

Ordinance No. 119217

Council Bill No. 112432

Amending the Seattle Comprehensive Plan to incorporate portions of the Wallingford Neighborhood Plan and amending Seattle Municipal Code Chapter 23.47, relating to single purpose residential development, and Chapter 23.34, relating to Lowrise 3 and Lowrise 4 rezoning evaluation locations, criteria

*Bulwys*

# The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: CONLIN

Council

## Committee Action:

⑤

*Pass As Amended 4-0*

*Conlin  
Grate  
Pugiler  
Steinbeck*

*11-2-98 Full Council: Passed 9-0*

This file is complete and ready for presentation to Full Council. Committee

CF No. \_\_\_\_\_

Date Introduced: <u>OCT 19 1998</u>	
Date 1st Referred: <u>OCT 19 1998</u>	To: (committee) <u>Neighborhoods, Growth Planning and Civic Engagement Committee</u>
Date Re - Referred:	To: (committee)
Date Re - Referred:	To: (committee)
Date of Final Passage: <u>11-2-98</u>	Full Council Vote: <u>9-0</u>
Date Presented to Mayor: <u>11-2-98</u>	Date Approved: <u>NOV 12 1998</u>
Date Returned to City Clerk: <u>NOV 15 1998</u>	Date Published: <u>18 Nov</u>
Date Vetted by Mayor:	Date's Veto Published:
Date Passed Over Veto:	Veto Sustained:

Law Dept. Review

OMP Review

City Clerk Review

Electronic Copy Log

Neighborhoods, Growth Planning and Civic Engagement Committee	
1998	
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CONLIN

Council

# The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: CONLIN

Councilmember

*Bill 512*

## Committee Action:

(5)

*Pass As Amended  
4-0*

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*11-2-98 Full Council: Passed 9-0*

This file is complete and ready for presentation to Full Council. Committee: *[Signature]*

(Initial/Date)

Code, Growth  
City  
Committee

1998

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ORDINANCE 119217

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AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the Wallingford Neighborhood Plan and amending Seattle Municipal Code Chapter 23.47, relating to single purpose residential development, and Chapter 23.34, relating to Lowrise 3 and Lowrise 4 rezone evaluation locational criteria.

WHEREAS, on July 25, 1994, by Ordinance 117221, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element; and

WHEREAS, City Council Resolution 28966, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, a coalition of Wallingford neighborhood stakeholders came together to form Team Wallingford in the spring of 1995 for the purpose of preparing a Neighborhood Plan as provided for in the City of Seattle Comprehensive Plan; and

WHEREAS, Team Wallingford convened monthly meetings open to everyone and regularly attended by several dozen citizens throughout the next three years; and

WHEREAS, Team Wallingford conducted an extensive Phase I outreach process featuring a citizen survey, "road show" presentations at community group meetings, displays at community events and a well-attended validation celebration, all of which led to creation of a generally recognized vision for the community as a small town in the big city; and

WHEREAS, this outreach process also created a list of priority planning topics and led to selection of members for a Steering Committee and Plan Review Board to lead Phase II planning; and

WHEREAS, subcommittees were formed and consultants were hired to study and prepare analyses and recommendations on the issues of Transportation, Land Use/Urban Village, Housing, Business Health, Human Services, Community Building and Capital Facilities; and

WHEREAS, a final plan incorporating Key Integrated Strategies, additional activities for implementation and activities for long term consideration was completed, reviewed and approved by the Plan Review Board and validated by the community in response to a community-wide mailer and validation meeting; and

WHEREAS, the overall vision of the Wallingford Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

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WHEREAS, a SEPA checklist has been prepared and an addendum to the Comprehensive Plan Final Environmental Impact Statement was issued on July 30, 1998; and

WHEREAS, the Council finds that the proposed amendments are consistent with the Growth Management Act, and will protect and promote the health, safety and welfare of the general public;

**NOW THEREFORE,**

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

**Section 1.** The Seattle Comprehensive Plan, as adopted by Ordinance 117221

and last amended, is hereby amended as follows:

- A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive Plan is hereby amended to add Wallingford, as shown in Attachment 1.
- B. The Wallingford Plan goals and policies, as shown in Attachment 2 to this Ordinance, are hereby incorporated into the Neighborhood Plans volume of the Comprehensive Plan.
- C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in Attachment 3 to this Ordinance to confirm the designation and growth targets for the Wallingford Residential Urban Village.
- D. The Neighborhood Plans volume, Wallingford section, is hereby amended to include the capital facilities and utilities inventory and analyses and transportation analyses shown in Attachment 4 to this Ordinance.
- E. The following maps are hereby amended to reflect the final designation and boundaries of the Wallingford Residential Urban Village, as shown in Attachment 5 to this Ordinance:
  - Future Land Use Map
  - Land Use Figure 1, and
  - Land Use Figure A-1New large scale urban village boundary map, Land Use Figure 8 is hereby added.
- F. Land Use Appendix B is hereby amended to reflect the final growth targets for the Wallingford Residential Urban Village, as shown in Attachment 6 to this Ordinance.

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1           **Section 2**    The amendments contained in Section 1 of this ordinance constitute  
2 an adopted neighborhood plan for purposes of SMC 23.34.008(D)(2).

3  
4           **Section 3.**   Residential use in single-purpose residential development within  
5 commercial zones in the Wallingford Urban Village, established by adoption of this  
6 ordinance, shall continue to be permitted by conditional use, except where prohibited as  
7 shown on a new map entitled "Wallingford Urban Village" to be added to subsection  
8 23.47.004(E) of the Seattle Municipal Code. Further, the densities permitted for the  
9 residential use in single-purpose residential structures, where permitted, within the  
10 Wallingford Urban Village shall be as established in SMC Subsection 23.47.009D1.

11  
12           **Section 4.**   Section 23.47.004 of the Seattle Municipal Code, as last amended by  
13 Ordinance 118794, is further amended as follows:

14  
15           SMC 23.47.004 Permitted and prohibited uses.

16  
17           A. All uses shall either be permitted outright, prohibited or permitted as a conditional use  
18 according to Chart A, and this Section, except to the extent that Chart A may be superseded  
19 by Chapter 23.67, Southeast Seattle Reinvestment Area, or by Chapter 23.73, Pike/Pine  
20 Overlay District.

21  
22           B. All permitted uses shall be allowed as either a principal use or as an accessory use,  
23 unless otherwise indicated in Chart A.

24  
25           C. In pedestrian-designated zones, certain street-level uses shall be required according to the  
26 provisions of Section 23.47.042.

27  
28           D. The Director may authorize a use not otherwise permitted in the zone in a landmark  
29 structure, subject to the following criteria:

- 30               1. The use shall not require significant alteration of the structure; and  
31               2. The design of the structure makes uses permitted in the zone impractical in the  
32 structure, or the permitted uses do not provide sufficient financial return to make use of the  
33 structure feasible; and  
34               3. The physical impacts of the use shall not be detrimental to other properties in the  
35 zone or vicinity or to the public interest.

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37           E. Residential Uses.

38               1. Residential use in single-purpose residential structures.  
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Residential use in single-purpose residential structures is permitted as an administrative conditional use, unless

(a.) the structure is located within an area in which the use is either permitted outright or prohibited, as shown on the Map 23.47.004 A, or

(b.) the use is a nursing home, in which case it is permitted outright, unless it is located in a Pedestrian-Designated zone, in which case the use is prohibited, or

(c.) the structure is located within a zone which has a height limit of 85 feet or higher, in which case the use is prohibited.

2. Residential use in mixed use structures.

Residential use in mixed-use development is permitted outright in NC1, NC2, NC3 and C1 zones, provided that nursing homes are permitted in all zones except in Pedestrian-Designated zones (See Section 23.47.040).

((E.)) F. Public Facilities.

1. Except as provided in subsection E2 below, uses in public facilities that are most similar to uses permitted outright or permitted as a conditional use under this chapter shall also be permitted outright or as a conditional use, subject to the same use regulations, development standards and conditional use criteria that govern the similar uses. The City Council may waive or modify applicable development standards or conditional use criteria according to the provisions of Chapter 23.76, Subchapter III, Council Land Use Decisions, with public projects considered as Type IV quasi-judicial decisions and City facilities considered as Type V legislative decisions.

2. Other Permitted Uses in Public Facilities Requiring City Council Approval. Unless specifically prohibited in Chart A, uses in public facilities that are not similar to uses permitted outright or permitted as a conditional use under this chapter may be permitted by the City Council. Uses in public facilities shall meet the development standards of the zone in which they are located. The City Council may waive or modify applicable development standards or conditional use criteria according to the provisions of Chapter 23.76, Subchapter III, Council Land Use Decisions, with public projects considered as Type IV quasi-judicial decisions and City facilities considered as Type V legislative decisions.

3. In all commercial zones, uses in public facilities not meeting development standards may be permitted by the Council if the following criteria are satisfied:

- a. The project provides unique services which are not provided to the community by the private sector, such as police and fire stations; and
- b. The proposed location is required to meet specific public service delivery needs; and

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c. The waiver or modification to the development standards is necessary to meet specific public service delivery needs; and

d. The relationship of the project to the surrounding area has been considered in the design, siting, landscaping and screening of the facility.

4. Expansion of Uses in Public Facilities.

a. Major Expansion. Major Expansions may be permitted to uses in public facilities allowed in subsections E1 and E2 above according to the same provisions and procedural requirements as described in these subsections. A major expansion of a public facility use occurs when the expansion that is proposed would not meet development standards or exceed either seven hundred fifty (750) square feet or ten (10) percent of its existing area, whichever is greater, including gross floor area and areas devoted to active outdoor uses other than parking.

b. Minor Expansion. When an expansion falls below the major expansion threshold level, it is a minor expansion. Minor expansions may be permitted to uses in public facilities allowed in subsections E1 and E2 above according to the provisions of Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions, for a Type I Master Use Permit when the development standards of the zone in which the public facility is located are met.

5. Essential Public Facilities. Permitted essential public facilities shall also be reviewed according to the provisions of Chapter 23.80, Essential Public Facilities.

((F.)) G. Home occupations and the keeping of animals shall be permitted as accessory uses in commercial zones, according to the standards of Section 23.47.025, Home occupations, and Section 23.47.026, Standards for the keeping of animals.

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COMMERCIAL USES: CHART A  
 For Section 23.47.004

I. COMMERCIAL USE	ZONES				
	NC1	NC2	NC3	C1	C2
<b>A. Retail Sales and Service</b>					
<b>1. Personal and Household Retail Sales and Services</b>					
- Multipurpose convenience stores	P	P	P	P	P
- General retail sales and service	P	P	P	P	P
- Major durables sales, service and rental	P	P	P	P	P
- Specialty food stores	P	P	P	P	P
<b>2. Medical Services</b>					
	P	P/CU I	P/CU I	P/CU I	P/CU I
<b>3. Animal Services<sup>2</sup></b>					
- Animal health services	P	P	P	P	P
- Kennels	X	X	X	X	X
- Animal shelters	X	X	X	X	X
<b>4. Automotive Retail Sales and Services</b>					
- Gas Stations	P	P	P	P	P
- Sales and rental of motorized vehicles	X	P	P	P	P
- Vehicle repair, minor	P	P	P	P	P
- Vehicle repair, major	X	P	P	P	P
- Car wash	X	P	P	P	P
- Towing services	X	X	X	P	P
- Automotive parts or accessory sales	P	P	P	P	P
<b>5. Marine Retail Sales and Services</b>					
- Sales and rental of large boats	X	P	P	P	P
- Vessel repair, minor	P	P	P	P	P
- Vessel repair, major	X	X	X	S	S
- Marine service station	P	P	P	P	P
- Dry storage of boats	X	P	P	P	P
- Recreational marinas	S	S	S	S	S
- Commercial moorage	S	S	S	S	S
- Sale of boat parts or accessories	P	P	P	P	P
<b>6. Eating and Drinking Establishments</b>					
- Restaurants without cocktail lounges	P	P	P	P	P
- Restaurants with cocktail lounges	X	P	P	P	P
- Fast-food restaurants (750 square feet and under)	P	P	P	P	P
- Fast-food restaurant (over 750 square feet)	CU	CU	CU	CU	CU
- Tavern	CU	CU	P	P	P
- Brewpub	CU	CU	P	P	P
<b>7. Lodging</b>					
- Hotel	X	X	P	P	P
- Motel	X	X	P	P	P
- Bed and breakfast	P <sup>3</sup>	P <sup>3</sup>	P	P	P

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**COMMERCIAL USES: CHART A**  
**For Section 23.47.004 (Continued)**

	ZONES				
	NC1	NC2	NC3	C1	C2
8. Mortuary Services	X	P	P	P	P
9. Existing Cemeteries	P	P	P	P	P
B. Principal Use Parking	X	P	P	P	P
C. Non-Household Sales and Service					
1. Business support services	P	P	P	P	P
2. Business incubator	P	P	P	P	P
3. Sales, service and rental of office equipment		X	P	P	P
4. Sales, service and rental of commercial equipment and construction materials	X	X	P	P	P
5. Sale of heating fuel	X	X	P	P	P
Heavy commercial services	X	X	X	P	P
- Construction services	X	X	X	P	P
- Commercial laundries	X	X	X	P	P
D. Offices					
1. Customer service office	P	P	P	P	P
2. Administrative	P	P	P	P	P
E. Entertainment					
1. Places of Public Assembly					
- Performing arts theater	X	P	P	P	P
- Spectator sports facility	X	P	P	P	P
- Lecture and meeting halls	X	P	P	P	P
- Motion picture theater	X	P	P	P	P
- Adult motion picture theater	X	X	X	X	X
- Adult panoramas	X	X	X	X	X
2. Participant Sports and Recreation					
- Indoor	P	P	P	P	P
- Outdoor	X	X	X <sup>4</sup>	P	P
F. Wholesale Showroom	X	X	P	P	P
C. Mini-Warehouse	X	X	P	P	P
H. Warehouse	X	X	P	P	P
I. Outdoor Storage	X	X	X <sup>5</sup>	P	P

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COMMERCIAL USES: CHART A  
 For Section 23.47.004 (Continued)

	ZONES				
	NC1	NC2	NC3	C1	C2
<b>J. Transportation Facilities</b>					
1. Personal transportation services	X	X	P	P	P
2. Passenger terminals	X	X	P	P	P
3. Cargo terminals	X	X	X	S	P
4. Transit vehicle base	X	X	X	CCU <sup>6</sup>	CCU
5. Helistops	X	X	CCU <sup>7</sup>	CCU <sup>7</sup>	6
6. Heliports	X	X	X	X	CCU
7. Airport, land-based	X	X	X	X	7
8. Airport, water-based	X	X	X	X	X
9. Railroad switchyard	X	X	X	X	X
10. Railroad switchyard with mechanized hump	X	X	X	X	S
					X
					X
<b>Food Processing and Craft Work</b>					
1. Food processing for human consumption	P	P	P	P	P
2. Custom and craft work	P	P	P	P	P
<b>L. Research and Development Laboratories</b>					
<b>II. SALVAGE AND RECYCLING</b>					
A. Recycling Collection Station	P	P	P	P	P
B. Recycling Center	X	X	X	P	P
C. Salvage Yard	X	X	X	X	X
<b>III. UTILITIES</b>					
A. Utility Service Uses	P	P	P	P	P
B. Major Communication Utility <sup>8</sup>	X	X	X	CCU	CCU
C. Minor Communication Utility <sup>8</sup>	P	P	P	P	P
D. Solid Waste Transfer Station	X	X	X	X	X
E. Power Plants	X	X	X	X	X
F. Sewage Treatment Plants	X	X	X	X	X
G. Solid Waste Incineration Facility	X	X	X	X	X
H. Solid Waste Landfill	X	X	X	X	X
<b>IV. MANUFACTURING</b>					
A. Light Manufacturing	X	P	P	P	P
B. General Manufacturing	X	X	X	P	P
C. Heavy Manufacturing	X	X	X	X	X

