

Ordinance No. 119230

Council Bill No. 112276

The City of Seattle  
Council Bill/Ordinance

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the University Community Center plan and amending Seattle Municipal Code Sections 23.47.004 and 23.47.006 relating to single purpose residential development.

11/6/98 Pass

11-16-98 Pass

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

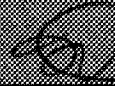
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|----------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Date Introduced: <u>AUG 3 - 1998</u>         |                                                                                      |                                                                                      |
| Date 1st Referred: <u>AUG 3 - 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>11-16-98</u>       | Full Council Vote: <u>9-0</u>                                                        |                                                                                      |
| Date Presented to Mayor: <u>11-16-98</u>     | Date Approved: <u>11-23-98</u>                                                       |                                                                                      |
| Date Returned to City Clerk: <u>11-23-98</u> | Date Published: <u>10/98</u>                                                         | T.D. <input checked="" type="checkbox"/><br>F.I. <input checked="" type="checkbox"/> |
| Date Vetoes by Mayor:                        | Date Veto Published:                                                                 |                                                                                      |
| Date Passed Over Veto:                       | Veto Sustained:                                                                      |                                                                                      |

This file is complete and ready

*Law Department*

Law Dept. Review

# The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: CONLIN  CONLIN  
Councilmember

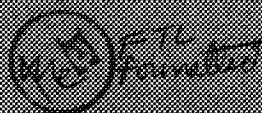
## Committee Action:

11/6/98 Pass as amended 3-0 REC NLSD

1-16-98 Passed 9-0

This bill is complete and ready for presentation to Full Council. Committee: \_\_\_\_\_  
(initial/date)

*Law Department*



Law Dept. Review

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ORDINANCE 119230

**AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the University Community Urban Center plan and amending Seattle Municipal Code Sections 23.47.004 and 23.47.006 relating to single purpose residential development.**

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, an organizing committee of stakeholders in the University Community Urban Center was formed in 1995, for the purpose of preparing a plan for the University Community Urban Center as designated in the Seattle Comprehensive Plan; and

WHEREAS, this organizing committee conducted extensive outreach to stakeholders and adjacent communities in order to establish planning priorities; and

WHEREAS, stakeholders in this community formed a Planning Committee and worked with City staff and consultants to develop specific plan recommendations; and

WHEREAS, a community-wide validation process was conducted to familiarize stakeholders and neighboring areas with the proposed plan and ascertain support for it; and

WHEREAS, the University Community Urban Center Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, a SEPA checklist on the University Community Urban Center Plan has been prepared and a Determination of Non-significance for the proposed plan was issued on July 23, 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 University Community Urban Center, as shown in Attachment 1.
- B. The University Community Urban Center 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: 1) confirm the designation for the University District Northwest Center Village; 2) change the name of the University Village Urban Center Village to the Ravenna Urban Center Village; and 3) remove the designation of the University of Washington campus as an Urban Center Village.
- D. The Neighborhood Plans volume, University Community Urban Center 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 Capital Facilities Appendix of the Comprehensive Plan is hereby amended to delete the information on pages A143 and A144, as this information is superseded by the capital facilities and utilities inventory and analyses to be included in the Neighborhood Plans Volume, University Community Urban Center section.
- F. The following map is hereby amended to reflect the final designation and boundaries of the University District Northwest and Ravenna Urban Center Villages, as shown in Attachment 5 to this Ordinance:
  - Land Use Figure 5
- G. Land Use Appendix B is hereby amended to indicate that the City Council has reaffirmed the growth targets for the University Community Urban Center, and that separate growth targets are not adopted for the University District Northwest Urban Center Village, the Ravenna Urban Center Village, or the University of Washington, as shown in Attachment 6 to this Ordinance.

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

SMC 23.47.004 Permitted and prohibited uses.

\*\*\*

E. Residential Uses.

1. Residential use in single-purpose residential structures.

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 Maps 23.47.004 A and B, 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

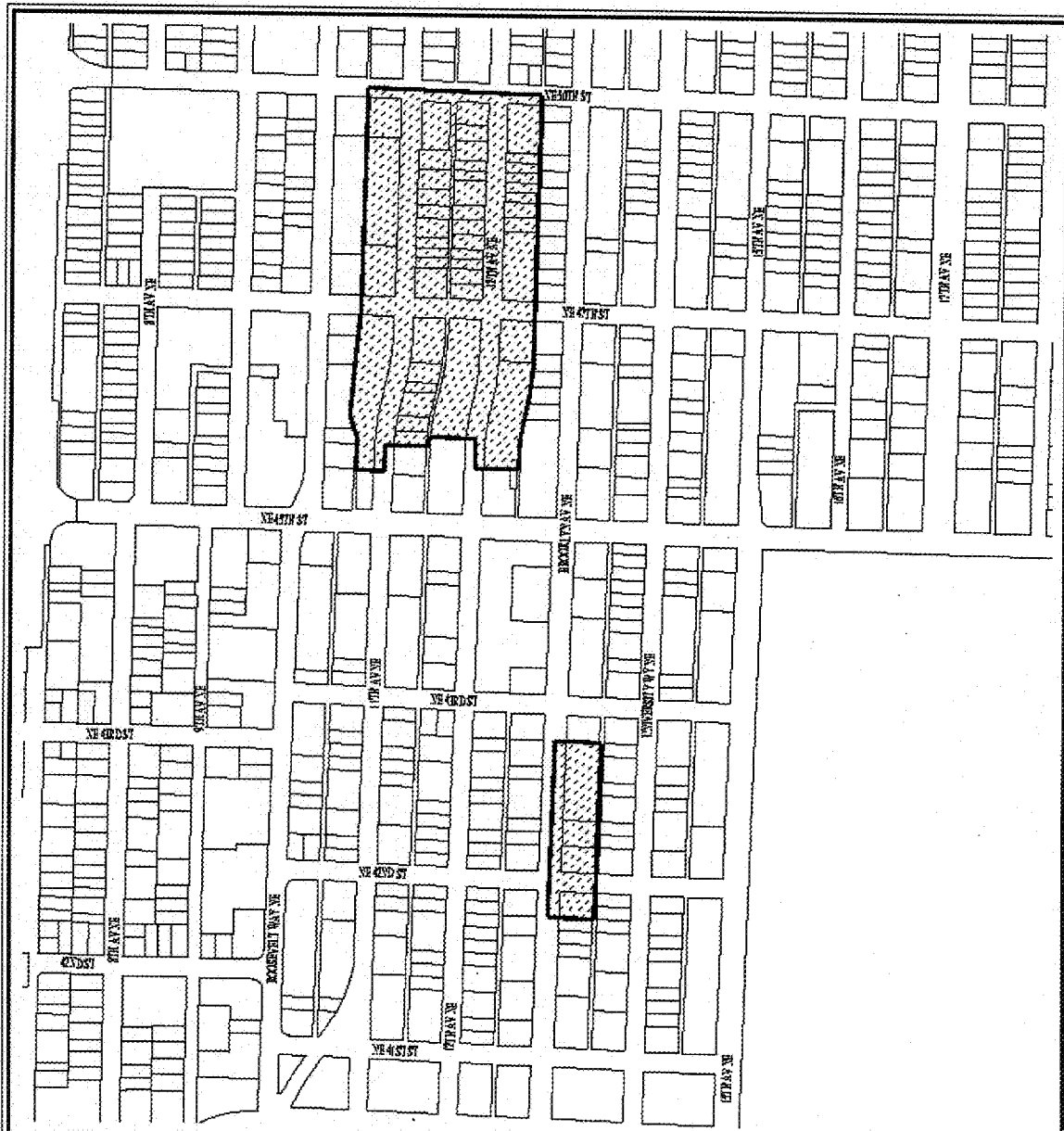
(c.) the structure is located within a zone which has a height limit of 85 feet or higher, in which case the use is prohibited.

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).

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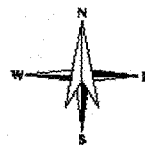
Map 23.47.004B



**University Community Urban Center**

 **Single-purpose residential  
development permitted outright.**

**Section 23.47.004**



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**FEET**

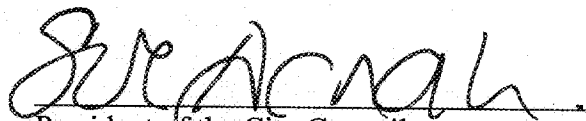
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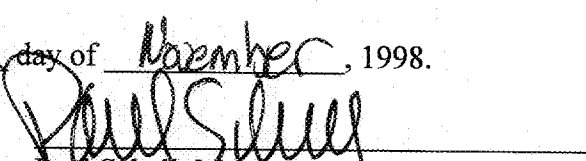
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2       **Section 5.**     The provisions of this ordinance are declared to be separate and  
3 severable and the invalidity of any clause, sentence, paragraph, subdivision, section,  
4 subsection, or portion of this ordinance, or the invalidity of the application thereof to any  
5 person or circumstance, shall not affect the validity of the remainder of this ordinance or the  
6 validity of its application to other persons or circumstances.

7       **Section 6.** This ordinance shall take effect and be in force thirty (30) days from and  
8 after its approval by the Mayor, but if not approved and returned by the Mayor within ten  
9 (10) days after presentation, it shall take effect as provided by Municipal Code Section  
10 1.04.020.

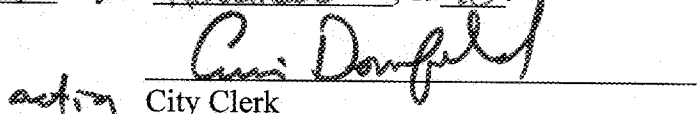
11       Passed by the City Council the 16<sup>th</sup> day of November, 1998, and signed by  
12 me in open session in authentication of its passage this 16<sup>th</sup> day of November,  
13 1998.

