

## **Director's Report**

### **Rainier Beach Rezones**

### **June 2020**

#### **PROPOSAL SUMMARY**

The Office of Planning and Community Development proposes legislation to rezone land in the Rainier Beach neighborhood on a collection of currently vacant or little-used parcels fronting Rainier Avenue South. The parcels have a high potential for infill development with affordable multi-family housing and social service uses. The parcels are expected to host development of the Rainier Valley Food Center and the Muslim Housing Services referral office. In total the proposal would affect 2.72 acres of land in two clusters. The clusters are located approximately 1,300 feet or roughly a quarter mile from one another along Rainier Ave. S., at S. Cloverdale St. and S. Rose St.

#### ***S. Cloverdale St. Cluster***

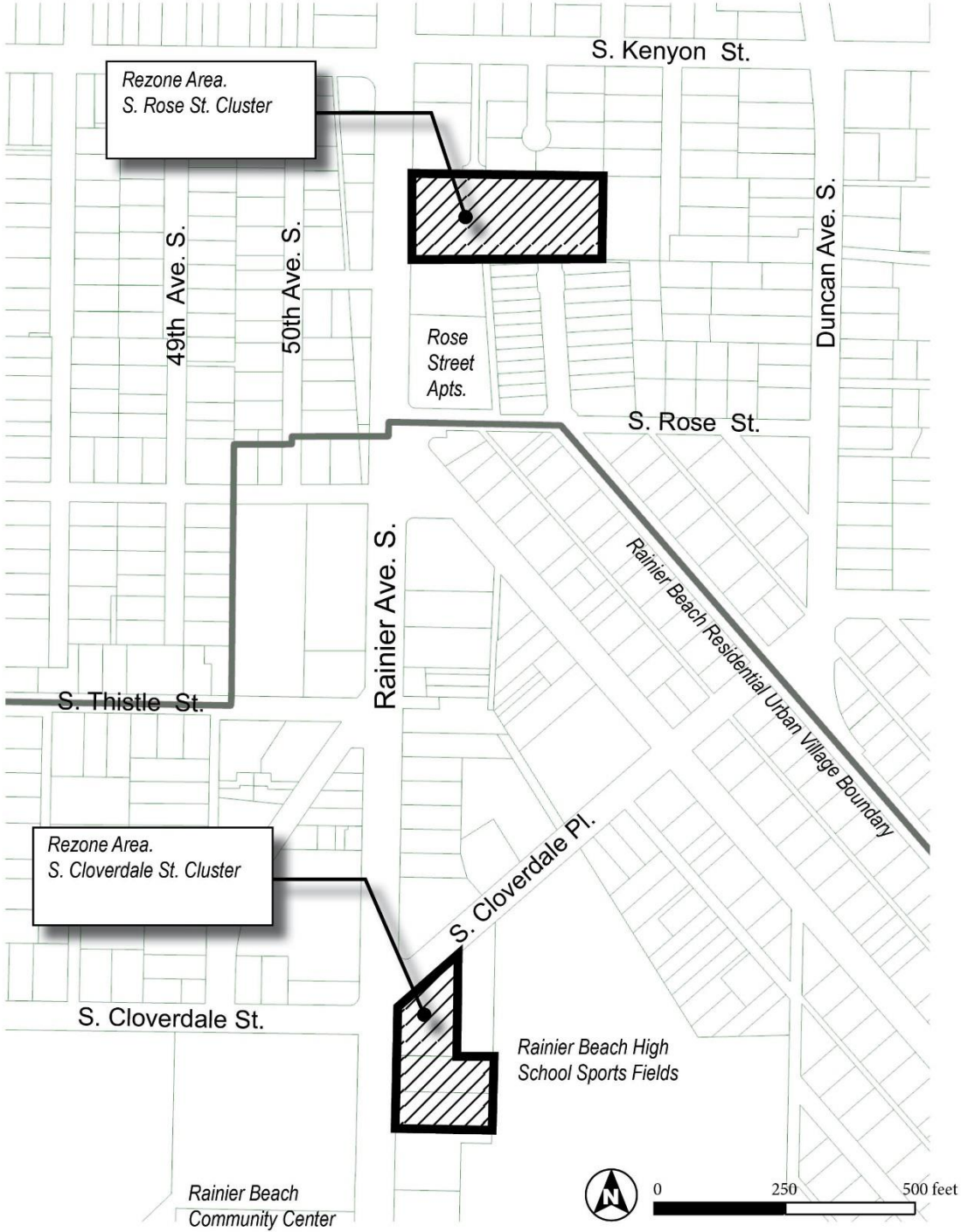
This cluster consists of three parcels, totaling 1.15 acres to the northwest of the Rainier Beach High School sports fields. The existing zoning is Neighborhood Commercial 2 (NC2) with a 55-foot height limit and an (M) Mandatory Housing Affordability (MHA) suffix. The legislation would rezone these parcels to NC2 with a 65 foot height limit and an (M1) MHA suffix. The cluster is within the Rainier Beach urban village.