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**COMMERCIAL USES: CHART A**  
For Section 23.47.004 (Continued)

		ZONES				
		NC1	NC2	NC3	C1	C2
V.	<b>HIGH IMPACT USES</b>	X	X	X	X	X
VI.	<b>INSTITUTIONS</b>					
	A. Institute for Advanced Study	P	P	P	P	P
	B. Private Club	P	P	P	P	P
	C. Child Care Center	P	P	P	P	P
	D. Museum	P	P	P	P	P
	E. School, Elementary or Secondary	P	P	P	P	P
	F. College	P	P	P	P	P
	G. Community Center	P	P	P	P	P
	H. Community Club	P	P	P	P	P
	I. Vocational or Fine Arts School	P	P	P	P	P
	J. Hospital	P	P	P	P	P
	K. Religious Facility	P	P	P	P	P
	L. University	P	P	P	P	P
	M. Major Institutions within a Major Institution Overlay District subject to Chapter 23.69	P	P	P	P	P
VII.	<b>PUBLIC FACILITIES</b>					
	Jails	X	X	X	X	X
	Work-Release Centers <sup>9</sup>	CCU	CCU	CCU	CCU	CCU
VIII.	<b>PARK AND POOL/RIDE LOT</b>					
	A. Park and Pool Lots	p10	P	P	P	P
	B. Park and Ride Lots	X	X	CU	CU	CU
IX.	<b>RESIDENTIAL<sup>11</sup></b>					
	A. Single-Family Dwelling Units	P/CU <sup>12</sup>	P/CU <sup>12</sup>	P/CU <sup>12</sup>	P/CU <sup>12</sup>	CU <sup>12</sup>
	B. Multi-Family Structures	P/CU	P/CU	P/CU	P/CU	CU
	C. Congregate Residences	P/CU	P/CU	P/CU	P/CU	CU
	D. Floating Homes	S	S	S	S	S
	E. Mobile Home Park	X	X	X	P	CU
	F. Artist Studio/Dwelling	P/CU	P/CU	P/CU	P/CU	CU
	G. Carzaker's Quarters	P	P	P	P	P
	H. Adult Family Homes	P/CU	P/CU	P/CU	P/CU	P
	I. Home Occupations	p13	p13	p13	p13	p13
	J. Nursing Homes	P	P	P	P	P
X.	<b>OPEN SPACE</b>					
	A. Parks	P	P	P	P	P
	B. Playgrounds	P	P	P	P	P

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COMMERCIAL USES: CHART A  
For Section 23.47.004 (Continued)

XI. AGRICULTURAL USES	ZONES				
	NC1	NC2	NC3	C1	C2
A. Animal Husbandry	X <sup>13</sup>	X <sup>13</sup>	X <sup>13</sup>	X <sup>13</sup>	P
B. Horticultural Uses	P	P	P	P	P
C. Aquaculture	P	P	P	P	P

P - Permitted  
X - Prohibited  
CU - Administrative Conditional Use  
CCU - Council Conditional Use  
S - Permitted only in the Shoreline District, when permitted by the Seattle Shoreline Master Program

1. Medical service uses over 10,000 square feet, within 2,500 feet of a medical Major Institution Overlay District boundary, shall require administrative conditional use approval, unless included in an adopted Major Institution Master Plan or located in a downtown zone. See Section 23.47.006.
  2. The keeping of animals for other than business purposes shall be regulated by Section 23.47.026.
  3. In existing structures only.
  4. Outdoor participant sports and recreation uses are permitted at the Seattle Center.
  5. Outdoor storage is permitted at the Seattle Center, subject to the provisions of Section 23.47.011.
  6. New transit vehicle bases accommodating 150 or fewer buses or existing transit vehicle bases seeking to expand.
  7. Permitted only as an accessory use according to Section 23.47.006.
  8. See Chapter 23.57 for regulation of communication utilities.
  9. Subject to dispersion criteria in Section 23.47.006.
  10. Permitted only on parking lots existing at least five years prior to the proposed establishment of the park and pool lot.
- ((11. Residential uses in mixed-use development are permitted outright in NC1, NC2, NC3 and C1 zones. Single-purpose residential structures, other than nursing homes, are permitted in NC1, NC2, NC3R, NC3, NC3R and C1 zones as an administrative conditional use according to the provisions of Section 23.47.023, except where the height limit is 85 feet or higher. All residential uses other than nursing homes, in C2 zones are subject to an administrative conditional use approval. Nursing homes are permitted outright in all commercial zones, whether in a mixed-use structure or as a single-purpose residential use, except in Pedestrian-Designated Zones (see Section 23.47.040).))
11. See subsection 23.47.004E.
  12. An accessory dwelling unit added to a single-family residence shall be allowed outright and shall not require a separate conditional use permit. The unit shall be considered accessory to the single-family residences, shall meet the standards listed for accessory dwelling units in Section 23.44.025 and shall not be considered a separate dwelling unit for development standard purposes in commercial zones.
  13. Permitted only as an accessory use.

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Section 5. Subsection B of 23.47.006 of the Seattle Municipal Code, as last amended by Ordinance 118794, is further amended as follows:

\*\*\*

B. The following uses identified as administrative conditional uses on Chart A of Section 23.47.004, may be permitted by the Director when the provisions of this subsection and subsection A are met:

1. Fast-food restaurants which have a gross floor area greater than seven hundred fifty (750) square feet are identified as heavy traffic generators and may be permitted as a conditional use according to the following criteria:

- a. The design of the structure, including architectural treatment, signage, landscaping and lighting, is compatible with other structures in the vicinity; and
- b. Appropriate litter-control measures are provided; and
- c. The applicant, if required by the Director, prepares an analysis of traffic, circulation and parking impacts, and demonstrates that the use does not:

- (1) Cause significant additional traffic to circulate through adjacent residential neighborhoods, or
- (2) Disrupt the pedestrian character of an area by significantly increasing the potential for pedestrian-vehicle conflicts, or
- (3) Create traffic or access problems which will require the expenditure of City funds to mitigate, or
- (4) Interfere with peak-hour transit operations, by causing auto traffic to cross a designated high-occupancy vehicle lane adjacent to the lot, or
- (5) Cause cars waiting to use the facility to queue across the sidewalk or onto the street, or
- (6) Interrupt established retail or service frontage designed to serve pedestrians:

d. In addition to the criteria in subsections B1a, B1b and B1c, in pedestrian-designated zones, the use shall not:

- (1) Include a drive-in facility, or
- (2) Provide any accessory parking, or
- (3) Attract a significant number of customers who drive to the pedestrian district for the primary purpose of patronizing the business. This shall be determined by a transportation analysis of travel modes and patterns of customers of similar businesses in the same or similar commercial areas, which shall be prepared by a traffic consultant retained by the applicant;

e. Fast-food restaurants which are drive-in businesses shall also comply with the provisions of Section 23.47.028, Standards for drive-in businesses.

2. Taverns and brewpubs in NC1 and NC2 zones may be permitted as conditional uses. A tavern or brewpub in an NC1 or NC2 zone shall be evaluated according to the following criteria:

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1 a. The size of the tavern or brewpub, design of the structure, signing and  
2 illumination shall be compatible with the character of the commercial area and other  
3 structures in the vicinity, particularly in areas where a distinct and definite pattern or style  
4 has been established.

5 b. The location, access and design of parking shall be compatible with  
6 adjacent residential zones.

7 c. Special consideration shall be given to the location and design of the doors  
8 and windows of taverns and brewpubs to ensure that noise standards will not be exceeded.  
9 The Director may require additional setbacks and/or restrict openings on lots which abut  
10 residential zones.

11 d. Taverns and brewpubs shall not generate traffic which creates traffic  
12 congestion or further aggravates spillover parking on residential streets.

13 3. Park-and-ride lots in NC3, C1 and C2 zones may be permitted as conditional uses.

14 a. Conditional Use Criteria.

15 (1) The park-and-ride lot shall have direct vehicular access to a  
16 designated arterial improved to City standards.

17 (2) If the proposed park-and-ride lot is located on a lot containing  
18 accessory parking for other uses, there shall be no substantial conflict in the principal  
19 operating hours of the park-and-ride lot and the other uses.

20 b. Mitigating Measures. Landscaping and screening in addition to that  
21 required for surface parking areas, noise mitigation, vehicular access controls, signage  
22 restrictions, and other measures may be required to provide comfort and safety for  
23 pedestrians and bicyclists and to insure the compatibility of the park-and-ride lot with the  
24 surrounding area.

25 4. Single-purpose Residential Structures may be permitted outright, permitted as an  
26 administrative conditional use or prohibited as provided by subsection 23.47.004E ((in NC1,  
27 NC2, NC2/R, NC3, NC3/R, and C1 Zones.)) In order to conserve the limited amount of  
28 commercially zoned land for commercial uses, single-purpose residential structures shall  
29 generally not be allowed in commercial zones. However, additions to, or on-site accessory  
30 structures for, existing single-family structures are permitted outright. Where ((S))single-  
31 purpose residential structures may be permitted ((in NC1, NC2, NC2/R, NC3, NC3/R and  
32 C1 zones)) as an administrative conditional use, such a permit may be granted only when the  
33 following circumstances exist:

34 a. Due to location or parcel size, the proposed site is not suited for  
35 commercial development; or

36 b. There is substantial excess supply of land available for commercial use  
37 near the proposed site, evidenced by such conditions as a lack of commercial activity in  
38 existing commercial structures for a sustained period, commercial structures in disrepair, and  
39 vacant or underused commercially zoned land; provided that single-purpose residential  
40 development shall not interrupt an established commercial street front. As used in this  
41 subsection, an "established commercial street front" may be intersected by streets or alleys,  
42 and some lots with no current commercial use.

43 5. Residential Uses in C2 Zones.

44 a. In order to conserve the limited amount of commercially zoned land for  
45 commercial uses, residential uses in single-purpose or mixed-use structures shall generally

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1 not be allowed in C2 zones. However, additions to, or on-site accessory structures for  
2 existing single-family structures shall be permitted outright. Residential uses in single-  
3 purpose or mixed- use structures may be permitted in C2 zones as administrative conditional  
4 uses according to the following criteria:

5 (1) Availability of Suitable Land for C2 Activities. Residential uses  
6 shall generally be discouraged in areas which have limited vacant land and where, due to  
7 small lot and large parcel size, land is particularly suitable for commercial rather than  
8 residential development.

9 (2) Relationship to Transportation Systems. Residential uses shall  
10 generally be discouraged in areas with direct access to major transportation systems such as  
11 freeways, state routes and freight rail lines.

12 (3) Compatibility With Surrounding Areas. Residential uses shall not  
13 be allowed in close proximity to industrial areas and/or in areas where nonresidential uses  
14 may create a nuisance or adversely affect the desirability of the area for living purposes.

15 b. Residential uses required to obtain a shoreline conditional use shall not be  
16 required to obtain an administrative conditional use.

17 6. Residential Use in International Special Review District. Single- purpose  
18 residential structures shall be permitted outright in those parts of the International Special  
19 Review District east of the Interstate 5 Freeway as provided in Section 23.66.330.

20 7. Low-income Housing Projects. Single-purpose residential structures for low-  
21 income housing projects shall be permitted outright in all commercial zones if:

22 a. Applications for a reservation of tax credits for 1988 and 1989 under the  
23 low-income tax credit program administered by the Washington State Housing Finance  
24 Commission have been filed on or before March 15, 1988; or

25 b. A nonprofit corporation has purchased sites, signed options or entered into  
26 real estate purchase agreements prior to March 15, 1988.

27 8. Development of a medical service use over ten thousand (10,000) square feet,  
28 outside but within two thousand five hundred (2,500) feet of a medical Major Institution  
29 overlay district boundary, shall be subject to administrative conditional use approval, unless  
30 included in an adopted master plan. In making a determination whether to approve or deny a  
31 medical service use, the Director shall determine whether an adequate supply of  
32 commercially zoned land for businesses serving neighborhood residents will continue to  
33 exist. The following factors shall be used in making this determination:

34 a. Whether the amount of medical service use development existing and  
35 proposed in the vicinity would reduce the current viability or significantly impact the longer-  
36 term potential of the neighborhood-serving character of the commercial area; and

37 b. Whether medical service use development would displace existing  
38 neighborhood-serving commercial uses at street level or disrupt a continuous commercial  
39 street front, particularly of retail and personal services uses, or significantly detract from an  
40 area's overall neighborhood-serving commercial character.

41 9. Change of One Nonconforming Use to Another.

42 a. A nonconforming use may be converted by an administrative conditional  
43 use authorization to a use not otherwise permitted in the zone based on the following factors:

44 (1) New uses shall be limited to those first permitted in the next more  
45 intensive zone;

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- 1 (2) The relative impacts of size, parking, traffic, light, glare, noise,  
2 odor and similar impacts of the two (2) uses, and how these impacts could be mitigated.  
3 b. The Director must find that the new nonconforming use is no more  
4 detrimental to property in the zone and vicinity than the existing nonconforming use.

5  
6 \* \* \*

7  
8 Section 6. Subsection B of 23.34.020 of the Seattle Municipal Code, as last  
9 amended, is further amended as follows:

10 SMC 23.34.020 Lowrise 3 (L3) zone, function and locational criteria.

11  
12 \*\*\*

13  
14 B. Locational Criteria.

15 1. Threshold Conditions. Subject to subsection B2 of this section,  
16 properties that may be considered for an L3 designation are limited to the  
17 following:

- 18 a. Properties already zoned L3;  
19 b. Properties in areas already developed predominantly to the  
20 permitted L3 density and where L3 scale is well established; or  
21 c. Properties within an urban center or village, except as provided in this subsection  
22 below, where less emphasis shall be placed on density and scale compatibility with existing  
23 development, when the designation will be consistent with the densities  
24 required for the center or village category as established in Section B of  
25 the Land Use Element of the Comprehensive Plan, unless otherwise indicated  
26 by a neighborhood plan adopted or amended by the City Council after January  
27 1, 1995. This subsection c. shall not apply in the Wallingford Residential Urban Village.

28 2. Properties designated as environmentally critical may not be rezoned  
29 to an L3 designation, and may remain L3 only in areas predominantly  
30 developed to the intensity of the L3 zone.

