

Seattle Neighborhood Workshops
MOUNT BAKER/NORTH RAINIER: TABLE SHEETS

March 2, 2017

Note: Yellow highlight to mark consensus

TABLE 1

Assets:

- Transit/ light rail station
- QFC, Bartell's – commercial activity
- Pedestrian opportunities
- Single family ambiance
- Mt. Baker Blvd – walk up to Beacon Hill
- Olmsted Park and Boulevard system – Olmsted footprint important
- Urban Village has lots of potential
- Mt. Baker Community Club
- Historic preservation – High school is important landmark
- Commercial center on Rainier
- Trail from I-90 to José Rizal Park on 17th

Comments on Proposal

Urban Village Boundaries:

- Don't expand boundary now.
- Develop commercial area first before expanding boundary.
- Don't expand boundary after relatively recent re-zone.
- Concern about loss of single family character if boundaries are changed.
- Areas between Beacon Hill and N. Rainier that are small pockets not in either Urban Village should be considered for inclusion in an urban village.

Zoning:

- Increase density south of I-90 light rail station; park is also an asset in this area to build on. Several at the table thought this was an opportunity.
- Concerned about changing single family to RSL and/or LR1 in southwest portion of existing urban village.
- Concern about upzones next to Cheasty Blvd – community is trying to invest in this area.
- Welcome more intense development along Rainier.
- Another strategy might be a property tax exemption for people at or below 60% AMI.
- Is there a goal for affordable units for Rainier Urban Village? City should set a goal for affordable units for the U.V.
- Want to make sure there is sufficient market rate housing built in North Rainier Urban Village.

- Would like more commercial/retail options on Rainier.
- Zoning changes should be based on planning with provision for walkable streets and services.

Transitions between Zones:

- Transitions along Rainier make sense.
- RSL transitions on east side don't make sense, particularly in light of height.
- Could have more low-rise capacity near I-90 light rail station.

Building Types:

- Support open space incentive in Seattle Mixed (SM) zone along Rainier.
- Want to be designated as a living community challenge district.
- Add incentives for green features in buildings.

Other Comments:

- What is city's vision for commercial zone on Rainier?
- Feels "hostile" to walk along Rainier in the south part of Urban Village.
- MLK Park is very underutilized – renovate park (most people's perspective) or sell park and create new park in SM zone along Rainier (another perspective).
- Identify community character and retain the positive parts.
- Concerns about unaffordable townhomes.
- Concerns about huge homes being built in the neighborhood.
- Concerns about incentives.
- What about sustainability? Want Living Community District.
- City should consider targets for affordable housing. This area actually needs more market rate housing . . . has some existing and upcoming affordable housing.

TABLE 2

Comments on proposal:

- Issue with traffic.
- Parking is a concern.
- Need to consider street conditions in ability to accommodate parking.
- The core is difficult to develop so it will be the perimeter areas that are developed.
- Put public housing in the Commercial-2 (C2) space.
- Want commercial to serve local people.
- Ensure there isn't an increase in traffic congestion.
- Keep the community diverse.
- North NC area may happen first, because of Light Rail and land availability.
- Single family areas are an asset.
- A gateway project would be nice.

- The current Urban Village is undeveloped. Develop derelict properties before adding zoning incentives.
- Increase walkability.

Outreach:

- Not good notification