14                                 
15                               President of the City Council

16       Approved by me this 2<sup>nd</sup> day of November, 1998.

17                                 
18                               Paul Schell, Mayor

19       Filed by me this 23<sup>rd</sup> day of November, 1998.

20                                 
21                               acting City Clerk

22 (SEAL)

BM:bm  
112276V2.DOC  
October 5, 1998  
(Ver. 2)

1 **ATTACHMENTS**

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1 **LIST OF ATTACHMENTS**

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| 4  | <b>ATTACHMENT 2</b> | UNIVERSITY COMMUNITY URBAN CENTER GOALS<br>AND POLICIES                                |
| 5  | <b>ATTACHMENT 3</b> | AMENDMENTS TO THE COMPREHENSIVE PLAN<br>LAND USE ELEMENT                               |
| 6  | <b>ATTACHMENT 4</b> | CAPITAL FACILITIES AND UTILITIES INVENTORY<br>AND ANALYSES AND TRANSPORTATION ANALYSES |
| 7  | <b>ATTACHMENT 5</b> | COMPREHENSIVE PLAN MAP AMENDMENTS:<br>LAND USE FIGURE 5                                |
| 8  | <b>ATTACHMENT 6</b> | COMPREHENSIVE PLAN LAND USE APPENDIX B                                                 |
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## ATTACHMENT 1

# THE CITY OF SEATTLE COMPREHENSIVE PLAN NEIGHBORHOOD PLANS

### Table of Contents

Ballard Interbay Northend Manufacturing/Industrial Center

Crown Hill/Ballard

\*\*\*

University Community Urban Center

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## ATTACHMENT 2

### **UNIVERSITY DISTRICT URBAN CENTER GOALS AND POLICIES**

- Goal 1: Stable residential neighborhoods that can accommodate projected growth and foster desirable living conditions.
- UCUC 1: In pursuit of Comprehensive Plan Policy H12, encourage ground-related housing types in portions of the northern tier, and Ravenna areas of the community.
- UCUC 2: Encourage high-quality development, up to 65 feet, or about five stories, south of NE 43rd Street, and from just east of Brooklyn to the west, to enhance this residential area with excellent proximity to the University and to LRT stations.
- UCUC 3: Encourage a vibrant mixed-use residential neighborhood in the University Gardens Core area (between NE 50th Street, Brooklyn Avenue NE, NE 43rd Street, and 9th Avenue NE.
- UCUC 4: These goals and policies of the UCUC Neighborhood Plan are not intended to change the policy basis for consideration of rezones proposed after adoption of these goals and policies.
- Goal 2: Vibrant commercial districts serving local needs and offering regional specialties. (See Map on Figure 1 for locations of principal commercial districts.)
- UCUC 5: Strengthen pedestrian-oriented retail on University Way through physical improvements to the street and sidewalk and encouraging private property owners to improve their properties.
- UCUC 6: Strengthen a diverse mix of retail and commercial activities on NE 45th Street and Roosevelt Avenue NE.
- UCUC 7: Support the University Village Shopping Center's activities in a way that furthers economic and housing goals while requiring mitigation of significant and cumulative impacts according to SEPA.
- UCUC 8: Encourage the development of retail businesses that serve local needs on 25th Avenue NE, and encourage the redevelopment of a diverse mix of housing and compatible retail, where appropriate, in adjacent areas.

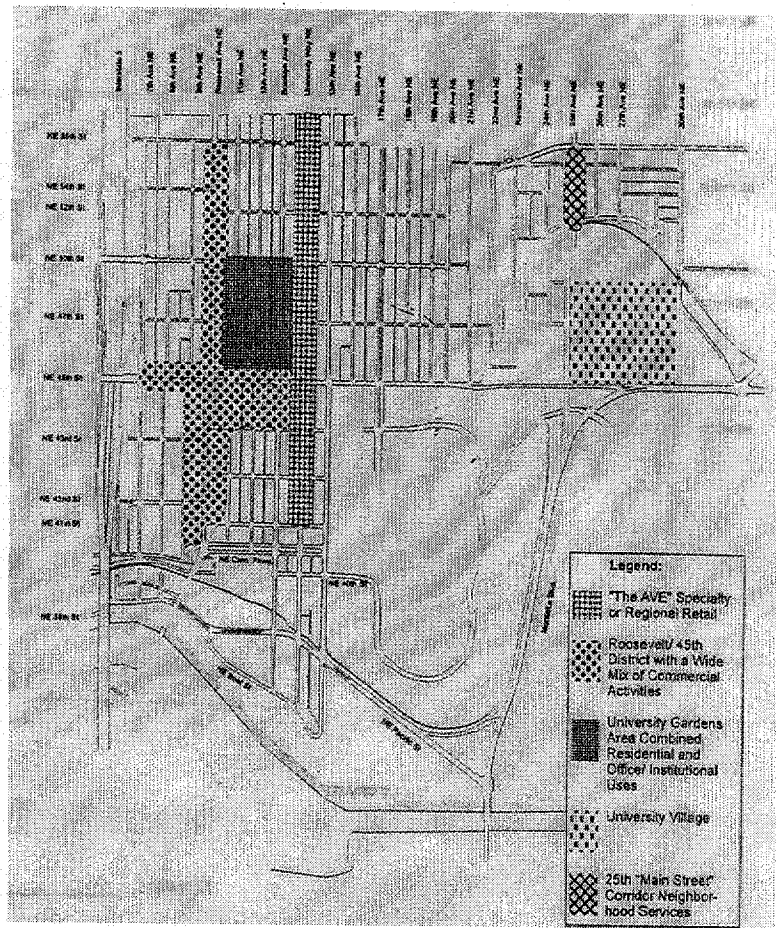


Figure 1.

- Goal 3: An efficient transportation system that balances different modes, including public transit, pedestrian, bicycle and automobile, and minimizes negative impacts to the community.
- UCUC 9: Involve the community and contiguous neighborhoods in the monitoring of UCUC traffic, and the identification of actions needed to preserve the multi-modal capacity of the principal arterial streets, to accommodate projected growth and protect residential streets from the effects of through-traffic. Give priority to transit, bicycle and pedestrian modes for those networks identified in the Comprehensive Plan and where specific mode improvements are noted on the map in Figure 2.
- UCUC 10: In pursuit of Comprehensive Plan Policies T42, T43, and T44, emphasize comfortable, safe, attractive pedestrian and bicycle access throughout the center, especially those routes identified in Figure 2 below.
- UCUC 11: Take advantage of Sound Transit improvements to address local transportation needs and impacts and facilitate intermodal connections, such as bus and monorail, and surface traffic.

- UCUC 12: Work with King County Metro and Community Transit to create efficient bus circulation. Address bus layover impacts, bus routing, and transfer issues as well as street improvements to facilitate transit.
- UCUC 13: Explore local shuttle transportation options.
- UCUC 14: Carefully manage parking to provide needed accessibility while minimizing traffic and on-street parking impacts when considering on-street parking actions, off-street parking requirements for new development, and public parking development. Strongly discourage “park-and-ride” parking for commuters.
- Goal 4: A community in which the housing needs and affordability levels of major demographic groups, including students, young adults, families with children, empty nesters, and seniors, are met and which balances home ownership opportunities with rental unit supply.
- UCUC 15: Employ a variety of housing types and development strategies to effectively provide for identified needs, including existing housing preservation, code enforcement, accessory units, new ground-related housing, and mixed-use mid-rise residential development.
- UCUC 16: Employ a variety of strategies to bring housing development to desired affordability levels, including development partnerships, zoning modifications, and subsidies.

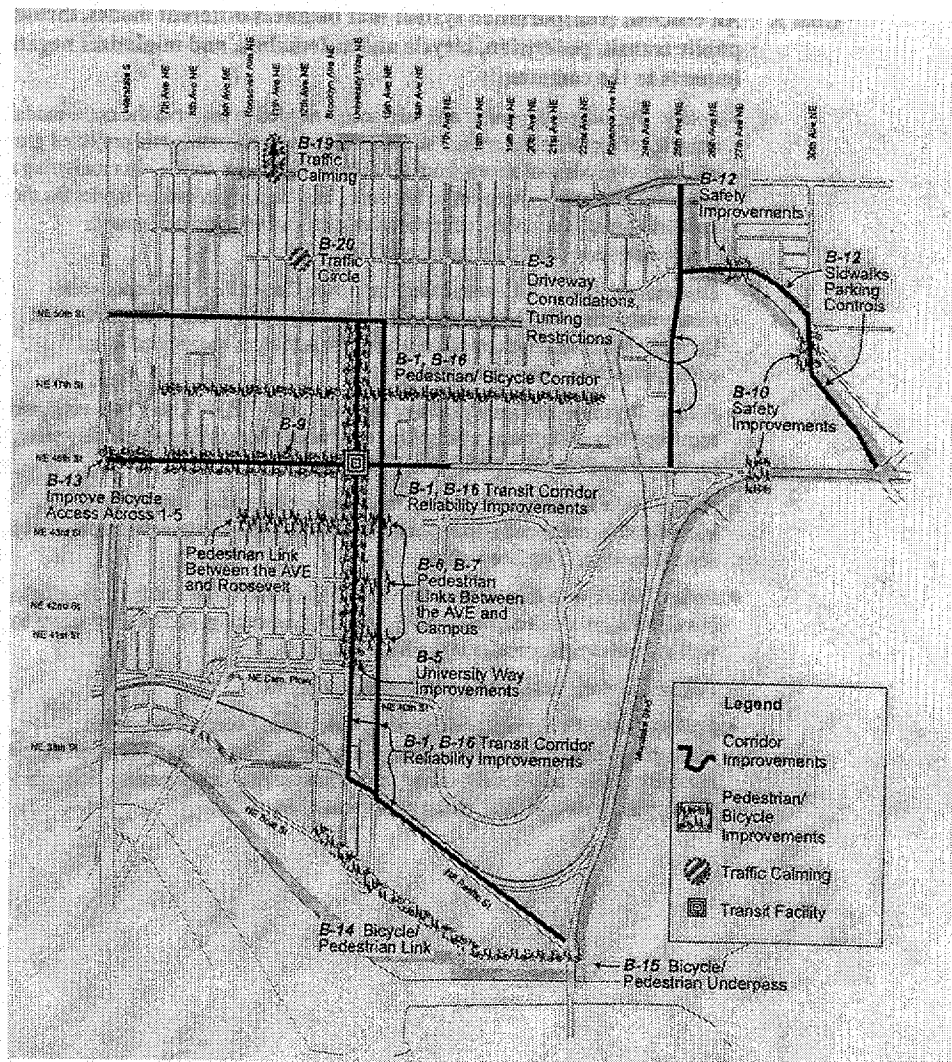


Figure 2.

