

III. Existing Development

Neighborhood Centers

Traditionally a neighborhood center is a park or green or distinctive intersection in the middle of the neighborhood. With their Commercial Outside of Center land use designation and Commercial Business zoning, the properties at the intersection of MLK and South 129th Street comprise the only neighborhood center within the demonstration area. Development on these properties is limited to two gas stations, a bar, small market, a teriyaki restaurant, and a small office building still being developed. Two commercial zoned properties in the northwest corner of the intersection have a topsoil facility and a single-family residence. Two properties in the southeast corner of the intersection have a boarded up bar and hotel. The neighborhood center's provision of daily needs destinations (see [Appendix A](#)) is limited by the type of development that has occurred and underutilized or unused properties.

Greater development of properties within the center and those surrounding it could dramatically expand the center's ability to service the area's residents. Currently, there are four multifamily developments and three mobile home parks within a quarter-mile distance of the neighborhood center. Including single-family homes, there are currently about 500 dwelling units within a quarter-mile walking distance of the commercial center. Redevelopment of the previously Industrial-zoned properties to a high-density residential use consistent with their current zoning classifications could result in additional residents within a quarter mile distance and ground floor commercial opportunities. The zoning for the center and surrounding areas is supportive of a wider provision of services within the center.

Limitations on the development of the center are the incompatible neighboring land uses, traffic on MLK, and limited pedestrian access. The concrete processing and auto salvage uses along MLK are currently allowed to continue, but any redevelopment of these properties consistent with the new residential land use would remove the noxious, incompatible uses.

Sidewalks connecting to the neighborhood center are limited to the areas east of the center on South 129th Street and one side of MLK to 57th Avenue South. As very few properties further northwest have access from MLK, the lack of sidewalks in this direction is not an important limitation to pedestrian mobility. In contrast, heading southeast on MLK the sidewalk ends at the edge of the mobile home park and does not connect to the apartment buildings past 68th Avenue South. Along this stretch of MLK pedestrians must walk on the shoulder of the road, either between traffic and the barriers on the concrete processing property or along the property currently being developed for a new multifamily complex.

Outside of the demonstration area the Skyway downtown area is the closest neighborhood center. This is a larger neighborhood center that provides a wider array of services, although these are still limited due to the type of development that has occurred in this area. Although one set of sidewalks connect downtown Skyway to the demonstration area, the edge of downtown Skyway is over one-half mile at the closest point. From the remainder of the demonstration area the distance is longer and has limited or no sidewalk access along other routes.

Residential

The majority of the demonstration area is used for a range of residential uses, including multifamily, mobile home, and single-family. Most residences are on the east side of MLK. On the west are two multifamily complexes and two mobile home parks with four single-family residences, two of which are on Industrial zoned properties near the intersection of Beacon Coal Mine Road and 68th Avenue South.

Including single-family, accessory dwelling units, mobile homes, and units within multifamily developments, there are 1,092 dwelling units on 181 properties within the demonstration area. Taking the total area of these 181 properties, the result is an as-built density of 9.7 units per acre on residentially-developed properties. The number of units and the average density are likely to rise if the industrially-used residential zoned properties are redeveloped.

Table 3: Number of Units by Type

Number of Residential Units by Type for the MLK FBC Demonstration Area	
Type	Units
Single-family	167
Accessory Dwelling Unit	5
Mobile Home	132
Multifamily	788
Total	1,092

Of the 167 non-mobile, primary residences, over three-fourths were built between 1940 and 1969. Of these homes, approximately half were built during the 1950s. Despite the urban location, many of these homes were built at ‘rural’ standards, including few sidewalks, no curbs, and open ditches. No alleys were built so property access is from the street, with many residences featuring garages parallel to or projecting before the front of the house. Most houses are set well-back from the road and have sizable front yards that are open with no fence or plantings defining property lines. For roads that have shoulders vehicles often use them for parking, further limiting pedestrian mobility.

Table 4: Year Primary Residence Was Built

Year Primary Residence Was Built in MLK FBC Demonstration Area			
Year	Number of Properties	Percent of Total Properties	Total Area in Acres
Before 1920	7	4%	10
1920-1929	5	3%	2
1930-1939	3	2%	1
1940-1949	28	17%	11
1950-1959	62	38%	20
1960-1969	36	22%	8
1970-1979	7	4%	2
1980-1989	4	2%	1
1990-1999	7	4%	1
after 1999	7	4%	2
Total	166	100%	58

Mixed-use

No mixed-use centers are located within or near the demonstration area.

