

Land use

Context | Zoning | Existing & Future Plans

Eric Scharnhorst

At the regional level, the land use analysis confirms what is experienced on the ground:

- The International District is located within the urban core of Seattle.
- The 2000 census data reveals a large percentage of Asian residents in the ID that extends south into the Rainier Valley.
- The ID has a disparity of densities with the area west of I-5 showing high density and the area east of I-5 showing low densities.
- Within the ID, average household income is relatively low in comparison with the rest of the region.

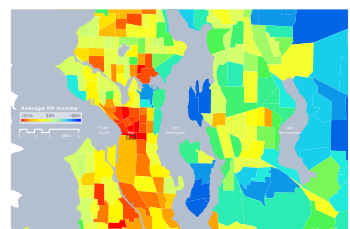
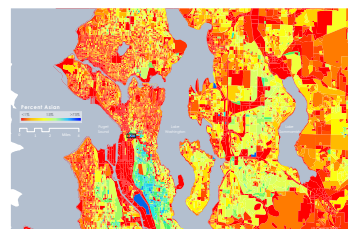
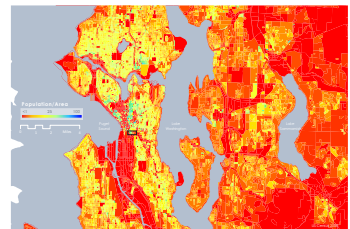
At the local level, the land use analysis builds upon what was revealed at the regional level:

- There is a relative lack of housing within the ID and the rest of downtown.
- Generally, land increases in value towards downtown.

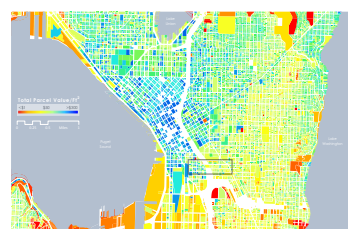
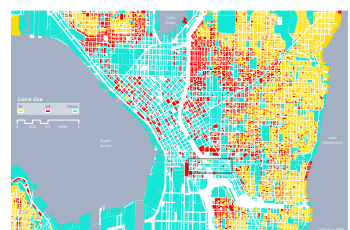
3 | Neighborhood Context



4-6 | Regional Analysis



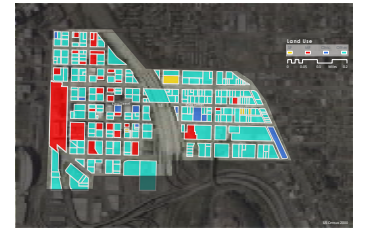
7-8 | Local Analysis



At the neighborhood level, the land use analysis confirms the details revealed at the local level:

- The relative lack of housing within the ID is more significant east of I-5.
- The land-value disparity is clearly defined by I-5. Most parcels west of I-5 are significantly more valuable than those east of I-5.
- There is a dynamic and wide range of land uses in the ID, including all the parcels connected to King Street.

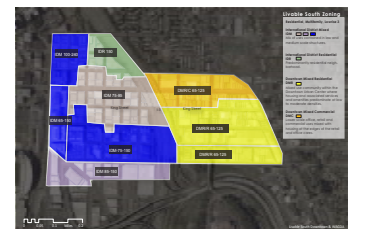
9-12 | Neighborhood Analysis



Existing zoning is in sync with current land use in the ID:

- The clear distinction between the urban form on either side of I-5 follows the zoning pattern in the ID.
- The lack of housing, surplus of asphalt, short building heights, and lack of pedestrian amenities in Little Saigon are all enabled by existing zoning.
- Proposed zoning changes are more extreme east of I-5 and will promote a more human friendly built environment.

13-15 | Zoning



Existing plans are in sync with the proposed zoning changes.

- The existing plans call for more residential units, taller buildings, and more pedestrian friendly right-of-ways. This may afford gentrification of the ID, especially east of I-5.

