

GREENWOOD NEIGHBORHOOD

TOWN CENTER REZONE SUMMARY

PROPOSAL FOR LEGISLATIVE REZONE
PRESENTED TO THE CITY OF SEATTLE DEPARTMENT OF PLANNING AND
DEVELOPMENT AND CITY COUNCIL
February 8, 2010

This summary created by the Greater Greenwood Design & Development Advocacy Group (GG.DDAG).



Proposal Site Existing Conditions

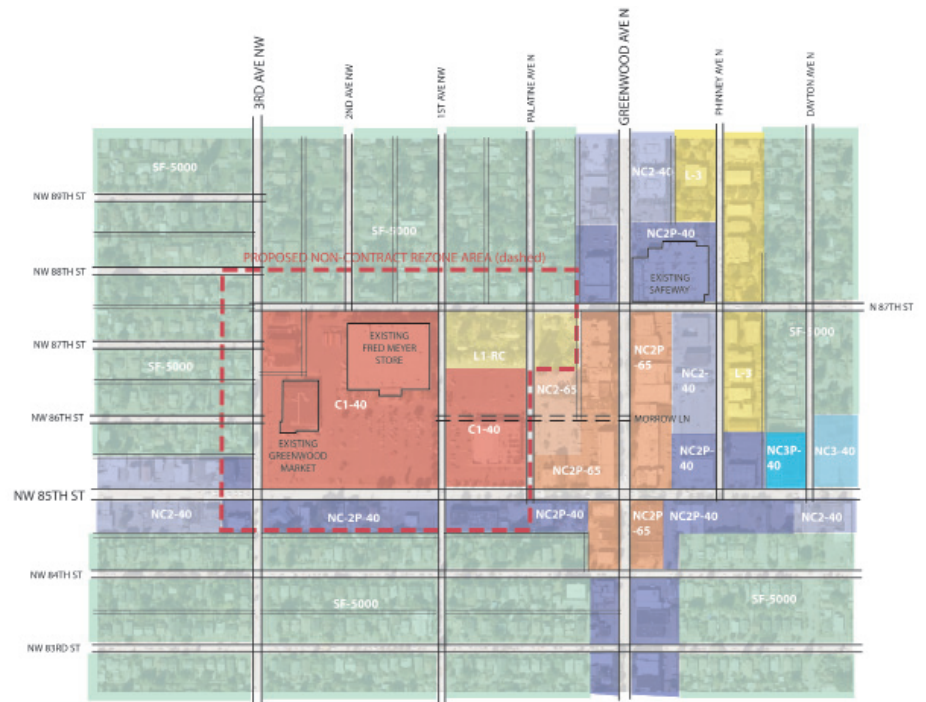
Rezone Proposal

Over 10 acres of the Greenwood Town Center is currently zoned C1-40, which encourages low-density car oriented uses and conflicts with many of the land use and planning policies articulated by the City of Seattle and the Greenwood neighborhood. Our team met with members of the community, hosted workshops, and utilized our professional experience to develop the following rezone proposal for the city's consideration. The rezone proposal includes a combination of NC3-65, NC2(P)-65 (Neighborhood Commercial 65'), and L-3 (3 Story Multifamily Residential) zones. Also included are a series of legislative conditions that should be applied to all or portions of the site to ensure that future development meets the goals of the neighborhood.

Because of the complexity and potential controversy of some aspects of the rezone proposal, we have presented it here as a series of layers for application over a "base" rezone. This approach will allow legislators to review and deploy all or a portion of the complete proposal.

Existing Zoning

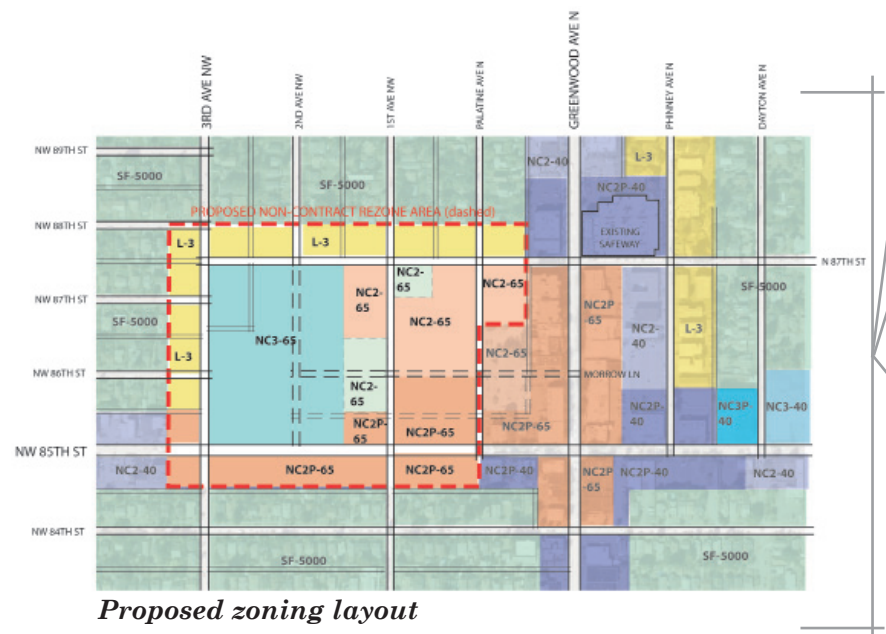
- Auto-oriented zoning.
- Working with the past, not working toward the future.
- Limits opportunities for the local economy.
- Provides no transition zones.
- An unsafe environment for pedestrians, bicyclist, and families.
- Not consistent with Town Center Neighborhood Plan.



