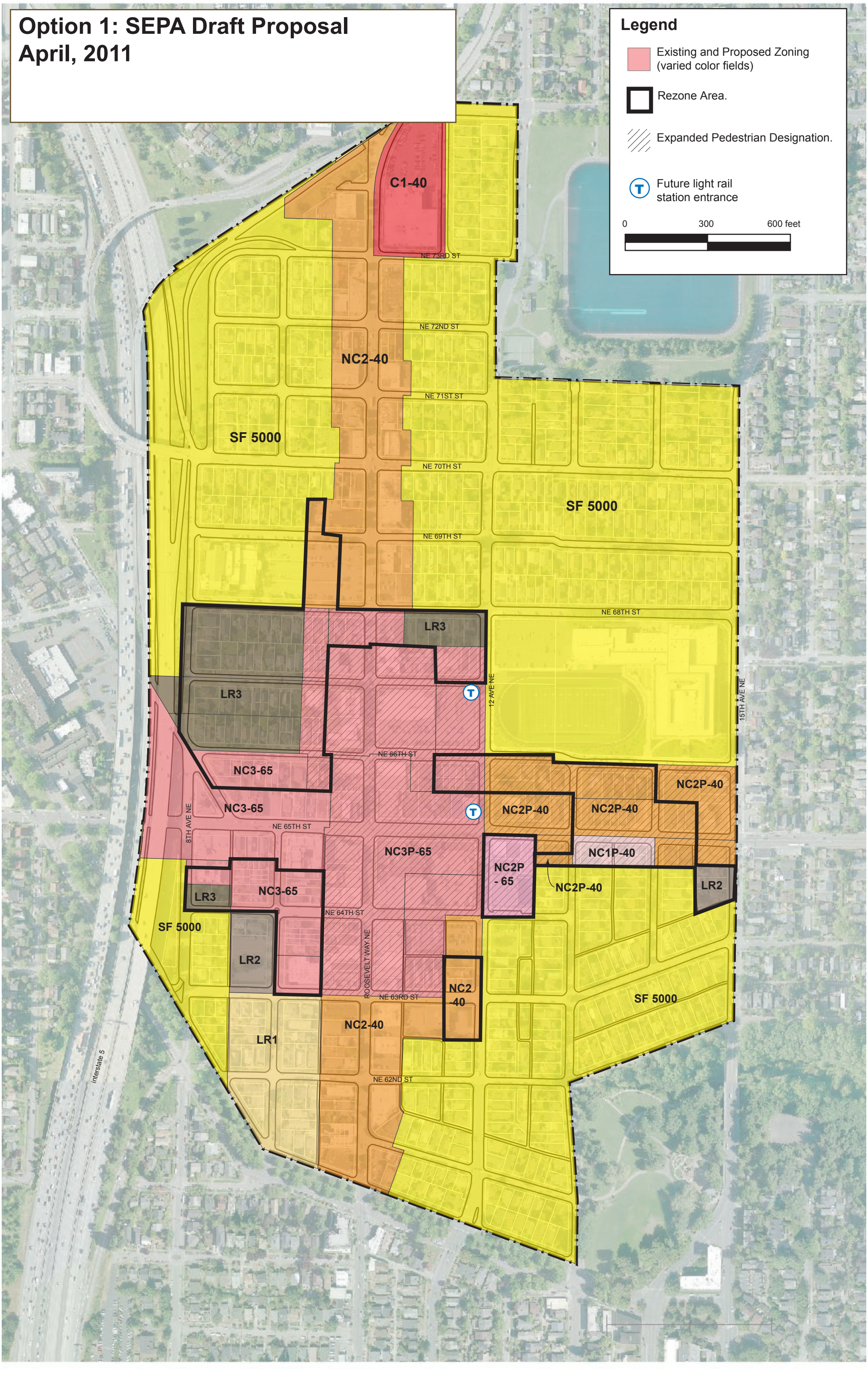
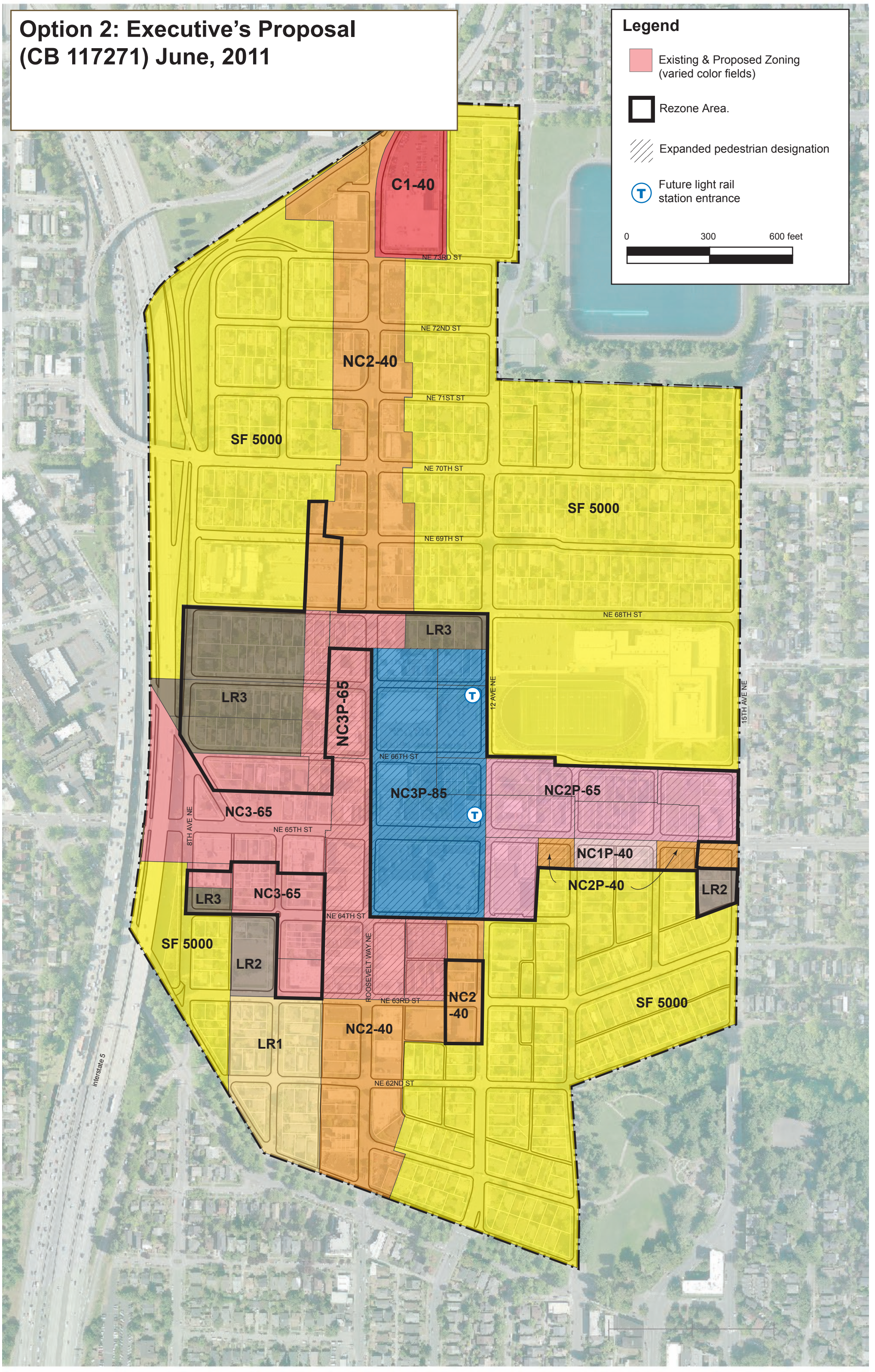
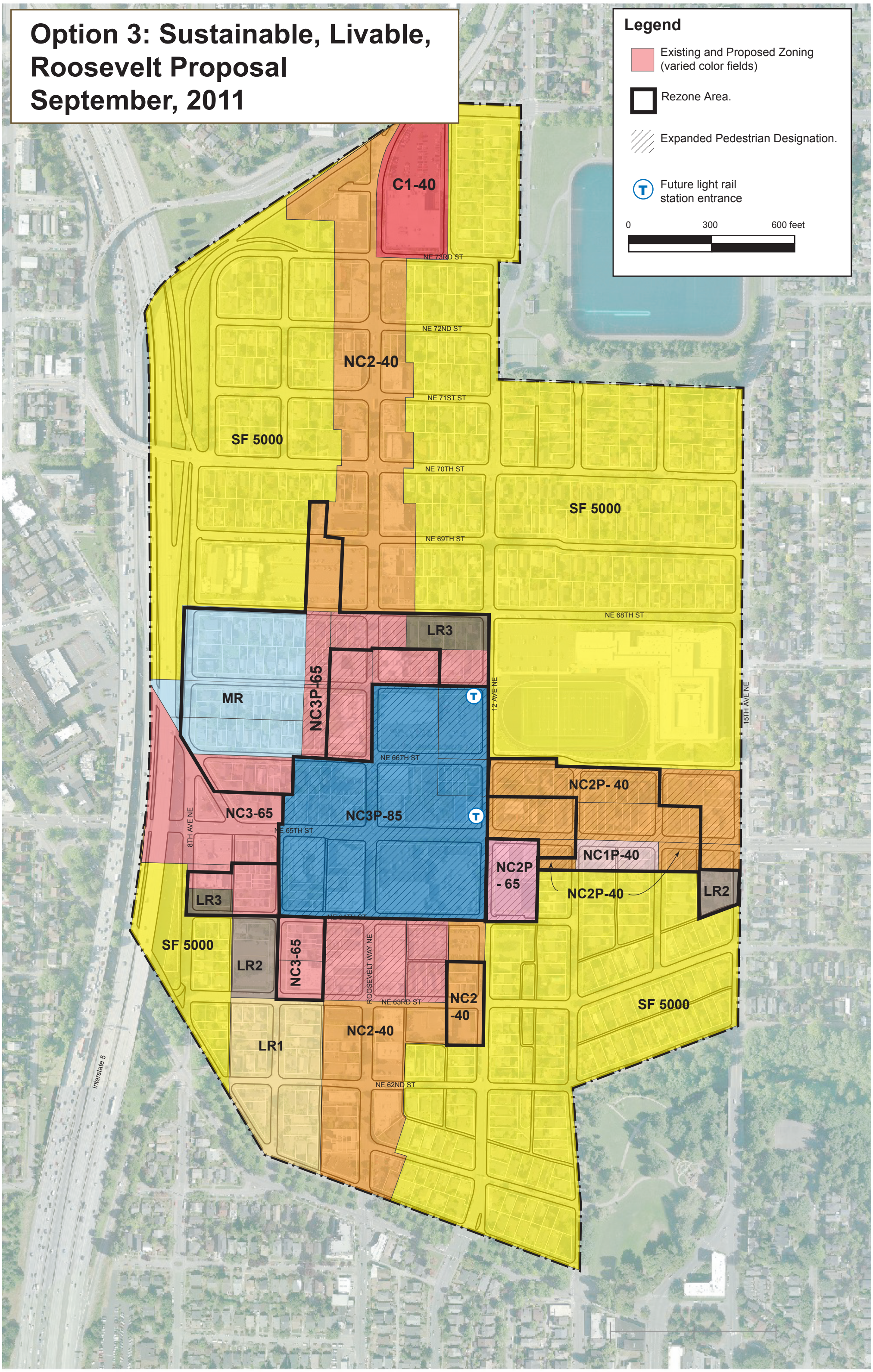
Option 1: SEPA Draft Proposal
April, 2011



Option 2: Executive's Proposal (CB 117271) June, 2011



Option 3: Sustainable, Livable, Roosevelt Proposal September, 2011



Roosevelt Legislative Rezone: Comparison of Rezone Options Presented to the City Council

	Option 1: SEPA Draft Proposal, April 2011 (Similar to the Roosevelt Neighborhood Association's original 2006 proposal)	**Option 2:** Executive's Proposal (CB 117271), June 2011	**Option 3:** Sustainable, Livable Roosevelt Proposal (revised option presented by the Roosevelt Neighborhood Association), September 2011	**Notes and Comments**
Affected area	153 parcels comprising 12.5 acres of land.	173 parcels comprising 17.5 acres of land.	193 parcels comprising 20 acres of land.**	The total area of the Roosevelt Residential Urban Village is 158 acres.
