

# Is This Our Neighborhood's Future?



**Imagine....**

**a 16-story building, a 12-story building, and an 8-story building joining the Pizza Hut at the intersection of NE 65th St and 15th Ave NE???**



Comments on the EIS scoping for these zoning changes must be made by June 9th.

**Please act now!**

(Photos for illustration of scale only)

**\*\*\*NEW & IMPORTANT INFORMATION\*\*\***  
**PROPOSED ZONING CHANGES**  
**ROOSEVELT / RAVENNA NEIGHBORHOOD**

The Roosevelt Development Group (RDG) has recently leased the vegetable stand block and secured options to lease most of the other Sisley properties. RDG has expressed their intent to develop this area at a level that will require significant rezoning. The Seattle Dept of Planning & Development (DPD) requires an Environmental Impact Statement (EIS) to assess the impact of the rezoning and potential resulting development. Two additional blocks to the west of the RDG site have been added to the study.

The scoping process of this EIS has begun, with the public comment period from May 18 to June 9. DPD must consider public comments when finalizing the EIS scope. Based on the final EIS, DPD will report to the City Council recommending approval or denial of the rezoning request.

**Here is what you need to know about the rezone request:**

- The EIS will study rezoning which would permit up to **16 stories**. (see map)
- Roosevelt HS could have two or even three 16-story buildings to the south.
- The NE 65<sup>th</sup>/15<sup>th</sup> intersection could have a 16-story building, a 12-story building and an 8-story building as well as the Pizza Hut.
- There could be as many as **900 new residential units (estimate)**. All units would be RENTALS, NOT condos.
- With that many units, there could be at least **800 vehicles** added to the neighborhood.
- Almost **ALL** commercial zoning could go up to NC3. This zoning allows large supermarkets, offices, restaurants, hotels, and retail, serving citywide or regional clientele.
- **No off-street parking** would be required in NC3 zones in this area because of the future light rail station.
- Many of the new zones could be **directly adjacent to single family homes**. We could see 8 and 12-story apartment buildings right next to, back-to-back with, or across the street from single family homes.

**What you can do:**

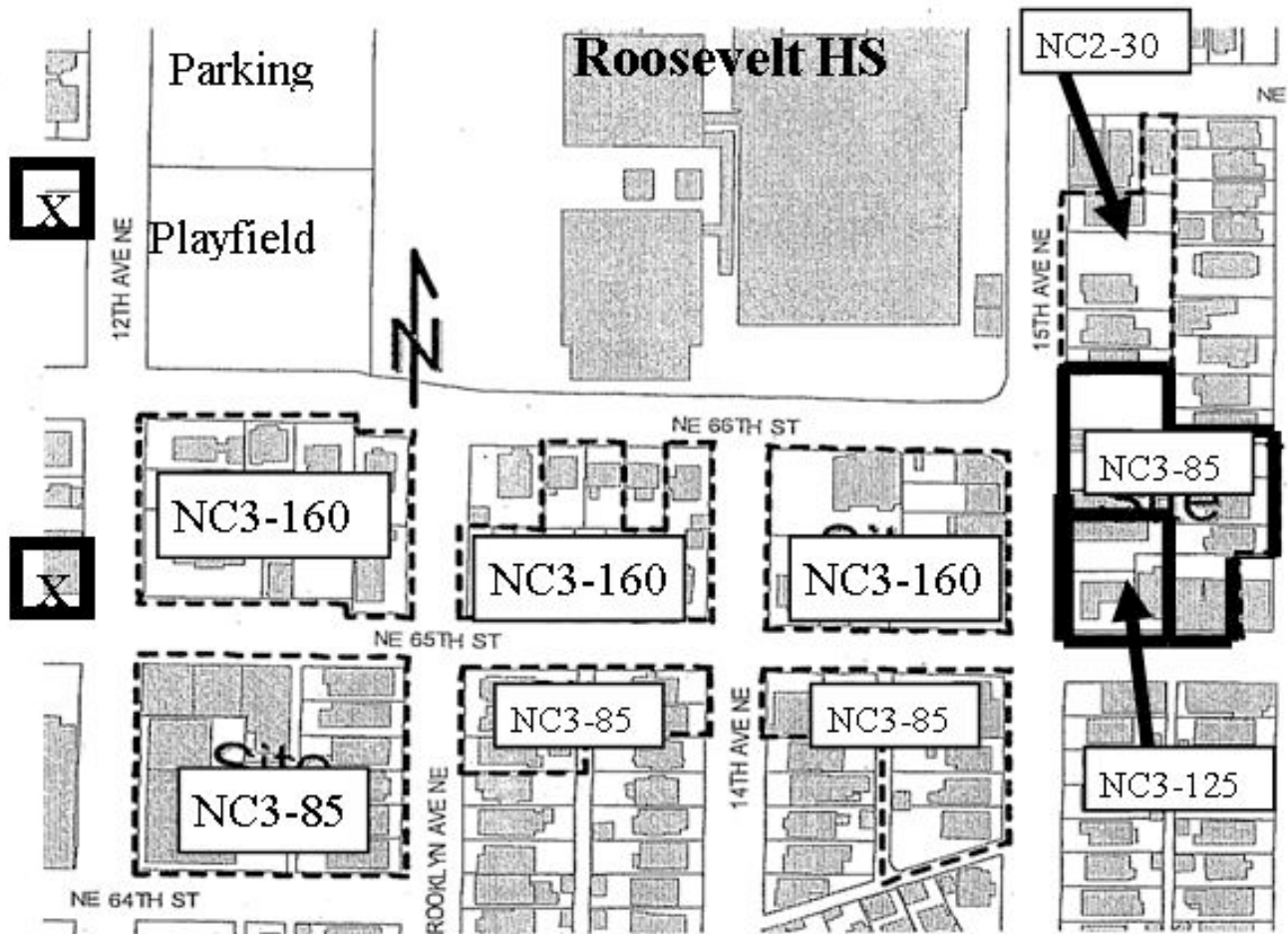
1. Make written comments from May 18 to June 9, spoken comments at the June 9 public comment meeting. (see next page)
2. Inform your neighbors and encourage them to comment and attend meetings.
3. Attend the May 26 meeting at Roosevelt High School for more information on the EIS process and making effective comments.
4. Think carefully about alternatives to this plan that you want studied in the EIS.
5. Think carefully about what Elements of the Environment would be impacted by the rezone and recommend that those elements are studied.

