

URBAN LAND INSTITUTE

CENTER FOR SUSTAINABLE LEADERSHIP

RAINIER BEACH REVIEW

IN COLLABORATION WITH THE ROSE FELLOWSHIP

28 MAY 2015



The Rose Center
FOR PUBLIC LEADERSHIP

THE TEAM

Analysis support provided for the City of Seattle and Rainier Beach community - building upon the ULI Rose Fellows visit:

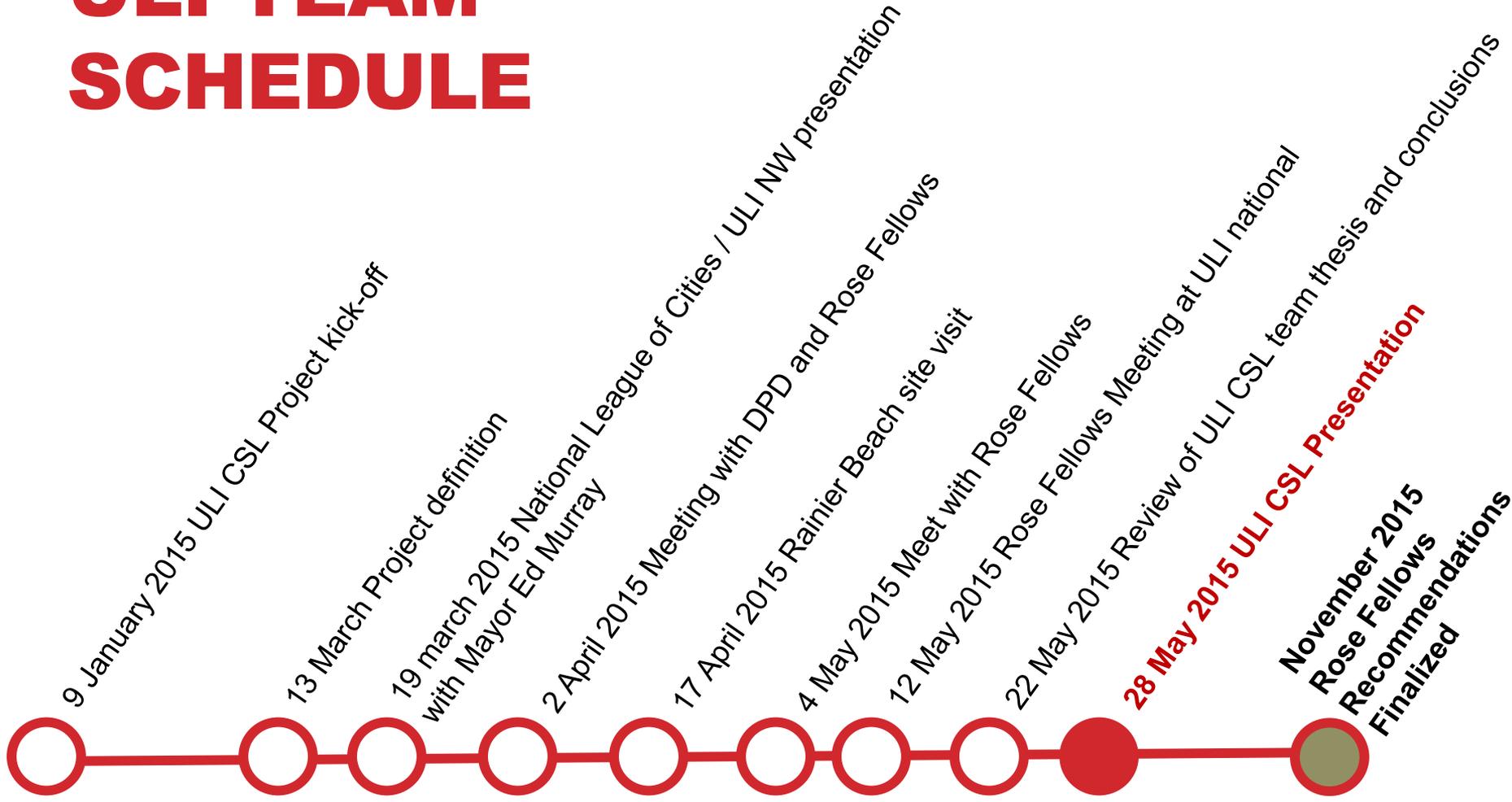
- Matt Hoffman, Senior Project Manager, Heartland
- Marieke Lacasse, Principal, GGLO
- Brett Phillips, Director of Sustainability, Unico
- Kristi Tripple, Vice-President for Community Development, Rowley Properties
- Kristine Wilson, Partner, Perkins Coie

PROBLEM STATEMENT

Goal: To engage the neighborhood of Rainier Beach and support economic development in the short and long-term.

