

North Rainier Goals & Policies: Updating the Neighborhood Planning Element of the Comprehensive Plan

This document shows how the revised North Rainier Neighborhood Plan Element of the City's Comprehensive Plan updates and weaves together the Neighborhood Plan Element derived from the 1999 North Rainier Neighborhood Plan with the goals and policies that emerged from this 2009 Update process.

Vision

"Entering the North Rainier Valley we are impressed by the neat, well-maintained, well-landscaped main thoroughfares that accommodate all major modes of transportation. We are an interweaving of people of various backgrounds who live and work in a culturally and economically diverse area which maintains its ethnic roots. Business, light industrial, and high-tech job opportunities provide welcome employment for the entire Puget Sound region."

1999 Neighborhood Planning Element of the Comprehensive Plan	2009 Plan Update Goals and Policies	Proposed 2010 Comprehensive Plan Amendment Language
NR-G1 A Town Center with the highest densities in the neighborhood that is well connected with the regional light rail station, consists of housing and vital commercial activities, provides living-wage employment opportunities, is pedestrian and bicycle oriented, and has attractive streetscape and amenities.	A Town Center that concentrates housing, commercial uses, services and living-wage employment opportunities; that is well served by transit and nonmotorized travel options; and that is well designed and attractive to pedestrians (Shaping a Transit-Oriented Town Center: Goal 1)	NR-G1 A Town Center that concentrates housing, commercial uses, services and living-wage employment opportunities; that is well served by transit and nonmotorized travel options; and that is well designed and attractive to pedestrians
NR-G2 Housing in the neighborhood which meets community needs and makes a compatible transition from higher-intensity mixed-use and multifamily residential to single family areas.		NR-G2 Housing in the neighborhood meets community needs for a range of household incomes and unit sizes, and makes a compatible transition from higher-intensity mixed-use and multifamily residential to single family areas.
NR-G3 A neighborhood served by a network of streets with amenities for pedestrians and bicyclists.	A neighborhood served by a network of safe streets with amenities for pedestrians and bicyclists (Shaping a Transit-Oriented Town Center: Goal 2).	NR-G17 A neighborhood served by a network of safe streets with amenities for pedestrians and bicyclists.
NR-G4A Development of Rainier Avenue South as a highly functioning multimodal boulevard style street which serves as the spine of the Rainier Valley, and retains its existing vistas of Mount Rainier.	Rainier Ave. S. is a highly functioning multimodal "complete street" that serves as the spine of the Rainier Valley and retains its existing vistas of Mount Rainier.	NR-G18 Rainier Ave. S. is a highly functioning multimodal "complete street" that serves as the spine of the Rainier Valley and retains its existing vistas of Mount Rainier.
NR-G4B Development of Martin Luther King Jr. Way as a landscaped boulevard-style street, and part of the neighborhood's network of streets with amenities for pedestrians, bicyclists, and transit riders.	Continue to develop Martin Luther King Jr. Way S. as a "complete street," and part of the neighborhood's network of streets with amenities for pedestrians, bicyclists, and transit riders.	NR-G19 Continue to develop Martin Luther King Jr. Way S. as a "complete street," and part of the neighborhood's network of streets with amenities for pedestrians, bicyclists, and transit riders.
	A transformed Rainier Avenue S. between S. Bayview St. and Martin Luther King Jr. Way S. that functions as a pedestrian-oriented main street (Shaping a Transit-Oriented Town Center: Goal 3)	NR-G20 A transformed Rainier Avenue S. between S. Bayview St. and Martin Luther King Jr. Way S. that functions as a pedestrian-oriented main street.
NR-G5 Cheasty Boulevard and Greenbelt has been reclaimed and developed in a manner consistent with the 1909 Olmsted Parks and Boulevards Plan.		NR-G13 Cheasty Boulevard and Greenbelt has been reclaimed and developed in a manner consistent with the 1909 Olmsted Parks and Boulevards Plan.
NR-G6 The transportation and housing needs of residents of North Rainier's community service facilities are met.		NR-G11 The transportation and housing needs of residents of North Rainier's community service facilities are met.
NR-G7 The neighborhood retains sufficient zoning capacity to facilitate employment growth.		NR-G5 The neighborhood retains sufficient zoning capacity to facilitate employment growth.