#### ***S. Rose. St. Cluster***

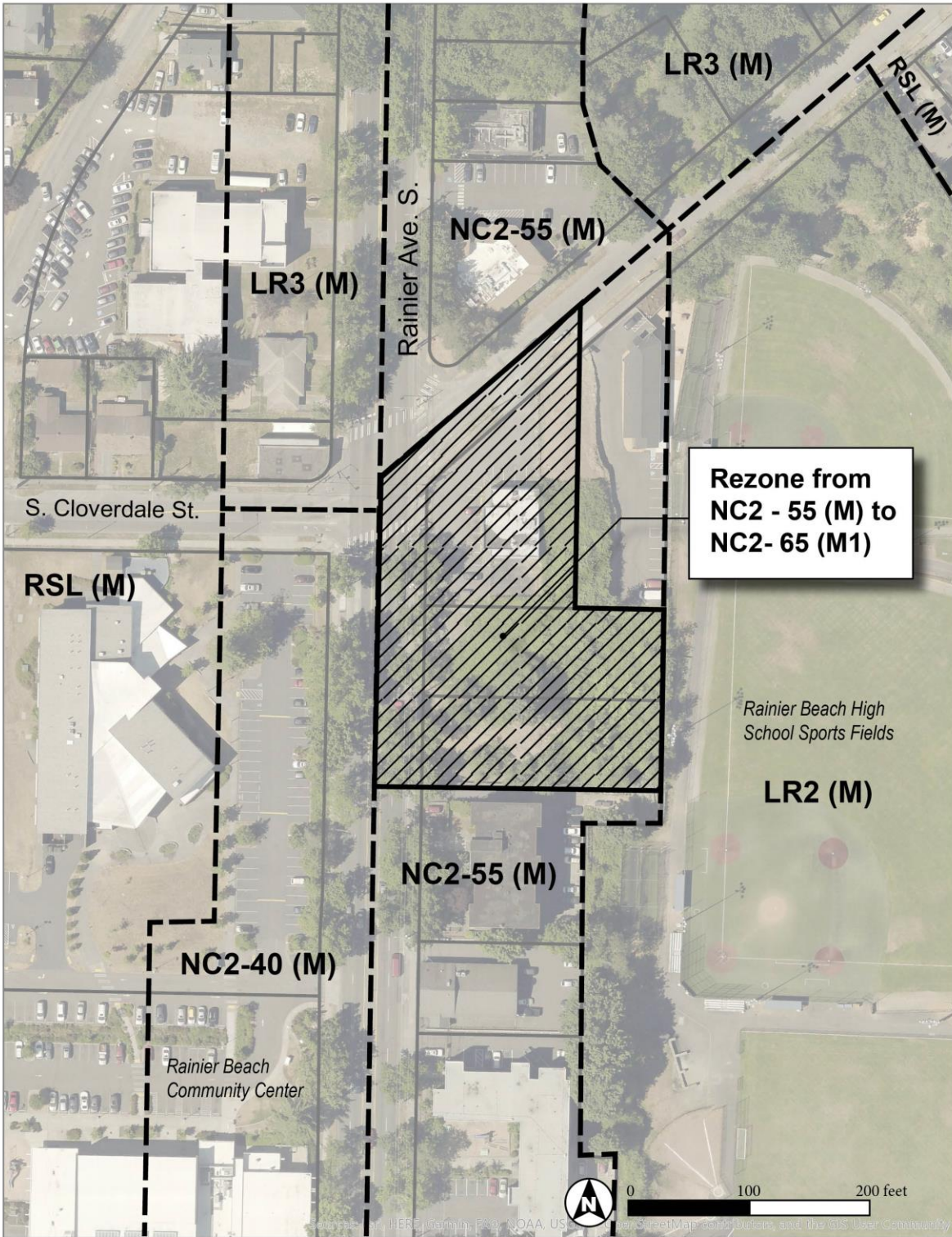
This cluster consists of one very large parcel that has two existing zoning designations, located to the north of the existing Rose Street Apartments. The parcel fronts Rainier Ave. South and is 68,567 sq. ft. (1.57 acres) in size. The parcel is split-zoned at its approximate midpoint, with the front half facing Rainier Ave. S. currently zoned Lowrise 3 multifamily (LR3) with an (M) MHA suffix. This portion would be rezoned to the Neighborhood Commercial 2 zone with a 55 height limit and an (M1) suffix. The rear half of this parcel is currently zoned Single Family 5000 and would be rezoned to the LR3 zone with an (M2) suffix. The large parcel is used as a religious facility.

See also maps and photographs on the following pages.

