

Seattle Neighborhood Workshops
RAINIER BEACH: TABLE SHEETS
March 29, 2017

TABLE 1

Assets

- Single family housing
- Older duplexes and triplexes and affordability
- There is an opportunity to be very intentional with the development of this neighborhood

Comments on proposal

- Needs to be intervention/incentives to support existing businesses in the neighborhood
- Concern about higher density – What support will there be for older African American businesses?
- Gradation of zoning is fine
- Concern about preserving single family and possible displacement
 - What compromises can we make to preserve other areas?
 - Single family – We can support them and help them stay in their homes
- Have two nodes – historic area not going to change much because built to maximum
- Density supports our businesses – How can we accommodate them?
- M2 is too expensive in this neighborhood, belongs in downtown
- Maximize billion dollar light rail investment
- Missing critical opportunity to show how we can develop density correctly
 - Necessary to build affordability into it
- Food Innovation District – how can we create a mix of uses?
 - If developers pay into the fund option that will be available to them, concerned the neighborhood will not get the benefits
- Upzones in station area make sense
- Concern about transitions being too extreme
- Have stacked pieces to incentivize development (incentives for housing and for other community benefits)
- Have to acknowledge the geography of the area and the impact it has on transitions
- Upzones do pull people into the neighborhood
- Afraid of unintended consequences of RSL
- Concern that if one house sells to new development it will erode incentive for other SF to stay instead of sell

Treatments and incentives

- How to selectively zone use in a building/site level of specificity?
 - Concern about developers paying into the fund for new development will not be invested in the neighborhood — Perhaps there should be something more strict

- Development should not pay into a pot but should have to support a local project and initiative
- Concern that MHA 7% will not make a difference
- We need to find a way that the city can capture way more than 7% in the necessary prime locations where people who need affordable housing need to live
- Need to start thinking about more than just 2nd floor incentives
- Need to find the correct balance of incentives/requirements that highlight community needs
- Want incentives for the following:
 - Education
 - Training
 - Fund for the arts
 - Fund for safety – support local organizations
 - Fund for homeowner improvements
 - Fund for current apartment complex improvements
 - Support for senior homeowners (Homesite)
 - Infrastructure improvements
 - Bring in tenants that promote jobs

Summary points

- Interest in determining additional and specific incentives
- Identify buildings to create overlays describing usage
- The west side of the neighborhood is of high concern
- Sensitivity regarding transitions between zoning
- Want both affordable housing and space for community needs
- Concern about developers paying into fund and it (payment, affordable housing) not coming back to neighborhood

TABLE 2

Assets

- Churches – Emerald City Bible Fellowship
- Ethiopian Community Center
- Rainier Beach Community Center, swimming
- Rainier Health & Fitness
- Greenbelt
- Schools – 2 high schools, 3 elementaries, 1 K-8
- Cultural aspects – East African food, other restaurants, barber, small businesses
- Rainier Beach Action Coalition
- Business and commercial center (near Safeway)

Comments on proposal

- Want flexibility of what's allowed on ground floor of NC buildings. Use it for community services:
 - Community benefit, such as child care, rather than typical retail
 - Opportunity for training, ESL classes
 - Economic development for Food Innovation District, including an industrial kitchen on ground floor, housing above; or include storage space and refrigeration for small restaurants
- Need both space for community interests/services *and* affordable housing
- Not so concerned about height near light rail; more height OK if for community benefit
- If affordable housing is in the building, could it be 75'?
- A 75' height would not pencil out [comment from a developer]
- Access is key for community members to get to services
- Need better connections between buses and light rail, more accessibility
 - Area near light rail identified as a bus transfer center?
- Safety is important – development needs a safety plan
 - Not interested in development if it's not safe, needs light access
 - Pathways between buildings need lighting
 - Get eyes on the street and walkways; the pathway by the library collects litter, seems like an afterthought
 - Concern that development results in small gaps and leftover spaces between buildings, which can attract crime, and are a safety issue.
- Sidewalks – a townhome development has put in a nice one
- Feels abrupt to have an upzone on 42nd
 - Steep slope, upzone doesn't make sense there
 - Upzone would make access strange
- New opportunities have resulted in developers building boxes – not what we want
 - Priority for new development needs to go to the residents who were here when the area was economically depressed
- Need the priority to be for community-driven projects to benefit the community
- Design
 - New buildings need to reflect the neighborhood
 - Arts are important to building design. Like the example of El Centro with a plaza with art, local businesses, reflects the culture
 - Businesses need to be pedestrian-oriented, pushed up to sidewalks, with parking behind, not in front
- Another transportation factor – MLK access is a challenge near the light rail, cars can turn right only, limits access to small businesses, chokepoint for traffic
- Area east of neighborhood struggles with some empty apartments, empty lots
- Need for senior housing; the nearest senior building is by Safeway
 - Seniors live too far away to come to neighborhood services and businesses
 - Need to be near bus route and shopping
- Concern about what happens if School District wants to sell property at Rainier Beach High School

- Prime property, school not included in Building Excellence money to be renovated
- Zoning of LR2 there, as shown, is preferable

Summary points:

- Want neighborhood benefit – some height for affordable housing, some height for Food Innovation District purposes
- Concerns about transition on the grade/steep slope
- Height around light rail station is OK
- Main concern is use of 1st floor in higher buildings – want community benefit
- Keep zoning of high school's site as not more than LR2
- Opportunities needed for senior housing, multigenerational housing
- Be cognizant of safety consequences of development choices
- Design needs to fit the neighborhood, importance of arts and culture
- At Safeway lot, push business out to where pedestrians can access them easily