Rainier Beach

DRAFT ZONING CHANGES

to implement Mandatory Housing Affordability (MHA) Residential Urban Village Interactive web map seattle.gov/HALA October 19, 2016 HALA.Consider.it proposed zoning white labels identify changes: **MHA** requirements zone categories urban villages follow the links below to see examples of how buildings could look under MHA areas designated for growth in our Comprehensive Plan vary based on scale of zoning change (residential proposal shown) Residential Small Lot (RSL) cottages, townhouses, duplexes/triplex similar in scale to single family zones Neighborhood Commercial (NC) mixed-use buildings with 4-9 stories Existing Midrise (MR)
apartments with 7-8 sto Open space existing zone | draft MHA zone (M) 5% of homes must be affordable or a payment of \$7.00 per sq. ft Public school Highrise (HR) apartments with heights of 240-300 ft. Solid areas have a Commercial (C) Proposed Lowrise (LR) typical increase in zoning (usually one story) (M1) 8% of homes must be affordable or a payment of \$11.25 per sq. ft boundary townhouses, rowhouses, or apartments Light rail Lowrise 1 (LR1) max height 30 ft. Hatched areas have a Seattle 2035 10-minute walkshed Seattle Mixed (SM) buildings with a mix of Industrial Commercial (IC) (M2) 9% of homes must be affordable or a payment of \$12.50 per sq. ft 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. S BOZEMAN ST LR2 | LR2 (M) Principle A.9: Evaluate MHA using a social and racial equity lens. Given the high risk of displacement in Rainier Beach, the draft zoning map shows mostly RSL in the expansion area. LR2 | LR2 (M) LR3 | LR3 (M) LR3 | LR3 (M) S FISHER PL NC3-40 | NC3-55 (M) NC2-40 | NC2-55 (M) Recent planning in Rainier Beach informs the zoning changes in the Principle 3b: Consider using Lowrise (LR) zones to transition station area based on Principle 8 (consider local urban design Principle 6b: Expand urban villages using an approximately 10-minute walkshed from frequent transit. between commercial and single-family areas Principle 5: Allow more housing options near infrastructure like

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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

This is a **simplified** version of the draft MHA zoning changes released in October 2016. For the detailed draft zoning map, visit <u>HALA.Consider.it</u> or explore our <u>interactive web map</u>. urban villages areas designated for growth in our Comprehensive Plan **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 Existing 5% of homes must be affordable or Open space pay approximately \$7 per square foot Public school 8% of homes must be affordable or pay approximately \$11 per square foot Proposed not contribute to affordable housing. boundary Light rail 9% of homes must be affordable or pay approximately \$12 per square foot no affordable housing 10-minute contribution Bus stop walkshed S HOLDEN ST Mixed Use 55 feet Lake S KENYON ST Washington

