



**Legislative Department
Seattle City Council
Memorandum**

Date: March 7, 2013

To: Planning, Land Use and Sustainability (PLUS) Committee Members

From: Sara Belz, Council Central Staff

Subject: **Council Bill (CB) 117723 – Greenwood Rezone**

At its March 14, 2013, meeting, the PLUS Committee will host its second public hearing on proposed rezone legislation for the Greenwood/Phinney Ridge Residential Urban Village. The rezone area is generally located west of Greenwood Avenue and south of NW 87th Street in the Greenwood neighborhood's commercial core. A map of the affected parcels appears on the following page of this memorandum.

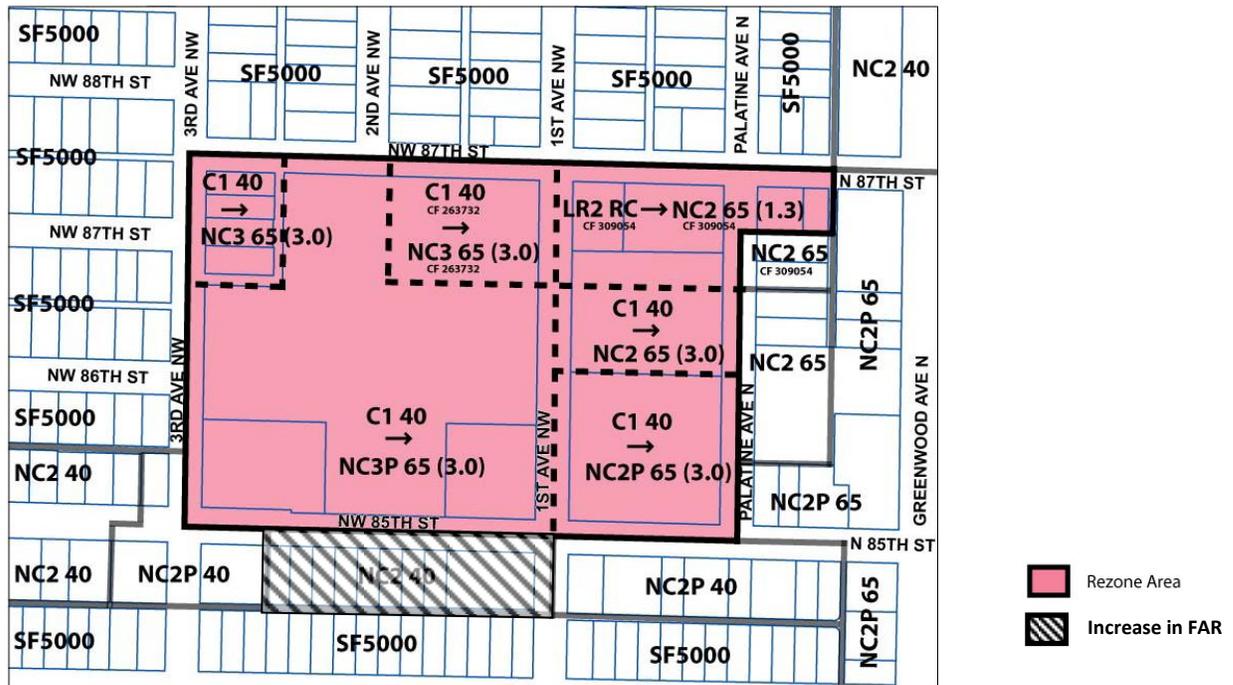
On July 25, 2012, the Committee held a public hearing on CB 117506. CB 117506 was the Department of Planning and Development's (DPD) original proposal for the rezone area. In addition to upzoning several properties, the legislation would also have extended existing pedestrian (P) zones located along NW 85th Street and applied incentive provisions for future affordable housing construction (incentive zoning).

At Councilmember Conlin's request, DPD recently developed a revised rezone proposal for the Greenwood/Phinney Ridge Residential Urban Village that was informed by testimony provided at the July 2012 public hearing and further analysis completed by DPD staff. The revised proposal was introduced and referred to PLUS as CB 117723. CB 117723 differs from CB 117506 in the following two ways:

1. It would not apply a P zone designation to the blockface along the south side of NW 85th Street, between 1st and 3rd Avenues NW, that is zoned Neighborhood Commercial 2 with a 40 foot height limit (NC2 40); and
2. It would increase the maximum floor area ratio (FAR) permitted on those same lots on the south side of NW 85th Street from 3.25 to 4.0 without changing the existing 40-foot height limit.

At the July 2012 public hearing, the PLUS Committee also heard comments of concern about allowing buildings with heights of up to 65 feet to be constructed across the street from single-family zoned lots. Such development would be permitted under both CB 117506 and CB 117723.

Greenwood/Phinney Ridge Residential Urban Village Rezone Map (CB 117723)



Next Steps

After the public hearing on March 14, the PLUS Committee's next opportunity to discuss rezone options for the Greenwood/Phinney Ridge Residential Urban Village will be at its March 27, 2013, meeting. At that time, I will present a decision agenda on CB 117723. Please feel free to contact me at any time if you have questions or concerns about the content of legislation. I can be reached at sara.belz@seattle.gov and 684.5382.