

Moss Bay Neighborhood Plan

Section 4.A.

A density of 12 dwelling units per acre is also designated for properties along State Street, south of Planned Area 6 ([see](#) Figure MB-2). This designation is consistent with densities of existing development as well as with densities permitted along State Street to the north and south. Lands on the east side of Lake Washington Boulevard, south of 7th Avenue South and west of the midblock between First and Second Streets South ([see Figure MB-2](#)), are also appropriate for multifamily uses at a density of 12 dwelling units per acre. This designation is consistent with permitted densities to the north and south along Lake Washington Boulevard. An area south of Second Avenue South is designated for a density of 12 units per acre (see Figure MB-2). This medium density designation will allow the area to transition over time without dramatic impacts to remaining single family homes. The height of new development should be limited and wider setbacks from single family homes established to mitigate the transition.

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Section 4.C.

~~Land use in Subarea C discussed.~~

~~Subarea C located west of State Street and south of the Downtown contains a pocket of single family homes which should be maintained as low density residential. This will help preserve the housing stock of dwelling units close to the Downtown for low and fixed income people.~~