31 3. Other Criteria. The Lowrise 3 zone designation is most appropriate in  
32

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1 areas generally characterized by the following:

2 a. Development Characteristics of the Area.

3 (1) Either:

4 (a) Areas that are already developed predominantly to the permitted  
5 L3 density and where L3 scale is well established, or

6 (b) Areas that are within an urban center or urban village, except as provided in this  
7 subsection below, where less emphasis shall be placed on density and scale compatibility  
8 with existing development, when the designation will be consistent with the  
9 densities required for the center or village category as established in  
10 Section B of the Land Use Element of the Comprehensive Plan, unless  
11 otherwise indicated by a neighborhood plan adopted or amended by the City  
12 Council after January 1, 1995. This subsection (b) shall not apply in the Wallingford  
13 Residential Urban Village.

14  
15 (2) Areas where the street pattern provides for adequate vehicular  
16 circulation and access to sites. Locations with alleys are preferred.  
17 Street widths should be sufficient for two (2) way traffic and parking  
18 along at least one (1) curbside.

19 b. Relationship to the Surrounding Areas.

20 (1) Properties in areas that are well served by public transit and  
21 have direct access to arterials, so that vehicular traffic is not required  
22 to use streets that pass through less intensive residential zones;

23 (2) Properties in areas with significant topographic breaks, major  
24 arterials or open space that provide sufficient transition to LDT or L1  
25 multifamily development;

26 (3) Properties in areas with existing multifamily zoning with close  
27 proximity and pedestrian connections to neighborhood services, public open  
28 spaces, schools and other residential amenities;

29 (4) Properties that are adjacent to business and commercial areas with  
30 comparable height and bulk, or where a transition in scale between areas of

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1 larger multifamily and/or commercial structures and smaller multifamily  
2 development is desirable.

3  
4 **Section 7.** Subsection B of 23.34.022 of the Seattle Municipal Code, as last  
5 amended, is further amended as follows:

6  
7 SMC 23.34.022 Lowrise 4 (L4) zone, function and locational criteria.

8  
9 \*\*\*

10  
11 **B. Locational Criteria.**

12 1. Threshold Conditions. Subject to subsection B2 of this section,  
13 properties that may be considered for an L4 designation are limited to the  
14 following:

- 15 a. Properties already zoned L4;
- 16 b. Properties in areas already developed predominantly to the  
17 permitted L4 density and where L4 scale is well established; or
- 18 c. Properties within an urban center or urban village, except as provided in this subsection  
19 below, where less emphasis shall be placed on density and scale compatibility with existing  
20 development, when the designation will be consistent with the densities  
21 required for the center or village category as established in Section B of  
22 the Land Use Element of the Comprehensive Plan, unless otherwise indicated  
23 by a neighborhood plan adopted or amended by the City Council after January  
24 1, 1995. This subsection c. shall not apply in the Wallingford Residential Urban Village.

25  
26 2. Properties designated as environmentally critical may not be rezoned  
27 to an L4 designation, and may remain L4 only in areas predominantly  
28 developed to the intensity of the L4 zone.

29 3. Other Criteria. The Lowrise 4 zone designation is most appropriate in  
30 areas generally characterized by the following:

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1 a. Development Characteristics of the Area.

2 (1) Either:

3 (a) Areas that are already developed predominantly to the permitted  
4 L4 density and where L4 scale is well established, or

5 (b) Areas that are within an urban center or urban village, except as provided in this  
6 subsection below, where less emphasis shall be placed on density and scale compatibility  
7 with existing development, when the designation will be consistent with the  
8 densities required for the center or village category as established in  
9 Section B of the Land Use Element of the Comprehensive Plan, unless  
10 otherwise indicated by a neighborhood plan adopted or amended by the City  
11 Council after January 1, 1995. This subsection (b) shall not apply in the Wallingford  
12 Residential Urban Village.

13  
14 (2) Areas of sufficient size to promote a high quality, higher density  
15 residential environment where there is good pedestrian access to amenities;

16 (3) Areas generally platted with alleys that can provide access to  
17 parking, allowing the street frontage to remain uninterrupted by driveways,  
18 thereby promoting a street environment better suited to the level of  
19 pedestrian activity associated with higher density residential  
20 environments;

21 (4) Areas with good internal vehicular circulation, and good access to  
22 sites, preferably from alleys. Generally, the width of principal streets in  
23 the area should be sufficient to allow for two (2) way traffic and parking  
24 along at least one (1) curbside.

25 b. Relationship to the Surrounding Areas.

26 (1) Properties in areas adjacent to concentrations of employment;

27 (2) Properties in areas that are directly accessible to regional  
28 transportation facilities, especially transit, providing connections to  
29 major employment centers, including arterials where transit service is good  
30 to excellent and street capacity is sufficient to accommodate traffic

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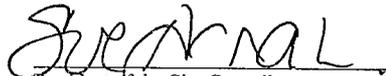
generated by higher density development. Vehicular access to the area should not require use of streets passing through less intensive residential areas;

(3) Properties with close proximity and with good pedestrian connections to services in neighborhood commercial areas, public open spaces and other residential amenities;

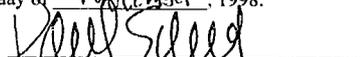
(4) Properties with well-defined edges providing sufficient separation from adjacent areas of small scale residential development, or where such areas are separated by zones providing a transition in the height, scale and density of development.

**Section 8.** This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

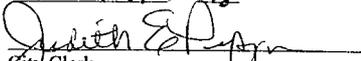
Passed by the City Council the 2<sup>nd</sup> day of November, 1998, and signed by me in open session in authentication of its passage this 2<sup>nd</sup> day of November, 1998.

  
\_\_\_\_\_  
President of the City Council

Approved by me this 12<sup>th</sup> day of November, 1998.

  
\_\_\_\_\_  
Paul Schell, Mayor

Filed by me this 12<sup>th</sup> day of November, 1998.

  
\_\_\_\_\_  
City Clerk

(SEAL)

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1	<b>ATTACHMENTS</b>	
2		
3	<b>ATTACHMENT 1</b>	TABLE OF CONTENTS - THE CITY OF SEATTLE
4		COMPREHENSIVE PLAN NEIGHBORHOOD PLANS
5	<b>ATTACHMENT 2</b>	WALLINGFORD GOALS AND POLICIES
6	<b>ATTACHMENT 3</b>	AMENDMENTS TO THE COMPREHENSIVE PLAN
7		LAND USE ELEMENT
8	<b>ATTACHMENT 4</b>	CAPITAL FACILITIES AND UTILITIES INVENTORY
9		AND ANALYSES AND TRANSPORTATION ANALYSES
10	<b>ATTACHMENT 5</b>	COMPREHENSIVE PLAN MAP AMENDMENTS -
11		URBAN VILLAGE BOUNDARIES
12	<b>ATTACHMENT 6</b>	AMENDMENTS TO COMPREHENSIVE PLAN LAND
13		USE APPENDIX B
14	<b>ATTACHMENT 7</b>	WALLINGFORD URBAN VILLAGE - MAP AMENDING
15		SMC SEC. 23.47.004 - SINGLE PURPOSE RESIDENTIAL
16		
17		

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ATTACHMENT 1

*THE CITY OF SEATTLE COMPREHENSIVE PLAN  
NEIGHBORHOOD PLANS*

**Table of Contents**

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Wallingford

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**ATTACHMENT 2**

**WALLINGFORD GOALS AND POLICIES**

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## **WALLINGFORD GOALS AND POLICIES**

### **Wallingford Neighborhood Specific Goals and Policies**

#### **Urban Villages**

- G1: A neighborhood with a vital commercial district serving the residential core.
- W1: Protect the character and integrity of Wallingford's single family areas.
- W2: Discourage single purpose residential development in the key business district along 45th Avenue N and NE.
- W3: Allow for consideration of future downzones to encourage small lot or cottage development and affordable housing types or to respond to unanticipated development pressure.
- W4: Encourage neighborhood efforts to formulate a design review process for commercial and multi-family development.
- W5: Strive to create open space opportunities in under-served areas.
- W6: Give significant attention to infrastructure within the urban village and for heavily used facilities serving the urban village.
- W7: In as much as the Wallingford Residential Urban Village has substantially exceeded its household growth target, special L3 and L4 locational criteria for the evaluation of rezones to the L3 and L4 designations inside of urban villages, shall not apply in the Wallingford Residential Urban Village.

#### **Housing**

- G2: A community with housing and amenities that support a population of diverse incomes, ages and other social characteristics.
- W8: Promote a high rate of homeownership within the Wallingford area.
- W9: Seek to make a wide variety of housing types available to meet the needs of diverse populations and families and explore options to provide affordable homes.
- W10: Encourage a wide range of public facilities and other amenities such as parks, open space, library and meeting rooms that encourage and promote neighborhood stability.
- W11: Encourage development of housing for a wide range of incomes.
- W12: Encourage retention of a wide range of age groups residing in Wallingford.

W13: Allow development of home businesses that do not adversely affect the character of the residential community.

W14: Encourage the development of Accessory Dwelling Units in the community as a housing affordability strategy.

#### **Transportation**

G: A neighborhood of pleasant and exciting streets that promote walking, transit use and interactions between neighbors.

W15: Strive to create an efficient street network for cars, trucks, pedestrians, buses and bicycles and to promote safety for all modes.

W16: Strive to eliminate local safety hazards to pedestrians and traffic and to discourage cut-through traffic on residential streets.

W17: Work to provide convenient access to, and network connectivity of, the transit system.

W18: Seek to provide for commercial parking availability, and use of existing parking, and to eliminate spillover parking in residential areas.

W19: Strive to create streets with sidewalks that are pleasant public places with safe and convenient street crossings and a balanced interaction between pedestrian, bicycle, car, bus and truck traffic.

#### **Business Health**

G4: A neighborhood that maintains and promotes a vital business community.

W20: Encourage efficient utilization of existing parking opportunities along the business corridor.

W21: Strive to maintain, promote and beautify a vital business community which is clean, safe and accessible.

#### **Community Building**

G5: A neighborhood that feels like "a small town in the big city."

W22: Encourage neighborhood based efforts to enhance a sense of community and individual empowerment and strengthen community organization.

## **WALLINGFORD GOALS AND POLICIES**

### **Wallingford Neighborhood Specific Goals and Policies**

#### **Urban Villages**

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- W5: Strive to create open space opportunities in under-served areas.
- W6: Give significant attention to infrastructure within the urban village and for heavily used facilities serving the urban village.
- W7: In as much as the Wallingford Residential Urban Village has substantially exceeded its household growth target, special L3 and L4 locational criteria for the evaluation of rezones to the L3 and L4 designations inside of urban villages, shall not apply in the Wallingford Residential Urban Village.

#### **Housing**

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- W9: Seek to make a wide variety of housing types available to meet the needs of diverse populations and families and explore options to provide affordable homes.
- W10: Encourage a wide range of public facilities and other amenities such as parks, open space, library and meeting rooms that encourage and promote neighborhood stability.
- W11: Encourage development of housing for a wide range of incomes.
- W12: Encourage retention of a wide range of age groups residing in Wallingford.

W23: Work to provide excellent city-neighborhood collaboration and communication.

W24: Promote volunteerism to help make best use of our most valuable resource -- our knowledgeable and caring community members.

**Human Services**

W25: Encourage human services in Wallingford that are closely attuned to the neighborhood's internal needs yet recognize the needs of the larger community.

W26: Encourage early communication and notification and meaningful participation by Wallingford residents in the siting of human service facilities.

**Special Opportunities**

G6. A neighborhood with public facilities that are assets to both the neighborhood and the service providers.

W27. Strive to involve and consider the Wallingford community in planning for the use of all public facilities in Wallingford.

W28. Encourage agencies responsible for public facilities to maintain and rehabilitate existing public facilities as necessary to make them assets to the neighborhood and to preserve their historic value.

W29. Consider acquisition of facilities owned by other public agencies, such as the Seattle School District, as they become available based on viability for long term use.

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ATTACHMENT 3

**AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT**

L44:

Designate the following locations as residential urban villages (Land Use Figure 1)

\*\*\*

- Wallingford

G36

Achieve the following 20-year growth targets in residential urban villages:

**Residential Growth**

\*\*\*

Wallingford            approx. 200 households

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**ATTACHMENT 4**

**CAPITAL FACILITIES AND UTILITIES INVENTORIES AND ANALYSES AND  
TRANSPORTATION ANALYSES**

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**Table 1**  
**Inventory for Facilities and Utilities Serving**  
**Wallingford Residential Urban Village**

Facility Type	Name	Location	Capacity	Information Source <sup>1</sup> /Comments
Fire Station <sup>2</sup>	SFD 9	3829 Linden Ave. N	Engine Co., Air	Seattle Fire Department
	SFD 17	1050 NE 50th St.	Engine Co., Ladder Co., Aid, Battalion	
Police Station	North Precinct	10049 College Way. N	32.04 sq. mi. service area, 1990 population 228,659	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools <sup>3</sup>	B. F. Day Elementary	3921 Linden Ave. N	400 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
	Latona Elementary	401 NE 42nd	300 students	
	All 10 Middle Schools All 10 High Schools			
Library	Wallingford-Wilmot Branch	4423 Densmore Ave. N	2147 sq. ft, 1990 pop served 7,949, or .27 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks <sup>4</sup>	Wallingford Playfield	N 43rd St. & Wallingford Ave. N	4.6 ac: 1 softball field or 1 football/soccer field, 2 tennis courts, shelterhouse, play area, wading pool	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	Meridian Playground	Meridian Av N & N 50th St	6.1 ac: Lawn, picnic area, play area	
	Woodland Park	N 50th St. & Woodland Park Ave. N	74.5 ac 4 tennis courts, 6 picnic shelters, 2 lawn blowing greens, horseshoe pits, 2 comfort stations, Phinney Ridge play area	
Other <sup>5</sup>	Good Shepherd P-Patch	4618 Bagley Ave. N	40 plots	P-Patch Program, Seattle Department of Housing and Human Services
Electrical power	University Substation	409 NE Pacific Place	188 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Northwest forecast area, which has a total capacity of 390 megawatts.

<sup>1</sup> For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.

<sup>2</sup> The nearest station is listed; Fire and Emergency Medical Services are generally provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to serious medical emergencies.

<sup>3</sup> Through the student assignment plan, the village is served by a number of designated regular elementary schools, and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.

<sup>4</sup> Parks and Other Resources shown are inside the village or within 1/8 mile of the unadopted village boundary.

