

July 31, 2020

MEMORANDUM

To: Land Use & Neighborhoods Committee
From: Yolanda Ho, Analyst
Subject: Rainier Beach Neighborhood Rezone (Council Bill 119827)

On August 12, 2020, the Land Use & Neighborhoods Committee (Committee) will receive a briefing and hold a public hearing on [Council Bill \(CB\) 119827](#) that would amend the Official Land Use Map to rezone areas located along Rainier Avenue S in the Rainier Beach neighborhood.

This memorandum describes: (1) the areas proposed to be rezoned; (2) CB 119827; (3) a proposed substitute bill; and (4) next steps. A map of the proposed rezone areas is provided in Attachment 1. The proposed substitute version of the bill with technical corrections is provided in Attachment 2.

Background

The proposed rezone includes two areas in the Rainier Beach neighborhood along Rainier Ave S (Attachment 1); one is located near the intersection of S Rose St, and the other is about 1,300 feet (roughly a quarter mile) to the south at the intersection of S Cloverdale St. The total proposed rezone area is 2.72 acres.

S Rose St Rezone Area

This rezone area consists of the majority of a single 1.57-acre parcel (7930 Rainier Ave S) on the east side of Rainier Ave S between S Kenyon St and S Rose St, outside of the Rainier Beach urban village. The parcel faces Rainier Ave S and extends east to approximately the middle of the block. This parcel is split-zoned¹ three ways – it is divided at the approximate east-west midpoint of the parcel, with the eastern portion zoned Single-family (SF) 5000. The western portion is primarily zoned Lowrise 3 with an M Mandatory Housing Affordability (MHA) suffix (LR3 (M)), with a small southern section zoned Neighborhood Commercial 2 with a 55 foot height limit and an M MHA suffix (NC2-55 (M)). The front (western) portion of the parcel is currently occupied by the Life Change Church; the rear (eastern) portion is a partially paved surface parking lot.

The four-story Rose Street Apartment building, constructed in 2010 and owned and operated by Bellwether Housing, is located to the south of the proposed rezone area and is zoned NC2-55 (M). North of the site are two existing three-story apartment buildings built in the 1950s, zoned

¹ A split-zoned parcel is a parcel with two or more zoning designations. All applicable regulations for each particular zone are applied separately for each portion of a parcel which is split-zoned.

LR3 (M). A series of one-story commercial buildings and parking lots are located across Rainier Ave S from the site on parcels zoned LR3 (M) and NC2-55 (M). The adjacent parcel to the east is occupied by an existing duplex that is accessed from Duncan Ave S and is buffered from the site by its rear yard. Along its northeast boundary, the parcel is bordered by single-family houses (zoned SF 5000) along S Wolcott St.

Bellwether Housing is hoping to build a multi-story apartment building with affordable family-sized housing units (two to four-bedroom units serving households with incomes between 50 to 60 percent of Area Median Income (AMI)) in this rezone area. The proposed development would include space for community meetings and childcare. Additionally, the development will include office space reserved for a non-profit organization, which is anticipated to be occupied by Muslim Housing Services. The location is close (0.2 miles) to the Ethiopian Community Center and other nearby East African-owned businesses.

S Cloverdale St Rezone Area

This rezone area consists of three parcels (8600, 8790, and 8800 Rainier Ave S) at the southeast corner of Rainier Ave S and S Cloverdale St, totaling 1.15 acres, and is located within the Rainier Beach Urban Village. The rezone area is currently zoned NC2-55 (M). The parcel at 8600 Rainier Ave S is occupied by a one-story convenience store (New Star Mini Mart). The other two parcels are undeveloped.

The parcel northeast of the proposed rezone area is zoned NC2-55 (M) and occupied by a one-story office building built in 2007. Directly east of the site is the Rainier Beach High School sports fields and school buildings, zoned LR3 (M). South of the proposed rezone is a four-story apartment building built in 1960, zoned NC2-55 (M). Other development in the area consists of the Rainier Beach Community Center located across Rainier Ave S, and South Lake High School at the southwest corner of Rainier Ave S and S Cloverdale St, zoned NC2-40 (M) along Rainier Ave S and RSL (M) to the west.

