

Ordinance No. 121474

The City of Seattle  
Council Bill/Ordinance

Council Bill No. 114814

*Rush!*

AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map, Seattle Municipal Code (SMC) Chapter 23.32, to rezone a portion of the Rainier Beach Urban Village to implement the *Rainier Beach 2014 Neighborhood Plan – A Plan for a Sustainable Future*.

CF No.

Date Introduced:	FEB 17 2004	
Date 1st Referred:	To: (committee)	Urban Development & Planning
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage:	Full Council Vote:	
5-17-04	7-0	
Date Presented to Mayor:	Date Approved:	
5-18-04	5/25/04	
Date Returned to City Clerk:	Date Published:	T.O. / F.T. <i>KE</i>
5/25/04	2:00 PM 5/25/04	
Date Vetoed by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

5-12-04 *Pass AS*  
5-17-04 *Passed*

This file is complete and ready

*Law Department*

Law Dept. Review

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: Rep. [Signature]  
Rep. [Signature]

Use Map, Seattle Municipal  
College to implement the Rainier

**Committee Action:**

PS, TR, IC 3-0 NO  
5-12-04 Passed As Amended PS ; Abstain: TR  
5-17-04 Passed 2-0 (Excused: Compton, Conter)

This file is complete and ready for presentation to Full Council. Committee: \_\_\_\_\_

*[Handwritten notes]*

*[Handwritten notes: zip copy, passed full council, administrative review, separate, cancelled, test, loaded, Bill #]*

Law Dept. Review

OMP Review

City Clerk Review

Electronic Copy Loaded

Indexed

ORDINANCE 121474

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2  
3 AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map, Seattle  
4 Municipal Code (SMC) Chapter 23.32, to rezone a portion of the Rainier Beach Urban  
5 Village to implement the *Rainier Beach 2014 Neighborhood Plan – A Plan for a  
Sustainable Future*.

6 WHEREAS, a coalition of citizens of the Rainier Beach neighborhood over a three-year period  
7 prepared the *Rainier Beach 2014 Neighborhood Plan – A Plan for a Sustainable Future*  
8 to express a vision for future growth and development in the Rainier Beach  
neighborhood; and

9 WHEREAS, the City of Seattle adopted Ordinance 119614 on August 23, 1999, amending the  
10 Seattle Comprehensive Plan to incorporate goals and policies of the *Rainier Beach 2014  
11 Neighborhood Plan*, and amending the Official Land Use Map to include the boundaries  
of the Rainier Beach Residential Urban Village; and

12 WHEREAS, the *Rainier Beach 2014 Neighborhood Plan* includes several recommendations  
13 related to future land use and zoning within the Urban Village; and

14 WHEREAS, the existing zoning pattern of Commercial and Midrise zones does not fully support  
15 the preferred vision for future growth in the commercial core and S. Henderson Street  
vicinities of the Urban Village; and

16 WHEREAS, the Department of Planning and Development (DPD) has performed a land use and  
17 zoning analysis for the central portion of the Rainier Beach Residential Urban Village;  
18 and

19 WHEREAS, DPD staff met with residents, merchants and property owners in the neighborhood  
20 on March 12<sup>th</sup> and March 25<sup>th</sup>, 2003 and other previous occasions, and public input and  
comments have been obtained; and

21 WHEREAS, the City Council finds that the proposed amendments to the Land Use Code  
22 established by this ordinance are consistent with the adopted *Rainier Beach 2014  
23 Neighborhood Plan*; and

24 WHEREAS, the City Council finds that the proposed amendments to the Land Use Code  
25 established in this ordinance will promote the health, safety and welfare of the general  
public; NOW, THEREFORE,

26 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**  
27  
28



1 Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is  
2 hereby amended to rezone certain properties located on Plat 80E, page 188, and Plat 81W, page  
3 208 of the Official Land Use Map, as shown in Exhibit A.

4 Section 2. The City Clerk is hereby authorized and directed to file a copy of this  
5 ordinance and attached Exhibit A at the King County Records and Elections Division, and to  
6 deliver copies of the same to the Director of the Department of Planning and Development and to  
7 the King County Assessor's Office.

8 Section 3. The provisions of this ordinance are declared to be separate and severable. The  
9 invalidity of any particular provision shall not affect the validity of the remainder of this  
10 ordinance.

11 Section 4. This ordinance shall take effect and be in force thirty (30) days from and after  
12 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days  
13 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

14 Passed by the City Council the 17<sup>th</sup> day of May, 2004, and signed by me in open  
15 session in authentication of its passage this 17<sup>th</sup> day of May, 2004.

16  
17 Jan Drago  
President \_\_\_\_\_ of the City Council

18 Approved by me this 25 day of May, 2004.

19  
20 Gregory J. Nickels  
Gregory J. Nickels, Mayor

21 Filed by me this 25<sup>th</sup> day of May, 2004.

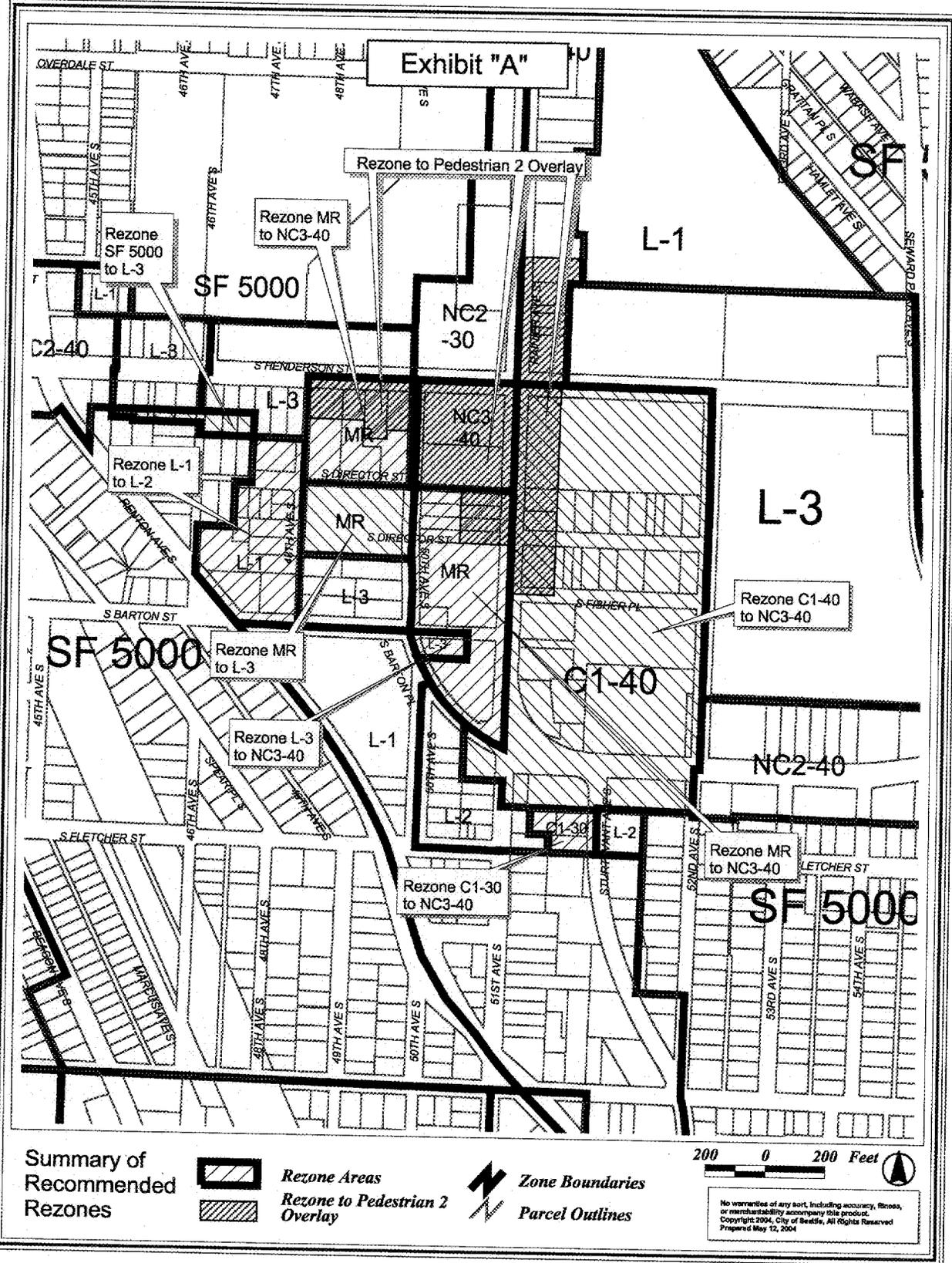
22  
23 Cara Danford  
acting City Clerk

24 (Seal)

25 Attachments

26 Exhibit A: Map of Rezones





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**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>DOF Analyst/Phone:</b>
Design, Construction & Land Use	Gordon Clowers/684-8375	

**Legislation Title:** AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map, Seattle Municipal Code (SMC) Chapter 23.32, to rezone a portion of the Rainier Beach Urban Village to implement the *Rainier Beach 2014 Neighborhood Plan – A Plan for a Sustainable Future*.

- **Summary of the Legislation:** The recommended rezones would change existing Midrise and Commercial zoning in the heart of the Rainier Beach Urban Village. The commercial core of the urban village would be rezoned to Neighborhood Commercial 3 zoning. Certain other nearby residential properties would be rezoned to Lowrise 2 and Lowrise 3. Also, a P2 Pedestrian Overlay zone is recommended for the immediate vicinity of the S. Henderson Street/Rainier Avenue S. intersection, to encourage the form of commercial and mixed-use development desired in the Rainier Beach 2014 Neighborhood Plan.
- **Background:** The recommended non-project rezones were initiated in response to land use recommendations contained in the Rainier Beach 2014 Neighborhood Plan, which was adopted in 1999. Following a detailed rezone analysis, it was determined that the recommended rezones would establish a zoning pattern that more closely reflects the long-term vision of the Neighborhood Plan.

**X This legislation does not have any financial implications.**

Attachment 1: The Director's Report

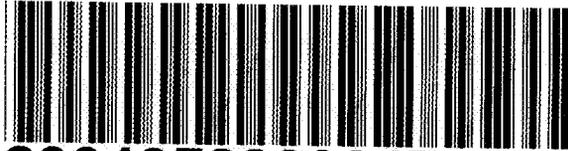


**Return Address:**

Seattle City Clerk's Office

600 4th Avenue, Room 104

Seattle, WA 98104



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SEATTLE CITY C ORD 25.00  
PAGE001 OF 007  
05/28/2004 14:49  
KING COUNTY, WA

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

<p><b>Document Title(s)</b> (or transaction contained therein): (all areas applicable to your document <u>must</u> be filled in.)</p> <p>1. ORDINANCE #121474</p>
<p><b>Re -</b> _____ of document.</p> <p>AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map, Seattle Municipal Code (SMC) Chapter 23.32, to rezone a portion of the Rainier Beach Urban Village to implement the Rainier Beach 2014 Neighborhood Plan - A Plan for a Sustainable Future.</p>
<p><b>Grantor(s)</b> (Last name first, then first name and initials) 1.City of Seattle <input type="checkbox"/> Additional names on page----- of document.</p>
<p><b>Grantee(s)</b> (Last name first, then first name and initials) 1.N/A 2.</p>
<p><b>Legal description</b> (abbreviated: i.e. lot, block, plat or section, township, range) <input type="checkbox"/> Additional reference #s on page -----of document N/A</p>
<p><b>Assessor's Property Tax Parcel/Account Number/ N/A</b></p> <p><input type="checkbox"/> Assessor Tax # not yet assigned. Parcel # 7129304450 (See attachment)</p>

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CITY OF SEATTLE  
04 JUL -6 AM 11:56  
CITY CLERK

<u>Parcel PIN Number</u>	<u>Old Zone</u>	<u>New Zone</u>	<u>Details</u>
2123700360	NC3-40	NC3-40 P2	
2123700370	NC3-40	NC3-40 P2	
(portion) 2123700355	MR	NC3-40	northern 100 feet in NC3-40 P2
2123700365	MR	NC3-40	
2123700369	MR	NC3-40	
2123700381	MR	NC3-40	
2123700383	MR	NC3-40	
2123700387	MR	NC3-40	
2123700402	MR	NC3-40	
2123700403	MR	NC3-40	
2123700404	MR	NC3-40	
(majority) 7129304945	MR	NC3-40	
(portion) 2123700355	MR	NC3-40 P2	northern 100 feet in NC3-40 P2
2123700366	MR	NC3-40 P2	
2123700367	MR	NC3-40 P2	
2123700368	MR	NC3-40 P2	
2123700384	MR	NC3-40 P2	
2123700385	MR	NC3-40 P2	
2123700386	MR	NC3-40 P2	
2123700401	MR	NC3-40 P2	
2123700405	MR	L3	
(portion) 7129304945	L3	NC3-40	
2123700440	L1	L2	
2123700441	L1	L2	
2123700444	L1	L2	
2123700445	L1	L2	
2123700447	L1	L2	
2123700448	L1	L2	
2123700449	L1	L2	
2123700452	L1	L2	
2123700454	L1	L2	
2123700456	L1	L2	
2123700458	L1	L2	
2123700460	L1	L2	
2123700330	L1	L2	

The following are rezones of portions of lots to correct an existing split-zone problem L3 and SF

2123700327	L3 and SF	L3
2123700333	L3 and SF	L3
2123700335	L3 and SF	L3
2122700005	L3 and SF	L3
2122700015	L3 and SF	L3
2122700030	L3 and SF	L3
2122700035	L3 and SF	L3

LEGEND: C1=Commercial 1, NC3=Neighborhood Commercial 3, L3=Lowrise 3, SF=Single Family  
P2=Pedestrian 2 designation, L1=Lowrise 1, L2=Lowrise 2, MR=Midrise

**RAINIER BEACH NEIGHBORHOOD REZONES -- MAY 2004, CITY OF SEATTLE D.P.D.**

<u>Parcel PIN Number</u>	<u>Old Zone</u>	<u>New Zone</u>	<u>Details</u>
7129304450	C1-30	NC3-40	
7129304451	C1-30	NC3-40	
7129304461	C1-30	NC3-40	
5087400010	C1-40	NC3-40	
5087400020	C1-40	NC3-40	
5087400030	C1-40	NC3-40	
5087400265	C1-40	NC3-40	
7129304910	C1-40	NC3-40	
7129304925	C1-40	NC3-40	
7129304929	C1-40	NC3-40	
(portion) 7129305315	C1-40	NC3-40	sliver west of 52nd Ave. S.
7129304390	C1-40	NC3-40	
7129304415	C1-40	NC3-40	
7129305005	C1-40	NC3-40	
8066000015	C1-40	NC3-40	
4265700030	C1-40	NC3-40	
4265700040	C1-40	NC3-40	
4265700055	C1-40	NC3-40	
4265700065	C1-40	NC3-40	
4265700075	C1-40	NC3-40	
4265700085	C1-40	NC3-40	
4265700090	C1-40	NC3-40	
4265700095	C1-40	NC3-40	
4265700105	C1-40	NC3-40	
4265700115	C1-40	NC3-40	
4265700125	C1-40	NC3-40	
4265700127	C1-40	NC3-40	
4265700130	C1-40	NC3-40	
4265700135	C1-40	NC3-40	
4265700145	C1-40	NC3-40	
4265700150	C1-40	NC3-40	
4265700170	C1-40	NC3-40	
4265700175	C1-40	NC3-40	
4265700180	C1-40	NC3-40	
4265700190	C1-40	NC3-40	
(majority) 3524049132	C1-40	NC3-40	western 110 feet in NC3-40 P2
(portion) 3524049132	C1-40	NC3-40 P2	western 110 feet in NC3-40 P2
4265700004	C1-40	NC3-40 P2	
4265700006	C1-40	NC3-40 P2	
4265700195	C1-40	NC3-40 P2	
3524049061	NC2-40	NC2-40 P2	
3524049062	NC2-40	NC2-40 P2	
3524049127	NC2-40	NC2-40 P2	
3524049128	NC2-40	NC2-40 P2	
3524049129	NC2-40	NC2-40 P2	
3524049162	NC2-40	NC2-40 P2	

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WHEREAS, the City Council finds that the proposed amendments to the Land Use Code established by this ordinance are consistent with the adopted *Rainier Beach 2014 Neighborhood Plan*; and

WHEREAS, the City Council finds that the proposed amendments to the Land Use Code established in this ordinance will promote the health, safety and welfare of the general public; NOW, THEREFORE,

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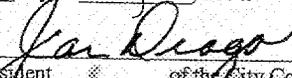
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3 208 of the Official Land Use Map, as shown in Exhibit A.

4 Section 2. The City Clerk is hereby authorized and directed to file a copy of this  
5 ordinance and attached Exhibit A at the King County Records and Elections Division, and to  
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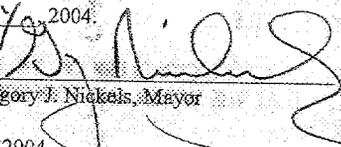
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14 Passed by the City Council the 17<sup>th</sup> day of May, 2004, and signed by me in open  
15 session in authentication of its passage this 17<sup>th</sup> day of May, 2004.

16  
17   
President of the City Council

18 Approved by me this 25 day of May, 2004.

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20   
Gregory J. Nickels, Mayor

21 Filed by me this 25<sup>th</sup> day of May, 2004.

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23   
City Clerk

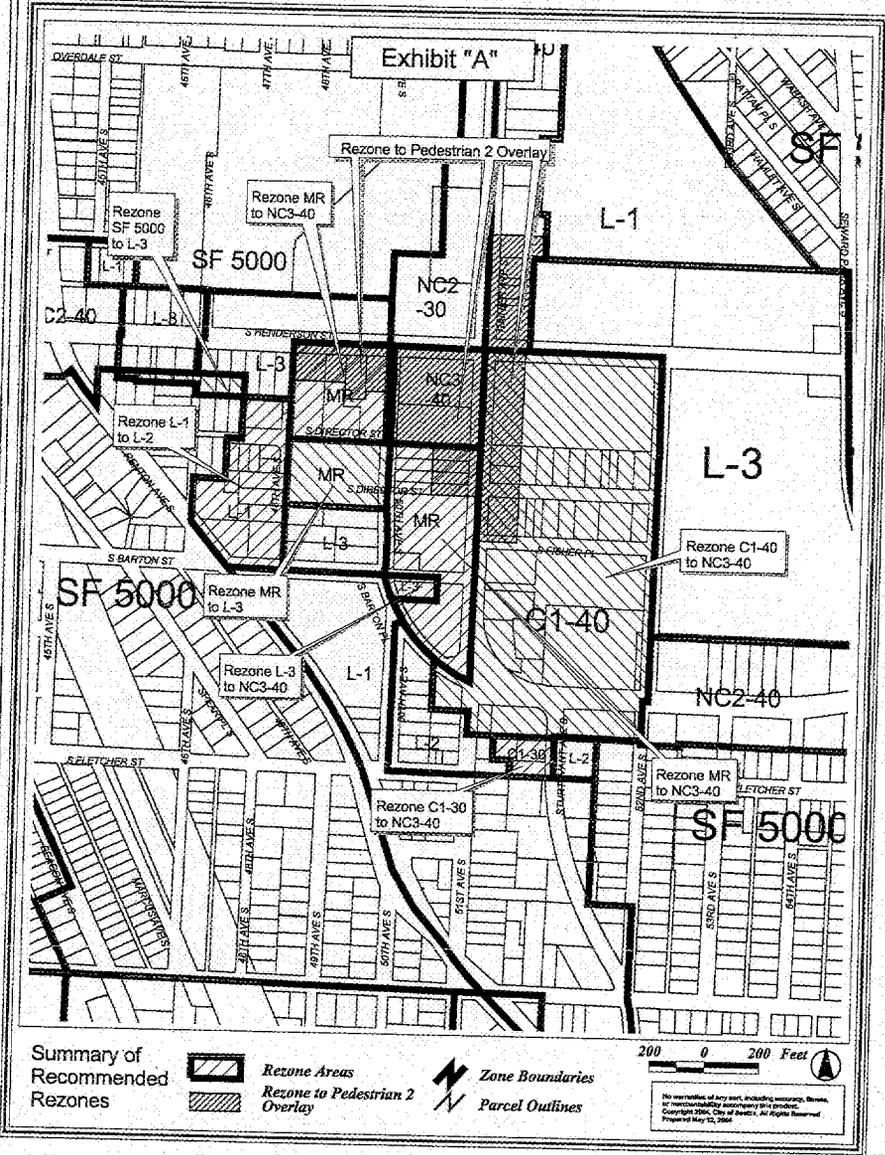
24 (Seal)

