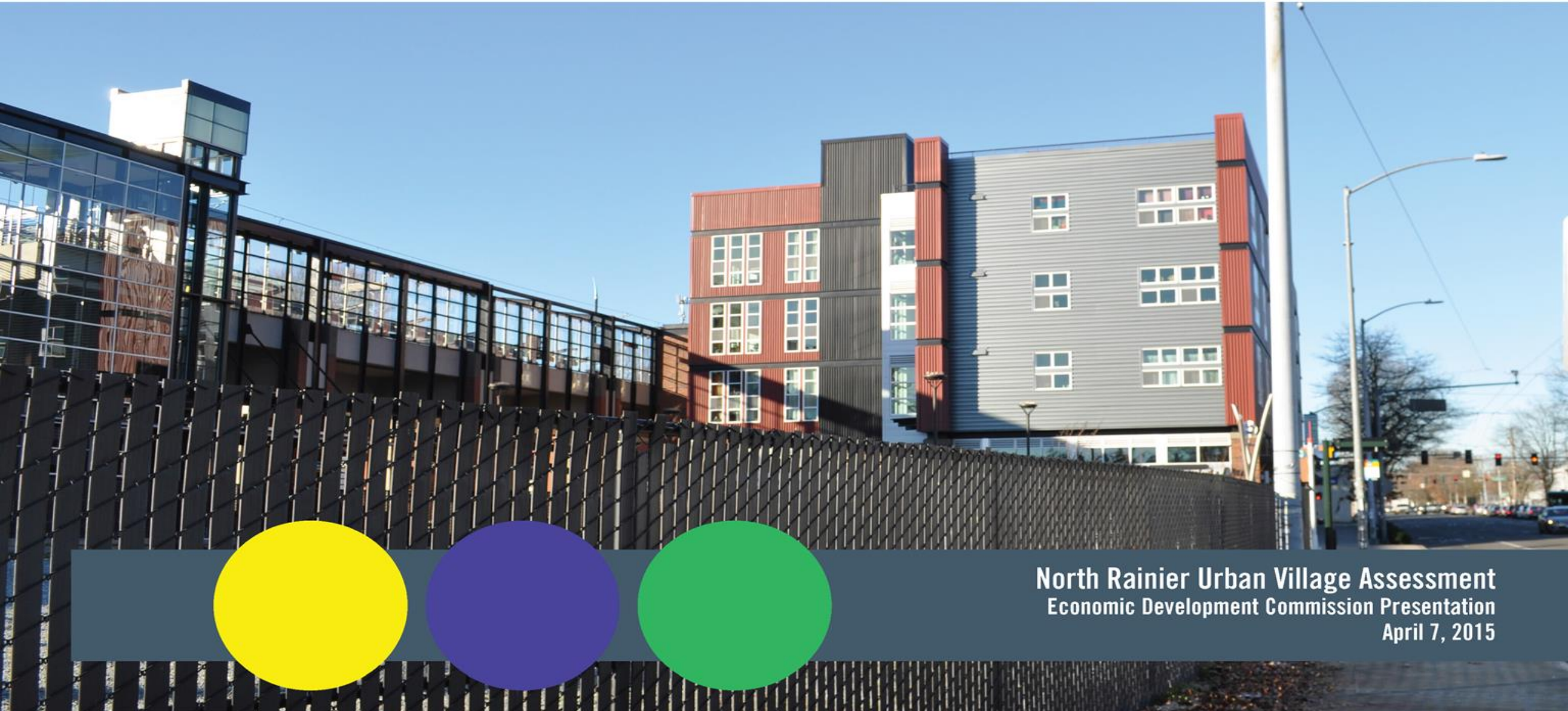
CITY OF SEATTLE
office of economic development

Prepared for the Seattle Economic Development Commission
Infrastructure and Built Environment Work Group



