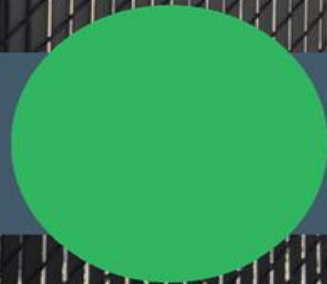
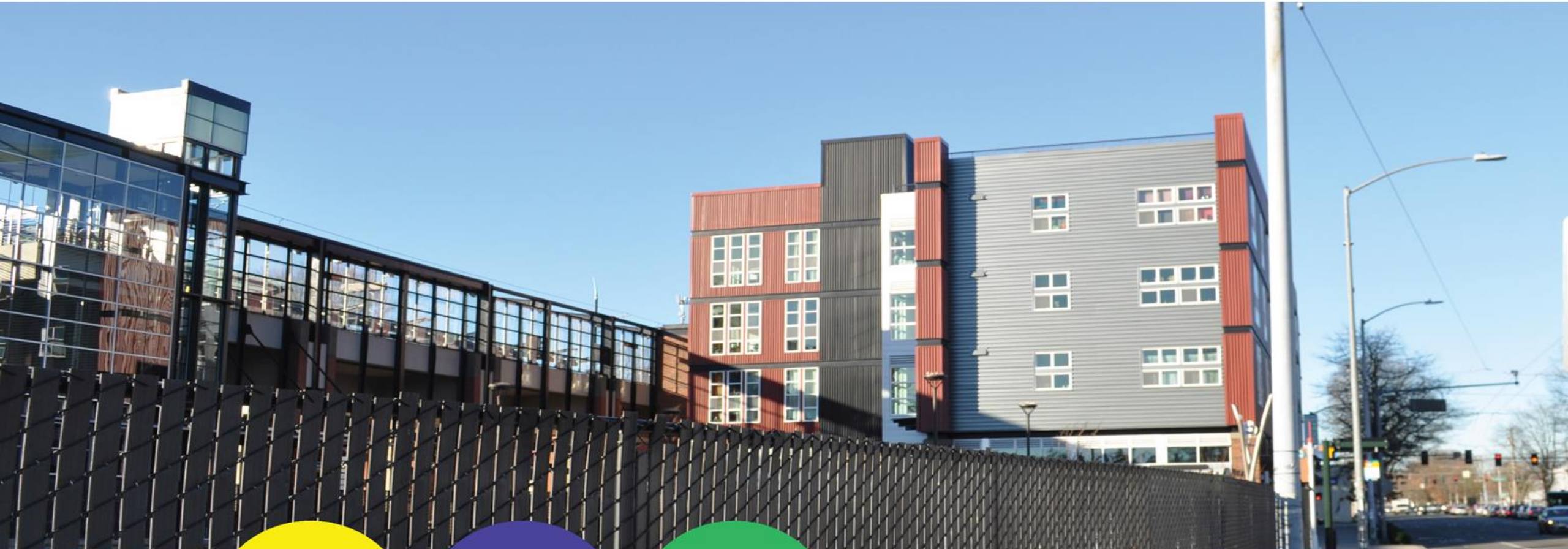