25 Attachments  
26 Exhibit A: Map of Rezones

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Gordon S. Clowers/GSC  
 114814 v3.doc  
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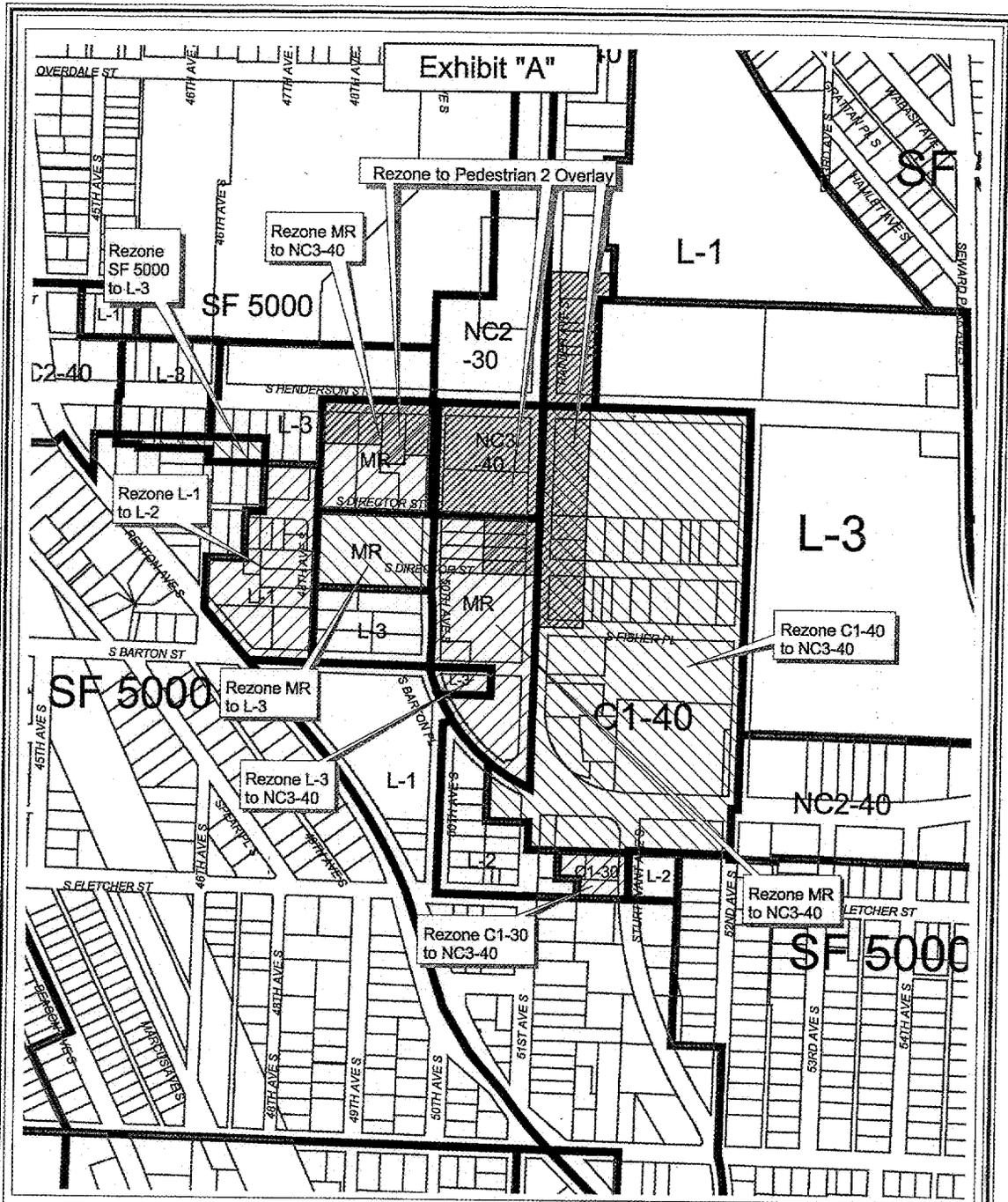
FILED  
 CITY OF SEATTLE  
 2004 MAY 28 PM 2:04  
 CITY CLERK

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2122700005	L3 and SF	L3
2122700015	L3 and SF	L3
2122700030	L3 and SF	L3
2122700035	L3 and SF	L3

LEGEND: C1=Commercial 1, NC3=Neighborhood Commercial 3, L3=Lowrise 3, SF=Single Family  
P2=Pedestrian 2 designation, L1=Lowrise 1, L2=Lowrise 2, MR=Midrise



Summary of  
Recommended  
Rezoning



Rezone Areas  
Rezone to Pedestrian 2  
Overlay



Zone Boundaries  
Parcel Outlines

200 0 200 Feet



No warranties of any sort, including accuracy, fitness,  
or merchantability accompany this product.  
Copyright 2004, City of Seattle, All Rights Reserved  
Prepared May 12, 2004

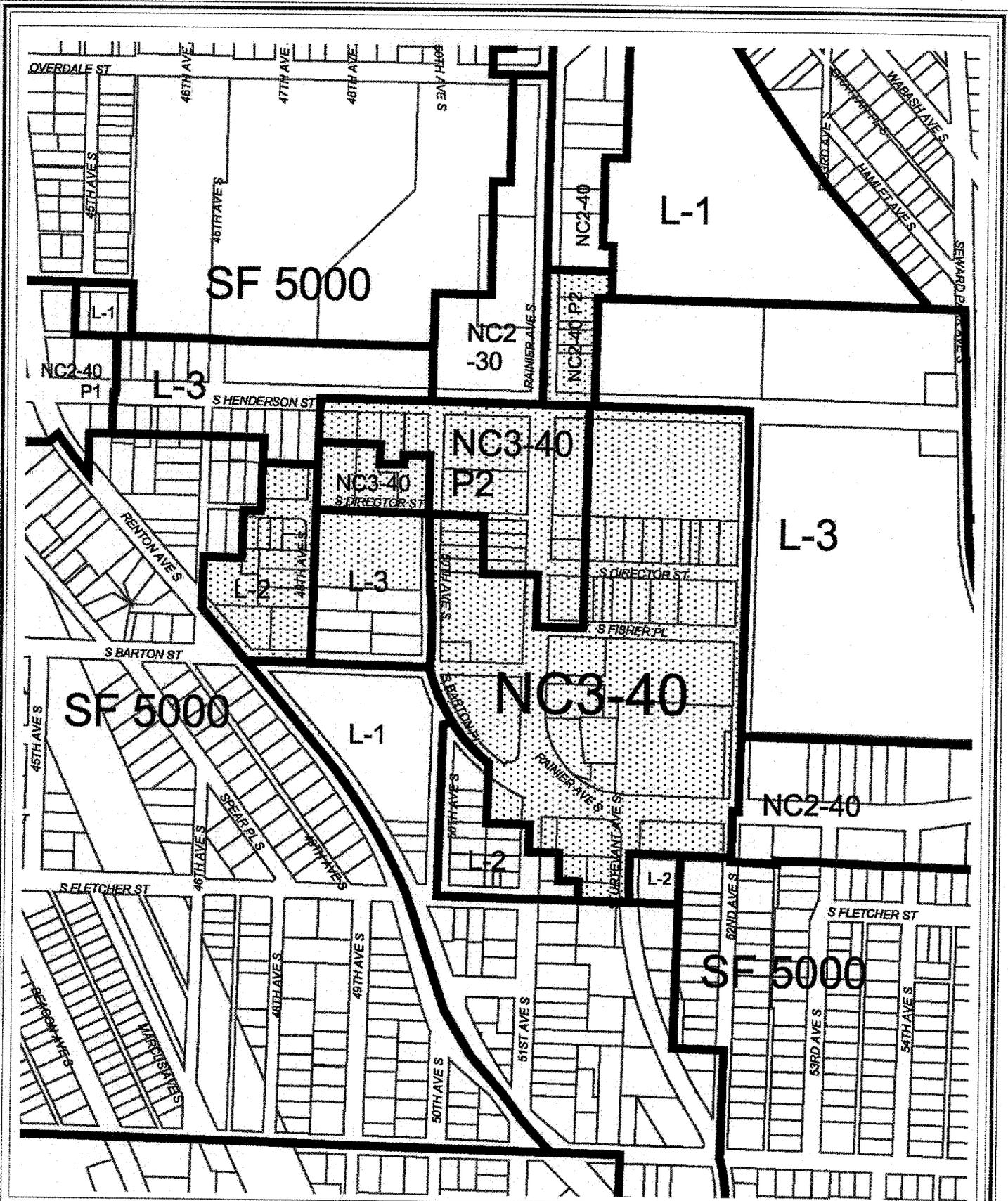


Exhibit B  
Zoning Map After  
Rezoning Completed



Zone Boundaries

Parcel Outlines

200 0 200 Feet



No warranties of any sort, including accuracy, fitness,  
or merchantability accompany this product.  
Copyright 2003, City of Seattle. All Rights Reserved  
Prepared June 16, 2000

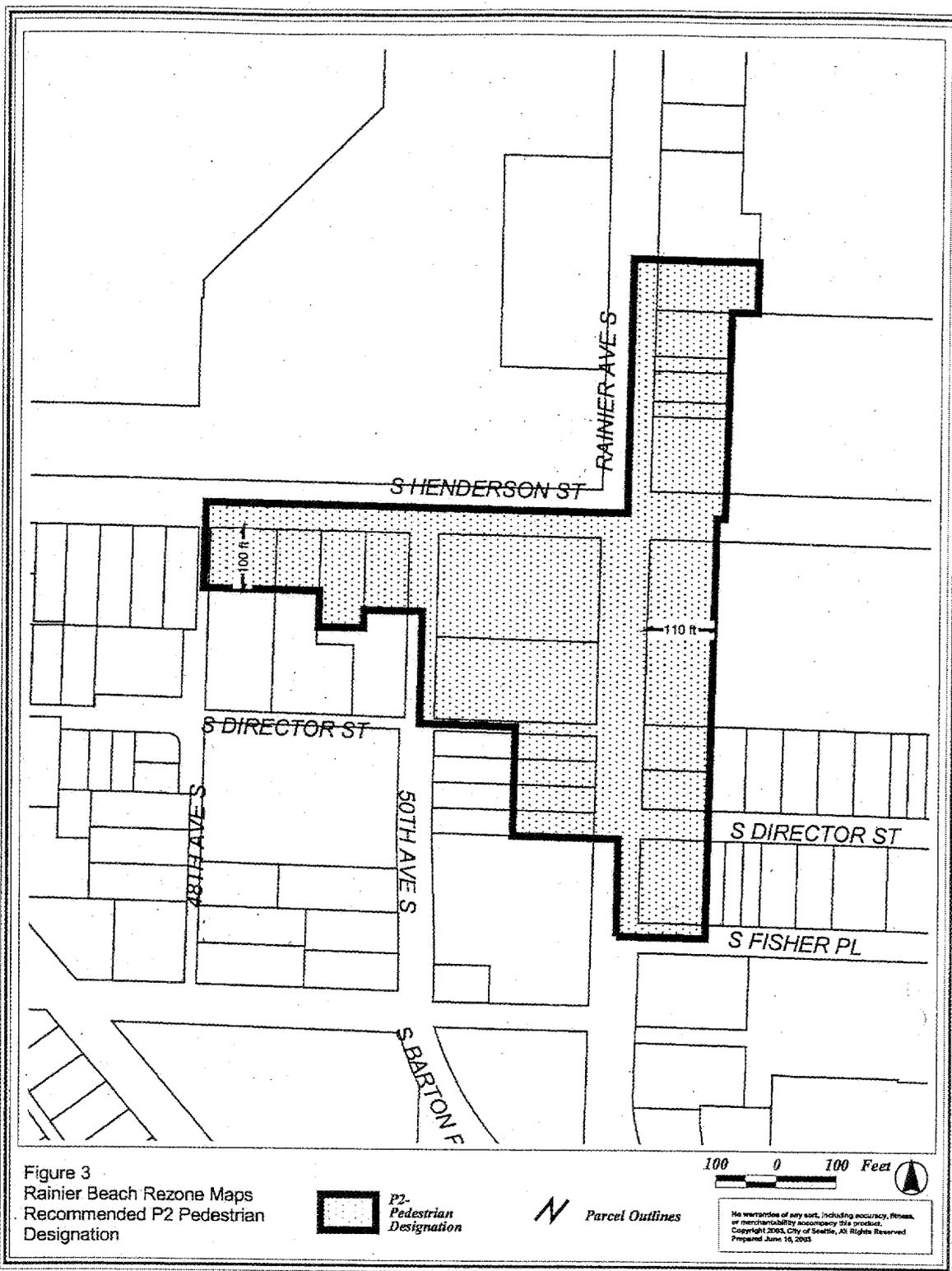
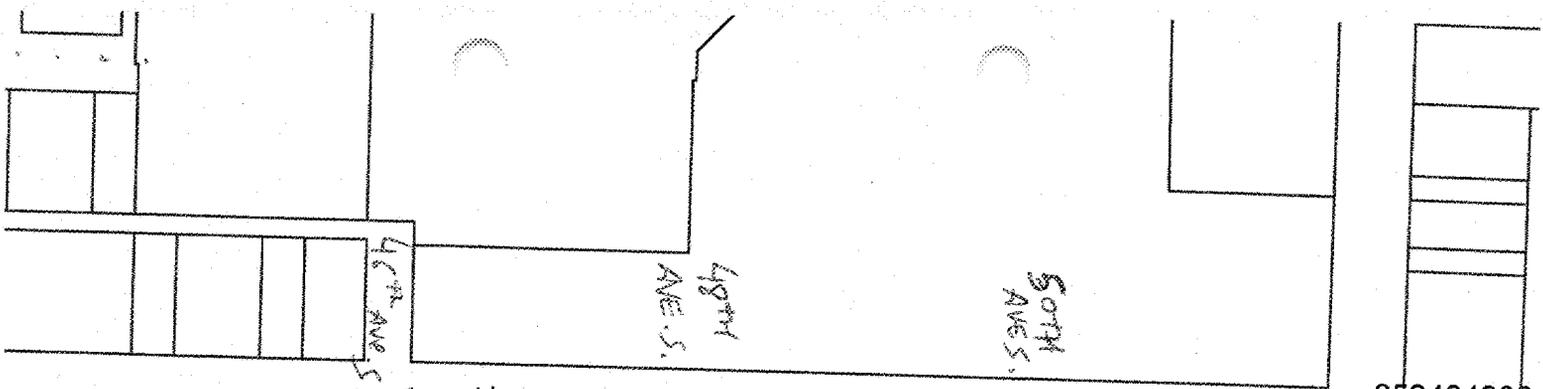


Figure 3  
Rainier Beach Rezone Maps  
Recommended P2 Pedestrian  
Designation

 P2-  
Pedestrian  
Designation

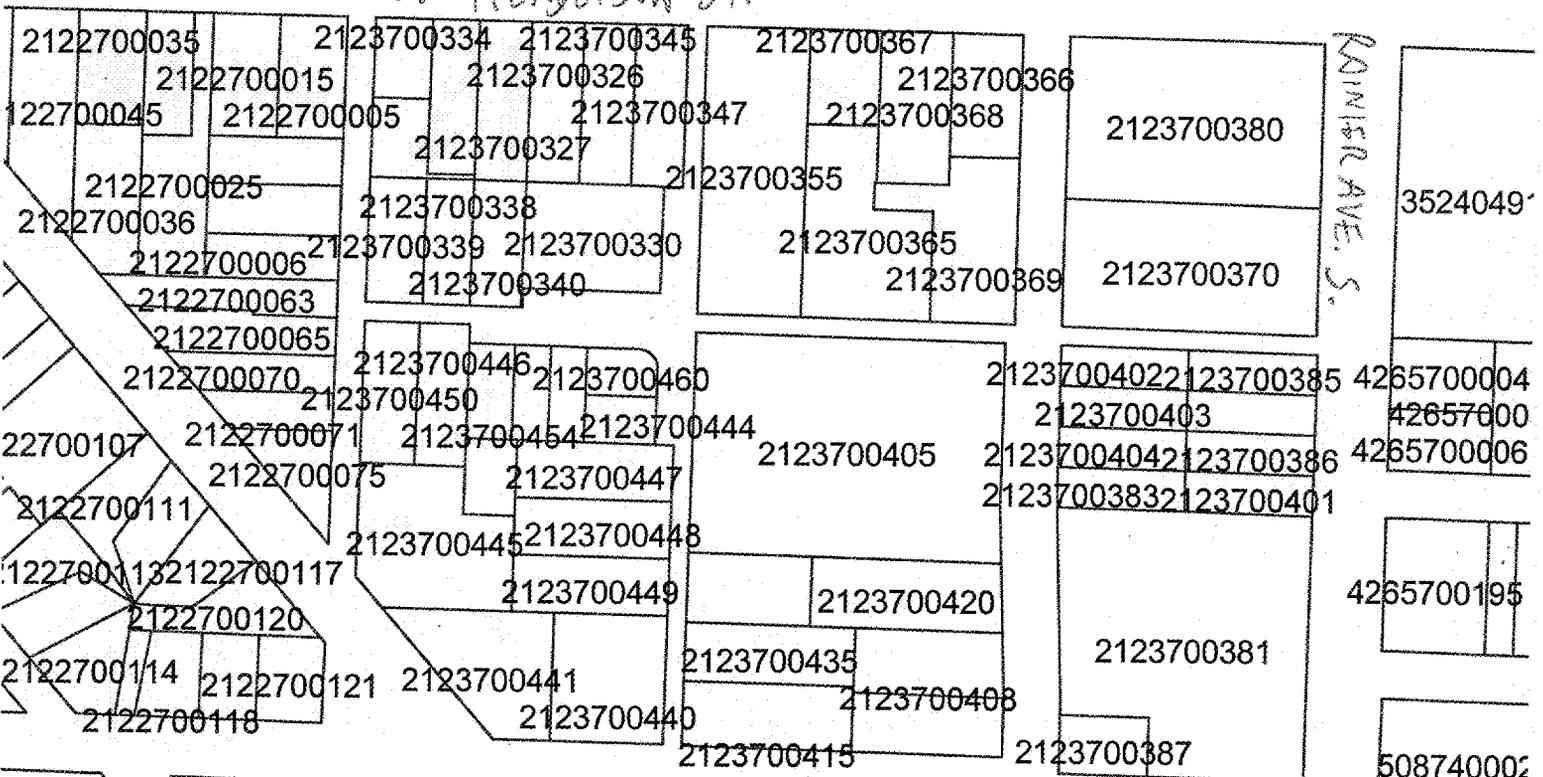
 Parcel Outlines

100 0 100 Feet   
No warranties of any sort, including accuracy, fitness,  
or merchantability accompany this product.  
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Prepared June 16, 2005



