



Legislative Department Seattle City Council Memorandum

Date: December 1, 2001
To: All Councilmembers
From: Geri Beardsley
Subject: Divided Report for Council Bill 113864

Council Bill 113864 rezones a large area of property in the Madison-Miller neighborhood to implement the Central Area Neighborhood Plan. The rezones, shown on the attached map, are intended to revitalize the commercial area along East Madison Street; increase housing opportunities; and enhance the physical character of the area, including the pedestrian environment. The Neighborhoods, Sustainability & Community Development Committee recommends the Council DO PASS C.B. 113864 with one technical amendment to Attachment A, but with a divided report for one specific rezone area. The options and arguments for the area in question (Area 3) are listed below.

Majority - Conlin: Rezone all of Area 3 from Lowrise 3 (L-3) to Lowrise 4 (L-4). (See first attached map.)

- This action is consistent with the rezone recommendation from the Department of Design, Construction and Land Use (DCLU) and Central Area Action Plan II policies to increase housing opportunities near the East Madison commercial area.
- The larger rezone area makes a better transition from the Neighborhood Commercial zoning to the south and the L-3 zoning to the north.
- A number of property owners support the larger rezone area because it helps them with redevelopment plans.
- The increase in density will not adversely affect the neighborhood because the potential number of new units is not that great. (Up to 50 units.)

Minority - Licata: Rezone a portion of Area 3 from L-3 to L-4 and leave the rest as L-3. (See second attached map.)

- The smaller rezone area is consistent with an earlier DCLU recommendation (which was later revised and expanded).
- The smaller rezone area still provides a transition of L-4 adjacent to the highest intensity zones to the south and the L-3 zoning to the north.
- There is enough growth in the rest of the neighborhood to meet the housing targets for this urban village (they will likely exceed their growth target of 400 units with permits already under review) so keeping a lower density for a portion of Area 3 should not adversely affect the neighborhood.

This matter is scheduled for full Council action on December 3. Unfortunately, both Jory Phillips from DCLU and I are out of the office on that date. If you have questions or would like additional information, please contact John Skelton at DCLU (3-3883) or John Taylor (4-8178).