

CITY OF SEATTLE
ORDINANCE 126167
COUNCIL BILL 119827

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.

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 Attachment 1 attached to this ordinance.

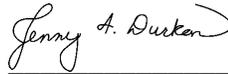
1 Section 2. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 14th day of September, 2020,
5 and signed by me in open session in authentication of its passage this 14th day of
6 September, 2020.



7 _____
8 President _____ of the City Council

9 Approved by me this 21st day of September, 2020.



10 _____
11 Jenny A. Durkan, Mayor

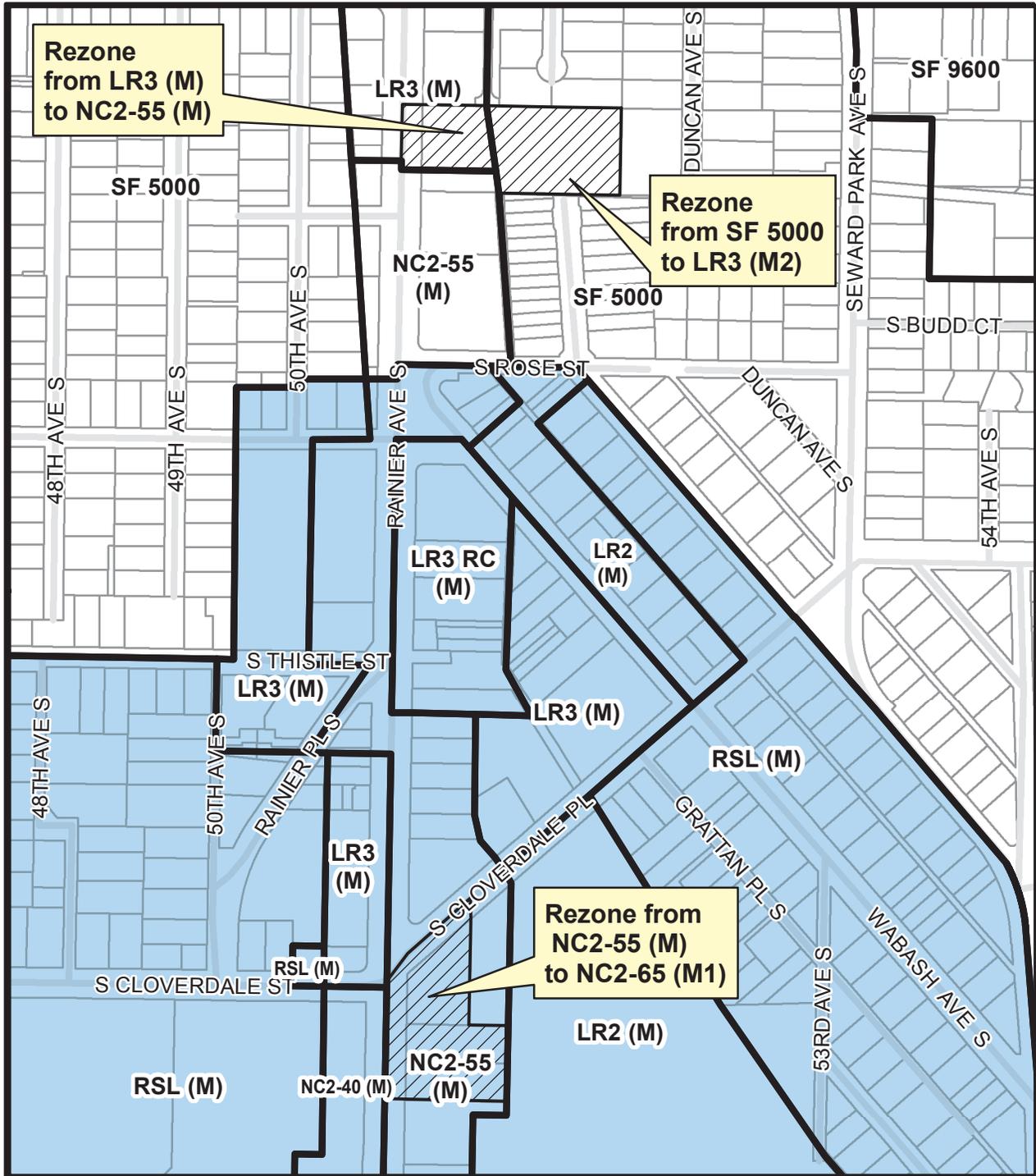
12 Filed by me this 21st day of September, 2020.



13 _____
14 Monica Martinez Simmons, City Clerk

15 (Seal)
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20 Attachments:
21 Attachment 1 – Rainier Beach Rezone Map
22



*Proposed Rainier
Beach Rezone*
Council Bill 119827



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