



# Legislative Department Seattle City Council Memorandum

**Date:** November 29, 2011  
**To:** Committee on the Built Environment (COBE)  
**From:** Sara Belz, Council Central Staff  
**Subject:** **Council Bill (CB) 117271: Roosevelt Legislative Rezone**

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On November 30, 2011, COBE will have its fifth discussion on legislative rezone options for the Roosevelt Residential Urban Village. The Committee previously took up the issue at its August 10, October 12, and November 16 meetings and at a public hearing at Roosevelt High School on September 19.

At its October 12 and November 16 meetings, COBE reviewed the three legislative rezone proposals that have been developed for Roosevelt. Maps and a matrix that illustrate and compare all three options are attached to this memorandum.

- **Option 1: State Environmental Policy Act (SEPA) Draft Proposal, April 2011**  
This rezone option is similar to the proposal developed by the Roosevelt Neighborhood Association in 2006. It was released by the Executive in April 2011 as a draft proposal and served as the basis for the Department of Planning and Development's (DPD) SEPA analysis.
- **Option 2: Executive's Proposal (CB 117271), June 2011**  
After reviewing and considering comments on its April 2011 draft proposal (Option 1), the Executive published its official rezone recommendation for Roosevelt in June.
- **Option 3: Sustainable, Livable Roosevelt Proposal, September 2011**  
In response to the Executive's proposal, the Roosevelt Neighborhood Association developed a third rezone option in September and titled it Sustainable, Livable Roosevelt.

The Council may choose to adopt one of these three options, with or without amendments, or to develop its own rezone proposal. The Council also has the authority to amend a legislative rezone proposal by carving out parcels that are proposed for rezoning, thereby maintaining the current zoning applied to those properties.

### **Issues and Questions – Follow-up from November 16 COBE Meeting**

At the November 16 COBE meeting, Committee members addressed and provided direction to staff on several key elements of the legislative rezone proposals developed for Roosevelt. The Committee's recommendations were as follows:

1. Rezone the area between 9<sup>th</sup> Avenue NE, NE 64<sup>th</sup> Street, Roosevelt Way NE, and NE 67<sup>th</sup> Street to Neighborhood Commercial 3 with a pedestrian designation and an 85 foot height limit.
2. Apply incentive zoning within the Roosevelt legislative rezone area.
3. Develop a companion resolution to the final rezone ordinance that recommends the following three corridors for designation as neighborhood green streets:

- NE 66<sup>th</sup> Street, from 8<sup>th</sup> Avenue NE to 15<sup>th</sup> Avenue NE;
  - Brooklyn Avenue NE, from NE Ravenna Boulevard to NE 66<sup>th</sup> Street; and
  - 14<sup>th</sup> Avenue NE, from NE 65<sup>th</sup> Street to NE 66<sup>th</sup> Street.
4. Include a request for a 2012 update of the Roosevelt neighborhood’s design guidelines in the companion resolution.

Also at the November 16 meeting, COBE members directed staff to obtain further information about the two issues described below. Staff requests that the Committee review and provide a recommendation on these items at its November 30 meeting.

**Issue #1: Zoning east of Interstate 5 between NE 66<sup>th</sup> and NE 68<sup>th</sup> Streets.**

Current zoning in this area is a mixture of Lowrise 1, Lowrise 2, and Single Family 5000. The Executive proposes rezoning this area to Lowrise 3, which would yield capacity for up to 183 housing units. The Sustainable, Livable Roosevelt proposal recommends rezoning this area to Midrise. According to DPD, applying Midrise zoning in this area would yield capacity for up to 399 housing units, or 216 more than would be permitted under the Executive’s proposal. This portion of the rezone area is all located within about 650 feet of Interstate 5.