NR-G8 A local economic climate in which North Rainier's unique small businesses can remain economically viable.		NR-G6 A local economic climate in which North Rainier's unique small businesses can remain economically viable and have the opportunity to grow as the Town Center grows.
NR-G9 North Rainier Valley's network of parks, recreational facilities, open spaces, and arts and culture programs are functioning and are well utilized.		NR-G8 North Rainier Valley's network of parks, recreational facilities, open spaces, and arts and culture programs are functioning and are well utilized.
NR-G10 North Rainier is known as a safe and hospitable neighborhood through its residents' increased awareness of community-based crime prevention programs.	North Rainier is known as a safe and hospitable neighborhood through its residents' increased awareness of community-based crime prevention programs (Creating Choices for Living, Working and Play: Goal 7).	NR-G12 North Rainier is known as a safe and hospitable neighborhood through its residents' increased awareness of community-based crime prevention programs.
NR-G11 Good connections between the North Rainier Valley, Mount Baker, and the Beacon Hill that strengthen usage of the Link Light Rail station.		NR-G15 Good connections between the North Rainier Valley, Mount Baker, and the Beacon Hill that encourage use of the Link Light Rail station.
NR-G12 Neighborhoods adjacent to Rainier Avenue S and MLK, Jr. Way have effective traffic circulation and have implemented traffic calming strategies/facilities.		NR-G16 Neighborhoods adjacent to Rainier Avenue S and MLK, Jr. Way have effective traffic circulation and have implemented traffic calming strategies/facilities.
NR-P1 Recognize the "Town Center" as the area where the neighborhood would like to use land use and zoning designations that facilitate transit-oriented development to assemble and finance the type of development envisioned by the neighborhood around the light rail station, and strive to facilitate the vitality of existing businesses that help meet the neighborhood's employment goals.		NR-P1 Recognize the "Town Center" as the area where land use and zoning designations facilitate transit-oriented development to promote appropriate development around the light rail station.
NR-P2 Seek to promote the highest intensity residential development in the proposed "Town Center." Encourage the "Town Center" to be the focal point of mixed-use commercial and residential development. Encourage additional multifamily or mixed-use development in the following areas: south of the Rainier/ MLK intersection within the urban village, and continue south toward Rainier Valley Square Shopping Center; and in vacant parcels located east to 23rd Avenue S and west to 17th Avenue S around the intersection of Massachusetts Street and Rainier Avenue South.		NR-P7 Seek to promote the highest intensity residential development in the proposed "Town Center." Encourage the "Town Center"; the focal point of mixed-use commercial and residential development.
		NR-P8 Encourage additional multifamily mixed-use development, in the following areas: south of the Rainier/ MLK intersection within the urban village, and continue south toward Rainier Valley Square Shopping Center; and in vacant parcels located east to 23rd Avenue S and west to 17th Avenue S around the intersection of Massachusetts Street and Rainier Avenue South.
NR-P3 Seek to maintain single-family zoned areas within the urban village, but allow rezones to Residential Small Lot to encourage cluster housing developments and bungalow courts. Any single-family zoned area within the urban village is appropriate for any of the Residential Small Lot (RSL) designations, provided that the area meets other requirements of the land use code rezone evaluation criteria for rezones of single-family land. Allow for the rezone of property north of S. Holgate Street that is adjacent to both multifamily and commercially zoned areas to lowrise multifamily zones which permit residential densities that are no higher than permitted in the RSL zone.		NR-P9 Seek to maintain single-family zoned areas within the urban village, but allow rezones to Residential Small Lot to encourage cluster housing developments and bungalow courts. Any single-family zoned area within the urban village is appropriate for any of the small lot single-family designations, provided that the area meets other requirements of the land use code rezone evaluation criteria for rezones of single-family land.
NR-P4 Seek partnerships with local social service providers, and continue to develop programs such as down payment assistance to develop affordable and attractive home-ownership opportunities in the North Rainier Valley.		NR-P11 Seek partnerships with local social service providers, and continue to develop programs such as down payment assistance to develop affordable and attractive home-ownership opportunities in the North Rainier Valley.
NR-P5 Seek to use design guidelines within the North Rainier Hub Urban Village to promote mixed-use, townhomes, and higher-density development which accommodates the anticipated growth, while promoting the development of well-designed structures that respond to the physical character and environment of the neighborhood. Seek to avoid suburban "tract home style" developments that detract from the character of some North Rainier's single-family neighborhoods.		NR-P12 Use design guidelines within the North Rainier Hub Urban Village so that higher-density development includes well-designed structures that respond to the desired future physical character and existing positive attributes of the surrounding natural environment and the neighborhood.