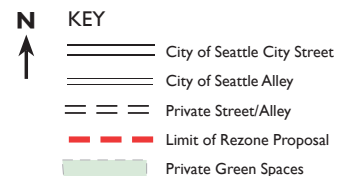
Existing zoning diagram

Proposed Rezone

- Mixed-use zoning.
- Pedestrian/bicycle mobility.
- Stimulating the local economy.
- Creates community spaces.
- Development for a sustainable future.
- Business rich environment.
- Transitioning to existing adjacent uses.
- Consistent with Town Center Neighborhood Plan.

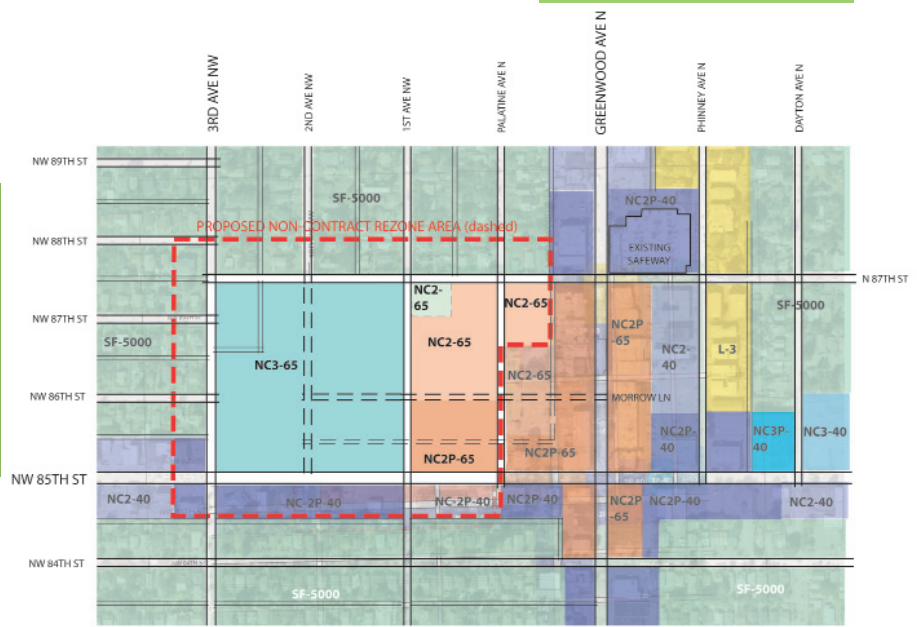


Proposed zoning layout



Base Rezone

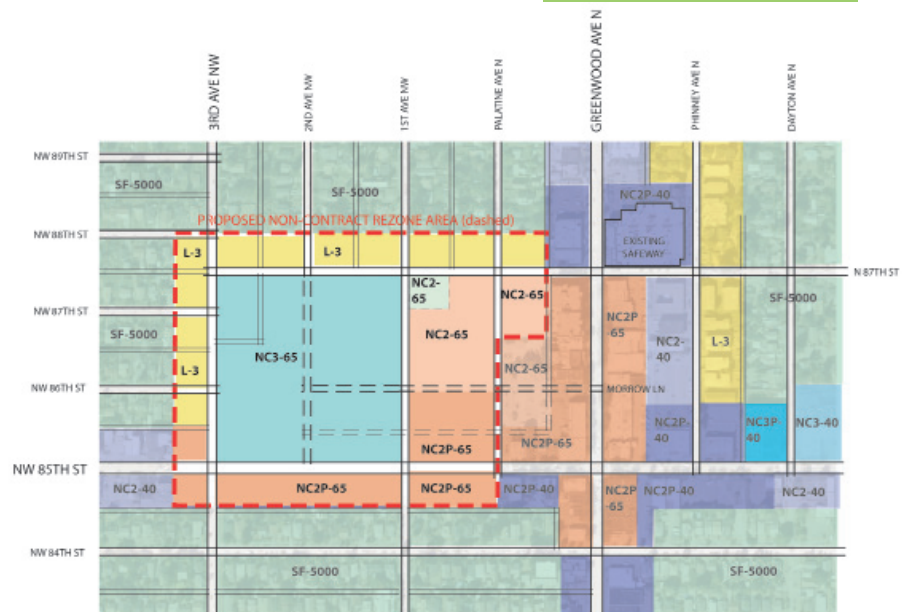
The base rezone simply replaces the core of the site (currently zoned C1-40) with NC3-65 and NC2(P)-65 zoning. This is the least restrictive of the Neighborhood commercial zones. The NC zoning has minimal requirements for street level transparency and higher density development. The P designation is a pedestrian overlay that includes additional requirements for pedestrian friendly amenities. The height limit is increased to 65' to encourage future mixed use development.