**For more detailed information email: [RavennaRooseveltZoning@gmail.com](mailto:RavennaRooseveltZoning@gmail.com)**  
**Or call JoElla or Mike at 522-1208 OR Glenn Roberts at 524-3665**

# Maximum Proposed Rezone



## Light Rail Exits



NC2-30 - 3-story      NC3-125 - 12-story  
NC3-85 - 8-story      NC3-160 - 16-story  
NC – Neighborhood Commercial

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### Roosevelt Neighborhood Association Meeting

May 26, 7:30 pm at Roosevelt High School  
To get more information on the EIS process  
and learn how to make effective comments

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### Public Comment Meeting

June 9, 2009, 6-8 PM at Calvary Christian Assembly  
For public comments to be voiced and to submit written comments

**THIS IS A VERY IMPORTANT MEETING  
EVERYONE SHOULD ATTEND**

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**Tell your neighbors to come to the meeting, to write or email comments,  
and to talk to their neighbors!!**

## HOW TO MAKE COMMENTS

Comments at this time must address scoping, i.e., what elements of the environment should be studied in the EIS and what alternative zoning should be studied.

**Here is a list of some elements of the environment:**

### NATURAL ENVIRONMENT

- a) **Soils**, erosion, excavation
- b) **Air quality** ( will more air pollution be caused by increase in population, construction, etc?), Odor, Noise, Wind effects
- c) **Water and Drainage**, surface water movement/quantity/quality, runoff/absorption, floods, ground water movement/quantity/quality, public water supplies, hydrology of Ravenna Creek
- d) **Plants and animals**, trees, plant diversity, exceptional trees
- e) **Energy and natural resources** (availability, renewable resources, conservation)

### BUILT ENVIRONMENT

- a) **Environmental health**, noise, toxic or hazardous materials,
- b) **Land Use**, relationship to existing land use plans/population estimates, housing, light and glare, aesthetics, or how will this development look in the community, Historic preservation (RHS is a designated City Landmark)
- c) **Aesthetics**, Views, Urban Design, including Height, Bulk, and Scale
- d) **Transportation**, vehicular traffic, parking, Movement/circulation of people or goods, Traffic hazards,
- e) **Public services and utilities** (can current infrastructure accommodate the additional population???), Fire, Police, Schools, Parks or other recreational facilities, transit, maintenance, water/storm water, sewer and garbage, other governmental services or utilities.
- f) **Cumulative Impacts**, considering other potential actions within affected area.

**ALTERNATIVES:** Comments may also propose alternative zoning that might cause less impact to the environment than the alternatives RDG has proposed.

## WHERE TO SEND COMMENTS

Your comments must include the following:

1. **Application # 3010100,**
2. **Application Address : 6501 15<sup>th</sup> Ave NE,**
3. **Your Name and Address**
4. **Why you are interested**

Mail comments Before June 9 to :

Dept. of Planning & Development  
Attn: Shelley Bolser, Sr. Land Use Planner  
700 Fifth Ave, Suite 2000  
PO BOX 34019  
Seattle, WA 98124-4019

Or Email: [shelley.bolser@seattle.gov](mailto:shelley.bolser@seattle.gov) (ask for confirmation of receipt of your comments)