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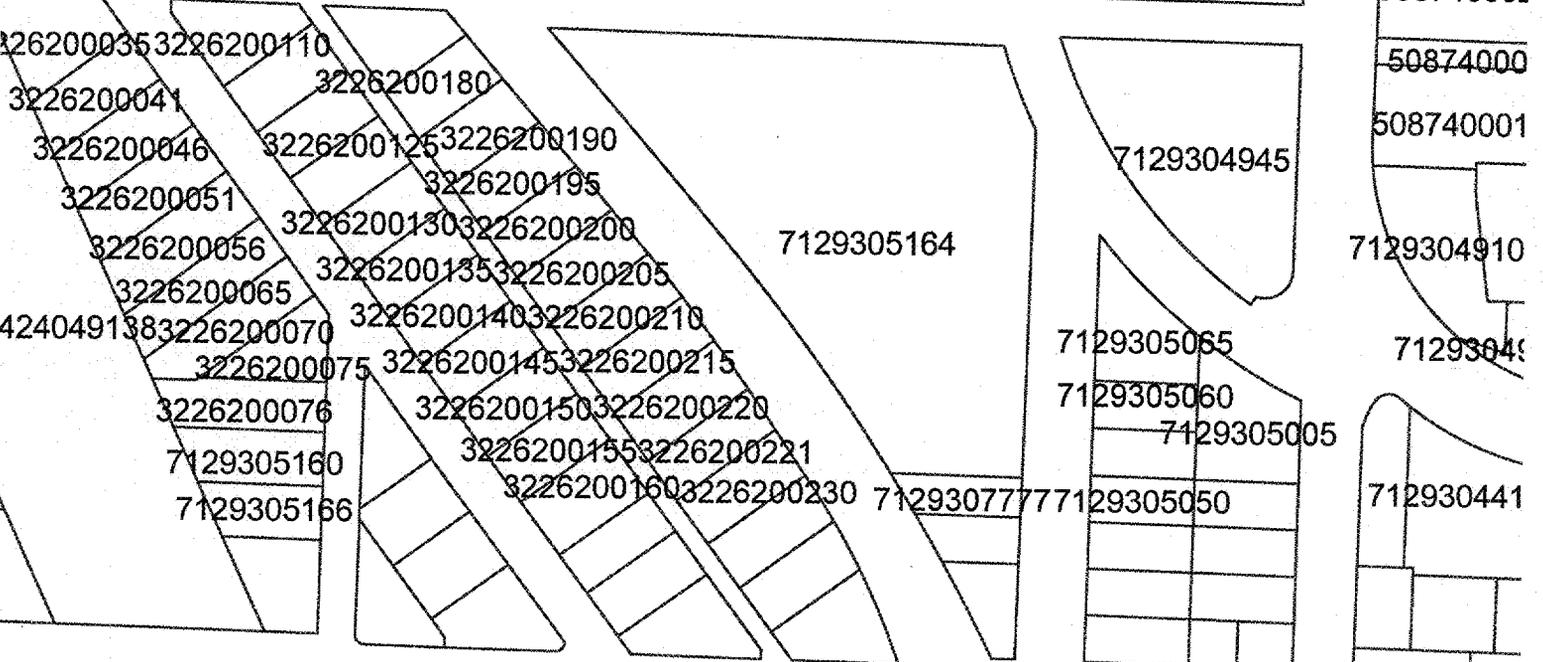
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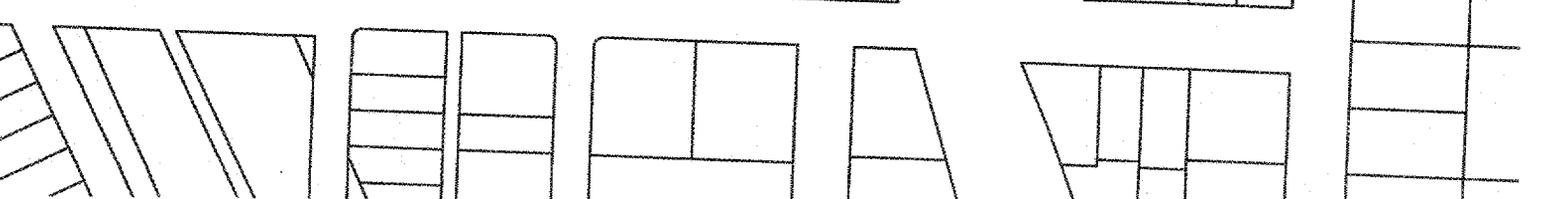
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## DIRECTOR'S REPORT AND RECOMMENDATION OF REZONES FOR THE RAINIER BEACH NEIGHBORHOOD

### SUMMARY OF REZONE PROPOSALS

As part of the City's efforts to implement recommendations of the *Rainier Beach 2014 Neighborhood Plan*, DCLU undertook a rezone analysis for the central portion of the Rainier Beach Residential Urban Village. This report analyzes recommended rezones with respect to criteria in the Land Use Code and neighborhood plan objectives. The following are DCLU's recommendations for rezones in the Rainier Beach Residential Urban Village (see Figures 1-5):

#### **S. Henderson Street Vicinity (see Figure 1, page 2)**

1. Rezone parcels near S. Henderson Street between 48<sup>th</sup> and 50<sup>th</sup> Avenues S. from Midrise (MR) to Neighborhood Commercial 3 with a 40-foot height limit (NC3-40').
2. Rezone Villa Park townhouses property from MR to Lowrise 3 (L3).
3. Rezone Lowrise 1 (L1) zoned parcels south of S. Henderson Street between 46<sup>th</sup> and 48<sup>th</sup> Avenues S. to Lowrise 2 (L2).

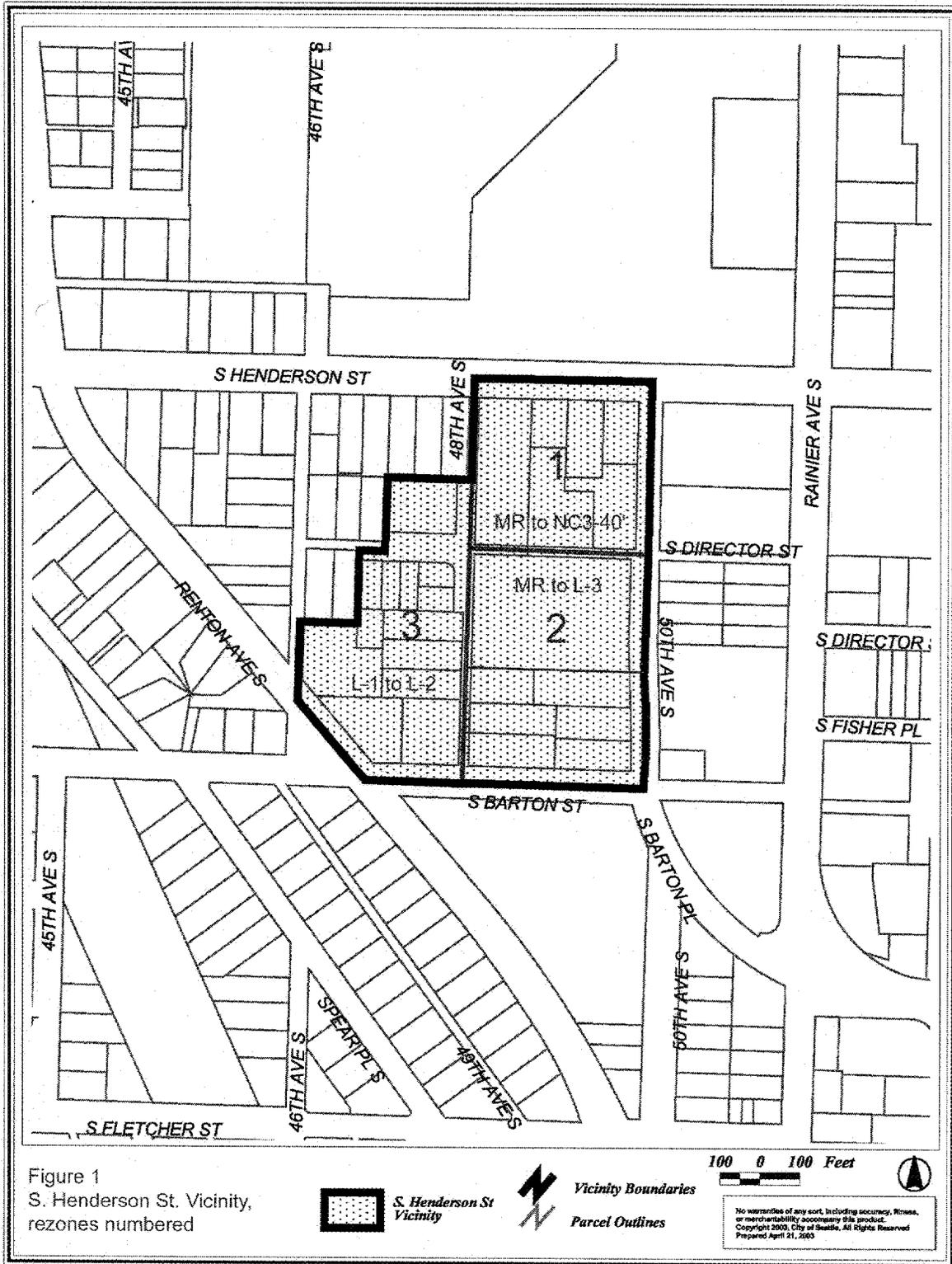
#### **Rainier Beach Commercial Core Vicinity (see Figure 2, page 3)**

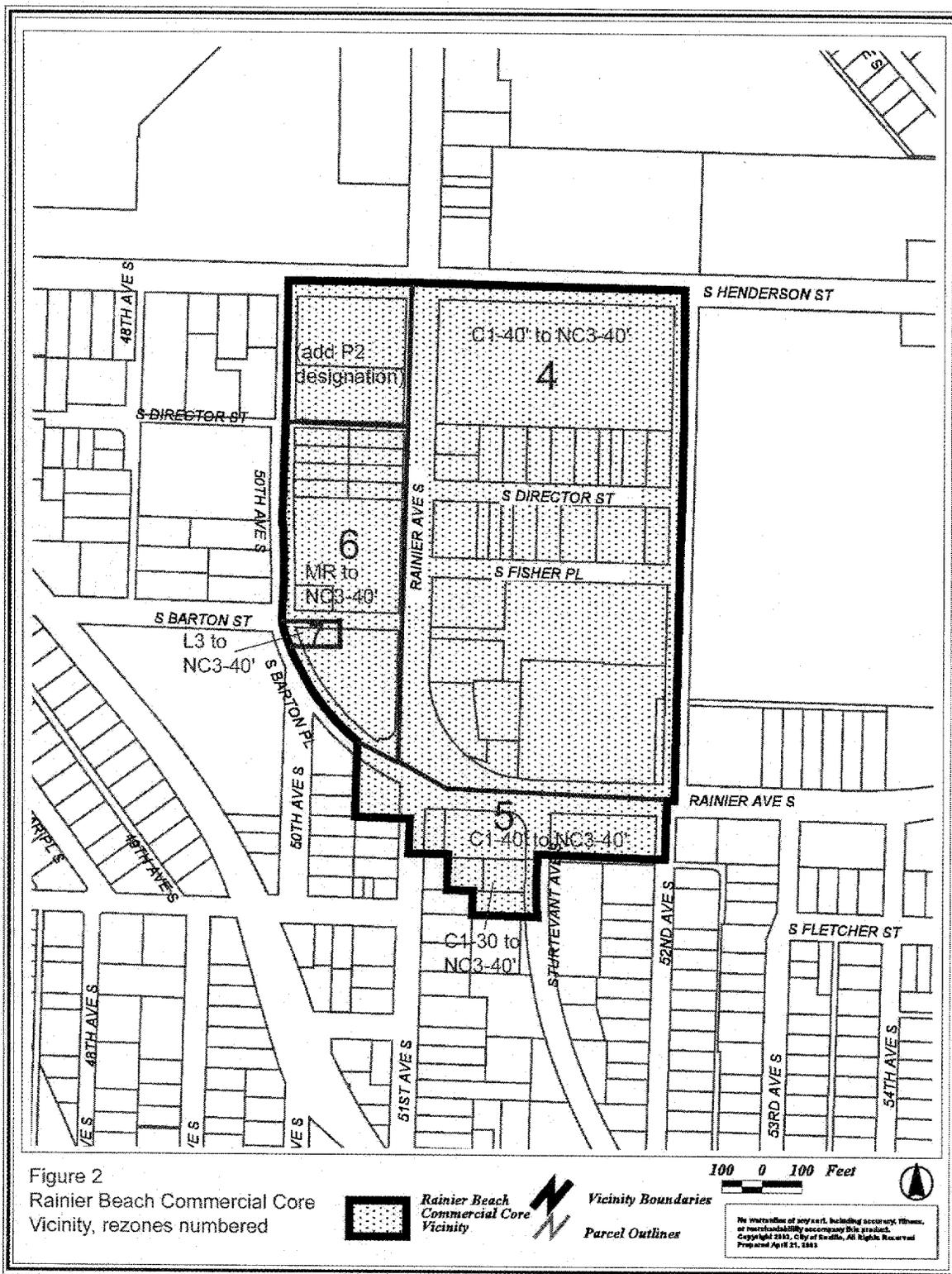
4. Rezone the central commercial area south of S. Henderson Street from Commercial 1 (C1-40' and C1-30') to NC3-40'.
5. Rezone parcels south of Rainier Avenue S. between 50<sup>th</sup> and 52<sup>nd</sup> Avenues S. from C1-40' and C1-30' to NC3-40'.
6. Rezone parcels on the west side of Rainier Avenue S. from MR to NC3-40'.
7. Rezone a small portion of the Barton Place Apartments property from L3 to NC3-40', to match other recommended zoning on this property.

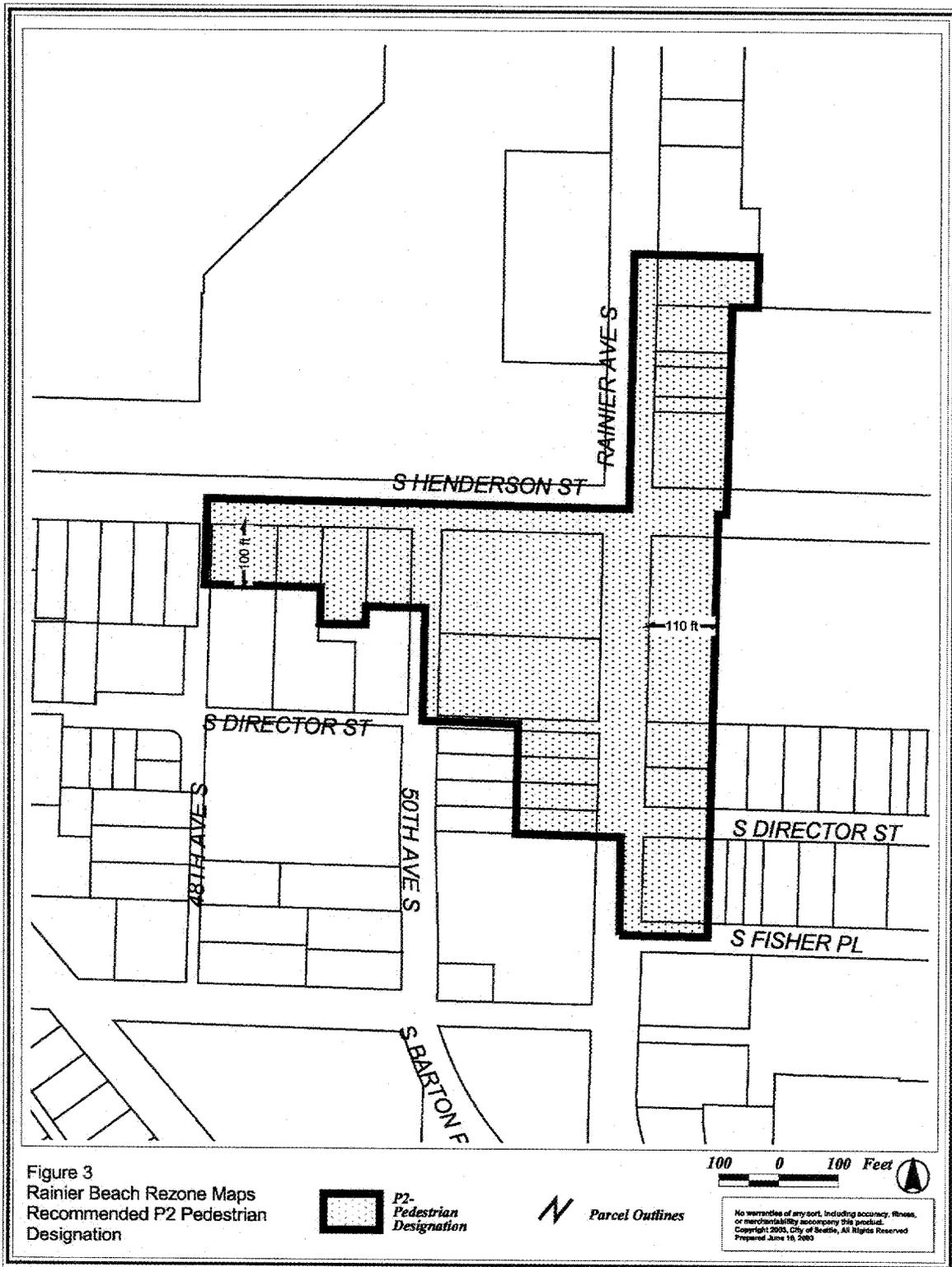
#### **P2 pedestrian designation (see Figure 3, page 4)**

8. Place a P2 pedestrian designation on the following segments of S. Henderson Street and Rainier Avenue S.:
  - proposed and existing NC-zoned properties on the south side of S. Henderson Street between 48<sup>th</sup> Avenue S. and Rainier Avenue S.;
  - both sides of Rainier Avenue S. from S. Fisher Place to S. Henderson Street (excluding the library property), including the western 110 feet of the QFC/Rite-Aid property; and
  - four properties on the east side of Rainier Avenue S. north of S. Henderson Street.

Figure 4 graphically summarizes the rezones (using the existing zoning as the base map) and Figure 5 portrays the overall zoning map after all of the recommended changes.







