

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL 118042

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4 AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate changes proposed
5 as part of the 2013-2014 Comprehensive Plan annual amendment process.

6 WHEREAS, the City of Seattle adopted a Comprehensive Plan through Ordinance 117221 in
7 1994; and

8 WHEREAS, the City of Seattle last amended the Comprehensive Plan through Ordinance
9 124177 on May 13, 2013; and

10 WHEREAS, the City Council adopted procedures most recently set forth in Resolution 31402
11 for amending the Comprehensive Plan consistent with the requirements for amendment
prescribed by the Growth Management Act, Chapter 36.70A RCW; and

12 WHEREAS, the Growth Management Act, Chapter 36.70A RCW, requires that the City's
13 Comprehensive Plan be subject to continuing review and evaluation; and

14 WHEREAS, in determining which amendments to consider the Council applied criteria set out in
15 Resolution 31402, as initially established in Resolution 30662; and

16 WHEREAS, various parties proposed amendments for consideration during the 2013-2014
17 annual amendment process; and

18 WHEREAS, the Council's Planning, Land Use and Sustainability Committee held a public
19 hearing on July 11, 2013, to take public testimony on the amendments proposed for
consideration; and

20 WHEREAS, the Council's Planning, Land Use and Sustainability Committee met on July 24,
21 2013 to consider the proposed amendments; and

22 WHEREAS, on July 29, 2013 the City Council considered these proposed Comprehensive Plan
23 amendments and adopted Council Resolution 31458 directing that City staff further
review and analyze certain proposed amendments; and

24 WHEREAS, these proposed amendments have been reviewed and analyzed by the Department
25 of Planning and Development and considered by the Council; and



1 WHEREAS, the City has provided for public participation in the development and review of
2 these proposed amendments that comply with the Growth Management Act's requirement
3 for early and continuous public participation in the development and amendment of the
4 City's Comprehensive Plan; and

5 WHEREAS, the Council has reviewed and considered the Executive's report and
6 recommendations, public testimony made at the public hearing, and other pertinent
7 material regarding the proposed amendments; and

8 WHEREAS, the Council finds that the amendments to be adopted are consistent with the Growth
9 Management Act, and will protect and promote the health, safety, and welfare of the
10 general public; NOW, THEREFORE,

11 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

12 Section 1. The Seattle Comprehensive Plan, as last amended by Ordinance 124177, is
13 amended as follows:

14 A. Modify Central Area Neighborhood Plan and Future Land Use Map Amendment:
15 Amend the goals and policies of the Central Area Neighborhood Plan as shown in Attachment 1-
16 A and modify the Future Land Use Map as shown in Attachment 1-B to redesignate seven
17 parcels from Multi-Family to Commercial/Mixed Use.

18 B. Ballard Interbay Northend Manufacturing/Industrial Center (BINMIC) Boundary
19 Change and Future Land Use Map Amendment: Amend the Future Land Use Map, Urban
20 Village Figure 1 and the Ballard-Interbay-Northend Manufacturing/Industrial Center figure in
21 the Neighborhood Planning Element as shown in Attachment 2 by modifying the BINMIC
22 boundary to remove three parcels from the BINMIC and change the designation of those parcels
23 from Industrial to Commercial/Mixed Use.



1 Section 2. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4
5 Passed by the City Council the ____ day of _____, 2014, and
6 signed by me in open session in authentication of its passage this
7 ____ day of _____, 2014.

8
9 _____
10 President _____ of the City Council

11
12 Approved by me this ____ day of _____, 2014.

13
14 _____
15 Edward B. Murray, Mayor

16
17 Filed by me this ____ day of _____, 2014.

18
19 _____
20 Monica Martinez Simmons, City Clerk

21 (Seal)



1 Attachments:

2 Attachment 1A: Central Area Goals and Polices

3 Attachment 1B: Central Area Changes to FLUM

4 Attachment 2: BINMIC Changes to the Future Land Use Map (FLUM) and Urban Village

5 Boundary and BINMIC changes to figures and a table in the Comprehensive Plan

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Attachment 1-A – Central Area Goals and Policies

Amendments

Neighborhood Planning Element

Central Area

overall ~~((e))~~Central ~~((a))~~Area community
identity & character and land use goals

- CA-G1** The Central Area is a ~~((A))~~community ~~((that celebrates the Central Area's))~~proud of its culture, heritage, and diversity of people and places. This richness derives from the fact that this neighborhood has always been a place of welcome and it has been, and continues to be the center of the African American community.
- CA-G2** The Central Area is a community that provides inclusive opportunities for everyone to participate in community projects.

overall ~~((e))~~Central ~~((a))~~Area community
identity & character and land use policies

- CA-P1** Strengthen a unique identity for the Central Area that celebrates its culture, heritage and diversity; ~~((Enhance))~~enhance the sense of community; and increase the feeling of pride among Central Area residents, business owners, employees, and visitors through excellent physical and social environments~~((on main thoroughfares))~~.
- CA-P2** Recognize the historical importance and significance of the Central Area's ~~((single-family residential))~~existing housing stock, institutional buildings (old schools, etc.), and commercial structures as community resources. Incorporate their elements into building design ~~((guidelines, housing-maintenance programs,))~~and possible designation of historic and cultural resources.
- CA-P3** Seek opportunities for community-based public improvements that would create a sense of identity, establish pride of place, and enhance the overall image of the Central Area.
- CA-P4** Create opportunities for public spaces, public art, and ~~((community))~~gateways that engage and express the Central Area's unique heritage and identity~~((e.g., Lavizzo Amphitheater, I-90 Lid))~~.
- CA-P5** ~~((Support the development of CAAP*IT CAN (Central Area Action Plan * Implementation Team Community Action Network) for coordination of volunteerism and economically viable community building programs, projects and collaboration.))~~Identify activities and spaces for people with diverse cultures, ages and backgrounds to meet, share, learn and strengthen community ties.



- CA-P6** Create an appealing environment that enhances the historic character while providing opportunities for existing and new development to grow and serve the emerging needs of the diverse community.
- CA-P7** Create a vibrant commercial district, encouraging dense urban development in the commercial areas and encouraging housing supportive of the community through land use tools, such as rezones, design guidelines and incentives.
- CA-P8** Support existing and new Central Area community programs and expand on existing partnerships so these programs prioritize services to those who consider the Central Area to be central to their identity such as the African American community.
- CA-P9** Support a network of community based organizations that can coordinate diverse volunteers to implement community building programs and projects that serve to anchor the cultural diversity of the Central Area.

transportation & infrastructure goals

- CA-G((2))3** A community where residents, workers, students and visitors ((alike))can choose from a variety of comfortable and ((competitively))convenient modes of transportation including walking, bicycling, and transit and where our reliance on cars for basic transportation needs is minimized or eliminated.
- CA-G4** The neighborhood has an efficient and effective network of transit including linkages to the proposed East Link light rail station that supports land use goals and adequately serves the community.
- CA-G((3))5** A community that is served by ((a))well-maintained infrastructure ((and))including the most up to date communication technology such as fiber optic telecommunication infrastructure.

transportation & infrastructure policies

- CA-P((6))10** Facilitate movement of residents, workers, visitors, and goods within the Central Area with a particular focus on increasing safety((-supporting economic centers, encouraging a full range of transportation choices, and creating social gathering places that improve the quality of life and serve as the heart of the community)).
- CA-P11** Support a multimodal transportation network that connects community destinations such as economic centers, schools, recreational facilities, shopping nodes, and social gathering places and that links the Central Area to other neighborhoods.
- ~~((CA-P7) Encourage use of travel modes such as transit, bicycles, walking and shared vehicles by students and employees, and discourage commuting by single occupant vehicle. Minimize impacts of commuters on Central Area neighborhoods and neighborhood cut through traffic to and from the regional highway~~

~~network. Work with institutions/businesses to develop creative solutions for minimizing auto usage by employees and students.))~~

CA-P12 Consider traffic calming measures on Central Area arterial streets.