CITY OF SEATTLE  
office of economic development

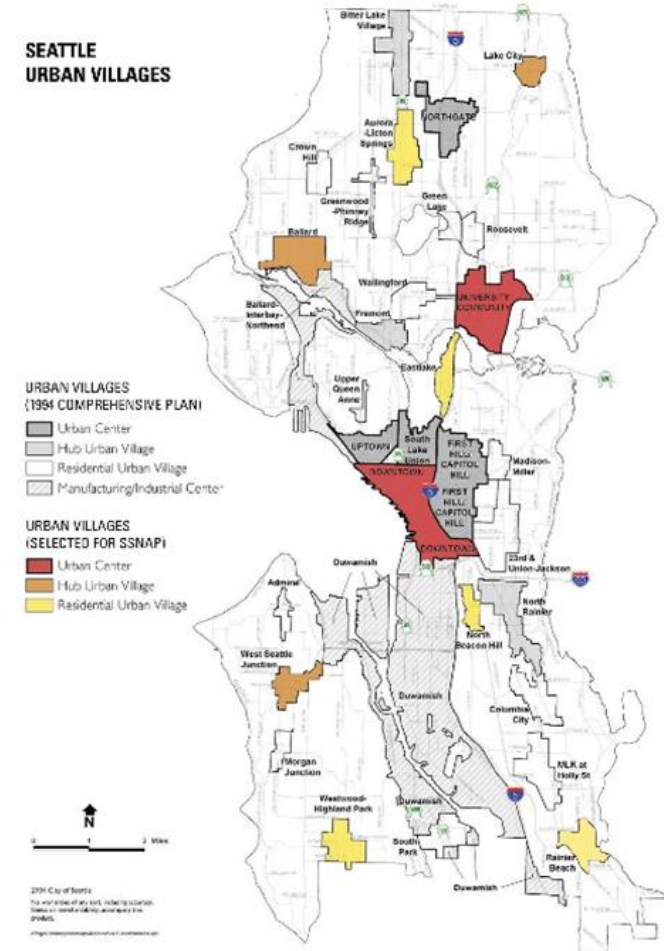
Prepared for the Seattle Economic Development Commission  
Infrastructure and Built Environment Work Group



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 Vil
- 2004–2013
  - 43,000 Jobs added in Urban Village



# Growth Targets

## Housing

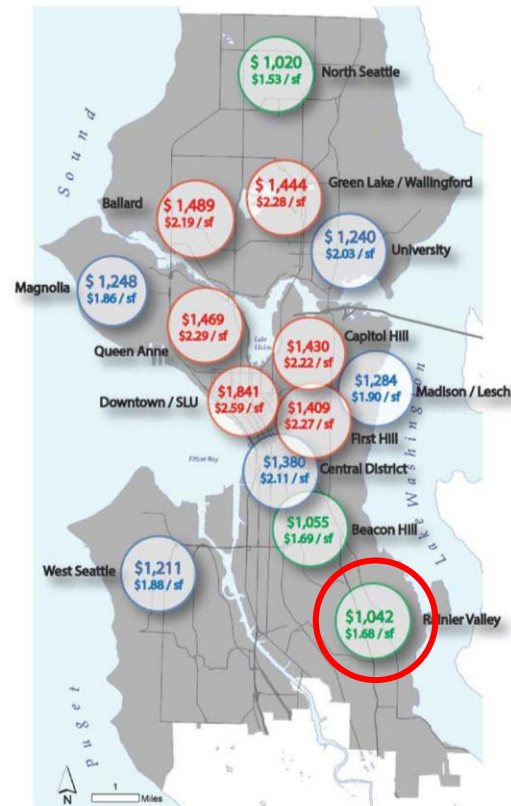
Hub Urban Village	Housing Growth 2005-2014	2024 Target	% of 2024 Target Achieved	Surplus/Deficit 2014
Ballard	2471	1000	247.1%	1971
Bitter Lake	1174	800	146.8%	774
Fremont	519	500	103.8%	269
Lake City	523	900	58.1%	73
North Rainier	510	900	56.7%	60
W Seattle Junction	787	700	112.4%	437