Mt. Baker Housing is hoping to construct a mixed-use building with affordable housing serving households with incomes between 50 to 60 percent of AMI in this rezone area. The proposal includes ground floor space for the Rainier Beach Food Center that will be operated by the Rainier Valley Food Bank. This center would provide space for food innovation, distribution, and training services. The new development would be within one-half mile of the Rainier Beach Light Rail Station and would feature two to three-bedroom family-sized units.

CB 119827

CB 119827 would rezone the areas described previously as follows:

- S Rose St Rezone Area – the western portion of the area that faces Rainier Ave S and is currently zoned LR3 (M) would be rezoned to NC2-55 (M) and the eastern portion would be rezoned from SF 5000 to LR3 (M2); and
- S Cloverdale St Rezone Area – all three parcels would be rezoned from NC2-55 (M) to NC2-65 (M1).

As required by Title 23 (Land Use Code) of the Seattle Municipal Code (SMC), the Office of Planning and Community Development (OPCD) evaluated the proposal to determine if the zoning changes were consistent with the rezone criteria described in [SMC Chapter 23.34](#). The [OPCD Director's Report](#) includes the detailed analysis of the proposed rezone and concludes that the proposal is consistent with both the rezone criteria and the Comprehensive Plan.

The Director's Report notes that the proposal for the S Rose St Rezone Area would provide a stepped transition from higher intensity commercial zoning on the arterial road (NC zone, 55 feet) to a multifamily residential zone (LR3 zone, 40 feet), before the edge of the Single-family context (SF zone, 35 feet). The S Cloverdale St Rezone Area abuts multifamily and neighborhood commercial zones, and the proposed 10 foot height increase would have little to no impact on these adjacent uses.

OPCD also conducted an analysis of the proposal required by the State Environmental Policy Act (SEPA). On May 21, 2020, OPCD issued a SEPA checklist and a determination of non-significance (DNS) for the proposed rezones. The City received one comment in support of the proposed rezones. The 21-day appeal period expired on June 12, and the City received no appeals.

Substitute Bill

Attachment 2 is a proposed substitute version of the bill that would make the following technical corrections:

- Strikes Attachments 1 and 2, illustrating each of the two rezone areas, and replaces them with a new attachment showing the entire rezone area, and amends the language in CB 119827 accordingly; and
- Corrects the S Rose St Rezone Area to accurately reflect the existing zoning boundaries and, for the western portion of the area, changes the MHA suffix for NC2-55 from M1 to M, which is consistent with the scale of the development capacity increase.

Next Steps

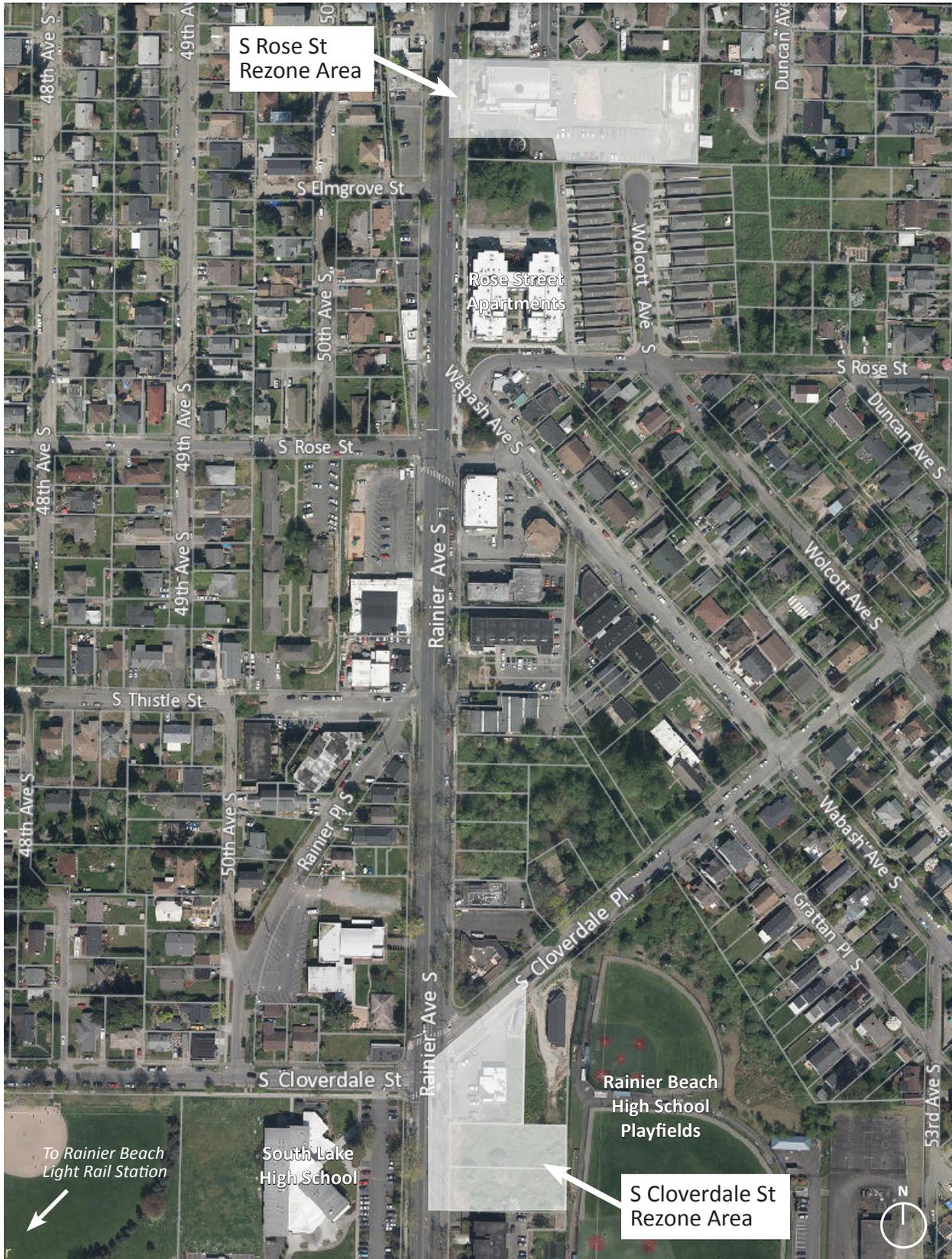
The Committee will continue discussing CB 119827 and possibly vote on September 9.