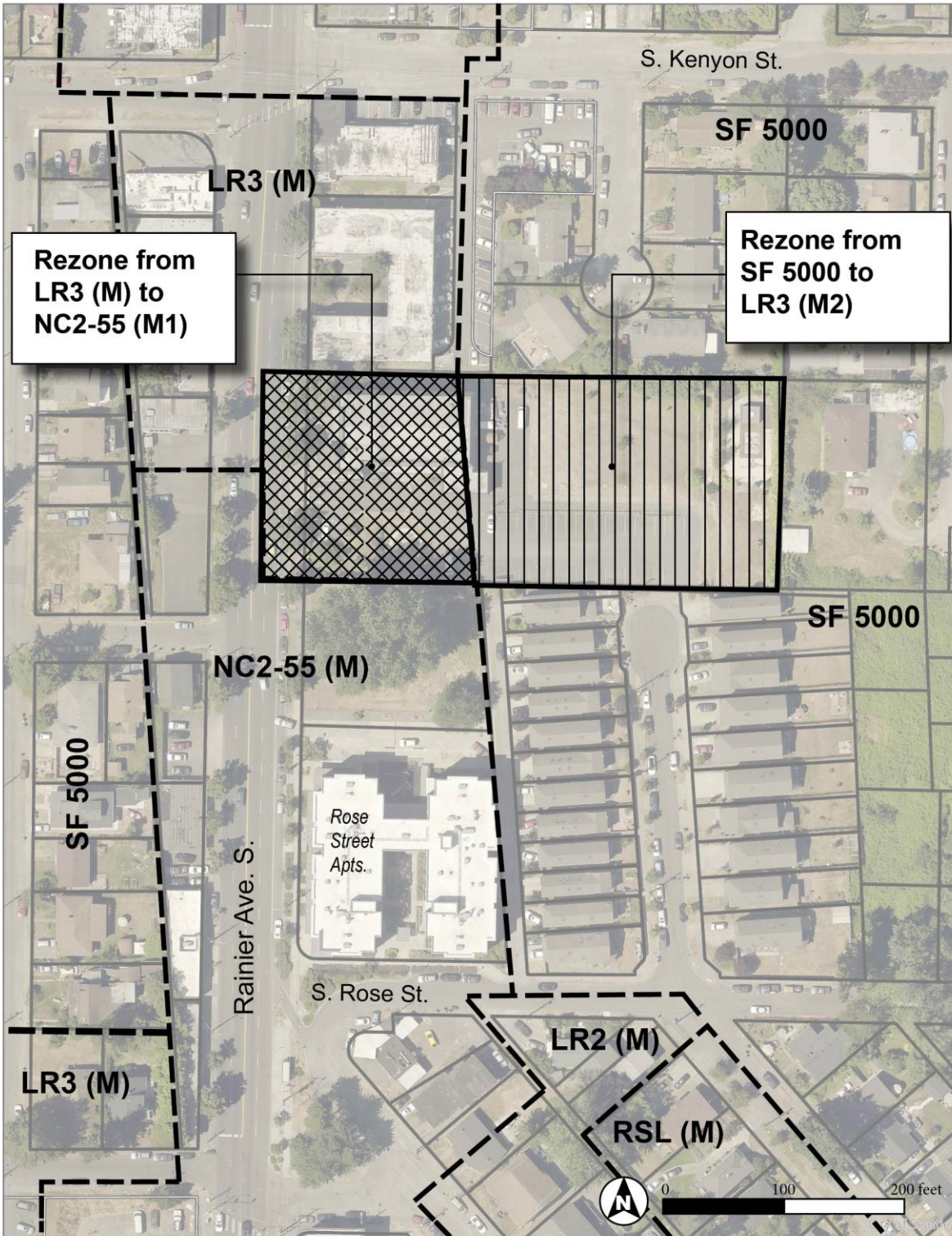
**Rezone Areas**



**Rezone Area - S. Cloverdale St. Cluster**



**Rezone Area - S. Rose St. Cluster**





The Rose. St. cluster. View is looking east across Rainier Ave. S. to the existing Life Change Church structure on the site.



S. Cloverdale St. cluster. View is looking south at the site with the existing New Star Mini Mart on site and the Rainer Beach High School sports fields in the background.

**BACKGROUND**

The sites proposed for rezone are lands that not-for-profit affordable housing providers are seeking to develop for rent- and income-restricted housing and social services. The incremental zoning changes would increase development capacity to support greater densities or quantities of affordable housing. The proposed rezone supports development that would be in efficient configurations for cost-effective construction due to topographical factors, construction methods, and parcel size. No housing units will be eliminated since there is no existing housing on site. Although this proposal does not include construction, the zoning envelopes could facilitate an estimated 425 new housing units using general assumptions.

At the S. Cloverdale St cluster, Mt. Baker Housing is seeking to build a six-story apartment building that would include the Rainier Beach Food Center on the ground floor. The food center would feature the Rainier Valley Food Bank and other space for food innovation, distribution, and training services. The new apartment homes would be within one-half mile of the Rainier Beach Light Rail Station and would house Individuals/Families at 50-60% Area Median Income and Feature 2-3 bedroom ‘family-sized’ units.

At the Rose St. cluster Bellweather Housing is seeking to build a multi-story apartment building with 2-bedroom plus, affordable family-sized housing units. The development would also feature ground level community space to support families, space for childcare, and not-for-profit offices. The location is close to the Ethiopian Community Center and other nearby East African-owned businesses. The non-profit office space is expected to be occupied by Muslim Housing Services.

#### **State Environmental Policy Act Review (SEPA)**

OPCD issued a SEPA checklist and a determination of non-significance (DNS) on May 21, 2020 for the proposed rezones. The decision was published in the Seattle Daily Journal of Commerce and the City’s Land Use Information Bulletin. OPCD received one comment in support of the proposed rezones. The SEPA appeal period expired on June 12, and no appeal was received.

#### **Public Engagement**

In 2019 and 2020 the not-for-profit affordable housing providers conducted extensive community outreach regarding their intentions for redevelopment of the affected sites. The agencies have received broad-based community support for their proposals. The Rainier Valley Food Center is a use that is strongly supported by community members in Rainier Beach. Food related uses and facilities are identified as a high priority in the Rainier Beach neighborhood plan.

#### **Compatibility with Existing Use and Development Pattern**

A complete analysis of the SMC rezone criteria is provided below to document whether the rezone is appropriate. In addition, the following provides an overview of the compatibility between uses that could occur under the proposed rezones and the surrounding existing context and land use.

**S. Cloverdale St. Cluster** – The area is already characterized by a mix of ground level commercial spaces and multi-story multifamily residential buildings. The other large use in the immediate area is the Rainier Beach High School sports fields. New mixed-use development would be consistent with the scale and functions of existing activities in the area.

The only structure currently on site is the single-story New Star Mini Mart. A single-story office building built in 2007 is adjacent to the site to the northeast. Directly east of the proposed rezone area is the

Rainier Beach High School sports fields and school buildings. South of the proposed rezone is a four story, wood frame apartment building built in 1960. Other development in the area consists of the Rainier Beach Community Center located on the west side of Rainier Ave S, and the South Lake Service School at the southwest corner of Rainier Ave S and S. Cloverdale St.

**S. Rose St. Cluster** - This area is already characterized by a mix of ground level commercial spaces and multi-story multifamily residential buildings. A new-mixed use development would be consistent with the scale and functions of existing activities in the area, and would continue the trend of other recent developments in the block.

The existing use on the site is the Life Change Church, which includes religious gathering space and a large parking lot and grounds. Directly south of the site is the six story Rose Street Apartment building, which includes ground level commercial space. This is the newest building in the vicinity, which was constructed in 2010. Directly north of the site are two existing three story multi-family apartment complexes built in the 1950s. A series of one-story commercial structures are located across the street from the proposed rezone area. To the rear of the site is an existing duplex structure, that is separated and buffered from the site by its rear yard. The rear portion of the site is also bordered by single family homes accessed off of S. Wolcott St.

