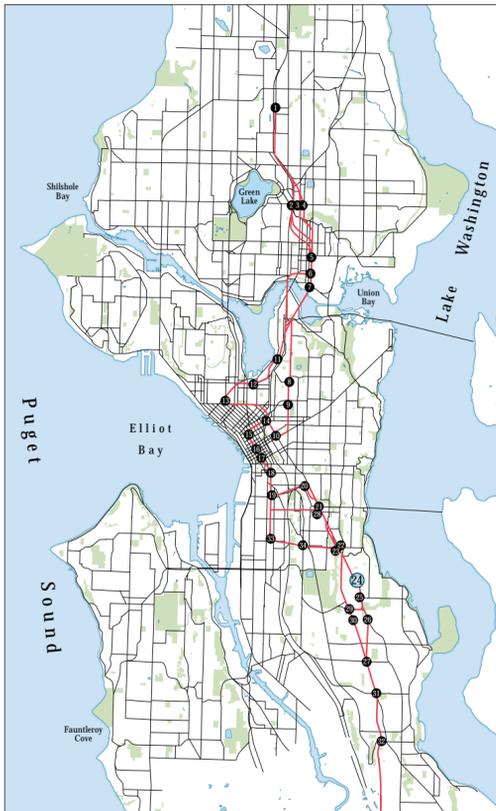


# Rainier Valley Square



Seattle Light Rail Stations

## Station and Alignment Options

There are five possible Columbia City station locations under review. Depending on the alignment selected, one or two of these stations will be built. One of these would be located near South Charlestown Street and Rainier Avenue South (the "Rainier Valley Square" station). The proposed site for this station is adjacent to the Rainier Valley Square shopping center, which is separated from Rainier Avenue by a large parking lot. The shopping center contains a grocery store, pharmacy, bank and several small chain establishments.



Looking north on Rainier Avenue at Andover Street.

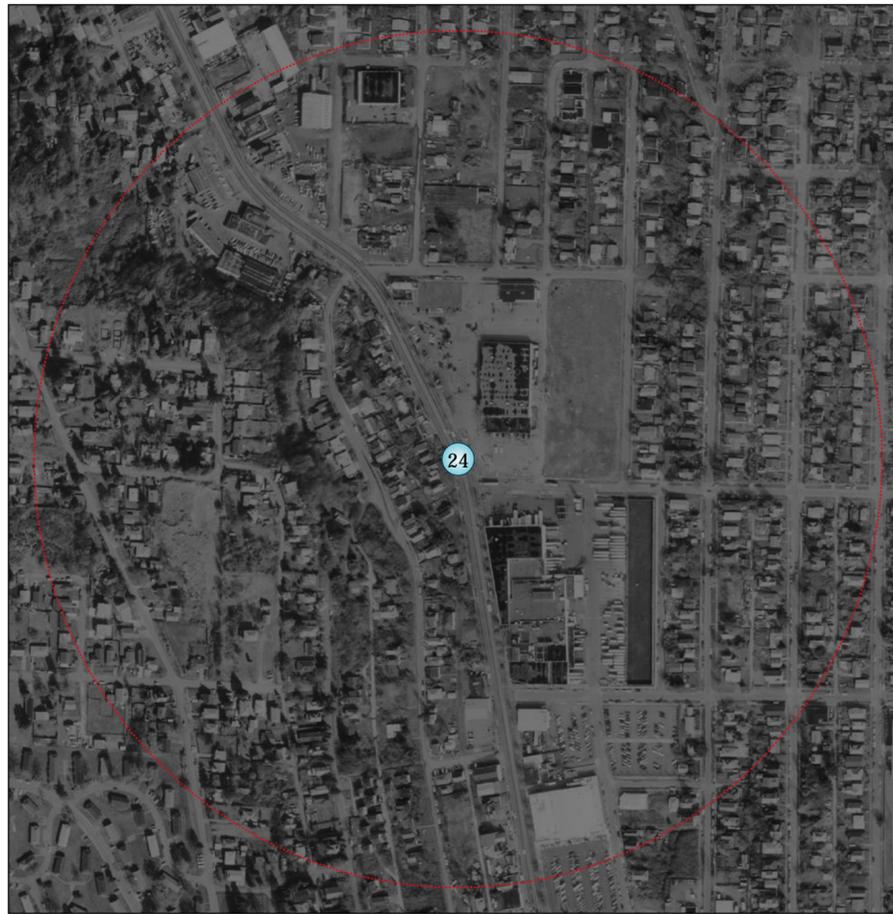


Looking west on Andover Street at Rainier Avenue.



