

# Roosevelt Zoning Proposals

## Discussion Draft - November 2010

### Legend

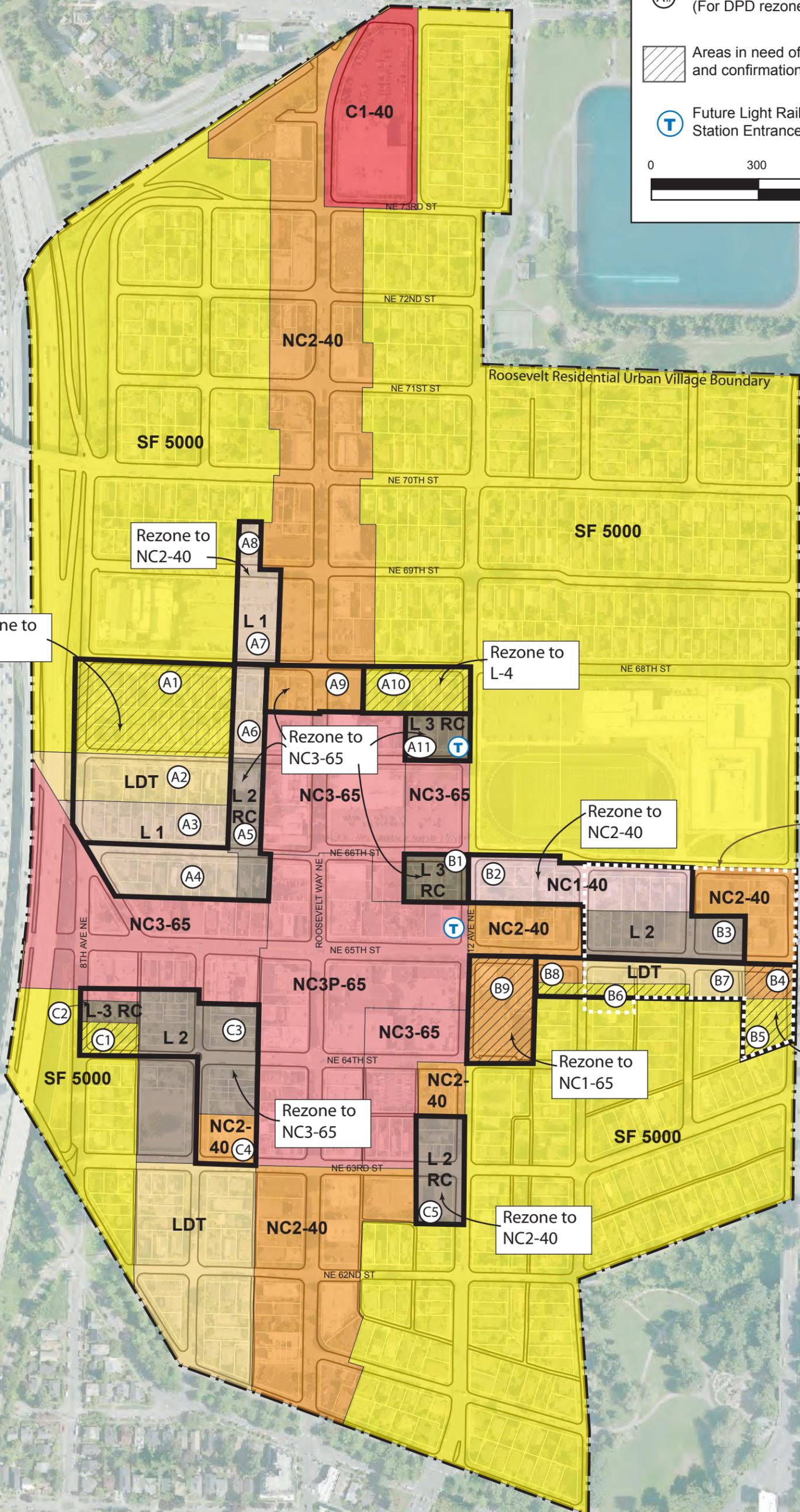
 Proposed rezone area boundary

 Rezone area label  
(For DPD rezone analysis)

 Areas in need of further review and confirmation.

 Future Light Rail Station Entrance

0 300 600 feet



*Subject to possible further discussion between RNA and the private rezone proponent. (Parcels in white dashed line)*

# Roosevelt Neighborhood Rezone Discussion - November 15, 2010

## AREAS OF REVIEW

### Roosevelt Development Group Properties - *(Note: not the primary focus of the Nov. 15th meeting.)*

Properties within white dashed line on the map.