With regard to scale and height limits, the proposed rezones would provide a stepped transition from higher intensity commercial zoning on the Rainier Ave. S., to a multi-family residential zone in the interior of the block, before the edge of the Single Family context. Under the proposal, height limits would be stepped in a west to east direction from 55' (NC zone), to 40' (LR3 zone), to 35' (Single Family zone).

## REZONE CRITERIA EVALUATION

Tables below evaluate all SMC rezone criteria relevant to the proposal. The two component rezones of the Rose St. parcel are evaluated separately.

### Rezone from Single Family 5000 to Lowrise 3 multifamily (LR3) For the Rear/East Portion of the Rose St. Cluster

SMC	Criterion	Evaluation
<b>23.34.007</b>	<b>Rezone Evaluation</b>	
23.34.007.B	No single criterion or group of criteria shall be applied as an absolute requirement or test of the appropriateness of a zone designation, nor is there a hierarchy or priority of rezone considerations, unless a provision indicates the intent to constitute a requirement or sole criterion.	Noted. Criteria are balanced in this evaluation.
23.34.007.C	Compliance with the provisions of this <a href="#">Chapter 23.34</a> shall constitute consistency with the Comprehensive Plan for the purpose of reviewing proposed rezones, except that Comprehensive Plan Shoreline Environment Policies shall be used in shoreline environment redesignations as provided in subsection 23.60A.042.C.	Noted. This evaluation is used for Comp Plan consistency analysis.
<b>23.34.008</b>	<b>General rezone criteria</b>	
23.34.008.B	Match Between Zone Criteria and Area Characteristics. The most appropriate zone designation shall be that for which the provisions for designation of the zone type and the locational criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation.	The LR3 zone criteria closely match the characteristics of the proposed rezone area as noted below.
23.34.008.C	Zoning History and Precedential Effect. Previous and potential zoning changes both in and around the area proposed for rezone shall be examined.	There has been no recent zone change for the portion of the lot zoned single family. In 2019 the City incrementally rezoned adjacent multifamily land to implement MHA.  Roughly one block north, at 7700 Rainier Ave. S. (Emerald City Commons), in 2010 City Council rezoned a parcel of land from Single



		Family to Neighborhood Commercial with similar geometry and pattern to this proposed rezone.
23.34.008.D	Neighborhood Plans.	
1.	For the purposes of this title, the effect of a neighborhood plan, adopted or amended by the City Council after January 1, 1995, shall be as expressly established by the City Council for each such neighborhood plan	The Rainier Beach neighborhood plan was adopted in 1999 and amended in 2014.
2.	Council adopted neighborhood plans that apply to the area proposed for rezone shall be taken into consideration.	The neighborhood plan was taken into consideration.
3.	Where a neighborhood plan adopted or amended by the City Council after January 1, 1995 establishes policies expressly adopted for the purpose of guiding future rezones, but does not provide for rezones of particular sites or areas, rezones shall be in conformance with the rezone policies of such neighborhood plan.	The plan does not include specific guidance for rezones of the area in question. The area of the proposed rezone to LR3 is outside of the neighborhood plan study area.
4.	If it is intended that rezones of particular sites or areas identified in a Council adopted neighborhood plan are to be required, then the rezones shall be approved simultaneously with the approval of the pertinent parts of the neighborhood plan.	No amendment to a neighborhood plan is proposed. The rezone area is outside of the neighborhood plan study area.
<b>23.34.008.E</b>	<b>Zoning Principles</b>	
1.	The impact of more intensive zones on less intensive zones, or industrial and commercial zones on other zones, shall be minimized by the use of transitions or buffers, if possible. A gradual transition between zoning categories, including height limits, is preferred.	A transition between more intensive commercial zoning on the Rainier Ave frontage, to multifamily zoning, to single family zoning would be created by the proposal.
2.	Physical buffers may provide an effective separation between different uses and intensities of development.	The rear (east) edge of the proposed multifamily zone would be at the same depth in the block as a vegetated natural area, a topographical change, and a partial street right of way.
<b>3.</b>	<b>Zone boundaries</b>	

3.a.	In establishing boundaries, the following elements shall be considered: 1) Physical buffers as described in subsection 23.34.008.E.2; and 2) Platted lot lines.	The zone boundary would be at a physical buffer (see row above), and at a platted lot line.
3.b.	Boundaries between commercial and residential areas shall generally be established so that commercial uses face each other across the street on which they are located, and face away from adjacent residential areas. An exception may be made when physical buffers can provide a more effective separation between uses.	The proposal would put a commercial use on Rainier Ave. south facing other existing commercial uses, and the multifamily residential zone would be at the interior of the block facing other residential uses.
4.	In general, height limits greater than 55 feet should be limited to urban villages. Height limits greater than 55 feet may be considered outside of urban villages where higher height limits would be consistent with an adopted neighborhood plan, a major institution's adopted master plan, or where the designation would be consistent with the existing built character of the area.	The proposed height limit would be 50', an appropriate height for outside of an urban village.
23.34.008.F	<b>Impact Evaluation.</b> The evaluation of a proposed rezone shall consider the possible negative and positive impacts on the area proposed for rezone and its surroundings	See below.
F.1	Factors to be examined include, but are not limited to, the following:	See below.
a.	Housing, particularly low-income housing;	The proposed rezone area would have a high likelihood of being developed with rent- and income-restricted affordable housing. There is no existing housing on site and therefore no risk of displacement.
b.	Public services;	Public services are in place as discussed in the SEPA checklist.
c.	Environmental factors, such as noise, air and water quality, terrestrial and aquatic flora and fauna, glare, odor, shadows, and energy conservation;	Factors were considered and discussed in the SEPA checklist and decision.
d.	Pedestrian safety;	There are wide sidewalks in place on Rainier Ave. S. and an improved bus stop and plaza area.
e.	Manufacturing activity;	None in the vicinity.

