



SEATTLE CITY COUNCIL
CENTRAL STAFF

Proposed Mobile Home Park Overlay District

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LAND USE AND NEIGHBORHOODS COMMITTEE

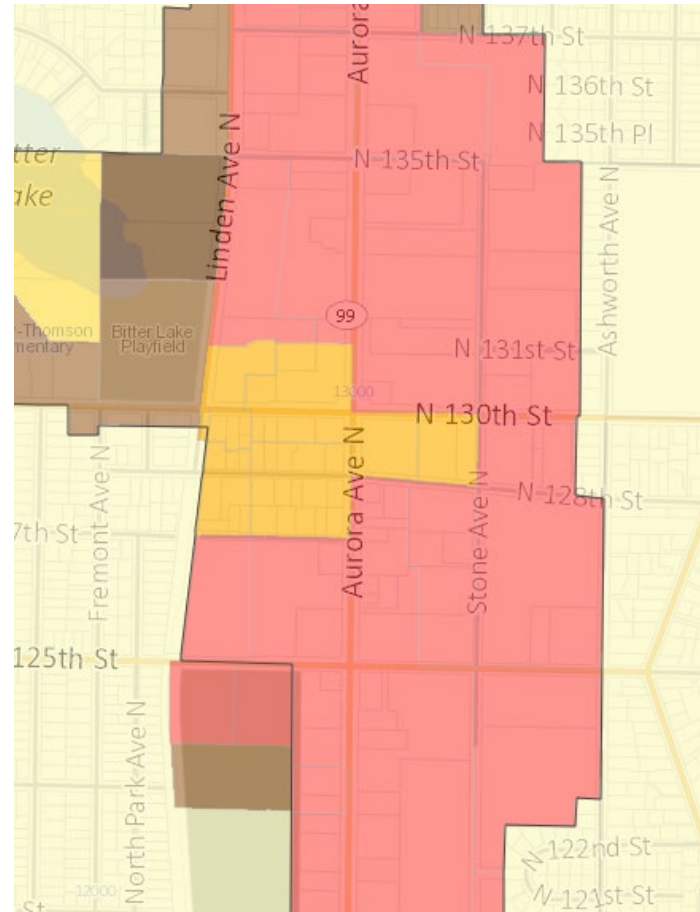
MAY 12, 2021

Legislative History

- January 2019 - Council passes Ordinance 125764, one-year moratorium on redevelopment of mobile home parks
 - Intended to reduce development pressure on remaining two mobile home parks in the city
- Temporary moratorium extended for three additional six-month periods through Ordinances 126006, 126090, and 126241
- April 2020 - Council publishes SEPA threshold determination on proposed Mobile Home Park Overlay District

Background and Regulatory Context

- Two remaining parks:
(1) Bella-Bee and (2)
Halcyon
- Located in the Bitter
Lake Residential Urban
Village
- Bella-Bee – 3.8 Acres,
65 Homes
- Halcyon – 7.6 acres, 76
homes
- Zoned Commercial



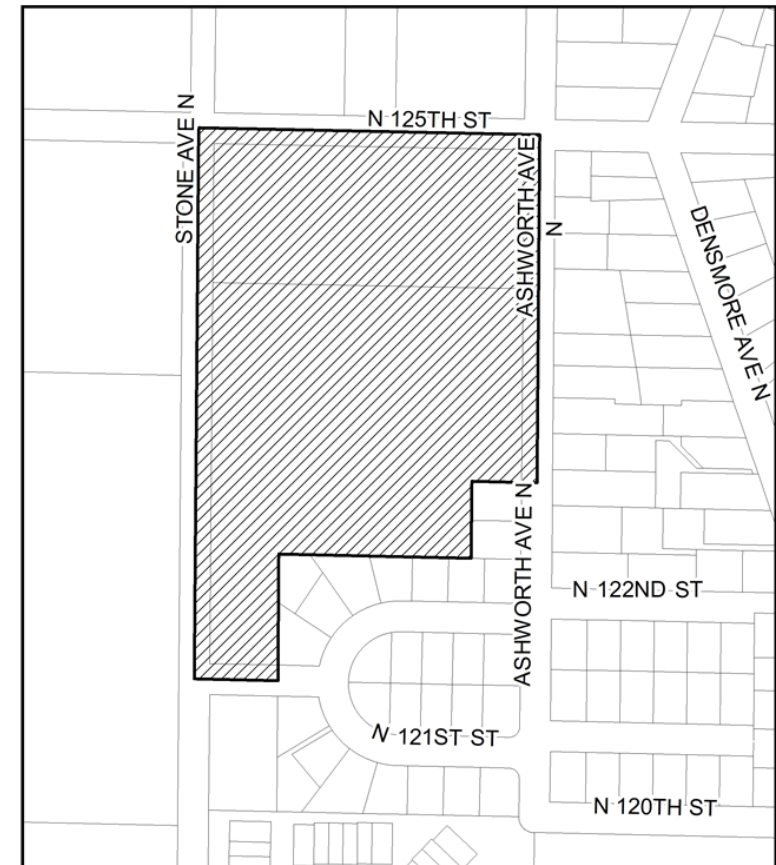
How Other Jurisdictions Preserve Mobile Home Parks


- Tumwater – Mobile home park zone created in 2008, applies to six of Tumwater's 10 mobile home parks
- Bothell – Mobile home park overlay created in 1996 to promote retention of parks with rental lots
- Kenmore – Phased zoning with a 10-year horizon for certain mobile home parks, longer term protection two mobile home parks, passed in 2019

Proposed Overlay District

- A zoning overlay district to help preserve the remaining mobile home parks:
 - Limit residential uses to mobile homes and mobile home parks
 - Establish minimum and maximum residential densities
 - Allow some commercial uses but limit the size of those uses
 - Establish height and setback limitations that are consistent with ongoing mobile home park residential uses
 - Require the provision of residential amenity areas, such as outdoor or indoor recreational areas, when 25% or more of a site is redeveloped or undergoes a major renovation
 - Provide for the expiration of the overlay within 50 years

Mobile Home Park Overlay District



 MHP Overlay District

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0 100 200 300 Feet

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Next Steps

- SEPA appeal period ends – May 17
- Public hearing and possible committee recommendation – May 26
- Possible Full Council vote – June 2
- Current moratorium expires – July 10

Questions?