The private Roosevelt Development Group (RDG) has applied for a contract rezone action that is separate from the Roosevelt Neighborhood Association (RNA) rezone proposal. The Department of Planning and Development (DPD) is taking steps to explore possible integration of the RDG proposal and the RNA recommendation, which would be DPD's preferred outcome. Coordination with RDG and RNA representatives is ongoing at this time. Steps to complete the RNA recommended rezone action can proceed while discussions related to the RDG properties take place.

### Other Areas of Review: *(\* Areas that share a common issue concerning rezoning from a single family designation.)*

RNA Recommendation	DPD Analysis	Comments
In North Commercial Core: * <b>Area A1</b> (SF 5000 to L4)	Roosevelt neighborhood plan indicates the area is appropriate for L4 zoning, and Council amended Future Land Use Map in 2010 to designate the area as Multifamily Residential.	Rezones of single family areas to multifamily or commercial mixed use zoning would require a code amendment due to protections for single family zoning in the code. This can be accomplished with neighborhood support.
In North Commercial Core: <b>Area A7, A8</b> (L1 to NC2-40)	Areas meet criteria for proposed zoning, although single-family zoning to the west would pose an abrupt transition. For area A7 the adjacent single family zoned area is currently in institutional use (Calvary Christian Assembly (CCA)). For area A8, also owned by CCA, there would be a direct adjacency to single family uses.	Current institutional use is not likely to change, and applicable development standards for the institution would remain the same, lessening potential concern regarding transition to single family for the A7 area.
In North Commercial Core: * <b>Area A10</b> (SF 5000 to L4)	Roosevelt neighborhood plan indicates the area is appropriate for L4 zoning, and Council amended Future Land Use Map in 2010 to designate the area as Multifamily Residential.	Rezones of single family areas to multifamily or commercial mixed use zoning would require a code amendment due to protections for single family zoning in the code. This can be accomplished with neighborhood support.
In Southeast Roosevelt: <b>Area B4</b> (NC2-40 to NC1-40)	Area generally meets criteria for both existing and proposed zoning. Area is somewhat removed from Roosevelt commercial core, but located on two arterials with excellent transit.	While the purpose of the proposed zoning is to foster small-scale, neighborhood-oriented businesses, the existing and potential site configurations will foster those opportunities in either case.
In Southeast Roosevelt: * <b>Area B5</b> (SF 5000 to NC1-40)	Roosevelt neighborhood plan indicates the area is appropriate for NC zoning, and Council amended Future Land Use Map in 2010 to designate the area as Commercial/Mixed Use. However, this would be an upzone of single-family zoning.	Rezones of single family areas to multifamily or commercial mixed use zoning would require a code amendment due to protections for single family zoning in the code. This can be accomplished with neighborhood support.
In Southeast Roosevelt: * <b>Area B6</b> (SF-5000 to NC1-40)	Roosevelt neighborhood plan indicates the area is appropriate for NC zoning, and Council amended Future Land Use Map in 2010 to designate the area as Commercial/Mixed Use. However, this would be an upzone of single-family zoning.	Shallow depth of the proposed NC1 zoning adjacent to NE 65th St. would be a challenge for redevelopment, so the proposal improves the feasibility for building.  Rezones of single family areas to multifamily or commercial mixed use zoning would require a code amendment due to protections for single family zoning in the code. This can be accomplished with neighborhood support.
In Southeast Roosevelt: <b>Area B9</b> (NC2-40 to NC1-65)	Area generally meets criteria for existing zoning better than for proposed zoning. Area is within the Roosevelt commercial core, and located on a minor arterial near excellent transit. The proposed 65' height limit would be an abrupt transition to adjacent single family.	DPD considers the existing NC2-40 zoning to be more appropriate due to the height transition to the east and south. The existing NC2 designation's intensity of use is more appropriate for an area within the commercial core. The proposed change is unlikely to affect future development due to the existing telecom facility.
In South Commercial Core: * <b>Area C1</b> (SF 5000 to NC3-65)	Area meets some of the single-family zoning criteria, but its mixed-use context meets many of the NC3 criteria. The proposed 65' height limit would be an abrupt transition to adjacent single family.	The NC3-65 zoning will create a new, more abrupt height transition to the south. Existing sites are not clearly conducive to six-story development without lot assembly. A portion of the area was redeveloped recently with multifamily. A 40' height limit or a rezone to a multifamily designation such as L2 may be more appropriate.

### Incentive Zoning Note:

It is City of Seattle policy to apply Incentive Zoning provisions when upzones of property occur. Incentive Zoning requires a percentage of the extra developable floor area gained through an upzone to contribute to affordable housing in the neighborhood. Incentive Zoning will apply for the RNA proposed rezone.