f.	Employment activity;	Future uses on the site are expected to be primarily residential
g.	Character of areas recognized for architectural or historic value;	No historic resources or landmarks are known to be on the site or immediate vicinity.
h.	Shoreline view, public access, and recreation.	There are no views or shorelines in the affected area.
F.2	Service capacities. Development which can reasonably be anticipated based on the proposed development potential shall not exceed the service capacities which can reasonably be anticipated in the area, including:	See rows below.
a.	Street access to the area;	Street access capacity would not be exceeded as discussed in the SEPA checklist and DNS.
b.	Street capacity in the area;	None of these capacities would be exceeded as discussed in the SEPA checklist, and environmental determination.
c.	Transit service;	
d.	Parking capacity;	
e.	Utility and sewer capacity;	
f.	Shoreline navigation;	Not applicable.
23.34.008.G	Changed circumstances. Evidence of changed circumstances shall be taken into consideration in reviewing proposed rezones, but is not required to demonstrate the appropriateness of a proposed rezone. Consideration of changed circumstances shall be limited to elements or conditions included in the criteria for the relevant zone and/or overlay designations in this <a href="#">Chapter 23.34</a> .	Although the rear parcel (7931 Duncan Ave. SW) is addressed at Duncan Ave. and is in a Single Family zone, the site is occupied by a multifamily duplex structure.
23.34.008.I	Critical areas. If the area is located in or adjacent to a critical area (Chapter <a href="#">25.09</a> ), the effect of the rezone on the critical area shall be considered.	The only critical area present is a liquefaction prone area. This is a common condition in the Rainier Valley and will be addressed at the time of development activity.
<b>23.34.013</b>	<b>Designation of multifamily zones</b>	
An area zoned single-family that meets the criteria of <a href="#">Section 23.34.011</a> for single-family designation may not be rezoned to multifamily except as otherwise provided in Section 23.34.010.B.		See the next four rows below for review of whether the single-family zoned portion of the parcel meets the single family designation criteria of 23.34.010 and 23.34.011.
<b>23.34.010</b>	<b>Designation of SF500, SF7200, and SF9600 zones</b>	
A. (Designation of single family zones.)	Except as provided in subsection 23.34.010.B, areas zoned SF 5000, SF 7200, or SF 9600 may be rezoned to zones more intense than SF 5000 only if the City Council determines that the	As documented below, the area proposed for rezone from Single Family does not meet the locational criteria for a single family zone.

	area does not meet the locational criteria for SF 5000, SF 7200, or SF 9600 zones.	
B. (Designation of single family zones)	Areas zoned SF 5000, SF 7200, or SF 9600 that meet the locational criteria contained in subsections 23.34.011.B.1 through 23.34.011.B.3 may only be rezoned to zones more intense than SF 5000 if they are located within the adopted boundaries of an urban village, and the rezone is to a zone that is subject to the provisions of <a href="#">Chapter 23.58B</a> and <a href="#">Chapter 23.58C</a> .	This criterion does not apply because the area proposed for rezone from single family does not meet the locational criteria.
23.34.011.A (Single family zones, function, and locational criteria)	Function. An area that provides predominantly detached single-family structures on lot sizes compatible with the existing pattern of development and the character of single-family neighborhoods.	The lot sizes of the affected lots are 68,579 sq. ft. and 21,026 sq. ft. and contain no single-family structures. The average lot size for single-family lots in the extended vicinity is around 4,500 sq. ft. The rezone area does not meet the single-family function criterion.
23.34.011.B (Single family zones, function, and locational criteria)	Locational criteria. A SF 5000, SF 7200, or SF 9600 zone designation is most appropriate in areas that are outside of urban centers and villages and meet the following criteria:	
B.1	Areas that consist of blocks with at least 70 percent of the existing structures, not including detached accessory dwelling units, in single-family residential use; or	Only 8% of the structures in the block are in single family use. 92% of structures in the block contain commercial or multi-family housing uses. This single family location criterion is not met.
B.2	Areas that are designated by an adopted neighborhood plan as appropriate for single-family residential use; or	The 2014 Rainier Beach Neighborhood Plan does not identify the rezone area for single family. The criterion is not met.
B.3	Areas that consist of blocks with less than 70 percent of the existing structures, not including detached accessory dwelling units, in single-family residential use but in which an increasing trend toward single-family residential use can be demonstrated; for example:	There is not an increased trend towards single family residential use in the block, as noted below.
a.	The construction of single-family structures, not including detached accessory dwelling units, in the last five years has been increasing proportionately to the total number of	There is only one single family structure in the block and it was built 106 years ago in 1914.