The Rainier Valley Square shopping center at Rainier Avenue and Andover Street.

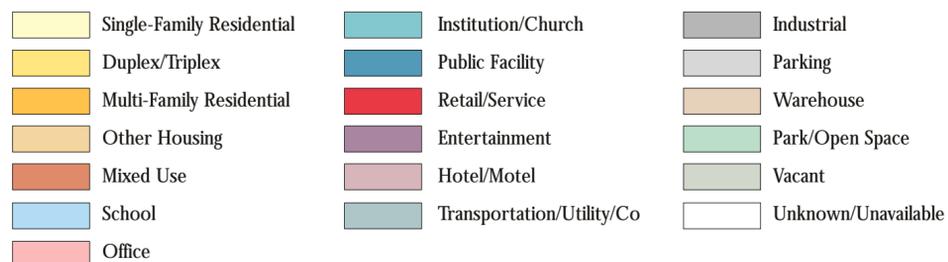
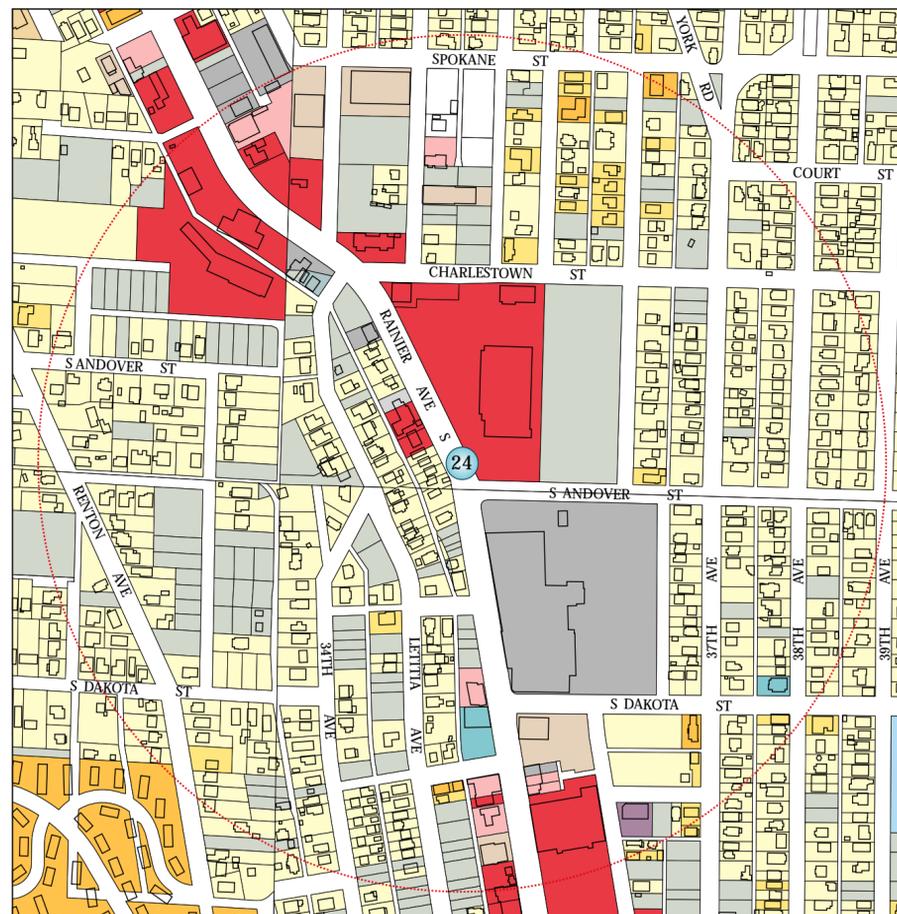
## Orthophoto (1993)



