

Seattle Neighborhood Workshops

SUMMARY THEMES

*** Please also see map of potential zoning changes discussed at the workshop and table notes*

Rainier Beach

Assets – The small groups said they valued:

- Single family homes, affordable older duplexes and triplexes
- The area's churches and schools
- The community center and recreation, the greenbelt
- The area's cultural organizations, Rainier Beach Action Coalition, local small businesses
- The opportunity to develop in an intentional way.

Proposed zoning changes – Some of the residents saw aspects of the proposed changes that made sense to them. There were also a number concerns and suggestions.

- Favorable:
 - Height/density near the light rail station is OK; maximize the light rail investment
 - Cores and gradation of zoning make sense
 - Like the opportunity to add both affordable housing and space for community use (e.g., Food Innovation District)
 - Higher density should bring more opportunity for small businesses
- Concerns:
 - Transitions don't work on steep slope, are too extreme in some areas. This is particularly true on the west side of neighborhood. There is high concern and interest about how the residential zones will be treated.
 - Need to prevent displacement, support families to stay in their homes
 - RSL may have unintended consequences
 - LR2 zoning for school property is preferable
 - Need to prevent displacement of older businesses, especially African American-owned
 - MHA 7% rate is not enough, especially in prime locations
 - Want any funds developers pay into the pot to go for affordable housing or other benefits in *this* neighborhood
 - Consider an option to pay for a local project or initiative instead of paying into the fund, and/or other incentives that would bring benefits to the neighborhood
 - Desire for the first floor of taller buildings to be dedicated for community benefit uses, such as the Food Innovation District
 - Involve the community in determining what would be of benefit here
 - Need for senior housing and intergenerational housing
 - Pay attention to access and safety needs, pedestrian orientation and access
 - Design needs to fit the neighborhood in character, include the arts and culture; no boxy buildings
 - Improve bus and light rail connections