Attachments:

1. Proposed Rainier Beach Neighborhood Rezone Map
2. Proposed substitute version of CB 119827

cc: Kirstan Arestad, Executive Director
Aly Pennucci, Supervising Analyst

Attachment 1: Proposed Rainier Beach Neighborhood Rezone Map



Attachment 2: Proposed substitute version of CB 119827

Geoff Wentlandt/Yolanda Ho
OPCD Rainier Beach Rezones ORD
D54

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 208 of the Official Land Use Map to rezone land in the Rainier Beach neighborhood.

..body

WHEREAS, the COVID-19 global pandemic is having disproportionate health impacts on communities of color as evidenced by a relatively higher rates of COVID-19 infections and deaths among communities of color; and

WHEREAS, the economic impacts of the response to the COVID-19 pandemic have disproportionately impacted persons in lower-wage occupations and sectors that are disproportionately held by persons of color; and

WHEREAS, the Rainier Beach neighborhood is among the neighborhoods in Seattle with the highest percentage share of non-white households; and

WHEREAS, the Rainier Beach neighborhood is among the neighborhoods in Seattle with the highest relative risk of displacement according to the Growth and Equity Analysis contained in Seattle’s Comprehensive Plan; and

WHEREAS, expanding the amount of community-based rent- and income-restricted affordable housing is a support that has potential to benefit community members at risk of displacement; and

WHEREAS, social service uses including housing services, food centers, community health centers and similar uses are direct supports with potential to benefit community members facing economic hardship; and

1 WHEREAS, the land affected by this rezone has high potential to be used for social services uses
2 and rent- and income-restrict affordable housing due to its proximity to other similar uses
3 and its ownership by community-based institutions and non-profit housing providers; and

4 WHEREAS, this ordinance would increase development capacity for housing and social services
5 and increase Mandatory Housing Affordability requirements on a group of parcels that
6 are currently lightly used or vacant in the Rainier Beach area of Seattle; and

7 WHEREAS, there is no housing on the land affected by this proposed ordinance and therefore no
8 potential for residential displacement; and

9 WHEREAS, the increased development capacity provided by this ordinance, which would
10 increase the likelihood for near-term construction activity from development and
11 construction, is one form of economic stimulus that can contribute to economic recovery;
12 and

13 WHEREAS, this proposal will be compatible with the planned land use pattern envisioned in the
14 Comprehensive Plan and the Seattle Municipal Code, since the proposal meets rezone
15 criteria, and would be consistent with the precedent of the mix of uses in other nearby
16 areas and would provide a more gradual stepped transition between higher intensity and
17 lower intensity zoned areas; and

18 WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance
19 (DNS) was issued on May 21, 2020 and the comment and appeal period expired with no
20 appeal filed; and

21 WHEREAS, the proposed rezone meets criteria in the Land Use Code as discussed in the
22 Director's Report accompanying this ordinance; NOW, THEREFORE,

23 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

1 Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is
2 amended to rezone properties identified on page 208 of the Official Land Use Map as shown on
3 Attachments ~~1 and 2~~ attached to this ordinance.

