



Legislation Text

File #: CB 119827, Version: 2

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

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

WHEREAS, the land affected by this rezone has high potential to be used for social services uses and rent- and

income-restrict affordable housing due to its proximity to other similar uses and its ownership by community-based institutions and non-profit housing providers; and

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

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

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

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

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

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

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

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

Section 2. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if

not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

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

President _____ of the City Council

Approved by me this _____ day of _____, 2020.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2020.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:
Attachment 1 - Rainier Beach Rezone Map