Additional housing unit capacity	410 housing units.*	607 housing units.	766 housing units.**	Under existing zoning, the parcels included in Option 1 could accommodate about 270 additional housing units. The 2004-2024 urban village growth target established for the Roosevelt Residential Urban Village as a whole is 250 units.
Additional commercial space capacity	170,000 gross square feet.*	312,000 gross square feet.	211,500 gross square feet .**	Under existing zoning, the parcels included in Option 1 could accommodate around 10,800 gross square feet of additional commercial space.
Proposed zoning in the vicinity of NE 65th Street and Roosevelt Way NE	The existing node of Neighborhood Commercial 3 (NC3) zoning with a 65 foot height limit would be expanded to include several adjacent parcels, most of which are currently zoned Lowrise multifamily residential. An existing Pedestrian designation would also be expanded.	Same as Option 1, plus the area between Roosevelt Way NE, NE 64th Street, 12th Avenue NE, and the half-block north of NE 67th Street would be upzoned to NC3 with an 85 foot height limit.	Same as Option 1, plus most of the area between 9th Avenue NE, NE 64th Street, 12th Avenue NE, and NE 67th Street would be upzoned to NC3 with an 85 foot height limit.	Although much of this area is currently zoned NC3 with a 65 foot height limit, only one existing structure is built to the 65 foot maximum. In Station Area Overlay Districts, the floor area ratio (FAR) for a 65 foot building may not exceed 5.75. For an 85 foot building, the FAR may not exceed 6.0. Thus, increasing maximum building heights from 65 to 85 feet allows for more flexibility in architectural form and design but does not dramatically alter overall development potential. Buildings in NC3 zones with 85 foot height limits do not typically exceed seven stories or 75 feet due to the cost of the type of materials needed to build an additional story.
Proposed zoning between NE 65th and 66th Streets, and 12th and 15th Avenues NE ("the high school blocks")	Neighborhood Commercial 2 (NC2) zoning with a 40 foot height limit is proposed for this area. A pedestrian designation would also apply to certain parcels along NE 65th Street.	NC2 zoning with a 65 foot height limit and a pedestrian designation is proposed for this area.	NC2 zoning with a 40 foot height limit and a pedestrian designation is proposed for this area.	Existing zoning in this area includes a mixture of Neighborhood Commercial 1 (NC1) and NC2 with a 40 foot height limit, as well as some Lowrise 2. These blocks are currently occupied by small commercial buildings and single-family homes, some of which are in very poor condition. NC2 zoning is generally located in smaller business districts, such as those found in residential urban villages. NC3 zoning is typically found in urban centers and hub urban villages. In Station Area Overlay Districts, the FAR for a 40 foot building may not exceed 4. For a 65 foot building, the FAR may not exceed 5.75.
Proposed zoning east of I-5 between 66th and 68th Streets	Lowrise 3 zoning is proposed for this area.	Same as Option 1.	Midrise zoning is proposed for this area.	Current zoning in this area is a mixture of Lowrise 1, Lowrise 2, and Single Family 5000. In Lowrise 3 zones located in Station Area Overlay Districts, the maximum permitted FAR ranges from 1.1 to 2.0 and depends on the type of residential development that would be constructed. Height limits for structures in Lowrise 3 zones extend up to 40 feet. The base height limit for Midrise zones is 60 feet and the base FAR is 3.2. Additional height up to 75 feet and/or FAR up to 4.25 may be permitted if a project participates in the City's incentive zoning program for affordable housing. Rezoning this area to Midrise, as is recommended under Option 3, would allow two square blocks adjacent to I-5 to be developed as high-density, multifamily housing. This could raise public health concerns and would likely necessitate a redo of SEPA.

* DPD recently revised these figures; thus, the numbers provided here differ from those that appeared in DPD's April 2011 Director's Analysis on this rezone option. The revised numbers reflect what DPD believes to be more realistic assumptions about the area's future development split between residential and commercial projects.
** These figures are based on DPD's review and analysis of the Sustainable, Livable Roosevelt proposal.