	constructions for new uses in the area, or	
b.	The area shows an increasing number of improvements and rehabilitation efforts to single-family structures, not including detached accessory dwelling units, or	There is no trend of improvement to single family homes in the block.
c.	The number of existing single-family structures, not including detached accessory dwelling units, has been very stable or increasing in the last five years, or	There is only one single family structure in the block.
d.	The area's location is topographically and environmentally suitable for single-family residential developments.	The parcel size and position in a business district and on an arterial road make it more suitable for mixed use commercial or multi-family use.
<b>23.34.020</b>	<b>Lowrise 3 (LR3) zone, function and locational criteria</b>	
23.34.020.A	<b>Functions.</b> The dual functions of the LR3 zone are to:	
A.1	provide opportunities for a variety of multifamily housing types in existing multifamily neighborhoods, and along arterials that have a mix of small to moderate scale residential structures; and	The rezone area is connected to the Rainier Ave. S. arterial road. Structures immediately to the south and north of the site along Rainier Ave. S. are multifamily apartments. This function would be provided.
A.2	accommodate redevelopment in areas within urban centers, urban villages, and Station Area Overlay Districts in order to establish multifamily neighborhoods of moderate scale and density.	Not applicable. The area is not within an urban village or center, but is one block away from the Rainier Beach urban village. This function would not be directly provided.
23.34.020.B	<b>Locational Criteria.</b> The LR3 zone is most appropriate in areas generally characterized by the following conditions:	
B.1.a		Not applicable (not within an urban village).
B.1.b	located in an existing multifamily neighborhood in or near an urban center, urban village, or Station Area Overlay District, or on an arterial street, and characterized by a mix of structures of low and moderate scale;	The site is one block away from the Rainier Beach urban village, is on an arterial street, and the area is characterized by a mix of structures of low and moderate scale. The criterion is met.
B.2	The area is near neighborhood commercial zones with comparable height and scale;	Yes. The area is near an NC zone with a 55' height limit. The LR3 height limit is 50'.
B.3	The area would provide a transition in scale between LR1 and/or LR2 zones	No. The proposed zone would provide a transition from a residential area to

	and more intensive multifamily and/or commercial zones;	a commercial area, but not from an LR1/LR2 zone.
B.4	The area has street widths that are sufficient for two-way traffic and parking along at least one curb	Yes. Rainier Ave. S. has four vehicular travel lanes and on-street parking right in front of the site.
B.5	The area is well served by public transit;	Yes. The area has a bus stop for the 7 and 9 bus less than a block away. The site is on the frequent transit network.
B.6	The area has direct access to arterial streets that can accommodate anticipated vehicular circulation, so that traffic is not required to use streets that pass through lower density residential zones;	Yes. The site has direct access to the Rainier Ave. S. arterial road.
B.7	The area well supported by existing or projected facilities and services used by residents, including retail sales and services, parks, and community centers, and has good pedestrian access to these facilities.v	Yes. There are nearby community centers, schools, parks and retail services.
23.34.020.D	<p>Except as provided in this subsection 23.34.020.D, properties designated as environmentally critical may not be rezoned to an LR3 designation, and may remain LR3 only in areas predominantly developed to the intensity of the LR3 zone. The preceding sentence does not apply if the environmentally critical area either:</p> <p>1.was created by human activity, or 2.is a designated peat settlement, liquefaction, seismic or volcanic hazard area, or flood prone area, or abandoned landfill.</p>	The rezone area is not in a critical area, except that it is a liquefaction prone area as allowed for by D.2.

**Rezone from Lowrise 3 Multifamily (LR3) to Neighborhood Commercial 2 with a 55' Height Limit (NC2-55). Front/West Portion of the Rose St. Cluster, facing Rainier Ave. S.**

*Relevant Rezone Criteria are evaluated. Criteria that are not applicable are not included in the table.*

<b>SMC</b>	<b>Criterion</b>	<b>Evaluation</b>
<b>23.34.007</b>	<b>Rezone Evaluation</b>	
23.34.007.B	No single criterion or group of criteria shall be applied as an absolute requirement or test of the appropriateness of a zone designation, nor is there a hierarchy or priority of rezoning considerations, unless a provision indicates the intent to constitute a requirement or sole criterion.	Noted. Criteria are balanced in this evaluation.
23.34.007.C	Compliance with the provisions of this <a href="#">Chapter 23.34</a> shall constitute consistency with the Comprehensive Plan for the purpose of reviewing proposed rezones, except that Comprehensive Plan Shoreline Environment Policies shall be used in shoreline environment redesignations as provided in subsection 23.60A.042.C.	Noted. This evaluation is used for Comp Plan analysis.
<b>23.34.008</b>	<b>General rezoning criteria</b>	
23.34.008.B	Match Between Zone Criteria and Area Characteristics. The most appropriate zone designation shall be that for which the provisions for designation of the zone type and the locational criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation.	The NC2 zone criteria closely match the characteristics of the proposed rezoning area as noted below.
23.34.008.C	Zoning History and Precedential Effect. Previous and potential zoning changes both in and around the area proposed for rezoning shall be examined.	In 2019 the City incrementally rezoned the subject site area from LR3 to LR3 (M) to implement MHA.
23.34.008.D	Neighborhood Plans.	
1.	For the purposes of this title, the effect of a neighborhood plan, adopted or amended by the City Council after January 1, 1995, shall be as expressly established by the City Council for each such neighborhood plan	The Rainier Beach neighborhood plan was adopted in 1999 and amended in 2014.
2.	Council adopted neighborhood plans that apply to the area proposed for rezoning shall be taken into consideration.	The neighborhood plan was taken into consideration.

3.	Where a neighborhood plan adopted or amended by the City Council after January 1, 1995 establishes policies expressly adopted for the purpose of guiding future rezones, but does not provide for rezones of particular sites or areas, rezones shall be in conformance with the rezone policies of such neighborhood plan.	The plan does not include specific guidance for rezones of the area in question. The area proposed for rezone to NC is considered in the plan as a mixed use business and residential corridor.
4.	If it is intended that rezones of particular sites or areas identified in a Council adopted neighborhood plan are to be required, then the rezones shall be approved simultaneously with the approval of the pertinent parts of the neighborhood plan.	No amendment to a neighborhood plan is proposed.
<b>23.34.008.E</b>	<b>Zoning Principles</b>	
1.	The impact of more intensive zones on less intensive zones, or industrial and commercial zones on other zones, shall be minimized by the use of transitions or buffers, if possible. A gradual transition between zoning categories, including height limits, is preferred.	A transition between more intensive commercial zoning on the Rainier Ave frontage, to multifamily zoning, to single family zoning would be created by the proposal.
2.	Physical buffers may provide an effective separation between different uses and intensities of development.	The rear (east) edge of the proposed NC zone would be at the same point as the existing zone change. The point of the zone change provides for the gradual transition from higher intensity to lower intensity zones in a west to east continuum.
<b>3.</b>	<b>Zone boundaries</b>	
3.a.	In establishing boundaries, the following elements shall be considered: 1) Physical buffers as described in subsection 23.34.008.E.2; and 2) Platted lot lines.	The zone boundary between the proposed NC zone and the proposed LR3 zone would be at the existing zone boundary. The boundary provides a transition. The boundary would not be at a parcel line but would mimic the pattern of other zone transition points in the block and other nearby blocks.
3.b.	Boundaries between commercial and residential areas shall generally be established so that commercial uses face each other across the street on which they are located, and face away from adjacent residential areas. An exception may be made when physical buffers	The proposal would put a commercial use on Rainier Ave. south facing other existing commercial uses, and the multifamily residential zone would be at the interior