DPD’s SEPA analysis for Roosevelt did not consider the application of Midrise zoning within the rezone area. As a result, it was assumed during COBE’s November 16 discussion that DPD would need to complete additional environmental analysis, including a potential redo of SEPA, before the proposed Midrise upzone included in the Sustainable, Livable Roosevelt plan could be approved by the Council. DPD estimated that issuing a new SEPA determination would likely take at least one month and would be subject to an additional public comment and appeal period. However, staff have since learned that it should be possible to incorporate the proposed Midrise upzone into the larger legislative rezone proposal for the Roosevelt Residential Urban Village *without* issuing a new SEPA determination. If the Committee recommends moving forward with the proposed Midrise upzone, DPD will evaluate and document potential environmental impacts associated with the zoning change and add its analysis to the SEPA record for the Roosevelt legislative rezone as a note-to-file. DPD expects such a note-to-file would sustain the SEPA Determination of Non-Significance (DNS) issued for the Roosevelt legislative rezone in April 2011.

**Options:**

1. Rezone this area to Lowrise 3, consistent with the Executive’s proposal.
2. Rezone this area to Midrise, consistent with the Sustainable, Livable Roosevelt proposal.

**COBE Recommendation:**

**Issue #2: Neighborhood green street Concept Plans**

At the November 16 COBE meeting, Committee members recommended designating portions of NE 66<sup>th</sup> Street, Brooklyn Avenue NE, and 14<sup>th</sup> Avenue NE as neighborhood green streets in the City’s Right-of-Way Improvements Manual. The Committee also called on DPD to provide an estimate of the costs associated with developing a Concept Plan for the identified corridors in 2012. Concept Plans include detailed design recommendations for individual green streets as well as information about existing utility and transportation infrastructure. The creation of a Concept Plan is *not* a required component of a neighborhood green street designation.

Developing a Concept Plan for a neighborhood green street requires the commitment of City resources from DPD, the Seattle Department of Transportation (SDOT), and Seattle Public Utilities (SPU). DPD estimates a Concept Plan for the three proposed green streets in Roosevelt would cost \$25,000 to \$40,000 in consultant fees and require 0.2 FTE of DPD staff time for three to four months.

**Options:**

1. Pass a resolution requesting the corridors described above be designated as neighborhood green streets in the City’s Right-of-Way Improvements Manual, without an approved Concept Plan.
2. Pass a resolution that 1) requests the corridors described above be designated as neighborhood green streets in the City’s Right-of-Way Improvements Manual; and 2) calls on DPD, in partnership with SDOT and SPU, to develop an associated Concept Plan.

**COBE Recommendation:**

**Specialized zoning for the high school blocks**

At the October 12 COBE meeting, Committee members expressed interest in possibly applying area-specific zoning standards to the three square blocks immediately south of Roosevelt High School (the “high school blocks”) if that area is rezoned to allow building heights of up to 65 feet. The high school blocks are located between 12<sup>th</sup> Avenue NE, NE 65<sup>th</sup> Street, 15<sup>th</sup> Avenue NE, and NE 66<sup>th</sup> Street. Current zoning in this area is a mix of Neighborhood Commercial 1 and 2 with a 40 foot height limit (NC1-40, NC2-40), and Lowrise 2. The Executive’s proposal recommends rezoning the high school blocks to Neighborhood Commercial 2 with a pedestrian designation and a 65 foot height limit (NC2P-65). The Sustainable, Livable Roosevelt plan proposes NC2P-40 zoning.

Attached to this memorandum is a report that illustrates various options for area-specific zoning standards for the high school blocks. Please refer to the report for this portion of the discussion at the November 30 COBE meeting. Committee members may choose to select one of the zoning options described in the report or direct staff to develop and analyze additional options for the Council’s consideration.

**COBE Recommendation:**

**Next Steps**

COBE’s next opportunity to discuss legislative rezone options for Roosevelt will likely be on December 14. If you have questions about any of the issues raised in this memorandum or the attached documents, please feel free to contact me at any time (4-5382 / [sara.belz@seattle.gov](mailto:sara.belz@seattle.gov)).