## 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.

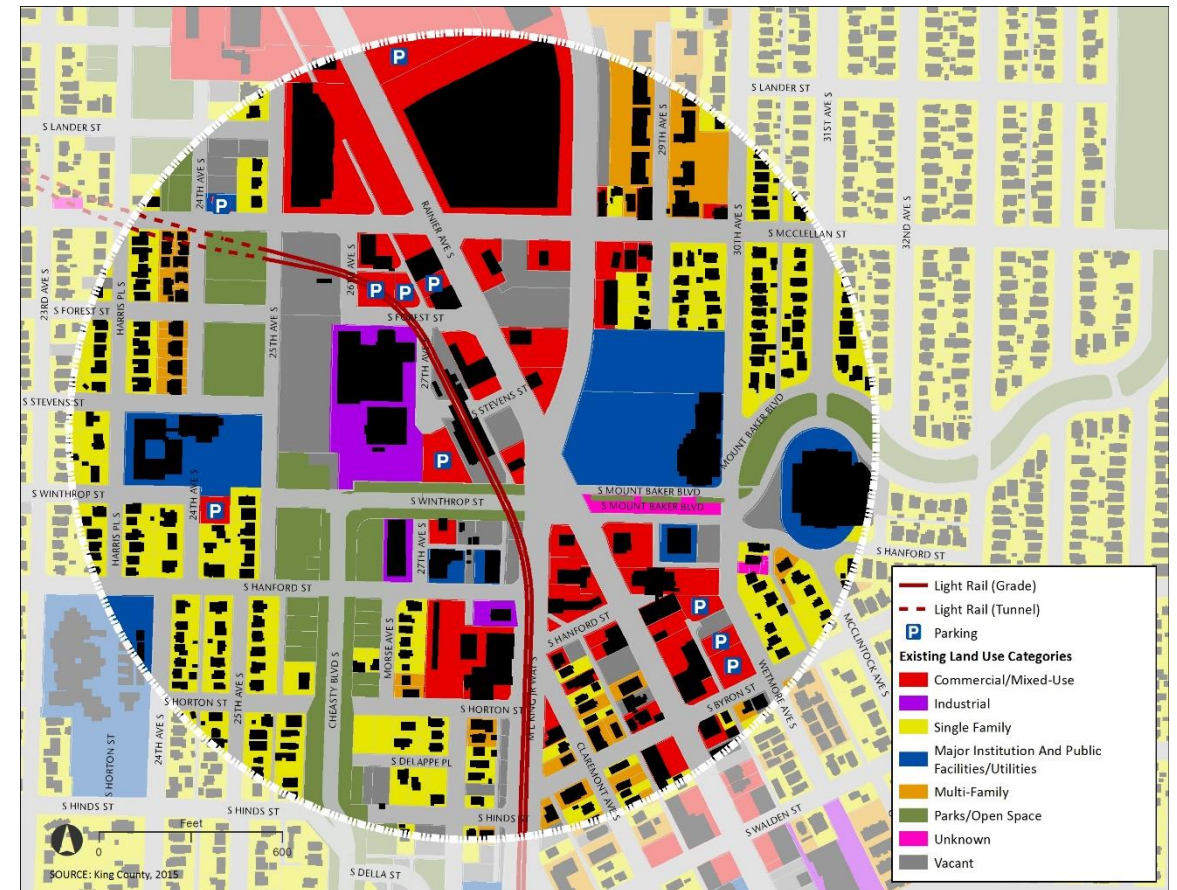
Lowest rents are in North Seattle, Rainier Valley, and Beacon Hill.

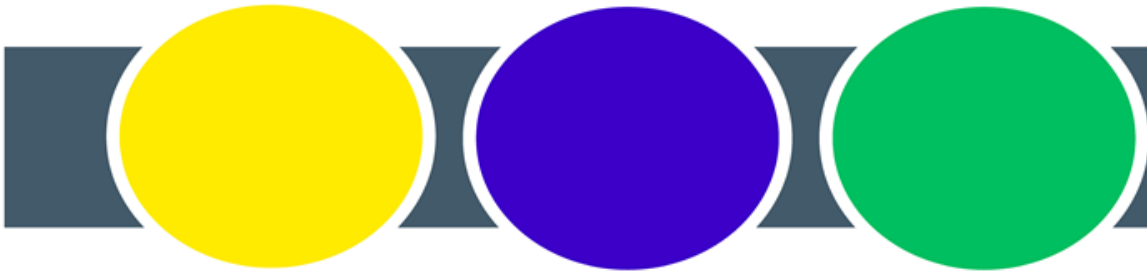


Dupre+Scott Apartment Advisors, Apartment Vacancy Report, 20+ unit buildings, Fall 2014, Seattle-14 market areas.



