

# North Rainier Hub 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) 6% of homes must be affordable or a payment of \$13.25 per sq. ft

(M1) 9% of homes must be affordable or a payment of \$20.00 per sq. ft

(M2) 10% of homes must be affordable or a payment of \$22.25 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

**Midrise (MR)**  
apartments with 7-8 stories

**Neighborhood Commercial (NC)**  
mixed-use buildings with 4-9 stories

**Lowrise (LR)**  
townhouses, rowhouses, or apartments

**Highrise (HR)**  
apartments with heights of 240-300 ft.

**Seattle Mixed (SM)**  
buildings with a mix of offices, retail, and homes

**Commercial (C)**  
auto-oriented commercial buildings

**Industrial Commercial (IC)**  
MHA applies only to commercial uses

**Lowrise 1 (LR1)** max height 30 ft.  
**Lowrise 2 (LR2)** max height 40 ft.  
**Lowrise 3 (LR3)** max height 50 ft.

**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

**Principle 5:**  
More housing options near infrastructure like transit.

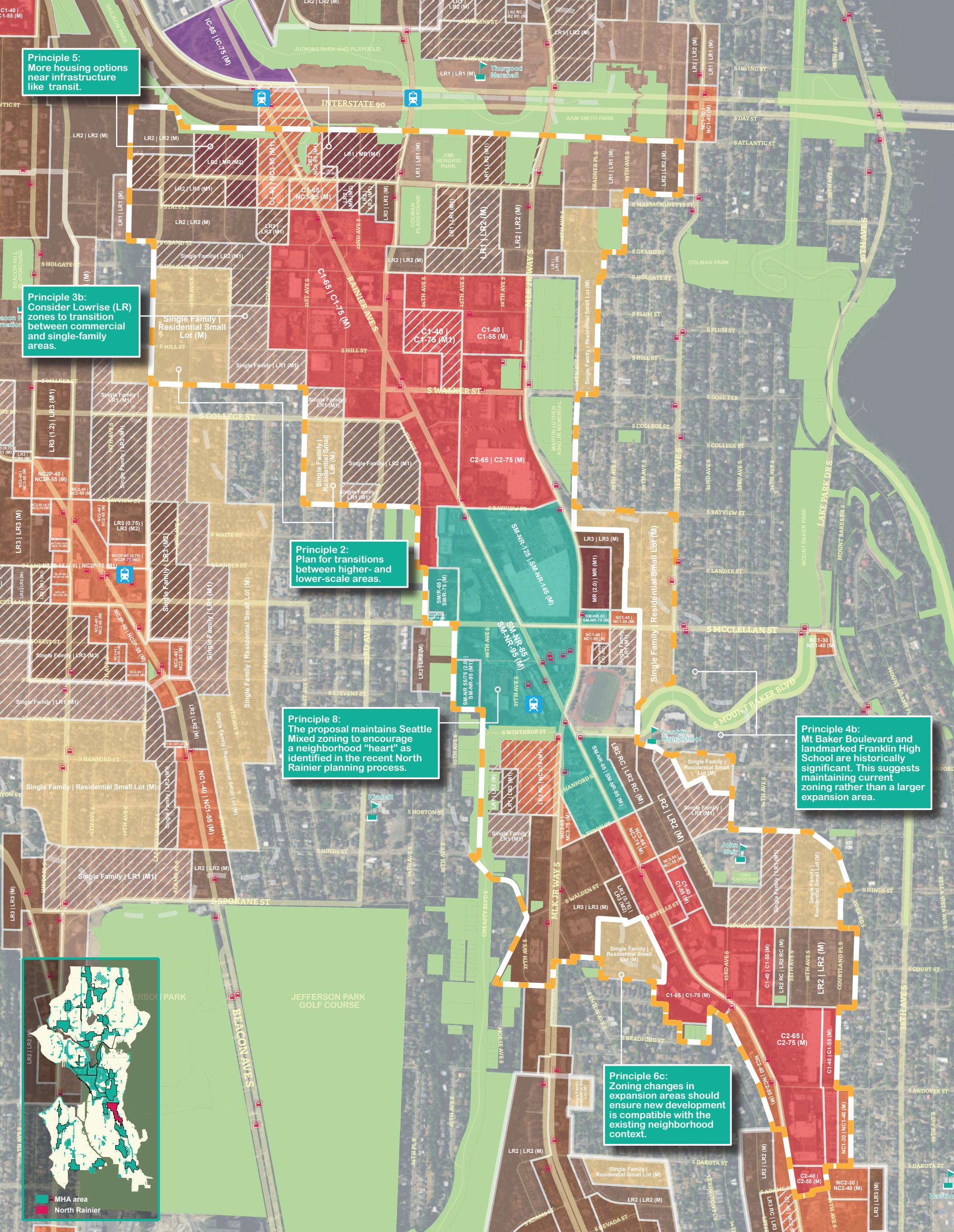
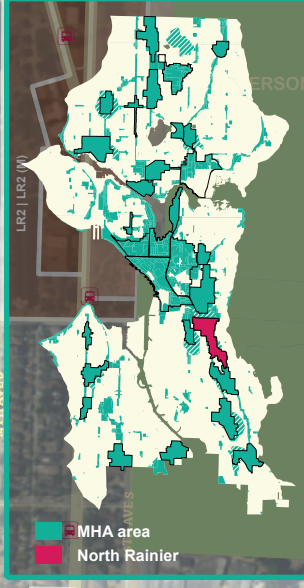
**Principle 3b:**  
Consider Lowrise (LR) zones to transition between commercial and single-family areas.

**Principle 2:**  
Plan for transitions between higher- and lower-scale areas.

**Principle 8:**  
The proposal maintains Seattle Mixed zoning to encourage a neighborhood "heart" as identified in the recent North Rainier planning process.

**Principle 4b:**  
Mt Baker Boulevard and landmarked Franklin High School are historically significant. This suggests maintaining current zoning rather than a larger expansion area.

**Principle 6c:**  
Zoning changes in expansion areas should ensure new development is compatible with the existing neighborhood context.



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

This is a *simplified* version of the draft MHA zoning changes released in October 2016. For the detailed draft zoning map, visit [HALA.Consider.it](http://HALA.Consider.it) or explore our [interactive web map](#).

Mandatory Housing Affordability (MHA) is a new program that will create affordable housing and expand housing options as our city grows. This map shows proposed areas where new development would either include affordable homes or pay into a City fund for creating and preserving affordable housing throughout Seattle. To put MHA into effect, we must make zoning changes that allow taller or larger buildings and increase housing choices. A set of community-generated MHA Principles guided the draft zoning changes.

### Mandatory Housing Affordability requirements

MHA will vary based on the scale of zoning changes and location in the city. This map shows suggested areas of change. In some areas, zoning would not change and new development would not contribute to affordable housing.

no affordable housing contribution

- 6% of homes must be affordable or pay approximately \$13 per square foot
- 9% of homes must be affordable or pay approximately \$20 per square foot
- 10% of homes must be affordable or pay approximately \$22 per square foot

### urban villages

areas designated for growth in our Comprehensive Plan

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