Facility Type	Name	Location	Capacity	Information Sources <sup>5</sup> /Comments
Water	The majority of this village is located in the 420 pressure zone with a small portion in the 316 zone. Water comes from the Cedar River supply. Storage is provided by the Maple Leaf Reservoir (NE Roosevelt Way & NE 82nd St.) and Green Lake Reservoir (14th Ave. NE & NE 73rd St.)  See Utilities Figure A-4 Map for system locations (Capital Facilities Appendix).		Maple Leaf Reservoir: 60 million gallons Green Lake Reservoir: 50 million gallons  Supply mains were constructed primarily before 1949. Pipes are predominately of cast iron.	Seattle Water Department, December, 1995  In the 420 pressure zone, elevations range from 165-284 feet above sea level; static water pressure ranges from 59-111 pounds per square inch. The lowest pressure in this area is considered good.  In the 316 pressure zone, elevations range from 111-224 feet above sea level; static water pressure ranges from 40-89 pounds per square inch. <sup>6</sup> The lowest pressure in this area is considered adequate.
Drainage & Wastewater	The western half of the village is served by a Partially Separated system; the eastern half is served by a Combined system.  See Utilities Figure A-5 Map for system locations (Capital Facilities Appendix).		With Partially Separated systems, about 15% of the stormwater enters the sewer system, with the remaining 85% diverted to the storm drain system. Capacity of the Partially Separated systems in this area is considered adequate.  With Combined systems, existing sewage flows constitute about 5% of pipe capacity, with the remainder for stormwater flows. Capacity of the Combined systems in this area is considered adequate.  Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) may enhance system capacity.	Seattle Drainage and Wastewater Utility, November 1996  Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe.  Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.

<sup>5</sup> For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.

<sup>6</sup> Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

**Table 2**  
**Capital Facilities and Utilities Analysis**  
**Wallingford Residential Urban Village**

*Expected 6-yr. HH Growth: 55*  
*Expected 20-yr HH Growth: 200*  
*Land Area: 244 Acres*

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth <sup>7</sup>	20-year growth	
Fire	None	None expected at this time.	<p>Fire Station #9 has an average response time of 3.76 minutes for emergency medical calls and 4.55 minutes for fire calls. Fire Station #17 has an average response time of 3.91 minutes for emergency medical calls and 4.67 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies.</p> <p>Response times for these stations meet industry standards and are expected to for the next six years.</p>
Police	None	Additional precinct space may be required.	<p>Seattle Police Department patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision since police officers are on patrol in various sectors, and calls for service are dispatched by radio, or officers handle situations on-view.</p>
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		<p>Seattle School District physical goals are as follows for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere.</p> <p>Phase One of the School District's Building Excellence program includes projects at the following neighborhood schools:</p> <ul style="list-style-type: none"> <li>• Latona: Partial demolition, historic renovation, new addition</li> <li>• Lincoln (Hamilton Middle School Program): Partial demolition, historic renovation, modernization, new addition</li> </ul>
Electricity	None	Replacement of two old transformers at the North Substation and a fourth transformer added to the Shoreline Substation, will increase capacity in this forecast area.	<p>Electrical demand from this village is estimated to increase by 0.1 annual average megawatts and 0.3 megawatts in a peak hour in 6 years.</p> <p>This village is located in City Light's Northwest forecast area. In 6 years, capacity in this forecast area will be 390 megawatts, and demand is expected to be 293 megawatts. In 20 years, capacity in this forecast area will be 426 megawatts, and demand is expected to be 338 megawatts. In both years, capacity is more than adequate to meet demand.</p>

<sup>7</sup> An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth?	20-year growth	
Water	None	None expected at this time.	Current peak day demand estimate: 1.56 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.59 mgd or 2% increase. Peak day demand estimate in 20 years: 1.85 mgd or 6% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed.
Drainage and Wastewater	No new facilities are expected to be required because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events. Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p>

200

200

**Table 3  
Transportation Analysis<sup>8</sup> for Wallingford Residential Urban Village**

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Aurora Ave. N	N 40th St. - N 45th St.	Principal	Northbound	1.0	1.1
			Southbound	0.8	1.0
N 40th St.	Aurora Ave. N - Stone Way N	Collector	Eastbound	0.2	0.2
			Westbound	0.3	0.3
N 40th St.	Stone Way N - Wallingford Ave. N	Minor	Eastbound	0.6	0.7
			Westbound	1.0	1.0
N 46th St.	Green Lake Way N - N Midvale Pl.	Minor	Eastbound	0.5	0.6
			Westbound	0.4	0.4
N 45th St.	N Midvale Pl. - Wallingford Ave. N	Minor	Eastbound	0.5	0.6
			Westbound	0.6	0.6
N 45th St.	Wallingford Ave. N - Thackeray Pl. NE	Minor	Eastbound	0.6	0.6
			Westbound	0.7	0.7
Green Lake Way N	Aurora Ave. N - N 46th St.	Principal	Northbound	1.0	1.0
Green Lake Way N	N 46th St. - N 50th St.	Principal	Northbound	0.6	0.7
			Southbound	0.5	0.5
N 50th St.	Green Lake Way N - Meridian Ave. N	Principal	Eastbound	0.6	0.7
			Westbound	0.7	0.8
Stone Way N	N 46th St. - N 45th St.	Minor	Northbound	0.6	0.7
			Southbound	0.4	0.5
Stone Way N	N 45th St. - N 50th St.	Minor	Northbound	0.6	0.6
			Southbound	0.3	0.4
Wallingford Ave. N	N 40th St. - N 45th St.	Collector	Northbound	0.4	0.5
			Southbound	0.3	0.3
Meridian Ave. N	N 45th St. - N 50th St.	Collector	Northbound	0.3	0.3
			Southbound	0.3	0.3

The volume-to-capacity (V/C) ratio is an indicator of congestion. The table above shows existing V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for all arterials in the Wallingford residential urban village. The existing V/C ratios are estimated from traffic counts collected in 1992 through 1995. Compare existing V/C ratios to the 2010 forecast to see the potential change over 20 years.

The V/C ratio can be used to identify areas where neighborhood or citywide transportation plans could encourage changes in travel behavior (e.g., mode, time of travel, destination) or improve operation of the street (e.g., by changing signal timing and the like). The capacity of a street is not a fixed number of vehicles that can never be exceeded. Rather, it is a relative measure of traffic flow.

Arterial segments with a V/C ratio exceeding 1.0 now or possibly in the future might warrant attention in a neighborhood plan. High V/C ratios may be tolerable if the result is to shift people into other modes, or is a result of the development densities necessary for a vital urban village.

**Existing conditions:** *Green Lake Way N between Aurora Ave. N and N 46th St. has a V/C ratio near 1.0. N 40th St. between Stone Way N and Wallingford Ave. N and Aurora Ave. N between N 40th St. and N 45th St. have V/C ratios between 0.9 and 1.0.*

Aurora Ave. N is a regional arterial with limited access through the urban village. Green Lake Way N and N 50th St. are principal arterials providing a connection between Aurora Ave. N and I-5.

N 45th St. and Aurora Ave. N are Transit Priority Network streets.

**Future conditions:** *The V/C ratio on Aurora Ave. N is projected to increase above 1.0. V/C ratios on Green Lake Way N and N 40th St. are projected to remain at or below 1.0.*

<sup>8</sup> The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).

ATTACHMENT 5

**COMPREHENSIVE PLAN MAP AMENDMENTS — Urban Village Boundaries**

FUTURE LAND USE MAP

*The future land use map is hereby amended to reflect the final designation and boundary of the Wallingford Residential Urban Village.*

LAND USE FIGURE 1

*Land Use Figure 1 in the Comp Plan is hereby amended to add the Wallingford Residential Urban Village Boundary, as amended. The amended boundary is shown below in Land Use Figure 8.*

LAND USE FIGURE 8

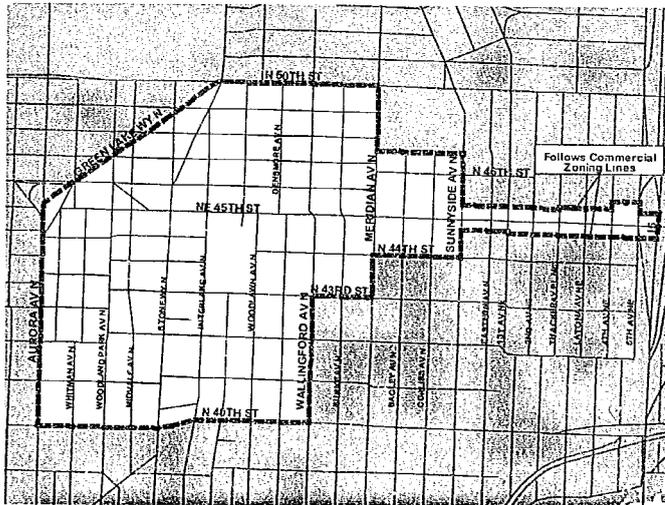
*A new Land Use Figure 8, shown on the following page, is added to show details of the boundaries for the Wallingford Residential urban village.*

LAND USE APPENDIX FIGURE A-1

*Land Use Figure A-1 in the Land Use Appendix is hereby amended to change the Wallingford Residential Urban Village Boundary, and to indicate with an asterisk that the Wallingford Residential Urban Village has been adopted.*

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Land Use Figure 8



Wallingford Residential Urban Village Boundary

Note: Proposed extension will run the length of N. 45 St. to I-5 and comprise the commercially zoned area along the 45th Street corridor.

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**ATTACHMENT 6**

**COMPREHENSIVE PLAN LAND USE APPENDIX B**

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## LAND USE APPENDIX B

### Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
<b>Urban Centers &amp; Center Villages</b>									
<b>Downtown Urban Center Total</b>	<b>945</b>	<b>7421</b>	<b>7.9</b>	<b>NA<sup>1</sup></b>	<b>23.4</b>	<b>165119</b>	<b>175</b>	<b>NA<sup>1</sup></b>	<b>241</b>
Denny Regrade Village	216	3492	16.2	6500	46.3	22699	105	4500	126
Westlake Village	143	514	3.6	3500	28.1	22010	154	23600	319
Commercial Core Village	275	1435	5.2	1300	9.9	106823	388	27000	487
Pioneer Square Village	142	376	2.6	2100 <sup>2</sup>	17.4	9112	64	4800 <sup>2</sup>	98
International District Village	169	1604	9.5	1300	17.2	4474	26	2800	43
<b>First Hill/Cap. Hill Center Total</b>	<b>912</b>	<b>21673</b>	<b>23.8</b>	<b>NA<sup>1</sup></b>	<b>30.0</b>	<b>33393</b>	<b>37</b>	<b>NA<sup>1</sup></b>	<b>50</b>
First Hill Village	225	5896	26.2	2400	36.9	20626	85	6100	119
Capitol Hill Village	396	12450	31.4	1980	36.4	5294	13	3000	21
Pike/Pine Village	131	2349	18.0	620	22.7	3965	30	1400	41
South Capitol Hill Village	160	978	6.1	540	9.5	3520	22	1200	30
<b>Univ. Dist. Urban Center Total</b>	<b>770</b>	<b>11611</b>	<b>15.0</b>	<b>NA<sup>1</sup></b>	<b>17.8</b>	<b>31427</b>	<b>41</b>	<b>NA<sup>1</sup></b>	<b>52</b>
University Dist. NW Village	289	4324	14.9	1630	20.5	8625	30	3000	40
University Village Village	122	973	8.0	480	12.0	1580	13	700	19
University Campus Village	359	6313	17.6	0 <sup>3</sup>	17.6	21222	59	4800	72
<b>Northgate Urb. Center Total</b>	<b>410</b>	<b>3291</b>	<b>8.0</b>	<b>NA<sup>1</sup></b>	<b>15.3</b>	<b>11366</b>	<b>28</b>	<b>NA<sup>1</sup></b>	<b>50</b>

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## LAND USE APPENDIX B

### Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
<b>Sea. Center Urb. Center Total</b>	<b>297</b>	<b>3138</b>	<b>10.6</b>	<b>NA<sup>1</sup></b>	<b>1<sup>4</sup></b>	<b>19,000</b>	<b>64</b>	<b>NA<sup>1</sup></b>	<b>75</b>
<b>Hub Urban Villages<sup>4</sup></b>									
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1260	10.3	4027	12	2800	20
Rainier Ave @ I-90	415	2043	4.9	1200	7.8	3371	8	3500	17
South Lake Union	446	461	1.0	1700 <sup>5</sup>	4.8	15230	34	4500	44
<b>Residential Urban Villages<sup>4</sup></b>									
Aurora N @ 97th St	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave S @ S Jackson St	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA

### LAND USE APPENDIX B

#### Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Household (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
SW Barton St @ 25th Ave S	278	1654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr Wy S @ Holly St	380	1247	3.3	800 <sup>5</sup>	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA
21st Ave E @ E Madison St	145	1486	10.3	400	13.0	NA	NA	NA	NA
California @ SW Mergan St	139	1104	8.0	300	10.1	NA	NA	NA	NA

ETC

## LAND USE ELEMENT APPENDIX B

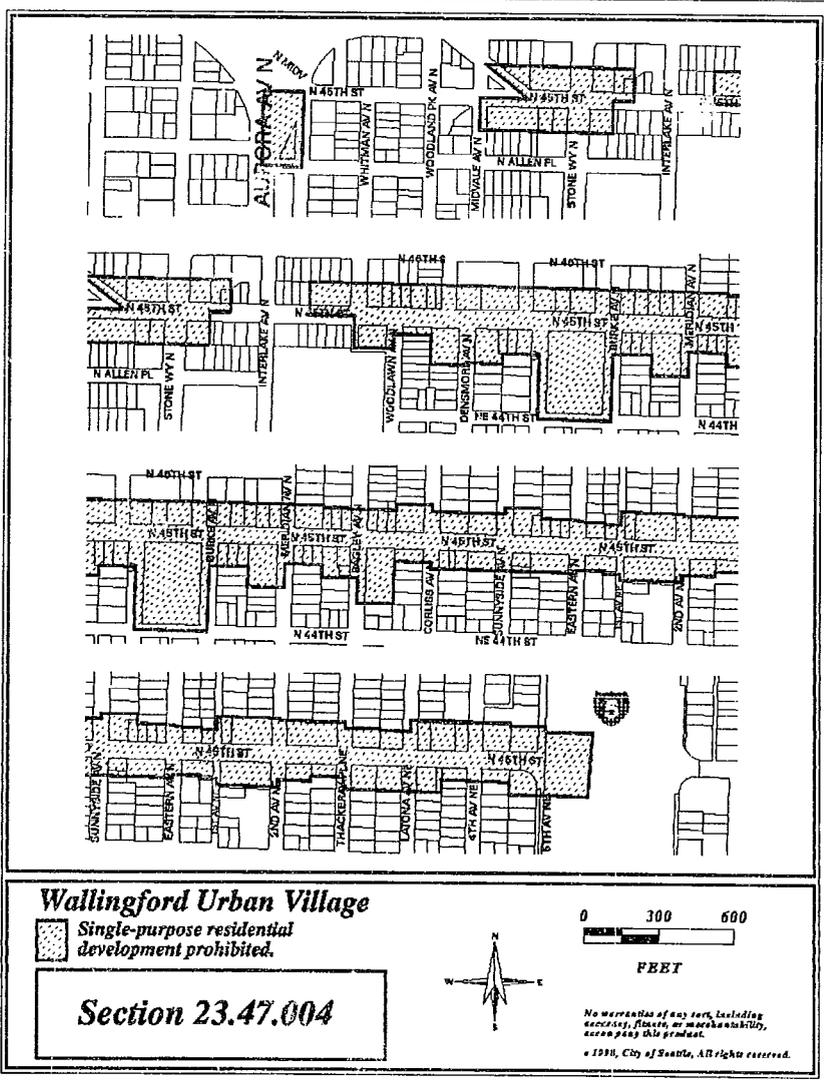
### Footnotes

- <sup>1</sup> Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for urban villages are established upon adoption of a neighborhood plan.
- <sup>2</sup> Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and employment growth.
- <sup>3</sup> No additional student housing growth according to UW General Physical Development Plan.
- <sup>4</sup> The areas to which numbers apply for land area, existing households and jobs, planning estimates and existing and planned densities for each hub and residential urban village are the unadopted village boundaries shown in Land Use Appendix A, above.
- <sup>5</sup> Eighty percent of the current zoning capacity in South Lake Union can accommodate 1,700 households. To guide the Seattle Commons planning effort, the long-term residential planning estimate for the area is a total of 4,900 households. It is assumed that the 3,200 households that presently cannot be accommodated in the area will be accommodated elsewhere in the city where there is available zoning capacity until necessary zoning changes can be made under the Seattle Commons Plan.
- <sup>6</sup> Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.

