HO, ERIC MCCONAGHY, ALY PENNUCCI, LISH WHITSON

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



SEATTLE CITY COUNCIL
CENTRAL STAFF

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

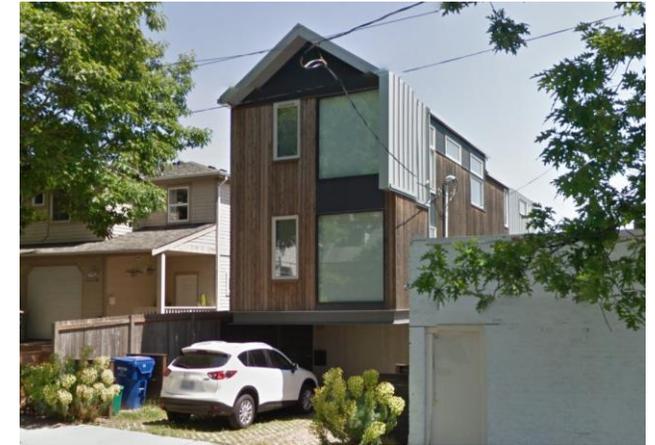
- Current: 25 feet
- Proposed: 30 feet

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

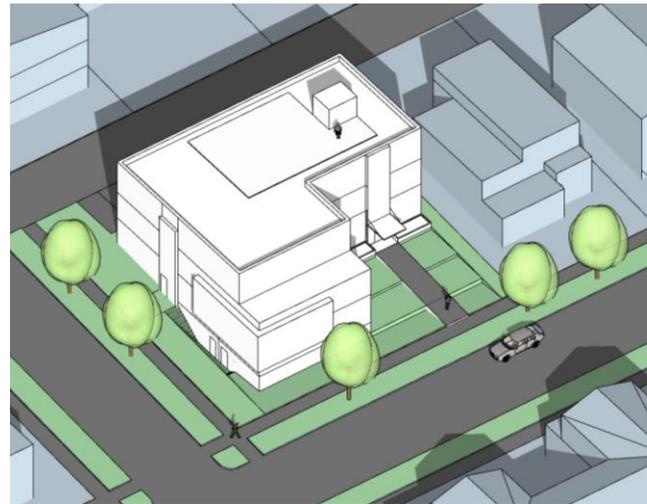
- Current: 30 feet
- Proposed: 30 feet

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

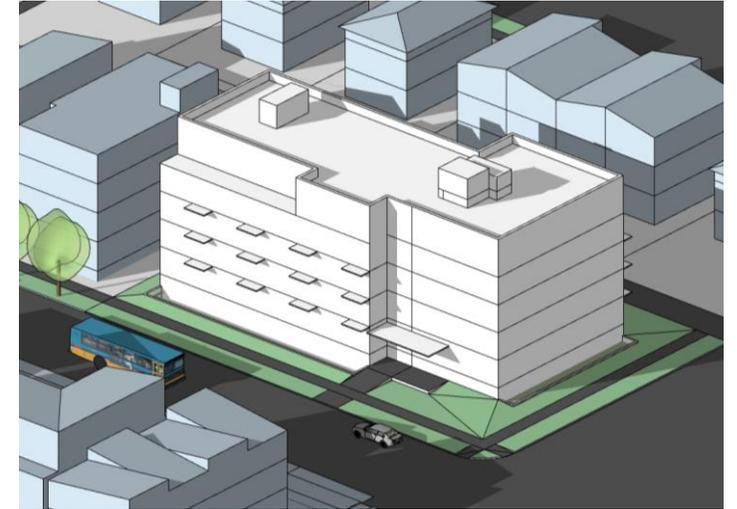
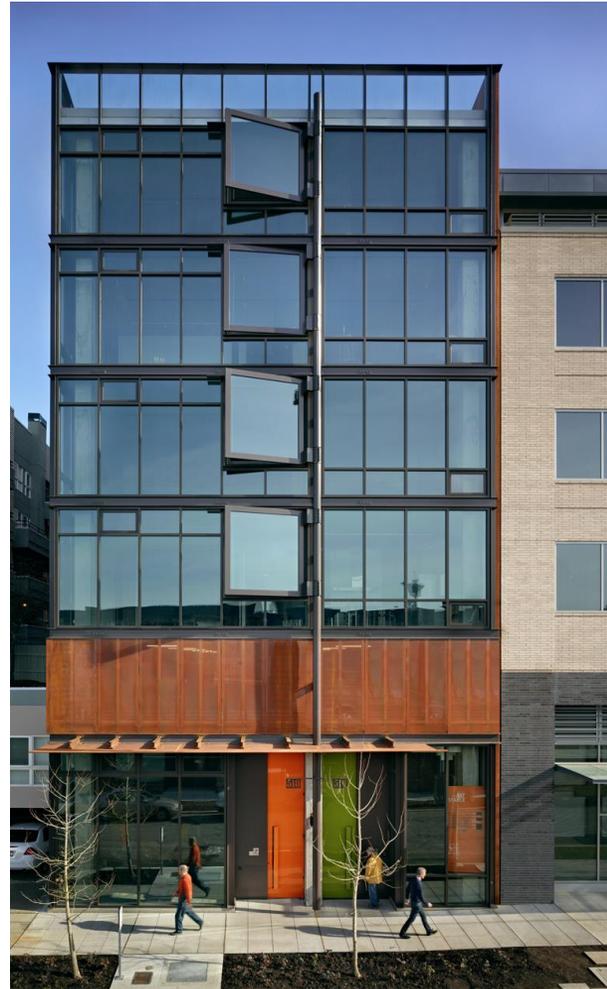
- Current: 30 – 40 feet
- Proposed: 40 – 50 feet