	can provide a more effective separation between uses.	of the block facing other residential uses.
4.	In general, height limits greater than 55 feet should be limited to urban villages. Height limits greater than 55 feet may be considered outside of urban villages where higher height limits would be consistent with an adopted neighborhood plan, a major institution's adopted master plan, or where the designation would be consistent with the existing built character of the area.	The proposed height limit would be 55', an appropriate height for outside of an urban village.
23.34.008.F	<b>Impact Evaluation.</b> The evaluation of a proposed rezone shall consider the possible negative and positive impacts on the area proposed for rezone and its surroundings	See below.
F.1	Factors to be examined include, but are not limited to, the following:	See below.
a.	Housing, particularly low-income housing;	The proposed rezone area would have a high likelihood of being developed with rent- and income-restricted affordable housing. There is no existing housing on site and therefore no risk of displacement.
b.	Public services;	Public services are in place as discussed in the SEPA checklist.
c.	Environmental factors, such as noise, air and water quality, terrestrial and aquatic flora and fauna, glare, odor, shadows, and energy conservation;	Factors were considered and discussed in the SEPA checklist and decision.
d.	Pedestrian safety;	There are wide sidewalks in place on Rainier Ave. S. and an improved bus stop and plaza area.
e.	Manufacturing activity;	None in the vicinity.
f.	Employment activity;	Future uses on the site are expected to be primarily residential
g.	Character of areas recognized for architectural or historic value;	No historic resources or landmarks are known to be on the site or immediate vicinity.
h.	Shoreline view, public access, and recreation.	There are no views or shorelines in the affected area.
F.2	Service capacities. Development which can reasonably be anticipated based on the	See rows below.

	proposed development potential shall not exceed the service capacities which can reasonably be anticipated in the area, including:	
a.	Street access to the area;	Street access capacity would not be exceeded as discussed in the SEPA checklist and DNS.
b.	Street capacity in the area;	None of these capacities would be exceeded as discussed in the SEPA checklist, and environmental determination.
c.	Transit service;	
d.	Parking capacity;	
e.	Utility and sewer capacity;	
f.	Shoreline navigation;	Not applicable.
23.34.008.G	Changed circumstances. Evidence of changed circumstances shall be taken into consideration in reviewing proposed rezones, but is not required to demonstrate the appropriateness of a proposed rezone. Consideration of changed circumstances shall be limited to elements or conditions included in the criteria for the relevant zone and/or overlay designations in this <a href="#">Chapter 23.34</a> .	Although the rear parcel (7931 Duncan Ave. SW) is addressed at Duncan Ave. and is in a Single Family zone, the site is occupied by a multifamily duplex structure.
23.34.008.I	Critical areas. If the area is located in or adjacent to a critical area (Chapter <a href="#">25.09</a> ), the effect of the rezone on the critical area shall be considered.	The only critical area present is a liquefaction prone area. This is a common condition in the Rainier Valley and will be addressed at the time of development activity.
<b>23.34.009</b>	<b>Height limits of the proposed rezone</b>	
If a decision to designate height limits in residential, commercial, or industrial zones is independent of the designation of a specific zone, in addition to the general rezone criteria of <a href="#">Section 23.34.008</a> , the following shall apply:		
A.	Function of the zone. Height limits shall be consistent with the type and scale of development intended for each zone classification. The demand for permitted goods and services and the potential for displacement of preferred uses shall be considered.	The 55' height limit is consistent with the intended scale of mixed use development. There is no risk of residential displacement.
B.	Topography of the area and its surroundings. Height limits shall reinforce the natural topography of the area and its surroundings, and the likelihood of view blockage shall be considered.	The area is generally flat and no views will be blocked by the 55' limit.
C.1	The height limits established by current zoning in the area shall be given consideration.	The existing height limit (LR3) is 5' less than proposed. Adjacent land on Rainier Ave. S. is already zoned with a 55' height limit.

C.2	In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing development is a good measure of the area's overall development potential.	Within the block there is an existing 5 story apartment building (Rose St. Apartments), and other 3 story apartments.
D.1	Height limits for an area shall be compatible with actual and zoned heights in surrounding areas excluding buildings developed under Major Institution height limits; height limits permitted by the underlying zone, rather than heights permitted by the Major Institution designation, shall be used for the rezone analysis.	The proposed 55' height limit is consistent with adjacent property zoned with a 55' height limit and other LR3 zoned property zoned with a 50' height limit. Nearby structures fronting Rainier Ave. S. are 3 to 6 stories tall.
D.2	A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers, as described in subsection 23.34.008.D.2, are present.	A gradual transition in height limits from 55' (NC2-55), to 50' (LR3), to 35' (SF500) is created by the proposal.
E.	Neighborhood plans	The 2012 Neighborhood Plan does not address the proposed rezone area.
<b>23.34.072</b>	<b>Designation of commercial zones</b>	
A.	The encroachment of commercial development into residential areas shall be discouraged.	The change from multifamily to NC would extend the pattern of NC zones on Rainier Ave. S. that is present to the south in the block. Residential uses would continue on the rear/east portion of the proposed rezone area.
B.	Areas meeting the locational criteria for a single-family designation may be designated as certain neighborhood commercial zones as provided in <a href="#">Section 23.34.010</a> .	The area of the proposed rezone to NC does not meet the criteria for a single family zone.
C.	Preferred configuration of commercial zones shall not conflict with the preferred configuration and edge protection of residential zones as established in Sections <a href="#">23.34.010</a> and <a href="#">23.34.011</a> of the Seattle Municipal Code	A transition from the NC commercial area to multifamily residential to single family residential would be provided.
D.	Compact, concentrated commercial areas, or nodes, shall be preferred to diffuse, sprawling commercial areas	The commercial area is contiguous with the compact, walkable Rainier Beach urban village.
E.	The preservation and improvement of existing commercial areas shall be preferred to the creation of new business districts.	The block and adjacent areas are part of an existing business district populated with multiple East African businesses. Commercial

