

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
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** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation 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.

Summary and background of the Legislation:

This proposal would implement a suite of zoning changes on land in the Rainier Beach neighborhood on a collection of currently vacant or little-used parcels fronting Rainier Avenue South. The parcels are identified as having a high potential for infill development with affordable multi-family housing and social service uses. In total the proposal would affect 3.16 acres of land in two clusters with multiple parcels each. The parcel 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 of parcels consists of three parcels, totaling 1.15 acres to the northwest of the Rainier Beach High School sports fields. The existing zoning on these parcels is NC2-55 (M). The proposal would rezone these parcels to NC2-65 (M1). The cluster of parcels is within the Rainier Beach urban village.

S. Rose. St. Cluster

This cluster consists of one large parcel north of the existing Rose Street Apartment building that totals 1.57 acres. The parcel fronts onto Rainier Ave. South, is 68,567 sq. ft., and extends east to approximately the middle of the block. This parcel is split-zoned at the approximate midpoint of the parcel, with the front half facing Rainier Ave. S. currently zoned LR3 (M). The rear half of this parcel is currently zoned SF 5000. Under this proposal, the front (Rainier Ave. facing) portion of the large parcel would be rezoned from from LR3 (M) to NC2-55 (M1), and the rear portion of the large parcel would be rezoned from SF 5000 to LR3 (M2).The rezones provide a stepped transition from higher intensity commercial zoning on the arterial road, to a multi-family residential zone, before the edge of the Single Family context. Under the proposal, height limits would be stepped, from 55' (NC zone), to 40' (LR3 zone), to 35' (Single Family zone).

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes ___ X No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes X No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

The legislation is expected to expedite infill development of affordable housing and social service uses. Permitting of the developments would be covered by permit fees. The legislation will have minor impacts to SDCI staff, as they will be called on to update the zoning maps.

Is there financial cost or other impacts of *not* implementing the legislation?

Not implementing this legislation could delay commencement of affordable housing and social services developments.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

The Office of Housing has awarded funds for affordable housing developments on sites affected by this legislation. The legislation will facilitated the expected allocation of the funds.

b. Is a public hearing required for this legislation?

Yes. A public hearing is expected to be held in summer 2020.

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

No.

d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Publication is required in the Daily Journal of Commerce.

e. Does this legislation affect a piece of property?

The legislation will apply to two clusters of parcels along Rainier Ave. S. in the Rainer Beach neighborhood as described above.

f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

This legislation will directly facilitate the development of affordable housing and social services that have strong support from organizations affiliated with communities of color. Expected uses include the Rainier Beach Food Center and the Muslim Housing Services referral offices.

- g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).**

No new initiative or major programmatic expansion is proposed.