NR-P6 Seek to preserve environmentally sensitive hillsides, particularly those in the Cheasty Greenbelt, and seek to protect them from further residential development.	Seek to preserve environmentally sensitive hillsides, particularly those in the Cheasty Greenbelt, and seek to protect them from further residential development (Creating Choices for Living, Working and Play: Policy 6.A)	NR-P35 Seek to preserve environmentally sensitive hillsides, particularly those in the Cheasty Greenbelt, and seek to protect them from further residential development.
NR-P7 Seek to meet the transit, access, and housing needs of users of North Rainier's community service facilities.		NR-P26 Seek to meet the transit, access, and housing needs of users of North Rainier's community service facilities.
NR-P8 Encourage housing and employment opportunities for people with special needs.		NR-P27 Encourage housing and employment opportunities for people with special needs.
NR-P9 Seek to maintain the general commercial zoning that is outside the proposed Town Center in order to provide a land supply that promotes higher-wage manufacturing, distribution, and office and professional employment.		NR-P14 Seek to maintain the general commercial zoning that is outside the proposed Town Center, in order to provide a land supply that promotes higher wage manufacturing, distribution, and office and professional employment.
NR-P10 Enhance community pride through multicultural community festivals, youth mentoring, and other youth programs	Enhance community pride through establishment of a multicultural community center, multicultural community festivals, youth mentoring, and other youth programs that support positive and safe activities for youth (Creating Choices for Living, Working and Play: Policy 6.C)	NR-P23 Enhance community pride through establishment of a multicultural community center, multicultural community festivals, youth mentoring, and other youth programs that support positive and safe activities for youth
NR-P11 Seek ways to enhance North Rainier's built environment through actions such as neighborhood-wide clean-ups and "adopt-a-street" programs, rehabilitation and reuse of old or historic buildings, and through reclaiming public land for public use (i.e., street ends, planting strips, and City-owned vacant lots and buildings).		NR-P29 Seek ways to enhance North Rainier's built environment through actions such as neighborhood-wide clean-ups and "adopt-a-street" programs, rehabilitation and reuse of old or historic buildings, and through reclaiming public land for public use (i.e., street ends, planting strips, and City-owned vacant lots and buildings).
	Support partnerships with Parks, SDOT, DON, utilities, nonprofit organizations and the community to enhance street-end stairs, and create safe trails where appropriate through the surrounding greenbelts.	NR-P32 Support partnerships with Parks, SDOT, DON, utilities, nonprofit organizations and the community to enhance street-end stairs, and create safe trails where appropriate through the surrounding greenbelts.
NR-P12 Seek to promote community improvement projects that can be acted upon through community-based efforts, as well as through public investment.		NR-P31 Seek to promote community improvement projects that can be acted upon through community-based efforts, as well as through public investment.

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NR-P13 Promote alternative transportation programs, such as bicycle commuting, local hiring, van pools, and transit ridership. Consider penalties for businesses that do not comply with Commute Trip Reduction requirements.	Promote alternative transportation programs, such as bicycle commuting, local hiring, van pools, and transit ridership (Shaping a Transit-Oriented Town Center: Policy 3.A)	NR-P36 Promote alternative transportation programs, such as bicycle commuting, local hiring, van pools, and transit ridership
	A vibrant business district that serves North Rainier residents and is a destination shopping area with stores that serve the greater Rainier Valley (Creating Choices for Living, Working and Play: Goal 1 and Shaping a Transit-Oriented Town Center: Goal 1)	NR - G4 A vibrant business district that serves North Rainier residents and is a destination shopping area with stores that serve the greater Rainier Valley.
	Encourage the inclusion of affordable commercial space in new development (Creating Choices for Living, Working and Play: Policy 1.A)	NR-P20 Encourage the inclusion of affordable commercial space in new development.
