

Roosevelt Contract Rezone Summary of EIS Alternatives (Preliminary)

Proposal

The Roosevelt Development Group is proposing a contract rezone for multiple parcels of land generally located within the Roosevelt neighborhood. Properties located east of 15th Ave. are currently within the Ravenna/Bryant neighborhood. The application number for the proposal is 3010100. An application for Early Design Guidance is also being prepared. A proposal to amend the Comprehensive Plan was submitted in May 2010, which would change the land use designation of some of the rezone parcels to “Commercial/Mixed Use,” and would modify the eastern boundary of the Roosevelt neighborhood to incorporate parcels along 15th Ave. NE and 16th Ave. NE.

The properties owned or controlled by the proponent, referred to as the “rezone area,” are located north and south of NE 65th Street, between 12th Ave. NE on the west and the east side of 15th Ave. NE on the east. All properties are within ¼ mile of Sound Transit’s planned light rail station on 12th Ave and 65th/66th Streets. The total area within lots in the rezone area is approximately 4.8 acres (209,224 square feet), excluding right-of-way.

SEPA Scoping Process

The Department of Planning and Development (“DPD”) published a combined determination of significance (“DS”) and scoping notice for the proposal and alternatives on May 18, 2009. The scoping period extended to June 24, 2009 and a public meeting was held on June 9, 2009 to receive public comments. DPD is holding a second scoping comment period in June/July 2010, and holding a second scoping meeting on July 21, 2010. After reviewing all comments received, DPD will prepare a scoping report and establish the scope of the EIS.

Proposal Goals and Objectives

As stated by the applicant, the main goal of the proposal is to rezone the proposal area to a zoning designation and height that will support the redevelopment of commercial and residential uses. If the main goal is achieved, the proposal will redevelop a currently blighted neighborhood into a revitalized neighborhood with a significantly improved streetscape, new retail, residential, and commercial uses, significant open spaces, and pedestrian amenities.

Other objectives associated with the proposal include increasing growth in the Roosevelt Residential Urban Village, following direction in City plans to concentrate growth in urban villages. The proposal will further focus growth near the planned Roosevelt light rail station, increasing ridership and reducing greenhouse gases, and other regional and global environmental impacts.

Overview of Alternatives

This EIS will evaluate a range of options for rezoning multiple properties within the study area. These options range from development under existing zoning (Alternative 1 - No Action); a variation of No Action that reflects neighborhood-proposed zoning changes to the Roosevelt Neighborhood Plan (Alternative 2); and four scenarios for rezoning the subject properties to achieve a mix of uses, higher intensities of development, greater building height, and different mixes of open space and streetscape amenities (Alternatives 3 through 6). It is acknowledged that all individual properties within the study area may not redevelop within the time frame assumed, particularly for Alternatives 1 and 2.

Table 1 shows the number of housing units and commercial space within the rezone area that is associated with each alternative, along with other relevant data.

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Table 1. Alternative Housing Units and Commercial Space *

Alternative	Housing Units	Commercial Space	Parking Spaces	Open Space & Amenities	Total Bldg Area
1. No Action	217	59,950	306	12,225	410,661
2. Roosevelt Plan Amendments	383	101,309	523	17,162	629,598
3. Rezone to NC3 65 feet	624	106,409	699	27,498	895,640
4. Rezone to NC3 65/85 ft	777	106,409	812	34,452	1,092,844
5. Rezone to NC3 85/125 ft	870	106,409	805	38,260	1,169,122
6. Proposed Rezone - NC3 85/160 ft	957	106,409	931	41,883	1,288,277

* Note that the calculations for all alternatives include two parcels located on 15th Ave, north of 66th Street, that are not owned or controlled by the applicant and that are not included in the proposed contract rezone.

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Housing

For all alternatives, multi-family housing is assumed to consist of market rate rental units. Units would range from studios to 2 bedrooms. The size of an average unit would vary from 978 square feet in Alternative 1; 847 square feet in Alternative 2; and 829 square feet in Alternatives 3, 4, 5 and 6. The differences in assumed unit size for Alternatives 1 and 2 reflect existing single family and/or lower density mixed-use buildings included in Alternatives 1 and 2.

Rezone Alternatives 3, 4, 5 and 6 would include approximately 75-100 units of housing for elderly residents in two buildings. It is also assumed that the City's incentive zoning program (SMC 23.58A) would apply to contract rezones for Alternatives 3, 4, 5 and 6. The applicant would make an in lieu payment, and the housing would be provided off-site.

Commercial Uses

All alternatives include street-level retail and commercial uses. The amount and type of such uses would vary by alternative, depending on what is allowed in the applicable commercial zones (NC1, NC2 or NC3). The Land Use Code also limits the size of some permitted land uses (e.g., manufacturing); where such limits apply, the amount of the use permitted generally increases from the NC1 to NC2 zone, and from the NC2 to NC3 zone. In general, the NC3 zone permits the broadest range of commercial uses.

Alternatives 3, 4, 5 and 6 all assume a similar mix of commercial uses, which includes grocery (approximately 38,000 square feet), drugstore (approximately 14,000 square feet), restaurants (approximately 15,000 square feet), neighborhood retail (approximately 35,000 square feet total in multiple stores), and professional/business services (approximately 10,000 square feet).

