



Legislative Department Seattle City Council Memorandum

Date: June 24, 2011

To: Committee on the Built Environment (COBE)

From: Councilmember Sally Clark

Subject: **Proposed Comprehensive Plan Future Land Use Map (FLUM)
Amendment in the Roosevelt Neighborhood**

Background

The Department of Planning and Development (DPD) is in the process of finalizing a legislative rezone proposal for the Roosevelt neighborhood that is likely to be submitted to the Council during the third quarter of 2011. The rezone proposal affects several parcels in the Roosevelt Residential Urban Village, many of which are located in or near the neighborhood's core, which is centered on the intersection of NE 65th Street and Roosevelt Way NE.

One location within the Roosevelt Residential Urban Village that is not included in DPD's rezone proposal, but may be appropriate for higher density development, is a small single-family area that is generally bounded by Interstate 5 to the west, Ravenna Boulevard to the south, the alley between 8th and 9th Avenues NE to the east, and NE 64th Street to the north (see Figure 1). Existing land uses in this area include single-family homes, surface parking for the Green Lake park-and-ride, and a stretch of landscaped open space between 8th Avenue NE and Interstate 5. All the parcels that comprise this area are currently zoned for single-family residential development on lots measuring at least 5,000 square feet (SF 5000).

Although the built environment in this section of the Roosevelt neighborhood is generally single-family in character, its location along Interstate 5 and Ravenna Boulevard, and adjacency to a large park-and-ride facility, suggest it may be an appropriate site for future multifamily development. However, DPD's forthcoming rezone proposal will not affect any of the parcels located in this section of Roosevelt. This is because the area is currently designated as a single-family residential area on the Comprehensive Plan's Future Land Use Map (FLUM) and, as a result, may not be considered for an upzone from SF 5000.

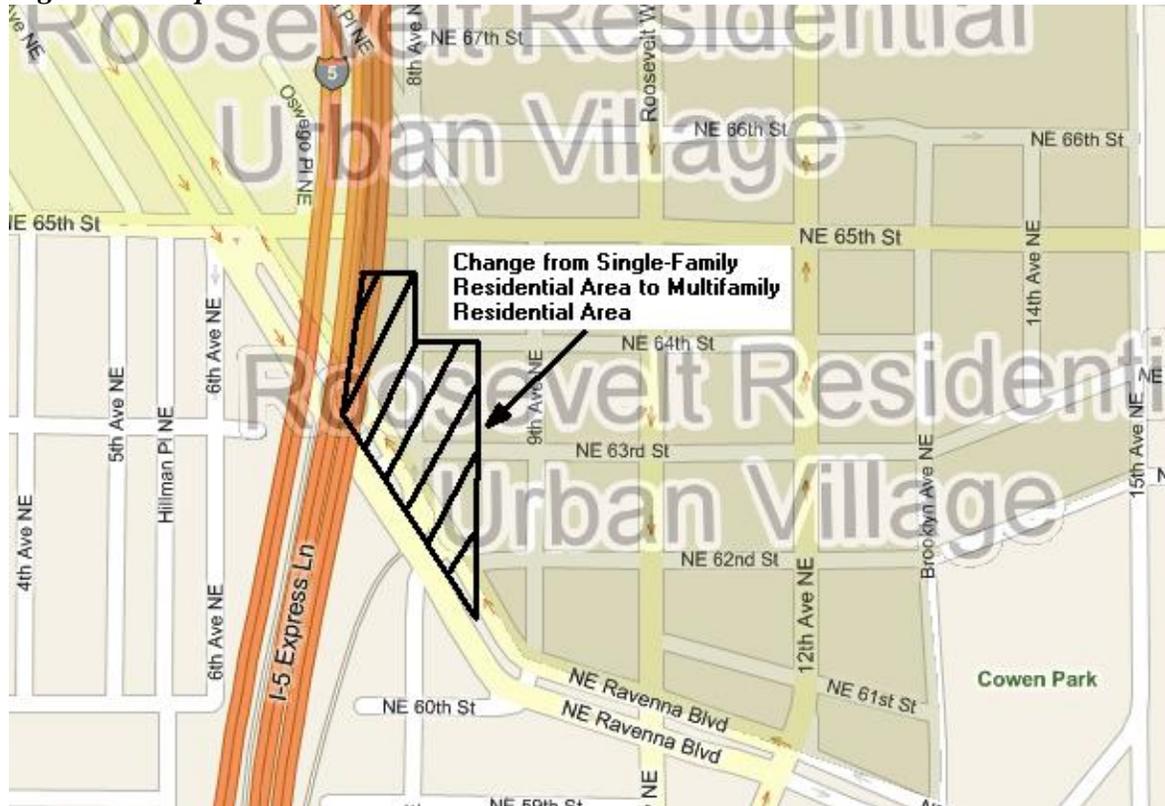
I would like to propose an amendment to the FLUM that would change the future land use designation for the southwest corner of the Roosevelt neighborhood from Single-Family Residential Area to Multifamily Residential Area. The amendment would allow the Council and DPD to consider whether single-family residential development is still the most appropriate future use for these parcels or if they might function better in the future as a low-rise, multifamily zone. Changing the future land use designation for these properties

would not automatically affect their underlying zoning. Rather, it would just allow DPD to consider future proposals to rezone parcels within the amendment area from SF 5000 to a Lowrise (LR) zone.

Proposed Amendment

The proposed amendment is shown in Figure 1, below. The amendment would revise the FLUM by changing the future land use designation for the southwest corner of the Roosevelt neighborhood from Single-Family Residential Area to Multifamily Residential Area.

Figure 1: Proposed FLUM Amendment



Application of Amendment Criteria

Resolution 30662 sets out criteria the Council considers in determining whether to include a proposed amendment in the Comprehensive Plan docket-setting resolution. Those criteria seek to answer the following questions:

- 1. Is the amendment appropriate for the Comprehensive Plan?*
- 2. Does the amendment meet existing state and local laws?*
- 3. Is it practical to consider the amendment?*
- 4. Has there been a neighborhood review process to develop any proposed change to a neighborhood plan, or can a neighborhood review process be conducted prior to final Council consideration of the amendment?*

Each criterion is discussed below.

1. *Is the amendment appropriate for the Comprehensive Plan?*

A determination of whether a small single-family-designated area is more appropriate for a multifamily designation is consistent with the role of the Comprehensive Plan as a generalized land use plan and cannot be accomplished through other means.

2. *Does the amendment meet existing state and local laws?*

The proposed amendment does not contravene any requirements of the Growth Management Act or compel action that would be illegal under the laws of the City of Seattle, State of Washington, or the United States.

3. *Is it practical to consider the amendment?*

Rezone analysis for the Roosevelt neighborhood is already an established component of DPD's 2011 work program and the docket-setting resolution for the 2011-2012 Comprehensive Plan amendment cycle has not yet been passed by the Council. Thus, it is practical for DPD and the Council to consider this amendment at this time.

4. *Has there been a neighborhood review process to develop any proposed change to a neighborhood plan, or can a neighborhood review process be conducted prior to final Council consideration of the amendment?*

Later this year, COBE expects to review and discuss DPD's legislative rezone proposal for the Roosevelt Residential Urban Village at several Committee meetings and at least one public hearing in the Roosevelt neighborhood. As part of this larger conversation about land use regulations in Roosevelt, COBE will solicit and consider comments from neighborhood residents regarding the content of this proposed Comprehensive Plan amendment.