CA-P13 Work with institutions/businesses to develop creative solutions for minimizing single occupant auto usage by employees and students.

~~((CA-P8—Promote capital improvements that encourage “pedestrianism” among residents, employees, and shoppers. Use all-area streets and sidewalks as avenues to walk to work, school, recreational facilities, shopping districts, and visit neighbors. Provide for pedestrian convenience and priority at signalized intersections using Transportation Strategic Plan strategies. Preserve residential area street ends and stairways for public access.))~~

CA-P14 Maintain and improve pedestrian infrastructure including sidewalks, stairways, pedestrian underpasses, and planting strips and medians on arterial streets to enhance pedestrian safety, mobility and access.

CA-P15 Consider improvements to unimproved rights of way such as street ends or alleys to foster pedestrian access and mobility.

~~((CA-P9—Identify key pedestrian streets and areas where neighborhoods can be linked together.))~~

~~((CA-P10—Central Gateway project: Strive to provide excellent pedestrian and bicycle links between the Central Area and adjacent neighborhoods. Facilitate bicycle and pedestrian safety, and transit and traffic flow and access. Minimize neighborhood cut-through traffic.))~~

CA-P((11))16 Coordinate transportation and infrastructure project planning with ((affected neighborhood planning areas including the Central Area, the International District, and First Hill))adjacent neighborhoods if they are affected by these projects.

~~((CA-P12—Strive to provide safety for pedestrians needing to cross Central Area arterials to reach schools, parks, businesses, services, and transit. Operate pedestrian signals to facilitate pedestrian movement and safety.))~~

~~((CA-P13—Facilitate residents’ access to Central Area businesses, services, and institutions by using public transportation, thereby encouraging patronage of area businesses and reducing the need for cars. Encourage community-based transit service with transit hubs at primary business nodes and community anchors.))~~

CA-P((14))17 Facilitate convenient transit access to local and regional employment centers for Central Area residents((who use public transit. Maintain efficiency of direct transit service to downtown, improve north-south transit service to regional job centers, and improve access to eastside transit service)).

- CA-P((15))18** Encourage shared parking at business nodes in order to meet parking ~~((requirements))~~demand while minimizing the size of surface parking lots and maximizing space for other uses~~((with a goal to reduce the need for surface parking lots especially along Key Pedestrian Streets))~~.
- CA-P((16))19** Encourage coordination of construction work within the street right of way in order to maximize the public benefit and minimize the disruption of the street surface.
- CA-P20** Improve road safety through public education, targeted enforcement, and engineering measures.
- CA-P21** Develop a multi-modal access plan for proposed and future high capacity transit stations (Bus Rapid Transit, Light Rail) that serve or are near to the Central Area.
- CA-P22** Create safe pedestrian and bicycle access to bus and light rail service and to the business districts.
- CA-P23** Encourage King County Metro to provide effective bus service through the neighborhood to the light rail stations and surrounding community facilities.
- CA-P((17))24** Improve the visual quality of the neighborhoods by encouraging undergrounding of utilities including service lines for all new construction and remodel projects and minimizing the impact of new telecommunication facilities such as towers.

housing goal

- CA-G((4))6** The Central Area is a ((A))stable community that provides a range of housing types and affordable options to support the socio-demographic diversity of this neighborhood~~((with a mix of housing types meeting the needs of a wide variety of households, where home ownership is an affordable option for many households))~~.

housing policies

- CA-P((18))25** Advocate for more flexible options for mortgage financing, and strive to remove barriers to home-ownership and renovation loans for local residents.
- CA-P((19))26** Support sweat-equity housing programs.
- CA-P((20))27** Support housing services that encourage age integration.
- CA-P((21))28** Ameliorate the potential impacts of gentrification and displacement of existing residents through a variety of affordable housing programs ~~((and techniques))~~including preserving existing multi-family affordable housing and producing new affordable housing.



- CA-P29** Maintain and create affordable housing to keep a range of housing prices and unit sizes including affordable family-sized units with amenities for families, and a balance of rental and owner-occupied housing.
- CA-P30** Assist low-income, senior and disabled renters and homeowners by encouraging supportive services that will allow them to continue to live in the neighborhood.
- CA-P31** Encourage affordable housing in close proximity or with easy access to community assets and amenities.
- CA-P32** Target affordable housing investments near investments in high-frequency transit to reduce the transportation costs of low-income households.
- CA-P33** Leverage publicly owned properties to produce affordable housing.
- CA-P34** Provide development incentives to multi-family housing developers for provision of affordable housing units within market rate housing projects.

economic development goals

- CA-G((5))Z** ((Central Area as one business district offering a series of successful economic niche neighborhoods within the overall community.))The Central Area is a culturally and ethnically diverse and economically strong community. Its business districts provide the goods and services needed for the multicultural community who live, work, worship and shop there.
- CA-G8** The Central Area has vibrant commercial districts with diverse economic opportunities for area residents, including career-path family-wage jobs for its residents.
- CA-G9** The Central Area has strong entrepreneurship that creates jobs and grows the local economy for the benefit of its residents.
- CA-G10** This neighborhood is, and feels, safe and inviting for people and businesses.

economic development policies

- CA-P((22))35** Support efforts to encourage ((Encourage))existing and new minority and locally owned businesses in the Central Area to grow and expand.
- CA-P36** Support implementation of coordinated long-term strategies to improve commercial districts including support for existing or expanding small businesses and ethnically based businesses in order to maintain the multi-cultural character.

~~CA-P((23))37~~ ~~((Facilitate and s))~~ Support strong, culturally inclusive business associations that support the vitality of business districts serving the entire community((for primary business districts)).

~~CA-P((24))38~~ ~~((Create a viable business base that will attract investment, focusing on neighborhood retail, professional and personal services, restaurants, and entertainment. Support the urban design element of the Central Area Neighborhood Plan that strengthens development and enhances the pedestrian nature of each area.))~~ Support vibrant, diverse and distinct commercial districts that provide a range of goods and services for the entire community.

~~CA-P39~~ Support projects that increase affordable, culturally appropriate and healthy food.

~~CA-P((25))40~~ ~~((Support))~~ Create strong linkages ((between))to tie job and vocational training, apprenticeship programs and ((services and))jobs ((available))to members of the community in need of such services, especially youth.

~~((CA-P26 — Develop organizational capacity within the community to stimulate economic development.))~~

~~CA-P41~~ Build strong partnerships and support projects that provide opportunities for local jobs for Central Area residents and pathways to living wage jobs in the region's employment centers.