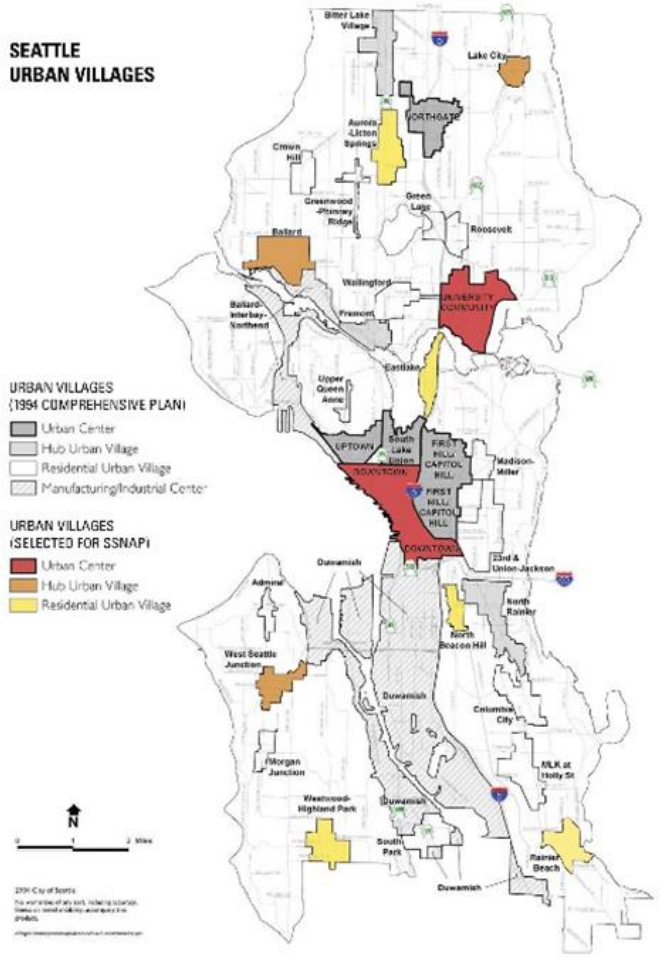
North Rainier Urban Village Assessment

Economic Development Commission Presentation

April 7, 2015

Seattle's Urban Village Strategy

- Past 20 Years
  - 29% Population Growth City-Wide
    - 75% in Urban Villages
  - 17% Job Growth
- Past 10 Years
  - 90% of Housing Growth in Urban Villages
- 2004-2013
  - 43,000 Jobs added in Urban Villages



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Growth Targets

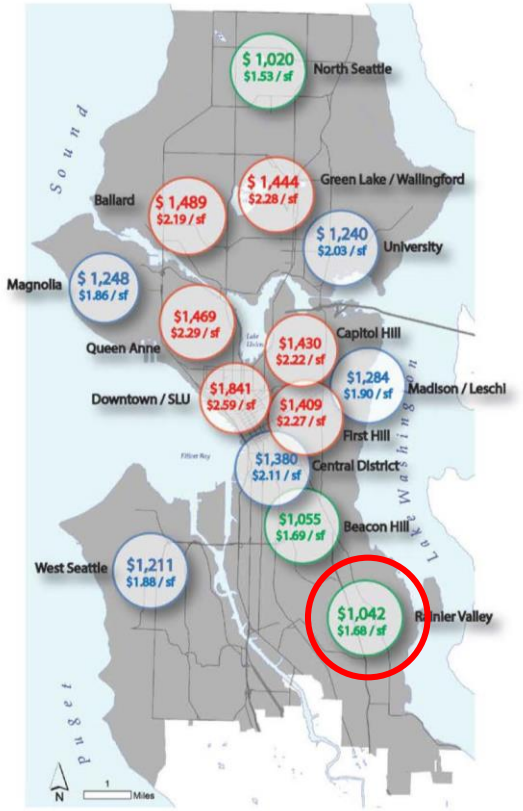
Housing

Hub Urban Village	Housing Growth 2005-2014	2024 Target	% of 2024 Target Achieved	Surplus/ Deficit 2014
Ballard	2471	1000	247.1%	1971
Bitter Lake	1174	800	146.8%	774
Fremont	519	500	103.8%	269
Lake City	523	900	58.1%	73
North Rainier	510	900	56.7%	60
W Seattle Junction	787	700	112.4%	437