**ATTACHMENT 7**

**WALLINGFORD URBAN VILLAGE - MAP 23.47.004A, AMENDING SMC SEC.  
23.47.004 - SINGLE PURPOSE RESIDENTIAL**

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(Ver.1)

**ORDINANCE**

1  
2  
3  
4 AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions  
5 of the Wallingford Neighborhood Plan and amending Seattle Municipal Code  
6 ~~Section 23.47, relating to single purpose residential development, and Chapter~~  
7 *Chapter* 23.34, relating to Lowrise 3 and Lowrise 4 rezone evaluation locational criteria.  
8

9 WHEREAS, on July 25, 1994, by Ordinance 117221, the City Council adopted the Seattle  
10 Comprehensive Plan, which includes a neighborhood planning element; and  
11

12 WHEREAS, City Council Resolution 28966, adopted August 1, 1994, established a  
13 Neighborhood Planning Program for the City of Seattle; and  
14

15 WHEREAS, a coalition of Wallingford neighborhood stakeholders came together to form  
16 Team Wallingford in the spring of 1995 for the purpose of preparing a Neighborhood  
17 Plan as provided for in the City of Seattle Comprehensive Plan; and  
18

19 WHEREAS, Team Wallingford convened monthly meetings open to everyone and regularly  
20 attended by several dozen citizens throughout the next three years; and  
21

22 WHEREAS, Team Wallingford conducted an extensive Phase I outreach process featuring a  
23 citizen survey, "road show" presentations at community group meetings, displays at  
24 community events and a well-attended validation celebration, all of which led to  
25 creation of a generally recognized Vision for the community as a small town in the  
26 big city; and  
27

28 WHEREAS, this outreach process also created a list of priority planning topics and led to  
29 selection of members for a Steering Committee and Plan Review Board to lead Phase  
30 II planning; and  
31

32 WHEREAS, subcommittees were formed and consultants were hired to study and prepare  
33 analyses and recommendations on the issues of Transportation, Land Use/Urban  
34 Village, Housing, Business Health, Human Services, Community Building and  
35 Capital Facilities; and  
36

37 WHEREAS, a final plan incorporating Key Integrated Strategies, additional activities for  
38 implementation and activities for long term consideration was completed, reviewed  
39 and approved by the Plan Review Board and validated by the community in response  
40 to a community-wide mailer and validation meeting; and  
41

42 WHEREAS, the overall vision of the Wallingford Plan is consistent with the goals and  
43 policies of Seattle's Comprehensive Plan; and  
44

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1 WHEREAS, a SEPA checklist has been prepared and an addendum to the Comprehensive  
2 Plan Final Environmental Impact Statement was issued on July 30, 1998; and  
3

4 WHEREAS, the Council finds that the proposed amendments are consistent with the Growth  
5 Management Act, and will protect and promote the health, safety and welfare of the  
6 general public;  
7

8  
9 NOW THEREFORE,

10  
11 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:  
12

13 Section 1. The Seattle Comprehensive Plan, as adopted by Ordinance 117221  
14 and last amended, is hereby amended as follows:

- 15 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive  
16 Plan is hereby amended to add Wallingford, as shown in Attachment 1.  
17  
18 B. The Wallingford Plan goals and policies, as shown in Attachment 2 to this  
19 Ordinance, are hereby incorporated into the Neighborhood Plans volume of the  
20 Comprehensive Plan.  
21  
22 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in  
23 Attachment 3 to this Ordinance to confirm the designation and growth targets for the  
24 Wallingford Residential Urban Village.  
25  
26 D. The Neighborhood Plans volume, Wallingford section, is hereby amended to include  
27 the capital facilities and utilities inventory and analyses and transportation analyses  
28 shown in Attachment 4 to this Ordinance.  
29  
30 E. The following maps are hereby amended to reflect the final designation and  
31 boundaries of the Wallingford Residential Urban Village, as shown in Attachment 5  
32 to this Ordinance:  
33 - Future Land Use Map  
34 - Land Use Figure 1  
35 - Land Use Figure A-1  
36 - Land Use Figure 8, and  
37 New large scale urban village boundary map, Land Use Figure 8 is hereby added.  
38  
39 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the  
40 Wallingford Residential Urban Village, as shown in Attachment 6 to this Ordinance.  
41

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1           **Section 2**     The amendments contained in Section 1 of this ordinance constitute  
2 an adopted neighborhood plan for purposes of SMC 23.34.008(D)(2).

3  
4           **Section 3.**   Residential use in single-purpose residential development within  
5 commercial zones in the Wallingford Urban Village, established by adoption of this  
6 ordinance, shall continue to be permitted by conditional use, except where prohibited as  
7 show on a new map entitled "Wallingford Urban Village" to be added to subsection  
8 23.47.004(E) of the Seattle Municipal Code. Further, the densities permitted for the  
9 residential use in single-purpose residential structures, where permitted, within the  
10 Wallingford Urban Village shall be as established in SMC Subsection 23.47.009D1.

11  
12           **Section 4.**   Section 23.47.004 of the Seattle Municipal Code, as last amended by  
13 Ordinance 118794, is further amended as follows:

14           SMC 23.47.004 Permitted and prohibited uses.

15  
16           A. All uses shall either be permitted outright, prohibited or permitted as a conditional use  
17 according to Chart A, and this Section, except to the extent that Chart A may be superseded  
18 by Chapter 23.67, Southeast Seattle Reinvestment Area, or by Chapter 23.73, Pike/Pine  
19 Overlay District.

20  
21           B. All permitted uses shall be allowed as either a principal use or as an accessory use,  
22 unless otherwise indicated in Chart A.

23  
24           C. In pedestrian-designated zones, certain street-level uses shall be required according to the  
25 provisions of Section 23.47.042.

26  
27           D. The Director may authorize a use not otherwise permitted in the zone in a landmark  
28 structure, subject to the following criteria:

- 29           1. The use shall not require significant alteration of the structure; and  
30           2. The design of the structure makes uses permitted in the zone impractical in the  
31 structure, or the permitted uses do not provide sufficient financial return to make use of the  
32 structure feasible; and  
33           3. The physical impacts of the use shall not be detrimental to other properties in the  
34 zone or vicinity or to the public interest.

35  
36  
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38  
39           E. Residential Uses.

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1. Residential use in single-purpose residential structures.

A. Residential use in single-purpose residential structures is permitted as an administrative conditional use, unless

(1) the structure is located within an area in which the use is either permitted outright or prohibited, as shown on the Map 23.47.004 A, or

(2) the use is a nursing home, in which case it is permitted outright, unless it is located in a Pedestrian-Designated zone, in which case the use is prohibited, or

(3) the structure is located within a zone which has a height limit of 85 feet or higher, in which case the use is prohibited.

2. Residential use in mixed use structures.

Residential use in mixed-use development is permitted outright in NC1, NC2, NC3 and C1 zones, provided that nursing homes are permitted in all zones except in Pedestrian-Designated zones (See Section 23.47.040).

((E.)) E. Public Facilities.

1. Except as provided in subsection E2 below, uses in public facilities that are most similar to uses permitted outright or permitted as a conditional use under this chapter shall also be permitted outright or as a conditional use, subject to the same use regulations, development standards and conditional use criteria that govern the similar uses. The City Council may waive or modify applicable development standards or conditional use criteria according to the provisions of Chapter 23.76, Subchapter III, Council Land Use Decisions, with public projects considered as Type IV quasi-judicial decisions and City facilities considered as Type V legislative decisions.

2. Other Permitted Uses in Public Facilities Requiring City Council Approval. Unless specifically prohibited in Chart A, uses in public facilities that are not similar to uses permitted outright or permitted as a conditional use under this chapter may be permitted by the City Council. Uses in public facilities shall meet the development standards of the zone in which they are located. The City Council may waive or modify applicable development standards or conditional use criteria according to the provisions of Chapter 23.76, Subchapter III, Council Land Use Decisions, with public projects considered as Type IV quasi-judicial decisions and City facilities considered as Type V legislative decisions.

3. In all commercial zones, uses in public facilities not meeting development standards may be permitted by the Council if the following criteria are satisfied:

a. The project provides unique services which are not provided to the community by the private sector, such as police and fire stations; and

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- b. The proposed location is required to meet specific public service delivery needs; and
  - c. The waiver or modification to the development standards is necessary to meet specific public service delivery needs; and
  - d. The relationship of the project to the surrounding area has been considered in the design, siting, landscaping and screening of the facility.
4. Expansion of Uses in Public Facilities.
- a. Major Expansion. Major Expansions may be permitted to uses in public facilities allowed in subsections E1 and E2 above according to the same provisions and procedural requirements as described in these subsections. A major expansion of a public facility use occurs when the expansion that is proposed would not meet development standards or exceed either seven hundred fifty (750) square feet or ten (10) percent of its existing area, whichever is greater, including gross floor area and areas devoted to active outdoor uses other than parking.
  - b. Minor Expansion. When an expansion falls below the major expansion threshold level, it is a minor expansion. Minor expansions may be permitted to uses in public facilities allowed in subsections E1 and E2 above according to the provisions of Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions, for a Type I Master Use Permit when the development standards of the zone in which the public facility is located are met.
5. Essential Public Facilities. Permitted essential public facilities shall also be reviewed according to the provisions of Chapter 23.80, Essential Public Facilities.
- ((#)) C. Home occupations and the keeping of animals shall be permitted as accessory uses in commercial zones, according to the standards of Section 23.47.025, Home occupations, and Section 23.47.026, Standards for the keeping of animals.

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COMMERCIAL USES: CHART A  
For Section 23.47.004

I. COMMERCIAL USE	ZONES				
	NC1	NC2	NC3	C1	C2
<b>A. Retail Sales and Service</b>					
<b>1. Personal and Household Retail Sales and Services</b>					
- Multipurpose convenience stores	P	P	P	P	P
- General retail sales and service	P	P	P	P	P
- Major durables sales, service and rental	P	P	P	P	P
- Specialty food stores	P	P	P	P	P
<b>2. Medical Services</b>					
	P	P/CU I	P/CU I	P/CU I	P/CU I
<b>3. Animal Services<sup>2</sup></b>					
- Animal health services	P	P	P	P	P
- Kennels	X	X	X	X	X
- Animal shelters	X	X	X	X	X
<b>4. Automotive Retail Sales and Services</b>					
- Gas Stations	P	P	P	P	P
- Sales and rental of motorized vehicles	X	P	P	P	P
- Vehicle repair, minor	P	P	P	P	P
- Vehicle repair, major	X	P	P	P	P
- Car wash	X	P	P	P	P
- Towing services	X	X	X	P	P
- Automotive parts or accessory sales	P	P	P	P	P
<b>5. Marine Retail Sales and Services</b>					
- Sales and rental of large boats	X	P	P	P	P
- Vessel repair, minor	P	P	P	P	P
- Vessel repair, major	X	X	X	S	S
- Marine service station	P	P	P	P	P
- Dry storage of boats	X	P	P	P	P
- Recreational marinas	S	S	S	S	S
- Commercial moorage	S	S	S	S	S
- Sale of boat parts or accessories	P	P	P	P	P
<b>6. Eating and Drinking Establishments</b>					
- Restaurants without cocktail lounges	P	P	P	P	P
- Restaurants with cocktail lounges	X	P	P	P	P
- Fast-food restaurants (750 square feet and under)	P	P	P	P	P
- Fast-food restaurant (over 750 square feet)	CU	CU	CU	CU	CU
- Tavern	CU	CU	P	P	P
- Brewpub	CU	CU	P	P	P
<b>7. Lodging</b>					
- Hotel	X	X	P	P	P
- Motel	X	X	P	P	P
- Bed and breakfast	P3	P3	P	P	P

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**COMMERCIAL USES: CHART A**  
**For Section 23.47.004 (Continued)**

	ZONES				
	NC1	NC2	NC3	C1	C2
8. Mortuary Services	X	P	P	P	P
9. Existing Cemeteries	P	P	P	P	P
B. Principal Use Parking	X	P	P	P	P
C. Non-Household Sales and Service					
1. Business support services	P	P	P	P	P
2. Business incubator	P	P	P	P	P
3. Sales, service and rental of office equipment		X	P	P	P
4. Sales, service and rental of commercial equipment and construction materials	X	X	P	P	P
5. Sale of heating fuel	X	X	P	P	P
Heavy commercial services	X	X	X	P	P
- Construction services	X	X	X	P	P
- Commercial laundries	X	X	X	P	P
D. Offices					
1. Customer service office	P	P	P	P	P
2. Administrative	P	P	P	P	P
E. Entertainment					
1. Places of Public Assembly					
- Performing arts theater	X	P	P	P	P
- Spectator sports facility	X	P	P	P	P
- Lecture and meeting halls	X	P	P	P	P
- Motion picture theater	X	P	P	P	P
- Adult motion picture theater	X	X	X	X	X
- Adult panorams	X	X	X	X	X
2. Participant Sports and Recreation					
- Indoor	P	P	P	P	P
- Outdoor	X	X	X <sup>4</sup>	P	P
F. Wholesale Showroom	X	X	P	P	P
G. Mini-Warehouse	X	X	P	P	P
H. Warehouse	X	X	P	P	P
I. Outdoor Storage	X	X	X <sup>5</sup>	P	P

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**COMMERCIAL USES: CHART A  
For Section 23.47.004 (Continued)**