16-19 | Existing Plans

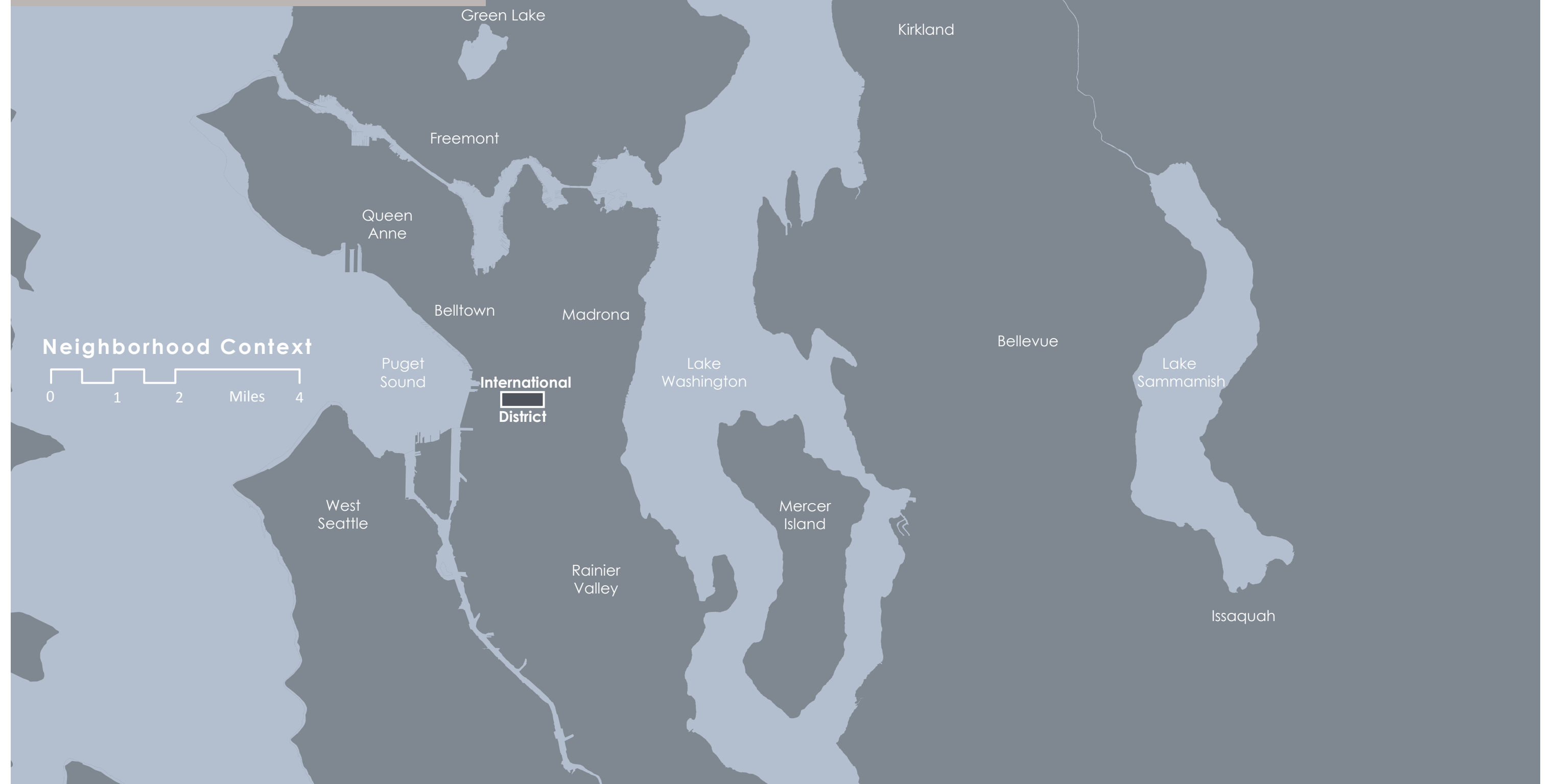


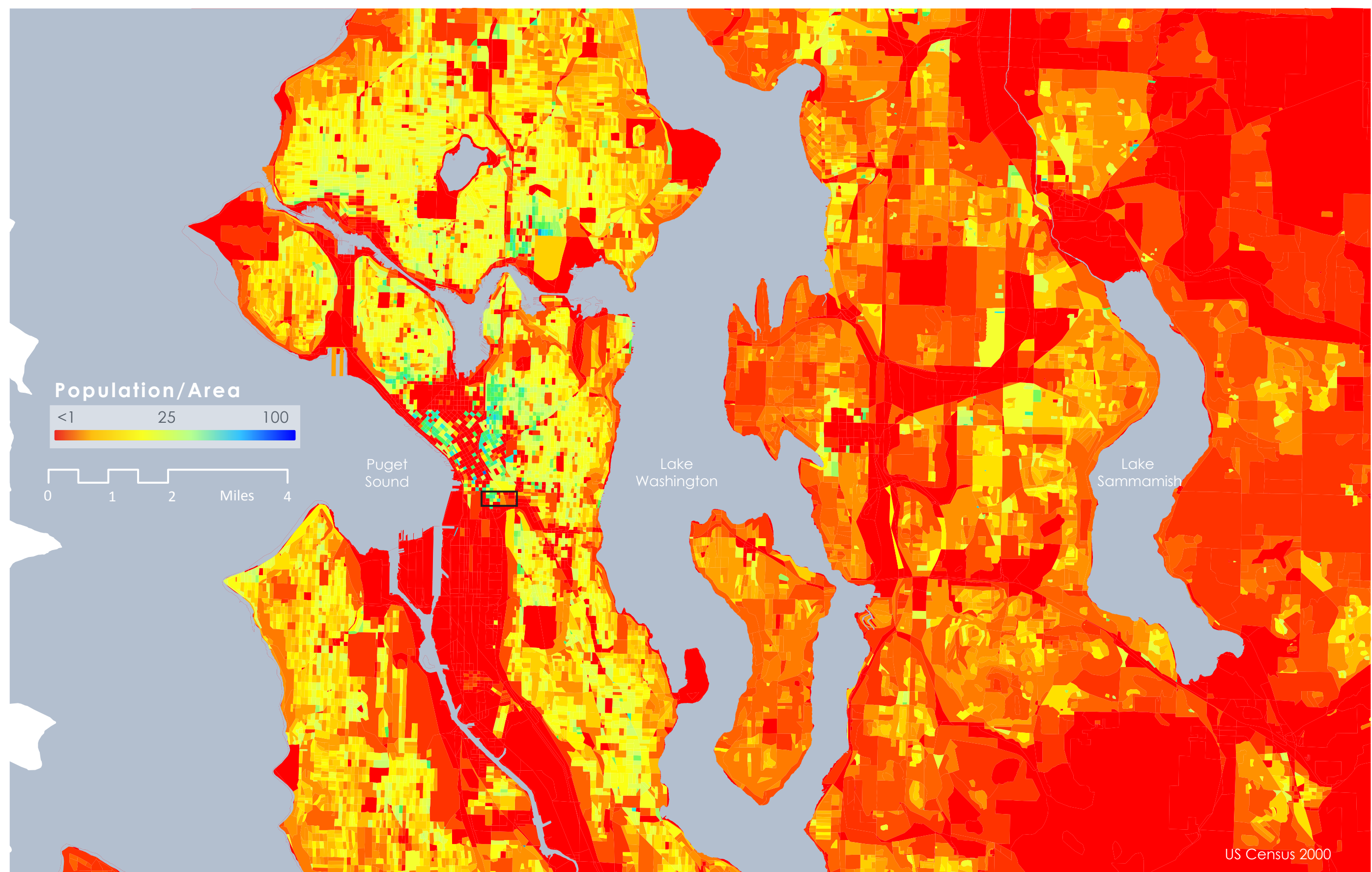
Land use

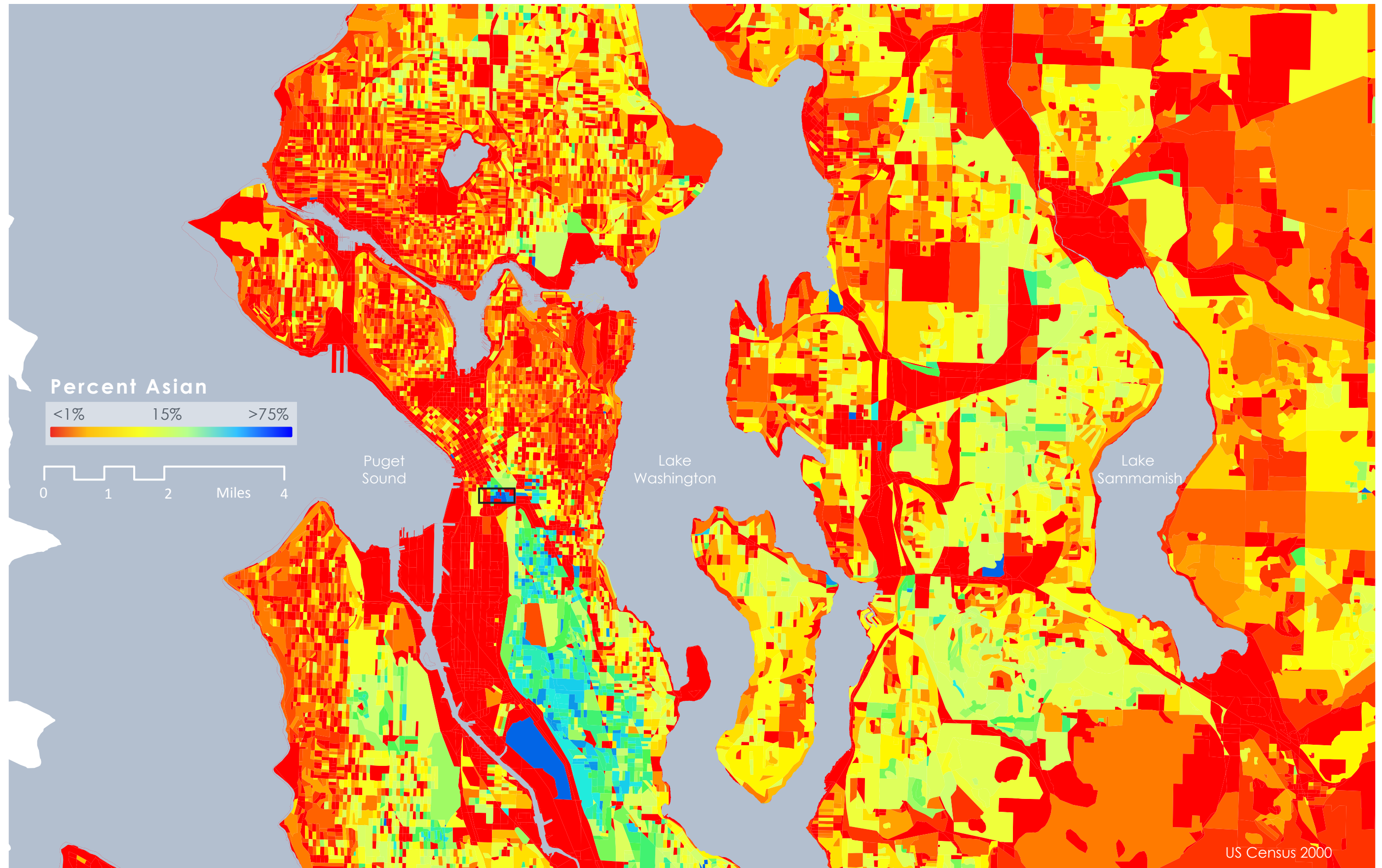