1 Section 2. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the _____ day of _____, 2020,
5 and signed by me in open session in authentication of its passage this _____ day of
6 _____, 2020.

7 _____
8 President _____ of the City Council

9 Approved by me this _____ day of _____, 2020.

10 _____
11 Jenny A. Durkan, Mayor

12 Filed by me this _____ day of _____, 2020.

13 _____
14 Monica Martinez Simmons, City Clerk

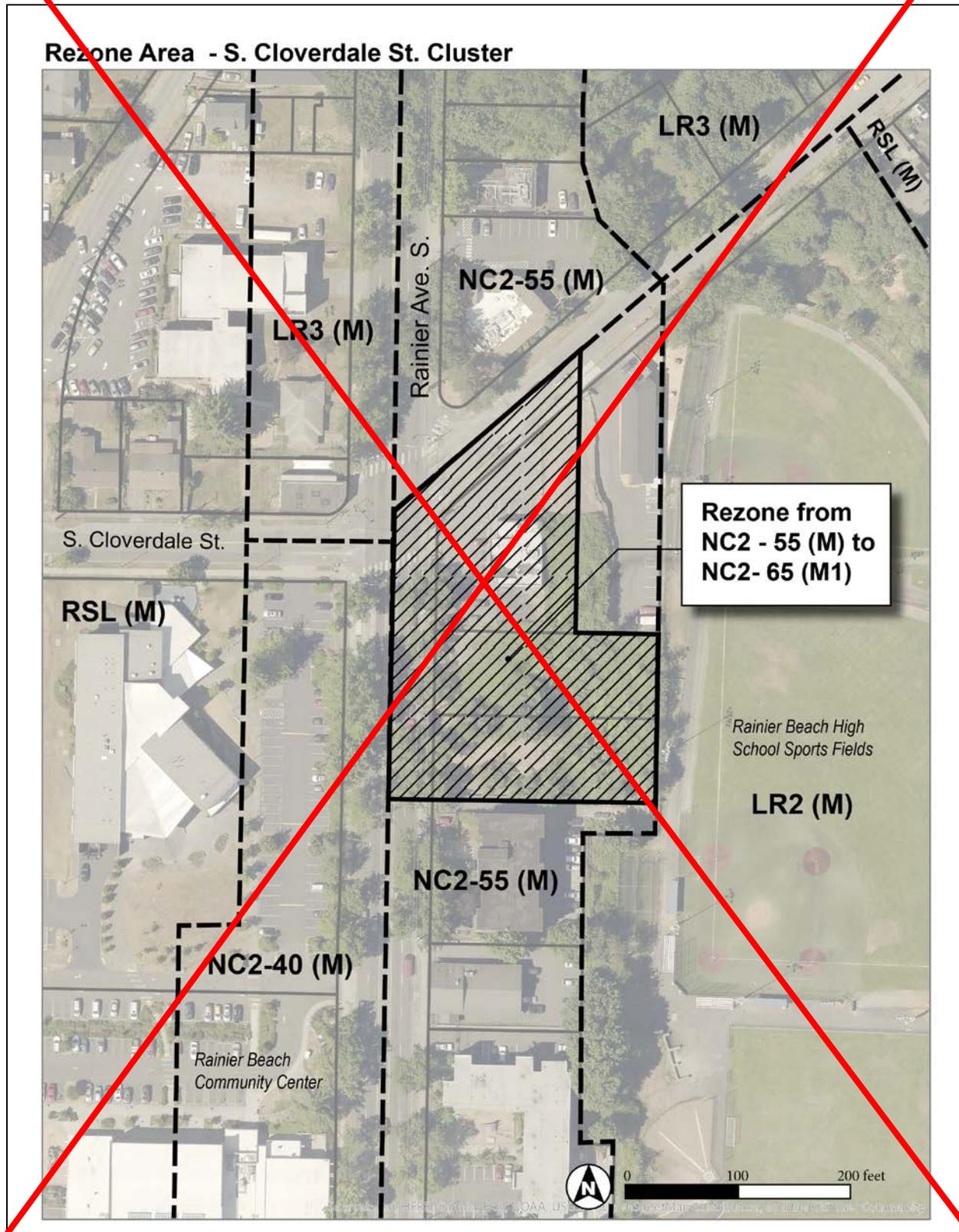
15 (Seal)
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20 Attachments:

21 Attachment 1 – ~~Rezone Map – S. Cloverdale St. Area~~ Rainier Beach Rezone Map

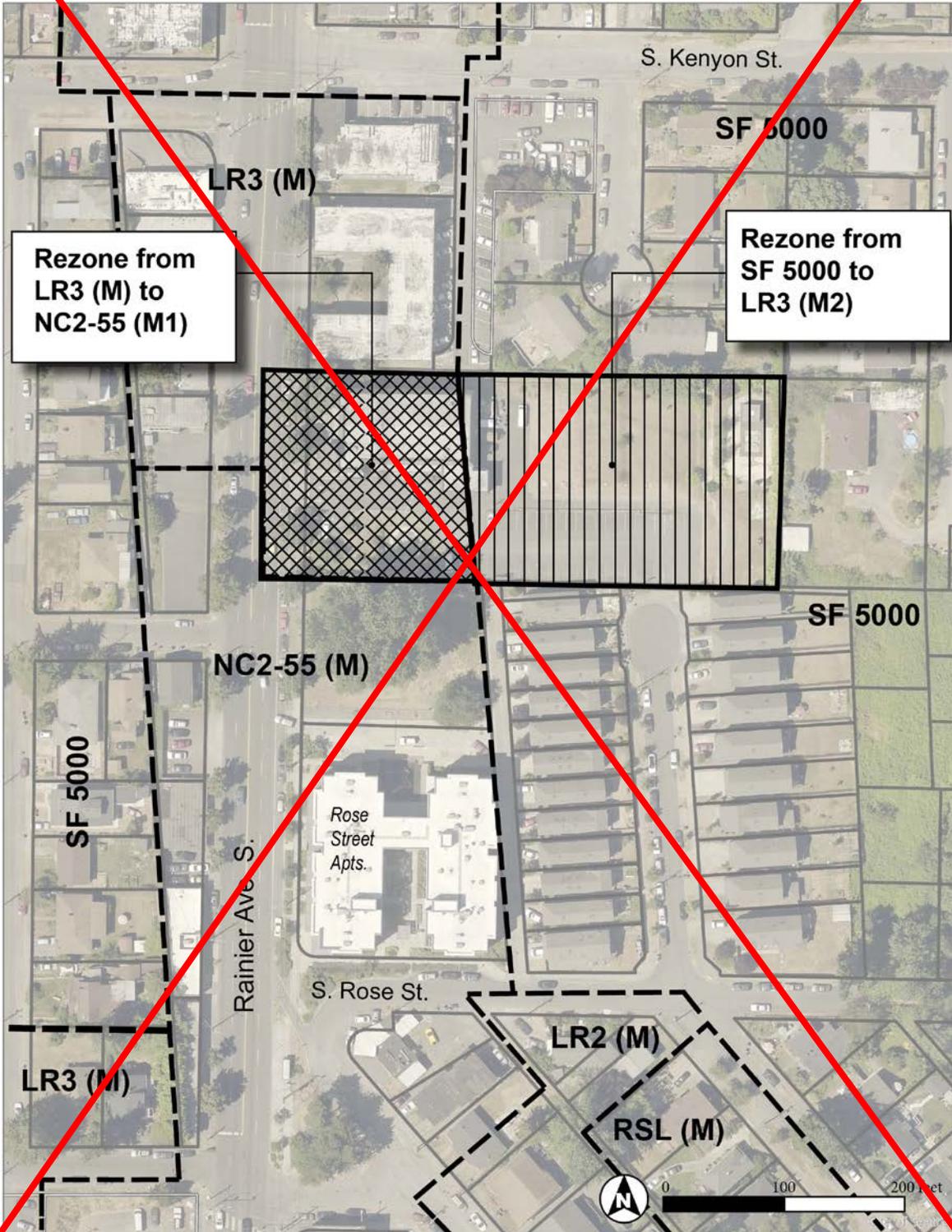
22 ~~Attachment 2 – Rezone Map – S. Rose St. Area~~