# Site Context





# Neighborhood







# Site Context



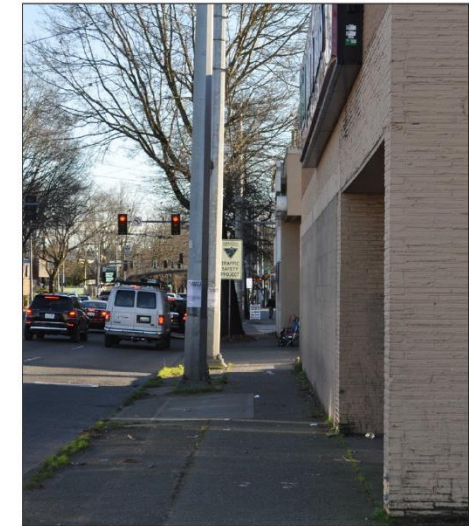
Rainier Ave. at the Mt. Baker Station



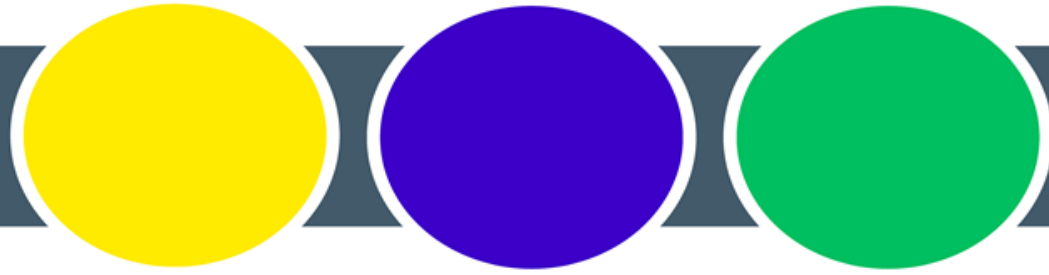
Rainier Ave. and MLK Way Intersection



Below Mt. Baker Light Rail Station