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





SEATTLE CITY COUNCIL
CENTRAL STAFF

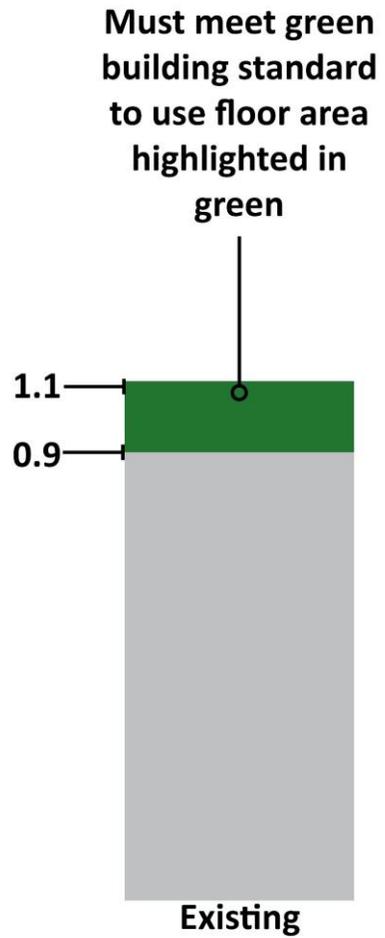
MHA Estimates

Summary of Estimated MHA Production (10 years)

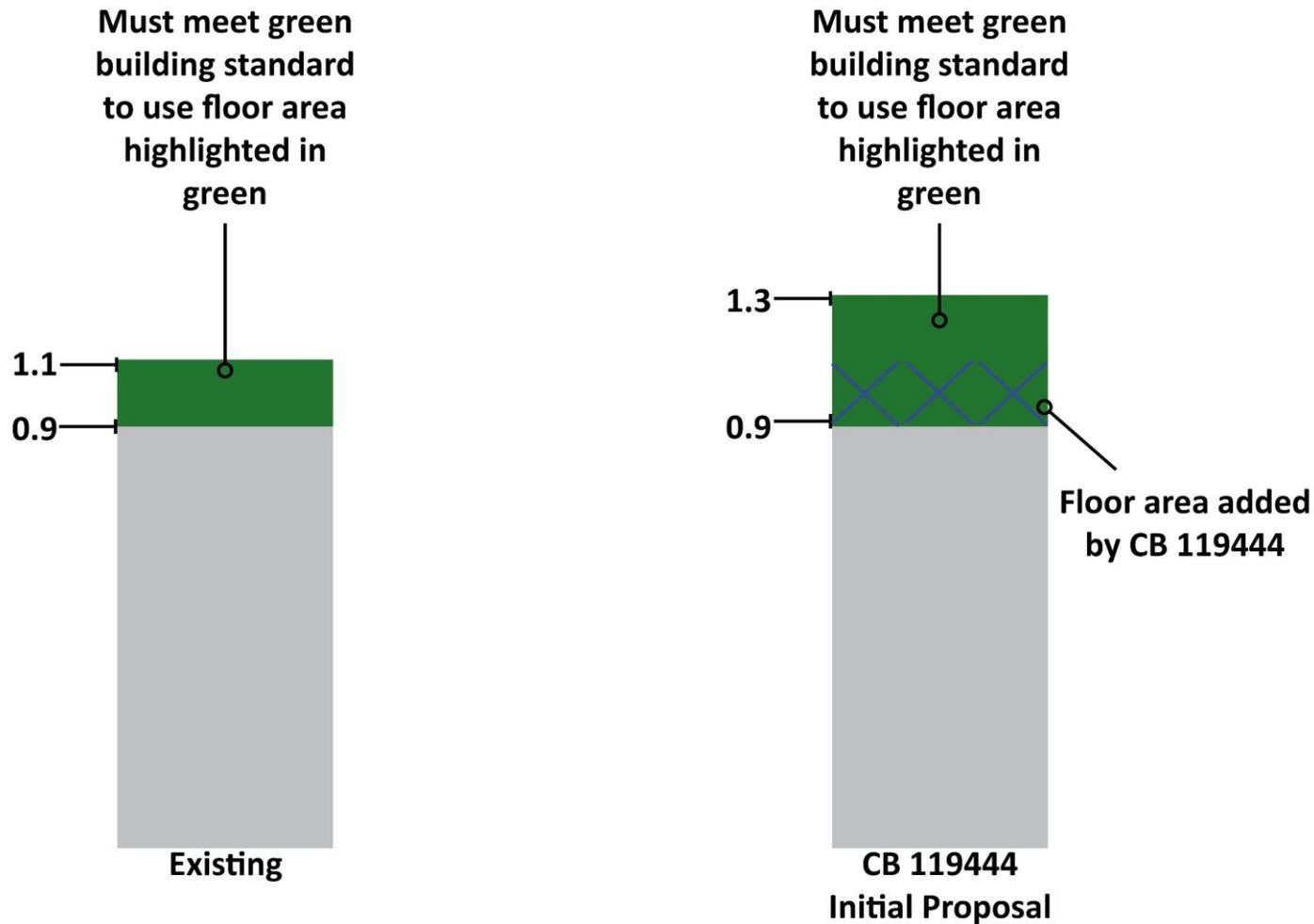
	As Proposed	Council Amendments
Downtown / SLU (includes Chinatown/ID)	2,350	2,350
University District	398	398
Uptown	305	305
MHA Citywide Legislation	2,986	2,930
Total	6,038	5,982
<i>change</i>		<i>(56)</i>

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



Amendment A9 – Green Building Standards in Multifamily Zones



Amendment A9 – Green Building Standards in Multifamily Zones