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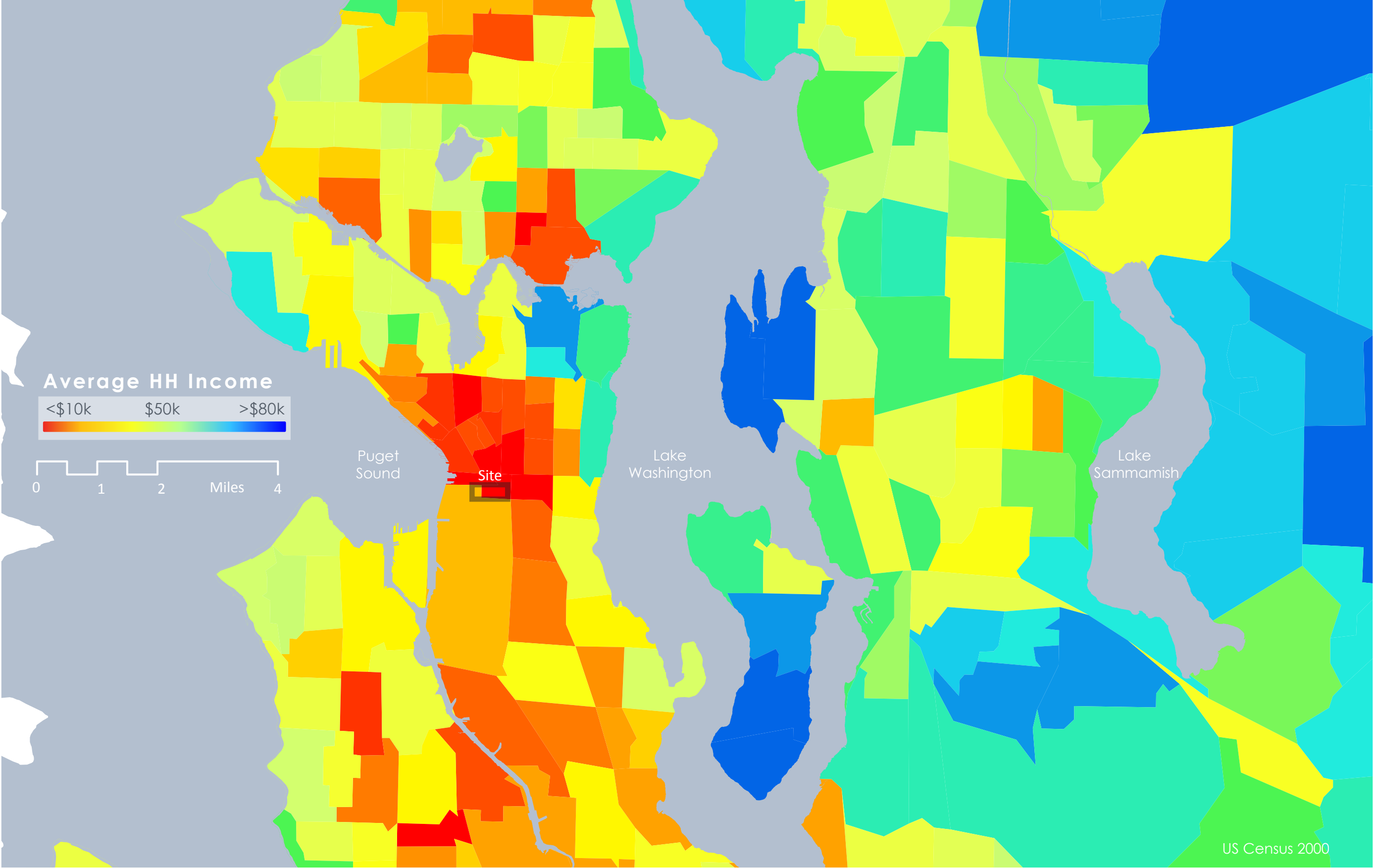
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