- Goal 5: A community with a wide range of neighborhood recreation facilities and open space and which meets the Comprehensive Plan's open space goals.
- UCUC 17: In order to serve existing residents to the north and emerging residential neighborhoods, organize a services spine roughly along NE 50th Street. Include a wide variety of public, recreational, educational, community, and human services, plus churches, playfields, and other facilities. (See Figure 3.)
- UCUC 18: Employ a variety of strategies to increase open space, such as park acquisition through a major open space funding program, improvement of and better access to existing assets, and creation of small spaces with new development.
- UCUC 19: Encourage the establishment of a local open space fund that can be used to purchase and improve small parcels when the opportunity arises.

- UCUC 20: Place highest emphasis on open space and recreation facilities projects that will benefit the greatest number of people in areas that are least well served.
- UCUC 21: In the Southwest Quadrant (the area generally south of NE 45th Street and west of Roosevelt Avenue NE), make convenient pedestrian connections to nearby parks and the waterfront and seek to develop a small shoreline park on the Lake Union shoreline at the south end of 7th Avenue NE.
- UCUC 22: In Lower Brooklyn (the area generally south of NE 43rd Street between Roosevelt Avenue NE and the UW campus), provide open space for the large population including residents, workers, and students and strengthen physical connections to the waterfront and campus. Encourage better physical integration between the campus and the community.
- UCUC 23: In the University Gardens Core (the area generally between NE 50th Street, Brooklyn Avenue NE, NE 43rd Street, and 9th Avenue NE), create a connected network of open spaces integrated with development. Provide open space and recreation facilities for seniors.
- UCUC 24: In the Northern Tier (the low rise multi-family residential areas above NE 45th Street between 22nd Avenue NE and 15th Avenue NE and north of NE 50th Street and west of Brooklyn Avenue NE), seek to establish and enhance a central open space and community facility as part of the NE 50th Street Community Services Spine. (See policy UCUC 17 above).
- UCUC 25: In University Way-15th Avenue NE corridor between NE 55th Street and NE 41st Street, encourage the provision of more street-oriented public space through both public and private investment.
- UCUC 26: In the Ravenna Urban Village, seek to protect and enhance natural areas and features.
- Goal 6: A community that builds a unique physical identity on its historical and architectural resources, attractive streets, university campus, and special features.
- UCUC 27: Focus visual improvements on key streets, corridors, and gateways as identified in Figure 4, below.
- UCUC 28: Seek to preserve and enhance the following design characteristics within the community: Pedestrian orientation and visual interest to the pedestrian, high quality, human-scaled design details in larger buildings, streetscape continuity on commercial corridors, integration between the UW campus and the surrounding community, buildings with attractive open space and low rise multi-family development that fits with the design character of adjacent single family houses.

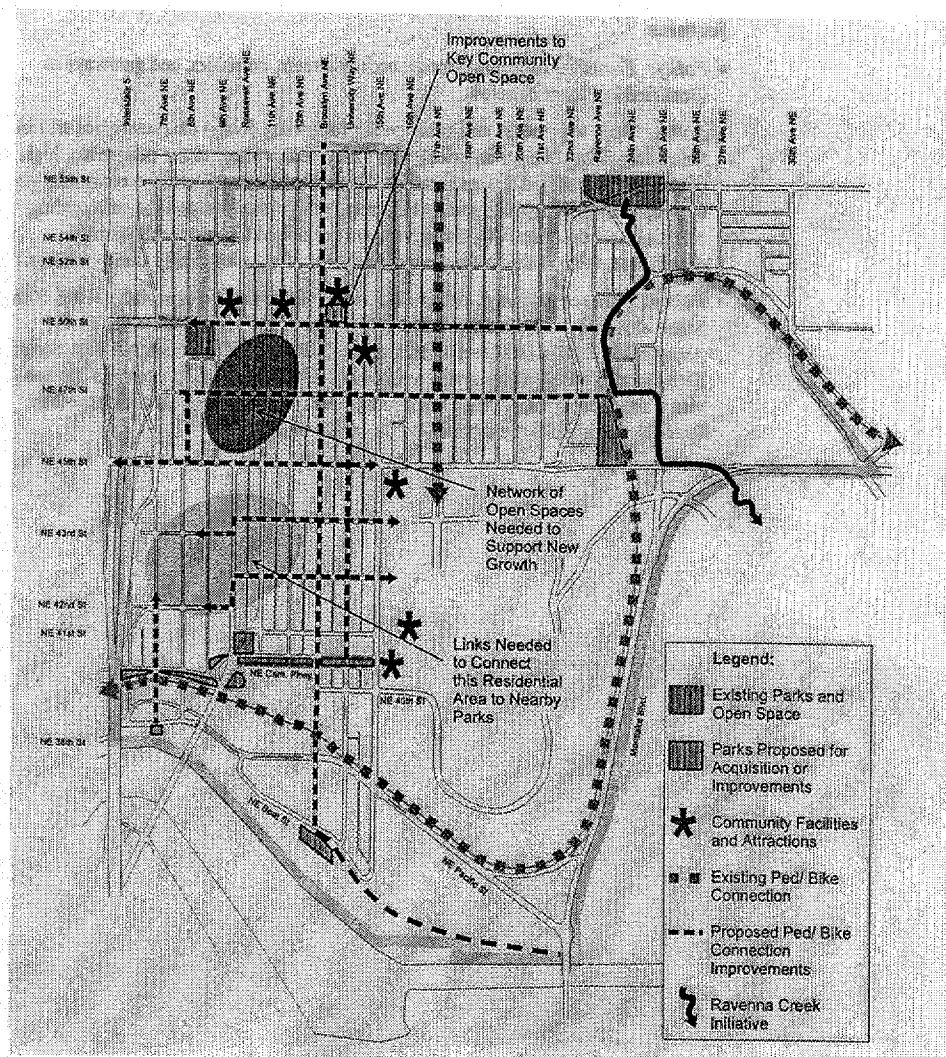


Figure 3.

- UCUC 29: Enhance gateways into the University Community, especially at NE 50th Street at Roosevelt Avenue NE, NE 50th Street at University Way NE, 11th Avenue NE at NE 41st Street, 25th Avenue NE at NE 55th Street, NE 45th Street at 25th Avenue NE, and Roosevelt Avenue at NE 42nd Street. "Gateways" means visual enhancements, such as improved landscaping, signage, artwork, or other features, that signify the entries into the community.
- Goal 7: An urban center that is home to the University of Washington; the region's foremost educational institution which is expanding to meet new challenges while enhancing the surrounding community.
- UCUC 30: Accommodate new university growth in a way that benefits the surrounding community.

UCUC 31: Work to connect and integrate the campus and the community visually and physically.

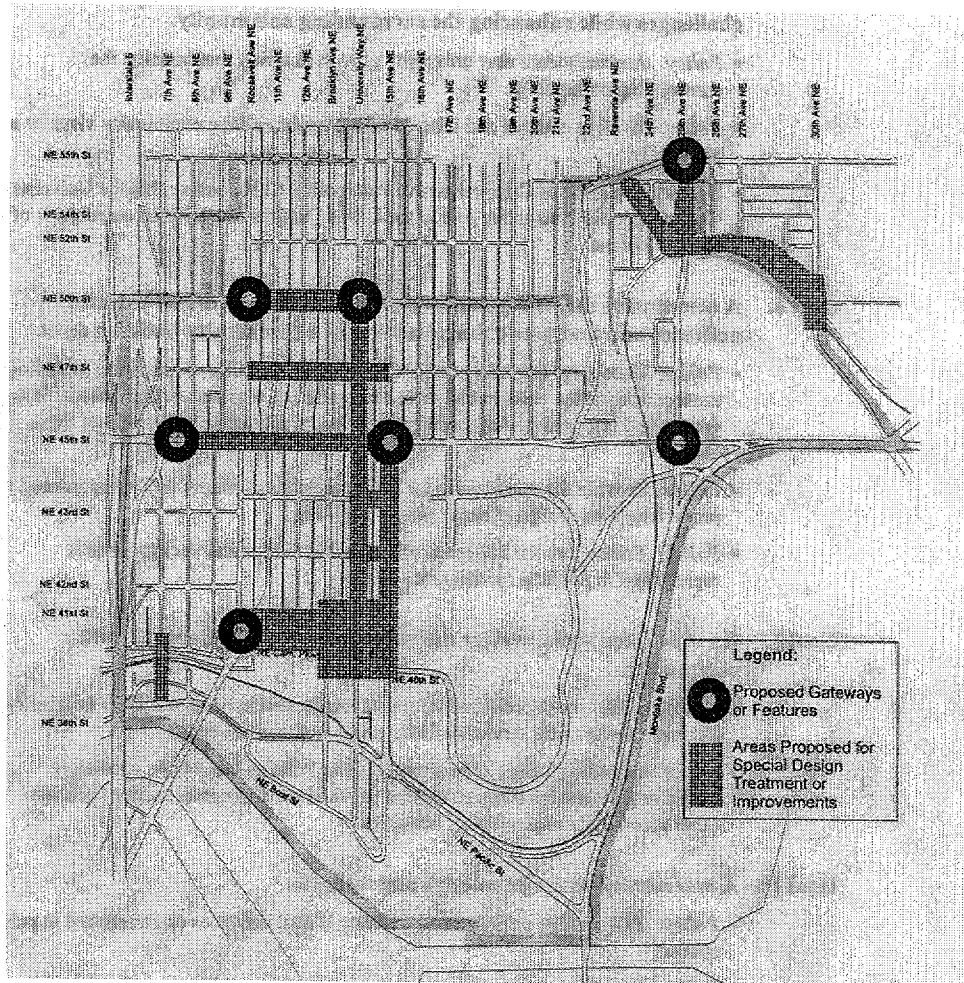


Figure 4.

UCUC 32: In pursuit of Comprehensive Plan Policy L130, ensure that the University Community plays an active role in the UW's Campus Master Plan on subjects of mutual interest.

Goal 8: A community in which public education resources are readily available.

UCUC 33: Pursue opportunities to work with Seattle Public School District #1 in locating a public school in the community, capitalizing on the area's excellent accessibility and proximity to the University of Washington.

UCUC 34: Work with Seattle Public School District #1 to ensure appropriate, equitable school resources are available in the community, including after-school activities and facilities.

Goal 9: A community that is regionally recognized for its arts and cultural activities and that uses cultural activities as a community building asset.