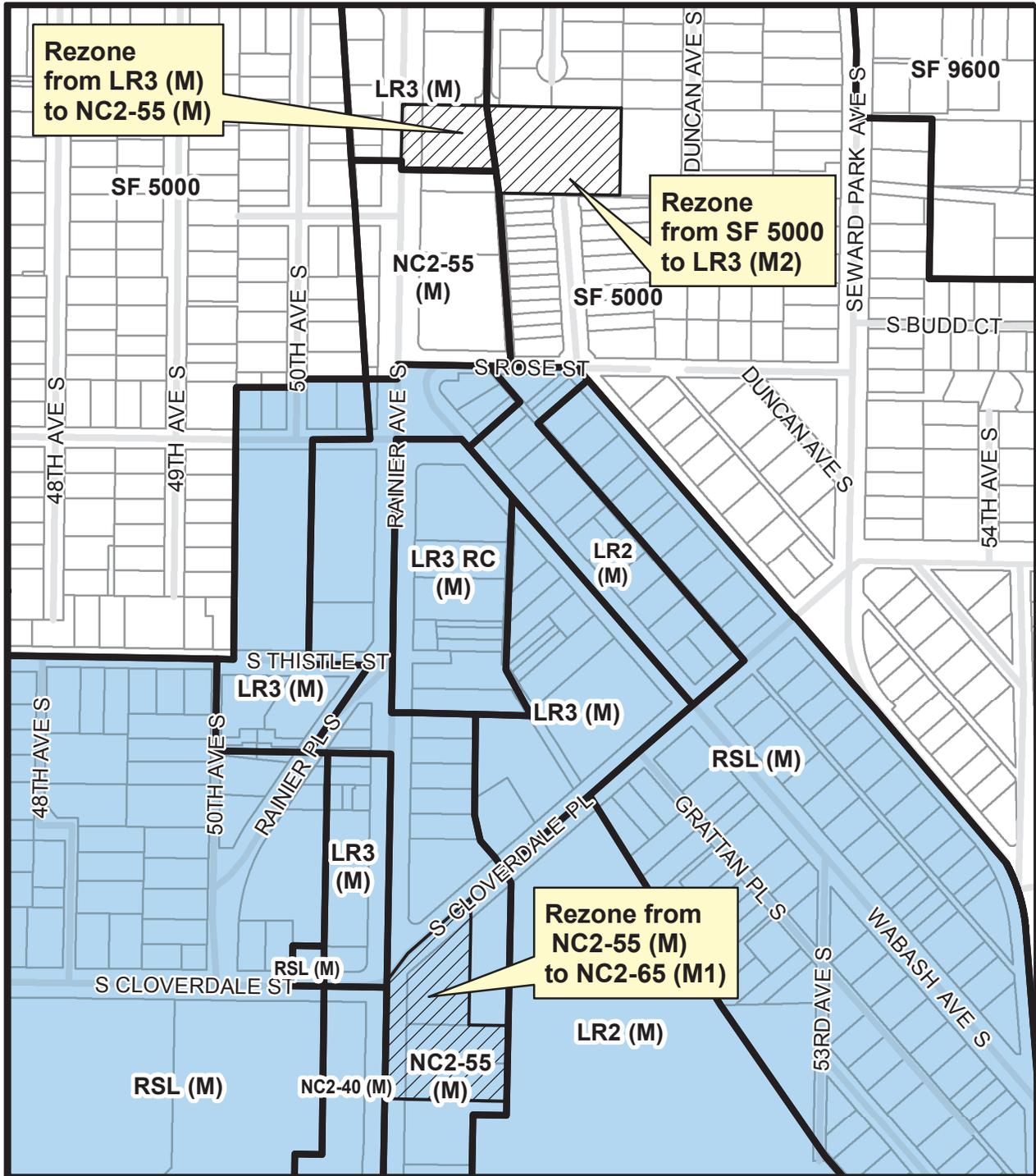
Attachment 1 – Rezone Map – S. Cloverdale St. Area



Attachment 2 – Rezone Map – S. Rose St. Area

Rezone Area - S. Rose St. Cluster





**Proposed Rainier
 Beach Rezone
 Council Bill 119827**

N

 Rainier Beach
 Residential
 Urban Village

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