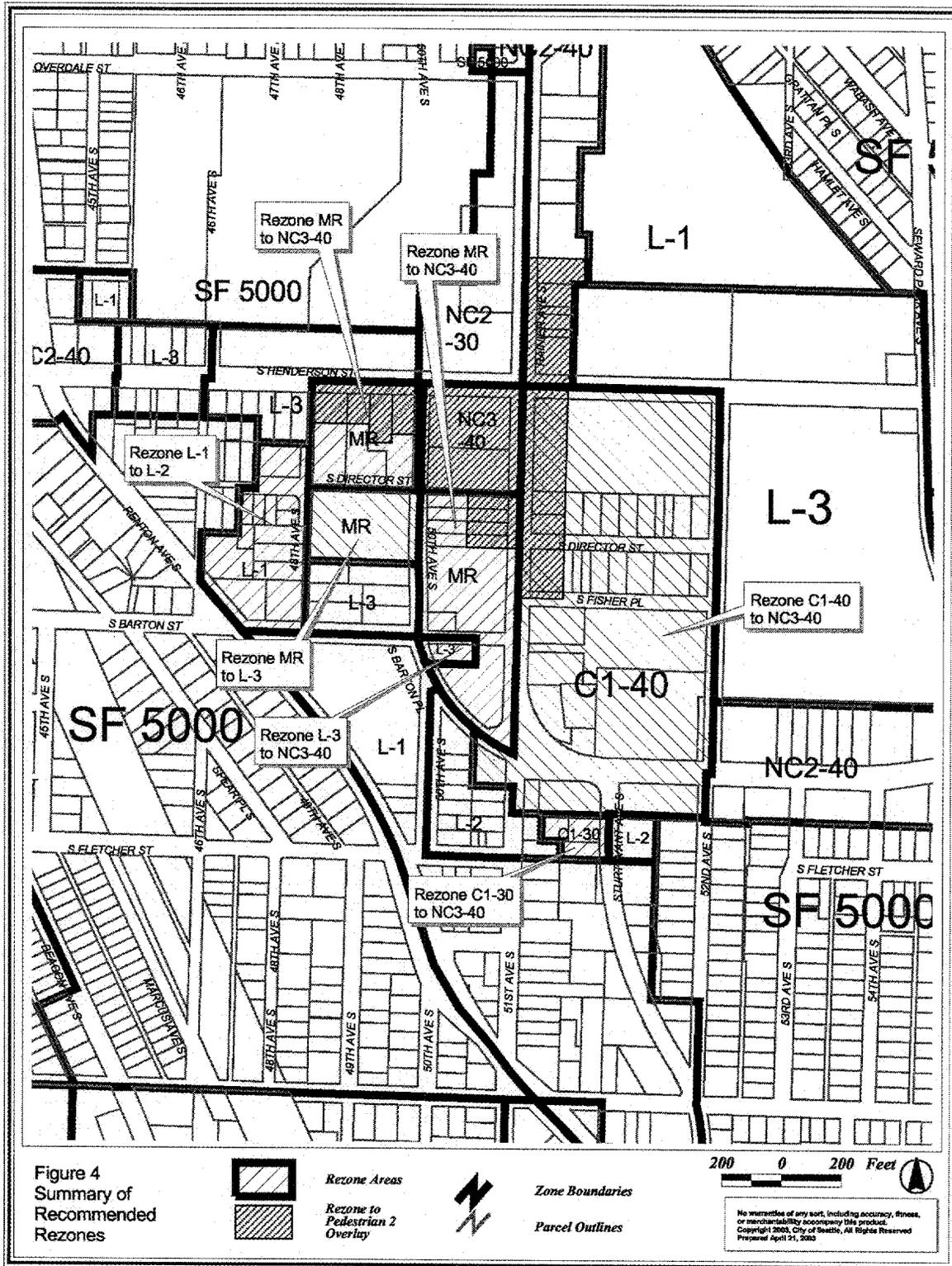


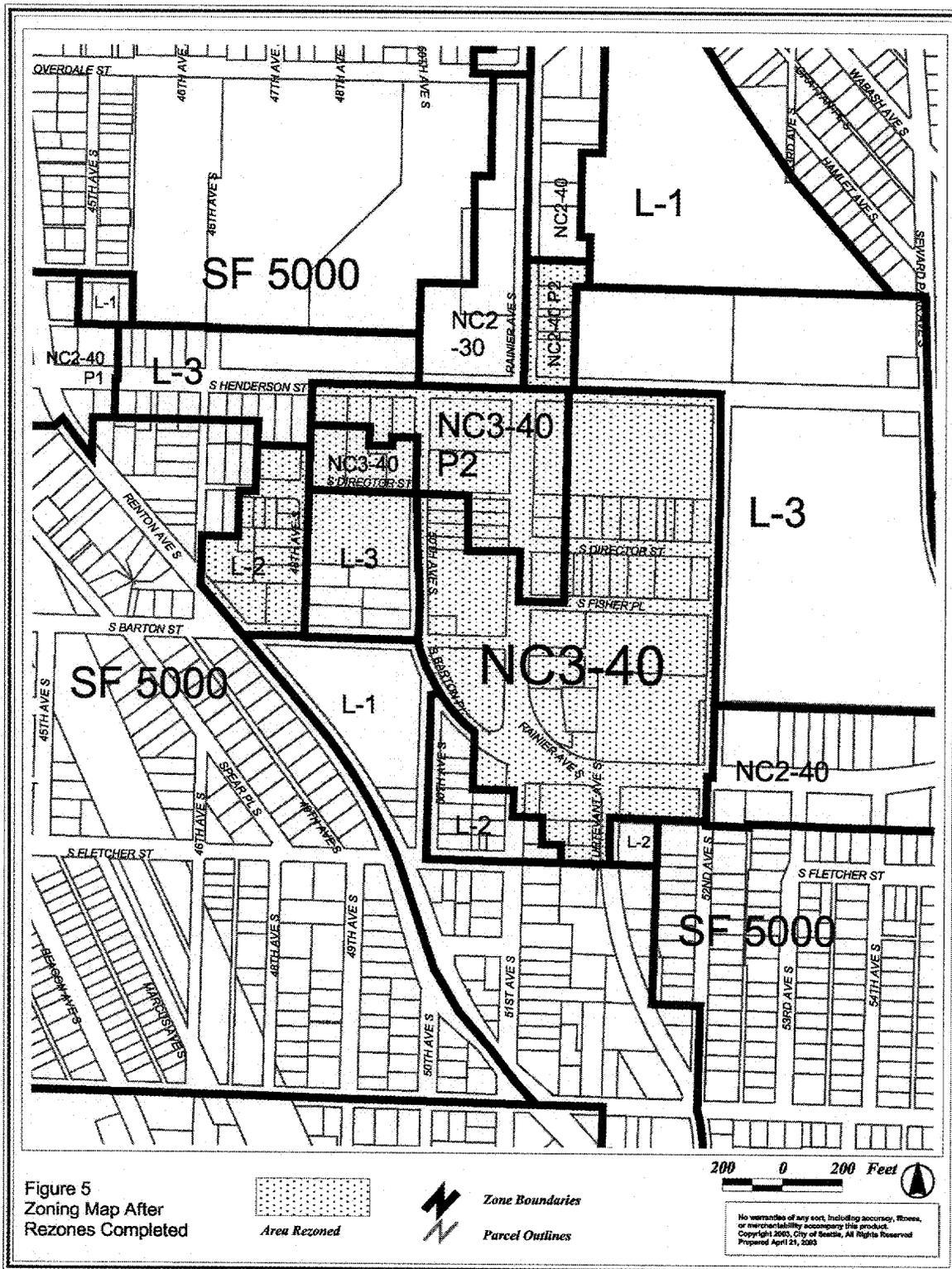
Figure 4  
Summary of  
Recommended  
Rezoned Areas

 Rezoned Areas  
 Rezoned to Pedestrian 2 Overlay  
 Zone Boundaries  
 Parcel Outlines

200 0 200 Feet

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**PUBLIC OUTREACH**

Rainier Beach residents participated in an extensive three-year effort to develop the *Rainier Beach 2014* Neighborhood Plan, with assistance from the City’s Neighborhood Planning Office. The planning process involved a wide variety of public outreach efforts including: community visioning and validation of planning goals; meeting with numerous religious and non-profit organizations; personal interviews; questionnaires; newsletters; open committee meetings on key topics; and final validation events. The process began in 1996 and ended in 1999.

DCLU’s rezone analysis efforts began in late 2001. This process included public outreach to gain the perspectives of residents, commercial property owners/tenants, and affected public agencies. Commercial contacts included owners and tenants of the largest properties in the commercial core, as well as a representative of commercial interests in the Director Street vicinity. Key agency contacts included the School District, Parks Department, Housing Authority and the Department of Neighborhoods. Staff also met twice each with the local Merchants Association and Rainier Beach Community Club, most recently in March 2003. The latest meetings and contacts actively sought stakeholder comments on three zoning options, as a deciding factor that helped shape DCLU’s final recommendations with regard to multifamily densities and pedestrian designations.

**SUMMARY OF CONCLUSIONS**

The recommended rezones, in response to the *Rainier Beach 2014* Neighborhood Plan, satisfy the general and zone-specific rezone criteria in the Land Use Code. The recommended rezones would help encourage future development in a manner consistent with the vision of the *Rainier Beach 2014* Neighborhood Plan.

**FORMAT OF DIRECTOR’S REPORT**

This report is organized as follows:

- **Section 1:** Background Information
- **Section 2A:** Relationship to General Rezone Criteria
  - Zoned Capacity
  - Zoning History and Precedential Effect
  - Neighborhood Plans
  - Zoning Principles
  - Impact Evaluation
  - Nonconforming Uses
  - Changed Circumstances
  - Overlay Districts
  - Critical Areas
  - Overall Conclusions on Relationship to General Rezone Criteria
- **Section 2B:** Match Between Zone Criteria and Area Characteristics
  - Tables that analyze the relationship to specific zone criteria
- **Section 3:** Conclusion
  - Summary tables to weigh and balance the rezone criteria
  - Recommendation



## Section 1: Background Information

The Rainier Beach Residential Urban Village is a center of housing, commerce and education in southeast Seattle, anchored by an automobile-oriented commercial district and middle-school, high school and community center facilities. The urban village extends between Martin Luther King Jr. (MLK) Way S. and Lake Washington, and from S. Rose Street to S. Pilgrim Street. Rainier Avenue S. and S. Henderson Street are the key arterials. The commercial core of Rainier Beach includes QFC/Rite Aid and Safeway shopping complexes, as well as a diverse collection of small businesses, restaurants, and a public library. Residential neighborhoods include a variety of single-family and multifamily housing, some in affordable categories. Vacant or under-developed properties are present, offering opportunities for future residential and commercial development. The neighborhood has not experienced much growth over the past twenty years, but is likely to experience greater change over the next ten to twenty years due to the influence of a planned Sound Transit light rail station at S. Henderson Street/MLK Way S.

The *Rainier Beach 2014* Neighborhood Plan, adopted in 1999, represents the community's expression of its vision for the future of the neighborhood. The plan seeks to revitalize and improve the pedestrian and aesthetic qualities of the commercial core and S. Henderson Street vicinities. It also envisions additional residential/mixed-use development and new commercial and employment opportunities within the heart of the urban village. The neighborhood plan promotes mixed-use and townhome housing styles, as well as further analysis of rezone strategies involving Lowrise and NC zones and consideration of pedestrian designations. Desired streetscape improvements are intended to occur through public sector street improvements (such as crosswalks) as well as sidewalk and aesthetic improvements with new mixed-use development.

The recommended rezones promote land use and zoning changes that would satisfy nearly all of the specific zoning-related requests for future action in the neighborhood plan. Long-term growth and redevelopment within the framework of the recommended zoning would help achieve the vision of the *Rainier Beach 2014* Neighborhood Plan

## Section 2A: Rezone Analysis—Relationship to General Rezone Criteria

This section describes the overall effect of the overall rezone proposal with respect to the general rezone criteria.

### Zoned Capacity

Development capacity analysis indicates that the recommended rezones would have limited effect on overall residential and commercial capacity in the Rainier Beach Residential Urban Village. Residential capacity would likely decrease by approximately 10 dwelling units, and commercial capacity would likely decrease by approximately 8,000 square feet of commercial floor area. Even with these changes, the urban village would retain sufficient capacity to meet growth targets and the neighborhood's vision expressed in their neighborhood plan (and subsequent planning that occurred as part of station area planning for the Henderson Street Light Rail Station vicinity).



### Zoning History and Precedential Effect

The zoning history of the study areas reflects Rainier Beach's definition as a multifamily housing center in the late 1950s and as a commercial center in the mid-1960s. In 1982, a rezone to MR for certain properties along S. Henderson Street, 50<sup>th</sup> Avenue S. and Rainier Avenue S. significantly increased the zoned capacity for multifamily development. However, this area has not further developed at a Midrise scale. The only multifamily development in the MR area in the last several years was at a low density matching the least-dense multifamily zone (Lowrise 1).

The recommended rezones are intended to implement the recommendations of the *Rainier Beach 2014* Neighborhood Plan, to aid in future development and the long-term revitalization of this urban village. The rezones could have a precedential effect in allowing for other future rezones that would help support neighborhood plan implementation.

**Area proposed for NC3-40' and Lowrise rezones – near S. Henderson Street:** Multifamily zoning has been present near S. Henderson Street for at least 45-50 years. In 1957, properties abutting S. Henderson Street were zoned Multiple Residence (RM), a common zone across the city. The Villa Park property was rezoned from Single Family (RS 5000) to Multiple Residence in 1958. This also occurred in a few other locations in the vicinity through the 1960s. In 1982, the current Midrise zoning was established, as well as the adjacent Lowrise 3 zone just to the south. In this area, no development has taken advantage of the density capabilities of the Midrise zoning since 1982.

**Other rezones to NC3-40' in the Rainier Beach commercial core:** In 1957, several properties fronting Rainier Avenue S. were zoned Multiple Residence (RM) and portions fronting 50<sup>th</sup> Avenue S. were zoned RS 5000 for single-family uses. In 1958, the northwestern corner of this area was changed from RS 5000 to RM. In 1968, the remainder of the single-family zoned area was changed to RM. In 1982, the multifamily zoned area was rezoned MR for higher-density multifamily uses. The Barton Place apartment site retained a General Commercial (CG) zone until 1986 when it was rezoned to MR.

The zoning history of the commercial core of Rainier Beach reflects its commercial designation in the mid-1960s and a continuation of that zoning theme until the present. Prior to 1965, this study area was zoned RM for multifamily uses. In 1965, most of Study Area 3 was rezoned to Business Commercial (BC), which allowed a variety of commercial and retail uses including larger neighborhood-serving centers. Properties abutting Rainier Avenue S. from its bend east to 54<sup>th</sup> Avenue S. were zoned General Commercial (CG), which allowed a mix of heavier commercial uses than the BC zone. Both of these areas were rezoned to C1-40' in 1986, which allows for a wide variety of commercial, retail and heavier commercial uses.

In 1995, a portion of the 1.1-acre Vinson Brothers property (south of the bend in Rainier Avenue S.) was contract-rezoned from L2 to C1-30' in 1995 (see CF 299584). This extended the commercially-zoned property southward. The initial rezone request was for C1-40' zoning.



The Director of DCLU recommended that the rezone request be denied. However, the Hearing Examiner found that the rezone should be granted with a 30-foot height limit and other conditions detailed in a Property Use and Development Agreement (PUDA). The property owners have worked with Southeast Effective Development (SEED) to formulate redevelopment plans for the property, but have not proceeded with a proposal.

### Neighborhood Plans

The *Rainier Beach 2014* Neighborhood Plan describes a vision for long-term development in this Residential Urban Village, with several recommendations pertaining to land use and zoning topics. The recommended rezones would address most of the items that were requested for further consideration. Specific policies are as follows:

- Goal C-1.3 Target areas in the Henderson Street corridor to accommodate the 740 new households anticipated by the year 2014. Develop strategies and make necessary land use and standards recommendations to take advantage of transit-oriented development opportunities, yet promote the community's overall housing vision of primarily mixed-use and townhome-style development.
- C-1.3.3 As the City develops a specific Station Area Plan for the MLK at Henderson light rail station, respect and recognize that the neighborhood plan supports the following land use and zoning objectives for housing development:
- Downzone the existing Midrise (MR) zoning that fronts Henderson Street to a low-to-moderate density multifamily zone (L1, L2 or L3). Also explore the potential for changing the zoning designation to NCR-40, allowing for possible mixed-use development. This would be for properties facing Henderson Street only.
  - Support the potential for higher-density development around the light rail station. As a transition to the neighborhood commercial zoning at Renton Avenue S and Henderson, change the C1-40' [zone] around the station area to NCR or NC3, thereby allowing mixed-use development and higher-density housing.
  - Support the proposal to allow single-purpose residential buildings in all Neighborhood Commercial zones (NC) within the urban village boundary.
  - Preserve all surrounding Single-Family (SF5000) zones as resources for small-lot affordable homeownership opportunities.
- Goal C-2.1 Economic Development. Recognize the redevelopment of the commercial core shopping area, south of Henderson Street between Rainier Avenue S. and Seward Park Avenue S. as integral to creating a pedestrian-friendly retail core attractive to local residents; establishing a stronger local employment base for area youth; and strengthening the physical and social environment of Rainier Beach.
- C-2.1.1 Business Retention and Recruitment. Provide a physical and economic environment in which existing businesses can grow and thrive, and to which new business will be attracted. The following ideas are recommended for further consideration:



A. Potential Zoning Changes – Neighborhood Commercial. Consider relaxing the requirement for ground-floor retail uses in the neighborhood commercial zones, by allowing existing NC zones to be adapted to the urban village designation of NCR zones. Also, while this plan does not promote any specific zoning changes, allow potential new development to change general commercial (C1/C2) zoning to neighborhood commercial (NC/NCR), if the proposed development contributes to the vision of a pedestrian-oriented urban village.

B. Potential Zoning Changes – Pedestrian [Designation]. As the area develops in the future and begins exhibiting a pedestrian-oriented development pattern, City Council shall consider adoption of a P2 [designation] to further encourage pedestrian uses and building amenities.

C. Design Guidelines. To enhance pedestrian orientation and architectural variety, design guidelines and development standards should be created to promote elements that will encourage storefront shopping, walking and interaction among residents, business owners, and area visitors.

- LUH-L1 Establish “housing opportunity” subareas to locate new growth: [including]
- The area east of 48<sup>th</sup> Avenue S. south of Henderson Street could accommodate residential small lot single-family homes similar to those developed by HomeSight in the Central Area and North Rainier Valley.

Goal LUH-4 Establish a land use and zoning plan that will preserve Rainier Beach’s single-family areas: limit and discourage more apartment style dwelling units; and promote ground-related townhome developments to serve the needs of future residential growth.

LUH-4.1 Promote no zoning changes as part of plan adoption, but allow flexibility for potential changes or contract rezones when they support the goals, strategies, and vision of Rainier Beach as a transit-friendly, pedestrian-oriented, safe and secure urban village.

LUH-4.2 Preserve single-family zones in the urban village and general planning area.

Neighborhood Plan Figure 13 has notes indicating “Encourage mixed-use infill, townhome development and overall rehabilitation of shopping centers, including clearly marked entries and landscaped parking area.” And, “Encourage new housing, mixed-use on Rainier Avenue S. and build new landscaped median.”

Goal C-2.4 Housing. Promote the development of housing, both single-purpose residential and mixed-use, on vacant and redevelopable parcels in “Beach Square” [the commercial core]. Do so as a means of putting “eyes on the street” at all hours of the day, thereby creating a stronger sense of safety and personal security in the shopping area.

C-2.4.1 Allow for the development of mixed-use or single-purpose residential housing along Rainier Avenue S between 51<sup>st</sup> and 57<sup>th</sup> Avenues S. Should a development proposal of this kind be considered, the City should entertain potential zoning changes to facilitate this type of infill development. The exception is limited to the area covered by the boundaries of this cornerstone element.



## Zoning Principles

**Area proposed for NC3-40' and Lowrise rezones – near S. Henderson Street:** The recommended rezone to NC3-40' for the properties along S. Henderson Street would extend the commercial character of the commercial core one block westward. This extension would allow for somewhat less transition between the NC3 area and nearby less-intensive residentially-zoned properties than if the properties were zoned Lowrise. However, due to its location within the Rainier Beach urban village, along S. Henderson Street and adjacent to NC3 zoned property, such an extension would be acceptable. Also, the adjoining properties zoned Lowrise would provide sufficient transition in height and scale.

The recommended L2 zone south of S. Henderson Street would slightly increase allowable density, but would continue to act as a transition between the more intensive uses to the east and the adjacent lower-density residential uses to the west.

**Other rezones to NC3-40' in the Rainier Beach commercial core:** The recommended NC3-40' zone would be consistent with zoning principles for commercial cores of urban villages because it would accommodate mixed-use development along with a wide variety of commercial uses. As the heart of an urban village, it should possess the highest zoned intensity and height limit in the vicinity. This would be achieved with the recommended NC3-40' zone, which would also provide the same zoning for the entire central commercial core properties in the neighborhood. The NC3 zone would also be somewhat more compatible with adjacent residential and commercial uses than the existing C1 zone. The 40-foot height limit would only increase the height limit for the southern half of one property, which currently has a 30-foot height limit.

**P2 pedestrian designation in the S. Henderson Street/Rainier Avenue S. vicinity:** The P2 requirements would supplement the requirements of the NC3-40' zone. It would limit the allowable range of uses at the ground floor to retail, restaurant, customer service offices, pet grooming services and public libraries. It would also limit setbacks, require active uses along most of the affected street frontage, and reduce overall parking requirements for those uses. The recommended P2 designation is identified for certain block faces within 1-2 blocks of the key S. Henderson Street/Rainier Avenue S. intersection, to encourage future development in a manner that supports the development patterns envisioned by the *Rainier Beach 2014 Neighborhood Plan*.

## Impact Evaluation

**Housing:** The recommended rezones could potentially lead to redevelopment of a few properties that already have multifamily housing in Study Area 1. These are older apartment buildings showing signs of age, with a total of approximately 118 dwelling units. Other housing-related implications include potential redevelopment of 8 existing single-family properties between Rainier Avenue S. and 50<sup>th</sup> Avenue S., and causing an existing 6-story apartment (Barton Place) to become nonconforming with respect to building height. In all the study areas, the recommended rezones could lead to additional development of housing in mixed-use or multifamily residential projects.

**Service/Utility Capacity:** The recommended rezones would not significantly affect service capacities related to streets, transit, parking or utilities. The rezones would actually slightly reduce the zoned capacity for development in the study areas, but differences in service/utility impacts would not likely be detectible. Past environmental review for the neighborhood plan adoption already reviewed potential service/utility impacts of long-term growth in this urban village, and did not identify significant impact implications.

**Environmental Factors:** The study areas are located in already-developed urban area that has relatively low potential for environmental impacts from future development. Environmental critical areas are mapped primarily only along a few peripheral edges, consisting of possible steep slopes and the edge of a buffer from Mapes Creek. Also, an unmapped wetland conceivably could be present near the Sturtevant ravine. Some of these areas may already have been graded in the past. Any future redevelopment on properties with critical areas would need to be reviewed to protect critical areas consistent with the City's regulations.

**Pedestrian Safety:** The recommended rezones would not lead to pedestrian safety impacts, and could contribute to better pedestrian conditions in the future through improvements associated with redevelopment.

**Manufacturing Activity:** The study areas contain essentially no manufacturing activity. A small specialty seafood processing operation located on S. Director Street is likely classified as a commercial "food processing and craft work" use, not manufacturing. Both "light" and "general" manufacturing are permitted uses in C1 and C2 zones, but only light manufacturing is a permitted use in NC3 zones. Therefore, the recommended rezones would prohibit general manufacturing in the commercial core of Rainier Beach.

**Employment Activity:** The recommended rezones would not generate negative impacts on employment activity, and could encourage additional employment growth with future development of commercial and mixed uses.

**Character of Areas Recognized for Architectural or Historic Value:** The study areas do not possess a historic character, nor do they contain structures with significant architectural or historical value.

**Shoreline Views and Access to Recreation:** The study areas are not in the immediate vicinity of shorelines. However, views toward the shoreline of Lake Washington are possible from some higher-elevation locations south and west of the study area. The recommended rezones would largely result in no change or a reduction in maximum heights compared to existing zones. One exception is on the southern portion of the Vinson property, where the existing C1 zone has a 30-foot height limit. This portion is recommended to be rezoned with a 40-foot height limit, but significant adverse impacts on shoreline views are not expected, due in part to the potential location of future development on that property under NC3 zoning.



