Morgan Junction Residential Urban Village

DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

zone categories follow the links below to see examples of how buildings could look under MHA proposed zoning white labels identify changes MHA requirements urban villages vary based on scale of zoning change (residential proposal shown) Residential Small Lot (RSL) Neighborhood Commercial (NC) Existing boundary Open space 6% of homes must be affordable or a payment of \$13.25 per sq. ft Public school Solid areas have a typical increase in zoning (usually one story) Proposed Highrise (HR) Commercial (C) Lowrise (LR) (M1) 9% of homes must be affordable of a payment of \$20.00 per sq. ft boundary townhouses, rowhouses, or apartments Light rail Lowrise 1 (LR1) max height 30 ft. Hatched areas have a Seattle 2035 10-minute walkshed Seattle Mixed (SM) Industrial Commercial (IC) 10% of homes must be affordable or a payment of \$22.25 per sq. ft Lowrise 2 (LR2) max height 40 ft larger increase in zoning or a change in zone type Bus stop Lowrise 3 (LR3) max height 50 ft Suggestion for NC-55 here. **DISCUSSED AT MULTIPLE TABLES** There is already some **Increase density along** multifamily here. California Ave. Concentrate density here This area is already built-out. where it already exists. Improve the neighborhood center to be more of a commercial hub. Slopes and views here Some discussed LR2 or LR3 here. Others suggested RSL. Suggestion for Suggestion Some suggested extending the LR1 or LR2. for RSL Spring Creek - concerns about boundary here. Other thought drainage issues. existing topography (ravine) limited opportunities for density. Traffic speed concerns along Several thought this area **Parks** Fauntleroy Way; bike lane is should be RSL. partial doesn't continue through intersection. Desire for more commercial / office uses in the Existing ravine - steep slopes neighborhood core. Displacement Some thought this area could be higher, while concerns of existing others preferred lower heights (~40') here. affordable homes -**Thriftway** suggestion to lower Some thought this could be LR3. height to 40'. **DISCUSSED AT MULTIPLE TABLES** Many felt this change in Many felt that LR1 was too dense here. zone was too much. Some Some suggested RSL, others wanted to preferred LR1, while remove from Urban Village boundary. others suggested RSL. **MORGAN JUNCTION URBAN VILLAGE** Concern about adding density here. Some suggested RSL. NEIGHBORHOOD WORKSHOP March 6, 2017 FEEDBACK ON PROPOSED URBAN VILLAGE Stormwater concerns **ZONING CHANGES*** in this area. Zone Change Feedback **Drainage** concerns here. Zone change opportunity noted at Suggestion to offer incentives discussion to fix-up existing older Boundary Adjustments / Other Feedback multifamily housing in this ■ ■ Potential adjustment to the Urban area, as long as transit service Village boundary **Elementary** is added. **Mixed opinions on zoning** School Shops Opportunities or concerns expressed here. Some suggested RSL. A & cafes at discussion School doesn't have capacity few wanted NC, and others to accommodate growth. •••• Existing feature noted at discussion preferred LR. Some **Additional Commercial Areas** suggested a 40' height on Suggestion to add (Future Opportunity) the west side of California density here. Ave, to maintain views. **Key Neighborhood Assets**

^{*} Please also see table discussion notes and summaries.