Rainier Beach 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 urban villages MHA requirements vary based on scale of zoning change (residential proposal shown) Residential Small Lot (RSL) Existing boundary Neighborhood Commercial (NC) Open space 5% of homes must be affordable or a payment of \$7.00 per sq. ft Public school Solid areas have a typical increase in zoning (usually one story) Highrise (HR) Commercial (C) Lowrise (LR) 8% of homes must be affordable a payment of \$11.25 per sq. ft boundary Light rail Lowrise 1 (LR1) max height 30 ft. Hatched areas have a Seattle 2035 10-minute walkshed Seattle Mixed (SM) Industrial Commercial (IC) 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 Some existing affordable housing here, Some expressed concern about proposed zone and height changes in this area, due but need more senior affordable house, with elevator access and close transit. to existing topography and small streets. Some raised concern that a rezone of New sidewalk with recent development school property might pressure the School is good-would like to see more of this. District to redevelop the site. Bus transfer plan for this area is good. Current light rail station isn't well-integrated with bus service. **Swimming** Ethiopian **Need outreach** Beach Community to homeless. Center **Rainier Beach** playfield and **South Shore** tennis courts **Urban Farm Community Rainier Beach** Center **High School** WILLIAM HITTER Lakefront access Wet area **RBAC office WA Apartments** & Library Some felt these Trail (transitions too abrupt. Medical Some support for upzones in the Center current business district, where new commercial opportunities are desired. Bring buildings to RAINIER BEACH URBAN VILLAGE the street, with parking behind. **NEIGHBORHOOD WORKSHOP** March 29, 2017 Want more commercial FEEDBACK ON PROPOSED URBAN VILLAGE opportunities here. **ZONING CHANGES* DISCUSSED AT MULTIPLE TABLES** Zone Change Feedback General support for height increases and higher Zone change opportunity noted at density around the light rail station. Most participants discussion wanted zone changes to encourage recent community Boundary Adjustments / Other Feedback planning efforts, such as the Food Innovation District. ■ ■ Potential adjustment to the Urban Some felt that additional height should be prioritized Village boundary towards community benefit spaces on the ground floor. Opportunities or concerns expressed Others felt affordable housing was also important, and at discussion that the additional height should be used to provide both affordable housing and uses that support the •••• Existing feature noted at discussion Food Innovation District . Many felt that additional ||||||| Additional Commercial Areas heights would be fine. Zone changes should allow uses (Future Opportunity) envisioned through community plans. **Key Neighborhood Assets**

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