	Strive to facilitate the vitality of existing retail and businesses that help meet the neighborhood's employment goals and serve as destination businesses for customers from the Rainier Valley and beyond in addition to meeting the daily needs of residents (Creating Choices for Living, Working and Play: Policy 1.B)	NR-P16 Strive to facilitate the vitality of existing retail and businesses that help meet the neighborhood's employment goals and serve as destination businesses for customers from the Rainier Valley and beyond in addition to meeting the daily needs of residents
	Ethnic and cultural diversity is a continued presence in the businesses and community. (Creating Choices for Living, Working and Play: Goal 2)	NR-G9 Ethnic and cultural diversity is a continued presence in the businesses and community.
	Promote the location of cultural community centers and services in the transit-accessible areas of the neighborhood (Creating Choices for Living, Working and Play: Policy 2.A)	NR-P24 Promote the location of cultural community centers and services in the transit-accessible areas of the neighborhood
	Provide technical and financial support to small businesses that meet the needs of the ethnic and cultural communities in the neighborhood (Creating Choices for Living, Working and Play: Policy 2.B)	NR-P17 Provide technical and financial support to small businesses that meet the needs of the ethnic and cultural communities in the neighborhood.
	Encourage community-based efforts for cross-cultural integration among the business owners as well as among the broader community (Creating Choices for Living, Working and Play: Policy 2.C)	NR-P28 Encourage community-based efforts for cross-cultural integration among business owners, as well as among the broader community.
	Encourage the construction of physical improvements and activity programming that are culturally relevant to people with disabilities throughout the Town Center (Creating Choices for Living, Working and Play: Policy 2.D)	NR-P4 Encourage the construction of physical improvements and activity programming that are culturally relevant to people with disabilities throughout the Town Center.
	Development within the Town Center prioritizes housing that serves households across a range of incomes (Creating Choices for Living, Working and Play: Goal 3)	NR-G3 Development within the Town Center prioritizes housing that serves households across a range of incomes.
	Encourage a mix of home prices and sizes through active use of incentives and funding (Creating Choices for Living, Working and Play: Policy 3.A)	NR-P13 Encourage a mix of home prices and sizes through active use of incentives and funding
	North Rainier Hub Urban Village is known as a "Green Hub" providing green jobs and training, and green development (Creating Choices for Living, Working and Play: Goal 4)	NR-G7 North Rainier Hub Urban Village is known as a "Green Hub" providing green jobs and training, and green development
	Support training programs and jobs in North Rainier that capitalize on the green technology market in order to support the role of North Rainier as the Hub Urban Village within the Rainier Valley (Creating Choices for Living, Working and Play: Policy 4.A)	NR-P21 Support training programs and jobs in North Rainier that capitalize on the green technology market in order to support the role of North Rainier as the Hub Urban Village within the Rainier Valley
	Identify and promote opportunities for green infrastructure and development (Creating Choices for Living, Working and Play: Policy 4.B)	NR-P22 Identify and promote opportunities for green infrastructure and development
	A community that supports and provides opportunities for neighborhood youth (Creating Choices for Living, Working and Play: Goal 5)	NR-G10 A community that supports and provides opportunities for neighborhood youth
	In fulfilling its role as the Hub Urban Village for the Rainier Valley, North Rainier should include training programs and jobs for youth that prepare them for family-wage jobs in the area and region (Creating Choices for Living, Working and Play: Policy 5.A)	NR-P15 In fulfilling its role as the Hub Urban Village for the Rainier Valley, North Rainier should include training programs and jobs for youth that prepare them for family-wage jobs in the area and region
	A "ring of green" surrounding the urban village with strong connections to the greenbelts, boulevards and parks, augmented with a hierarchy of open spaces (Creating Choices for Living, Working and Play: Goal 6)	NR-G14 A "ring of green" surrounding the urban village with strong connections to the greenbelts, boulevards and parks, augmented with a hierarchy of open spaces.
	Design parks and open spaces and programming to accommodate users of diverse ages, interests and cultures (Creating Choices for Living, Working and Play: Policy 6.D)	NR-P33 Design parks and open spaces and programming to accommodate users of diverse ages, interests and cultures.
	Consider using levy funds, general funds and partnerships with developers, to create a hierarchy of public and private open spaces that are publicly accessible and address the gaps identified in the Parks Gap Analysis (Creating Choices for Living, Working and Play: Policy 6.E)	NR-P34 Consider using levy funds, general funds and partnerships with developers, to create a hierarchy of public and private open spaces that are publicly accessible and address the gaps identified in the Parks Gap Analysis.