Open Space, Pedestrian Amenities and Connections, and Streetscape Improvements

The alternatives include several scenarios for arranging and locating open space, amenities, pedestrian connections and streetscape improvements. In general, the more intensive zoning alternatives are assumed to permit the developer to include higher levels or different forms of improvements and amenities. These scenarios are conceptual in nature and could be modified as project planning progresses.

For all alternatives, landscaping, streetscape improvements, open space and amenities would be provided at the minimum levels required by the Land Use Code for the particular zoning classification or specific use. In NC zones, open space is required at a rate of 5% of total residential area.

Alternatives 4, 5 and 6 include a number of different streetscape and open space concepts. A key concept is to create a pedestrian connection along NE 66th Street, extending from 16th Ave. NE, through the rezone properties to the planned light rail station on 12th Ave. NE. In alternative 4, this would take the form of a mid-block connection between properties. Increased building setbacks would allow wider sidewalks and enhanced landscaping along the street. In Alternatives 5 and 6, the street could be designed as a Woonerf, i.e., a street that is shared by vehicles and pedestrians. Buildings would be designed with increased setbacks, and landscaping would be enhanced along the street; these design elements would create a wider, more pedestrian-friendly street on the south side of NE 66th Street. Angled parking would be retained on the north side of NE 66th Street, adjacent to Roosevelt High School. Plazas would be developed adjacent to building entrances on both sides of 15th Ave. NE; combined with increased setbacks and landscaping, this would create a promenade street leading to the Woonerf. In general, this scenario is intended to create a pedestrian-oriented gateway at the eastern boundary of the Roosevelt neighborhood. Enhanced streetscapes – including increased building setbacks, landscaping,

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and street meanders -- would also be created along 14th Ave. NE and Brooklyn Ave. NE, between NE 65th Street and NE 66th Street. The concept also includes a plaza/open space area located along NE 65th, between Brooklyn Ave. NE and 14th Ave. NE.

Development Schedule

All alternatives assume that development would commence in 2012 and be complete by 2020.

EIS Alternatives – Land Use & Zoning

Alternative 1 – No Action/Existing Zoning

Alternative 1 assumes redevelopment of the analysis area according to existing zoning; no rezones would occur. Zoning is a combination of NC1-40 and NC2-40 (Commercial 40 feet), L-2 (Lowrise Multi-Family, 25 foot height), LDT (Low Density Multi-family) and RS-5000 (Single Family). This alternative would contain the greatest amount of low density multi-family and single family development in single-use buildings.

Alternative 2 – Roosevelt Neighborhood Plan Amendments

Alternative 2 assumes redevelopment of the analysis area according to recent amendments to the Comprehensive Plan Land Use Map, and zoning amendments proposed by the Roosevelt Neighborhood Association. Relative to Existing Zoning (Alternative 1), Alternative 2 would change the L-2 parcels fronting NE 65th Street, between Brooklyn Ave. NE and 14th Ave. NE, to NC1-40. The intensity of existing NC zoned parcels on these same blocks would be modified (some increased, some decreased). On the south side of NE 65th Street between 12th Ave. NE and 15th Ave. NE, existing single family and multi-family residential zoning (LDT, L-2 and RS-5000) would be changed to mixed-use/NC1-40; the NC2-40 parcel on the southeast corner of 12th Ave. NE and NE 66th Street at would also be changed to NC1-40. On the east side of 15th Ave. NE, single family zoned properties would be changed to NC2-30.

Alternative 3 – Rezone to NC3-65

Alternative 3 would apply the NC3-65 zone to all properties within the study area, resulting in mixed-use buildings of uniform height and bulk along NE 65th Street. One parcel on 15th Ave. NE and NE 66th Street would be rezoned to NC2-30 (the same as in Alternative 2).

Alternative 4 – Rezone to NC3-65 and NC3-85

In general, Alternative 4 would rezone properties on the north side of NE 65th Street to NC3-85, and properties to the south to NC3-65. There are three exceptions to this generally uniform zoning scheme: parcels on 15th Ave. NE north of NE 66th Street, east of the High School, would be rezoned to NC2-40 (as per Alternative 2); and the parcels on the corners of NE 65th Street/12th Ave. NE and NE 65th Street/15th Ave. NE, which would be rezoned NC3-85.

Alternative 5 – Rezone to NC3-85/125

Along NE 65th Street, Alternative 5 would generally rezone properties on the north side of the street to NC3-125, and properties on the south side of the street to NC3-85. Exceptions are the properties on 15th Ave. NE between NE 66th Street and NE 67th Street, which would be NC2-30, and the parcels on 16th Ave. NE adjacent to the proposed mid-block connector, which would be rezoned to NC3-85.

Alternative 6 – Rezone to NC3-85 and NC3-160

Along NE 65th Street, Alternative 6 would generally rezone properties on the north side of the street to NC3-160, and properties on the south side of the street to NC3-85. The exception are the properties on 15th Ave. NE between NE 66th Street and NE 67th Street, which would be NC2-40 north of NE 66th Street, and the parcels on 16th Ave. NE adjacent to the proposed mid-block connector, which would be rezoned to NC3-85.