Employment

Hub Urban Village	Job Growth 2004-2013	2024 Target	% of 2024 Target Achieved	Surplus/ Deficit 2013
Ballard	1369	750	182.5%	994
Bitter Lake	-249	750	-33.2%	-624
Fremont	1786	800	223.3%	1386
Lake City	438	650	67.4%	113
North Rainier	218	750	29.1%	-157
W Seattle Junction	34	750	4.5%	-341

Average Rents



Average Rents by Sub-Market (1 Bedroom)

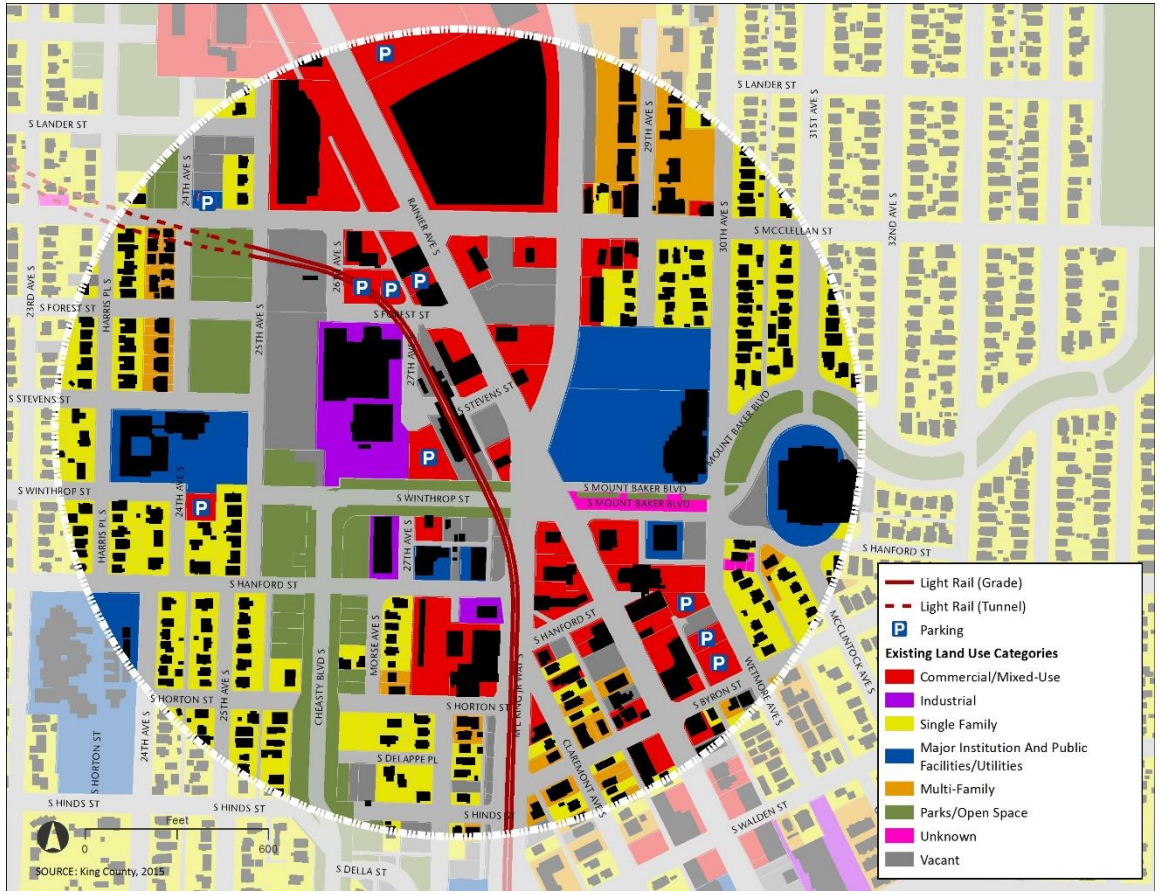
Rents are highest in Downtown, and around Lake Union and the Ship Canal.