	Support local agriculture and access to locally grown food through public mechanisms such as P-Patches and the Cultivating Communities program, as well as nonprofit and private mechanisms including farmers markets and on-site landscaping (Creating Choices for Living, Working and Play: Policy 6.F)	NR-P25 Support local agriculture and access to locally grown food through public mechanisms such as P-Patches and the Cultivating Communities program, as well as nonprofit and private mechanisms including farmers markets and on-site landscaping.
	Promote uses around transit facilities such as businesses open into the evening hours, and housing that provides "eyes on the street" (Creating Choices for Living, Working and Play: Policy 7.A)	NR-P3 Promote uses around transit facilities such as businesses open into the evening hours, and housing that provides "eyes on the street"
	Seek opportunities for the community and the Seattle Police Department to strengthen partnerships (Creating Choices for Living, Working and Play: Policy 7.B)	NR-P30 Seek opportunities for the community and the Seattle Police Department to strengthen partnerships.
	Foster development of a shopping district comprised of businesses that provide products and services meeting the needs of community members from different cultural backgrounds (Shaping a Transit-Oriented Town Center: Policy 1.A)	NR-P2 Foster development of a shopping district comprised of businesses that provide products and services meeting the needs of community members from different cultural backgrounds
	Assess utility capacity within the Town Center for its ability to support the desired future density (Shaping a Transit-Oriented Town Center: Policy 1.B)	NR-P5 Assess utility capacity within the Town Center for its ability to support the desired future density
	Strengthen local business associations that include and support the presence and growth of businesses owned by immigrant and minority community members (Shaping a Transit-Oriented Town Center: Policy 1.C)	NR-P18 Strengthen local business associations that include and support the presence and growth of businesses owned by immigrant and minority community members.
	Support and expand the existing diverse mix of generally small scale businesses (Shaping a Transit-Oriented Town Center: Policy 1.D)	NR-P19 Support and expand the existing diverse mix of generally small scale businesses.
	Include a portion of single-family area located between 24th Ave. S. and 25th Ave. S. north of S. McClellan St. within the urban village and within the Station Area Overlay District, and support a multifamily zoning designation for the area that would allow more compact residential development (Shaping a Transit-Oriented Town Center: Policy 1.E)	NR-P10 Include a portion of single-family area located between 24th Ave. S. and 25th Ave. S. north of S. McClellan St. within the urban village and within the Station Area Overlay District, and support a multifamily zoning designation for the area that would allow more compact residential development.
	Within mixed-use zones in the Station Area Overlay District, define and consider minimum residential densities in new buildings in order to create the critical mass of people and activity for a Town Center (Shaping a Transit-Oriented Town Center: Policy 1.F)	NR-P6 Within mixed-use zones in the Station Area Overlay District, define and consider minimum residential densities in new buildings in order to create the critical mass of people and activity for a Town Center.
	Create seamless pedestrian and bicycle links within the Town Center, and to the surrounding community facilities (Shaping a Transit-Oriented Town Center: Policy 2.A)	NR-P37 Create seamless pedestrian and bicycle links within the Town Center, and to the surrounding community facilities.
	Prioritize development of universally accessible routes between the Town Center and locations such as Lighthouse for the Blind and Center Park (Shaping a Transit-Oriented Town Center: Policy 2.B)	NR-P38 Prioritize development of universally accessible routes between the Town Center and locations such as Lighthouse for the Blind and Center Park.
	Ensure that standards for new development projects will accommodate a vibrant pedestrian environment throughout the Town Center (Shaping a Transit-Oriented Town Center: Policy 2.C)	NR-P39 Ensure that standards for new development projects will accommodate a vibrant pedestrian environment throughout the Town Center
	Enhance access throughout the Town Center for people of all ages and abilities (Shaping a Transit-Oriented Town Center: Policy 2.D)	NR-P40 Enhance access throughout the Town Center for people of all ages and abilities.
	Support actions that improve the pedestrian and transit functions along Rainier Ave. S between S Bayview St. and MLK Jr. Way S so that the section becomes more of a local main street for the North Rainier neighborhood (Shaping a Transit-Oriented Town Center: Policy 3.B)	NR-P41 Support actions that improve the pedestrian and transit functions along Rainier Ave. S between S Bayview St. and MLK Jr. Way S so that the section becomes more of a local main street for the North Rainier neighborhood