- UCUC 35: Encourage the local coordination of arts and cultural activities, including museums, theaters, commercial activities, galleries, classes, performance halls, arts groups and informal performance groups, for the mutual enhancement of those efforts.
- UCUC 36: Provide the opportunity for local public involvement in City-sponsored art projects and the design of major public facilities.
- UCUC 37: Ensure that the full range of cultural activities and backgrounds is represented in publicly-funded arts.
- Goal 10: An integrated social service delivery network that serves the entire community.
- UCUC 38: Foster the coordinated efforts of local social service providers to identify and meet the specific service delivery needs in the urban center.
- UCUC 39: As called for in Comprehensive Plan Policies HD 44-53, encourage effective partnerships between service providers and integrate these efforts into other community improvement activities.
- Goal 11: A community where people are and feel safe.
- UCUC 40: Place a high priority on controlling illegal activities on streets and in public spaces.
- UCUC 41: Encourage legitimate uses and a sense of ownership in parks and public spaces.
- UCUC 42: Support public safety through urban design.
- Goal 12: A community where the historic resources, natural elements, and other elements that add to the community's sense of history and unique character are conserved.
- UCUC 43: Seek to conserve the special historic and cultural resources in the University Community including significant structures on commercial corridors, registered landmarks, and significant public structures.
- UCUC 44: Identify and conserve areas of special design character, such as Greek Row and 17th Avenue NE boulevard.

### **Capital Facilities and Utilities**

The goals and policies of the capital facilities and utilities elements of the Comprehensive Plan express vision of the University Community Urban Center.

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

L19 Designate urban center villages within the Downtown, First Hill/Capitol Hill and University ~~District~~ Community urban centers as shown in Land Use Figures 2, 3 and 5. The boundaries and names used to identify these urban villages are provided for planning guidance and subject to change under future neighborhood plans. While the Seattle Center and Northgate centers are presently considered to be too small to be subdivided into center villages, this shall not preclude the designation of urban villages within those urban centers in future neighborhood planning processes. Goals and policies that are applicable to urban center villages also apply to the Seattle Center and Northgate urban centers. (Amended 11/96)

L21 Promote the balance of uses in each urban center or urban center village indicated by one of the following functional designations, assigned as follows:

| <b>Functional Designation</b>          | <b>Urban Center Village</b>                                      |
|----------------------------------------|------------------------------------------------------------------|
| 1. Primarily residential.              | Denny Regrade                                                    |
| 2. Mixed, with a residential emphasis. | Capitol Hill                                                     |
| 3. Mixed residential and employment.   | Pike/Pine                                                        |
| 4. Mixed, with an employment emphasis. | Westlake                                                         |
|                                        | Pioneer Square                                                   |
|                                        | International District                                           |
|                                        | First Hill                                                       |
|                                        | South Capitol Hill                                               |
|                                        | University District Northwest                                    |
|                                        | <del>University Village</del> <u>Ravenna</u>                     |
|                                        | Northgate*                                                       |
|                                        | Seattle Center*                                                  |
|                                        | Downtown Commercial Core                                         |
|                                        | <del>University Campus</del>                                     |
|                                        | * These urban centers are not divided into urban center villages |

(Amended 7/95, 7/96)

**ATTACHMENT 4**

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

Table 1

***Inventory for Facilities and Utilities Serving  
University District NW Urban Center Village***

| Facility Type             | Name                                                                                                             | Location                                                  | Capacity                                                                                                                           | Information Sources <sup>1</sup> /Comments                                                                                                                                             |
|---------------------------|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fire Station <sup>2</sup> | SFD 17                                                                                                           | 1050 NE 50th St.                                          | Engine Co., Ladder Co., Aid Unit,<br>Battalion                                                                                     | Seattle Fire Department                                                                                                                                                                |
|                           | SFD 38                                                                                                           | 5503 33rd Ave. NE                                         | Engine Co.                                                                                                                         |                                                                                                                                                                                        |
| Police Station            | North Precinct                                                                                                   | 10049 College Way N                                       | 32.5 sq. mi. service area, 1990<br>population 207,827                                                                              | Seattle Police Department<br>Patrol units are allocated around-the-<br>clock based on calls for service.<br>Location and size of facilities are not<br>critical to service provision.  |
| Schools <sup>3</sup>      | Green Lake Elementary                                                                                            | 2400 N 65th St.                                           | 230 students                                                                                                                       | Seattle Public Schools' 1995-1996<br>Choices, Seattle Public Schools, 1995<br>Seattle Public Schools database                                                                          |
|                           | Latona Elementary<br>Bryant Elementary<br>Laurelhurst Elementary<br>All 10 Middle Schools<br>All 10 High Schools | 401 NE 42nd Ave.<br>3311 NE 60th St.<br>4530 NE 46th Ave. | 276 students<br>483 students<br>299 students                                                                                       |                                                                                                                                                                                        |
| Library                   | University Branch                                                                                                | 5009 Roosevelt WY. NE                                     | 8,140 sq. ft.; 1990 population served<br>22,714 or .27 sq. ft/capita + .32 sq.<br>ft/capita in citywide facilities                 | Seattle Public Library Statistical<br>Report, EDL&A, December 1992                                                                                                                     |
| Parks <sup>4</sup>        | University Playground                                                                                            | NE 50th & 9th Ave. NE                                     | 2.8 ac: One softball field or one foot-<br>ball/soccer field, shelterhouse, play<br>area                                           | Open Spaces, Parks and Facilities<br>Inventory, Seattle Department of<br>Parks and Recreation, August 1989<br>Urban Villages Open Space Analyses,<br>Office of Management and Planning |
|                           | N. Passage Point Park                                                                                            | 6th NE & NE Northlake WY.                                 | 0.79 ac: Shorewall, landscaping,<br>picnic tables, paths                                                                           |                                                                                                                                                                                        |
|                           | 17th Ave. NE Center strip                                                                                        | NE 45th to Ravenna Blvd.                                  | 1.78 ac: Landscaping                                                                                                               |                                                                                                                                                                                        |
|                           | Christie Park                                                                                                    | NE 43rd & 9th Ave. NE                                     | 0.11 ac: Landscaping, benches                                                                                                      |                                                                                                                                                                                        |
|                           | Ravenna Blvd.<br>Cowen Park                                                                                      | E. Greenlake WY. to 20th NE<br>NE Ravenna & Brooklyn NE   | 29.3 ac (1.3 miles): Treed boulevard<br>8.4 ac: Lawn, wooded hillsides,<br>pathways, one softball field, play area<br>shelterhouse |                                                                                                                                                                                        |

<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 village boundary.

| Facility Type         | Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Capacity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Information Sources <sup>1</sup> /Comments                                                                                                        |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Other <sup>6</sup>    | University District P-patch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 8th Ave. NE & NE 40th St.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 55 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<br>This village is located in City Light's Northeast forecast area, which has a total capacity of 275 megawatts. |
| Water                 | This village is located in the Maple Leaf 420 and Green Lake/View Ridge 316 pressure zones.<br>The 420 zone is served via Cedar River Pipeline #2 and Maple Leaf Pipeline; storage is provided by the Maple Leaf Reservoir (NE Roosevelt Way & NE 82nd St.). In addition to the Cedar River Pipeline, main feeds include a 12-inch main in NE 55th St., and an 8-inch main in NE 45th St.<br>In the 316 zone, a 32-inch steel pipe in Roosevelt Way delivers water from the Green Lake Reservoir (14th Ave. NE & NE 73rd St.)<br><br>See Map for system locations | Maple Leaf Reservoir: 60 million gallons<br>Green Lake Reservoir: 50 million gallons<br><br>The distribution network was for the most part constructed in the early part of this century, with quite a number of pipes listed as having been constructed in 1907. The predominant material was cast iron.                                                                                                                                                                                                                                              | Seattle Water Department, October-November, 1996<br>In the 420 pressure zone, elevations range from 153-254 feet above sea level; static water pressure ranges from 72-116 pounds per square inch.<br>In the 316 pressure zone, elevations range from 19-227 feet above sea level; static water pressure ranges from 39-129 pounds per square inch.<br>5 Pressures are considered good over most of the area; if some places in the higher elevations of the zone are experiencing pressure problems, it may be possible to connect them to a higher adjacent zone. |                                                                                                                                                   |
| Drainage & Wastewater | The majority of this village is served by a Partially Separated system except for a small portion in the north served by a Combined system.<br><br>See Map for system locations.                                                                                                                                                                                                                                                                                                                                                                                  | 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.<br>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.<br>Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) may enhance system capacity. | Seattle Drainage and Wastewater Utility, November 1996<br><br>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.<br><br>Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.                                                                 |                                                                                                                                                   |

<sup>5</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.

Expected 6-yr. HH Growth: 451  
 Expected 20-yr. HH Growth: 1,630  
 Land Area: 292 Acres

**Table 2**  
**Capital Facilities and Utilities Analysis**  
**University District NW Urban Center Village**

| Facility Type | Facilities needed to accommodate:                                                                                 |                                                                                                        | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | 6-year growth <sup>6</sup>                                                                                        | 20-year growth                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Fire          | None                                                                                                              | None                                                                                                   | Fire Station #17, the closest to this urban village, has an average response time of 3.91 minutes for emergency medical calls and 4.67 minutes for fire calls. Response times for this station meet industry standards. Fire Station #38 has an average response time of 4.54 minutes for emergency medical calls and 5.38 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Police        | None                                                                                                              | Additional precinct space may be required.                                                             | In 1998 the Police Department will conduct a Police Precinct Planning Study intended to address the impacts of the shifting emphasis toward community policing techniques on the need for and nature of precinct-related facilities. The project will also contain an operational plan for precinct-based operations and a facilities plan for supporting those operations. Different facility requirements may be identified and planned for as a result of this study.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Schools       | School facility expansions or improvements are not expected to be required as a result of growth in this village. |                                                                                                        | Seattle School District goals 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. Facilities are planned based on where growth is expected in the school age population. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere.<br>Phase One of the School District's Building Excellence program includes projects at the following neighborhood schools:<br><ul style="list-style-type: none"> <li>• Bryant: Partial demolition, historic renovation, new addition</li> <li>• Latona: Partial demolition, historic renovation, new addition</li> </ul> Phase Two of the program calls for:<br><ul style="list-style-type: none"> <li>• Greenlake: Lunchroom/auditorium addition</li> <li>• Laurelhurst: Partial demolition, modernization, new addition</li> <li>• Marshall: Partial demolition, historic renovation, new addition</li> </ul> Voters have not yet approved funds for Phase Two. |
| Electricity   | None                                                                                                              | North Substation rebuild will replace two old transformers, increasing capacity in this forecast area. | Electrical demand from this village is estimated to increase by 1.8 annual average megawatts and 3.4 megawatts in a peak hour in 6 years.<br>This village is located in City Light's Northeast forecast area. In 6 years, capacity in this forecast area will be 275 megawatts, and demand is expected to be 259 megawatts. In 20 years, capacity in this forecast area will be 319 megawatts, and demand is expected to be 301 megawatts. In both years, capacity is more than adequate to meet demand.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

