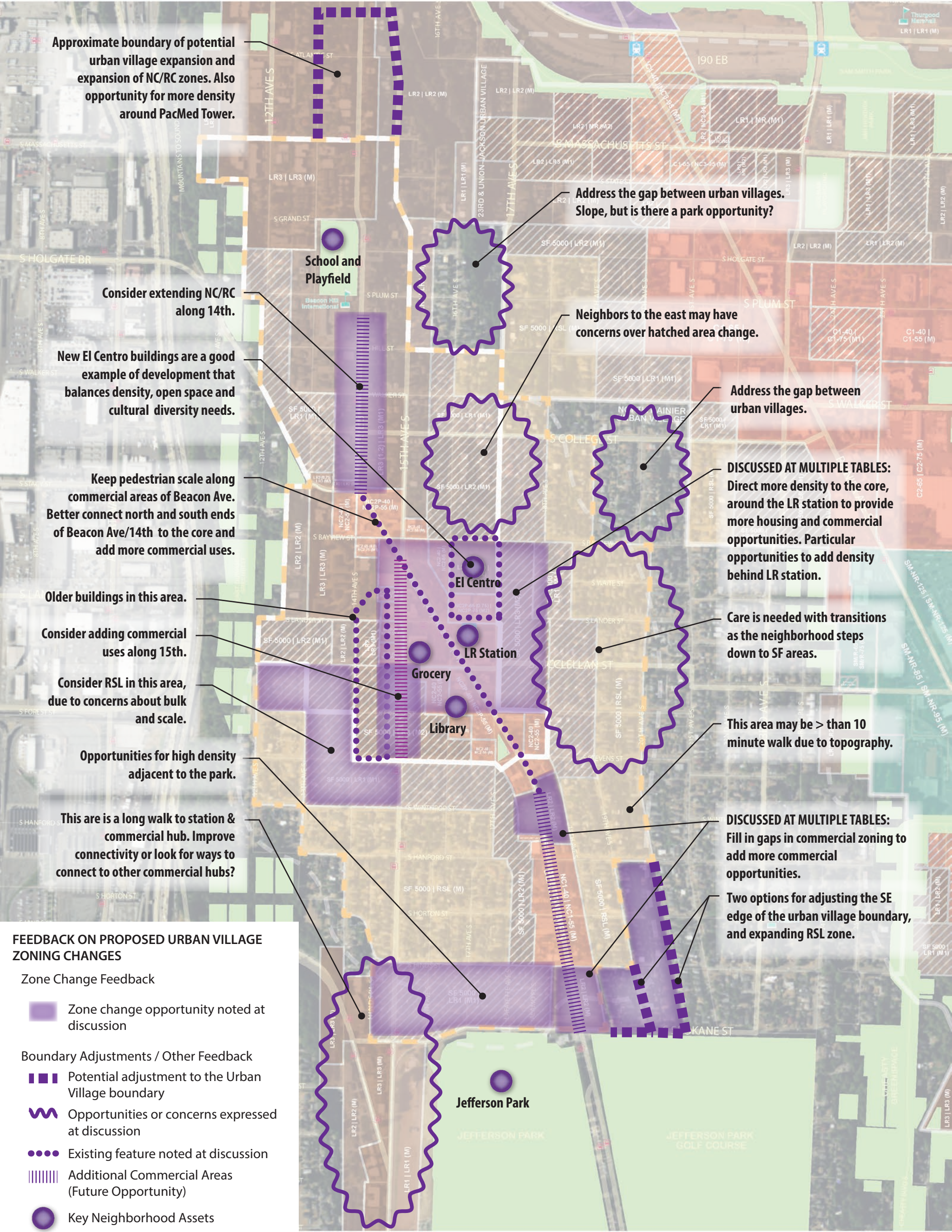



North Beacon Hill Residential Urban Village

DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)








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

zoning changes

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

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

MHA requirements residential proposal shown

| | zoning change | affordable homes | payment-in-lieu |
|------|--------------------------|------------------|-----------------|
| (M) | typical zoning increases | 5-7% | \$7-21 |
| (M1) | larger increases | 6-10% | \$11-30 |
| (M2) | largest increases | 9-11% | \$12-33 |







zone categories

-  Residential Small Lot (RSL)
-  Multifamily (LR/MR/HR)
-  Seattle Mixed (SM)
-  Neighborhood Commercial (NC)
-  Commercial (C)
-  Industrial Commercial (IC)

MHA does not apply

-  Historic Preservation Districts
-  Major Institutions (MHA applies only to non-institutional uses)
-  Industrial zones (MHA applies only to commercial uses in IC zones)

urban villages

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