~~CA-P42~~ Strive to develop healthy workplaces where employees are treated with respect, and have a voice in decisions that impact their jobs, lives and community.

~~CA-P43~~ Provide opportunities and support to facilitate start-up small businesses.

~~CA-P44~~ Encourage partnerships among businesses to create a safe and active commercial district.

~~CA-P45~~ Seek opportunities to strengthen partnerships between the community and the Seattle Police Department.

~~CA-P((27))46~~ Support crime prevention programs that ((involve))create partnerships between the broad diversity of the community, the businesses and the City to decrease crime and to address underlying conditions that may encourage crime((the community such as Community Police Teams, Block Watch, Youth Advisory Council)).

~~CA-P47~~ Support efforts to improve the appearance and cleanliness of business districts.

human service and community building goals

~~CA-G11~~ The Central Area is a connected and caring community that nurtures and supports all its members especially the children, youth and the elderly, and provides programs and services needed by its diverse community.

- CA-G12** The Central Area has strong schools with excellent programs and strong enrollment with no achievement gap, providing opportunities for all students to succeed and have bright futures.
- CA-G13** The Central Area is a neighborhood in which the community, community-based organizations, service organizations, education/training institutions and the City work together to create pathways to meaningful employment for all its youth.
- CA-G14** To support cultural diversity, there is improved access to education and employment training opportunities for all, especially for its diverse youth.
- CA-G15** All Central Area youth are empowered and have strong leadership skills.
- CA-G16** The Central Area has strong organizations and local leaders who work to anchor the cultural diversity of this neighborhood.

human service and community building policies

- CA-P48** Encourage local institutions, community-based organizations, and other agencies to provide life-long learning opportunities needed by the Central Area's diverse community.
- CA-P49** Provide all Central Area youth with required skills and experience needed for future careers. Maximize the capability of local institutions and program providers such as Seattle Vocational Institute to serve such needs.
- CA-P50** In the Central Area, support the growth of jobs for teenagers, especially those most in need of a path to a successful future.
- CA-P51** Provide the Central Area youth with cultural education and recreational opportunities that embrace its diversity.
- CA-P52** Enhance community pride through multicultural activities such as community festivals, youth mentoring and other youth programs.
- CA-P53** Support innovative and effective youth services.
- CA-P54** Encourage Central Area youth to actively engage in community activities and develop leadership skills, especially those most in need of such support.
- CA-P55** Provide seniors with needed resources and assistance and opportunities to engage with the community.
- CA-P56** Provide supportive services for the immigrant/refugee and African American communities.
- CA-P57** Support programs and organizations that nurture local leadership within the Central Area.

parks and open space goal

CA-G17 A community with functional, well maintained and connected parks, open space, and recreational facilities to serve the Central Area's diverse population.

parks and open space policies

CA-P58 Facilitate community involvement such that park facilities, improvements and programming better reflect the needs of the neighborhood.

CA-P59 Seek opportunities within the commercial districts to create open spaces for community gathering.

CA-P60 Seek opportunities for public open space on unused or unimproved properties.

CA-P61 Promote greening and beautification of the neighborhood through local citizen participation.

CA-P62 Work with community members, organizations, schools and institutions to provide park stewardship.

23rd Avenue corridor goals

CA-G6 Distinct but mutually supportive primary business districts along the 23rd Avenue Corridor:

- 23rd and Madison Node—Destination/Entertainment Center: the Central Area's northern commercial anchor.
- 23rd and Jackson Node—Shopping Center: the Central Area's shopping focal point, and a true "urban village."
- 23rd and Union Node—Business/Restaurant Center: A small-scale commercial hub serving the neighborhood, providing a range of residential housing types

CA-G18 The three community nodes along 23rd Ave at Jackson, Union and Cherry are each distinct with a different niche, but together they exhibit or demonstrate the shared identity of the Central Area. These community nodes together serve the diversity of cultures in the Central Area and continue to be home to those businesses and institutions that are central to the African American community:

- 23rd and Jackson - The largest of the three community nodes with larger scaled mixed use developments. It is the community's center for general goods and services including education, arts,

places of worship and gathering, parks, a library, housing, social services and places to shop for daily household needs. It is a local and regional destination that draws a broad mix of people.

- 23rd and Union - A medium sized community-serving node with mixed use developments. This node has locally owned businesses and institutions and continues to serve as the center of the African American community. It is a neighborhood scale destination that builds on existing assets and draws customers from the larger neighborhood.
- 23rd and Cherry - This is a smaller scaled community-serving node with finer grained mixed use developments. This node has an abundance of community assets including parks/open space, Garfield High School and Community Center, teen center, arts programs, and small businesses, in particular ethnic restaurants, that create a unique identity for this node. It draws a broad mix of people, especially youth.

23rd Avenue corridor policies

- CA-P28** — Encourage the preservation and conversion of homes south of Union on 23rd to live-work structures to increase the viability of the existing housing stock and enhance the pedestrian feel of 23rd Avenue.
- CA-P29** — Support Central Area programs that have been concentrated at the 23rd and Jackson node. Build on existing partnerships.
- CA-P30** — Encourage increased housing density in and around the 23rd Avenue and Jackson Street commercial area.
- CA-P31** — Explore the potential for an incentive-based East Madison “economic opportunity area”
- CA-P32** — Support additional retail, restaurants, services, and office space at 23rd and Yesler.))
- CA-P63** Encourage new pedestrian-friendly mixed-use development and increased housing density in and around the 23rd Avenue and Jackson Street commercial area. Include small and large businesses, opportunities for startup businesses, and affordable housing while preserving existing gathering spaces.
- CA-P64** Support additional retail, restaurants, services, and office space at 23rd and Yesler to increase activity on the sidewalks.
- CA-P65** Encourage new pedestrian-friendly mixed-use development at 23rd and Union that includes neighborhood serving shops and services, opportunities for startup businesses, affordable housing and live/work housing while respecting the small scale and historic character of this node.
- CA-P66** Preserve small-scale neighborhood character, immigrant and refugee owned businesses while providing a greater variety of shops and services at 23rd and Cherry and an activated street frontage.



CA-P67 Improve access and connectivity to community assets at 23rd and Cherry and activate space around Garfield High School, Garfield Community Center, and Medgar Evers Pool.

Madison-Miller goals

CA-G((7))19 A vibrant, revitalized pedestrian-oriented commercial district on East Madison from 16th to 24th Avenues that serves both local and destination shoppers with a variety of shops and services.

CA-G((8))20 A vibrant, revitalized pedestrian-oriented commercial node at Madison St. between 19th Avenue and 23rd Avenue that principally serves local residents.

CA-G21 A destination/entertainment center at 23rd and Madison serving as the Central Area's northern commercial anchor.

Madison-Miller policies

CA-P((33))68 Encourage increased housing density at 23rd and Madison. As one tool for implementing this policy, consider the Residential Small Lot zone to be appropriate for single family areas south of E. Madison St. within the Madison-Miller Residential Urban Village.

((a))A. The portion of East Madison Street within the Madison-Miller Residential Urban Village is designated a principal commercial street.

CA-P((34))69 Seek entertainment facilities (e.g. entertainment complex), destination retail, convention and conference facilities and other like businesses at 23rd and Madison.