<sup>6</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>6</sup>                            | 20-year growth |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Water                   | None                                                  | None           | <p>Current peak day demand estimate: 9.0 million gallons per day (mgd) for the entire University District urban center. Peak day demand estimate in 6 yrs: 9.8 mgd or 9% increase. Peak day demand estimate in 20 years: 10.8 mgd or 21% 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.</p> <p>Potential future improvements: The high density neighborhoods north of the UW campus may need additional east-west flow capacity, via a new main in NE 47th St.; this could form part of a gradual renewal of this aging system, at a preliminary cost of \$1.2 million.</p> <p>The Water Department recommends that considering the concentrated activity in this part of Seattle, a computer-assisted network analysis of the distribution network, with supporting field work as necessary, would be appropriate.</p> |
| Drainage and Wastewater | No new facilities are expected 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.</p> <p>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.</p>                                                                                                           |

**Table 3**  
**Transportation Analysis<sup>7</sup> for**  
**University District NW Urban Center Village**

| Screenline Location  | Arterials          | Arterial Class | Direction  | V/C Ratio |      |
|----------------------|--------------------|----------------|------------|-----------|------|
|                      |                    |                |            | 1990      | 2010 |
| South of NE 45th St. | 7th Ave. NE        | Minor          | Northbound | 0.7       | 0.8  |
|                      | Roosevelt Ave. NE  | Principal      | Southbound | 0.5       | 0.6  |
|                      | 11th Ave. NE       | Principal      |            |           |      |
|                      | Brooklyn Ave. NE   | Collector      |            |           |      |
|                      | University Ave. NE | Collector      |            |           |      |
| East of 15th Ave. NE | 15th Ave. NE       | Principal      |            |           |      |
|                      | 25th Ave. NE       | Principal      |            |           |      |
|                      | Montlake Blvd. NE  | Principal      |            |           |      |
|                      | NE 45th St.        | Principal      | Eastbound  | 0.6       | 0.6  |
|                      | NE 47th St.        | Collector      | Westbound  | 0.7       | 0.8  |
| East of I-5          | NE 50th St.        | Collector      |            |           |      |
|                      | NE Pacific St.     | Principal      | Eastbound  | 0.6       | 0.6  |
|                      | NE 40th St.        | Minor          | Westbound  | 0.7       | 0.8  |
|                      | NE 42nd St.        | Principal      |            |           |      |
|                      | NE 45th St.        | Principal      |            |           |      |
|                      | NE 50th St.        | Principal      |            |           |      |
|                      | NE 55th St.        | Local          |            |           |      |
| Ship Canal           | NE Ravenna Blvd.   | Minor          |            |           |      |
|                      | University Bridge  | Principal      | Northbound | 1.0       | 1.1  |
|                      | Montlake Bridge    | Principal      | Southbound | 0.9       | 1.1  |

<sup>7</sup> Except as noted in the discussion, 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).

Traffic volumes were forecasted for the arterial streets in the center. Next, volumes were summed for all arterials crossing a "screenline," or an imaginary line that intersects the streets traveling through the area. The sum of volumes was compared to the sum of the capacities of arterials crossing the screenline, creating a volume-to-capacity (V/C) ratio. The V/C ratio across a screenline is an indicator of congestion. This method of measurement takes into account that drivers may make choices within an urban center among arterial streets and alternative modes.

The table above shows existing screenline V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for four screenlines in the University District Urban Center. 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 use of screenlines allows flexibility in selecting improvement measures and locations within the urban center. The capacity of a street or screenline is not a fixed number of vehicles that can never be exceeded. Rather, it is a relative measure of traffic flow.

Arterial screenlines 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:** *The Ship Canal screenline has a V/C ratio near 1.0 northbound, and 0.9 southbound.* This screenline includes the University and Montlake Bridges -- the only arterial crossings between the University District and Central Seattle. The Montlake Bridge also provides access to SR 520 and the Evergreen Point Bridge across Lake Washington.

*The other screenlines have V/C ratios below 0.8.*

**Future conditions:** *The projected V/C ratio on the Ship Canal screenline increases to above 1.0 both northbound and southbound.* This screenline has been adopted in the Comprehensive Plan as one of the screenlines the City uses to assess concurrency. The maximum V/C ratio under the adopted level of service standards is 1.2. Projections indicate that the V/C ratio will remain below the level of service standard.

Table 1

# Inventory for Facilities and Utilities Serving Ravenna Urban Center Village

| Facility Type             | Name                   | Location                                                                      | Capacity                                                                                                                                           | Information Sources/Comments                                                                                                                                                   |
|---------------------------|------------------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fire Station <sup>9</sup> | SFD 17                 | 1050 NE 50th St.                                                              | Engine Co., Ladder Co., Aid Unit, Battalion                                                                                                        | Seattle Fire Department                                                                                                                                                        |
|                           | SFD 38                 | 5503 33rd Ave. NE                                                             | Engine Co.                                                                                                                                         |                                                                                                                                                                                |
| Police Station            | North Precinct         | 10049 College Way N.                                                          | 32.5 sq. mi. service area, 1990 population 207,827                                                                                                 | Seattle Police Department<br>Patrol units are allocated around-the-clock based on calls for service.<br>Location and size of facilities are not critical to service provision. |
| Schools <sup>10</sup>     | Green Lake Elementary  | 2400 N. 65th St.                                                              | 230 students                                                                                                                                       | Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995<br>Seattle Public Schools database                                                                     |
|                           | Latona Elementary      | 401 NE 42nd Ave.                                                              | 276 students                                                                                                                                       |                                                                                                                                                                                |
| Library                   | Bryant Elementary      | 3311 NE 60th St.                                                              | 483 students                                                                                                                                       | Seattle Public Library Statistical Report, EDL&A, December 1992                                                                                                                |
|                           | Laurelhurst Elementary | 4530 NE 46th Ave.                                                             | 299 students                                                                                                                                       |                                                                                                                                                                                |
| Parks <sup>11</sup>       | All 10 Middle Schools  |                                                                               |                                                                                                                                                    | Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989.<br>Urban Villages Open Space Analyses, Office of Management and Planning |
|                           | All 10 High Schools    |                                                                               |                                                                                                                                                    |                                                                                                                                                                                |
| University Branch         | University Branch      | 5009 Roosevelt WY. NE                                                         | 8,140 sq. ft; 1990 population served 22,714 or .27 sq. ft/capita + .32 sq. ft/capita in citywide facilities                                        | Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989.<br>Urban Villages Open Space Analyses, Office of Management and Planning |
|                           | Northeast Branch       | 6801 35th Ave. NE                                                             | 7,042 sq. ft; 1990 pop served 37,787 or .19 sq. ft/capita + .32 sq. ft/capita in citywide facilities                                               |                                                                                                                                                                                |
| Ravenna Blvd.             | Ravenna Blvd.          | E. Greenlake WY. to 20th NE                                                   | 29.3 ac (1.3 miles): Tree-lined boulevard                                                                                                          | Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989.<br>Urban Villages Open Space Analyses, Office of Management and Planning |
|                           | Burke-Gilman Trail     | Former Burlington Northern R-O-W, from 8th Ave. NW in Ballard to NE 145th St. | over 50 acres: Biking and hiking trail                                                                                                             |                                                                                                                                                                                |
| Ravenna Park              | Ravenna Park           | 20th Ave. NE & NE 58th St.                                                    | 52.7 ac: 5 Tennis courts, shelterhouse, picnic areas, wading pool, one softball field, one football/soccer field, wooded ravine, paths, play area. | Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989.<br>Urban Villages Open Space Analyses, Office of Management and Planning |
|                           |                        |                                                                               |                                                                                                                                                    |                                                                                                                                                                                |

<sup>8</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>9</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>10</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>11</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/Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Other <sup>6</sup>    | University District P-patch                                                                                                                                                                                                                                                                | 8th Ave. NE & NE 40th St.<br>Ravenna Place @ 52nd NE<br>P Patch | 55 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<br>This village is located in City Light's Northeast forecast area, which has a total capacity of 275 megawatts.                                                                                                                                                                                                                                                                                                                                                   |
| Water                 | This village is located in the Green Lake/View Ridge 316 pressure zones.<br>A 32-inch steel pipe in Roosevelt Way delivers water from the Green Lake Reservoir (14th Ave. NE & NE 73rd St.); this leads to a 20-inch main in NE 55th and 54th streets.<br><br>See Map for system locations |                                                                 | Green Lake Reservoir: 50 million gallons<br><br>The distribution network was for the most part constructed in the early part of this century, with quite a number of pipes listed as having been constructed in 1907. The predominant material was cast iron.                                                                                                                                                                                                                                                                                                                                | Seattle Water Department, October-November, 1996<br><br>In the 316 pressure zone, elevations range from 19-227 feet above sea level; static water pressure ranges from 39-129 pounds per square inch. 12 Pressures are considered good over most of the area.                                                                                                                                                                                                                                       |
| Drainage & Wastewater | The eastern two-thirds of the village is served by a Partially Separated system; the western one-third is served by a Combined system.<br><br>See Map for system locations.                                                                                                                |                                                                 | 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.<br><br>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.<br><br>Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) are performed as needed which may enhance system capacity. | Seattle Drainage and Wastewater Utility, November 1996<br><br>Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.<br><br>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. |

<sup>12</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.