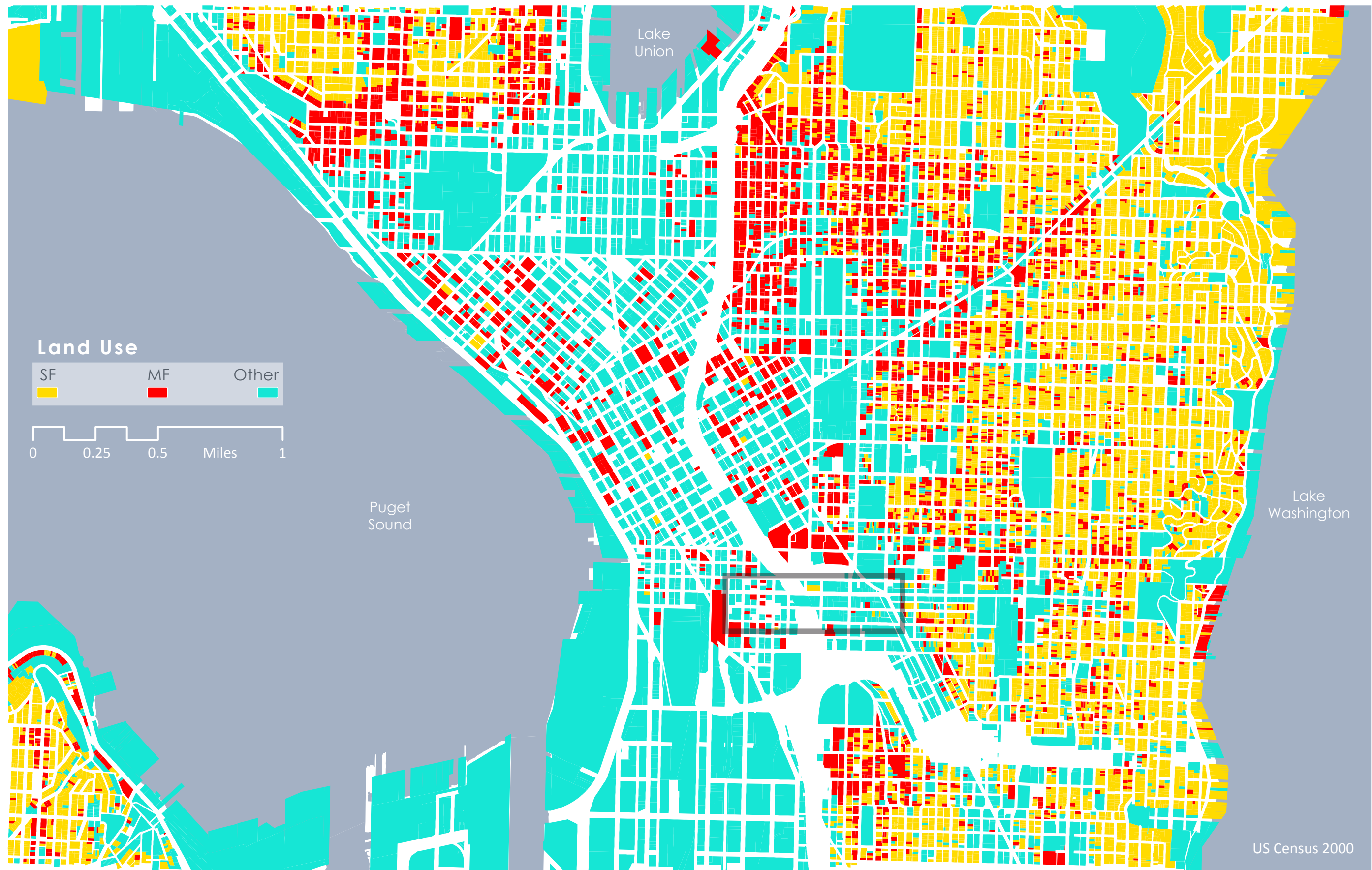
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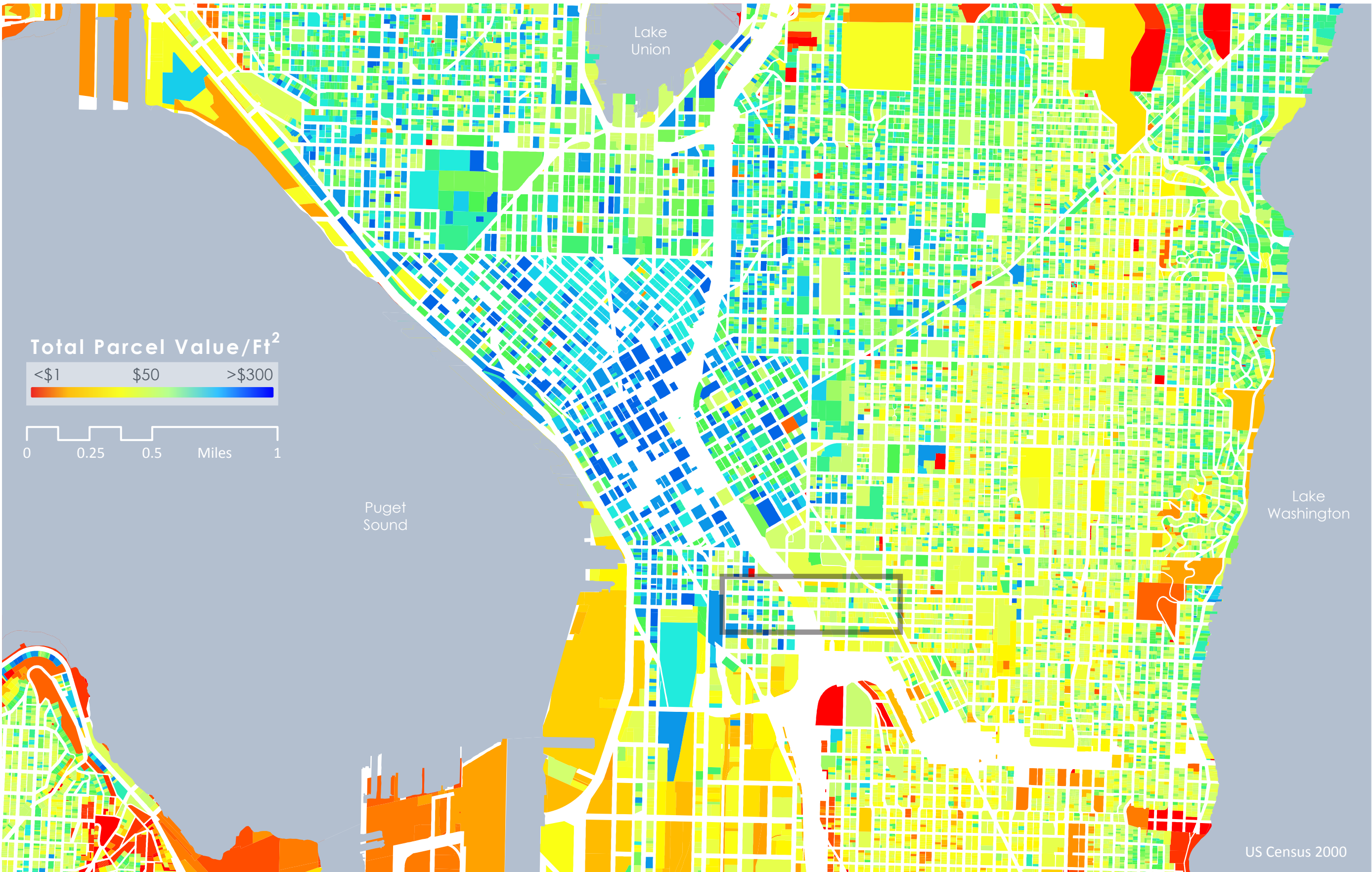