CA-P((35))70 Adopt themes and identity elements for Madison/Miller and incorporate into streetscape concepts, transportation improvements, community-based projects, and new development proposals, including concepts such as:

- The area's African-American Heritage;
- Madison After Dark;
- Community Diversity;
- The Physical and Natural Environment((7)); and
- The area's Transportation History.

CA-P71 Explore the potential for an incentive-based East Madison "economic opportunity area."



12th Avenue goal

CA-G((9))22 A thriving mixed-use residential and commercial area with a "main street" including services and retail that is attractive and useful to neighborhood residents and students, and public spaces that foster a sense of community, near the intersection of several diverse neighborhoods and major economic and institutional centers.

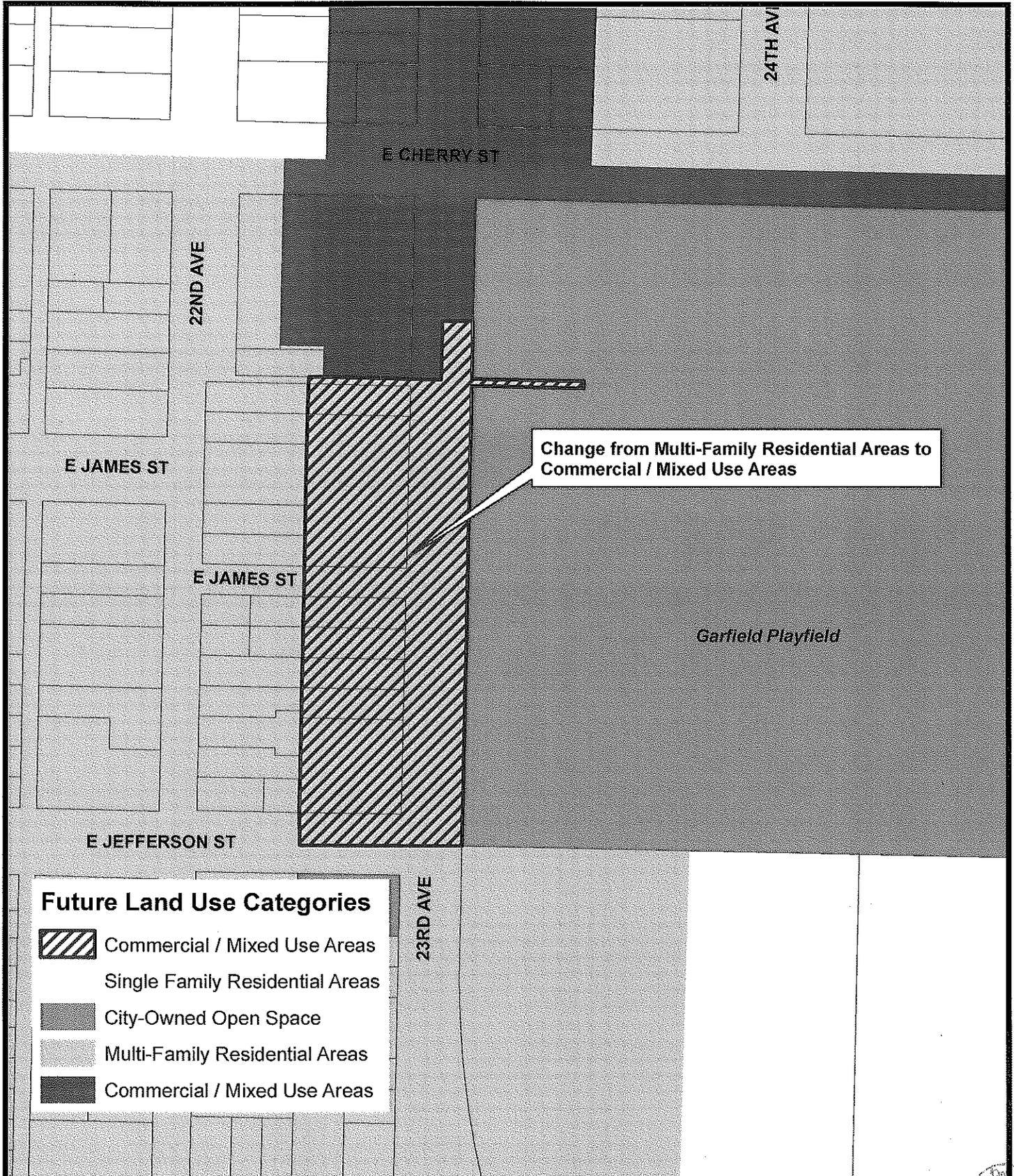
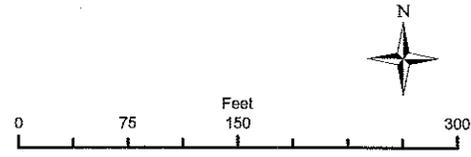
12th Avenue policies

CA-P((36))72 Encourage increased housing density where appropriate, such as on 12th Avenue and on Yesler Way, and in mid-rise zoned areas.

CA-P((37))73 Facilitate the redevelopment of City-owned land, emphasizing mixed use where that type of development will contribute to the desired community character.

CA-P((38))74 Seek services and retail that builds on the neighborhood's proximity to Seattle University.