Expected 6-yr. HH Growth: 133  
 Expected 20-yr. HH Growth: 480  
 Land Area: 122 Acres

**Table 2**  
**Capital Facilities and Utilities Analysis**  
**Ravenna Urban Center Village**

| Facility Type | Facilities needed to accommodate:                                                                                 |                                                                                                        | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | 6-year growth <sup>13</sup>                                                                                       | 20-year growth                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Fire          | None                                                                                                              | None                                                                                                   | Fire Station #38, the closest to this urban village, has an average response time of 4.54 minutes for emergency medical calls and 5.38 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergencies. While the average response time for less response time for first response to fire emergencies. While the average response time for fire calls for this station is higher than industry standard, the fire station is located within a few blocks of the village's boundary. Response times to calls within the village should be well below the station average.                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Police        | None                                                                                                              | Additional precinct space may be required.                                                             | Fire Station #17 has an average response time of 3.91 minutes for emergency medical calls and 4.67 minutes for fire calls. Response times for this station meet industry standards.<br><br>In 1998 the Police Department will conduct a Police Precinct Planning Study intended to address the impacts of the shifting emphasis toward community policing techniques on the need for and nature of precinct-related facilities. The project will also contain an operational plan for precinct-based operations and a facilities plan for supporting those operations. Different facility requirements may be identified and planned for as a result of this study.                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Schools       | School facility expansions or improvements are not expected to be required as a result of growth in this village. |                                                                                                        | Seattle School District goals 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. Facilities are planned based on where growth is expected in the school age population. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere.<br><br>Phase One of the School District's Building Excellence program includes projects at the following neighborhood schools:<br><ul style="list-style-type: none"> <li>• Bryant: Partial demolition, historic renovation, new addition</li> <li>• Latona: Partial demolition, historic renovation, new addition</li> </ul> Phase Two of the program calls for:<br><ul style="list-style-type: none"> <li>• Greenlake: Lunchroom/auditorium addition</li> <li>• Laurelhurst: Partial demolition, modernization, new addition</li> <li>• Marshall: Partial demolition, historic renovation, new addition</li> </ul> Voters have not yet approved funds for Phase Two. |
| Electricity   | None                                                                                                              | North Substation rebuild will replace two old transformers, increasing capacity in this forecast area. | Electrical demand from this village is estimated to increase by 0.4 annual average megawatts and 0.8 megawatts in a peak hour in 6 years.<br><br>This village is located in City Light's Northeast forecast area. In 6 years, capacity in this forecast area will be 275 megawatts, and demand is expected to be 259 megawatts. In 20 years, capacity in this forecast area will be 319 megawatts, and demand is expected to be 301 megawatts. In both years, capacity is more than adequate to meet demand.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

<sup>13</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>13</sup>                           | 20-year growth |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Water                   | None                                                  | None           | <p>Current peak day demand estimate: 9.0 million gallons per day (mgd) for the entire University District urban center. Peak day demand estimate in 6 yrs: 9.8 mgd or 9% increase. Peak day demand estimate in 20 years: 10.8 mgd or 21% 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.</p> <p>The Water Department recommends that considering the concentrated activity in this part Seattle, a computer-assisted network analysis of the distribution network, with supporting field work as necessary, would be appropriate.</p> <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>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.</p> <p>For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity.</p> |
| Drainage and Wastewater | No new facilities are expected because of new growth. |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

**Table 3**  
**Transportation Analysis<sup>14</sup> for**  
**Ravenna Urban Center Village**

| Screenline Location  | Arterials          | Arterial Class | Direction  | V/C Ratio |      |
|----------------------|--------------------|----------------|------------|-----------|------|
|                      |                    |                |            | 1990      | 2010 |
| South of NE 45th St. | 7th Ave. NE        | Minor          | Northbound | 0.7       | 0.8  |
|                      | Roosevelt Ave. NE  | Principal      | Southbound | 0.5       | 0.6  |
|                      | 11th Ave. NE       | Principal      |            |           |      |
|                      | Brooklyn Ave. NE   | Collector      |            |           |      |
|                      | University Ave. NE | Collector      |            |           |      |
|                      | 15th Ave. NE       | Principal      |            |           |      |
| East of 15th Ave. NE | 25th Ave. NE       | Principal      |            |           |      |
|                      | Montlake Blvd. NE  | Principal      |            |           |      |
|                      | NE 45th St.        | Principal      | Eastbound  | 0.6       | 0.6  |
|                      | NE 47th St.        | Collector      | Westbound  | 0.7       | 0.8  |
|                      | NE 50th St.        | Collector      |            |           |      |
|                      | NE Pacific St.     | Principal      |            |           |      |
| East of I-5          | NE 40th St.        | Minor          | Eastbound  | 0.6       | 0.6  |
|                      | NE 42nd St.        | Principal      | Westbound  | 0.7       | 0.8  |
|                      | NE 45th St.        | Principal      |            |           |      |
|                      | NE 50th St.        | Principal      |            |           |      |
|                      | NE 55th St.        | Local          |            |           |      |
|                      | NE Ravenna Blvd.   | Minor          |            |           |      |
| Ship Canal           | University Bridge  | Principal      | Northbound | 1.0       | 1.1  |
|                      | Montlake Bridge    | Principal      | Southbound | 0.9       | 1.1  |

<sup>14</sup> Except as noted in the discussion, 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).

Traffic volumes were forecasted for the arterial streets in the center. Next, volumes were summed for all arterials crossing a "screenline," or an imaginary line that intersects the streets traveling through the area. The sum of volumes was compared to the sum of the capacities of arterials crossing the screenline, creating a volume-to-capacity (V/C) ratio. The V/C ratio across a screenline is an indicator of congestion. This method of measurement takes into account that drivers may make choices within an urban center among arterial streets and alternative modes.

The table above shows existing screenline V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for four screenlines in the University District Urban Center. 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 use of screenlines allows flexibility in selecting improvement measures and locations within the urban center. The capacity of a street or screenline is not a fixed number of vehicles that can never be exceeded. Rather, it is a relative measure of traffic flow.

Arterial screenlines 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:** *The Ship Canal screenline has a V/C ratio near 1.0 northbound, and 0.9 southbound.* This screenline includes the University and Montlake Bridges -- the only arterial crossings between the University District and Central Seattle. The Montlake Bridge also provides access to SR 520 and the Evergreen Point Bridge across Lake Washington.

*The other screenlines have V/C ratios below 0.8.*

**Future conditions:** *The projected V/C ratio on the Ship Canal screenline increases to above 1.0 both northbound and southbound.* This screenline has been adopted in the Comprehensive Plan as one of the screenlines the City uses to assess concurrency. The maximum V/C ratio under the adopted level of service standards is 1.2. Projections indicate that the V/C ratio will remain below the level of service standard.

**Table 1**  
***Inventory for Facilities and Utilities Serving***  
**University Campus**

| Facility Type              | Name                                                                   | Location                                                                                | Capacity                                                                                                    | Information Sources <sup>15</sup> /Comments                                                                                                                                    |
|----------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fire Station <sup>16</sup> | SFD 17                                                                 | 1050 NE 50th St.                                                                        | #17 Engine Co., Ladder Co., Aid Unit, Battalion                                                             | Seattle Fire Department                                                                                                                                                        |
|                            | SFD 38                                                                 | 5503 33rd Av. NE                                                                        | #38 Engine Co.                                                                                              |                                                                                                                                                                                |
| Police Station             | North Precinct                                                         | 10049 College Way N.                                                                    | 32.5 sq. mi. service area, 1990 population 207,827                                                          | Seattle Police Department<br>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>17</sup>      | Green Lake Elementary                                                  | 2400 N. 65th St.                                                                        | 230 students                                                                                                | Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995<br>Seattle Public Schools database                                                                     |
|                            | Latona Elementary                                                      | 401 NE 42nd Ave.                                                                        | 276 students                                                                                                |                                                                                                                                                                                |
|                            | Bryant Elementary                                                      | 3311 NE 60th St.                                                                        | 483 students                                                                                                |                                                                                                                                                                                |
|                            | Laurelhurst Elementary<br>All 10 Middle Schools<br>All 10 High Schools | 4530 NE 46th Ave.                                                                       | 299 students                                                                                                |                                                                                                                                                                                |
| Library                    | University Branch                                                      | 5009 Roosevelt WY. NE                                                                   | 8,140 sq. ft; 1990 population served 22,714 or .27 sq. ft/capita + .32 sq. ft/capita in citywide facilities | Seattle Public Library Statistical Report, EDL&A, December 1992                                                                                                                |
|                            | University of Washington Library system                                | University of Washington                                                                |                                                                                                             |                                                                                                                                                                                |
| Parks <sup>18</sup>        | N. Passage Point Park                                                  | 6th NE & NE Northlake WY.                                                               | 0.79 ac: Shorewall, landscaping, picnic tables, paths                                                       | Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989.<br>Urban Villages Open Space Analyses, Office of Management and Planning |
|                            | 17th Av. NE Center strip                                               | NE 45th to Ravenna Blvd.                                                                | 1.78 ac: Landscaping                                                                                        |                                                                                                                                                                                |
|                            | Burke-Gilman Trail                                                     | Former Burlington Northern R-O-W in NE Seattle, from 8th Ave. NW in Ballard to NE 145th | over 50 acres: Biking and hiking trail                                                                      |                                                                                                                                                                                |
| Other <sup>7</sup>         | University District P-patch                                            | 8th Ave. NE & NE 40th St.                                                               | 55 plots                                                                                                    | P-Patch Program, Seattle Department of Housing and Human Services                                                                                                              |

<sup>15</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>16</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>17</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>18</sup> Parks and Other Resources shown are inside the village or within 1/8 mile of the village boundary.