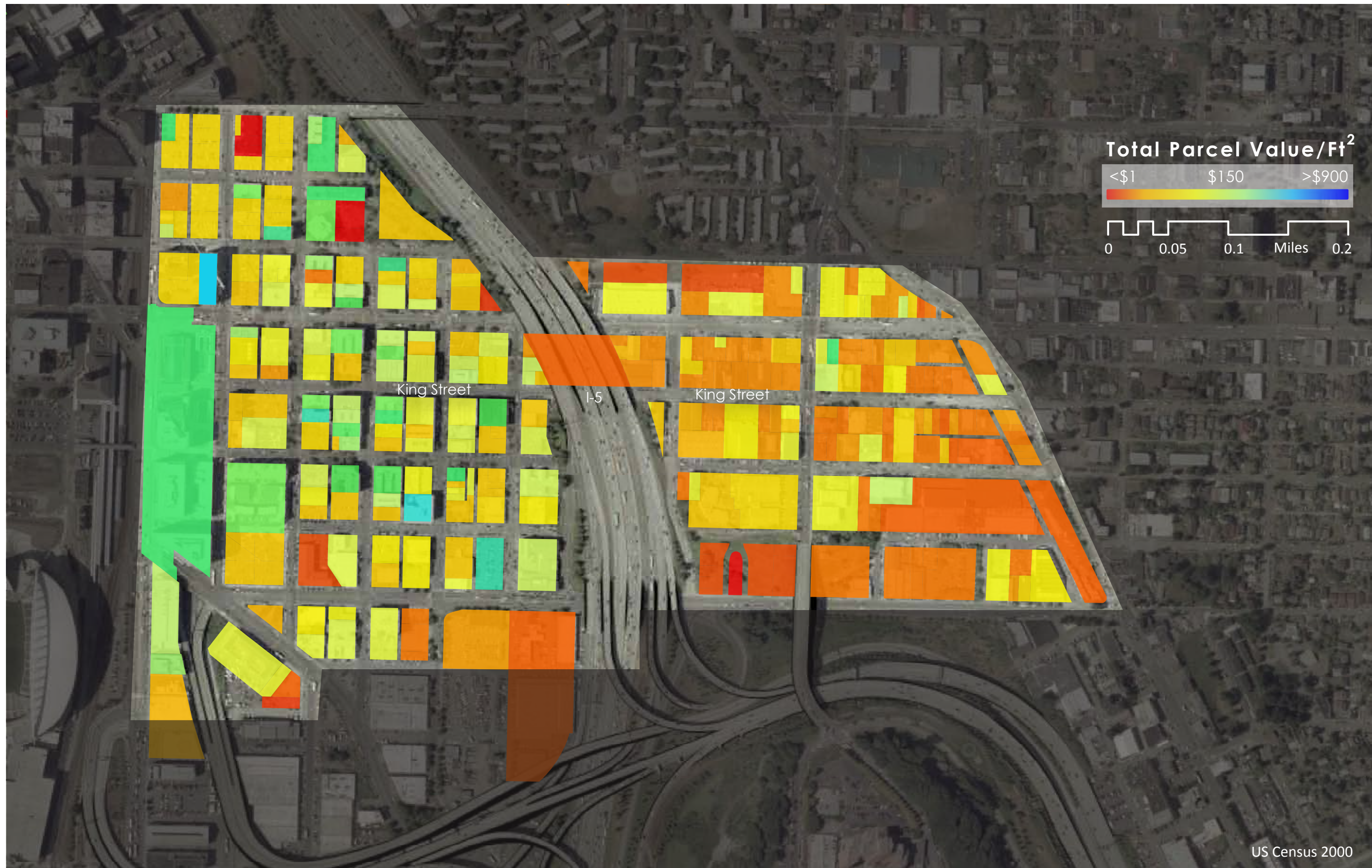


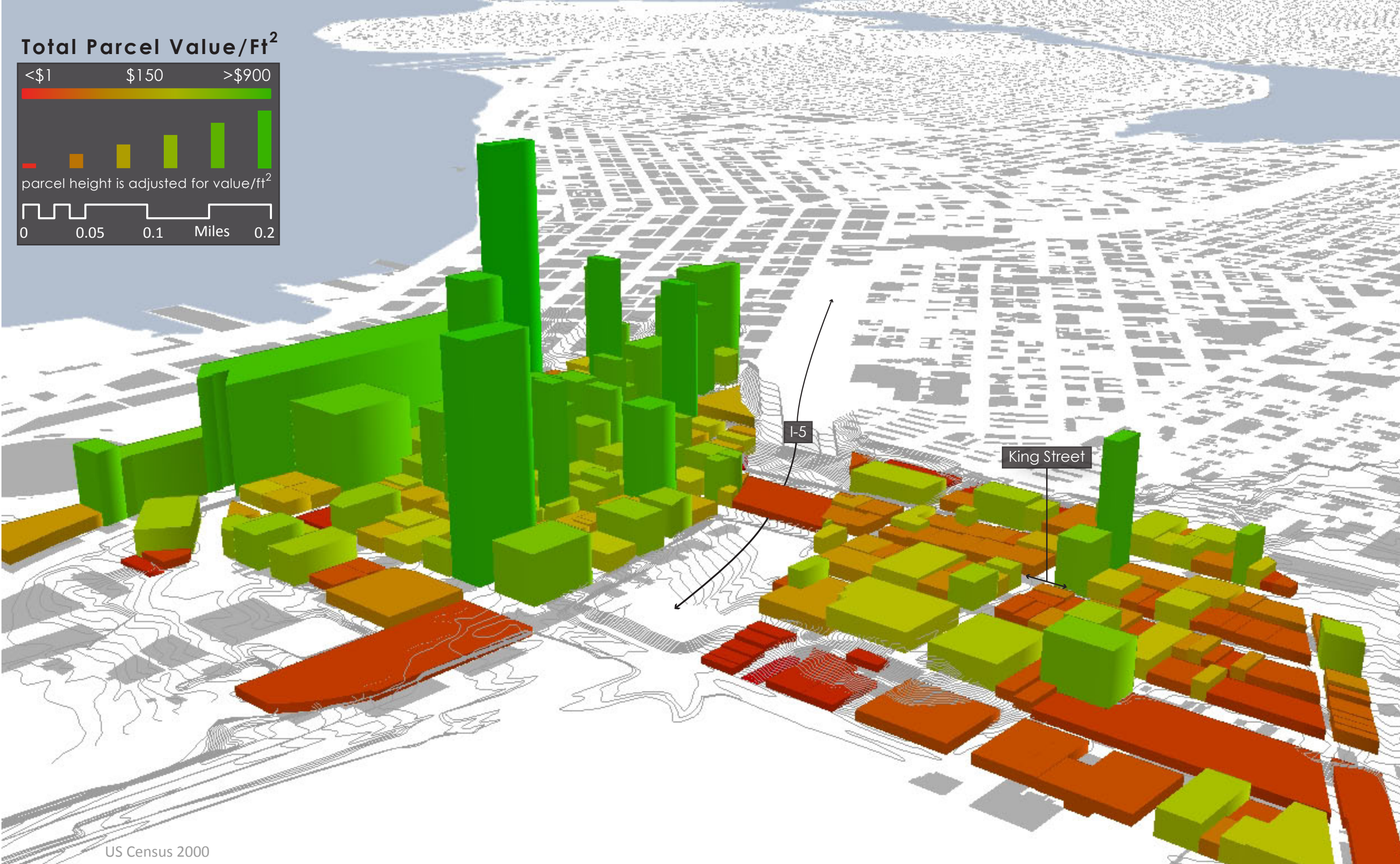


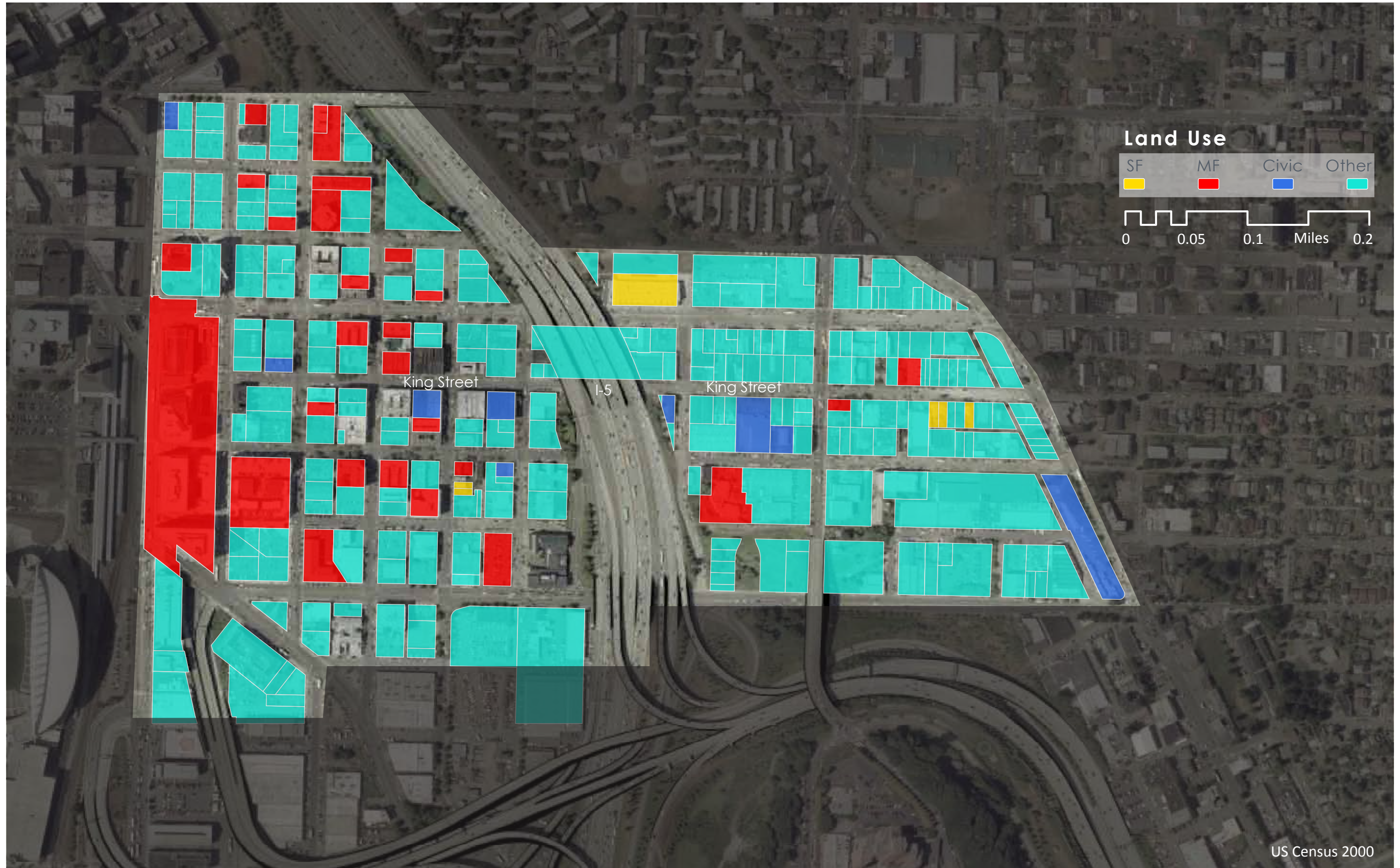