Central Area Plan Changes to Future Land Use Map



Date: 1/27/2014



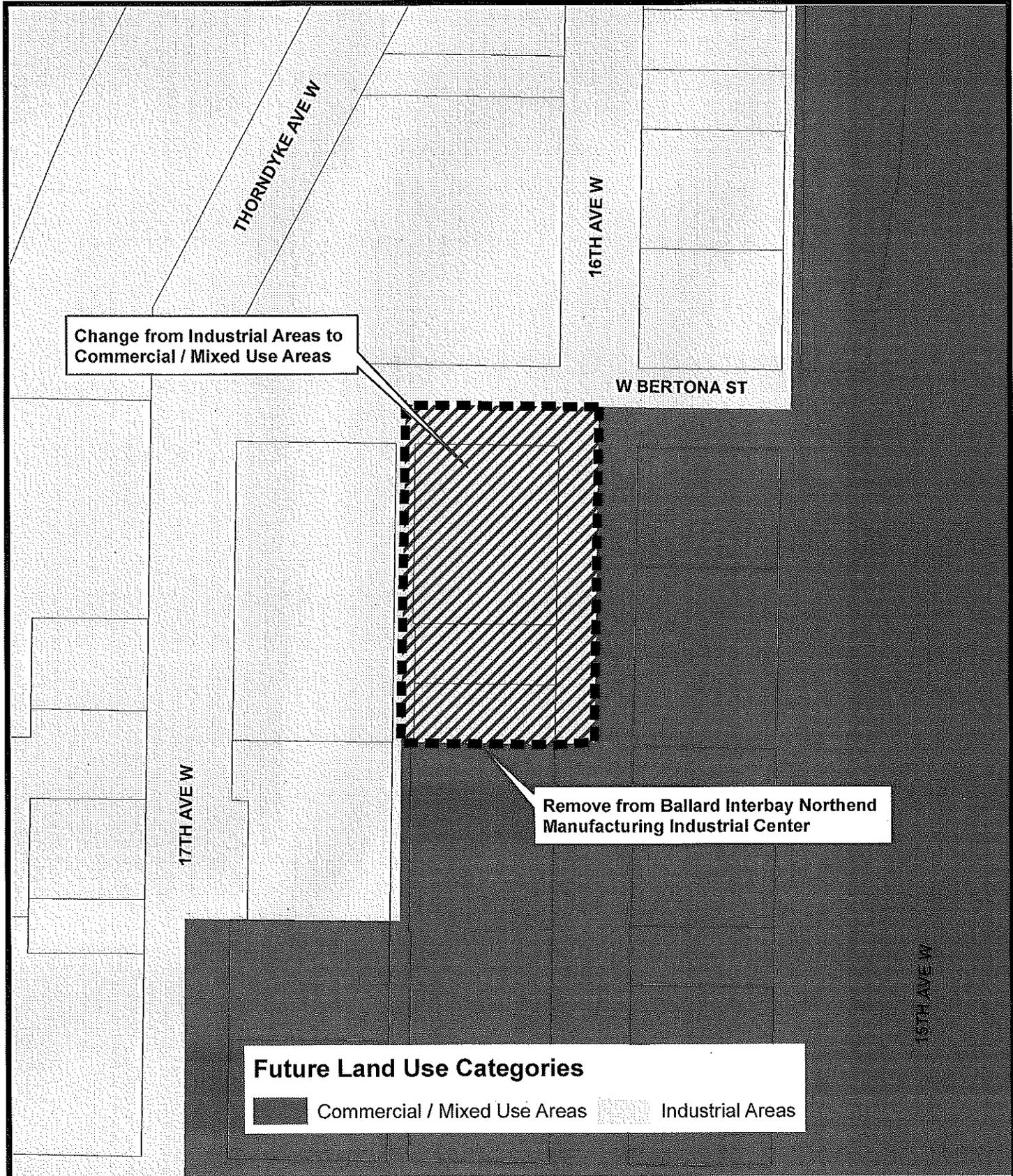
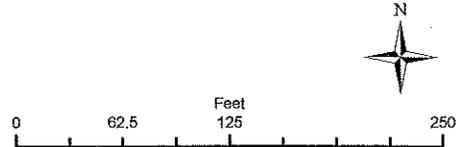
Attachment 2

Amendments to the Future Land Use Map, the Urban Village Figure 1, the Ballard-Interbay-Northend Manufacturing/Industrial Center (BINMIC) map in Neighborhood Planning Element, and Urban Village Appendix A reflecting a change to land use in acres.

- a. The Future Land Use Map is amended as shown in Attachment 2a.
- b. The existing Urban Village Figure 1: Urban Centers, Urban Villages & Manufacturing/Industrial Centers is shown in Attachment 2b.
- c. The new Urban Village Figure 1: Urban Centers, Urban Villages & Manufacturing/Industrial Centers with the BINMIC boundary change is shown in Attachment 2c.
- d. The existing Ballard-Interbay-Northend Manufacturing/Industrial Center map in the Neighborhood Planning Element is shown in Attachment 2d.
- e. The new Ballard-Interbay-Northend Manufacturing/Industrial Center map in the Neighborhood Planning Element with the BINMIC boundary change is shown in Attachment 2e.
- f. The Urban Village Appendix A table is amended as shown in Attachment 2f to reflect the change in acres to the BINMIC.



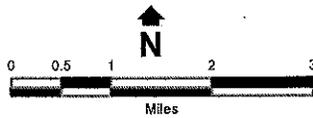
BINMIC Changes to Future Land Use Map and Manufacturing/Industrial Center Boundary



Urban Village Figure 1

Urban Centers, Urban Villages, & Manufacturing / Industrial Centers

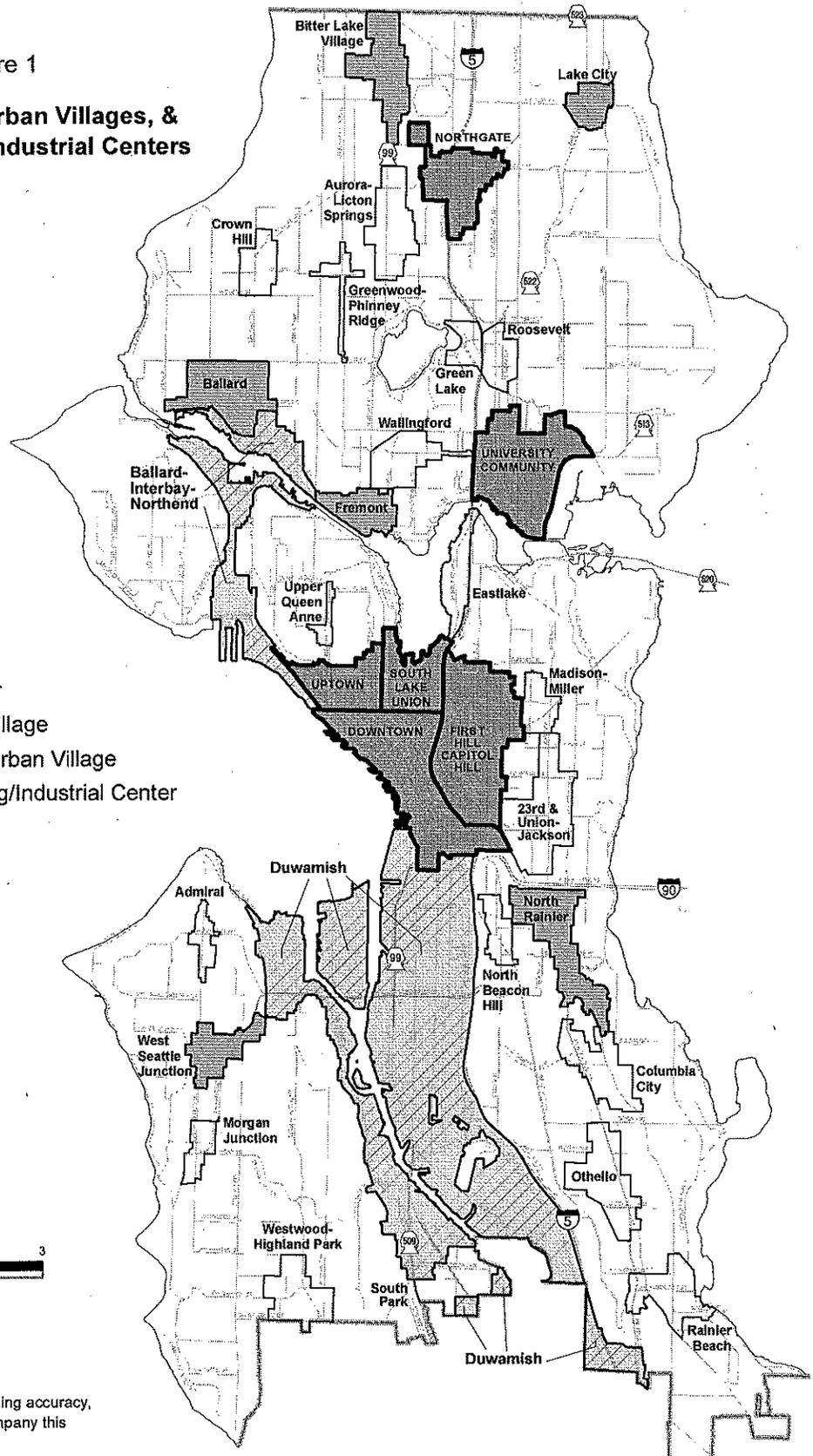
-  Urban Center
-  Hub Urban Village
-  Residential Urban Village
-  Manufacturing/Industrial Center