| Facility Type         | Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Location                                                                                                                                                                                                                                                                                                                                          | Capacity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Information Sources <sup>15</sup> /Comments                                                                                                                                                                                                                                                                                                           |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Electrical power      | University Substation University Unit at 713 NE Northlake Pl.; also.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 409 NE Pacific Place<br>Two industrial substations on the UW Campus                                                                                                                                                                                                                                                                               | 188 Megawatts<br>Capacity unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Seattle City Light, October 1996. This village is located in City Light's Northeast forecast area, which has a total capacity of 275 megawatts.                                                                                                                                                                                                       |
| Water                 | Except for a small area in its northwest corner, this village is located in the Green Lake/View Ridge 316 pressure zones. The northwest corner is in the Maple Leaf 420 pressure zone. In the 316 zone, a 32-inch steel pipe in Roosevelt Way delivers water from the Green Lake Reservoir (14th Av. NE & NE 73rd St.)<br>The 420 zone is served via Cedar River Pipeline #2 and Maple Leaf Pipeline; storage is provided by the Maple Leaf Reservoir (NE Roosevelt Way & NE 82nd St.). In addition to the Cedar River Pipeline, main feeds include a 12-inch main in NE 55th St., and an 8-inch main in NE 45th St.<br>See Map for system locations | Green Lake Reservoir: 50 million gallons<br>Maple Leaf Reservoir: 60 million gallons<br><br>The distribution network in the University District Urban Center was for the most part constructed in the early part of this century, with quite a number of pipes listed as having been constructed in 1907. The predominant material was cast iron. | Seattle Water Department, October-November, 1996<br>In the 316 pressure zone, elevations range from 19-227 feet above sea level; static water pressure ranges from 39-129 pounds per square inch. In the 420 pressure zone, elevations range from 153-254 feet above sea level; static water pressure ranges from 72-116 pounds per square inch. 19 Pressures are considered good over most of the area; if some places in the higher elevations of the zone are experiencing pressure problems, it may be possible to connect them to a higher adjacent zone. |                                                                                                                                                                                                                                                                                                                                                       |
| Drainage & Wastewater | This village is served by a Partially Separated system.<br>See Map for system locations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                   | 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. Occasionally, sewer rehabilitation projects which are part of the Capital Improvement Program are performed in these areas as needed which may in some instances have the added benefit of enhancing the system capacity.                                                                                                   | Seattle Drainage and Wastewater Utility, November 1996<br><br>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. |

<sup>15</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.

Expected 6-yr. HH Growth: 0  
 Expected 20-yr. HH Growth: 0  
 Land Area: 359 Acres

**Table 2**  
**Capital Facilities and Utilities Analysis**  
**University Campus**

| Facility Type | Facilities needed to accommodate:                                                                                 |                                            | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | 6-year growth <sup>20</sup>                                                                                       | 20-year growth                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Fire          | None                                                                                                              | None                                       | Fire Station #17, the closest to this urban village, has an average response time of 3.91 minutes for emergency medical calls and 4.67 minutes for fire calls. Response times for this station meet industry standards. Fire Station #38 has an average response time of 4.54 minutes for emergency medical calls and 5.38 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergencies. The University of Washington maintains an emergency response team, as well.                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Police        | None                                                                                                              | Additional precinct space may be required. | In 1997 the Police Department will conduct a Police Precinct Planning Study intended to address the impacts of the shifting emphasis toward community policing techniques on the need for and nature of precinct-related facilities. The project will also contain an operational plan for precinct-based operations and a facilities plan for supporting those operations. Different facility requirements may be identified and planned for as a result of this study.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Schools       | School facility expansions or improvements are not expected to be required as a result of growth in this village. |                                            | Seattle School District goals 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. Facilities are planned based on where growth is expected in the school age population. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere.<br>Phase One of the School District's Building Excellence program includes projects at the following neighborhood schools:<br>• Bryant: Partial demolition, historic renovation, new addition<br>• Latona: Partial demolition, historic renovation, new addition<br>Phase Two of the program calls for:<br>• Greenlake: Lunchroom/auditorium addition<br>• Laurelhurst: Partial demolition, modernization, new addition<br>• Marshall: Partial demolition, historic renovation, new addition<br>Voters have not yet approved funds for Phase Two. |

<sup>20</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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Electricity             | 6-year growth                                         | 20-year growth                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                         | None                                                  | North Substation rebuild will replace two old transformers, increasing capacity in this forecast area. | <p>Electrical demand from this village is estimated to increase by 2.0 annual average megawatts and 3.8 megawatts in a peak hour in 6 years.</p> <p>This village is located in City Light's Northeast forecast area. In 6 years, capacity in this forecast area will be 275 megawatts, and demand is expected to be 259 megawatts. In 20 years, capacity in this forecast area will be 319 megawatts, and demand is expected to be 301 megawatts. In both years, capacity is more than adequate to meet demand.</p> <p>Replacement of one third of the distribution breakers in 1996 and the remaining in 1997 and 1998 is scheduled for the University Substation. The substation will be worked on in 1997 to accommodate UW electrical system expansion. Both industrial substations on the UW campus are scheduled for major work in 1997, such as installation of a new transformer.</p>                             |
| Water                   | None                                                  | None                                                                                                   | <p>Current peak day demand estimate: 9.0 million gallons per day (mgd) for the entire University District urban center. Peak day demand estimate in 6 yrs: 9.8 mgd or 9% increase. Peak day demand estimate in 20 years: 10.8 mgd or 21% 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.</p> <p>Currently, there is one CIP project in this area: replacement of about 1300 ft. of main in NE Boat St. between Brooklyn and 15th Av. NE</p> <p>Potential future improvements: The Water Department recommends that considering the concentrated activity in this part Seattle, a computer-assisted network analysis of the distribution network, with supporting field work as necessary, would be appropriate.</p> |
| Drainage and Wastewater | No new facilities are expected 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. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p>                                                                                              |

**Table 3**  
**Transportation Analysis<sup>21</sup> for**  
**University Campus**

| Screenline Location  | Arterials          | Arterial Class | Direction  | V/C Ratio |      |
|----------------------|--------------------|----------------|------------|-----------|------|
|                      |                    |                |            | 1990      | 2010 |
| South of NE 45th St. | 7th Ave. NE        | Minor          | Northbound | 0.7       | 0.8  |
|                      | Roosevelt Ave. NE  | Principal      | Southbound | 0.5       | 0.6  |
|                      | 11th Ave. NE       | Principal      |            |           |      |
|                      | Brooklyn Ave. NE   | Collector      |            |           |      |
|                      | University Ave. NE | Collector      |            |           |      |
|                      | 15th Ave. NE       | Principal      |            |           |      |
|                      | 25th Ave. NE       | Principal      |            |           |      |
| East of 15th Ave. NE | Montlake Blvd. NE  | Principal      |            |           |      |
|                      | NE 45th St.        | Principal      | Eastbound  | 0.6       | 0.6  |
|                      | NE 47th St.        | Collector      | Westbound  | 0.7       | 0.8  |
|                      | NE 50th St.        | Collector      |            |           |      |
| East of I-5          | NE Pacific St.     | Principal      |            |           |      |
|                      | NE 40th St.        | Minor          |            |           |      |
|                      | NE 42nd St.        | Principal      |            |           |      |
|                      | NE 45th St.        | Principal      |            |           |      |
|                      | NE 50th St.        | Principal      |            |           |      |
|                      | NE 55th St.        | Local          |            |           |      |
| Ship Canal           | NE Ravenna Blvd.   | Minor          |            |           |      |
|                      | University Bridge  | Principal      | Northbound | 1.0       | 1.1  |
|                      | Montlake Bridge    | Principal      | Southbound | 0.9       | 1.1  |

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Traffic volumes were forecasted for the arterial streets in the center. Next, volumes were summed for all arterials crossing a "screenline," or an imaginary line that intersects the streets traveling through the area. The sum of volumes was compared to the sum of the capacities of arterials crossing the screenline, creating a volume-to-capacity (V/C) ratio. The V/C ratio across a screenline is an indicator of congestion. This method of measurement takes into account that drivers may make choices within an urban center among arterial streets and alternative modes.

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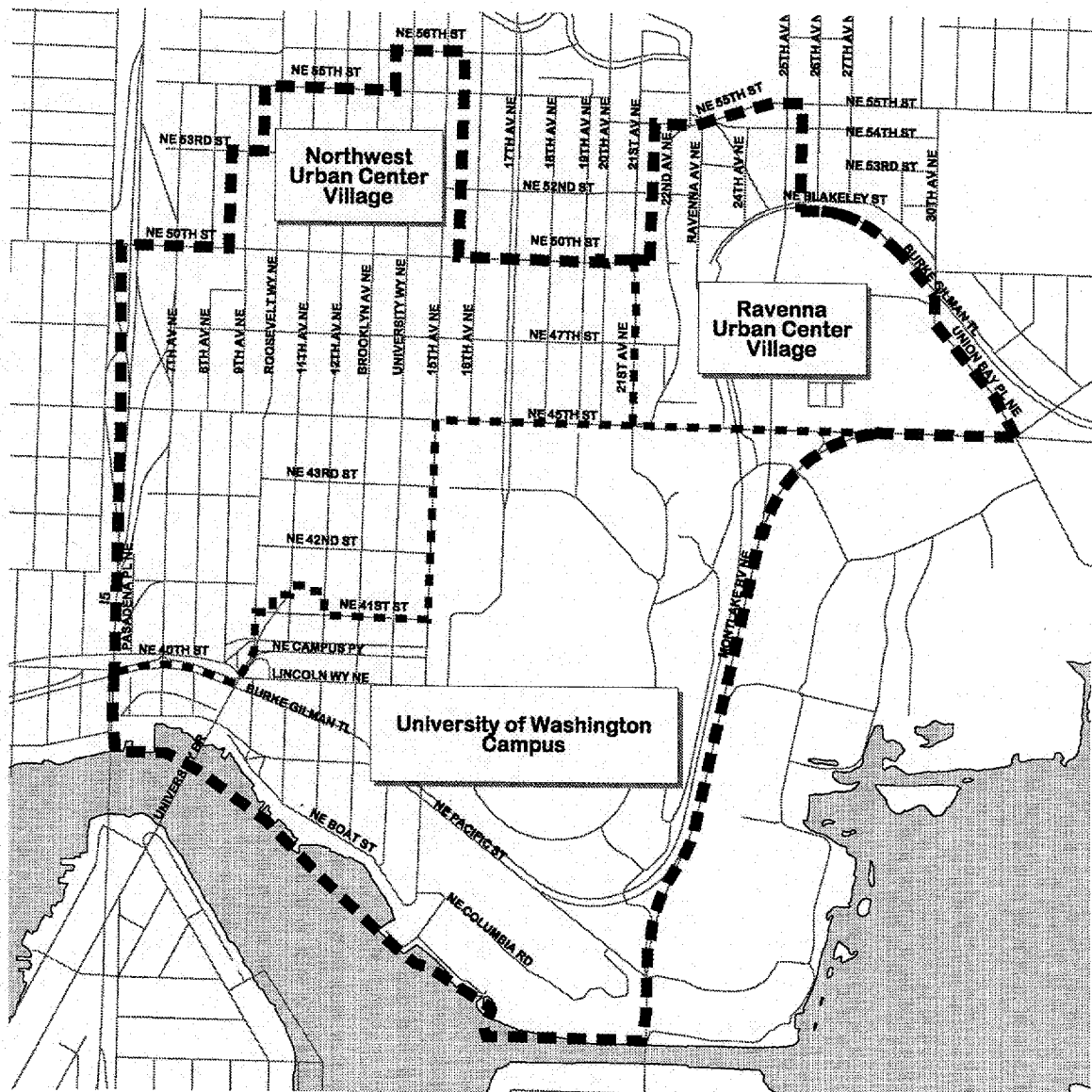
**ATTACHMENT 5**

