

# Rainier Beach Residential Urban Village

## DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

HALA.Consider.it Interactive web map seattle.gov/HALA October 19, 2016

### proposed zoning

white labels identify changes:

existing zone | draft MHA zone

Solid areas have a typical increase in zoning (usually one story)

Hatched areas have a larger increase in zoning or a change in zone type.

### MHA requirements

vary based on scale of zoning change (residential proposal shown)

- (M)** 5% of homes must be affordable or a payment of \$7.00 per sq. ft
- (M1)** 8% of homes must be affordable or a payment of \$11.25 per sq. ft
- (M2)** 9% of homes must be affordable or a payment of \$12.50 per sq. ft

### zone categories

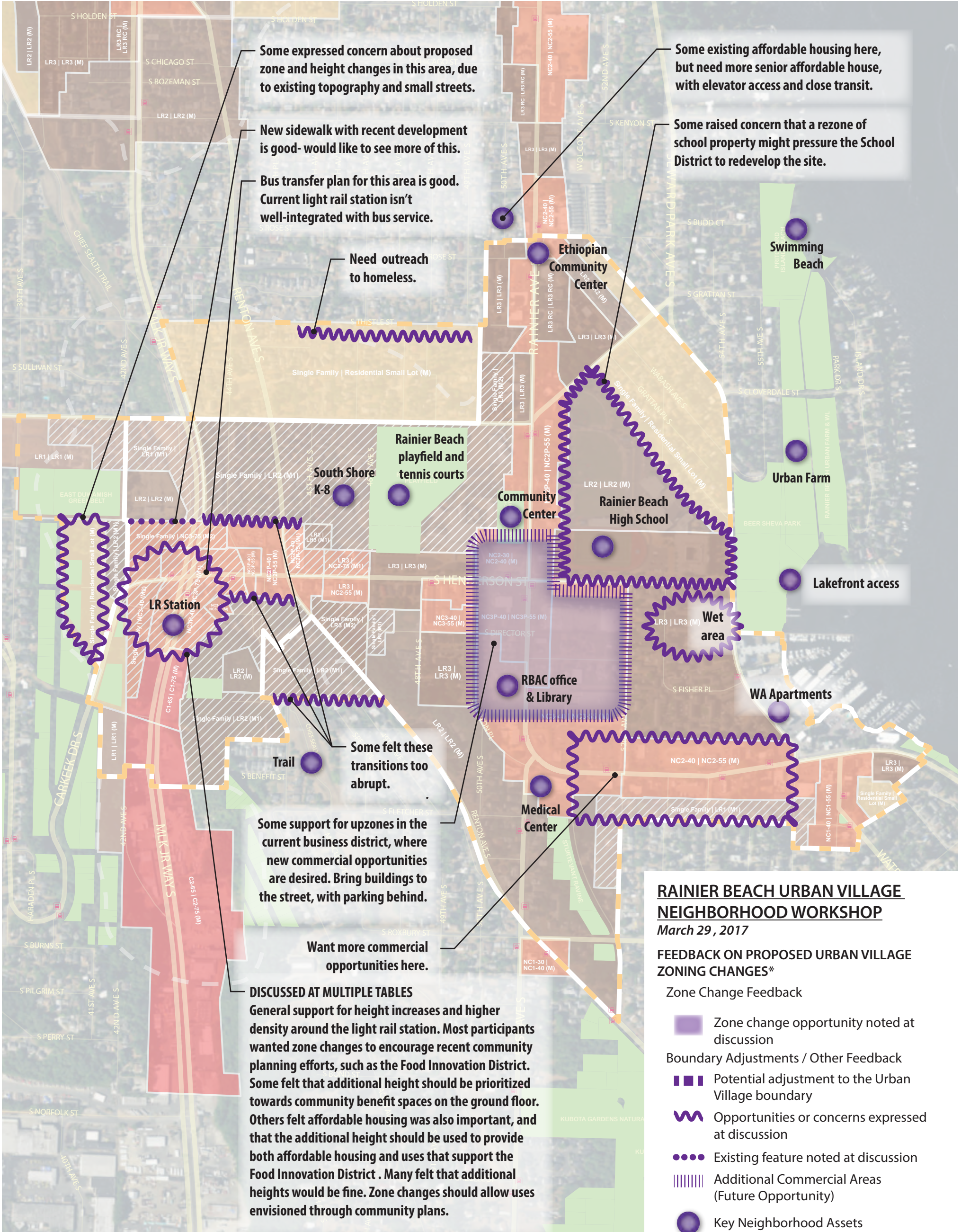
follow the links below to see examples of how buildings could look under MHA

- Residential Small Lot (RSL)** cottages, townhouses, duplexes/triplexes similar in scale to single family zones
- Lowrise (LR)** townhouses, rowhouses, or apartments
  - Lowrise 1 (LR1)** max height 30 ft.
  - Lowrise 2 (LR2)** max height 40 ft.
  - Lowrise 3 (LR3)** max height 50 ft.
- Midrise (MR)** apartments with 7-8 stories
- Highrise (HR)** apartments with heights of 240-300 ft.
- Seattle Mixed (SM)** buildings with a mix of offices, retail, and homes
- Neighborhood Commercial (NC)** mixed-use buildings with 4-9 stories
- Commercial (C)** auto-oriented commercial buildings
- Industrial Commercial (IC)** MHA applies only to commercial uses

### urban villages

areas designated for growth in our Comprehensive Plan

- Existing boundary
- Proposed boundary
- Seattle 2035 10-minute walkshed
- Open space
- Public school
- Light rail
- Bus stop



\* Please also see table discussion notes and summaries.