

Rainier Beach Urban Farm and Wetlands

City Council Land Use Action
Presentation

September 5, 2014

Rainier Beach Urban Farm and Wetlands



- | | | |
|------------------------------------|---|--|
| 1 Greenhouse 1 | 11 Farm stand | 21 Farm stand |
| 2 Greenhouse 2 | 12 Entry plaza | 22 Exit gate |
| 3 Greenhouse 3 | 13 In-ground crops | 23 Trail w/ interpretive gathering point |
| 4 Greenhouse 4 | 14 Wetland (native plantngs) | |
| 5 Greenhouse 5 | 15 Wetland buffer (forage crops) | |
| 6 Composting w/photovoltaic panels | 16 Outdoor classroom | |
| 7 Entry gate | 17 Classroom | |
| 8 Parking (13 stalls) | 18 Restrooms/Cold storage/Wash + Pack station | |
| 9 ADA Parking (2 stalls) | 19 Rain garden | |
| 10 Office and tool storage | 20 Beer Sheva Park entrance | |



Friends of
Rainier Beach
Urban Farm
& Wetlands



scale: 1"=20' north

Rainier Beach

Urban Farm and Wetlands

Requested Modifications to the Code (SMC Sections 23.42.051 and 23.54.030.E3)

- 1. Allow installation of mechanical equipment designed for commercial use.** *Using salvaged commercial grade equipment allows Seattle Tilth to offer substantial cooking classes, demonstrations and events with durable and adequate capacity equipment.*
- 2. Allow urban farm structures total gross floor area to exceed maximum amount (1,000 sf max. per code, 15,978 sf proposed).** *Currently, one existing greenhouse exceeds this threshold. The site won't be able to function to current capacity if this code provision applies and would fall terribly short of its potential.*
- 3. Allow additional height for structures for an urban farm use in a residential zone.** *(12 foot max. per code, 21 foot max. proposed) One of the greenhouses being preserved exceeds 12 feet in height. The compost shed with solar panels needs to be high enough to allow vehicular clearance for functional reasons. The classroom building takes advantage of natural air ventilation and light and the design proportions are appropriate for the capacity. The wash & pack building is an extension of the nearby classroom.*
- 4. Allow vehicular parking maneuvering to occur within the right-of-way.** *There is an existing curb cut at the driveway entry that is within the right-of-way. The project takes advantage of this existing curb cut and avoids impacting the adjacent steep slope.*
- 5. Allow urban farm planting to exceed maximum quantity (4,000 square feet per code, 29,986 square feet proposed)** *The site has the capacity to accommodate a generous amount of planting beds. If the existing code section applies, the urban farm will fall terribly short of its potential and it will be hard to justify having an urban farm. By modifying this code, a great community benefit will be provided*

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1. **Allow installation of mechanical equipment designed for commercial use.** *Using salvaged commercial grade equipment allows Seattle Tilth to offer substantial cooking classes, demonstrations and events with durable and adequate capacity equipment.*



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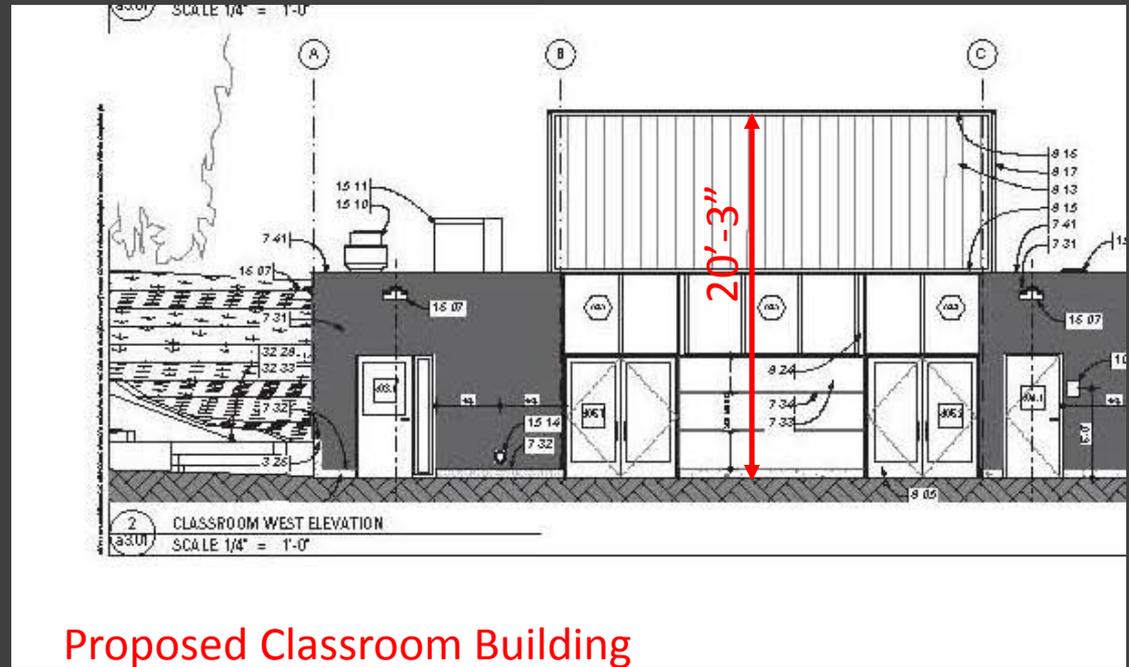


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3. Allow additional height for structures for an urban farm use in a residential zone. (12 foot-max. per code, 21 foot max. proposed) *One of the greenhouses being preserved exceeds 12 feet in height. The compost shed with solar panels needs to be high enough to allow vehicular clearance for functional reasons. The classroom building takes advantage of natural air ventilation and light and the design proportions are appropriate for the capacity. The wash & pack building is an extension of the nearby classroom.*



Existing greenhouses



Proposed Classroom Building

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4. **Allow vehicular parking maneuvering to occur within the right-of-way.** *There is an existing curb cut at the driveway entry that is within the right-of-way. The project takes advantage of this existing curb cut and avoids impacting the adjacent steep slope.*



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5. **Allow urban farm planting to exceed maximum quantity (4,000 square feet per code, 29,986 square feet proposed)** *The site has the capacity to accommodate a generous amount of planting beds. If the existing code section applies, the urban farm will fall terribly short of its potential and it will be hard to justify having an urban farm. By modifying this code, a great community benefit will be provided*



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