### Nonconforming Uses

With the recommended NC3-40' and P2 pedestrian designation in the commercial core, the location of parking would become nonconforming for roughly 15 businesses including two large grocery stores, a funeral home, four restaurants, eight assorted commercial structures. An existing "outdoor storage" use on the Vinson Brothers property would become a nonconforming use. Four apartment structures along S. Henderson Street would likely be nonconforming with NC3-40' zone requirements. Also, the Barton Place Apartments would become nonconforming with respect to building height. This area of nonconformity would include many of the properties along Rainier Avenue S. between S. Henderson Street and 52<sup>nd</sup> Avenue S.

The recommended rezones would not prevent the continuing use of these existing businesses. Existing uses and features would be able to continue their operations. The recommended zoning would be applicable to future development that may involve significant expansion of buildings or uses.

### Changed Circumstances

Adoption of the *Rainier Beach 2014* Neighborhood Plan is the most important changed circumstance, because it encourages residential and mixed-use development within Rainier Beach's urban village. The vision expressed in the Plan is to diversify the pattern of uses, enliven the streetscapes and otherwise revitalize this area over the long term. In some cases, such as the proposal to rezone the existing MR designation to NC3-40, and Lowrise, near South Henderson Street, the intention is to promote desired forms of lower scaled, but moderately dense, residential and mixed-use development.

### Overlay Districts

The study area is entirely located within the Rainier Beach Residential Urban Village. Also, Map F associated with Section 23.47.004 of the Land Use Code indicates that single-purpose residential development is permitted outright for all properties along the east-west segment of Rainier Avenue S. This is consistent with the neighborhood plan's objectives to accommodate housing if pursued in these areas.

The recommended P2 pedestrian designation is located in a manner that does not conflict with the underlying zoning or the mapped allowance for single-purpose residential development.

### Critical Areas

***Area proposed for NC3-40' and Lowrise rezones – near S. Henderson Street:*** Environmental critical areas are not present in this study area, except for a limited area at the southern periphery of the recommended L2 zone, near Renton Avenue S. Any future development proposals would need to be reviewed so that critical areas are protected consistent with the City's regulations.



**Other rezones to NC3-40' in the Rainier Beach commercial core:** Mapped environmental critical areas are located only along a couple of peripheral edges of the study area. These are due to the presence of natural or manmade steep slopes as well as a buffer area for Mapes Creek. Also, a wetland might be present in or near the Sturtevant ravine. Any future redevelopment proposals would need to be reviewed so that existing critical areas are protected consistent with the City's regulations.

### **Overall Conclusions on Relationship to General Rezone Criteria**

The recommended rezones would represent an evolution in the neighborhood's zoning that is necessary in order to promote the long-term achievement of the community's vision in the *Rainier Beach 2014 Neighborhood Plan*.

- Rezones in the S. Henderson Street vicinity would increase multifamily densities in ways that fit with the neighborhood's character.
- Rezones in the commercial core would encourage a denser, mixed-use growth pattern consistent with the neighborhood plan's vision rather than perpetuate the current low-density automobile-oriented character.
- Pedestrian orientation of development would increase over time.
- The recommended zoning would also aid in establishing a growth pattern that can be effectively served by light rail transit.

## **Section 2B: Rezone Analysis—Match Between Zone Criteria and Area Characteristics**

### **South Henderson Street Area**

Figure 4 indicates the general extent of the "S. Henderson Street" vicinity.

**Midrise to NC3-40' rezone on S. Henderson Street:** The recommended NC3-40' zone along S. Henderson Street between 48<sup>th</sup> and 50<sup>th</sup> Avenues S. sufficiently matches the zone and locational criteria and would aid in establishing the desired future character of this study area. This study area is well-situated along an arterial near the commercial core of Rainier Beach. An NC3-40' zone for properties along S. Henderson Street would encourage an increased intensity of use for these properties and expand the inventory of sites suitable for mixed-use development.

NC3: Neighborhood Commercial 3 Designation (refer to Figure 1, page 2)				
Criteria	Yes	No	Maybe	Comments/Description
<b>A. Function</b>				
1. A pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community or citywide clientele. The area provides for comparison shopping with a wide range of retail goods and services. The area also provides office and business support services that are compatible with the retail character of the area and may also include residences. These areas provide locations for single purpose commercial structures, multi-story mixed use structures with commercial uses along the street front and multi-story residential structures.	X			These properties adjoining S. Henderson Street could fulfill the function of an NC3 zone, providing additional opportunities for a mixed-use or commercial development at the periphery of Rainier Beach's commercial core. A rezone to NC3 would extend the commercial core slightly westward along S. Henderson Street, generally in the direction of the light rail station area nearby to the west.
<b>2. Desired Characteristics.</b>				
a. Variety of retail businesses at street level;			X	Such uses are not currently present. However, the neighborhood plan suggests this area could be redeveloped with mixed uses, to contribute to the desired character of the urban village.
b. Continuous storefronts built to the front property line;			X	Such uses are not currently present. However, future possible mixed-use development in this area could provide additional storefronts at the front property line.
c. Intense pedestrian activity;			X	Such activity is not currently present. However, the neighborhood plan generally intends this area to contribute to pedestrian qualities and pedestrian activity in the area, by accommodating additional residential and mixed-use development. Also, the nearby library could contribute to pedestrian activity.
d. Shoppers can drive to the area, but will walk around from store to store.			X	Store-to-store walking is not popular in this area. However, the neighborhood plan promotes this kind of pedestrian character.
e. Cycling and transit are important means of access.			X	Transit service is available. Also, the neighborhood plan promotes street improvements that would better support cycling and transit options.



<b>B. Locational Criteria. The NC3 zone designation is most appropriate in areas generally characterized by the following:</b>				
<b>1. Existing Character.</b>				
a. Major commercial nodes surrounded by medium- to high-density residential areas or other commercial areas; or			X	These properties along S. Henderson Street are adjacent to the major commercial node, directly west of the NC3 zoned properties between 50 <sup>th</sup> Avenue S. and Rainier Avenue S.
b. Commercial, retail-oriented strip along a major arterial with significant amounts of retail frontage and generally surrounded by medium-density residential areas; or			X	These properties provide about 340 feet of frontage on S. Henderson Street that could be used for retail frontage, extending the commercial or mixed-use character westward from 50 <sup>th</sup> Avenue S.
c. Shopping centers.		X		These properties do not currently include shopping centers. The nearest is located approximately one to two blocks to the east.
<b>3. Physical Conditions Favoring Designation as NC3.</b>				
a. Served by principal arterial;	X			South Henderson Street and the nearby Rainier Avenue S. are both principal arterials.
b. Separated from low-density residential areas by physical edges, less-intense commercial areas or more-intense residential areas;			X	Other adjacent L1 and L3 zones, presence of the school to the north and a slope break nearby to the southwest provide separation from single-family zoned areas.
c. Highly accessible for large numbers of people (considering present and anticipated congestion) so that intense activity of a major commercial node can be accommodated;	X			This area along S. Henderson Street is highly accessible to large numbers of people, similar to other NC zoned property adjacent to the east.
d. Combination of circulation and transit system accommodates commercial traffic without drawing traffic through residential areas;	X			Potential future mixed-use or commercial development on these properties adjoining S. Henderson Street would not draw traffic through residential areas.
e. Excellent transit service;	X			Transit service is available along Rainier Avenue S. and other arterials in the vicinity. Transit accessibility will increase with future light rail service along MLK, Jr. Way S.
f. Presence of large, perhaps shared, off-street parking lots; land available for additional parking, or other means to accommodate parking demand.			X	These properties have sufficient land to accommodate parking, but probably only in small surface lots and/or below new structures.

**Midrise to L3 rezone at Villa Park townhouse site:** The recommended L3 zone at the Villa Park townhouse site (extending northward from the existing L3 zone) sufficiently matches L3 zone and locational criteria. This zone would accommodate existing and future multifamily development near the core of this urban village. Other nearby locations are already zoned or developed at L3 densities. Also, the vicinity has adequate vehicular accessibility, transit accessibility and proximity to neighborhood services and open space.



Lowrise 3 designation (refer to Figure 1, page 2)				
Criteria	Yes	No	Maybe	Comments/Description
<b>A. Function</b>				
An area that provides moderate scale multifamily housing opportunities in multifamily neighborhoods where it is desirable to limit development to infill projects and conversions compatible with the existing mix of houses and small to moderate scale apartment structures.	X			This area is already developed with a townhouse complex that is generally compatible with other multifamily development. The suitability of L3 zoning is further supported because there is an adjoining zone already zoned L3.
<b>B. Locational Criteria</b>				
<b>1. Threshold Conditions.</b>				
Subject to subsection B2 of this section, properties that may be considered for an L3 designation are limited to the following:				
a. Properties already zoned L3; [or]		X		This area is currently zoned Midrise.
b. Properties in areas already developed predominantly to the permitted L3 density and where L3 scale is well established; [or]	X			Apartments to the north are developed at an L3 density. The Villa Park townhomes are developed at a lower density of one unit per 1,900 square feet. An adjacent L3-zoned block of properties to the south is not developed with multifamily structures.
c. Properties within an urban center or village... where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan... or	X			This study area is within the Rainier Beach Residential Urban Village, within one block of Rainier Avenue S. In this situation, it is acceptable to place less emphasis on density and scale compatibility with existing development. Surrounding development includes townhomes and small apartments developed approximately to an L1 density.
d. properties in Delridge...				
<b>2. Environmentally Critical Areas.</b>				
Properties designated as environmentally critical may not be rezoned to an L3 designation, and may remain L3 only in areas predominantly developed to the intensity of the L3 zone.	X			There are no environmentally critical areas in this area.
<b>3. Other Criteria.</b>				
The Lowrise 3 zone designation is most appropriate in areas generally characterized by the following:				
a. Development characteristics of the area				
(1) Either:				
(a) Areas that are already developed predominantly to the permitted L3 density and where L3 scale is well established, [or]	X			See 1.b above.





**L1 to L2 rezone south of S. Henderson Street:** The recommended rezone from L1 to L2 in the area south of S. Henderson Street and west of 48<sup>th</sup> Avenue S. would be sufficiently consistent with zone and locational criteria. This area could accommodate additional small-to-medium scale multifamily development while continuing to provide a transition in land use intensity to the single-family zone to the west. Additional height and bulk of future development would increase only in a limited manner.

L2: Lowrise 2 designation (refer to Figure 1, page 2)				
Criteria	Yes	No	Maybe	Comments\Description
<b>A. Function</b>				
The intent of the Lowrise 2 zone is to encourage a variety of multifamily housing types with less emphasis than the Lowrise 1 zone on ground-related units, while remaining at a scale compatible with single-family structures.	X			This area could accommodate a variety of multifamily housing types in a manner that would remain compatible with nearby single-family structures as well as nearby existing multifamily housing in medium and higher-density styles.
<b>B. Locational Criteria</b>				
The Lowrise 2 zone designation is most appropriate in areas generally characterized by the following: 1. Development Characteristics of the Areas.	X			The immediate vicinity includes primarily single-family homes of limited size and height, and small-to-medium scale multifamily developments that are 35 feet or less in height.
a. Areas that feature a mix of single-family structures and small to medium multifamily structures generally occupying one or two lots, with heights generally less than 30 feet;				
b. Areas suitable for multifamily development where topographic conditions and the presence of views make it desirable to limit height and building bulk to retain views from within the zone;	X			Properties within this area are relatively flat. They generally do not have views that would influence the need for height and bulk limits. However, views from Renton Avenue S. are a reason to keep building heights relatively low in this area.
c. Areas occupied by a substantial amount of multifamily development where factors such as narrow streets, on-street parking congestion, local traffic congestion, lack of alleys and irregular street patterns restrict local access and circulation and make an intermediate intensity of development desirable.			X	Properties within this area are not occupied by multifamily development, although multifamily structures are present immediately to the east. The vicinity does have somewhat narrow streets, lacks alleys and has only a partial street network that limits circulation routes, which supports the designation of intermediate rather than high densities.



<p><b>2. Relationship to the Surrounding Areas</b></p> <p>a. Properties that are well-suited to multifamily development, but where adjacent single-family areas make a transitional scale of development desirable. It is desirable that there be a well-defined edge such as an arterial, open space, change in block pattern, topographic change or other significant feature providing physical separation from the single-family area. However, this is not a necessary condition where existing moderate scale multifamily structures have already established the scale relationship with abutting single-family areas;</p>	<p><b>X</b></p>		<p>Properties within this zone are well-suited to multifamily development but at a transitional scale of development due to the presence of single-family zoned properties immediately to the west. There is not a well-defined edge separating the properties from the single-family area. However, there is an established scale relationship present, in that several properties along S. Henderson Street, split-zoned with SF and L3 zones, are developed with small-scale multifamily structures.</p>
<p>b. Properties that are definable pockets within a more intensive area, where it is desirable to preserve a smaller scale character and mix of densities;</p>	<p><b>X</b></p>		<p>This vicinity is a topographically-defined pocket within a more intensive area where it would be acceptable to preserve a smaller scale character while allowing a mix of housing densities.</p>
<p>c. Properties in areas otherwise suitable for higher density multifamily development but where it is desirable to limit building height and bulk to protect views from uphill areas or from public open spaces and scenic routes;</p>	<p><b>X</b></p>		<p>Properties within this zone are suitable for denser multifamily development, but given the presence of Renton Avenue S. and other residential area to the west, it may be desirable to limit building height to avoid the potential for view impacts.</p>
<p>d. Properties where vehicular access to the area does not require travel on "residential access streets" in less intensive residential zones.</p>		<p><b>X</b></p>	<p>The street network would accommodate access through non-single-family areas via 48<sup>th</sup> Avenue S., 50<sup>th</sup> Avenue S. and S. Director Street. However, a route via 46<sup>th</sup> Avenue S. through the small single-family zoned area would also likely be used.</p>

**Rainier Beach Commercial Core**

Figure 5 indicates the general extent of the "Rainier Beach Commercial Core" vicinity.

**Midrise to NC3-40' rezone west of Rainier Avenue S. and L3 to NC3-40' rezone for small portion of Barton Place Apartments site:** These recommended rezones would be relatively consistent with zone and locational criteria. It would simplify the overall zoning pattern and further extend Neighborhood Commercial zoning along the western edge of Rainier Avenue S. (NC zoning is already present at S. Henderson Street/Rainier Avenue S.). With future development over the long-term, the NC3-40' zoning would aid in establishing a more pedestrian-oriented, mixed commercial and residential character envisioned by the neighborhood plan.



NC3: Neighborhood Commercial 3 Designation (refer to Figure 2, page 3)				
Criteria	Yes	No	Maybe	Comments\Description
<b>A. Function</b>				
1. A pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community or citywide clientele. The area provides for comparison shopping with a wide range of retail goods and services. The area also provides office and business support services that are compatible with the retail character of the area and may also include residences. These areas provide locations for single purpose commercial structures, multi-story mixed use structures with commercial uses along the street front and multi-story residential structures.	X			The intended functioning of the NC3 zone is compatible with the character envisioned in the neighborhood plan. This character is intended to come about through redevelopment over the long term. This area is located along the edge of the Rainier Beach commercial core, but currently contains a 6-story apartment building, a public library, and 8 single-family properties. Due to its location, it could provide opportunities for future redevelopment compatible with the intended character of the Rainier Beach urban village.
<b>2. Desired Characteristics.</b>				
a. Variety of retail businesses at street level;			X	Such uses are not currently present. However, the neighborhood plan generally intends for a portion of this area to be redeveloped with retail/mixed-uses, to aid in the desired character of the urban village.
b. Continuous storefronts built to the front property line;			X	Such uses are not present. However, future possible mixed-use development in a portion of this area could provide additional storefronts at the front property line.
c. Intense pedestrian activity;			X	Such activity is not present. However, the neighborhood plan generally intends this area to contribute to pedestrian qualities and pedestrian activity in the area, by accommodating additional residential and mixed-use development. Also, the public library and 6-story multifamily building could contribute to pedestrian activity.
d. Shoppers can drive to the area, but will walk around from store to store.			X	Store-to-store walking is not likely popular in this area. However, the neighborhood plan generally promotes this kind of pedestrian character.
e. Cycling and transit are important means of access.			X	Transit service is available. Also, the neighborhood plan generally promotes street improvements that would better support cycling and transit options.



<b>B. Locational Criteria. The NC3 zone designation is most appropriate in areas generally characterized by the following:</b>				
<b>1. Existing Character.</b>				
a. Major commercial nodes surrounded by medium- to high-density residential areas or other commercial areas; or			X	This area does not currently have commercial uses but is located on the edge of the Rainier Beach commercial core. Its uses include a 6-story apartment building, a public library and eight single-family properties. A mix of medium- and high-density residential uses and commercial areas are present.
b. Commercial, retail-oriented strip along a major arterial with significant amounts of retail frontage and generally surrounded by medium-density residential areas; or			X	This area does not currently have any commercial/retail uses that front on Rainier Avenue S., but it does have a significant amount of physical frontage on that street.
c. Shopping centers.		X		This area does not currently include shopping centers, but such centers are present across Rainier Avenue S. to the east.
<b>3. Physical Conditions Favoring Designation as NC3.</b>				
a. Served by principal arterial;	X			Rainier Avenue S. is a principal arterial, and MLK, Jr. Way S. is located relatively nearby to the west.
b. Separated from low-density residential areas by physical edges, less-intense commercial areas or more-intense residential areas;	X			Between this area and the nearest low-density residential area to the west, a small area with multifamily zoning is present, and further to the west is a slope which forms a natural physical edge.
c. Highly accessible for large numbers of people (considering present and anticipated congestion) so that intense activity of a major commercial node can be accommodated;	X			This area along Rainier Avenue S. is highly accessible to large numbers of people, and could accommodate intensive residential or commercial activity.
d. Combination of circulation and transit system accommodates commercial traffic without drawing traffic through residential areas;	X			This area has excellent direct access to Rainier Avenue S.
e. Excellent transit service;	X			Transit service is available along Rainier Avenue S. and the other arterials in the vicinity. Transit accessibility will increase in the future with light rail service along MLK, Jr. Way S.
f. Presence of large, perhaps shared, off-street parking lots; land available for additional parking, or other means to accommodate parking demand.			X	This area has sufficient land to accommodate additional parking within its properties, with future development.



**C1-40' (and C1-30') to NC3-40' rezones in the commercial core:** The recommended NC3-40' rezones in the central commercial core of Rainier Beach would be relatively consistent with the zone and locational criteria. Over the long term, the rezone from C1-40' to NC3-40' (on both sides of Rainier Avenue S.) would accommodate a variety of commercial uses, but also could encourage additional mixed-use development in this Residential Urban Village. Such development would aid in establishing the more pedestrian-oriented, mixed commercial and residential character envisioned by the neighborhood plan. The vicinity currently is a relatively large commercial node with good transit and vehicular accessibility.