Lowest rents are in North Seattle, Rainier Valley, and Beacon Hill.

- $1,400+
- $1,200 - $1,399
- $1,000 - $1,199

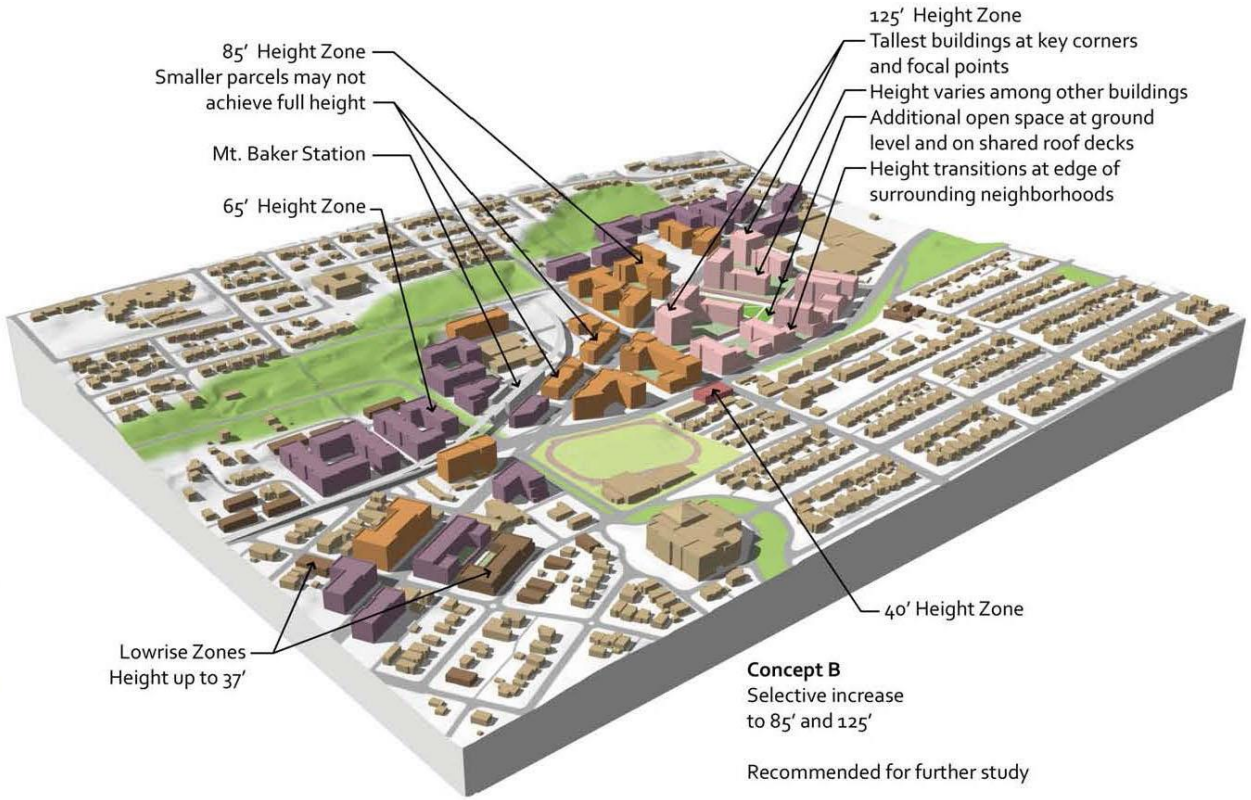
Dupre+Scott Apartment Advisors, Apartment Vacancy Report, 20+ unit buildings, Fall 2014, Seattle-14 market areas.