## Planning Context:

The Rainier Valley Square station area is located between the Rainier/I-90 Hub Urban Village and the northernmost edge of the Columbia City Residential Urban Village. The main thoroughfare through this station area, Rainier Avenue, is characterized predominantly by auto-oriented commercial uses. Low-density residential development and vacant lots occupy single-family zones on both sides of Rainier Avenue South.

## Existing Land Use



Source: King County Assessor's records (1998)

## Station Area Profile

(Statistics for area within 1/4 mile, a 5-minute walk)

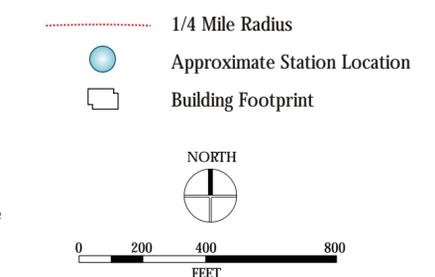
<b>1997 CONDITIONS</b>	
Demographics	
1997 Population	1,230
1997 Employment	1,340
1996 Median Household Income	\$37,831
<b>STATION AREA LAND USE</b>	
<b>Residential</b>	
Units	449
Density <sup>1</sup>	
Single-family	6.0
Multi-family	7.8
Apartment Rents per Sq. Ft.	0.71
Apartment Vacancy Rate	6.0%
<b>Commercial</b>	
Floor Area (Sq. Ft.)	
Retail/Service	193,016
Office	31,916
Total	508,930
Floor Area Ratio (FAR) <sup>2</sup>	.12
Office Rents per Sq. Ft.	n.a.
Office Vacancy Rate	n.a.
<b>TRENDS IN LAND PRICES<sup>3</sup></b> (1985-97 Avg. increase/year)	
Commercial Lots	8.2%
Single-Family Lots	7.2%
Multi-family Lots	4.5%
<b>Active Permit Applications</b>	
Residential (Dwelling Units)	0
Commercial (Thousands of Sq. Ft.)	0
<b>LRT AND GROWTH PROSPECTS</b>	
Projected 2010 LRT Daily Boardings:	2,000
<b>Projected 20-Year Growth</b>	
Increment with LRT	
New Housing Units	140
New Employment	810
Non-residential Space (Sq. Ft.) <sup>4</sup>	242,000
Projected Floor Area Ratio (FAR)	.17
<b>2020 Development with LRT and No Supportive Policies</b>	
Total Housing Units	589
Total Employment	2,150
Non-residential space (Sq. Ft.)	751,000

<sup>1</sup> Housing units per net residential acre in residential zoning districts  
<sup>2</sup> Ratio of non-residential space per net acre of commercial and industrial land use  
<sup>3</sup> Based on sales prices recorded by King County Assessor and reported by zoning category  
<sup>4</sup> Includes commercial, industrial and institutional space, but excludes Sound Transit facilities and public facilities