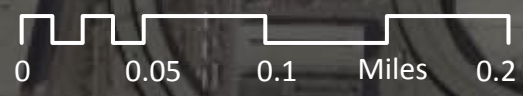
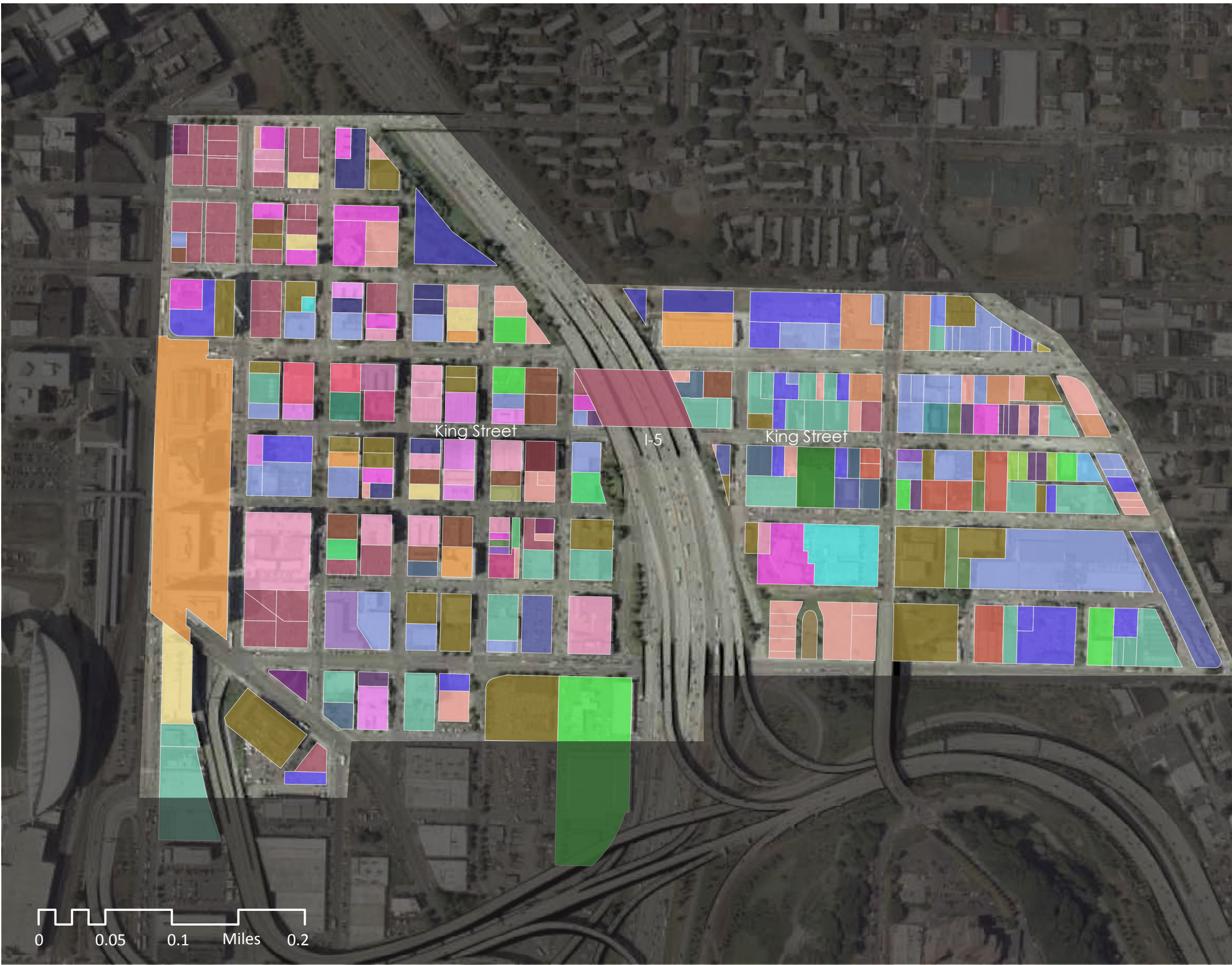






