**Columbia City**

**AREA DESCRIPTION** — The Columbia City transit community, located in the City of Seattle, has been served by light rail since 2009. As a transit-rich community, Columbia City is also home to several local and express bus routes with connections to downtown Seattle to the north and Renton, Tukwila, and Kent to the south.

Current land use is commercial and mixed-use along major north-south arterials, with predominantly single-family residential in surrounding neighborhoods. Recent development has included several higher density multifamily residential projects, including the redevelopments of Seattle Housing Authority’s Rainier Vista as a Hope VI mixed-income community. Shutter blocks, partial sidewalk network, and diverse neighborhood commercial retail contribute to Columbia City being moderately walkable.

Columbia City transit community has a population of 5,667, with 75 percent minority, making it one of the most diverse neighborhoods in the region. More than 1,500 jobs are located within a half mile of the light rail station.

The transit community contains a mix of single and multifamily units, both owner and renter occupied. The community also contains a significant stock of subsidized housing units. Market rate units, however, are higher cost than in most other South Corridor transit communities. Overall Columbia City has a current level of affordability that is close to regional levels of need. Finally, the area is considered a transitional to strong market poised to redevelop. These data suggest a high risk of business and residential displacement.

Station is within walking distance of historic downtown Columbia City, an area which has recently revitalized its commercial core with new residential and commercial development as well.

**LOCAL PLANNING** — The Columbia City transit community contains part of a City of Seattle Residential Urban Village, within which the city envisions a vibrant, diverse, mixed-use community that preserves housing choices and affordability. In 1999, the community of Columbia City and the City of Seattle completed a neighborhood plan.

**LAND USE**

**PHYSICAL FORM + ACTIVITY**

- Transit Station
- 0.2 Mile Buffer

**TRANSPORTATION**

- Bus Stops
- Transit Nodes
- Bus Routes
- Existing Light Rail
- Planned Light Rail
- Existing Bus Rapid Transit
- Planned Bus Rapid Transit
- Commuter Rail
- Ten Minute Walkshed
- 1/2 Mile Buffer

**IMPLEMENTATION APPROACH**

**PROTECT AND GROW**

- Protect and Grow transit communities are neighborhoods with emerging to strong real estate demand and community characteristics that indicate an immediate risk of displacement. Physical form and activity levels are varied. Key strategies focus on supporting an emerging market for higher density development while preserving affordability and leveraging community benefits from growth. As communities in transition, they call for a more proactive approach to ensuring equitable growth. Nine communities are categorized as Protect and Grow (including two current light rail stations in Southeast Seattle).

**KEY STRATEGIES**

- Development regulations and capital facilities investments that support market demand
- Full range of tools for new and preserved affordable housing
- Community needs assessment and targeted community investments
- Targeted small business support

**PEOPLE**

| Transit Community | ALL T/C Median |熱
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>POPULATION</td>
<td>5,667</td>
<td>4,237</td>
</tr>
<tr>
<td>RACIAL</td>
<td>75% minority</td>
<td>45%</td>
</tr>
<tr>
<td>AGE</td>
<td>21% &lt; 18 years</td>
<td>18%</td>
</tr>
<tr>
<td></td>
<td>13% ≥ 65 years</td>
<td>11%</td>
</tr>
<tr>
<td>MED-HH INCOME</td>
<td>$45,836</td>
<td>46,637</td>
</tr>
<tr>
<td>EDUCATION</td>
<td>23% BA or &gt;</td>
<td>20%</td>
</tr>
<tr>
<td>AVERAGE HH SIZE</td>
<td>2.84</td>
<td>2.39</td>
</tr>
</tbody>
</table>

**HOUSING**

| Transit Community | ALL T/C Median |熱
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>TOTAL HOUSING UNITS</td>
<td>2,953</td>
<td>2,674</td>
</tr>
<tr>
<td>AFFORD. RANGE (0-50% AMI)</td>
<td>23%</td>
<td>21%</td>
</tr>
<tr>
<td>HOMEOWNERS</td>
<td>49%</td>
<td>35%</td>
</tr>
<tr>
<td>RENTERS</td>
<td>51%</td>
<td>65%</td>
</tr>
<tr>
<td>COST BURDEN (% OF HOUSEHOLDS)</td>
<td>45%</td>
<td>44%</td>
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**PLACE PROFILE**

Communities with lower TOD orientation have a physical forms and activity level that do not strongly support a dense, walkable, and transit-supportive neighborhood. A stronger real estate market suggests there is higher pressure for new development in the near-to-mid-term.

**PEOPLE PROFILE**

Communities with immediate displacement risk show indications that displacement of lower income populations has begun, higher current market strength, and/or high number of community risk factors. Limited access to opportunity indicates barriers in attaining resources for household to thrive.

**JAVS**

| Transit Community | ALL T/C Median |熱
<table>
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<tr>
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<tbody>
<tr>
<td>DUSK-JURIS</td>
<td>1,502</td>
<td>3,032</td>
</tr>
<tr>
<td>AVERAGE WAGE</td>
<td>$23,666</td>
<td>$38,636</td>
</tr>
<tr>
<td>TOPI 5 SECTORS</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>MAJOR EMPLOYERS</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>ELL</td>
<td>31%</td>
<td>17%</td>
</tr>
</tbody>
</table>

**AFFORDABLE HOUSING BY INCOME LEVEL**

- 0-120% AMI: 46%
- 120-150% AMI: 5%
- 150-200% AMI: 7%
- 200-300% AMI: 7%
- 300-500% AMI: 7%
- 500% AMI: 4%

**PLACE QUALITY**

- Low
- Moderate
- High

**SOCIAL INFRASTRUCTURE / DESTINATIONS**

- Public Services
- Education
- Healthcare
- Social Services
- Public Transportation
- Commercial/Office

**ACCESS TO OPPORTUNITY**

Communities with lower TOD orientation have a physical forms and activity level that do not strongly support a dense, walkable, and transit-supportive neighborhood. A stronger real estate market suggests there is higher pressure for new development in the near-to-mid-term.