

The Proposed U District Up-zone Ordinance is one of many inter-related pieces of legislation that will affect the livability of our community

Other separate legislative initiatives in play are proposed changes to single family blocks within proximity to transit centers and urban villages (which are being expanded), and changes related to the Mandatory Housing Affordability program (HALA MHA-R). The Seattle 2035 Comprehensive Plan, which sets new and troubling policy directives related to land use and community planning and involvement, was adopted unanimously by the City Council on October 17th.

Anticipated land use changes include allowing greater density regardless of the present zoning; changes such as increasing height and bulk in lowrise zones including single family zones, and eliminating or reducing on-site parking requirements. It's entirely possible that all zones in the city will be adjusted to create greater density, and that the U District Upzone will set a precedent for this city-wide.

Check out the [U District Rezone Map](#), updated by the City in September. This differs from the draft distributed by the City last May. Zoning in approximately 65% of the planning area will be changed in this so-called "Phase 1" rezone. (Phase 2 addresses multifamily residential zones outside of the "core".)

These documents and more info are found on the City's website [U District Urban Design](#). Especially look for the briefing materials used by planners to brief the Planning, Land Use and Zoning Committee on September 8 and September 20, and the Director's Report and its Appendices.