Sidewalk Network



# Site Context



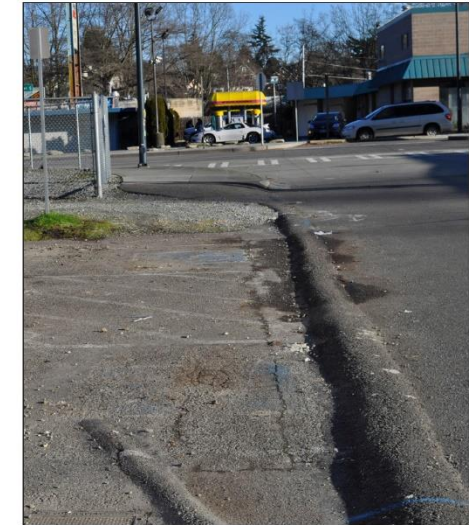
Major Employer



Artspace



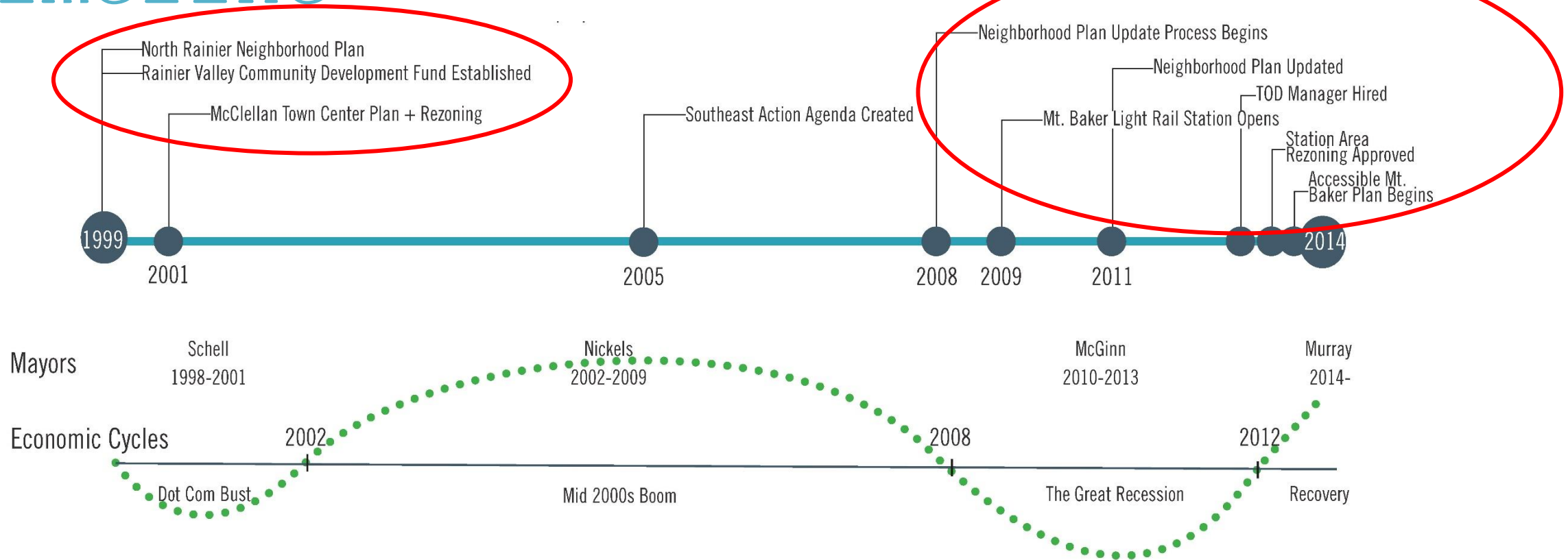
New Development



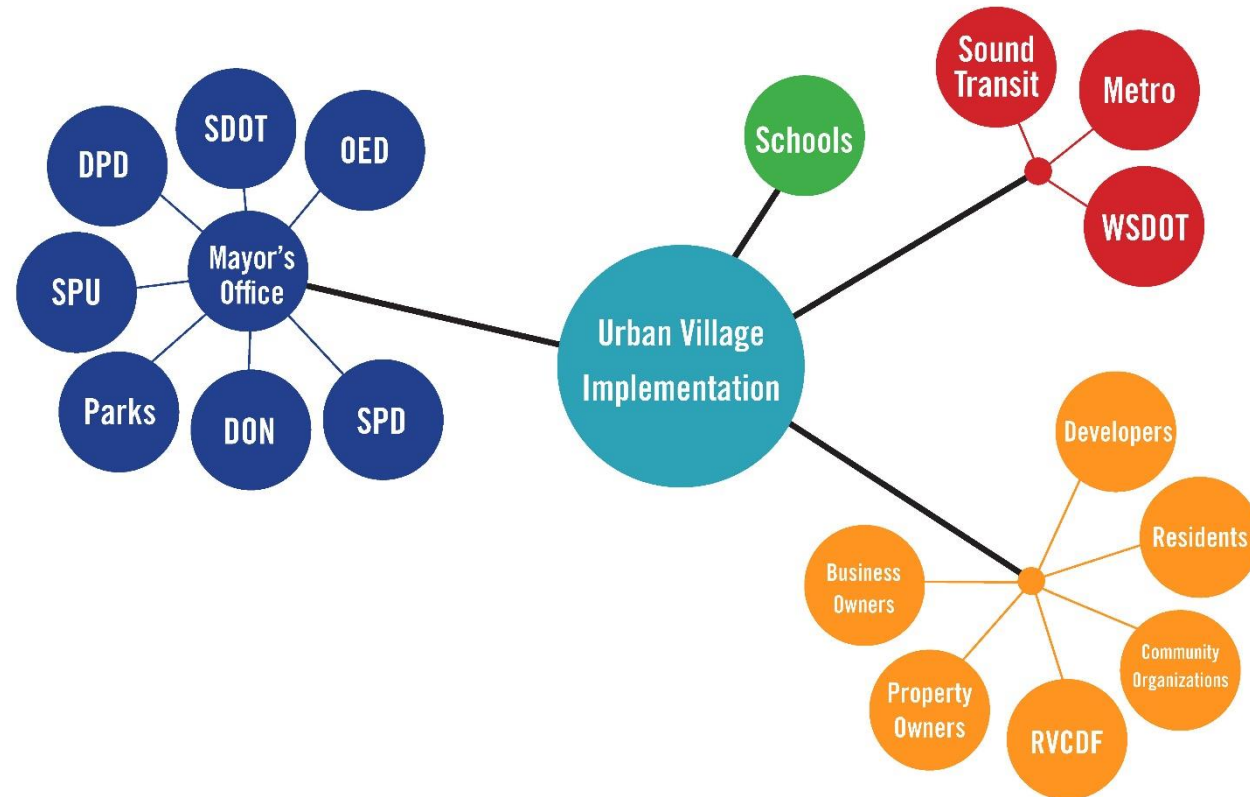
Side Streets



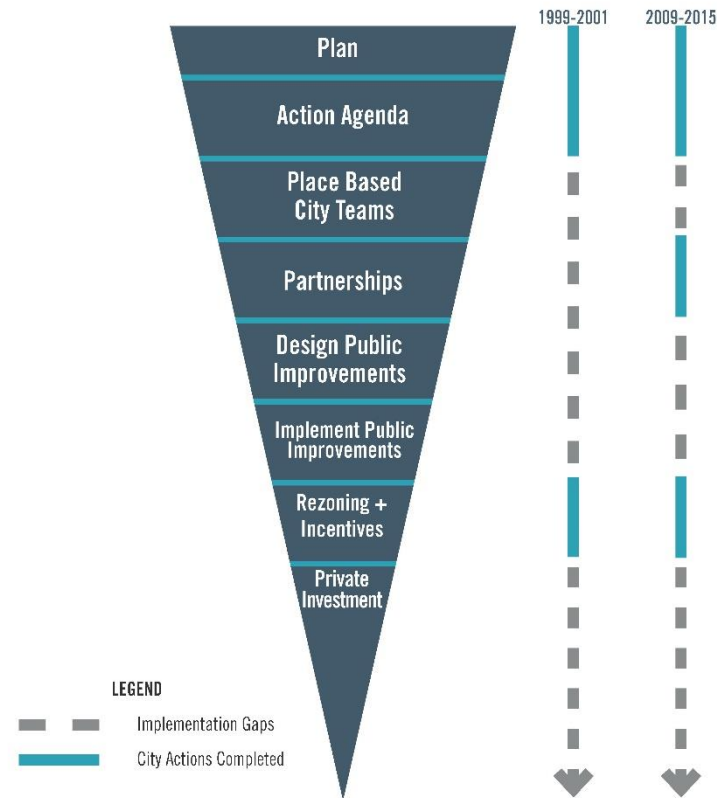
