



# City of Seattle

Michael McGinn, Mayor  
**Department of Planning and Development**  
Diane M. Sugimura, Director

## MEMORANDUM

DATE: June 26, 2012  
TO: Councilmember Richard Conlin, Chair, Planning, Land Use & Sustainability Committee  
FROM: Gordon Clowers, Land Use Planner  
RE: Greenwood Towncenter Rezone – C. B. 117506

This memo includes a summary about the community process that led to DPD's recommendations, as well as rezone maps.

This proposal is the culmination of a neighborhood proposal dating from 2009. At the City Council's request, DPD conducted public outreach in the neighborhood including an open house in June 2010. An online survey also received more than 230 responses. In addition to the recommended commercial property rezones, a number of other rezoning concepts were explored in the open house and survey. Concepts such as additional rezones around the residential edges of this area were removed from DPD's recommendations, due to a majority opposition by those who expressed opinions.

The intent of the rezones is to:

- Encourage future long-term infill mixed-use development consistent with the Comprehensive Plan and neighborhood plan
- Improve livability in the urban village
- Reinforce the vitality of the adjacent core Greenwood commercial district
- Maintain compatibility with surrounding properties

The zoning changes include:

- Rezone to NC3-65 in the "Fred Meyer" block; NC2-65 in the block to the east
- Maintain current height limit on the south side of 85th Street
- Add a P-zone to properties on both sides of 85th Street
- Add incentive zoning provisions for affordable housing

Thank you for your time and consideration of this legislation. I am available to answer any additional questions you may have.