2014 City of Seattle

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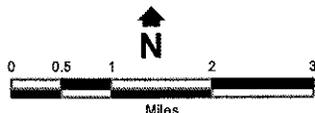
O:\legis1\COMPLAN\maps\landuse\uv\Urban Village Figure 1.mxd



Urban Village Figure 1

Urban Centers, Urban Villages, & Manufacturing / Industrial Centers

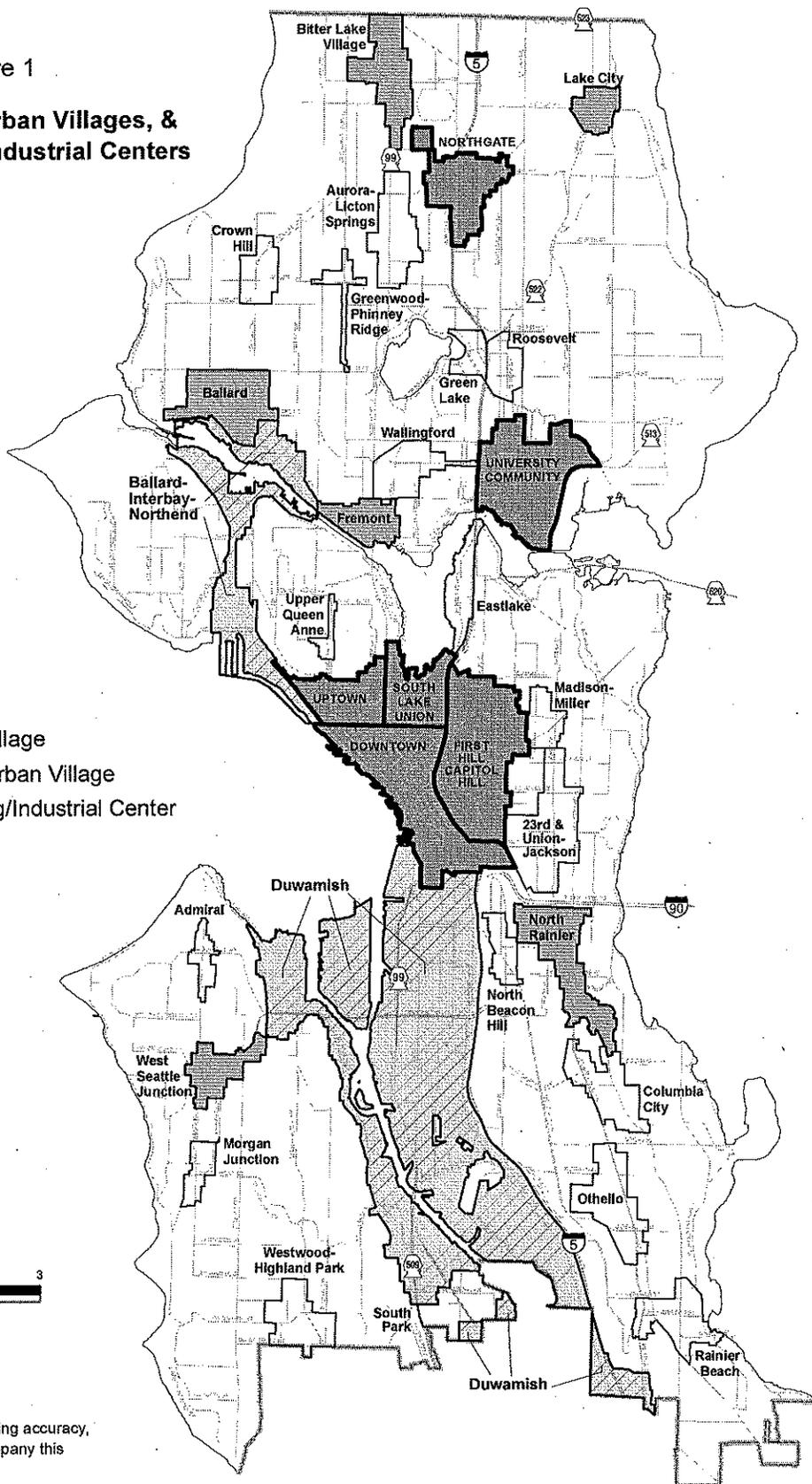
-  Urban Center
-  Hub Urban Village
-  Residential Urban Village
-  Manufacturing/Industrial Center



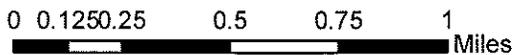
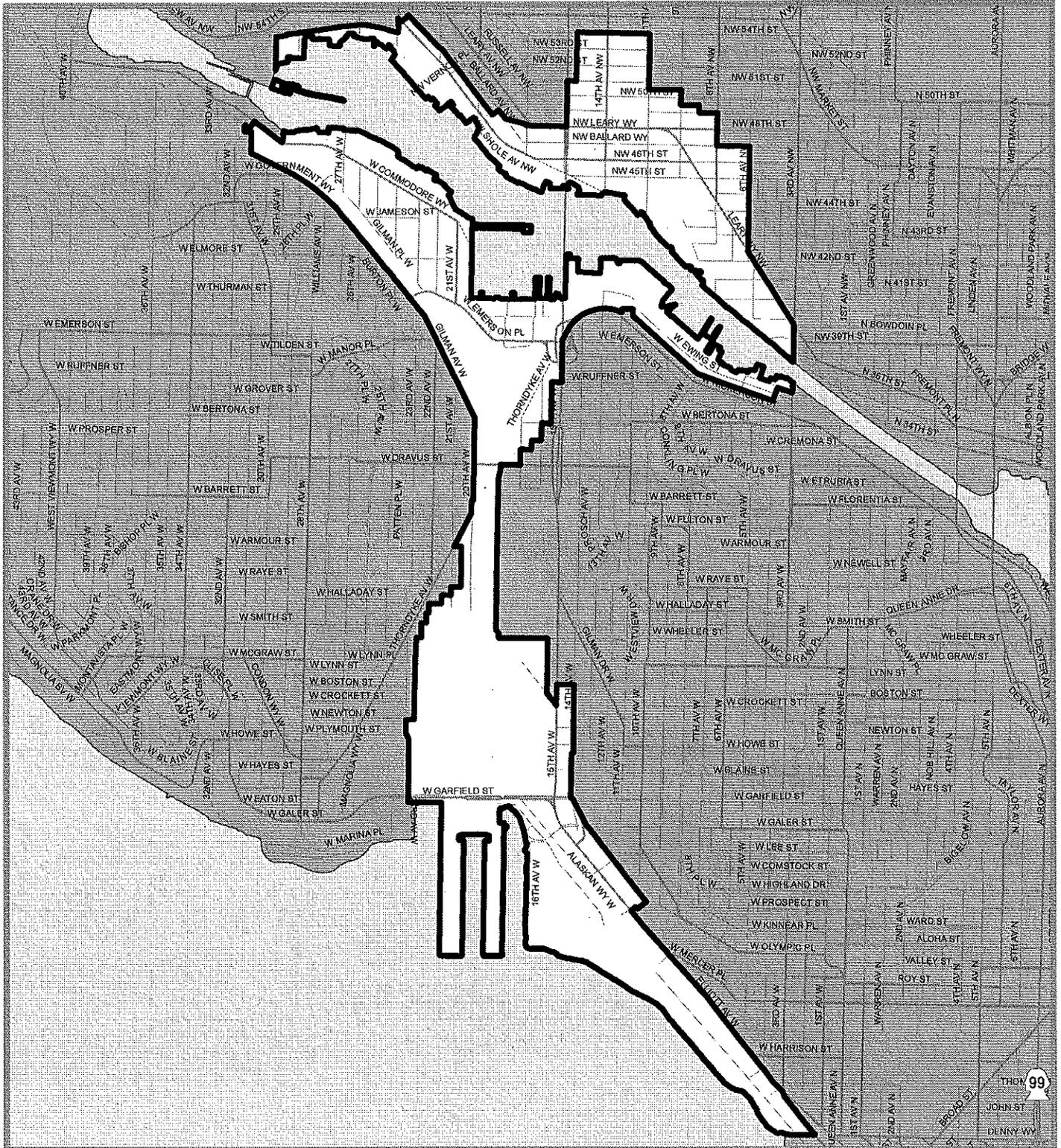
2014 City of Seattle