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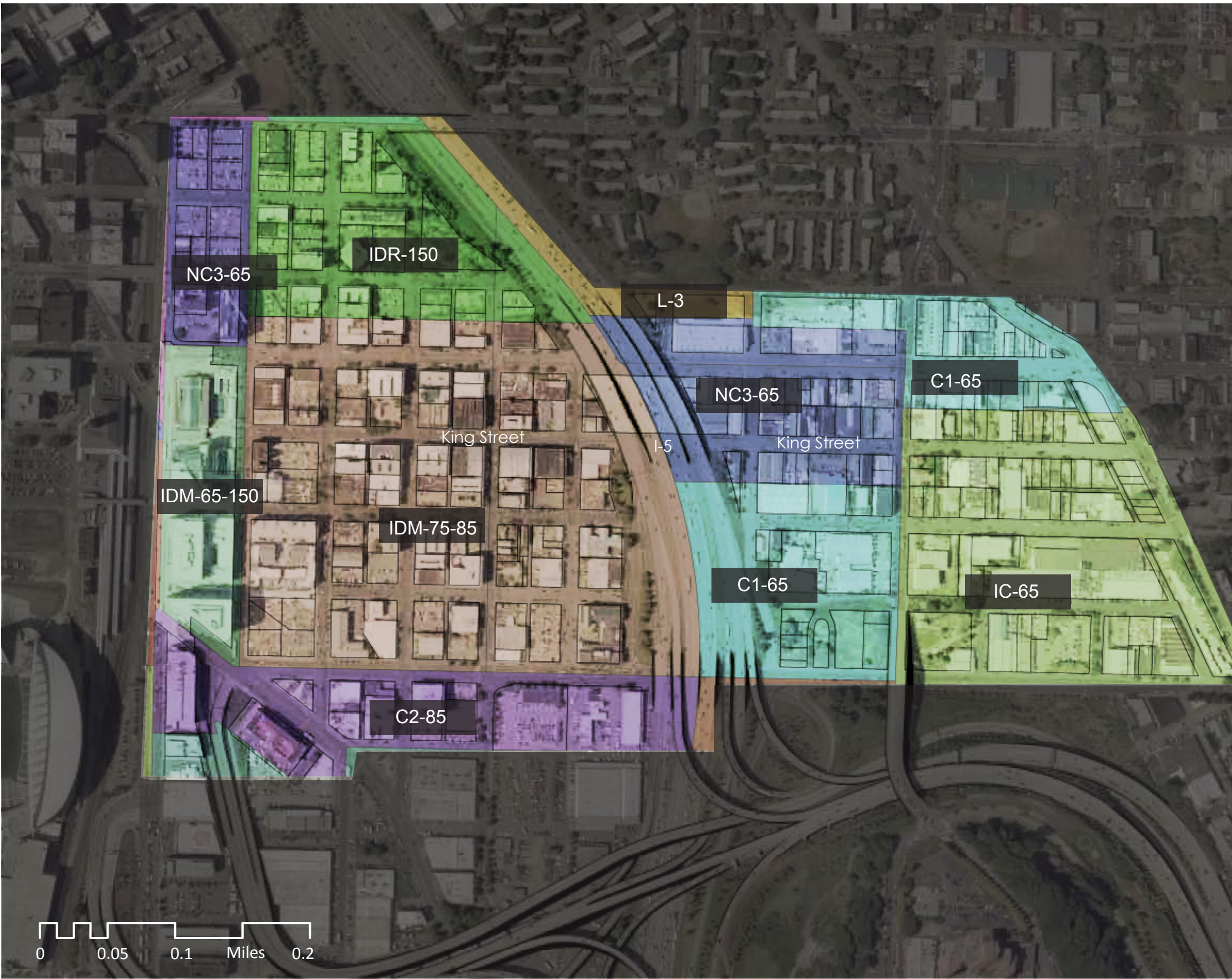
- Apartment
- Apartment(Mixed Use)
- Apartment(Subsidized)
- Art Gallery/Museum/Soc Srvc
- Auditorium//Assembly Bldg
- Bank
- Church/Welfare/Relig Srvc
- Club
- Condominium(Mixed Use)
- Condominium(Residential)
- Conv Store with Gas
- Duplex
- Governmental Service
- Group Home
- Hotel/Motel
- Industrial(Gen Purpose)
- Industrial(Heavy)
- Industrial(Light)
- Medical/Dental Office
- Office Building
- Park, Public(Zoo/Arbor)
- Parking(Assoc)
- Parking(Commercial Lot)
- Parking(Garage)
- Post Office/Post Service
- Restaurant(Fast Food)
- Restaurant/Lounge
- Retail Store
- Retail(Line/Strip)
- Retirement Facility
- School(Public)
- Service Building
- Single Family(C/I Use)
- Single Family(C/I Zone)
- Single Family(Res Use/Zone)
- Utility, Public
- Vacant(Commercial)
- Vacant(Industrial)
- Vacant(Multi-family)
- Warehouse