- In the last ten years, the city of Seattle, Seattle School District, and Sound Transit have invested heavily into the neighborhood to spur economic development: Rainier Beach received a Light Rail Station, K-8 School, Community Center and Pool, and Public Library.
- While the neighborhood has significant public assets, the city's investment has not yet attracted significant private investment and stable jobs paying livable wages, desired by many residents.
- The city has identified Henderson Street and Rainier Avenue as opportunity areas for greater economic development due to the small and large retail businesses operating there.

ULI TEAM SCHEDULE



RAINIER BEACH URBAN VILLAGE

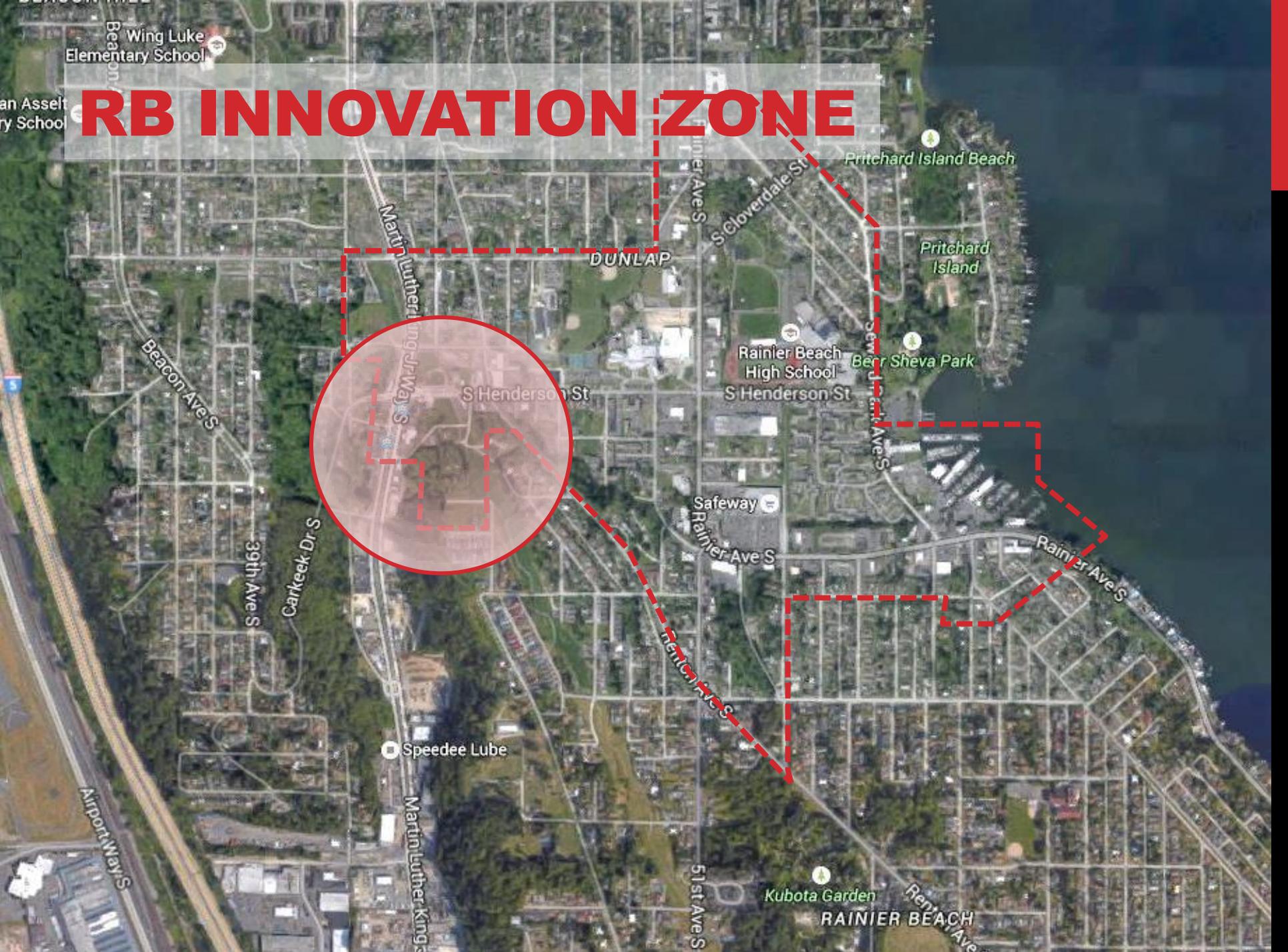