		zoning on Rainier Ave. S. would compliment this business cluster.
<b>23.34.076</b>	<b>Neighborhood Commercial 2 (NC2) zones, function and locational criteria.</b>	
A.	<b>Function.</b> To support or encourage a pedestrian-oriented shopping area that provides a full range of household and personal goods and services, including convenience and specialty goods, to the surrounding neighborhoods, and that accommodates other uses that are compatible with the retail character of the area such as housing or offices, where the following characteristics can be achieved:	See below.
A.1	A variety of small to medium-sized neighborhood-serving businesses;	The zone change to allow commercial would compliment other small and medium sized business in the block including the Kaffa Ethiopian Coffee and Wine Bar, and the Dabal African Mini Mart.
A.2	Continuous storefronts built to the front lot line	The zone change to allow commercial would promote a continuous line of storefronts stretching to the south.
A.3	An atmosphere attractive to pedestrians;	Rainier Ave. S. has wide sidewalks and recent pedestrian improvements including an upgraded bus stop and plaza area in the block.
A.4	Shoppers can drive to the area, but walk from store to store	Shoppers could walk to store to store and to nearby institutions including the Ethiopian Community Center across the street.
B.	<b>Locational Criteria.</b> A Neighborhood Commercial 2 zone designation is most appropriate on land that is generally characterized by the following conditions:	
B.1	Primary business districts in residential urban villages, secondary business districts in urban centers or hub urban villages, or business districts, outside of urban villages, that extend for more than approximately two blocks	The business district extends for at least two blocks in each direction, and connects to the Rainier Beach urban village.
B.2	Located on streets with good capacity, such as principal and minor arterials, but generally not on major transportation corridors;	Rainier Ave. S. is a principal arterial and is on the frequent transit network.

B.3	Lack of strong edges to buffer the residential areas;	There are not strong edges to buffer residential areas
B.4	A mix of small and medium sized parcels;	Parcel sizes in the NC zone within the block are a mix, ranging from roughly 5,000 to 30,000 sq. ft. The subject parcel is larger, at over 68,000 sq. ft., but only a portion of the parcel would be zoned NC.
B.5	Limited or moderate transit service.	Transit service is good. The 7 and 9 busses run on Rainier Ave. S.

**Rezone from Neighborhood Commercial 2 with a 55' Height Limit (NC2-55) to Neighborhood Commercial 2 with a 65' Height Limit (NC2-65) For the S. Cloverdale St. Cluster**

<b>23.34.009</b>	<b>Height limits of the proposed rezone</b>	
If a decision to designate height limits in residential, commercial, or industrial zones is independent of the designation of a specific zone, in addition to the general rezone criteria of <a href="#">Section 23.34.008</a> , the following shall apply:		
A.	Function of the zone. Height limits shall be consistent with the type and scale of development intended for each zone classification. The demand for permitted goods and services and the potential for displacement of preferred uses shall be considered.	The 65' height limit is consistent with the intended scale of mixed use development. There is no risk of residential displacement.
B.	Topography of the area and its surroundings. Height limits shall reinforce the natural topography of the area and its surroundings, and the likelihood of view blockage shall be considered.	No views will be blocked by the 65' limit. The area slopes to the west at the rear of the site, but the adjacent use is the Rainier Beach HS sports fields that would be unaffected by the new height limit.
C.1	The height limits established by current zoning in the area shall be given consideration.	Height limits in the Rainier Beach Urban Village include height limits of 55', 85' and 125'.
C.2	In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing	Within nearby blocks there are existing multi-story apartment buildings. Other structures in the area including the Rainier Beach Community Center and nearby

	development is a good measure of the area's overall development potential.	school structures are 30 – 50 high. The proposed 65' height limit would be roughly one story higher than the existing development pattern.
D.1	Height limits for an area shall be compatible with actual and zoned heights in surrounding areas excluding buildings developed under Major Institution height limits; height limits permitted by the underlying zone, rather than heights permitted by the Major Institution designation, shall be used for the rezone analysis.	The proposed 65' height limit would be 10' higher than adjacent property zoned with a 55' height limit. Other areas in the urban village have higher height limits.
D.2	A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers, as described in subsection 23.34.008.D.2, are present.	The site is bordered by the major physical buffer of the sports fields and the wide, Rainier Ave. roadway.
E.	Neighborhood plans	The 2012 Neighborhood Plan envisioned the area for mixed use development and uses related to institutions and services. It did not prescribe a height limit for the specific area.

**CONCLUSION**

This proposed rezone is consistent with the SMC rezone criteria as demonstrated in this report, and the Comprehensive Plan. A SEPA Determination of Non-Significance has been completed. The proposal would support important public policy objectives including affordable housing and it would provide a direct support to community-based organizations providing services to populations with a high proportion of persons of color. The proposed rezone is recommended for approval.