	ZONES				
	NC1	NC2	NC3	C1	C2
<b>J. Transportation Facilities</b>					
1. Personal transportation services	X	X	P	P	P
2. Passenger terminals	X	X	P	P	P
3. Cargo terminals	X	X	X	S	P
4. Transit vehicle base	X	X	X	CCU <sup>6</sup>	CCU
5. Helistops	X	X	CCU <sup>7</sup>	CCU <sup>7</sup>	6
6. Heliports	X	X	X	X	CCU
7. Airport, land-based	X	X	X	X	7
8. Airport, water-based	X	X	X	X	X
9. Railroad switchyard	X	X	X	X	X
10. Railroad switchyard with mechanized hump	X	X	X	X	S X X
<b>K. Food Processing and Craft Work</b>					
1. Food processing for human consumption	P	P	P	P	P
2. Custom and craft work	P	P	P	P	P
<b>L. Research and Development Laboratories</b>					
<b>II. SALVAGE AND RECYCLING</b>					
A. Recycling Collection Station	P	P	P	P	P
B. Recycling Center	X	X	X	P	P
C. Salvage Yard	X	X	X	X	X
<b>III. UTILITIES</b>					
A. Utility Service Uses	P	P	P	P	P
B. Major Communication Utility <sup>8</sup>	X	X	X	CCU	CCU
C. Minor Communication Utility <sup>8</sup>	P	P	P	P	P
D. Solid Waste Transfer Station	X	X	X	X	X
E. Power Plants	X	X	X	X	X
F. Sewage Treatment Plants	X	X	X	X	X
G. Solid Waste Incineration Facility	X	X	X	X	X
H. Solid Waste Landfill	X	X	X	X	X
<b>IV. MANUFACTURING</b>					
A. Light Manufacturing	X	P	P	P	P
B. General Manufacturing	X	X	X	P	P
C. Heavy Manufacturing	X	X	X	X	X

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**COMMERCIAL USES: CHART A**  
**For Section 23.47.004 (Continued)**

		ZONES				
		NC1	NC2	NC3	C1	C2
V.	<b>HIGH IMPACT USES</b>	X	X	X	X	X
VI.	<b>INSTITUTIONS</b>					
	A. Institute for Advanced Study	P	P	P	P	P
	B. Private Club	P	P	P	P	P
	C. Child Care Center	P	P	P	P	P
	D. Museum	P	P	P	P	P
	E. School, Elementary or Secondary	P	P	P	P	P
	F. College	P	P	P	P	P
	G. Community Center	P	P	P	P	P
	H. Community Club	P	P	P	P	P
	I. Vocational or Fine Arts School	P	P	P	P	P
	J. Hospital	P	P	P	P	P
	K. Religious Facility	P	P	P	P	P
	L. University	P	P	P	P	P
	M. Major Institutions within a Major Institution Overlay District subject to Chapter 23.69	P	P	P	P	P
VII.	<b>PUBLIC FACILITIES</b>					
	Jails	X	X	X	X	X
	Work-Release Centers <sup>9</sup>	CCU	CCU	CCU	CCU	CCU
VIII.	<b>PARK AND POOL/RIDE LOT</b>					
	A. Park and Pool Lots	P <sup>10</sup>	P	P	P	P
	B. Park and Ride Lots	X	X	CU	CU	CU
IX.	<b>RESIDENTIAL<sup>11</sup></b>					
	A. Single-Family Dwelling Units	P/CU <sup>12</sup>	P/CU <sup>12</sup>	P/CU <sup>12</sup>	P/CU <sup>12</sup>	CU <sup>12</sup>
	B. Multi-Family Structures	P/CU	P/CU	P/CU	P/CU	CU
	C. Congregate Residences	P/CU	P/CU	P/CU	P/CU	CU
	D. Floating Homes	S	S	S	S	S
	E. Mobile Home Park	X	X	X	P	CU
	F. Artist Studio/Dwelling	P/CU	P/CU	P/CU	P/CU	CU
	G. Caretaker's Quarters	P	P	P	P	P
	H. Adult Family Homes	P/CU	P/CU	P/CU	P/CU	P
	I. Home Occupations	p <sup>13</sup>	p <sup>13</sup>	p <sup>13</sup>	p <sup>13</sup>	p <sup>13</sup>
	J. Nursing Homes	P	P	P	P	P
X.	<b>OPEN SPACE</b>					
	A. Parks	P	P	P	P	P
	B. Playgrounds	P	P	P	P	P

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COMMERCIAL USES: CHART A  
 For Section 23.47.004 (Continued)

XI. AGRICULTURAL USES	ZONES				
	NC1	NC2	NC3	C1	C2
A. Animal Husbandry	X13	X13	X13	X13	P
B. Horticultural Uses	P	P	P	P	P
C. Aquaculture	P	P	P	P	P
P - Permitted X - Prohibited CU - Administrative Conditional Use CCU - Council Conditional Use S - Permitted only in the Shoreline District, when permitted by the Seattle Shoreline Master Program					
1. Medical service uses over 10,000 square feet, within 2,500 feet of a medical Major Institution Overlay District boundary, shall require administrative conditional use approval, unless included in an adopted Major Institution Master Plan or located in a downtown zone. See Section 23.47.006.					
2. The keeping of animals for other than business purposes shall be regulated by Section 23.47.026.					
3. In existing structures only.					
4. Outdoor participant sports and recreation uses are permitted at the Seattle Center.					
5. Outdoor storage is permitted at the Seattle Center, subject to the provisions of Section 23.47.011.					
6. New transit vehicle bases accommodating 150 or fewer buses or existing transit vehicle bases seeking to expand.					
7. Permitted only as an accessory use according to Section 23.47.006.					
8. See Chapter 23.57 for regulation of communication utilities.					
9. Subject to dispersion criteria in Section 23.47.006.					
10. Permitted only on parking lots existing at least five years prior to the proposed establishment of the park and pool lot.					
<del>(11. Residential uses in mixed-use development are permitted outright in NC1, NC2, NC3 and C1 zones. Single-purpose residential structures, other than nursing homes, are permitted in NC1, NC2, NC2/R, NC3, NC3/R and C1 zones as an administrative conditional use according to the provisions of Section 23.47.023, except where the height limit is 25 feet or higher. All residential uses other than nursing homes, in C2 zones are subject to an administrative conditional use approval. Nursing homes are permitted outright in all commercial zones, whether in a mixed-use structure or as a single-purpose residential use, except in Pedestrian-Designated Zones (see Section 23.47.040).)</del>					
<del>11. See subsection 23.47.004E.</del>					
12. An accessory dwelling unit added to a single-family residence shall be allowed outright and shall not require a separate conditional use permit. The unit shall be considered accessory to the single-family residences, shall meet the standards listed for accessory dwelling units in Section 23.44.025 and shall not be considered a separate dwelling unit for all development standard purposes in commercial zones.					
13. Permitted only as an accessory use.					

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Section 5. Subsection B of 23.47.006 of the Seattle Municipal Code, as last amended by Ordinance 118794, is further amended as follows:

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B. The following uses identified as administrative conditional uses on Chart A of Section 23.47.004, may be permitted by the Director when the provisions of this subsection and subsection A are met:

1. Fast-food restaurants which have a gross floor area greater than seven hundred fifty (750) square feet are identified as heavy traffic generators and may be permitted as a conditional use according to the following criteria:

a. The design of the structure, including architectural treatment, signage, landscaping and lighting, is compatible with other structures in the vicinity; and  
b. Appropriate litter control measures are provided; and  
c. The applicant, if required by the Director, prepares an analysis of traffic, circulation and parking impacts, and demonstrates that the use does not:

- (1) Cause significant additional traffic to circulate through adjacent residential neighborhoods, or
- (2) Disrupt the pedestrian character of an area by significantly increasing the potential for pedestrian-vehicle conflicts, or
- (3) Create traffic or access problems which will require the expenditure of City funds to mitigate, or
- (4) Interfere with peak-hour transit operations, by causing auto traffic to cross a designated high-occupancy vehicle lane adjacent to the lot, or
- (5) Cause cars waiting to use the facility to queue across the sidewalk or onto the street, or
- (6) Interrupt established retail or service frontage designed to serve pedestrians;

d. In addition to the criteria in subsections B1a, B1b and B1c, in pedestrian-designated zones, the use shall not:

- (1) Include a drive-in facility, or
- (2) Provide any accessory parking, or
- (3) Attract a significant number of customers who drive to the pedestrian district for the primary purpose of patronizing the business. This shall be determined by a transportation analysis of travel modes and patterns of customers of similar businesses in the same or similar commercial areas, which shall be prepared by a traffic consultant retained by the applicant;

e. Fast-food restaurants which are drive-in businesses shall also comply with the provisions of Section 23.47.028, Standards for drive-in businesses.

2. Taverns and brewpubs in NC1 and NC2 zones may be permitted as conditional uses. A tavern or brewpub in an NC1 or NC2 zone shall be evaluated according to the following criteria:

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1 a. The size of the tavern or brewpub, design of the structure, signing and  
2 illumination shall be compatible with the character of the commercial area and other  
3 structures in the vicinity, particularly in areas where a distinct and definite pattern or style  
4 has been established.

5 b. The location, access and design of parking shall be compatible with  
6 adjacent residential zones.

7 c. Special consideration shall be given to the location and design of the doors  
8 and windows of taverns and brewpubs to ensure that noise standards will not be exceeded.  
9 The Director may require additional setbacks and/or restrict openings on lots which abut  
10 residential zones.

11 d. Taverns and brewpubs shall not generate traffic which creates traffic  
12 congestion or further aggravates spillover parking on residential streets.

13 3. Park-and-ride lots in NC3, C1 and C2 zones may be permitted as conditional uses.

14 a. Conditional Use Criteria.

15 (1) The park-and-ride lot shall have direct vehicular access to a  
16 designated arterial improved to City standards.

17 (2) If the proposed park-and-ride lot is located on a lot containing  
18 accessory parking for other uses, there shall be no substantial conflict in the principal  
19 operating hours of the park-and-ride lot and the other uses.

20 b. Mitigating Measures. Landscaping and screening in addition to that  
21 required for surface parking areas, noise mitigation, vehicular access controls, signage  
22 restrictions, and other measures may be required to provide comfort and safety for  
23 pedestrians and bicyclists and to insure the compatibility of the park-and-ride lot with the  
24 surrounding area.

25 4. Single-purpose Residential Structures may be permitted outright, permitted as an  
26 administrative conditional use or prohibited as provided by subsection 23.47.004E. ~~((in NC1,~~  
27 ~~NC2, NC2/R, NC3, NC3/P, and C1 Zones.))~~ In order to conserve the limited amount of  
28 commercially zoned land for commercial uses, single-purpose residential structures shall  
29 generally not be allowed in commercial zones. However, additions to, or on-site accessory  
30 structures for, existing single-family structures are permitted outright. Where ((S))single-  
31 purpose residential structures may be permitted ((in NC1, NC2, NC2/R, NC3, NC3/R and  
32 C1 zones)) as an administrative conditional use, such a permit may be granted only when the  
33 following circumstances exist:

34 a. Due to location or parcel size, the proposed site is not suited for  
35 commercial development; or

36 b. There is substantial excess supply of land available for commercial use  
37 near the proposed site, evidenced by such conditions as a lack of commercial activity in  
38 existing commercial structures for a sustained period, commercial structures in disrepair, and  
39 vacant or underused commercially zoned land; provided that single-purpose residential  
40 development shall not interrupt an established commercial street front. As used in this  
41 subsection, an "established commercial street front" may be intersected by streets or alleys,  
42 and some lots with no current commercial use.

43 5. Residential Uses in C2 Zones.

44 a. In order to conserve the limited amount of commercially zoned land for  
45 commercial uses, residential uses in single-purpose or mixed-use structures shall generally

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1 not be allowed in C2 zones. However, additions to, or on-site accessory structures for  
2 existing single-family structures shall be permitted outright. Residential uses in single-  
3 purpose or mixed- use structures may be permitted in C2 zones as administrative conditional  
4 uses according to the following criteria:

5 (1) Availability of Suitable Land for C2 Activities. Residential uses  
6 shall generally be discouraged in areas which have limited vacant land and where, due to  
7 terrain and large parcel size, land is particularly suitable for commercial rather than  
8 residential development.

9 (2) Relationship to Transportation Systems. Residential uses shall  
10 generally be discouraged in areas with direct access to major transportation systems such as  
11 freeways, state routes and freight rail lines.

12 (3) Compatibility With Surrounding Areas. Residential uses shall not  
13 be allowed in close proximity to industrial areas and/or in areas where nonresidential uses  
14 may create a nuisance or adversely affect the desirability of the area for living purposes.

15 b. Residential uses required to obtain a shoreline conditional use shall not be  
16 required to obtain an administrative conditional use.

17 6. Residential Use in International Special Review District. Single- purpose  
18 residential structures shall be permitted outright in those parts of the International Special  
19 Review District east of the Interstate 5 Freeway as provided in Section 23.66.330.

20 7. Low-income Housing Projects. Single-purpose residential structures for low-  
21 income housing projects shall be permitted outright in all commercial zones if:

22 a. Applications for a reservation of tax credits for 1988 and 1989 under the  
23 low-income tax credit program administered by the Washington State Housing Finance  
24 Commission have been filed on or before March 15, 1988; or

25 b. A nonprofit corporation has purchased sites, signed options or entered into  
26 real estate purchase agreements prior to March 15, 1988.

27 8. Development of a medical service use over ten thousand (10,000) square feet,  
28 outside but within two thousand five hundred (2,500) feet of a medical Major Institution  
29 overlay district boundary, shall be subject to administrative conditional use approval, unless  
30 included in an adopted master plan. In making a determination whether to approve or deny a  
31 medical service use, the Director shall determine whether an adequate supply of  
32 commercially zoned land for businesses serving neighborhood residents will continue to  
33 exist. The following factors shall be used in making this determination:

34 a. Whether the amount of medical service use development existing and  
35 proposed in the vicinity would reduce the current viability or significantly impact the longer-  
36 term potential of the neighborhood-serving character of the commercial area; and

37 b. Whether medical service use development would displace existing  
38 neighborhood-serving commercial uses at street level or disrupt a continuous commercial  
39 street front, particularly of retail and personal services uses, or significantly detract from an  
40 area's overall neighborhood-serving commercial character.

41 9. Change of One Nonconforming Use to Another.

42 a. A nonconforming use may be converted by an administrative conditional  
43 use authorization to a use not otherwise permitted in the zone based on the following factors:

44 (1) New uses shall be limited to those first permitted in the next more  
45 intensive zone;

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2 (2) The relative impacts of size, parking, traffic, light, glare, noise,  
3 odor and similar impacts of the two (2) uses, and how these impacts could be mitigated.  
4 b. The Director must find that the new nonconforming use is no more  
5 detrimental to property in the zone and vicinity than the existing nonconforming use.  
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9 **Section 6.** Subsection B of 23.34.020 of the Seattle Municipal Code, as last  
10 amended, is further amended as follows:  
11 SMC 23.34.020 Lowrise 3 (L3) zone, function and locational criteria.

12 \*\*\*

13  
14 B. Locational Criteria.

15 1. Threshold Conditions. Subject to subsection B2 of this section,  
16 properties that may be considered for an L3 designation are limited to the  
17 following:

- 18 a. Properties already zoned L3;  
19 b. Properties in areas already developed predominantly to the  
20 permitted L3 density and where L3 scale is well established; or  
21 c. Properties within an urban center or village, except as provided in this subsection  
22 below, where less emphasis shall be placed on density and scale compatibility with existing  
23 development, when the designation will be consistent with the densities  
24 required for the center or village category as established in Section B of  
25 the Land Use Element of the Comprehensive Plan, unless otherwise indicated  
26 by a neighborhood plan adopted or amended by the City Council after January  
27 1, 1995. This subsection c. shall not apply in the Wallingford Residential Urban Village.