Lake Washington

Henderson St

RAINIER BEACH

RB INNOVATION ZONE



Wing Luke Elementary School

an Asseltory School

Pritchard Island Beach

Pritchard Island

Rainier Beach High School

Bear Sheva Park

Safeway

Speedee Lube

Kubota Garden

RAINIER BEACH

THE NEIGHBORHOOD

Statistics:

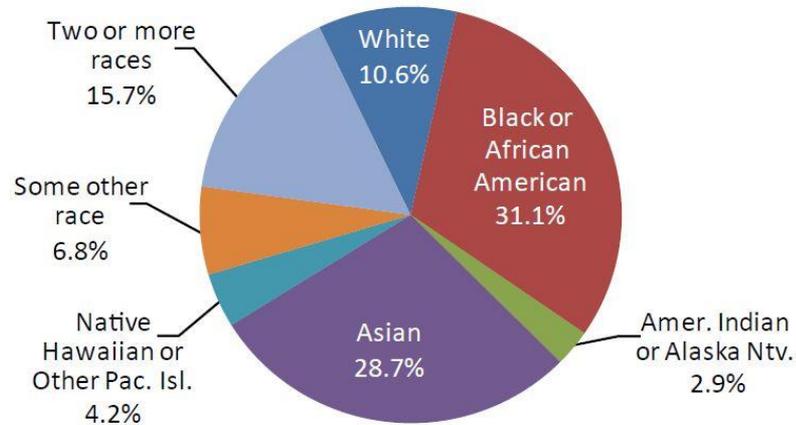
- Population 6,533
- Area-wide poverty rate 31%
- Unemployment rate 12%
- Vacancy Rate 5%
- Walk score 39
- Transit score 48
- Bike score 36
- Livability index 62



DEMOGRAPHICS

Race

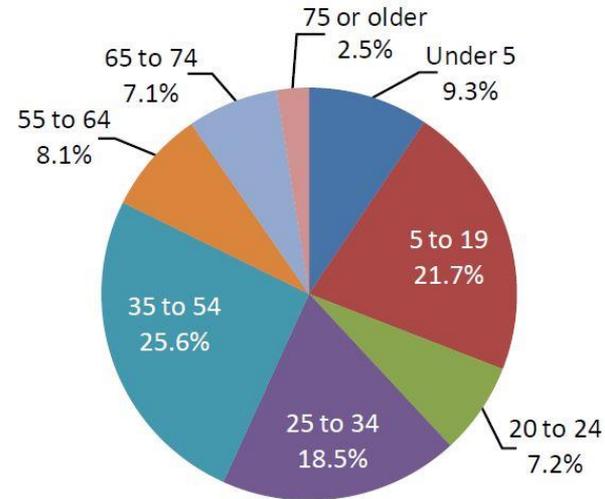
for all persons



Latino/Hispanic ethnicity
(of any race): 14.3% of population

Age

for all persons



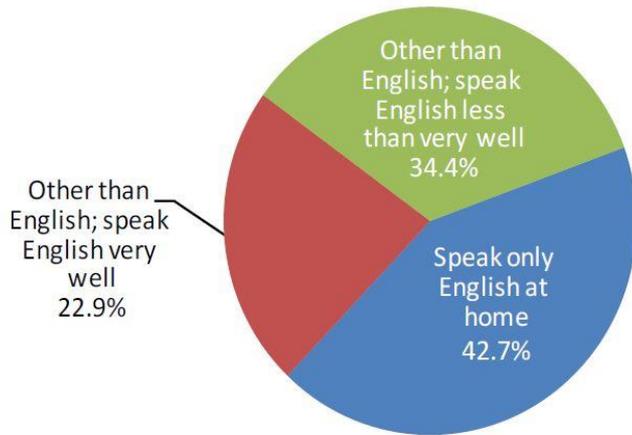
Children (<18):
28.6% of pop.