Site Context



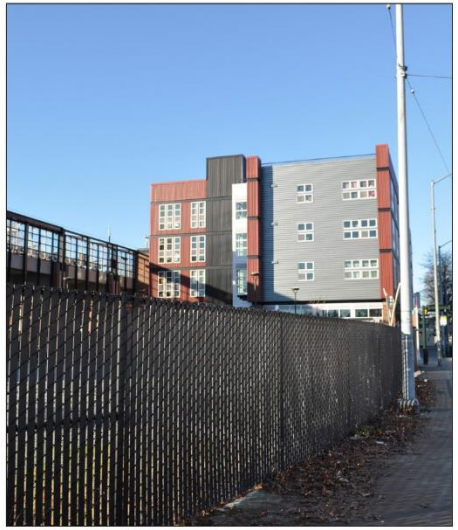
Neighborhood Plan





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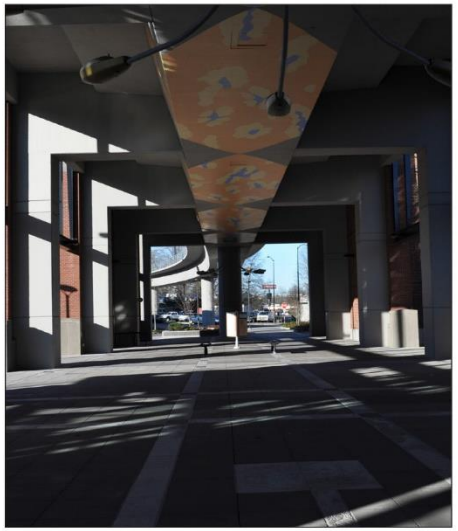
Site Context