NC3: Neighborhood Commercial 3 Designation (refer to Figure 2, page 3)				
Criteria	Yes	No	Maybe	Comments/Description
<b>A. Function</b>				
1. A pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community or citywide clientele. The area provides for comparison shopping with a wide range of retail goods and services. The area also provides office and business support services that are compatible with the retail character of the area and may also include residences. These areas provide locations for single purpose commercial structures, multi-story mixed use structures with commercial uses along the street front and multi-story residential structures.			X	This area is the central Rainier Beach commercial core ("Beach Square"), which serves the surrounding neighborhood as well as a larger area in southeast Seattle. It does not currently possess much pedestrian orientation, but the neighborhood plan objectives favor mixed-use redevelopment and other improvements that would provide greater pedestrian orientation. The proposed NC3 zone would be compatible with these neighborhood plan objectives. However, it would also allow a wide variety of nonresidential uses that would provide retail and employment opportunities.
<b>2. Desired Characteristics.</b>				
a. Variety of retail businesses at street level;			X	There is some variety in retail businesses along Rainier Avenue S. within this study area, including restaurants and several small neighborhood-serving businesses. With the redevelopment of the Safeway property, some of these businesses departed due to building demolition or changes in tenancy. The neighborhood plan generally intends this area to accommodate additional mixed-use development that would likely include a variety of retail businesses at street level.
b. Continuous storefronts built to the front property line;		X		Commercial structures in this study area generally do not provide continuous storefronts built to the front property line. The Safeway and QFC/Rite-Aid structures are large and set back from the front property line. Other smaller commercial structures include a few that are set relatively near front property lines. However, the neighborhood plan generally intends for this area to accommodate mixed-use development that would likely feature storefronts built at or near front property lines.



c. Intense pedestrian activity;			X	This area has moderate but not intense pedestrian activity. However, encouraging more pedestrian activity is intended by the neighborhood plan.
d. Shoppers can drive to the area, but will walk around from store to store.			X	The current commercial pattern accommodates some walking from store to store, but is more typical of an automobile-oriented commercial area. However, the neighborhood plan generally supports more shopping and pedestrian activity.
e. Cycling and transit are important means of access.			X	Transit service is available. Also, the neighborhood plan generally promotes street improvements that would better support cycling and transit options.
<b>B. Locational Criteria. The NC3 zone designation is most appropriate in areas generally characterized by the following:</b>				
<b>1. Existing Character.</b>				
a. Major commercial nodes surrounded by medium- to high-density residential areas or other commercial areas; or			X	This area is the heart of a moderate-to-large commercial node that is surrounded by low-to-medium density residential areas. Adjacent commercial areas extend north and east of this subarea. This subarea contains the largest and most active commercial uses in the vicinity.
b. Commercial, retail-oriented strip along a major arterial with significant amounts of retail frontage and generally surrounded by medium-density residential areas; or	X			This area contains some strip-oriented retail uses, and is generally part of a larger retail commercial strip along Rainier Avenue S.
c. Shopping centers.	X			This subarea is comprised predominantly of two large grocery-anchored shopping centers.
<b>3. Physical Conditions Favoring Designation as NC3.</b>				
a. Served by principal arterial;	X			Rainier Avenue S. and S. Henderson Street are principal arterials, and MLK, Jr. Way S. is located relatively nearby to the west.
b. Separated from low-density residential areas by physical edges, less-intense commercial areas or more-intense residential areas;	X			This study area is effectively separated from low-density residential areas by Rainier Avenue S., adjoining less-intense commercial uses, and large tracts devoted to school and multifamily housing uses.
c. Highly accessible for large numbers of people (considering present and anticipated congestion) so that intense activity of a major commercial node can be accommodated;	X			The capacities of Rainier Avenue S. and S. Henderson Street mean this area is relatively accessible for large numbers of people, and could accommodate a major NC3-zoned commercial node.
d. Combination of circulation and transit system accommodates commercial traffic without drawing traffic through residential areas;	X			The study area is consistent with this criterion, due to transit availability and the capacity of the local street system.



e. Excellent transit service;	X			Transit service is available along Rainier Avenue S. Light rail service along MLK, Jr. Way S. will increase transit availability in the future.
f. Presence of large, perhaps shared, off-street parking lots; land available for additional parking, or other means to accommodate parking demand.	X			The area already contains large off-street parking lots that are shared to some extent. It also likely has sufficient land to accommodate additional parking with future development.

The following table discusses the match with criteria for the Vinson Brothers property vicinity which is located on the south side of Rainier Avenue S. as that street bends to the west.

NC3: Neighborhood Commercial 3 Designation (refer to Figure 2, page 3)				
Criteria	Yes	No	Maybe	Comments\Description
<b>A. Function</b>				
1. A pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community or citywide clientele. The area provides for comparison shopping with a wide range of retail goods and services. The area also provides office and business support services that are compatible with the retail character of the area and may also include residences. These areas provide locations for single purpose commercial structures, multi-story mixed use structures with commercial uses along the street front and multi-story residential structures.			X	The Vinson Brothers property vicinity is at the southern edge of Rainier Beach's commercial core ("Beach Square"), which serves the surrounding neighborhood as well as a larger area in southeast Seattle. It does not currently possess much pedestrian orientation, but the neighborhood plan objectives favor mixed-use redevelopment and other improvements that would provide greater pedestrian orientation. The recommended NC3 zone would be compatible with these neighborhood plan objectives. However, it would also allow a variety of non-residential uses that would provide retail and employment opportunities.
<b>2. Desired Characteristics.</b>				
a. Variety of retail businesses at street level;			X	This study area has a limited variety of retail businesses in three properties. The neighborhood plan intends this area to accommodate additional mixed-use development that would likely include a variety of retail businesses at street level.
b. Continuous storefronts built to the front property line;		X		This study area does not have continuous storefronts built to the front property line.
c. Intense pedestrian activity;		X		This area does not currently support intense pedestrian activity, but this is intended by the neighborhood plan.
d. Shoppers can drive to the area, but will walk around from store to store.			X	The current commercial pattern accommodates some walking from store to store, but is more typical of an automobile-oriented commercial area. However, the neighborhood plan generally supports more shopping and pedestrian activity.
e. Cycling and transit are important means of access.			X	Transit service is available. Also, the neighborhood plan promotes street improvements that would better support bicycle and transit options.



B. Locational Criteria. The NC3 zone designation is most appropriate in areas generally characterized by the following:				
<b>1. Existing Character.</b>				
a. Major commercial nodes surrounded by medium- to high-density residential areas or other commercial areas; or			X	This area is at the edge of a moderately large commercial node that is surrounded by low-to-medium density residential areas. A variety of commercial uses are present along Rainier Avenue S., north and east of this study area.
b. Commercial, retail-oriented strip along a major arterial with significant amounts of retail frontage and generally surrounded by medium-density residential areas; or	X			This area contains a handful of retail and commercial uses, as part of a larger retail commercial strip along Rainier Avenue S.
c. Shopping centers.			X	This study area includes one old commercial structure that likely supported a grocery or small-scale retail stores in the past, and one other structure that has a variety of small businesses on two floors.
<b>3. Physical Conditions Favoring Designation as NC3.</b>				
a. Served by principal arterial;	X			Rainier Avenue S. is a principal arterial.
b. Separated from low-density residential areas by physical edges, less-intense commercial areas or more-intense residential areas;			X	This study area is adjacent to some multifamily zoned land with duplexes or apartments and a small segment of single-family zoned property. These zoning edges roughly correspond to locations where slopes rise toward the south.
c. Highly accessible for large numbers of people (considering present and anticipated congestion) so that intense activity of a major commercial node can be accommodated;	X			The capacity of Rainier Avenue S. provides good accessibility for large numbers of people.
d. Combination of circulation and transit system accommodates commercial traffic without drawing traffic through residential areas;	X			The study area is consistent with this criterion, due to transit availability and the capacity of the local street system.
e. Excellent transit service;	X			Transit service is available along Rainier Avenue S.
f. Presence of large, perhaps shared, off-street parking lots; land available for additional parking, or other means to accommodate parking demand.	X			The properties in this study area likely have enough land to accommodate additional parking with future development, either surface parking or covered parking.

**P2 pedestrian designation in the S. Henderson Street/Rainier Avenue S. vicinity:** A P2 pedestrian designation is recommended for certain block faces along S. Henderson Street and Rainier Avenue S. to encourage future development with a pedestrian-oriented streetscape in the commercial core of Rainier Beach. Although the current development pattern does not match the desired character for a P2 pedestrian designation, the future development pattern envisioned by the neighborhood plan supports a pedestrian designation. The recommended pedestrian designations are targeted within 1-2 blocks of the key S. Henderson Street/Rainier Avenue S. intersection (refer to Figure 2).



The public library is excluded because it will not be consistent with the requirements for pedestrian designated zones. The majority of the long east-west edge of the QFC/Rite-Aid property along S. Henderson Street is excluded because achieving the full extent of streetfront commercial requirements on this entire block face would be difficult.

Certain locations along Rainier Ave. S. (from S. Fisher Place to east of 57<sup>th</sup> Avenue S.) that are mapped to allow single-purpose residential (SPR) development are not recommended for a pedestrian designation at this time. The pedestrian designation and SPR designations would conflict with each other. Also, removing the SPR designation would contradict recommendations of the Rainier Beach neighborhood plan. It is also anticipated that design review of future development in this area would encourage good pedestrian orientation in building design.

P2 pedestrian designation (refer to Figure 3, page 4)				
Locational Criteria	Yes	No	Maybe	Comments/Description
<p><b>A. Function</b> To preserve and encourage a pedestrian-oriented retail shopping area where non-auto modes of transportation within the district are strongly favored but where many of the conditions favoring designation as P1 are not present.</p>			X	<p>The properties recommended for a P2 designation include:</p> <ul style="list-style-type: none"> <li>existing and recommended NC-zoned land on the south side of S. Henderson Street between 48<sup>th</sup> Avenue S. and Rainier Avenue S.;</li> <li>both sides of Rainier Avenue S. from S. Fisher Place to S. Henderson Street (this excludes the library property but includes the west property edge of the QFC/Rite-Aid property); and</li> <li>four properties north of S. Henderson Street on the east side of Rainier Avenue S.</li> </ul> <p>This area does not have a great density of retail shops and services per block, buildings built to the front property line, or great availability of on- and off-street parking, which would favor a P1 designation. However, a P2 designation could encourage future development with a greater pedestrian orientation, in an area with transit and pedestrian accessibility, where relevant commercial areas may have limitations on parking capacity. If it receives a pedestrian designation, these portions of S. Henderson Street and Rainier Avenue S. would be characterized as a "principal pedestrian street" by the Land Use Code (see Section 23.47.040C).</p>



<p><b>B. Desired Characteristics</b></p> <ol style="list-style-type: none"> <li>1. A variety of retail/service activities and interest along the street front, with limited breaks for parking</li> <li>2. Primarily built to the front property line</li> <li>3. Minimal pedestrian-auto conflicts</li> <li>4. Commercial frontage uninterrupted by housing, drive-in facilities or large parking areas along the principal pedestrian street front.</li> </ol>	<p>X X X</p>	<p>X</p>	<p>The current land use pattern for the relevant area includes only a couple of restaurant and commercial uses built near the front property line. Also, there is potential for pedestrian-auto conflicts due to a number of driveways. Over the long term, however, the vicinity of S. Henderson Street/Rainier Avenue S. would be a suitable area for the evolution of a more pedestrian-oriented district with street-level retail/service uses and possibly residential uses in upper levels.</p> <p>South of S. Fisher Place, the properties in the Safeway vicinity and east along Rainier Avenue S. are commercial zones wherein "single-purpose residential" (SPR) development is permitted outright (shown in Map 23.47.004 F of the Land Use Code). This designation, requested by the Rainier Beach neighborhood plan, indicates residential-only structures may be built in the commercial zone. This varies from and is incompatible with the street-level retail/service requirement of the pedestrian designation. A pedestrian designation is not recommended to be established for properties south of S. Fisher Place at this time, unless the single-purpose residential development provision is changed or deleted.</p>
<p><b>C. Physical Conditions Favoring Designation as P2</b></p> <ol style="list-style-type: none"> <li>1. The area is surrounded by low-to medium-density residential areas.</li> <li>2. Pedestrian access from residential areas is good, and/or excellent transit service exists;</li> <li>3. On- and off-street parking capacity is limited, and full parking waiver (as in Pedestrian 1) could create unacceptable spillover parking in surrounding residential areas.</li> <li>4. The commercial area is shallow, so that there is limited opportunity to provide accessory parking away from the principal pedestrian street front.</li> </ol>	<p>X X X</p>	<p>X</p>	<p>Low- to medium-density residential areas are located nearby in all directions. Pedestrian access is decent from most of the neighboring areas and transit service is available. On-street and off-street parking capacity are somewhat limited, even though most existing uses have parking lots. Full parking waivers would not be desirable in this commercial area, due to lack of on-street parking. Many of the commercial properties are relatively shallow and abut residential uses to the side or rear. There would be only limited opportunities to provide accessory parking away from the principal street fronts.</p>



### Section 3: Conclusion

The following tables summarize conclusions about how the existing zoning and recommended rezones relate to the evaluation criteria. They indicate whether the criteria favor the existing zoning, recommended zoning, or are approximately neutral. These tables are presented for ease of reference. The criteria are to be weighed and balanced, but the criteria should not necessarily be given equal weight by decisionmakers—some criteria may be relatively more important than others.

#### MR to NC3-40' and Lowrise 3 rezones – near S. Henderson Street (refer to Figure 1, page 2)

Criteria	Evaluation Criterion Favors:		
	MR	NC3-40' & L3	Neutral
Rezone Evaluation: Zone Function Statements 23.34.007 A		X	
<b>General Rezone Criteria</b>			
1. Capacity to meet Growth Targets			X
2. Within density ranges in Sect. A1 of Comp Plan Land Use Element			X
Match Between Zone Criteria and Area Characteristics 23.34.008 B		X	
Zoning History and Precedential Effect 23.34.008 C		X	
Neighborhood Plans 23.34.008 D		X	
<b>Zoning Principles 23.34.008 E</b>			
1. Impact on less intensive zones		X	
2. Physical buffers		X	
3. Zone boundaries		X	
Impact Evaluation 23.34.008 F		X	
Changed Circumstances 23.34.008 G		X	
Overlay Districts 23.34.008 H			X
Critical Areas 23.34.008 I			X

#### Summary Comments

The rezone criteria predominantly favor the recommended NC3-40' and L3 rezones over the existing MR zone in this area. The recommended zones would be more compatible with the surrounding mixture of residential and commercial uses, and would promote types of development supportive of the character envisioned by the *Rainier Beach 2014* Neighborhood Plan. In contrast, potential development at the existing MR densities would be relatively bulky, tall and less compatible with the existing and preferred future land use patterns.

#### Lowrise 1 to Lowrise 2 rezone – near S. Henderson Street (refer to Figure 1, page 2)

Criteria	Evaluation Criterion Favors:		
	L1	L2	Neutral
Rezone Evaluation: Zone Function Statements 23.34.007 A		X	
<b>General Rezone Criteria</b>			
1. Capacity to meet Growth Targets		X	
2. Within density ranges in Sect. A1 of Comp Plan Land Use Element			X
Match Between Zone Criteria and Area Characteristics 23.34.008 B		X	
Zoning History and Precedential Effect 23.34.008 C		X	
Neighborhood Plans 23.34.008 D		X	
<b>Zoning Principles 23.34.008 E</b>			
1. Impact on less intensive zones	X		
2. Physical buffers			X
3. Zone boundaries			X
Impact Evaluation 23.34.008 F			X
Changed Circumstances 23.34.008 G		X	
Overlay Districts 23.34.008 H			X
Critical Areas 23.34.008 I			X



**Summary Comments:**

Differences between the L1 and L2 zones are relatively minor in their effects on nearby lower-density development, so several of these criteria are judged to be neutral. However, the area's location within the Residential Urban Village and the guidance of the neighborhood plan favors rezoning to accommodate slightly higher-density residential development. The area is a definable "pocket" that would be suitable for slightly denser multifamily development, which would act as a transition between the higher-density areas to the east and the lower-density area to the west.

**MR to NC3-40' rezone – west side of Rainier Avenue S. (refer to Figure 2, page 3)**

Criteria	Evaluation Criterion Favors:		
	MR	NC3-40'	Neutral
Rezoning Evaluation: Zone Function Statements 23.34.007 A		X	
<b>General Rezoning Criteria</b>			
1. Capacity to meet Growth Targets			X
2. Within density ranges in Sect. A1 of Comp Plan Land Use Element			X
Match Between Zone Criteria and Area Characteristics 23.34.008 B		X	
Zoning History and Precedential Effect 23.34.008 C		X	
Neighborhood Plans 23.34.008 D		X	
<b>Zoning Principles 23.34.008 E</b>			
1. Impact on less intensive zones		X	
2. Physical buffers			X
3. Zone boundaries		X	
Impact Evaluation 23.34.008 F		X	
Changed Circumstances 23.34.008 G		X	
Overlay Districts 23.34.008 H			X
Critical Areas 23.34.008 I			X

**Summary Comments:**

The recommended NC3-40 rezone in this area abutting Rainier Avenue S. would be more compatible with the intent of the *Rainier Beach 2014* Neighborhood Plan for the "Beach Square" area than the MR zone. The NC3-40' zone would be compatible with the commercial core properties to the east and the multifamily zoned properties to the west.

**C1-40' to NC3-40' rezone – central commercial core of Rainier Beach (refer to Figure 2, page 3)**

Criteria	Evaluation Criterion Favors:		
	C1-40'	NC3-40'	Neutral
Rezoning Evaluation: Zone Function Statements 23.34.007 A			X
<b>General Rezoning Criteria</b>			
1. Capacity to meet Growth Targets			X
2. Within density ranges in Sect. A1 of Comp Plan Land Use Element			X
Match Between Zone Criteria and Area Characteristics 23.34.008 B		X	
Zoning History and Precedential Effect 23.34.008 C	X		
Neighborhood Plans 23.34.008 D		X	
<b>Zoning Principles 23.34.008 E</b>			
1. Impact on less intensive zones		X	
2. Physical buffers			X
3. Zone boundaries			X
Impact Evaluation 23.34.008 F		X	
Changed Circumstances 23.34.008 G		X	
Overlay Districts 23.34.008 H			X
Critical Areas 23.34.008 I			X



**Summary Comments:**

The existing C1-40' zone in this study area is relatively consistent with its current identity as a commercial center. However, the adoption of the neighborhood plan changed the preferred future land use pattern toward a greater mix of residential and mixed-use development. The NC3-40' zone would better encourage this pattern over the long term while also continuing to accommodate a wide variety of commercial uses.

**C1-40' (and C1-30') rezone to NC3-40' – Vinson Brothers property vicinity south of Rainier Ave. S. (refer to Figure 2, page 3)**

Criteria	Evaluation Criterion Favors:		
	C1-40' & 30'	NC3-40'	Neutral
Rezoning Evaluation: Zone Function Statements 23.34.007 A			X
<b>General Rezoning Criteria</b>			
1. Capacity to meet Growth Targets			X
2. Within density ranges in Sect. A1 of Comp Plan Land Use Element			X
Match Between Zone Criteria and Area Characteristics 23.34.008 B		X	
Zoning History and Precedential Effect 23.34.008 C		X	
Neighborhood Plans 23.34.008 D		X	
<b>Zoning Principles 23.34.008 E</b>			
1. Impact on less intensive zones		X	
2. Physical buffers		X	
3. Zone boundaries		X	
Impact Evaluation 23.34.008 F		X	
Changed Circumstances 23.34.008 G		X	
Overlay Districts 23.34.008 H			X
Critical Areas 23.34.008 I		X	

**Summary Comments:**

The existing C1-40' and C1-30' zones in this area along Rainier Avenue S. are compatible with the existing zoning pattern, but are recommended to change along with the other portions of the "Beach Square" commercial core. The recommended NC3-40' zone would be consistent with other recommended zones in the commercial core, and would somewhat reduce the intensity of permissible commercial uses in this study area. The current outdoor storage use on the Vinson Brothers property would likely become nonconforming. The recommended NC3-40' zone would be more consistent with the long term growth pattern preferred in the *Rainier Beach 2014* Neighborhood Plan than the existing C zones.



**L3 to NC3-40' rezone – small portion of Barton Place Apartments property (refer to Figure 2, page 3)**

Criteria	Evaluation Criterion Favors:		
	L3	NC3-40'	Neutral
Rezoning Evaluation: Zone Function Statements 23.34.007 A		X	
<b>General Rezone Criteria</b>			
1. Capacity to meet Growth Targets		X	
2. Within density ranges in Sect. A1 of Comp Plan Land Use Element		X	
Match Between Zone Criteria and Area Characteristics 23.34.008 B		X	
Zoning History and Precedential Effect 23.34.008 C		X	
Neighborhood Plans 23.34.008 D		X	
<b>Zoning Principles 23.34.008 E</b>			
1. Impact on less intensive zones		X	
2. Physical buffers		X	
3. Zone boundaries		X	
Impact Evaluation 23.34.008 F		X	
Changed Circumstances 23.34.008 G		X	
Overlay Districts 23.34.008 H			X
Critical Areas 23.34.008 I			X

**Summary Comments:**

This existing L3 zone covers a small portion of the parking lot of the Barton Place Apartments owned by the Seattle Housing Authority. There is no apparent reason why the L3 zone exists at this location. Given the recommended rezone of the rest of the apartment site from MR to NC3-40', this "leftover" L3 zone should be rezoned to simplify the zoning pattern and improve its consistency.

**P2 pedestrian designation in the S. Henderson Street/Rainier Avenue S. vicinity (refer to Figure 3, page 4)**

Criteria	Evaluation Criterion Favors:		
	No desig.	P2 desig.	Neutral
Zone Function Statements 23.34.088 A		X	
Desired Characteristics 23.34.088 B			X
Physical Conditions Favoring Designation as P2, 23.34.088 C		X	

**Summary Comments:**

The existing development pattern in the recommended P2 designation vicinity does not currently possess many of the features that are desirable for a P2 designation. However, the zone function statement allows a P2 designation to be established where such a pattern is encouraged to occur. The *Rainier Beach 2014* Neighborhood Plan requested consideration of a P2 pedestrian designation so that the future development pattern envisioned in the neighborhood plan would be achieved over the long term. This is recommended to occur for the identified properties (or portions thereof) within 1-2 blocks of the S. Henderson Street/Rainier Avenue S. intersection.