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O:\ogis1\COMPLAN\maps\landuse\urvs\Urban Village Figure 1 PRE-AMEND.mxd



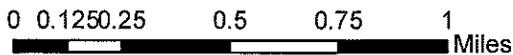
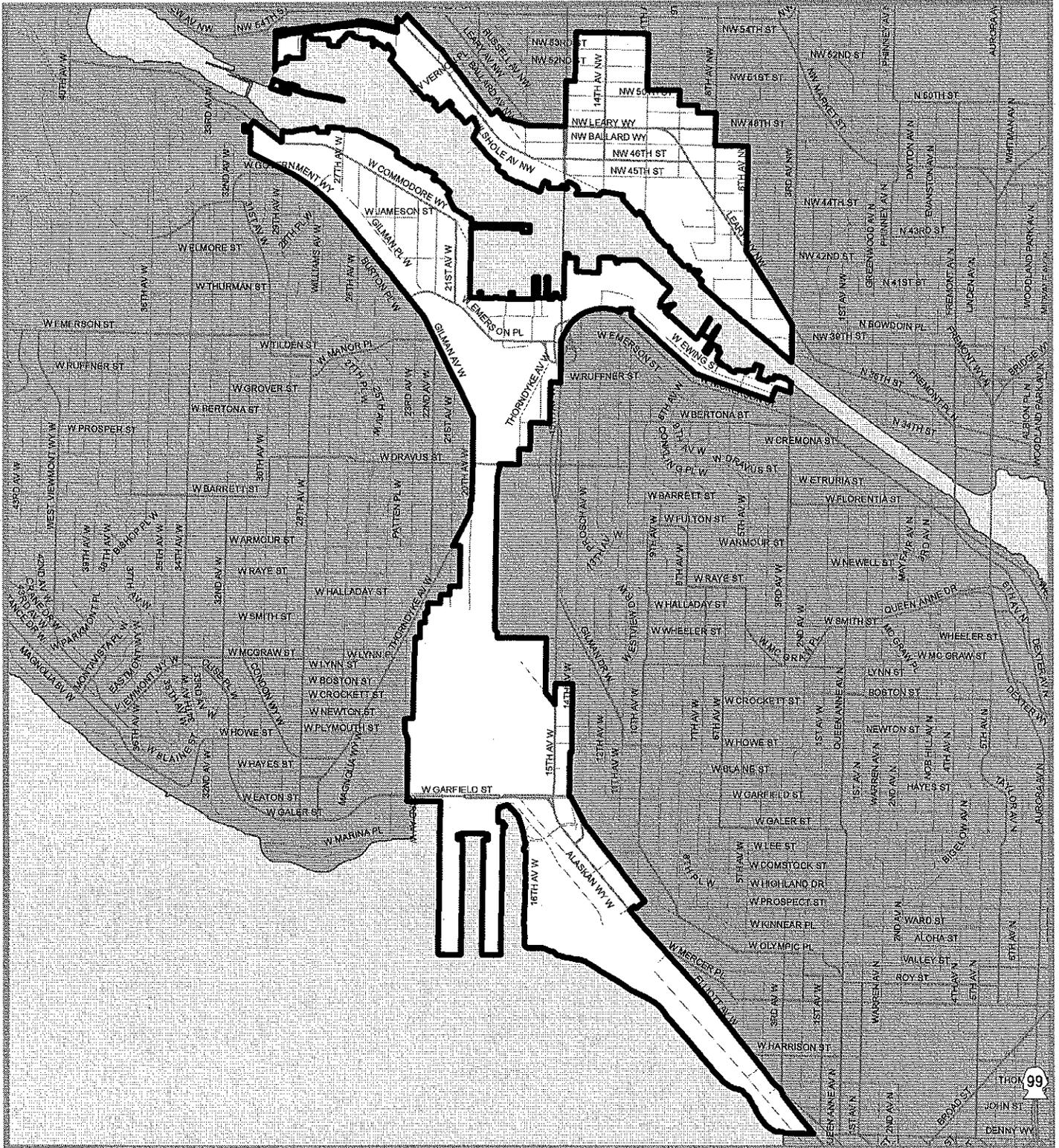
BALLARD-INTERBAY-NORTHEND Manufacturing / Industrial Center



— CENTER / VILLAGE BOUNDARY



BALLARD-INTERBAY-NORTHEND Manufacturing / Industrial Center



— CENTER / VILLAGE BOUNDARY



Urban Village Element Appendix

A Urban Village Appendix A

Growth Targets for Urban Centers, Center Villages, Manufacturing/Industrial Centers, Hub Urban Villages, & Residential Urban Villages

Center or Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/ Acre)	Growth Target (HH Growth)	2024 Density (Est.)	Existing (2002)	Existing Density (Jobs/ Acre)	Growth Target (Job Growth)	2024 Density (Est.)
Urban Centers & Center Villages									
Downtown Urban Center Total	915	15,700	16	10,000	28	156,960	165	29,015	195
Belltown	220	8,640	39	4,700	63	19,760	90	4,000	108
Chinatown/International District	171	1,910	11	1,000	18	5,080	30	2,000	41
Commercial Core	276	3,070	11	300	13	103,790	376	10,000	412
Denny Triangle	143	1,290	9	3,000	30	18,020	126	9,515	189
Pioneer Square ¹	104	790	6	1,000	13	10,310	73	3,500	97
First Hill/Capitol Hill Center Total	916	22,520	25	3,500	30	37,940	41	4,600	47
12 th Ave.	160	1,450	9	700	14	4,040	25	700	30
Capitol Hill	397	12,250	31	1,000	35	7,300	18	900	21
First Hill	228	6,020	26	1,200	33	22,020	97	2,000	105
Pike/Pine	131	2,800	21	600	27	4,580	35	1,000	43
Northgate Urban Center Total	411	3,490	8	2,500	15	11,030	27	4,220	38
South Lake Union Urban Center Total	340	1,210	4	8,000	33	19,690	58	16,000	135
University Community Urban Center Total²	758	6,850	9	2,450	11	32,360	43	6,140	53
Ravenna	123	1,400	11	450	14	1,960	16	500	21
University District Northwest	287	5,230	18	2,000	23	6,170	21	2,640	37
Uptown Queen Anne Urban Center Total	297	4,580	15	1,000	20	15,570	52	1,150	56