## Summary of Current Land Use Rainier Valley Square Station Area

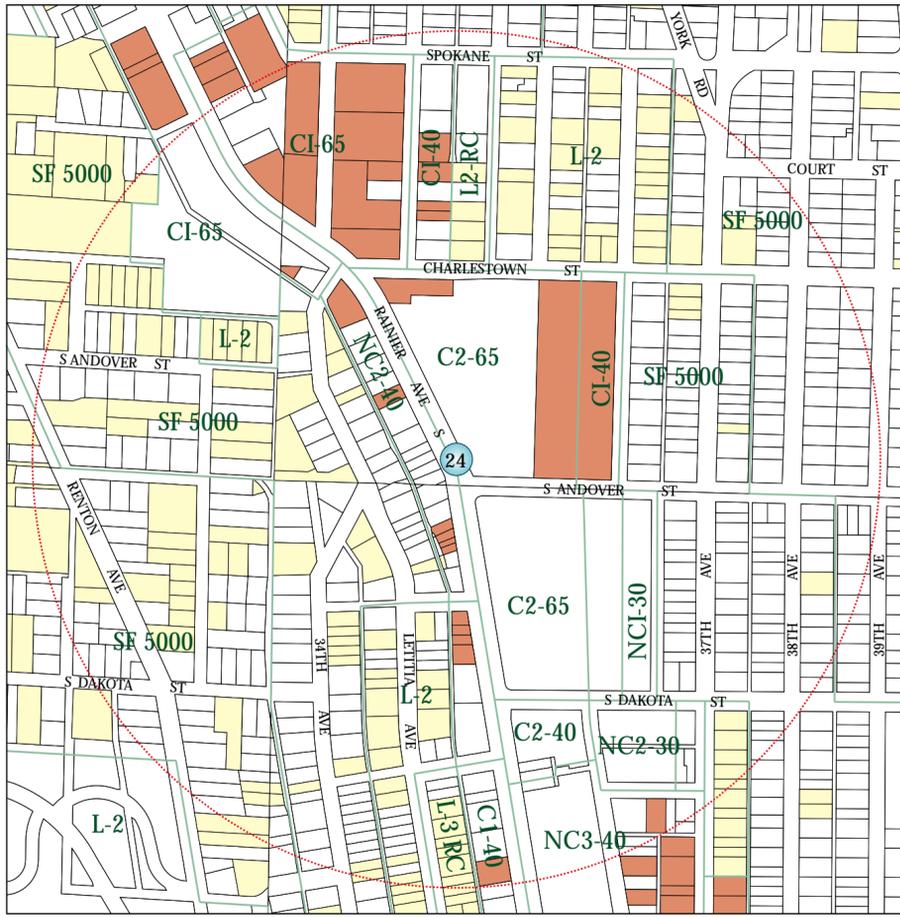
Land Use	Acres	Percent of Total
Single-Family	51.67	50.93
Vacant	19.52	19.24
Retail/Service	12.92	12.73
Industrial	8.10	7.99
Warehouse	3.55	3.50
Duplex/Triplex	2.60	2.56
Office	1.45	1.43
Multi-Family	0.59	0.58
Institutions	0.49	0.49
Entertainment	0.25	0.25
Unknown/NA	0.11	0.11
Transp/Util/Co	0.10	0.10
Parking	0.10	0.09
<b>Total</b>	<b>101.50</b>	<b>100.00</b>

Note: Excludes public-right-of-way; these are parcel area subtotals only.