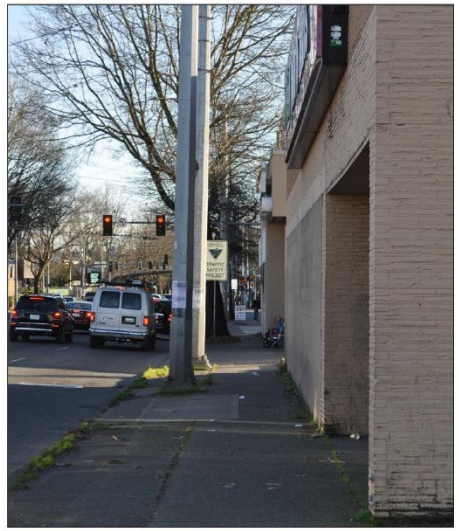
Rainier Ave. at the Mt. Baker Station



Rainier Ave. and MLK Way Intersection

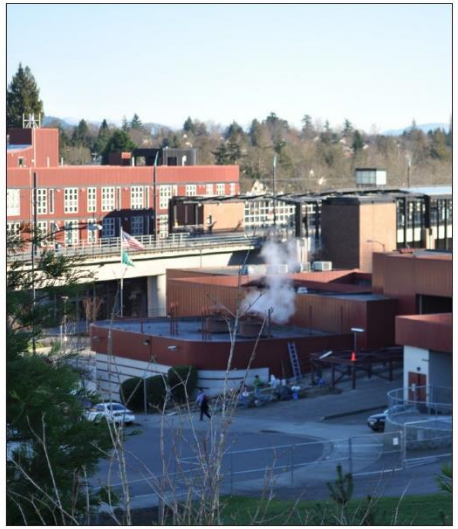


Below Mt. Baker Light Rail Station



Sidewalk Network

Site Context



Major Employer



Artspace

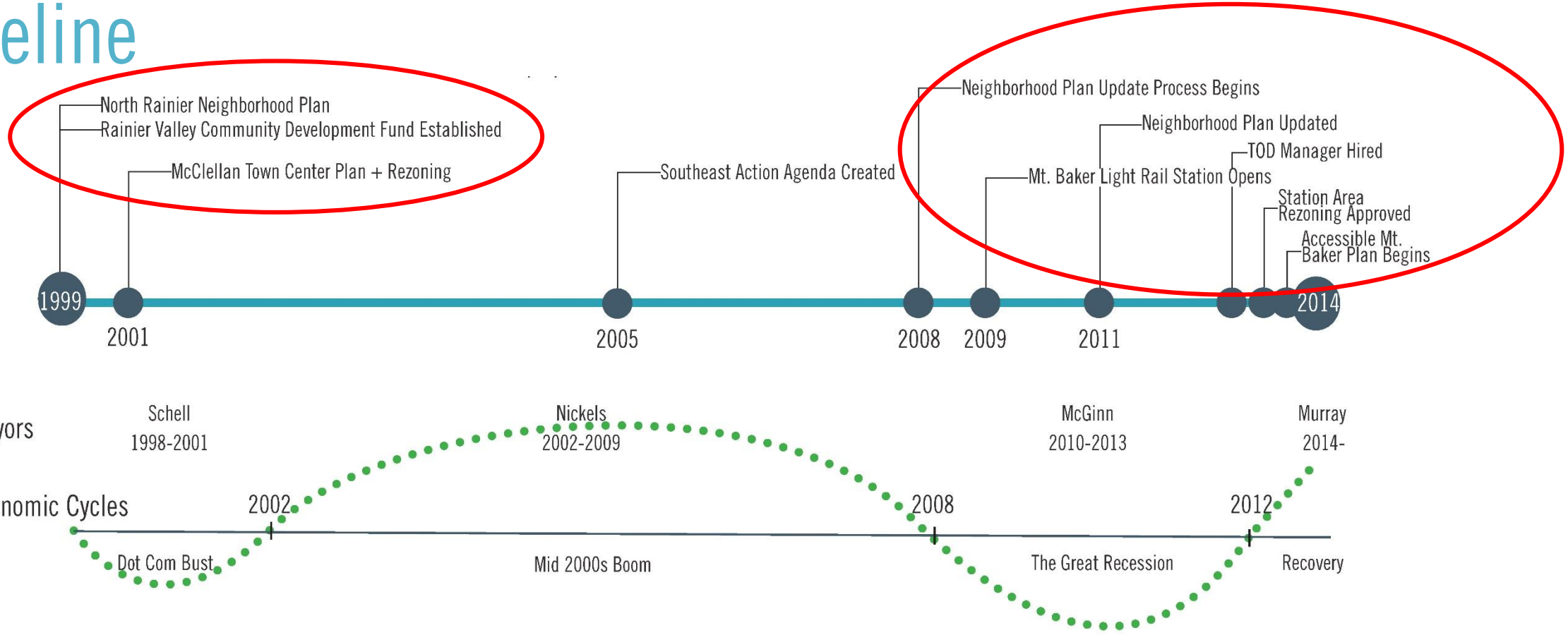


New Development



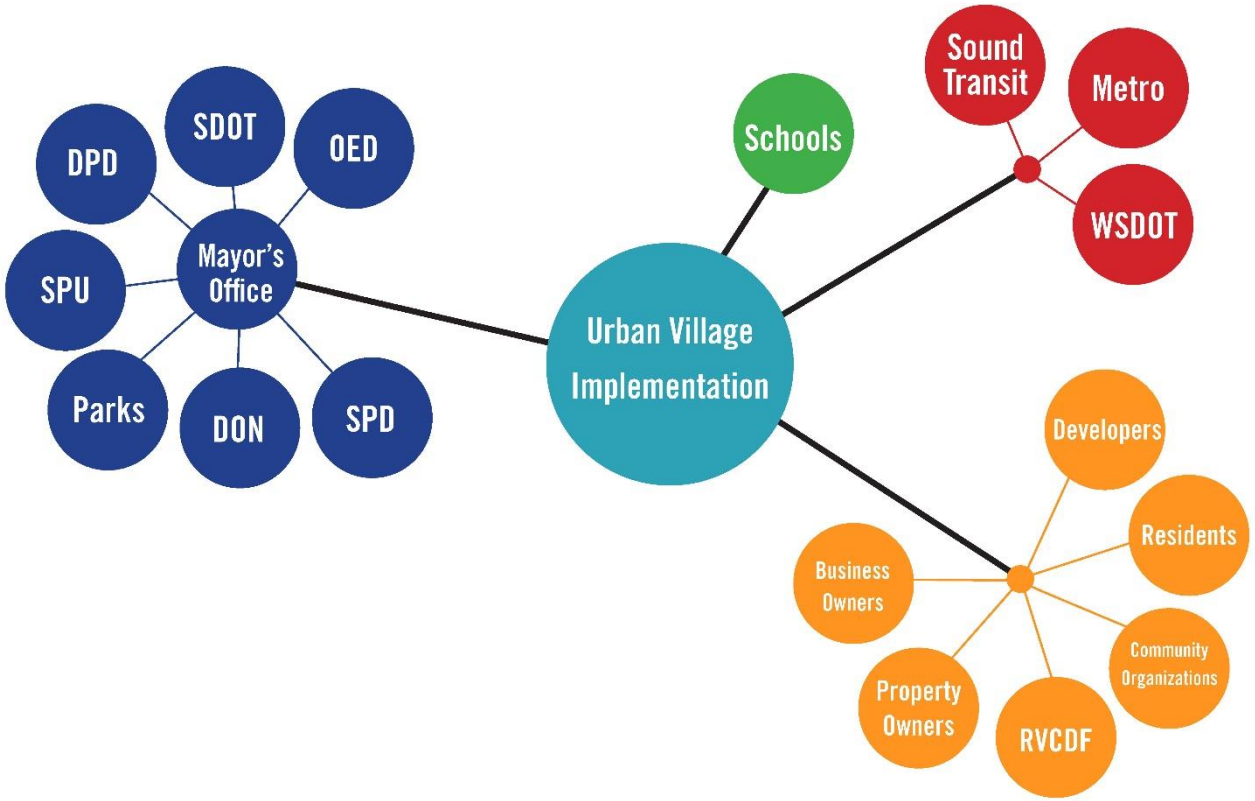
Side Streets

Timeline