Seniors (65+):
9.6% of pop.

DEMOGRAPHICS

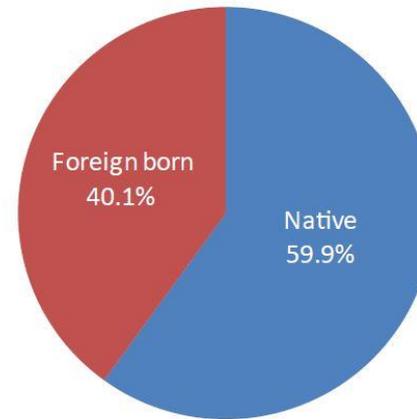
Language Spoken at Home

for persons 5 years and older



Total speaking language other than English at home: 57.3%

Place of Birth

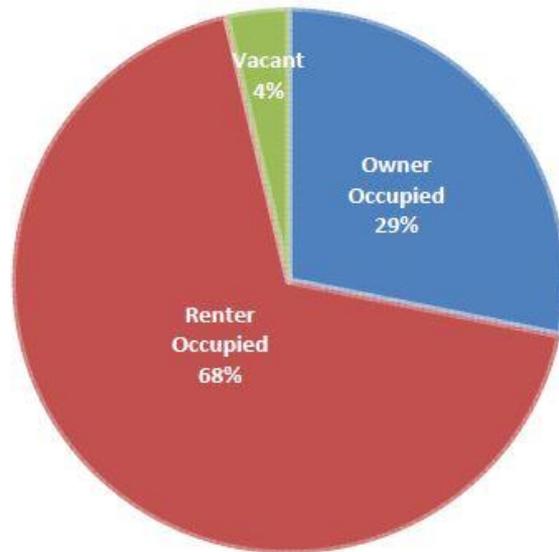


Entered U.S. within prior 10 years: 49.4% of foreign born; 19.8% of total population

Note: Native includes born in U.S., Puerto Rico and other U.S. island areas, and born abroad to American parents

DEMOGRAPHICS

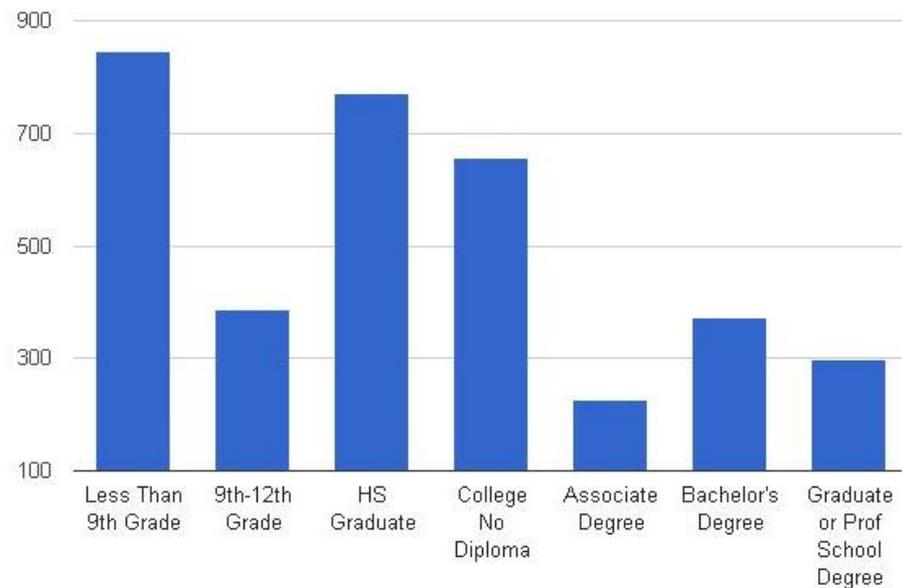
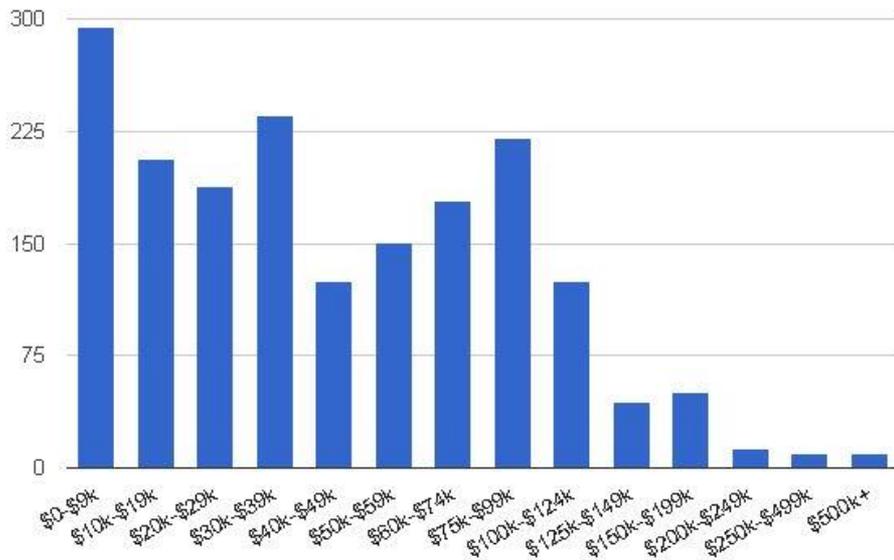
Housing Units, Owner Versus Renter Occupancy & Household Size