urban village appendix



Center or Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Acre)	Growth Target (HH Growth)	2024 Density (Est.)	Existing (2002)	Existing Density (Jobs/Acre)	Growth Target (Job Growth)	2024 Density (Est.)
Manufacturing/Industrial Centers									
Ballard- Interbay-Northend (BINMIC)	941 940	N/A	N/A	N/A	N/A	15,320	16	2,150	18
Duwamish	4,897	N/A	N/A	N/A	N/A	64,500	13	9,750	14
Hub Urban Villages									
Ballard	425	5,010	12	1,000	15	4,780	11	750	13
Bitter Lake Village	359	2,010	6	800	8	4,010	11	750	13
Fremont	215	2,170	10	500	13	6,430	30	800	34
Lake City	142	1,920	13	900	21	1,510	11	650	15
North Rainier	453	1,590	4	900	6	4,670	10	750	12
W. Seattle Junction	226	2,280	10	700	14	2,670	12	750	15
Residential Urban Villages									
23 rd Ave. @ S Jackson-Union	515	3,730	7	650	9	N/A	N/A	N/A	N/A
Admiral District	98	1,000	10	200	13	N/A	N/A	N/A	N/A
Aurora-Licton	327	2,740	8	500	10	N/A	N/A	N/A	N/A
Columbia City	313	1,750	6	800	8	N/A	N/A	N/A	N/A
Crown Hill	173	1,110	14	250	8	N/A	N/A	N/A	N/A
Eastlake	200	2,760	14	250	16	N/A	N/A	N/A	N/A
Green Lake	109	1,520	16	250	17	N/A	N/A	N/A	N/A
Greenwood/Phinney Ridge	94	1,500	13	400	21	N/A	N/A	N/A	N/A
Madison-Miller	145	1,930	6	500	17	N/A	N/A	N/A	N/A
MLK@Holly Street	375	2,080	10	590	7	N/A	N/A	N/A	N/A
Morgan Junction	114	1,090	9	200	12	N/A	N/A	N/A	N/A
North Beacon Hill	131	1,170	6	490	12	N/A	N/A	N/A	N/A
Rainier Beach	250	1,370	26	600	8	N/A	N/A	N/A	N/A
Roosevelt	158	1,260	5	250	9	N/A	N/A	N/A	N/A
South Park	263	1,030	7	250	5	N/A	N/A	N/A	N/A
Upper Queen Anne	53	1,446	4	200	31	N/A	N/A	N/A	N/A
Wallingford	257	2,520	10	400	12	N/A	N/A	N/A	N/A
Westwood-Highland Park	276	2,015	7	400	9	N/A	N/A	N/A	N/A
Seattle Total	53,535	268,000	5	47,000	6	480,000	9	84,000	11

1. The Pioneer Square growth targets assume that the north football stadium parking lot and vacant floor area in existing structures are available to accommodate a substantial share of household and employment growth.
2. The University of Washington campus is part of the University Community Urban Center, but is not a distinct urban village. These numbers includes jobs and housing on the University of Washington campus not reflected in Ravenna and the University District Northwest figures.

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Planning & Development	Kristian Kofoed /3-7191	Melissa Lawrie/4-5805

Legislation Title:

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate changes proposed as part of the 2013-2014 Comprehensive Plan annual amendment process.

Summary of the Legislation:

The ordinance makes several amendments to the Comprehensive Plan, including updates to the Central Area and University District neighborhood plans, new policies addressing the Stadium Transition District and industrial lands and several Future Land Use Map (FLUM) changes that accompany these policies.

Background:

State law permits the Comp Plan to be amended only once a year. The City Council has adopted an annual procedure for reviewing suggested amendments in the spring/summer and adopting a "docketing" resolution that identifies topics from those suggestions to receive further consideration. Based on department review of those topics, the Mayor recommends an ordinance to amend the Plan in the 4th quarter for Council action in the 1st quarter of the following year. The ordinance addressed by this fiscal note represents the recommendations for Council action in early 2014.

Please check one of the following:

This legislation does not have any financial implications.

This legislation has financial implications.



Other Implications:

a) Does the legislation have indirect financial implications, or long-term implications?

While this ordinance is not likely to have long-term financial implications, if, at a later time, rezones and development happen within the new FLUM category created by this Ordinance, some of this different type of development could have infrastructure requirements and costs that are different than had been anticipated under previous policies. However, the underlying (and current) zoning for most of the Stadium District would accommodate similar types of development and thus infrastructure cost would likely only change marginally.

b) What is the financial cost of not implementing the legislation?

There is no financial cost of not adopting this legislation.

c) Does this legislation affect any departments besides the originating department?

The Comprehensive Plan provides broad guidance to several departments that have roles in managing or serving development. To the extent that development, particularly in the Stadium District, would occur at a faster rate than had previously been estimated, some departments, such as SDOT and SPU, may experience an increased need for their services and for infrastructure planning.

d) What are the possible alternatives to the legislation that could achieve the same or similar objectives? The Comprehensive Plan is the document state law designates for articulating City policy about matters affecting how the City manages growth. If the elected officials determine they want to make these policy adjustments, this ordinance is the only way to accomplish that.

e) Is a public hearing required for this legislation?

Yes, City Council will hold a public hearing in early 2014.

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

This legislation is subject to review under the State Environmental Policy Act (SEPA), and DPD has already published notice of a SEPA determination of non-significance (meaning no environmental impact statement required) in the DJC. Notice of the public hearing will also appear in the DJC.

g) Does this legislation affect a piece of property?

The ordinance does not affect a particular property; the Comp Plan has general effects across the entire city. Although the goals and policies and the FLUM changes have relevance to specific sub-areas and parcels, rezones would have to take place for the parcels to be affected directly.

h) Other Issues: None

List attachments to the fiscal note below: None



City of Seattle
Office of the Mayor

December 10, 2013

Honorable Sally J. Clark
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bill that contains amendments to the City's Comprehensive Plan. My recommended amendments include updates to the Central Area and University District neighborhood plans and new policies addressing the Stadium District and Manufacturing/Industrial Centers. The recommendations also amend the Future Land Use Map to include a new category identifying the "Stadium District" and make changes to small areas in the Central Area and the Ballard/Interbay Manufacturing/Industrial Center. These policy and map changes arose from DPD's community engagement processes and the work of advisory committees on industrial lands and the Stadium District.

Earlier this year Council identified several potential amendment topics in Resolution 31458 for further consideration this year. The recommendations in the attached Council Bill reflect the results of DPD's analysis of the topics identified in that resolution.

The Comprehensive Plan continues to provide fundamental guidance about how we want to shape growth in Seattle, and the recommended amendments enhance that guidance. Thank you for your consideration of this legislation. Should you have questions, please contact Kristian Kofoed in DPD at 233-7191.

Sincerely,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

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