

# Othello 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

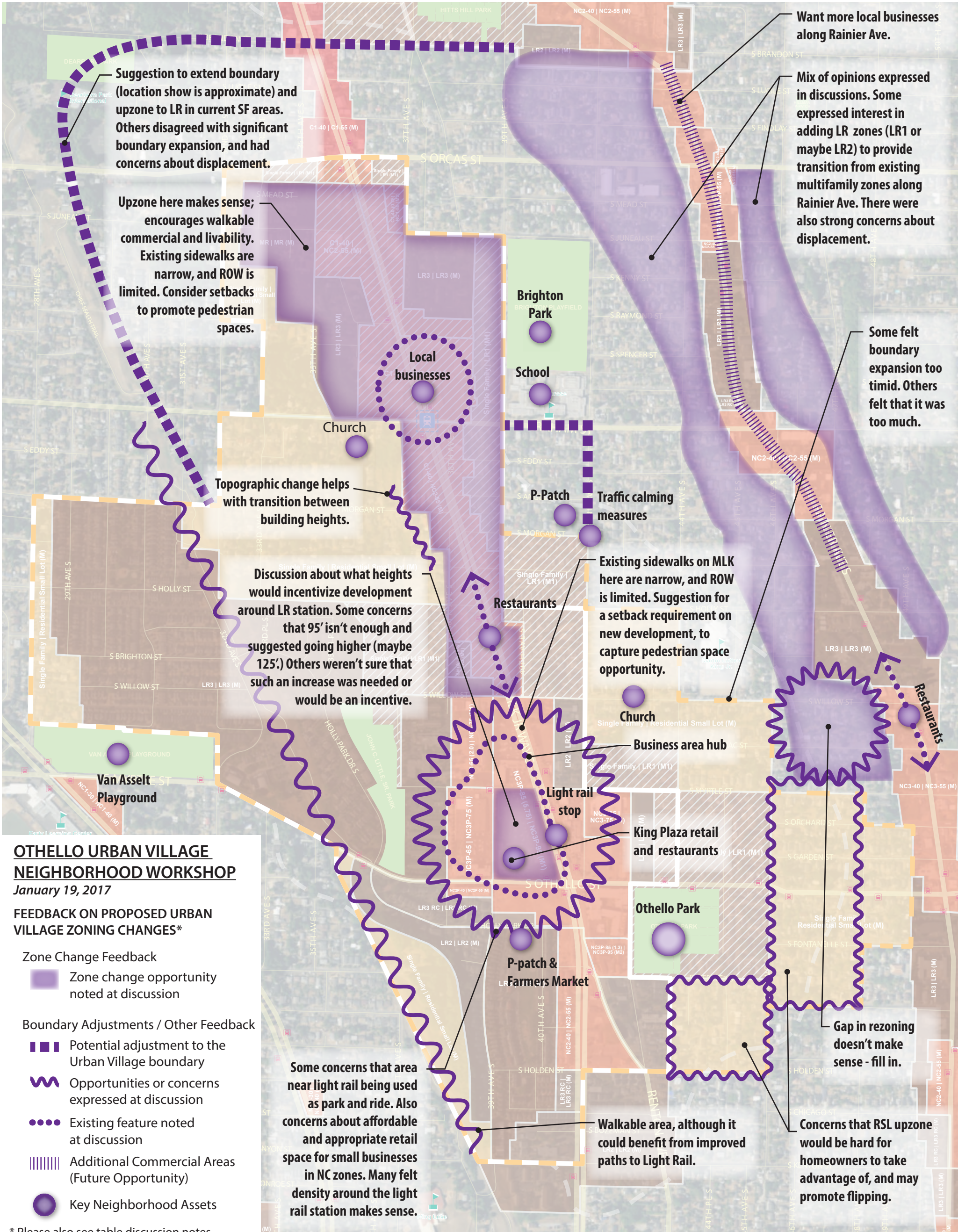
Seattle 2035 10-minute walkshed

Open space

Public school

Light rail

Bus stop



### OTHELLO URBAN VILLAGE NEIGHBORHOOD WORKSHOP January 19, 2017

#### FEEDBACK ON PROPOSED URBAN VILLAGE ZONING CHANGES\*

##### Zone Change Feedback

Zone change opportunity noted at discussion

##### Boundary Adjustments / Other Feedback

Potential adjustment to the Urban Village boundary

Opportunities or concerns expressed at discussion

Existing feature noted at discussion

Additional Commercial Areas (Future Opportunity)

Key Neighborhood Assets

\* Please also see table discussion notes and summaries.