Source: 2000 Census

Housing Units	1,146
Owner Occupied	323
Renter Occupied	781
Vacant	42
Avg Household Size	2.77
Owner Occupied	3.38
Renter Occupied	2.52

DEMOGRAPHICS



ASSETS

Transit Station

Innovation Zone

Institutional Campus

Commercial core

Parks/Tilth

Lake Washington

SCL



Pritchard Island Beach

Pritchard Island

Rainier Beach High School

Beer Sheva Park

Safeway

Rainier Ave S

Renton Ave S

Henderson St

Verdale St

ORGANIZATIONS

Government:

- City of Seattle (Dep't of Planning & Development, Parks and Recreation, Seattle City Light)
- Seattle Public Library
- Seattle Public Schools (elementary, middle and high school facilities on Henderson)
- Community college programs partnering with organizations
- Sound Transit, and many more...

Nonprofit organizations:

- Churches
- Community Centers (e.g., Ethiopian Community Center, Filipino Community Center, Oromo Community Center)
- Community Cornerstones
- Impact Capital
- Grow Seattle – Seattle Office of Economic Development
- Rainier Beach Community Empowerment Coalition
- Rainier Beach Moving Forward / Rainier Beach Action Coalition
- Rainier Beach Merchants Association
- Rainier Beach Urban Farm / Seattle Tilth
- Seattle Neighborhood Group
- SkillUp Washington (Seattle Foundation)
- SouthEast Effective Development (SEED), and many more...

STUDIES AND REPORTS

Urban Center / Village Reside

Urban Center / Village	95	96	97	98
Belltown	75	1	1	87
Denny Triangle	-31			20
Commercial Core	5	16	447	156
Pioneer Square	-1	1	15	6
Chinatown-International District	30		80	172
Downtown Urban Center	78	18	543	441
Capitol Hill	41	84	62	14
Pike/Pine	46	-6	-25	56
First Hill	93			84
12th Avenue	57	2	45	36
First Hill/Capitol Hill Urban Center	237	80	82	190
Ravenna		1	21	
University Campus	-12		-6	
University District Northwest	2	38	152	4
University Community Urban Center	-10	39	167	4
Northgate	32	15	106	16
South Lake Union		-56	40	69
Uptown	23	18	70	2
Urban Centers	360	114	1,008	722

* Permit issued, final inspection not completed, may be under construction, or complete awaiting final inspection.

