

What types of housing meet the needs of the community?

- Higher density residential and mixed-use development within ¼ to ½ mile of light rail station
- Live/work spaces
- Housing affordable to a range of incomes and family sizes that includes units with 4+ bedrooms for large families

Subsidized multifamily with large units

Plaza Roberto Maestas, Beacon Hill



Subsidized multifamily housing is an apartment building that is owned and operated by private owners that receives subsidies from the government that lower the cost of purchasing the housing. In exchange, they are required to set aside a certain percentage of apartments as affordable for low- and moderate-income people. Most multifamily developments are mixed income housing and include both subsidized and market-rate apartments.

Live/work or work/live

Columbia City Live-Aboves



A live-work unit contains both an office or workspace and living space, allowing residents to operate small businesses. Live/work spaces can save residents time and money by allowing them to both live and work within the same unit. The “work” or office portion of the unit is typically located on the ground floor of a building.

Co-housing/co-ops

Jackson Place Cohousing



Cooperative housing is an arrangement in which a housing development or apartment building is owned by a nonprofit organization. The people who live in the housing are the co-op’s members, and they are shareholders in the organization that owns the property.

A primary advantage of the housing cooperative is that its members can pool their resources to increase buying power, lowering the cost per member of all the services and products associated with home ownership. Members can also screen and select who may live in the cooperative.

Microhousing

Videré, Capitol Hill



Microhousing is an apartment building containing efficiency units, each of which has a private bath, sink, kitchenette (refrigerator and microwave), and sleeping area. The building also contains shared full kitchens, on-site laundry, limited parking available for rent and custodial service for the common areas. Microhousing units are comparatively smaller and more affordable than typical apartment rental units.

What types of commercial uses meet the needs of the community?

- Create a flexible commercial zone in the station area
- Provide space for strong entrepreneurial ventures that grow the local economy
- Support small, locally-owned businesses and incubators linked to the Urban Farm
- Attract a community college facility to provide jobs and training in the neighborhood
- Create spaces for craft industries that use local, plant-based materials
- Support businesses that provide jobs accessible to area residents, especially youth
- Encourage businesses with active storefronts

Locally-oriented marketplace

Seasons Marketplace (Milpitas, CA), Melrose Market (Capitol Hill), Pike Place Market



Shared office spaces

Office Nomads (Capitol Hill), The HiVE (Vancouver)



Light manufacturing/creative incubator space

Holgate Square (South Seattle), Makerhaus (Fremont)



Artist space

WAV (Ventura, CA), ArtSpace (Mt. Baker Station)



Institutional anchors

SeaMar Community Health, NewHolly Learning Center



How can economic development happen in a way that is “Made in Rainier Beach?”

- Work to create a strong local economy for Rainier Beach
- Create a place where Rainier Beach youth will want to live and work
- Create a hub of food and agricultural production
- Build partnerships with local schools and training initiatives to create jobs
- Develop and market cooking programs that feature the neighborhood’s diverse culinary traditions

Community repair

Commercial/Broadway (Vancouver, BC)



Community repair is a method of citizen-initiated urban design or intervention that focuses on using local knowledge and resources for community-building and neighborhood improvement.

Public Development Authority

Capitol Hill Housing, Pike Place Market PDA



A **public development authority** is an independent entity of government that oversees public purpose activities and is run by a volunteer governing council.

Non-profit partnership

Tassafaronga Village (San Francisco)



Non-profit partnerships enable independent non-profit entities to combine their resources and expertise to create strong, high quality programs for the communities that they serve.

Neighborhood Development Corporation

Codman Square (Boston)



A **Neighborhood Development Corporation** is a non-profit organization that provides programs, offers services and engages in other community development activities.

Transit-Oriented Development (TOD) Investment Fund

Denver TOD Investment Fund, Portland TOD Implementation Program



A **TOD investment fund** provides developers of affordable housing with the opportunity to acquire land near transit stations while they complete the local approvals process. This arrangement reduces borrowing costs and risk for the developer and stretches affordable housing money further than direct grants or subsidies.

How can we tap the power of the community to catalyze near-term investment?

small changes can lead to big changes • leverage community assets and resources • the Rainier Beach community has the power to set great things in motion

Pop-up retail Pop-up mall in Christchurch • Proxy in Hayes Valley, San Francisco • Food trucks



Sustainable stormwater Sea Streets Renewable energy generation Seattle Community Solar



Small-scale citizen interventions BetterBlock • Parklets in San Francisco • City Repair in Portland



Grant opportunities DON • others Farmer's market Partner with Rainier Beach Urban Farm



Continued collaboration with community groups and projects: Oromo Center • Rainier Beach Community Empowerment Coalition (Youth Engaged In Transit Justice) • Rainier Scholars • Rainier Beach Moving Forward • Rainier Beach Neighborhood Capacity Project • Touchstones • Public Schools • Churches • Urban Impact Center • others