# Rainier Valley Square

## Zoning and Opportunity Sites



### Types of Opportunity Sites, Based on Current Zoning



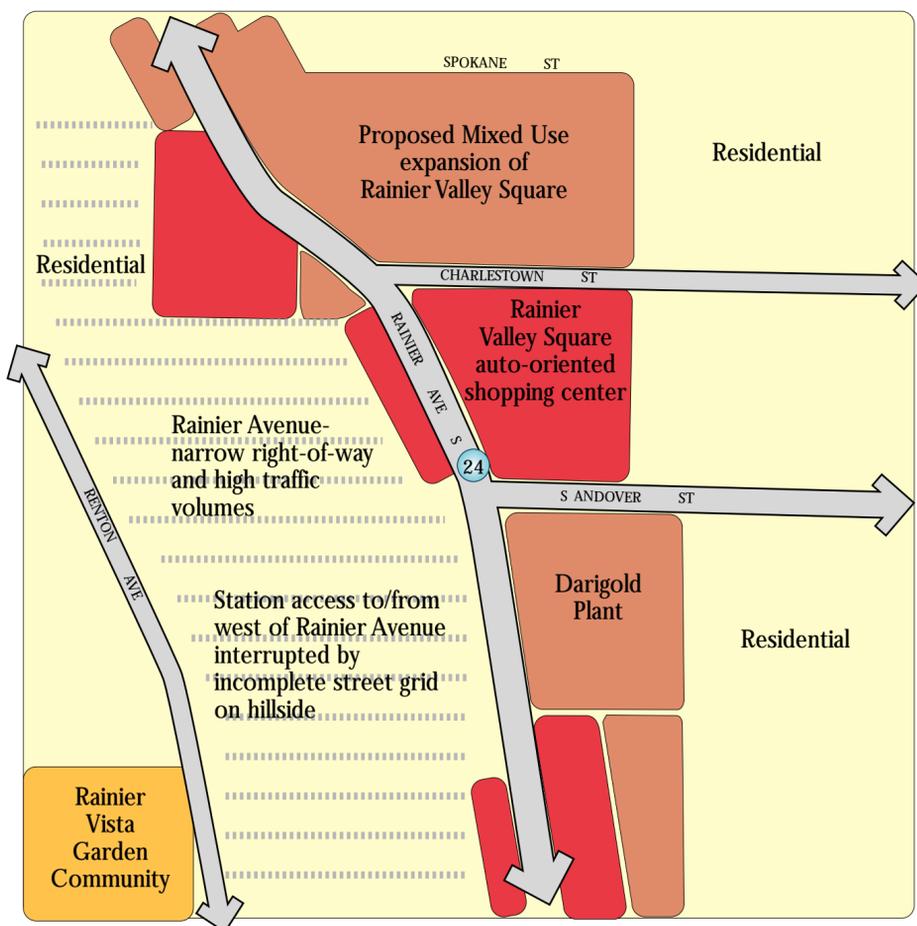
Some neighborhood concerns:

- Establishing strong and safe pedestrian, bike, and transit connections to the station;
- Increasing jobs;
- Improving neighborhood image; and
- Addressing noise, view and circulation impacts if the alignment and station are located at grade.

### Opportunity Sites by Zoning Designation: Rainier Valley Square

Zoning	Number of Parcels	Total Acres	Percent of Total
NC2-40	10	0.68	2.58
L-3	7	0.77	2.92
SF 5000	80	16.47	62.21
L-3.RC	7	0.62	2.34
L-2.RC	4	0.59	2.23
L-2	47	6.20	23.40
C1-65	1	0.04	0.13
NC3-40	3	0.44	1.67
C1-40	5	0.67	2.52
<b>Total</b>	<b>164</b>	<b>26.48</b>	<b>100.00</b>

## Urban Design Opportunities and Constraints



## Potential Development Strategies: Rainier Valley Square (24)

Relative Market Strength (5 highest, 1 lowest)*		
Housing: 2	Retail: 3	Office: 1

\* Indicates the relative strength of market type of the station area compared to other potential Seattle station areas. Ranking is based on rents, employment levels, vacancy rates, land values, recent development activity, stakeholder interviews, field observations, and other information.

Strategy	Potential Action	Comments
Land Use Tools	●	Rezone C2-65 south of Andover to TOD overlay with incentives for infill.
Pedestrian Network	●	Improve linkages to adjacent neighborhoods to east and west; establish a pedestrian overlay for NC zoning along Rainier Avenue.
Parking Management	○	Establish a residential parking zone in adjacent neighborhoods. "Lids" for commercial and/or shared parking with mixed use at mall.
Economics/Financial Assistance	●	Support SEED; finance affordable housing.
Regulatory Process	✓/?	SESRA in place. Provide expedited review/SEPA clearance for TOD projects.
Local Transit Service	?	Further planning needed, especially east and to MLK and Beacon Hill.
Development Partnerships	✓	Coordinate planning with proposed Rainier Valley Square expansion project to provide for transit orientation.
Pilot Projects	?	Further planning needed.

- ✓ = Supportive Policy/Program in Place
- = High Priority Action
- = Recommended Action
- ? = Further Study Required
- TOD = Transit-Oriented Development
- POZ = Pedestrian Overlay Zone
- RPZ = Residential Parking Zone