# Timeline



# Urban Village Organization Structures

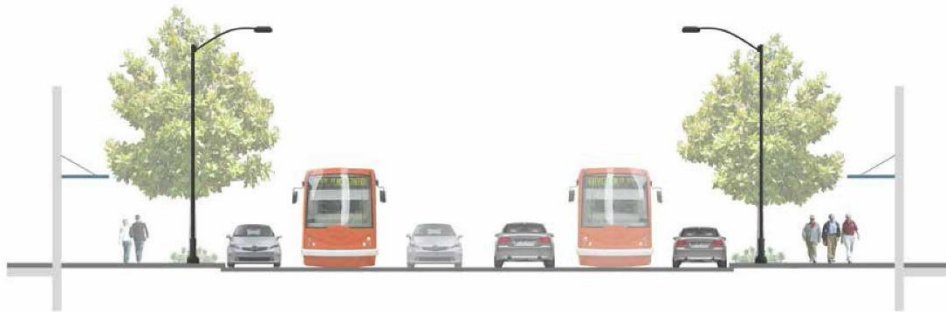


# Implementation Scale Ladder





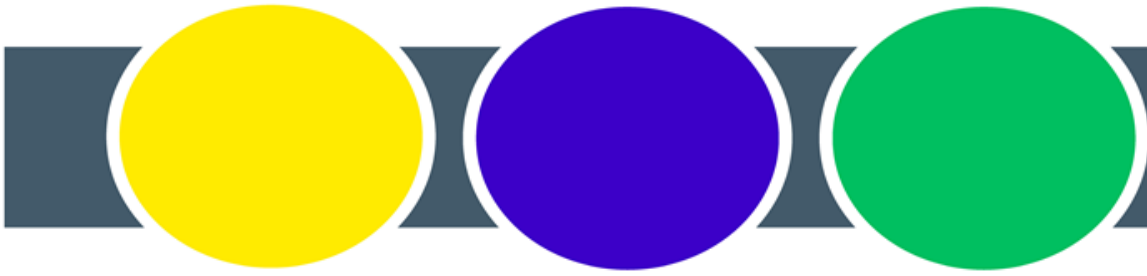
# Successful City Leadership



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