## Recommendations

The recommended rezones would accomplish the following:

- eliminate the incongruent Midrise zone and replace it with zones that would support the future development pattern envisioned by the neighborhood plan;
- convert the commercial core of Rainier Beach from the automobile-oriented C1 zone to the NC3 zone that would be more supportive of neighborhood plan goals and policies;
- slightly increase multifamily densities in a limited area south of S. Henderson Street;
- establish a P2 pedestrian designation in the vicinity of the key S. Henderson Street/Rainier Avenue S. intersection, to encourage future development of pedestrian-oriented and mixed-use development along S. Henderson Street and in the commercial core; and
- simplify and increase the consistency of the zoning in the Rainier Beach Residential Urban Village.

The recommended rezones should be implemented, to help encourage future development in a manner consistent with the *Rainier Beach 2014* Neighborhood Plan's vision.





# City of Seattle

Gregory J. Nickels, Mayor

## Office of the Mayor

July 14, 2003

Honorable Peter Steinbrueck  
President  
Seattle City Council  
Municipal Building, 11<sup>th</sup> Floor

Dear Council President Steinbrueck:

The attached ordinance would implement rezones to update the zoning in and around the core of the Rainier Beach Residential Urban Village. These changes respond to several land use and zoning recommendations of the *Rainier Beach 2014 Neighborhood Plan - A Plan for a Sustainable Future*. The rezones will promote the long-term achievement of the neighborhood plan's objectives for future development by:

- converting automobile-oriented Commercial 1 zoning (C1-40') to Neighborhood Commercial 3 (NC3-40');
- adding a P2 pedestrian designation to the immediate vicinity of the S. Henderson Street/Rainier Avenue S. intersection;
- converting incongruent Midrise zoning to NC3 and Lowrise zones that better fit with favored commercial and residential development patterns; and
- slightly increasing multifamily residential density (from Lowrise 1 to Lowrise 2) in a small area south of S. Henderson Street.

DCLU has conducted an environmental review of this proposal, and a determination of non-significance was published, resulting in no appeals.

Thank you for your consideration of this legislation. Should you have questions, please contact Gordon Clowers at 684-8375.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'G. Nickels', written over the printed name and title.

GREG NICKELS  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

600 Fourth Avenue, 12<sup>th</sup> Floor, Seattle, WA 98104-1873

Tel: (206) 684-4000, TDD: (206) 684-8811 Fax: (206) 684-5360, E-mail: [mayors.office@ci.seattle.wa.us](mailto:mayors.office@ci.seattle.wa.us)

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# City of Seattle

Gregory J. Nickels, Mayor  
Department of Planning and Development  
Diane M. Sugimura, Director

## MEMORANDUM

DATE: April 12, 2004  
TO: Councilmember Peter Steinbrueck, Chair  
Urban Development and Planning Committee  
FROM: Gordon Clowers, City Planning  
RE: Council Bill 114814, Rezone Options for the Rainier Beach Neighborhood

At the March 10 meeting of the Urban Development and Planning Committee, councilmembers directed the Department of Planning and Development (DPD) to prepare three options to the rezone recommendations presented in support of Rainier Beach neighborhood planning activities. This memo summarizes supplemental analyses and recommendations for the three rezone options:

1. Consolidate under a Lowrise 3 (L3) designation, properties currently "split-zoned" L3 and Single Family in the vicinity of S. Henderson Street and 46<sup>th</sup> Avenue S.
2. Rezone a small Lowrise 3 (L3) zoned area at Barton Place to Midrise (MR), if the MR zone is retained for the remainder of this Seattle Housing Authority property.
3. Retain the Commercial 1 (C1-40') zoning on property on either side of S. Director Street, except for the properties abutting Renton Ave. S.

### CORRECTION OF SPLIT ZONES

This option would eliminate the split zoning, property with more than one zone designation, by moving the current zoning boundary south to the nearest east-west property lines. This would extend the L3 zone to the rear portion of approximately seven properties. The current boundary between the Lowrise 3 (L3) and Single Family 5000 (SF 5000) zones south of S. Henderson Street cuts east-west through several properties. This boundary was established in 1982 with a citywide rezoning of multifamily zones. The rationale for this specific boundary choice is unknown, but the resulting split zoning hinders future development of these properties consistent with the *Rainier Beach Neighborhood Plan*. Two of the affected property owners requested this zone boundary adjustment during the hearing.

### Evaluation

The proposal would be consistent with the City's rezone criteria in the Land Use Code. The most relevant zoning principles relate to preferences for using property lines for zone boundaries and satisfaction of the criteria necessary to rezone Single Family zoned property.



**A. Zone boundary preferences:** It is preferable to set zoning boundaries along features such as property lines and streets (SMC 23.34.008E). This proposal would adjust the boundary in question to run along property lines so that practical difficulties in land use caused by the zoning boundary are corrected on the subject properties.

**B. Lack of consistency with Single Family zone criteria:** The subject properties are not consistent with Single Family zone criteria and can be rezoned. The locational criteria for Single Family (SF) zones include a key criterion that SF-zoned areas should consist of blocks with at least 70 percent of the existing structures in single-family residential use. For this area, the definition of "block" includes properties on either side of S. Henderson Street between Renton Avenue and 48<sup>th</sup> Avenue S. In this area, the existing multifamily and commercial structures outnumber the single-family structures. In this case, the proposal would affect only a portion of each property because the portion nearest S. Henderson Street is already zoned Lowrise 3.

Other factors that support the rezone include:

- the neighborhood plan's support for revitalization along Henderson Street and redevelopment of underutilized properties;
- lack of significant negative impacts on surrounding properties; and
- increased redevelopment opportunity in this residential urban village near a planned light rail station.

#### **DPD Recommendation**

Eliminate split-zoning by rezoning from Single Family to Lowrise 3 in the rear of the subject properties.

#### **SEATTLE HOUSING AUTHORITY PROPERTY**

A small portion of the Barton Place property owned by the Seattle Housing Authority (SHA) contains an outdated L3 zone. The balance of the site is currently zoned Midrise. The existing six-story apartment complex provides subsidized housing for low-income households. SHA has stated a preference to retain the Midrise zone. The proposed NC3-40' zone would match the other proposed zoning in the Rainier Beach commercial core area. The existing Barton Place building would become nonconforming with respect to height limits, but this would not prevent remodeling or other renovations.

DPD's primary interest is to unify the zoning on this site. Therefore, if the Council decides to retain the Midrise zone on the balance of the site, DPD recommends that the L3 zone be rezoned to Midrise instead of the proposed NC3 designation. This would be preferable to the continued presence of outdated split zoning on the site. No adverse land use or environmental impacts are identified.

#### **DPD Recommendation**

Implement the proposed rezones from Midrise and Lowrise 3 to NC3-40' to unify the zoning on the Seattle Housing Authority property.



## **POSSIBLE RETENTION OF COMMERCIAL 1 ZONE ON DIRECTOR STREET**

As an option to the proposed NC3 zone, the Commercial 1 (C1) zone could be retained for properties on either side of S. Director Street, with the exception of the two properties on Renton Ave. S. A property owner in the area covered by this option maintains that future use and development on this site would be better suited to the C1 rather than the NC3 zone. NC3 development standards that limit the location of parking are of particular concern. This one-block area is located in a topographic low spot and is confined between the QFC/Rite-Aid and Safeway grocery structures to the north and south (along with the S. Fisher Place right-of-way to the south). Despite the presence of single-family residences, some of the properties on this block are used for general commercial purposes, including a specialty fish canning operation, a junkyard and a communications tower.

Given its central location within the Rainier Beach commercial core, it is preferable for this area to be rezoned to NC3 along with the rest of the commercial core. This would encourage future redevelopment compatible with the objectives of the neighborhood plan. However, if general commercial uses are favored for this area, the C1-40 zone could be retained along this block. This would not generate impacts, but it would be less consistent than NC3 with the policy intent of the neighborhood plan.

### **DPD Recommendation**

Implement the proposed rezone to NC3-40' on S. Director Street properties, as is proposed for other properties in the Rainier Beach commercial core.

### **ADDITIONAL NOTICE GIVEN**

Additional mailed notice of these zoning options was given to the public in early April 2004, as well as publication in DPD's Land Use Information Bulletin on April 1, 2004.

I appreciate your consideration of these additional rezone options. I am available to answer any questions you may have.



## MEMORANDUM

Date: April 12, 2004  
To: File  
From: Gordon Clowers, City Planning  
Re: Rezone Options for the Rainier Beach Neighborhood (CB 114814)

On May 1<sup>st</sup>, 2003, the Department of Planning and Development (DPD) issued a Determination of Non-Significance (DNS) on a set of rezones that would help implement neighborhood planning recommendations within the Rainier Beach Urban Village. At the March 10<sup>th</sup>, 2004 meeting of the City Council's Urban Development and Planning Committee, councilmembers directed DPD to prepare three options to the rezone recommendation. The purpose of this note is to discuss SEPA environmental impact implications of these additional options.

The overall conclusion is that these options do not have substantive SEPA implications and so do not warrant another SEPA Determination of Non-Significance (DNS), but rather may rely on the DNS issued on May 1<sup>st</sup>, 2003 with clarifications as described in this note to file. The inclusion of the additional rezone options does not alter the DNS threshold determination.

The recommended rezone and two optional choices are:

1. An additional rezone of specific "split-zoned" properties in the vicinity of S. Henderson Street and 46<sup>th</sup> Avenue S, to convert Single Family zoning to Lowrise 3 in the southern portion of approximately seven lots.
2. If the Seattle Housing Authority property at Barton Place is retained in the Midrise (MR) zone, a small associated Lowrise 3 zone could be rezoned to MR instead of Neighborhood Commercial 3 (NC3-40'), in order to unify the zoning on that property.
3. Possible retention of Commercial 1 (C1-40') zoning on one block of S. Director Street rather than a rezone to Neighborhood Commercial 3 (NC3-40').

Additional summary comment on SEPA implications is provided below.

### **CORRECTION OF SPLIT ZONES**

The rezone of portions of selected parcels from SF 5000 to the Lowrise 3 zone would minimally affect impact potential from a SEPA perspective. Altogether, the additional new amount of L3 zoned area would be approximately 21,460 square feet, which would be able to accommodate approximately 27 residential units, or about 23 more than possible under SF zoning. This is based on the Lowrise 3 density standard of one dwelling unit per 800 square feet of lot area. Although limited in extent, this correction of a zone boundary issue could contribute to future redevelopment of at least 3 to 4 sites in this area. The redevelopment of these properties along S. Henderson Street would generally support the intent of the neighborhood plan by encouraging growth and improvement in this corridor that links the neighborhood commercial core and the planned light rail station vicinity. As such, the recommended rezoning and future



redevelopment would not represent a land use impact per se. Even with future redevelopment, there would be no substantive physical conditions or adjacencies in the site vicinity that are likely to generate adverse land use impacts. Given that future traffic is most likely to access these properties via S. Henderson Street (with only one or two lots subject to possible entry at 46<sup>th</sup> Avenue S.), the potential for significant adverse impacts on streets is slight.

#### **POSSIBLE L3 TO MR REZONE AT SEATTLE HOUSING AUTHORITY SITE**

The proposal is to eliminate a small outdated L3 zone by rezoning it to NC3-40' to match the rest of the Barton Place property. The prior SEPA DNS noted this intent to match the zoning. Based on recent comment by the Seattle Housing Authority, there is a chance that the MR zone would be retained on the site to help that structure avoid nonconformity. If the MR zoning is retained, the L3 zone should instead be rezoned to MR rather than NC3-40'. Given the small size of the affected area (roughly 10,000 square feet), and the SHA's stated lack of plans to expand the existing use or redevelop the property, the potential for substantive impacts due to a L3 to MR rezone is slight. However, it is noted that the potential 60-foot height limit of MR would be 20 feet higher than the NC3-40' zone.

#### **RETENTION OF C1-40 ZONING ON ONE BLOCK OF DIRECTOR STREET**

The retention of C1-40' zoning on one block of Director Street would have no SEPA impact implications, because it would represent "no action" in this area rather than the proposed change to NC3-40' zoning. The C1 zoning would continue to allow general commercial uses rather than moving toward the mixed-use pedestrian-friendly orientation of the NC3 zone.

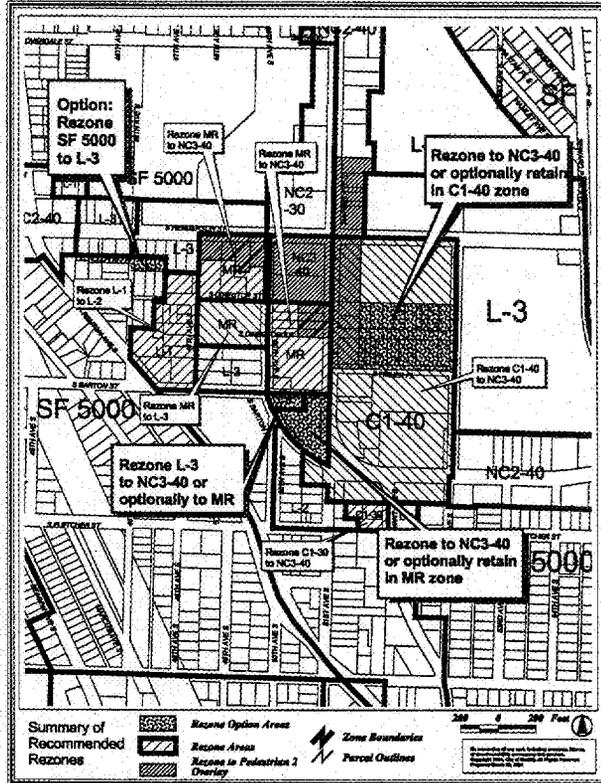


## NOTICE OF PROPOSED REZONE WITH ADDED OPTIONS\* AND COUNCIL PUBLIC HEARING

\*(Options added in this notice are underlined and noted in larger text on the map.)

The Department of Planning and Development (DPD) is proposing to rezone portions of the Rainier Beach Residential Urban Village to carry out recommendations from the Rainier Beach Neighborhood Plan. The amendments include the following:

- Rezoning the central Rainier Beach commercial area south of S. Henderson Street from Commercial 1 (with 40- and 30-foot height limits) to Neighborhood Commercial 3 with a 40-foot height limit;
- An option in the central commercial area is to retain a C1-40' zone for properties on S. Director Street east of Rainier Avenue S. (not including properties abutting Rainier Avenue S.)
- Rezoning selected parcels south of S. Henderson Street from Midrise to Neighborhood Commercial 3 with a 40-foot height limit and Lowrise 3;
- Rezoning selected parcels south of S. Henderson Street from Lowrise 1 to Lowrise 2;
- Rezoning a small portion of the Barton Place Apartments property from Lowrise 3 to Neighborhood Commercial 3 with a 40-foot height limit (however, if a Midrise zone is retained on this property, the Lowrise 3 zone may be changed to a Midrise zone to unify the site's zoning); and
- Placing a P2 pedestrian designation on selected parcels in the general vicinity of the S. Henderson Street/Rainier Avenue S. intersection.
- Rezoning portions of selected parcels from Single Family 5000 to Lowrise 3, to improve zoning boundaries in the vicinity of 46<sup>th</sup> Avenue S. and S. Henderson Street.



DPD published a SEPA Determination of Non-Significance on May 1<sup>st</sup>, 2003. No appeals of the determination were filed.

### PUBLIC HEARING

The City Council's Urban Development and Planning Committee will hold a public hearing to take comments on the proposed rezones on May 12, 2004 at 2:00 p.m. in the Council's Chamber, 2<sup>nd</sup> floor, Seattle City Hall, 600 Fourth Avenue. The entrance to City Hall is located on Fifth Avenue between James and Cherry Streets. For those who wish to testify, a sign-up sheet will be available outside the Council Chamber one-half hour before the public hearing. Questions concerning the public hearing may be directed to Neil Powers in Councilmember Steinbrueck's office, by calling 684-8804 or via e-mail at: [neil.powers@seattle.gov](mailto:neil.powers@seattle.gov).

The City Council Chamber is accessible. Print and communications access is provided on prior request. Please contact Neil Powers at 684-8804 as soon as possible to request accommodation for a disability.

**Written Comments**

For those unable to attend the public hearing, written comments may be sent by May 11, 2004 to:

**Councilmember Peter Steinbrueck  
Legislative Department  
600 Fourth Avenue, Floor 2  
P.O. Box 34025  
Seattle, WA 98124-4025**

**INFORMATION AVAILABLE**

Copies of the proposal are available from the DPD Public Resource Center, 700 5th Avenue, Suite 2000 in the Key Tower, 684-8467. The Public Resource Center is open 8:00 a.m. to 5:00 p.m. on Monday, Wednesday, Thursday, Friday and 10:00 a.m. to 5:00 p.m. on Tuesday.

Questions regarding the proposal or requests for electronic copies may be directed to Gordon Clowers at 206-684-8375 or via email at [gordon.clowers@seattle.gov](mailto:gordon.clowers@seattle.gov).



## MEMORANDUM

Date: April 12, 2004  
To: File  
From: Gordon Clowers, City Planning  
Re: Rezone Options for the Rainier Beach Neighborhood (CB 114814)

On May 1<sup>st</sup>, 2003, the Department of Planning and Development (DPD) issued a Determination of Non-Significance (DNS) on a set of rezones that would help implement neighborhood planning recommendations within the Rainier Beach Urban Village. At the March 10<sup>th</sup>, 2004 meeting of the City Council's Urban Development and Planning Committee, councilmembers directed DPD to prepare three options to the rezone recommendation. The purpose of this note is to discuss SEPA environmental impact implications of these additional options.

The overall conclusion is that these options do not have substantive SEPA implications and so do not warrant another SEPA Determination of Non-Significance (DNS), but rather may rely on the DNS issued on May 1<sup>st</sup>, 2003 with clarifications as described in this note to file. The inclusion of the additional rezone options does not alter the DNS threshold determination.

The recommended rezone and two optional choices are:

1. An additional rezone of specific "split-zoned" properties in the vicinity of S. Henderson Street and 46<sup>th</sup> Avenue S, to convert Single Family zoning to Lowrise 3 in the southern portion of approximately seven lots.
2. If the Seattle Housing Authority property at Barton Place is retained in the Midrise (MR) zone, a small associated Lowrise 3 zone could be rezoned to MR instead of Neighborhood Commercial 3 (NC3-40'), in order to unify the zoning on that property.
3. Possible retention of Commercial 1 (C1-40') zoning on one block of S. Director Street rather than a rezone to Neighborhood Commercial 3 (NC3-40').

Additional summary comment on SEPA implications is provided below.

### **CORRECTION OF SPLIT ZONES**

The rezone of portions of selected parcels from SF 5000 to the Lowrise 3 zone would minimally affect impact potential from a SEPA perspective. Altogether, the additional new amount of L3 zoned area would be approximately 21,460 square feet, which would be able to accommodate approximately 27 residential units, or about 23 more than possible under SF zoning. This is based on the Lowrise 3 density standard of one dwelling unit per 800 square feet of lot area. Although limited in extent, this correction of a zone boundary issue could contribute to future redevelopment of at least 3 to 4 sites in this area. The redevelopment of these properties along S. Henderson Street would generally support the intent of the neighborhood plan by encouraging growth and improvement in this corridor that links the neighborhood commercial core and the planned light rail station vicinity. As such, the recommended rezoning and future

redevelopment would not represent a land use impact per se. Even with future redevelopment, there would be no substantive physical conditions or adjacencies in the site vicinity that are likely to generate adverse land use impacts. Given that future traffic is most likely to access these properties via S. Henderson Street (with only one or two lots subject to possible entry at 46<sup>th</sup> Avenue S.), the potential for significant adverse impacts on streets is slight.

#### **POSSIBLE L3 TO MR REZONE AT SEATTLE HOUSING AUTHORITY SITE**

The proposal is to eliminate a small outdated L3 zone by rezoning it to NC3-40' to match the rest of the Barton Place property. The prior SEPA DNS noted this intent to match the zoning. Based on recent comment by the Seattle Housing Authority, there is a chance that the MR zone would be retained on the site to help that structure avoid nonconformity. If the MR zoning is retained, the L3 zone should instead be rezoned to MR rather than NC3-40'. Given the small size of the affected area (roughly 10,000 square feet), and the SHA's stated lack of plans to expand the existing use or redevelop the property, the potential for substantive impacts due to a L3 to MR rezone is slight. However, it is noted that the potential 60-foot height limit of MR would be 20 feet higher than the NC3-40' zone.