Source: DPD Permit Data Warehouse Building Construction P



Rainier Valley South – a Zone of Promise

Creating Jobs and Pathways for Economic Mobility

City of Seattle
Department of Planning and Development
November 5, 2014

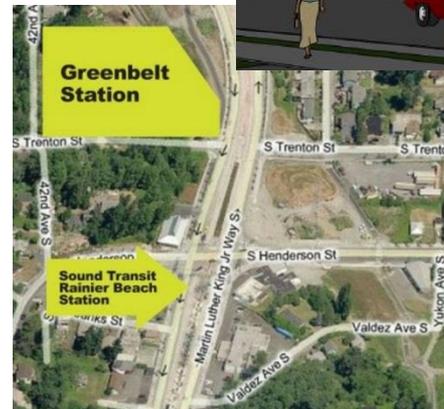
Growth 2005-2014	Through 4th Quarter			
	Target 2005-2024	% of Target Met	Permit Issued*	% of Target w/ Permitted
3,167	4,700	67%	1,303	95%
2,191	3,000	73%	1,175	112%
622	300	207%		207%
780	1,000	78%	45	83%
336	1,000	34%	341	68%
7,096	10,000	71%	2,864	100%
1,597	1,000	160%	471	207%
1,683	600	281%	1,780	577%
405	1,200	34%	275	57%
374	700	53%	282	94%
4,059	3,500	116%	2,808	196%
153	450	34%	-2	34%
256	0	N/A	24	N/A
1,311	2,000	66%	867	109%
1,720	2,450	70%	889	106%
1,029	2,500	41%	5	41%
3,250	8,000	41%	1,131	55%
2,190	1,000	219%	423	261%
19,344	27,450	70%	8,120	100%

Friday, January 16, 2015
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RECENT AND PROPOSED DEVELOPMENT



CATHOLIC COMMUNITY SERVICES
CATHOLIC HOUSING SERVICES
OF WESTERN WASHINGTON



OUR STATEMENT

***“Strengthening core investment fundamentals
to foster new development while respecting
and enhancing the cultural diversity of the
community to allow it to thrive in place”***

WHAT MATTERS TO DEVELOPERS?

Core Investment Fundamentals:

- Quality of Life
- Safety
- Transit / Infrastructure
- Diversified Job Market
- Housing
- Institutions
- Regulatory Environment

QUALITY OF LIFE

EXISTING CONDITIONS



QUALITY OF LIFE

OPPORTUNITIES

SCL property

- Upgrades to the Chief Sealth trail, increase visibility from Henderson street, connect to the neighborhood

Connection to Lake Washington

Local Artist public installations

- Create art at gateways/intersections/pedestrian corridors

Support community employment

- Create a gathering area /community hall

Pool and utilize resources and funding opportunities

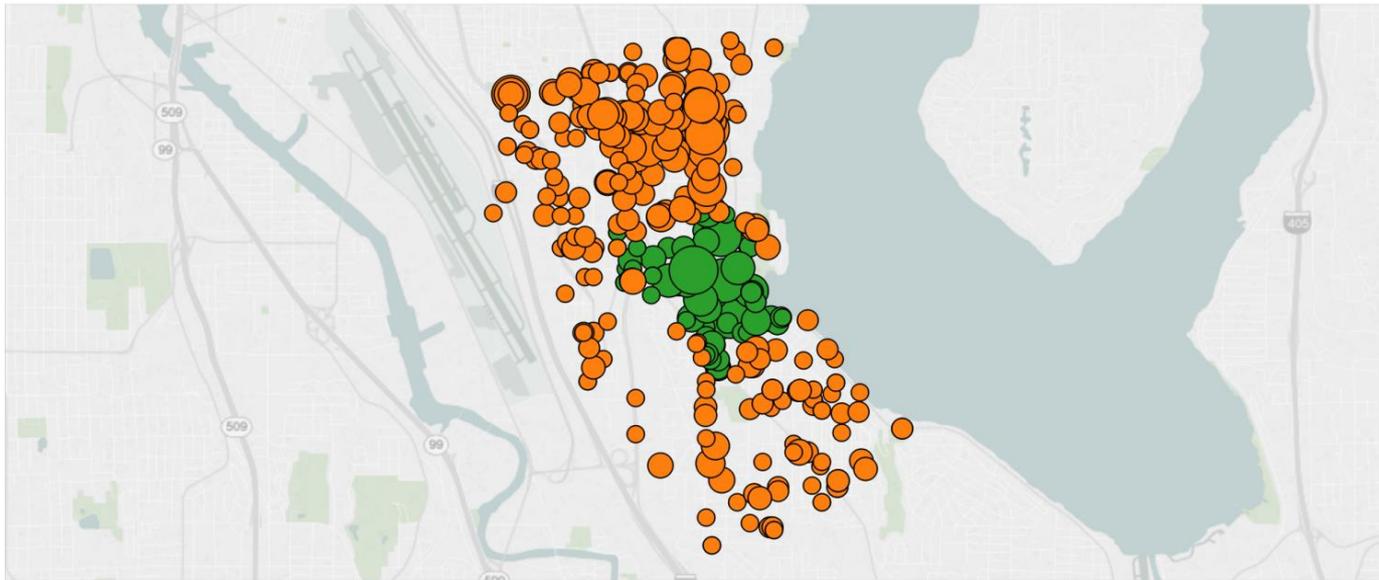
- Navigate all grant and funding sources and work together to create a stronger community