Census & WAGDA

Zoning

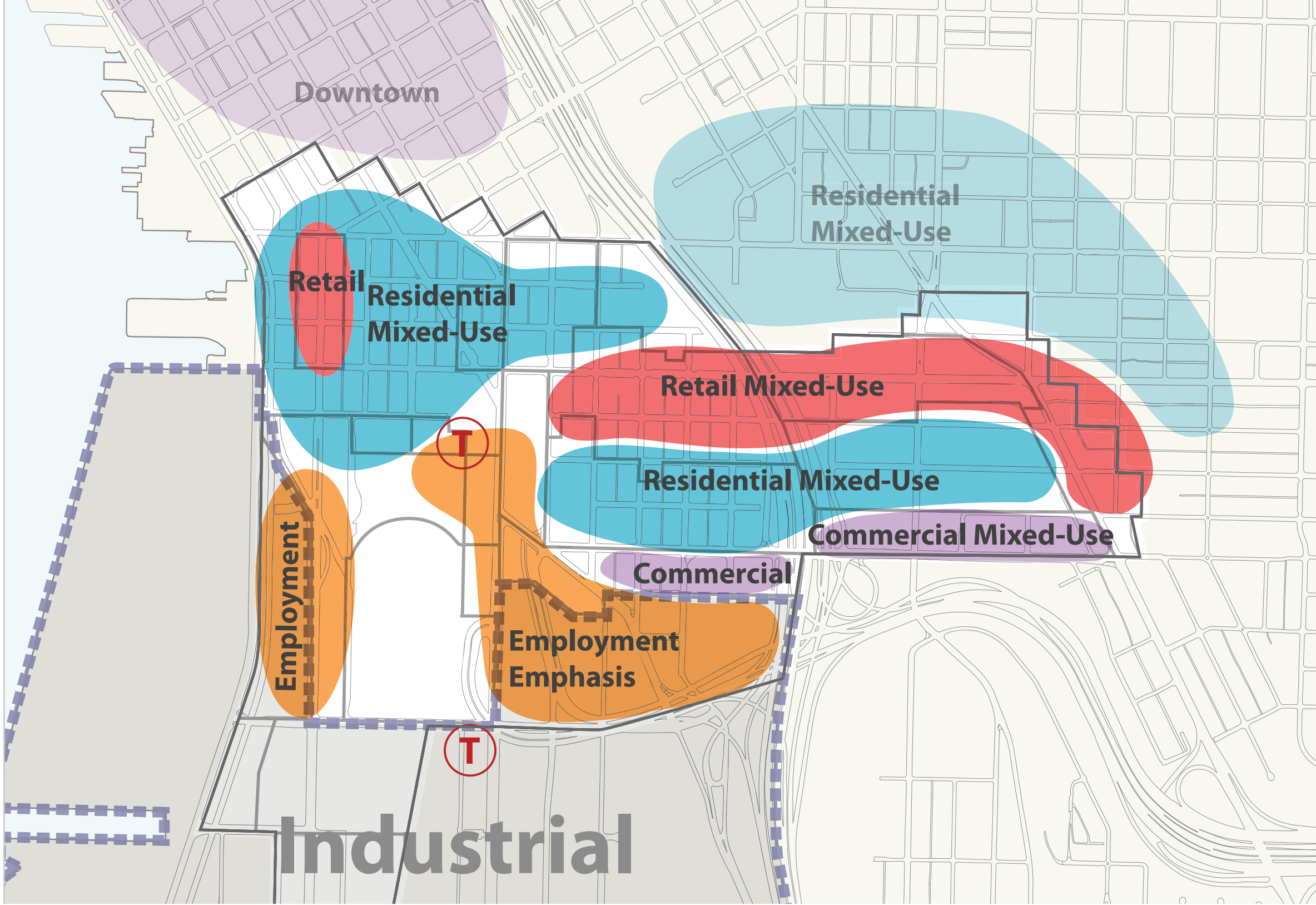
- Residential, Multifamily, Lowrise 3 L3** ■
Multifamily housing - limit development to infill projects and conversions. Primarily moderate scale apartment structures.
- Neighborhood Commercial 3 NC3** ■
Pedestrian-oriented shopping district - incorporates offices, business support services, and residences.
- Commercial 1 C1** ■
Auto-oriented, primarily retail/service commercial area.
- Commercial 2 C2** ■
Auto-oriented, primarily non-retail commercial area that provides a wide range of commercial activities including manufacturing and warehousing.
- International District Mixed IDM** ■
Mix of uses contained in low and medium scale structures.
- International District Residential IDR** ■
Predominantly residential neighborhood.
- Industrial Commercial IC** ■
Mix of industrial and commercial activities, including light manufacturing and research and development.



Seattle Clerk & WAGDA

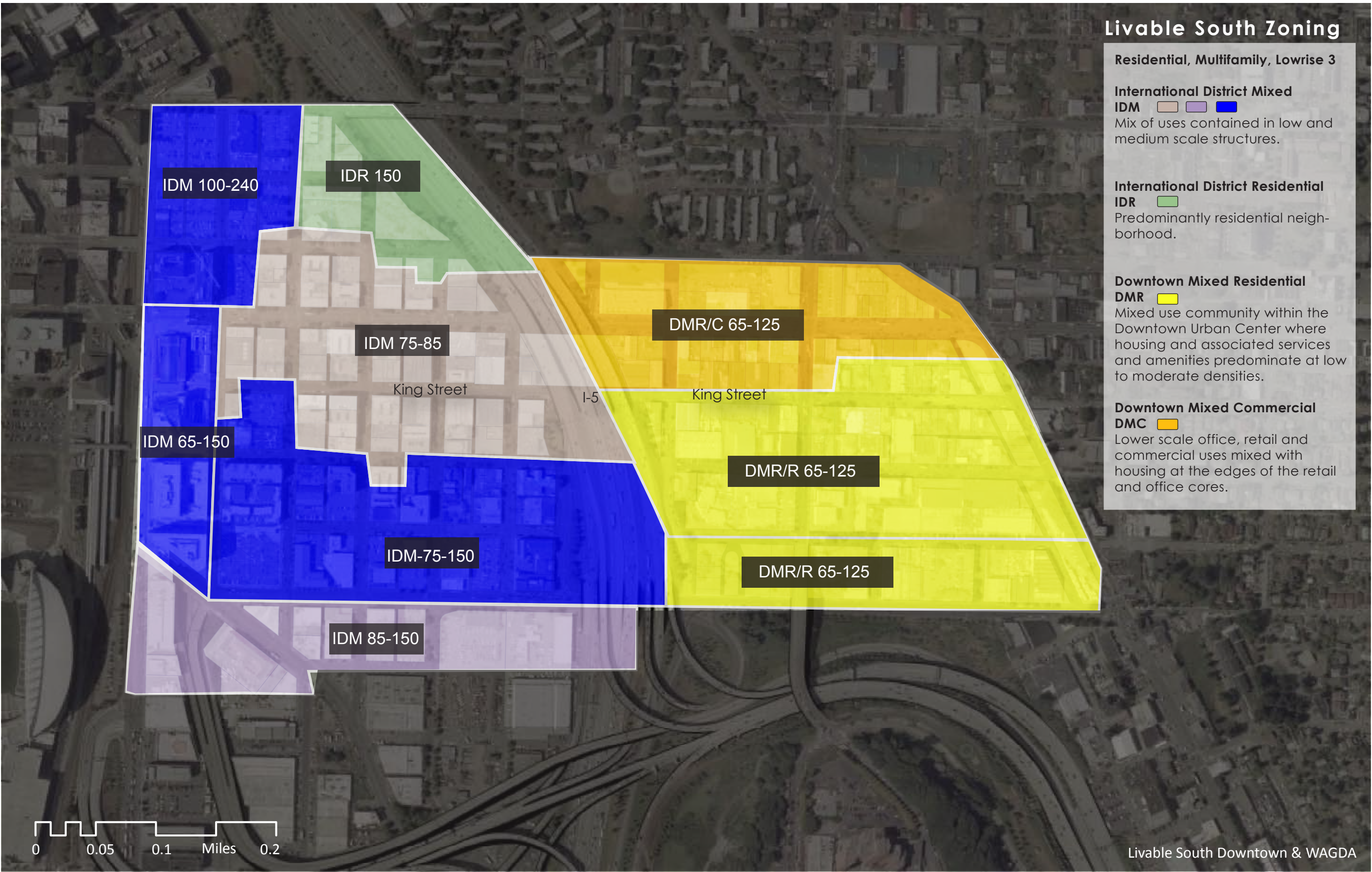
Livable South Downtown (land use recommendations)

Conceptual map showing general land uses



Livable South Zoning

- Residential, Multifamily, Lowrise 3**
- International District Mixed IDM** Mix of uses contained in low and medium scale structures.
- International District Residential IDR** Predominantly residential neighborhood.
- Downtown Mixed Residential DMR** Mixed use community within the Downtown Urban Center where housing and associated services and amenities predominate at low to moderate densities.
- Downtown Mixed Commercial DMC** Lower scale office, retail and commercial uses mixed with housing at the edges of the retail and office cores.



Livable South Downtown & WAGDA