#### **RETENTION OF C1-40 ZONING ON ONE BLOCK OF DIRECTOR STREET**

The retention of C1-40' zoning on one block of Director Street would have no SEPA impact implications, because it would represent "no action" in this area rather than the proposed change to NC3-40' zoning. The C1 zoning would continue to allow general commercial uses rather than moving toward the mixed-use pedestrian-friendly orientation of the NC3 zone.





**Legislative Department  
Seattle City Council  
Memorandum**

**Date:** May 14, 2004

**To:** All Councilmembers

**From:** Peter Steinbrueck

A handwritten signature in black ink that reads "Peter Steinbrueck".

**Subject:** **Rainier Beach Legislative Rezones  
For Monday, May 17 - Full Council Item #8 - CB 114814**

The Urban Development and Planning Committee recommends that the Council approve a number of legislative rezones in the Rainier Beach area. This memorandum provides you with background information and a summary of the Committee's recommendation.

Background

CB 114814 would approve several legislative rezones intended to implement policies of the Rainier Beach Neighborhood Plan, adopted in 1999.<sup>1</sup> These rezones are in the vicinity of Rainier Avenue South and South Henderson Street as shown on the attached map.

This area is within one-half mile of a planned light rail station and is also designated as an urban village in the Comprehensive Plan. Also, the Rainier Beach Neighborhood Plan's Comprehensive Plan goals and policies envision mixed-use housing, commercial retail activity and pedestrian development in the area.

Unfortunately, the current zoning does not promote the kind of development called for. Much of the area is zoned Commercial 1 40' (C1-40), which permits auto oriented, strip-type, general commercial development. In addition, the Midrise zoning in the area does not promote the mixed-use development sought or match the scale of other zoning in the area.

Rezones Recommended by UDP Committee

CB 114814 as recommended by the UDP Committee, on May 12, 2004, provides for the following, as shown on the attached map:

---

<sup>1</sup> Rezones were not implemented when the plan was adopted, in part, because planning for a light rail station at Martin Luther King Jr. Way South and South Henderson Street was not completed. The station area planning is now completed.



1. Changing auto oriented C1-40 (and a small area of C1-30) commercial zoning to the more pedestrian and mixed-use oriented Neighborhood Commercial 3 – 40' (NC3-40) zoning in the "Beach Square" area. This rezone area is bounded by Rainier Avenue South on the west, 52<sup>nd</sup> Avenue South on the east, South Henderson on the north and Rainier Avenue South on the south;
2. Changing Midrise residential zoning to NC3-40 to the west of Rainier Avenue South, south of South Director Street, and at 50th Avenue South and South Henderson, to encourage mixed-use development at a scale compatible with other zoning in the vicinity;
3. Establishing a Pedestrian Overlay Zone (P2) along Rainier Avenue South and the south side of South Henderson Street, west of Rainier Avenue South, to encourage pedestrian oriented development;
4. Rezoning two areas to improve the compatibility of scale and intensity of development. They are:
  - a. Rezoning several properties north of South Barton Street, between 46<sup>th</sup> and 48<sup>th</sup> Avenues South from Lowrise 1 to Lowrise 2, and
  - b. Rezoning property between 48<sup>th</sup> Ave. South and 50<sup>th</sup> Ave. South, south of South Director Street from Midrise to Lowrise 3; and
5. Correcting the split-zoning of some lots along South Henderson east of Renton Avenue South. Here, the lots are zoned Lowrise 3 (L3) multifamily along Henderson, but the back parts of the lots are zoned Single Family 5000. This hinders the redevelopment potential of these lots.

Public Comments

Three issues were raised at the UDP hearings on these rezones, one of which was incorporated into CB 114814 as amended - the correction of the split-zoned lots referred to in # 5 above. The other two are as follows:

1. Seattle Housing Authority (SHA) requested that its property not be rezoned from Midrise residential to Neighborhood Commercial as proposed. SHA's property is bounded by South Barton Street, South Barton Place, and Rainier Avenue South. Barton Place, a 90 unit elderly housing project, is located on this site. SHA has no plans to change Barton Place, but expressed concern that non-conforming status could make financing, in order to use equity in the site, more difficult or expensive.

The Committee was not convinced that the concern of SHA was sufficient reason to overrule the long-range intent of the Neighborhood Plan for future development of the area. We do not believe that non-conforming status of SHA's development on this site will significantly affect refinancing of the property,



because SHA can maintain its current structure, and rebuild if the property were damaged or destroyed, and the land would continue to have significant value with NC zoning.

2. Some property owners in the Beach Square C-1 zone requested retention of the C-1 zoning in their area. They were concerned about the ability to develop smaller lots fronting on South Director Street under NC3-40 zoning. There is a hindrance to access to the rear of the lots at South Fisher Place, due to a moderate grade difference between the road's dirt surface and the adjacent lots, which was apparently exacerbated recently with the development of a supermarket in the vicinity.

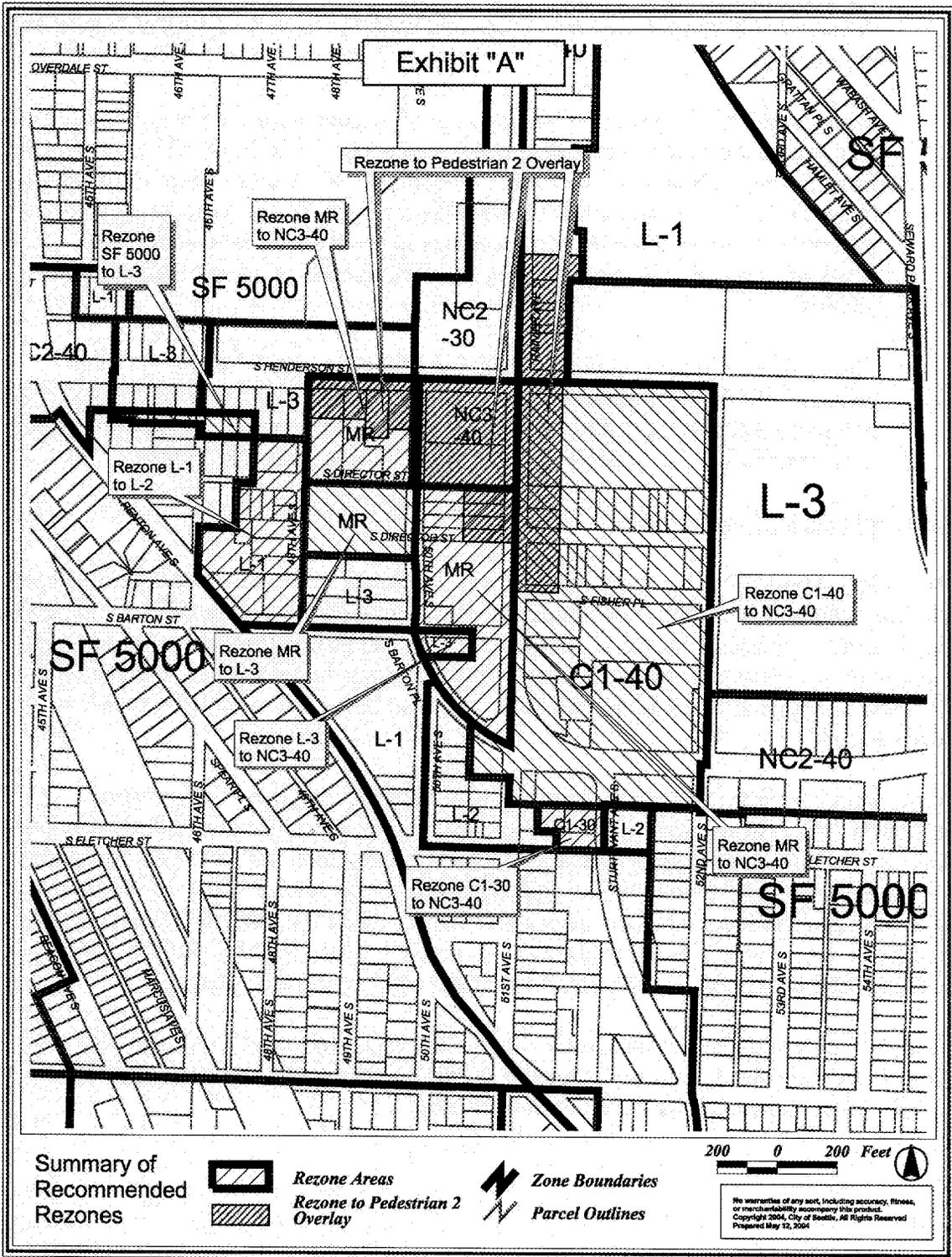
The UDP Committee did not amend the proposed rezone in response to this concern. While the proposed zoning may affect some development options, it is not unusual for NC zoned lots to lack access from the rear. DPD staff believe that development will be possible on the lots in this area under NC zoning.

#### Reasons to support the rezones

The Neighborhood Plan for Rainier Beach was developed over a three-year period along with the City's other neighborhood plans. Following that, DPD conducted several public meetings about these rezones, and provided notice to all properties within 300 feet. Our Comprehensive Plan calls for the concentration of growth into the urban village in this area, and a change in character to promote transit and pedestrian oriented mixed-use development.

While planning for the current rezones was underway, development has occurred pursuant to the existing zoning. A fast food restaurant was changed from having indoor seating to a drive-through only. An auto-oriented supermarket with 325 parking spaces and an accessory gas station was developed as well. Such auto-oriented development would have had to meet more stringent pedestrian-oriented standards had the proposed rezones been in place. Also, the recent development resulted in the demolition of two buildings that contained multiple small neighborhood-serving businesses.

I believe we should respect the neighborhood planning process and finally give some effect to the Neighborhood Plan adopted in 1999. I urge my colleagues to pass CB 114814 as recommended by the UDP Committee.



**ORDINANCE**

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1  
2  
3 AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map, Seattle  
4 Municipal Code (SMC) Chapter 23.32, to rezone a portion of the Rainier Beach Urban  
5 Village to implement the *Rainier Beach 2014 Neighborhood Plan – A Plan for a  
6 Sustainable Future*.

7 WHEREAS, a coalition of citizens of the Rainier Beach neighborhood over a three-year period  
8 prepared the *Rainier Beach 2014 Neighborhood Plan – A Plan for a Sustainable Future*  
9 to express a vision for future growth and development in the Rainier Beach  
10 neighborhood; and

11 WHEREAS, the City of Seattle adopted Ordinance 119614 on August 23, 1999, amending the  
12 Seattle Comprehensive Plan to incorporate goals and policies of the *Rainier Beach 2014  
13 Neighborhood Plan*, and amending the Official Land Use Map to include the boundaries  
14 of the Rainier Beach Residential Urban Village; and

15 WHEREAS, the *Rainier Beach 2014 Neighborhood Plan* includes several recommendations  
16 related to future land use and zoning within the Urban Village; and

17 WHEREAS, the existing zoning pattern of Commercial and Midrise zones does not fully support  
18 the preferred vision for future growth in the commercial core and S. Henderson Street  
19 vicinities of the Urban Village; and

20 WHEREAS, the Department of Planning and Development (DPD) has performed a land use and  
21 zoning analysis for the central portion of the Rainier Beach Residential Urban Village;  
22 and

23 WHEREAS, DPD staff met with residents, merchants and property owners in the neighborhood  
24 on March 12<sup>th</sup> and March 25<sup>th</sup>, 2003 and other previous occasions, and public input and  
25 comments have been obtained; and

26 WHEREAS, the City Council finds that the proposed amendments to the Land Use Code  
27 established by this ordinance are consistent with the adopted *Rainier Beach 2014  
28 Neighborhood Plan*; and

WHEREAS, the City Council finds that the proposed amendments to the Land Use Code  
established in this ordinance will promote the health, safety and welfare of the general  
public; NOW, THEREFORE,

**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 hereby amended to rezone certain properties located on Plat 80E, page 188, and Plat 81W, page  
3 208 of the Official Land Use Map, as shown in Exhibits A and B.

4 Section 2. The City Clerk is hereby authorized and directed to file a copy of this  
5 ordinance and attached Exhibits A and B at the King County Records and Elections Division,  
6 and to deliver copies of the same to the Director of the Department of Planning and Development  
7 and to the King County Assessor's Office.

8 Section 3. The provisions of this ordinance are declared to be separate and severable. The  
9 invalidity of any particular provision shall not affect the validity of the remainder of this  
10 ordinance.

11 Section 4. This ordinance shall take effect and be in force thirty (30) days from and after  
12 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days  
13 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

14 Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2004, and signed by me in open  
15 session in authentication of its passage this \_\_\_\_ day of \_\_\_\_\_, 2004.

16 \_\_\_\_\_  
17 President \_\_\_\_\_ of the City Council

18 Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2004.

19 \_\_\_\_\_  
20 Gregory J. Nickels, Mayor

21 Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2004.

22 \_\_\_\_\_  
23 City Clerk

24 (Seal)

25 Attachments

26 Exhibit A: Summary of Recommended Rezones  
27 Exhibit B: Zoning Map After Rezones Completed



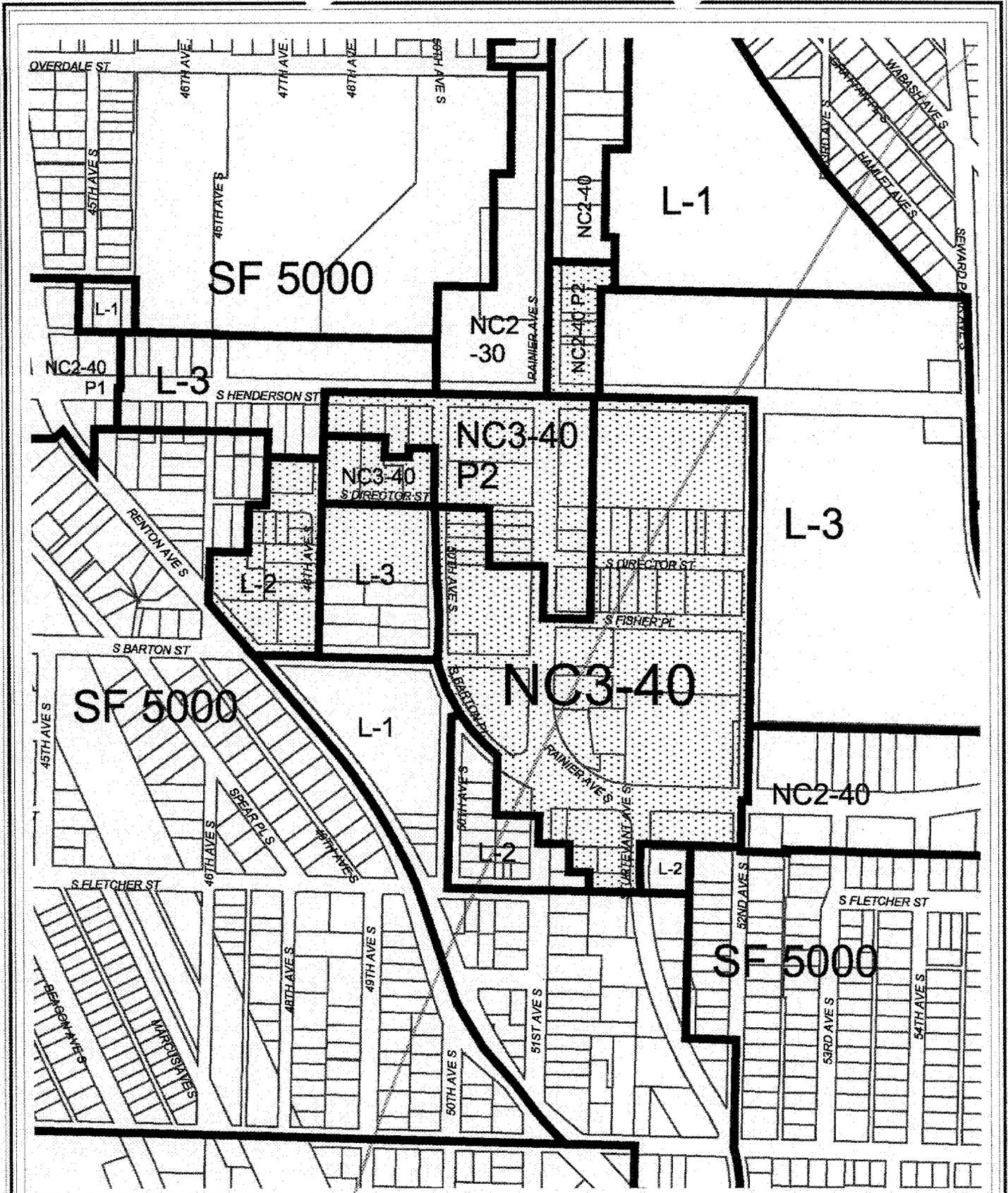
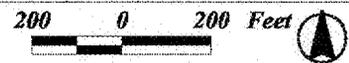


Exhibit B  
Zoning Map After  
Rezoning Completed

  
Area Rezoned



**Zone Boundaries**  
**Parcel Outlines**



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Prepared June 10, 2003



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STATE OF WASHINGTON – KING COUNTY

--SS.

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172640  
CITY OF SEATTLE, CLERKS OFFICE

No. ORDINANCE IN FULL

**Affidavit of Publication**

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12<sup>th</sup> day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:121474 ORD IN FULL

was published on

5/26/2004



*Mel Dool*

Subscribed and sworn to before me on

5/26/2004

*Jennifer Patzer*

Notary public for the State of Washington,  
residing in Seattle

# State of Washington, King County

## City of Seattle

### ORDINANCE 121474

AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map, Seattle Municipal Code (SMC) Chapter 23.32, to rezone a portion of the Rainier Beach Urban Village to implement the *Rainier Beach 2014 Neighborhood Plan - A Plan for a Sustainable Future*.

WHEREAS, a coalition of citizens of the Rainier Beach neighborhood over a three-year period prepared the *Rainier Beach 2014 Neighborhood Plan for a Sustainable Future* to express a vision for future growth and development in the Rainier Beach neighborhood; and

WHEREAS, the City of Seattle adopted Ordinance 119614 on August 23, 1999, amending the Seattle Comprehensive Plan to incorporate goals and policies of the *Rainier Beach 2014 Neighborhood Plan*; and amending the Official Land Use Map to include the boundaries of the Rainier Beach Residential Urban Village; and

WHEREAS, the *Rainier Beach 2014 Neighborhood Plan* includes several recommendations related to future land use and zoning within the Urban Village; and

WHEREAS, the existing zoning pattern of Commercial and Midrise zones does not fully support the preferred vision for future growth in the commercial core and S. Henderson Street vicinities of the Urban Village; and

WHEREAS, the Department of Planning and Development (DPD) has performed a land use and zoning analysis for the central portion of the Rainier Beach Residential Urban Village; and

WHEREAS, DPD staff met with residents, merchants and property owners in the neighborhood on March 12th and March 25th, 2003 and other previous occasions, and public input and comments have been obtained; and

WHEREAS, the City Council finds that the proposed amendments to the Land Use Code established by this ordinance are consistent with the adopted *Rainier Beach 2014 Neighborhood Plan*; and

WHEREAS, the City Council finds that the proposed amendments to the Land Use Code established in this ordinance will promote the health, safety and welfare of the general public, 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 hereby amended to rezone certain properties located on Plat 80E, page 185, and Plat 31W, page 208 of the Official Land Use Map, as shown in Exhibit A.

Section 2. The City Clerk is hereby authorized and directed to file a copy of this ordinance and attached Exhibit A at the King County Records and Elections Division; and to deliver copies of the same to the Director of the Department of Planning and Development and to the King County Assessor's Office.

Section 3. The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular provision shall not affect the validity of the remainder of this ordinance.

Section 4. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 17th day of May, 2004, and signed by me in open session in authentication of its passage this 17th day of May, 2004.

JAN DRAGO,

President \_\_\_\_\_ of the City Council.

Approved by me this 25th day of May, 2004.

GREGORY J. NICKELS,

Mayor.

Filed by me this 30th day of April, 2004.

(Seal) JUDITH PIPPIN,

City Clerk.

Attachments

Exhibit A: Map of Rezones

Date of publication in the Seattle Daily Journal of Commerce, May 26, 2004.

5/26(172440)