Base rezone layout

Layer I - Perimeter Upzone

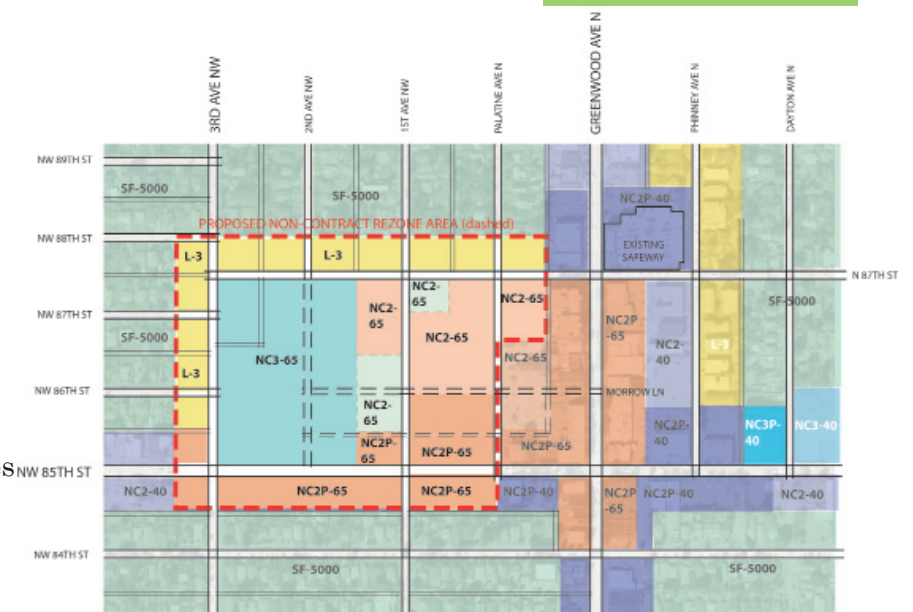
The first layer, or option, is the deployment of multifamily residential zoning to the West and North of the primary parcel, and NC2P-65 zone designation to the parcels to the South of the primary parcels. The intent of this layer is to increase the development potential of parcels adjacent to the Greenwood Town Center. These perimeter zones will allow for a more gradual transition from the NC-65 zoning to adjacent residential zones.



Base with perimeter zoning layer

Layer 2 – Scaled Zoning and Open Space

This second layer, or option, recognizes the unique potential of 1st Ave NW, a designated Green Street that runs N-S through the center of the rezone parcels. This layer applies NC2P-65 zoning to the parcels along that street to encourage smaller retail uses at street level (NC2 limits street level retail use sizes to 50,000sf). In addition, because of the proximity of 1st Ave NW to downtown Greenwood, and because 1st Ave NW serves as the terminus to the pedestrian oriented Morrow Lane, this requirement would require that developers set aside a portion of the existing primary parcel as required open space as designated on the plan.



Complete proposed zoning layout

Layer 3 – Legislative Conditions

The final layer is a series of legislative conditions for application to specific parcels. Legislative conditions are added to give City Council finer control over how and what development can take place within the city on certain parcels. In an upzone situation like this one, in which property owners are likely to enjoy an increase in value, it would not be unusual for the council to apply additional conditions to ensure that enabled development meets city goals. The following conditions are suggested.

A. Condition 1: Internal Grid Dimensions

Requirement: incorporate a system of at-grade or near-grade, street or alley scale, exterior circulation pathways that connect continuously through the development from public street to public street.

B. Condition 2: Open Space

Requirement: any development over 100,000 SF must incorporate exterior open space into its design, intended for the use of members of the general public.

C. Condition 3: Minimum Density

Requirement: Any development in the rezone area must result in increased development density over the current use on the site. If the use on the parcel is changing, the new development must match the density of adjacent parcels. Developments are encouraged to meet a minimum residential density of 50 units Per acre.

This proposal is intended to encourage the future development of a successful residential urban village that illustrates contemporary best development practices, assures healthy human habitat for all people, and reduced negative impacts on the local and global environment. Thank you for your time and consideration.