SAFETY

EXISTING CONDITIONS

Offense Activity Since 2008 (Assaults, Homicides, Narcotics, and Prostitution)

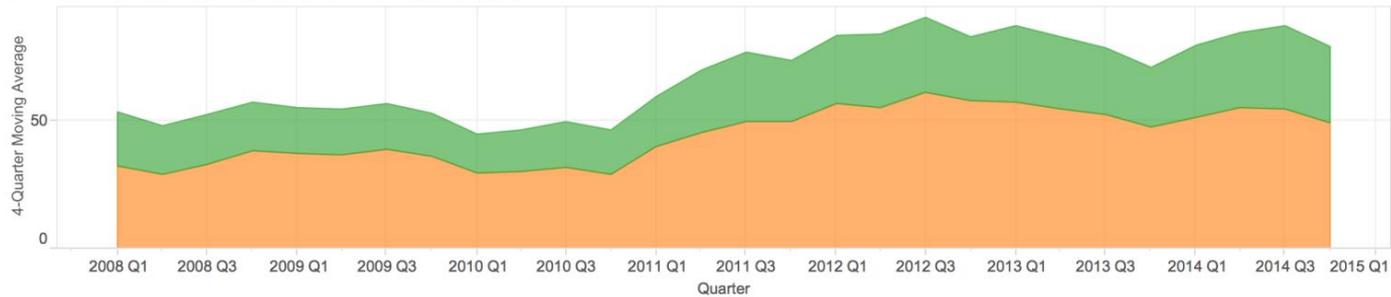
Location Map



Area
Rainier Beach Neighborhood (Green) | 1 Mile Beyond Rainier Beach (Orange)

2008+ Reported Offense Count by Census Tract
1 (Smallest bubble) | 20 | 40 | 60 | 80 (Largest bubble)

Offense Trends 2008+ (4-quarter moving average)



SAFETY

OPPORTUNITIES

City and community supported fund for repairs

- Lighting, ROW maintenance / pruning, clean-up, graffiti removal

Youth-led Community policing campaign

- Lift every voice

Crime Prevention Through Environmental Design (CPTED)

- Territoriality, gateways, eyes on the street, identity of place, stewardship

Focus investment on public areas and on 5 hot spots

TRANSIT / INFRASTRUCTURE

EXISTING CONDITIONS



TRANSIT / INFRASTRUCTURE

OPPORTUNITIES

Connecting the Light Rail station to RB core and Lake WA

- Henderson street infrastructure upgrades
- Bike share, repair station, education/access
- Street car line

Rainier Avenue Road Diet

- Bothell Way and Winslow Way precedents
- Promote all modes of transportation
- LID / GSI best practices

Pedestrian-friendly improvements, consider lighting and art

DIVERSIFIED JOB MARKET

EXISTING CONDITIONS



DIVERSIFIED JOB MARKET

OPPORTUNITIES

Promote proximity to job centers and light manufacturing (*short-term*)

- Potential partners: Gigabit Seattle, SF Made, community health clinics

Develop post-secondary educational/vocational institution (*short-term*)

- food production, hospitality, corporate training
- Potential Partners: Renton Technical College, Manufacturers Industrial Council, Bainbridge Graduate Institute

Find local business / investment champion/s (*medium-term*)

Entice maker spaces – shared technology and intellectual resources (*medium-term*)

- Potential Partners: Third Ward, Mt. Elliott, FabLabs, The Hub

Encourage food-oriented businesses (*long-term*)

- Potential Partners: Seattle Tilth, Rainier Beach Urban Farm

HOUSING

EXISTING CONDITIONS



HOUSING

OPPORTUNITIES

Strong location with relatively low cost of living

Support the demographic trend:

- Update single family zones to support multigenerational housing
- Evaluate performance of ADU program
- Encourage larger units in new townhome and multifamily developments to support families

Consider displacement provisions

Loan programs

INSTITUTIONS

EXISTING CONDITIONS



INSTITUTIONS

OPPORTUNITIES

Culturally relevant Educational programs

- SkillUp (post secondary education)
- Programs that teach job skills and English simultaneously (I-BEST)
- Women only swims at Pool
- Programs that engage youth

Monetary accessibility for all neighborhood amenities

Educational programs that support local businesses

- Rainier Beach High School – Manufacturing 101, Culinary school
- SEED, WSU Business Development Center

Educational programs that promote cultural agility

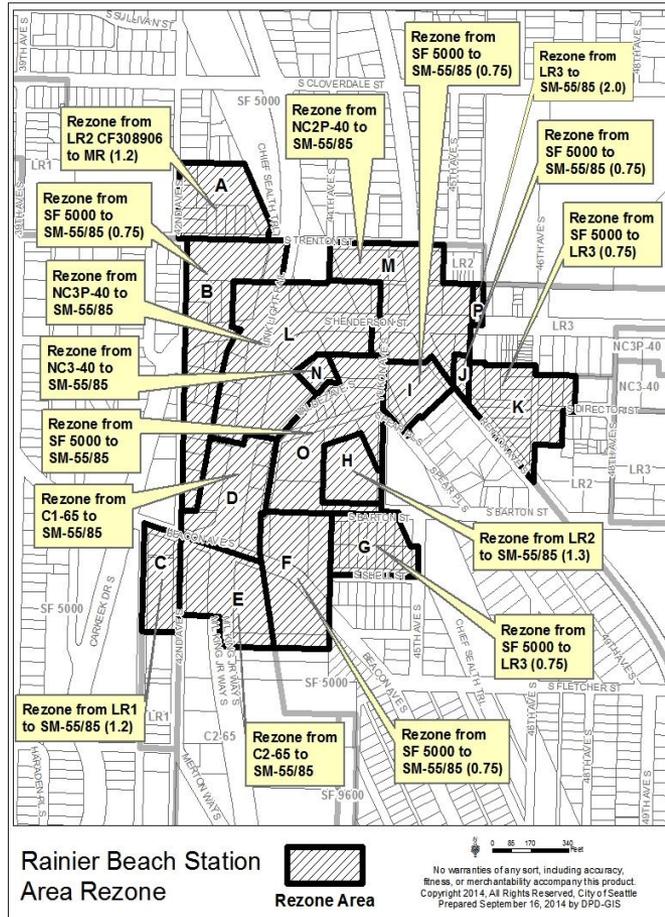
- International Baccalaureate

REGULATORY ENVIRONMENT

EXISTING CONDITIONS

- **Comprehensive Plan – Urban Village:**
 - 2012 Neighborhood Plan Update
 - Innovation Zone plans
- **Zoning – carrots/sticks:**
 - Currently, mix of SF, lowrise, midrise, commercial
 - Draft rezone proposal prepared for station area (fall 2014)
- **Limitations created by diversity of:**
 - Control of public infrastructure split between agencies
 - Geography / topography
 - Cultural barriers to relationship with government programs

REGULATORY ENVIRONMENT OPPORTUNITIES



- Move rezoned forward to reduce speculative “holds” on redevelopment
 - Implement rezoned to Seattle Mixed 55’ / 85’
 - Remove prohibitions on certain uses that may be compatible with job growth (e.g., light industrial)
 - Streamline review process for permit applications
- Develop liaison role and “toolkit” for developers, owners, and investors

CONCLUSIONS

- Leverage community assets
- Bolster core investment fundamentals to allow the neighborhood to thrive in place
- Continue the momentum and promote the coalescence of community groups

ACKNOWLEDGEMENTS

The Rose Fellow Participants

- The Honorable Ed Murray, Mayor
- Kathy Nyland, Office of Policy and Innovation
- Steven Shain, Department of Planning and Development
- Nathan Torgelson, Department of Planning and Development
- Mei Tan, Office of Policy and Innovation

Other Resources

- Diane Sugimura, Nora Liu, Robert Scully, Department of Planning and Development
- Robert Feldstein, Office of Policy and Innovation
- Kelly Mann & Jared Johnson, ULI NW

Q & A SESSION