28 2. Properties designated as environmentally critical may not be rezoned  
29 to an L3 designation, and may remain L3 only in areas predominantly  
30 developed to the intensity of the L3 zone.

31 3. Other Criteria. The Lowrise 3 zone designation is most appropriate in  
32 areas generally characterized by the following:

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1 a. Development Characteristics of the Area.

2 (1) Either

3 (a) Areas that are already developed predominantly to the permitted  
4 L3 density and where L3 scale is well established, or

5 (b) Areas that are within an urban center or urban village, except as provided in this  
6 subsection below, where less emphasis shall be placed on density and scale compatibility  
7 with existing development, when the designation will be consistent with the  
8 densities required for the center or village category as established in  
9 Section B of the Land Use Element of the Comprehensive Plan, unless  
10 otherwise indicated by a neighborhood plan adopted or amended by the City  
11 Council after January 1, 1995. This subsection c. shall not apply in the Wallingford  
12 Residential Urban Village.

13  
14 (2) Areas where the street pattern provides for adequate vehicular  
15 circulation and access to sites. Locations with alleys are preferred.  
16 Street widths should be sufficient for two (2) way traffic and parking  
17 along at least one (1) curbside.

18 b. Relationship to the Surrounding Areas.

19 (1) Properties in areas that are well served by public transit and  
20 have direct access to arterials, so that vehicular traffic is not required  
21 to use streets that pass through less intensive residential zones;

22 (2) Properties in areas with significant topographic breaks, major  
23 arterials or open space that provide sufficient transition to LDT or L1  
24 multifamily development;

25 (3) Properties in areas with existing multifamily zoning with close  
26 proximity and pedestrian connections to neighborhood services, public open  
27 spaces, schools and other residential amenities;

28 (4) Properties that are adjacent to business and commercial areas with  
29 comparable height and bulk, or where a transition in scale between areas of  
30 larger multifamily and/or commercial structures and smaller multifamily

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1 development is desirable.

2  
3 **Section 7.** Subsection B of 23.34.022 of the Seattle Municipal Code, as last  
4 amended, is further amended as follows:

5  
6 SMC 23.34.022 Lowrise 4 (L4) zone, function and locational criteria.

7  
8 \*\*\*

9  
10 **B. Locational Criteria.**

11 1. Threshold Conditions. Subject to subsection B2 of this section,  
12 properties that may be considered for an L4 designation are limited to the  
13 following:

- 14 a. Properties already zoned L4;
- 15 b. Properties in areas already developed predominantly to the  
16 permitted L4 density and where L4 scale is well established; or
- 17 c. Properties within an urban center or urban village, except as provided in this subsection  
18 below, where less emphasis shall be placed on density and scale compatibility with existing  
19 development, when the designation will be consistent with the densities  
20 required for the center or village category as established in Section B of  
21 the Land Use Element of the Comprehensive Plan, unless otherwise indicated  
22 by a neighborhood plan adopted or amended by the City Council after January  
23 1, 1995. This subsection c. shall not apply in the Wallingford Residential Urban Village.

24  
25 2. Properties designated as environmentally critical may not be rezoned  
26 to an L4 designation, and may remain L4 only in areas predominantly  
27 developed to the intensity of the L4 zone.

28 3. Other Criteria. The Lowrise 4 zone designation is most appropriate in  
29 areas generally characterized by the following:

- 30 a. Development Characteristics of the Area.

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- 1 (1) Either:  
2 (a) Areas that are already developed predominantly to the permitted  
3 L4 density and where L4 scale is well established, or  
4 (b) Areas that are within an urban center or urban village, except as provided in this  
5 subsection below, where less emphasis shall be placed on density and scale compatibility  
6 with existing development, when the designation will be consistent with the  
7 densities required for the center or village category as established in  
8 Section B of the Land Use Element of the Comprehensive Plan, unless  
9 otherwise indicated by a neighborhood plan adopted or amended by the City  
10 Council after January 1, 1995. This subsection c. shall not apply in the Wallingford  
11 Residential Urban Village.  
12  
13 (2) Areas of sufficient size to promote a high quality, higher density  
14 residential environment where there is good pedestrian access to amenities;  
15 (3) Areas generally platted with alleys that can provide access to  
16 parking, allowing the street frontage to remain uninterrupted by driveways,  
17 thereby promoting a street environment better suited to the level of  
18 pedestrian activity associated with higher density residential  
19 environments;  
20 (4) Areas with good internal vehicular circulation, and good access to  
21 sites, preferably from alleys. Generally, the width of principal streets in  
22 the area should be sufficient to allow for two (2) way traffic and parking  
23 along at least one (1) curbside.  
24 b. Relationship to the Surrounding Areas.  
25 (1) Properties in areas adjacent to concentrations of employment;  
26 (2) Properties in areas that are directly accessible to regional  
27 transportation facilities, especially transit, providing connections to  
28 major employment centers, including arterials where transit service is good  
29 to excellent and street capacity is sufficient to accommodate traffic  
30 generated by higher density development. Vehicular access to the area

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should not require use of streets passing through less intensive residential areas;

(3) Properties with close proximity and with good pedestrian connections to services in neighborhood commercial areas, public open spaces and other residential amenities;

(4) Properties with well-defined edges providing sufficient separation from adjacent areas of small scale residential development, or where such areas are separated by zones providing a transition in the height, scale and density of development.

**Section 8.** This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 1998, and signed by me in open session in authentication of its passage this \_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_  
President of the City Council

Approved by me this \_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_  
Paul Schell, Mayor

Filed by me this \_\_\_\_ day of \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
City Clerk

(SEAL)

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**ATTACHMENT 2**

**WALLINGFORD GOALS AND POLICIES**

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**ATTACHMENT 2**

**WALLINGFORD GOALS AND POLICIES**

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## WALLINGFORD GOALS AND POLICIES

### Wallingford Neighborhood Specific Goals and Policies

#### Urban Villages

- G1: A neighborhood with a vital commercial district serving the residential core.
- W1: Protect the character and integrity of Wallingford's single family areas.
- W2: Discourage single purpose residential development in the key business district along 45th Avenue N and NE.
- W3: Allow for consideration of future downzones to encourage small lot or cottage development and affordable housing types or to respond to unanticipated development pressure.
- W4: Encourage neighborhood efforts to formulate a design review process for commercial and multi-family development.
- W5: Strive to create open space opportunities in underserved areas.
- W6: Give significant attention to infrastructure within the urban village and for heavily used facilities serving the urban village.

#### Housing

- G2: A community with housing and amenities that support a population of diverse incomes, ages and other social characteristics.
- W7: Promote a high rate of homeownership within the Wallingford area.
- W8: Seek to increase the types of housing available to meet the needs of diverse populations and families and explore options to provide affordable homes.
- W9: Encourage a wide range of public facilities and other amenities such as parks, open space, library and meeting rooms that encourage and promote neighborhood stability.
- W10: Encourage development of housing for a wide range of incomes.
- W11: Encourage retention of a wide range of age groups residing in Wallingford.
- W12: Allow development of home businesses that do not adversely affect the character of the residential community.

W13: Encourage the development of Accessory Dwelling Units in the community as a housing affordability strategy.

#### **Transportation**

G: A neighborhood of pleasant and exciting streets that promote walking, transit use and interactions between neighbors.

W14: Strive to create an efficient street network for cars, trucks, pedestrians, buses and bicycles and to promote safety for all modes.

W15: Strive to eliminate local safety hazards to pedestrians and traffic and to discourage cut-through traffic on residential streets.

W16: Work to improve the convenience of access and the network connectivity of the transit system.

W17: Seek to improve commercial parking availability, use of existing parking and to reduce spillover parking in residential areas.

W18: Strive to create streets with sidewalks that are pleasant public places with safe and convenient street crossings and a balanced interaction between pedestrian, bicycle, car, bus and truck traffic.

#### **Business Health**

G4: A neighborhood that maintains and promotes a vital business community.

W19: Encourage efficient utilization of existing parking opportunities along the business corridor.

W20: Strive to maintain, promote and beautify a vital business community which is clean, safe and accessible.

#### **Community Building**

G5: A neighborhood that feels like "a small town in the big city."

W21: Encourage neighborhood based efforts to enhance a sense of community and individual empowerment and strengthen community organization.

W22: Work to improve city-neighborhood collaboration and communication.

W23: Promote volunteerism to help make best use of our most valuable resource -- our knowledgeable and caring community members.

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### **Human Services**

- W25: Encourage human services in Wallingford that are closely attuned to the neighborhood's internal needs yet recognize the needs of the larger community.
- W26: Encourage early communication and notification and meaningful participation by Wallingford residents in the siting of human service facilities.

### **Special Opportunities**

- G6. A neighborhood with public facilities that are assets to both the neighborhood and the service providers.
- W27. Strive to involve and consider the Wallingford community in planning for the use of all public facilities in Wallingford.
- W28. Encourage agencies responsible for public facilities to maintain and rehabilitate existing public facilities as necessary to make them assets to the neighborhood and to preserve their historic value.
- W29. Consider acquisition of facilities owned by other public agencies, such as the Seattle School District, as they become available based on viability for long term use.

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**ATTACHMENT 3**

**AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT**

L44:

Designate the following locations as residential urban villages (Land Use Figure 1)

\*\*\*

- Wallingford

G36

Achieve the following 20-year growth targets in residential urban villages:

**Residential Growth**

\*\*\*

Wallingford            approx. 200 households

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**ATTACHMENT 4**

**CAPITAL FACILITIES AND UTILITIES INVENTORIES AND ANALYSES AND  
TRANSPORTATION ANALYSES**

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**Table 1**  
**Inventory for Facilities and Utilities Serving**  
**Wallingford Residential Urban Village**

Facility Type	Name	Location	Capacity	Information Sources 1/Comments
Fire Station <sup>2</sup>	SFD 9	3829 Linden Ave. N	Engine Co., Air	Seattle Fire Department
	SFD 17	1050 NE 50th St.	Engine Co., Ladder Co., Aid, Battalion	
Police Station	North Precinct	17049 College Way. N	32.04 sq. mi. service area, 1990 population 228,659	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools <sup>3</sup>	B. F. Day Elementary Latona Elementary All 10 Middle Schools All 10 High Schools	3921 Linden Ave. N 401 NE 42nd	400 students 300 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Wallingford-Wilnot Branch	4423 Densmore Ave. N	2147 sq. ft, 1990 pop served 7,949, or .27 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks <sup>4</sup>	Wallingford Playfield	N 43rd St. & Wallingford Ave. N	4.6 ac: 1 softball field or 1 football/soccer field, 2 tennis courts, shelterhouse, play area, wading pool	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	Meridian Playground	Meridian Av N & N 50th St	6.1 ac: Lawn, picnic area, play area	
	Woodland Park	N 50th St. & Woodland Park Ave. N	74.5 ac: 4 tennis courts, 6 picnic shelters, 2 lawn blowing greens, horseshoe pits, 2 comfort stations, Phinney Ridge play area	
Other <sup>6</sup>	Good Shepherd P-Patch	4618 Bagley Ave. N	40 plots	P-Patch Program, Seattle Department of Housing and Human Services
Electrical power	University Substation	409 NE Pacific Place	188 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Northwest forecast area, which has a total capacity of 390 megawatts.

<sup>1</sup> For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.  
<sup>2</sup> The nearest station is listed: Fire and Emergency Medical Services are generally provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to serious medical emergencies.  
<sup>3</sup> Through the student assignment plan, the village is served by a number of designated regular elementary schools, and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.  
<sup>4</sup> Parks and Other Resources shown are inside the village or within 1/8 mile of the unadopted village boundary.

Facility Type	Name	Location	Capacity	Information Sources <sup>5</sup> /Comments
Water		The majority of this village is located in the 420 pressure zone with a small portion in the 316 zone. Water comes from the Cedar River supply. Storage is provided by the Maple Leaf Reservoir (NE Roosevelt Way & NE 82nd St.) and Green Lake Reservoir (14th Ave. NE & NE 73rd St.)  See Utilities Figure A-4 Map for system locations (Capital Facilities Appendix).	Maple Leaf Reservoir: 60 million gallons Green Lake Reservoir: 50 million gallons  Supply mains were constructed primarily before 1949. Pipes are predominately of cast iron.	Seattle Water Department, December, 1996  In the 420 pressure zone, elevations range from 165-284 feet above sea level; static water pressure ranges from 59-111 pounds per square inch. The lowest pressure in this area is considered good.  In the 316 pressure zone, elevations range from 111-224 feet above sea level; static water pressure ranges from 40-89 pounds per square inch. <sup>6</sup> The lowest pressure in this area is considered adequate.
Drainage/Wastewater		The western half of the village is served by a Partially Separated system; the eastern half is served by a Combined system.  See Utilities Figure A-5 Map for system locations (Capital Facilities Appendix).	With Partially Separated systems, about 15% of the stormwater enters the sewer system, with the remaining 85% diverted to the storm drain system. Capacity of the Partially Separated systems in this area is considered adequate.  With Combined systems, existing sewage flows constitute about 5% of pipe capacity, with the remainder for stormwater flows. Capacity of the Combined systems in this area is considered adequate.  Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) may enhance system capacity.	Seattle Drainage and Wastewater Utility, November 1996  Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe.  Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.

<sup>5</sup> For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.