*Commercial*¹

Within the demonstration area the commercial uses are mostly centered at the intersection of MLK and South 129th Street. At this corner there are a 7-11, King’s Market and Star Teriyaki, a Shell gas station, Pacific Topsoils, and Ron’s T&C Place bar. Although these locations provide some commercial daily service needs destinations, the range of these destinations is very limited. The limitation is especially true for destinations such as grocery stores, personal care services, and pharmacies.

Near the commercial center, north on MLK, is Global Auto Repair and Body.

The remaining commercial site is Statewide Rent-A-Fence on the lower elevation along Beacon Coal Mine Road.

Directly outside of the demonstration area is another auto body repair facility. The next closest commercial sites are within downtown Skyway in Tukwila along Interurban Avenue South and 48th Avenue South. Although the latter are within about one-half mile distance geographically, travel to these sites is approximately two miles due to the barriers of the waterway, railroad tracks, and Interstate 5.

*Civic*²

No civic destinations are located within the demonstration area. The closest civic destinations outside of the demonstration area are the Garden of Gethsemane Church, Campbell Hill Elementary, and Skyway Church of God in greater West Hill.

¹ Mapquest, field surveys, and residential input were used to determine location and number of commercial destinations. Dependent upon accuracy and changes since information was collected; the actual number of commercial destinations may vary.

² For purposes of this analysis, civic uses are those which generally service the community without a commercial interest. These uses can be government, religious or community operated.

Table 5: Existing Development

Existing Development for MLK FBC Demonstration Area			
Category	Sites	Acres	Percent
Civic		0	0%
Commercial	7-11, Global Auto Repair and Body, King's Market, Pacific Topsoils, Ron's T&C Place, Shell, Star Teriyaki, Statewide Rent-A-Fence	3.7	2%
Mixed-Use		0	0%
Park/open space		0	0%
Single family		74.6	39%
Multi-family	Campbell Gardens Senior Housing, Cedar Ridge Townhouses, Cedar Village Apartments, Creston Point Apartments, Empire Terrace Apartments, Valley View Condominiums	38.5	20%
Industrial	Contractor's Concrete Recycling, Holcam, Valspar, Washington Wrecking	40.7	22%
Vacant/Other		32.3	17%
Total		190	100%

Vacant or Undeveloped Properties

Using the Assessor's data report and GIS, it was determined that approximately 32 acres in the demonstration area are either vacant or have not been developed for other uses. The largest parcel, at over 8 acres, is located between Beacon Coal Mine Road and the railroad tracks, across from Seattle Rendering Works. This parcel is zoned Industrial with the Office/Research Park Special District Overlay. Although the SDO allows a wider range of land uses than the Industrial zoning would otherwise allow, development of this property may also be limited by the development standards established by the SDO.

The majority of the remaining vacant area is located west of MLK on both sides of South 129th Street. Other vacant parcels are scattered throughout the demonstration area. The largest of these is two acres, although the vast majority is less than one acre in size.

The vacant properties near South 129th Street have the most development potential due to their R-24 zoning and property size, dependent upon site conditions. As with redevelopment of the industrial properties along MLK, development of these properties at a high density could bring more residents within a quarter-mile of the neighborhood center.

Table 6: Number of Parcels by Size and Use

Number of Parcels by Size and Use for the MLK FBC Demonstration Area						
Area in Acres	Industrial	Commercial	Multi-family	Single-family	Vacant	Demonstration Area
0 - 1	6	8	5	163	34	216
1 - 2	5		2	3	6	16
2 - 3	2		2		3	7
3 - 4			1	1		2
4 - 5	2			1		3
5 - 6						
6 - 7				1		1
7 - 8						
8 - 9				1	1	2
9 - 10	1					1
10 - 20	1					1
20 and above			1			1
Total	17	8	11	170	44	250

Lot Coverage

Consistent with the rural standards of development, all of the developments within the demonstration area have building-to-lot coverage of less than 40%.