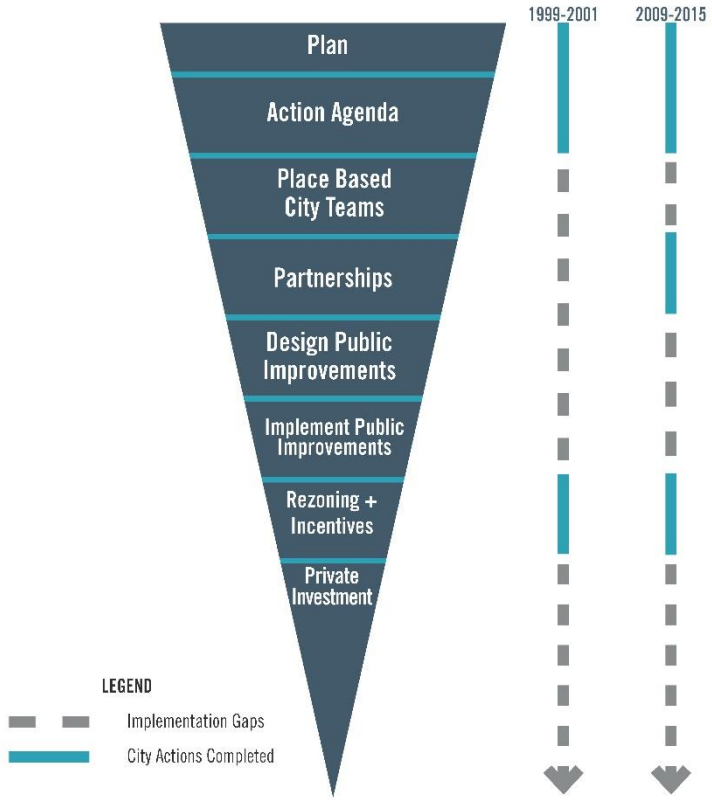
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Urban Village Organization Structures



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Implementation Scale Ladder



Successful City Leadership



South Lake Union



Northgate

Recommendations

1. Create a Seattle Urban Village Team

2. Assess Urban Village Needs and Prioritize City Resources

3. Actively Pursue Partnerships