<sup>6</sup> Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

**Table 2**  
**Capital Facilities and Utilities Analysis**  
**Wallingford Residential Urban Village**

Expected 6-yr. HH Growth: 55  
 Expected 20-yr HH Growth: 200  
 Land Area: 244 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth <sup>7</sup>	20-year growth	
Fire	None	None expected at this time.	<p>Fire Station #9 has an average response time of 3.76 minutes for emergency medical calls and 4.55 minutes for fire calls. Fire Station #17 has an average response time of 3.91 minutes for emergency medical calls and 4.67 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies.</p> <p>Response times for these stations meet industry standards and are expected to for the next six years.</p>
Police	None	Additional precinct space may be required.	<p>Seattle Police Department patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision since police officers are on patrol in various sectors, and calls for service are dispatched by radio, or officers handle situations on-view.</p>
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		<p>Seattle School District physical goals are as follows for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere.</p> <p>Phase One of the School District's Building Excellence program includes projects at the following neighborhood schools:</p> <ul style="list-style-type: none"> <li>• Latona: Partial demolition, historic renovation, new addition</li> <li>• Lincoln (Hamilton Middle School Program): Partial demolition, historic renovation, modernization, new addition</li> </ul>
Electricity	None	Replacement of two old transformers at the North Substation and a fourth transformer added to the Shoreline Substation, will increase capacity in this forecast area.	<p>Electrical demand from this village is estimated to increase by 0.1 annual average megawatts and 0.3 megawatts in a peak hour in 6 years.</p> <p>This village is located in City Light's Northwest forecast area. In 6 years, capacity in this forecast area will be 390 megawatts, and demand is expected to be 293 megawatts. In 20 years, capacity in this forecast area will be 426 megawatts, and demand is expected to be 333 megawatts. In both years, capacity is more than adequate to meet demand.</p>

<sup>7</sup> An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth <sup>7</sup>	20-year growth	
Water	None	None expected at this time.	Current peak day demand estimate: 1.56 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.59 mgd or 2% increase. Peak day demand estimate in 20 yrs: 1.65 mgd or 6% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed.
Drainage and Wastewater	No new facilities are expected to be required because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p>

**Table 3**  
**Transportation Analysis<sup>8</sup> for Wallingford Residential Urban Village**

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Aurora Ave. N	N 40th St. - N 45th St.	Principal	Northbound	1.0	1.1
			Southbound	0.8	1.0
N 40th St.	Aurora Ave. N - Stone Way N	Collector	Eastbound	0.2	0.2
			Westbound	0.3	0.3
N 40th St.	Stone Way N - Wallingford Ave. N	Minor	Eastbound	0.6	0.7
			Westbound	1.0	1.0
N 46th St.	Green Lake Way N - N Midvale Pl.	Minor	Eastbound	0.5	0.6
			Westbound	0.4	0.4
N 45th St.	N Midvale Pl. - Wallingford Ave. N	Minor	Eastbound	0.5	0.6
			Westbound	0.6	0.6
N 45th St.	Wallingford Ave. N - Thackeray Pl NE	Minor	Eastbound	0.6	0.6
			Westbound	0.7	0.7
Green Lake Way N	Aurora Ave. N - N 46th St.	Principal	Northbound	1.0	1.0
Green Lake Way N	N 46th St. - N 50th St.	Principal	Northbound	0.6	0.7
			Southbound	0.5	0.5
N 50th St.	Green Lake Way N - Meridian Ave. N	Principal	Eastbound	0.6	0.7
			Westbound	0.7	0.8
Stone Way N	N 40th St. - N 45th St.	Minor	Northbound	0.6	0.7
			Southbound	0.4	0.5
Stone Way N	N 45th St. - N 50th St.	Minor	Northbound	0.6	0.6
			Southbound	0.3	0.4
Wallingford Ave. N	N 40th St. - N 45th St.	Collector	Northbound	0.4	0.5
			Southbound	0.3	0.3
Meridian Ave. N	N 45th St. - N 50th St.	Collector	Northbound	0.3	0.3
			Southbound	0.3	0.3

The volume-to-capacity (V/C) ratio is an indicator of congestion. The table above shows existing V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for all arterials in the Wallingford residential urban village. The existing V/C ratios were estimated from traffic counts collected in 1992 through 1995. Compare existing V/C ratios to the 2010 forecast to see the potential change over 20 years.

The V/C ratio can be used to identify areas where neighborhood or citywide transportation plans could encourage changes in travel behavior (e.g., mode, time of travel, destination) or improve operation of the street (e.g., by changing signal timing and the like). The capacity of a street is not a fixed number of vehicles that can never be exceeded. Rather, it is a relative measure of traffic flow.

Arterial segments with a V/C ratio exceeding 1.0 now or possibly in the future might warrant attention in neighborhood plan. High V/C ratios may be tolerable if the result is to shift people into other modes, or is a result of the development densities necessary for a vital urban village.

**Existing conditions:** Green Lake Way N between Aurora Ave. N and N 46th St. has a V/C ratio near 1.0. N 40th St. between Stone Way N and Wallingford Ave. N and Aurora Ave. N between N 40th St. and N 45th St. have V/C ratios between 0.9 and 1.0.

Aurora Ave. N is a regional arterial with limited access through the urban village. Green Lake Way N and N 50th St. are principal arterials providing a connection between Aurora Ave. N and I-5.

N 45th St. and Aurora Ave. N are Transit Priority Network streets.

**Future conditions:** The V/C ratio on Aurora Ave. N is projected to increase above 1.0. V/C ratios on Green Lake Way N and N 40th St. are projected to remain at or below 1.0.

<sup>8</sup> The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).

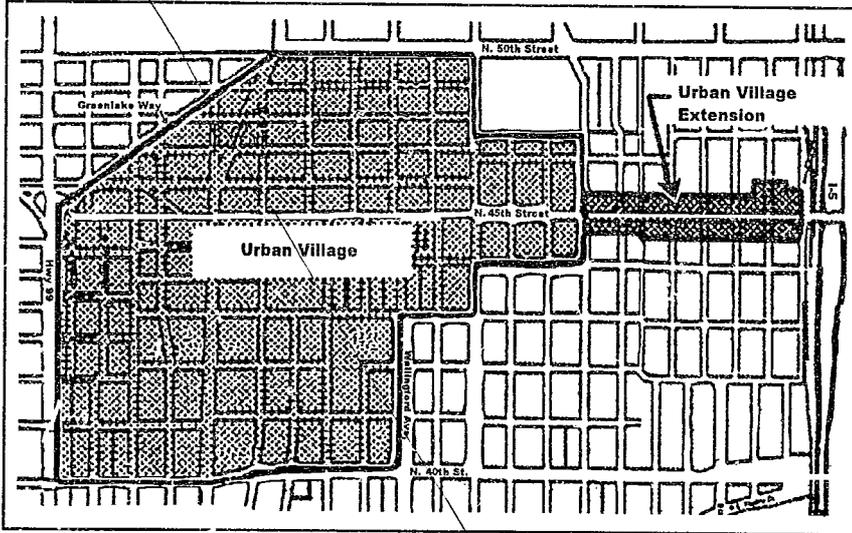
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ATTACHMENT 5

**COMPREHENSIVE PLAN MAP AMENDMENTS — *Urban Village Boundaries***

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Wallingford Proposed Urban Village Boundaries



Note: Proposed extension will run the length of N. 45 St. to I-5 and comprise the commercially zoned area along the 45th Street corridor.

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**ATTACHMENT 6**

**COMPREHENSIVE PLAN LAND USE APPENDIX B**

**LAND USE FIGURE 1**

Land Use Figure 1 is hereby amended to add the Wallingford urban village boundary.

**LAND USE FIGURE 8**

A new Figure 8 is added to show details of the boundary for the Wallingford urban village.

**LAND USE APPENDIX FIGURE A-1**

Land Use Figure A-1 in the Land Use Appendix is hereby amended to change the Wallingford urban village boundary, and to indicate with an asterisk that the Wallingford urban village has been adopted.

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## LAND USE APPENDIX B

### Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
<b>Urban Centers &amp; Center Villages</b>									
<b>Downtown Urban Center Total</b>	<b>945</b>	<b>7421</b>	<b>7.9</b>	<b>NA<sup>1</sup></b>	<b>23.4</b>	<b>165119</b>	<b>175</b>	<b>NA<sup>1</sup></b>	<b>241</b>
Denny Regrade Village	216	3492	16.2	6500	46.3	22699	105	4500	126
Westlake Village	143	514	3.6	3500	28.1	22010	154	23600	319
Commercial Core Village	275	1435	5.2	1300	9.9	106113	388	27000	487
Pioneer Square Village	142	376	2.6	2100 <sup>2</sup>	17.4	9113	64	4800 <sup>2</sup>	98
International District Village	169	1604	9.5	1300	17.2	4474	26	2800	43
<b>First Hill/Cap. Hill Center Total</b>	<b>912</b>	<b>21673</b>	<b>23.8</b>	<b>NA<sup>1</sup></b>	<b>30.0</b>	<b>33393</b>	<b>37</b>	<b>NA<sup>1</sup></b>	<b>50</b>
First Hill Village	225	6896	26.2	2400	36.9	20626	85	6100	119
Capitol Hill Village	396	12450	31.4	1980	36.4	5284	13	3000	21
Pike/Pine Village	131	2349	18.0	620	22.7	3963	30	1400	41
South Capitol Hill Village	160	978	6.1	540	9.5	3520	22	1200	30
<b>Univ. Dist. Urban Center Total</b>	<b>770</b>	<b>11611</b>	<b>15.0</b>	<b>NA<sup>1</sup></b>	<b>17.8</b>	<b>31427</b>	<b>41</b>	<b>NA<sup>1</sup></b>	<b>52</b>
University Dist. NW Village	289	4324	14.9	1630	20.5	8625	30	3000	40
University Village Village	122	973	8.0	480	12.0	1580	13	700	19
University Campus Village	359	6313	17.6	0 <sup>3</sup>	17.6	21222	59	4800	72
<b>Northgate Urb. Center Total</b>	<b>410</b>	<b>3291</b>	<b>8.0</b>	<b>NA<sup>1</sup></b>	<b>15.3</b>	<b>11366</b>	<b>28</b>	<b>NA<sup>1</sup></b>	<b>50</b>

## LAND USE APPENDIX B

### Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
<b>Sea. Center Urb. Center Total</b>	297	3138	10.6	NA <sup>1</sup>	15.0	19,000	64	NA <sup>1</sup>	75
<b>Hub Urban Villages<sup>4</sup></b>									
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.6	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1260	10.3	4027	12	2800	20
Rainier Ave @ I-90	415	2043	4.9	1200	7.8	3371	8	3500	17
South Lake Union	446	461	1.0	1700 <sup>5</sup>	4.8	15230	34	4500	44
<b>Residential Urban Villages<sup>4</sup></b>									
Aurora N @ 97th St	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1282	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave S @ S Jackson St	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA

## LAND USE APPENDIX B

### Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
SW Barton St @ 23th Ave S	278	1654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr Wy S @ Holly St	380	1247	3.3	800 <sup>6</sup>	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA
21st Ave E @ Madison St	145	1486	10.3	400	13.0	NA	NA	NA	NA
California @ 3W Morgan St	139	1104	8.0	300	10.1	NA	NA	NA	NA

## LAND USE ELEMENT APPENDIX B

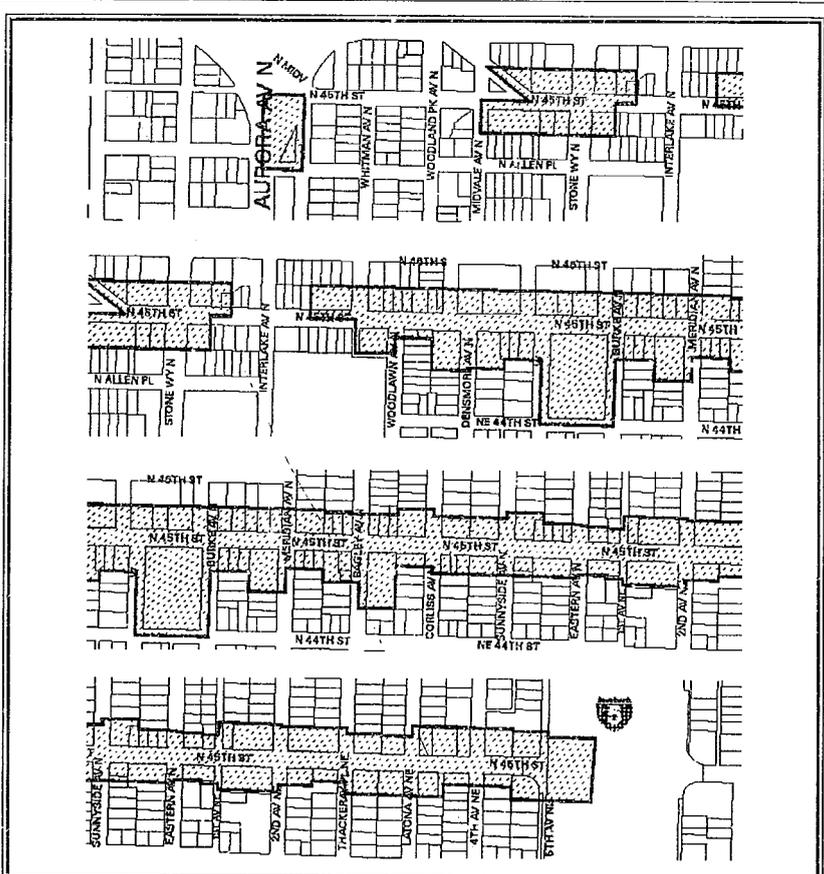
### Footnotes

- 1 Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for urban villages are established upon adoption of a neighborhood plan.
- 2 Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and employment growth.
- 3 No additional student housing growth according to UW General Physical Development Plan.
- 4 The areas to which numbers apply for land area, existing households and jobs, planning estimates and existing and planned densities for each hub and residential urban village are the unadopted village boundaries shown in Land Use Appendix A, above.
- 5 Eighty percent of the current zoning capacity in South Lake Union can accommodate 1,700 households. To guide the Seattle Commons planning effort, the long-term residential planning estimate for the area is a total of 4,900 households. It is assumed that the 3,200 households that presently cannot be accommodated in the area will be accommodated elsewhere in the city where there is available zoning capacity until necessary zoning changes can be made under the Seattle Commons Plan.
- 6 Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.

ATTACHMENT 7

**WALLINGFORD URBAN VILLAGE - MAP 23.47.004A, AMENDING SMC SEC.  
23.47.004 - SINGLE PURPOSE RESIDENTIAL**

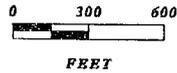
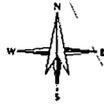
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**Wallingford Urban Village**

 Single-purpose residential development prohibited.

**Section 23.47.004**



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**Section 2.** The amendments contained in Section 1 of this ordinance constitute an adopted neighborhood plan for purposes of SMC 23.34.008(D)(2).

**Section 3.** Residential use in single-purpose residential development within commercial zones in the Wallingford Urban Village, established by adoption of this ordinance, shall continue to be permitted by conditional use, except where prohibited as shown on a new map entitled "Wallingford Urban Village" to be added to subsection 23.47.004(E) of the Seattle Municipal Code. Further, the densities permitted for the residential use in single-purpose residential structures, where permitted, within the Wallingford Urban Village shall be as established in SMC Subsection 23.47.009D1.

**Section 4.** Section 23.47.004 of the Seattle Municipal Code, as last amended by Ordinance 118794, is further amended as follows:

**SMC 23.47.004 Permitted and prohibited uses.**

A. All uses shall either be permitted outright, prohibited or permitted as a conditional use according to Chart A, and this Section, except to the extent that Chart A may be superseded by Chapter 23.67, Southeast Seattle Reinvestment Area, or by Chapter 23.73, Pike/Pine Overlay District.

B. All permitted uses shall be allowed as either a principal use or as an accessory use, unless otherwise indicated in Chart A.

C. In pedestrian-designated zones, certain street-level uses shall be required according to the provisions of Section 23.47.042.

D. The Director may authorize a use not otherwise permitted in the zone in a landmark structure, subject to the following criteria:

1. The use shall not require significant alteration of the structure; and
2. The design of the structure makes uses permitted in the zone impractical in the structure, or the permitted uses do not provide sufficient financial return to make use of the structure feasible; and
3. The physical impacts of the use shall not be detrimental to other properties in the zone or vicinity or to the public interest.

**E. Residential Uses.**

- 1. Residential use in single-purpose residential structures.**

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STATE OF WASHINGTON - KING COUNTY

99476  
City of Seattle, City Clerk

—ss.

No. ORD IN FULL

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, is

CT:ORD 119217

was published on

11/19/98

The amount of the fee charged for the foregoing publication is the sum of \_\_\_\_\_, which amount has been paid in full.

Subscribed and sworn to before me on

11/19/98

Notary Public for the State of Washington,  
residing in Seattle

Affidavit of Publication

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