**COMPREHENSIVE PLAN MAP AMENDMENTS:**

**LAND USE FIGURE 5**

## Land Use Figure 5

### University Community Urban Center



**ATTACHMENT 6**

**COMPREHENSIVE PLAN LAND USE APPENDIX 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 |
| Urban Centers & Center Villages   |                    |                 |                            |                                                |                        |                   |                              |                                                 |                        |
| Downtown Urban Center Total       | 945                | 7421            | 7.9                        | NA <sup>1</sup>                                | 23.4                   | 165119            | 175                          | NA <sup>1</sup>                                 | 241                    |
| 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                   | 9113              | 64                           | 4800 <sup>2</sup>                               | 98                     |
| International District Village    | 169                | 1604            | 9.5                        | 1300                                           | 17.2                   | 4474              | 26                           | 2800                                            | 43                     |
| First Hill/Cap. Hill Center Total | 912                | 21673           | 23.8                       | NA <sup>1</sup>                                | 30.0                   | 33393             | 37                           | NA <sup>1</sup>                                 | 50                     |
| First Hill Village                | 225                | 5896            | 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                     |
| Univ. Dist. Urban Center Total    | 770                | 11611           | 15.0                       | NA <sup>1</sup>                                | 17.8                   | 31427             | 41                           | NA <sup>1</sup>                                 | 52                     |
| University Dist. NVV Village      | 289                | 4324            | 14.9                       | 1630 <sup>3</sup>                              | 20.5                   | 8625              | 30                           | 3000 <sup>3</sup>                               | 40                     |
| Ravenna Village                   | 122                | 973             | 8.0                        | 480 <sup>3</sup>                               | 12.0                   | 1580              | 13                           | 700 <sup>3</sup>                                | 19                     |
| University Campus                 | 359                | 6313            | 17.6                       | 0 <sup>3</sup>                                 | 17.6                   | 21222             | 59                           | 4800 <sup>3</sup>                               | 72                     |

## 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 |
| Northgate Urb. Center Total             | 410                | 3291            | 8.0                        | NA <sup>1</sup>                                | 15.3                   | 11366             | 28                           | NA <sup>1</sup>                                 | 50                     |
| Sea. Center Urb. Center Total           | 297                | 3138            | 10.6                       | NA <sup>1</sup>                                | 15.0                   | 19,000            | 64                           | NA <sup>1</sup>                                 | 75                     |
| Hub Urban Villages <sup>4</sup>         |                    |                 |                            |                                                |                        |                   |                              |                                                 |                        |
| 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                     |
| Residential Urban Villages <sup>4</sup> |                    |                 |                            |                                                |                        |                   |                              |                                                 |                        |
| 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                     |

# **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 |
| 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                     |
| 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>6</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 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 Separate growth targets for the urban center villages within the University Community Urban Center are not adopted. In acting on the UCUC plan, the City Council reaffirmed the targets for the UCUC as a whole. 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.

**ORDINANCE**

**AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the University Community Urban Center plan and amending Seattle Municipal Code Sections 23.47.004 and 23.47.006 relating to single purpose residential development.**

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, an organizing committee of stakeholders in the University District Urban Center was formed in 1995, for the purpose of preparing a plan for the University District Urban Center as designated in the Seattle Comprehensive Plan; and

WHEREAS, this organizing committee conducted extensive outreach to stakeholders and adjacent communities in order to establish planning priorities; and

WHEREAS, stakeholders in this community formed a Planning Committee and worked with City staff and consultants to develop specific plan recommendations; and

WHEREAS, a community-wide validation process was conducted to familiarize stakeholders and neighboring areas with the proposed plan and ascertain support for it; and

WHEREAS, the University Community Urban Center Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, a SEPA checklist on the University Community Urban Center Plan has been prepared and a Determination of Non-significance for the proposed plan was issued on July 23, 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:**

1       **Section 1.** The Seattle Comprehensive Plan, as adopted by Ordinance 117221 and  
2 last amended by Ordinance \_\_\_\_\_, is hereby amended as follows:

- 3       A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive  
4 Plan is hereby amended to add University District Urban Center, as shown in  
Attachment 1.
- 5       B. The University District Urban Center goals and policies, as shown in Attachment  
6 2 to this Ordinance, are hereby incorporated into the Neighborhood Plans volume  
of the Comprehensive Plan.
- 7       C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in  
8 Attachment 3 to this Ordinance to: 1) confirm the designation for the University  
9 District Northwest Center Village; 2) change the name of the University Village  
Urban Center Village to the Ravenna Urban Center Village; and 3) remove the  
designation of the University of Washington campus as an Urban Center Village.
- 10       D. The Neighborhood Plans volume, University District Urban Center section, is hereby  
11 amended to include the capital facilities and utilities inventory and analyses and  
transportation analyses shown in Attachment 4 to this Ordinance.
- 12       E. The Capital Facilities Appendix of the Comprehensive Plan is hereby amended to  
13 delete the information on pages A143 and A144, as this information is superseded by  
14 the capital facilities and utilities inventory and analyses to be included in the  
Neighborhood Plans volume, University District Urban Center section.
- 15       F. The following map is hereby amended to reflect the final designation and boundaries  
16 of the University District Northwest and Ravenna Urban Center Villages, as shown  
in Attachment 5 to this Ordinance:
- Land Use Figure 5
- 17       G. Land Use Appendix B is hereby amended to reflect the final growth targets for the  
18 University District Northwest and Ravenna Urban Center Villages and the University  
of Washington, as shown in Attachment 6 to this Ordinance.

19       **Section 2.** The amendments contained in Section 1 of this ordinance constitute an  
20 adopted neighborhood plan for purposes of SMC 23.34.008(D)(2);  
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23

**Section 3.** 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 use may be permitted outright, permitted as an administrative conditional use or prohibited.

1. All residential uses, other than nursing homes, in the C2 zones are subject to an administrative conditional use approval.

2. Nursing homes are permitted outright in all commercial zones, whether in a mixed use structure or a single-purpose residential use, except in Pedestrian-Designated Zones (See Section 23.47.040).

3. Residential use in mixed-use development is permitted outright in NC1, NC2, NC3 and C1 zones.

4. Residential use in single-purpose residential structures may be either permitted outright (except in Pedestrian Districts, see Section 23.47.040) or prohibited according to the maps accompanying this Section.

5. Residential use in single-purpose residential structures is prohibited where the height limit is 85 feet or higher.

6. Residential use in single-purpose residential structures in areas not otherwise addressed in this Section, is permitted as an administrative conditional use.

1 ((E.)) E. Public Facilities.

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

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

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

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

13 b. The proposed location is required to meet specific public service delivery  
14 needs; and

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

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

4. Expansion of Uses in Public Facilities.

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

22 b. Minor Expansion. When an expansion falls below the major expansion  
23 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.

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1 ((F.)) G. Home occupations and the keeping of animals shall be permitted as accessory uses  
2 in commercial zones, according to the standards of Section 23.47.025, Home occupations,  
3 and Section 23.47.026, Standards for the keeping of animals.  
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**COMMERCIAL USES: CHART A**  
**For Section 23.47.004**

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

# **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  |

**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 <sup>6</sup> |
| 5.                                              | Helistops                                | X     | X   | CCU <sup>7</sup> | CCU <sup>7</sup> | CCU <sup>7</sup> |
| 6.                                              | Heliports                                | X     | X   | X                | X                | X                |
| 7.                                              | Airport, land-based                      | X     | X   | X                | X                | X                |
| 8.                                              | Airport, water-based                     | X     | X   | X                | X                | S                |
| 9.                                              | Railroad switchyard                      | X     | X   | X                | X                | X                |
| 10.                                             | Railroad switchyard with mechanized hump | X     | X   | X                | 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                |

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

|       |                                                                                            | ZONES              |                    |                    |                    |                  |
|-------|--------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|--------------------|------------------|
|       |                                                                                            | NC1                | NC2                | NC3                | C1                 | C2               |
| V.    | HIGH IMPACT USES                                                                           | X                  | X                  | X                  | X                  | X                |
| VI.   | INSTITUTIONS                                                                               |                    |                    |                    |                    |                  |
|       | 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.  | PUBLIC FACILITIES                                                                          |                    |                    |                    |                    |                  |
|       | Jails                                                                                      | X                  | X                  | X                  | X                  | X                |
|       | Work-Release Centers <sup>9</sup>                                                          | CCU                | CCU                | CCU                | CCU                | CCU              |
| VIII. | PARK AND POOL/RIDE LOT                                                                     |                    |                    |                    |                    |                  |
|       | A. Park and Pool Lots                                                                      | P <sup>10</sup>    | P                  | P                  | P                  | P                |
|       | B. Park and Ride Lots                                                                      | X                  | X                  | CU                 | CU                 | CU               |
| IX.   | RESIDENTIAL <sup>11</sup>                                                                  |                    |                    |                    |                    |                  |
|       | 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.    | OPEN SPACE                                                                                 |                    |                    |                    |                    |                  |
|       | A. Parks                                                                                   | P                  | P                  | P                  | P                  | P                |
|       | B. Playgrounds                                                                             | P                  | P                  | P                  | P                  | P                |

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

|                              |                       | ZONES           |                 |                 |                 |    |
|------------------------------|-----------------------|-----------------|-----------------|-----------------|-----------------|----|
|                              |                       | NC1             | NC2             | NC3             | C1              | C2 |
| <b>XI. AGRICULTURAL USES</b> |                       |                 |                 |                 |                 |    |
|                              | 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 required 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.

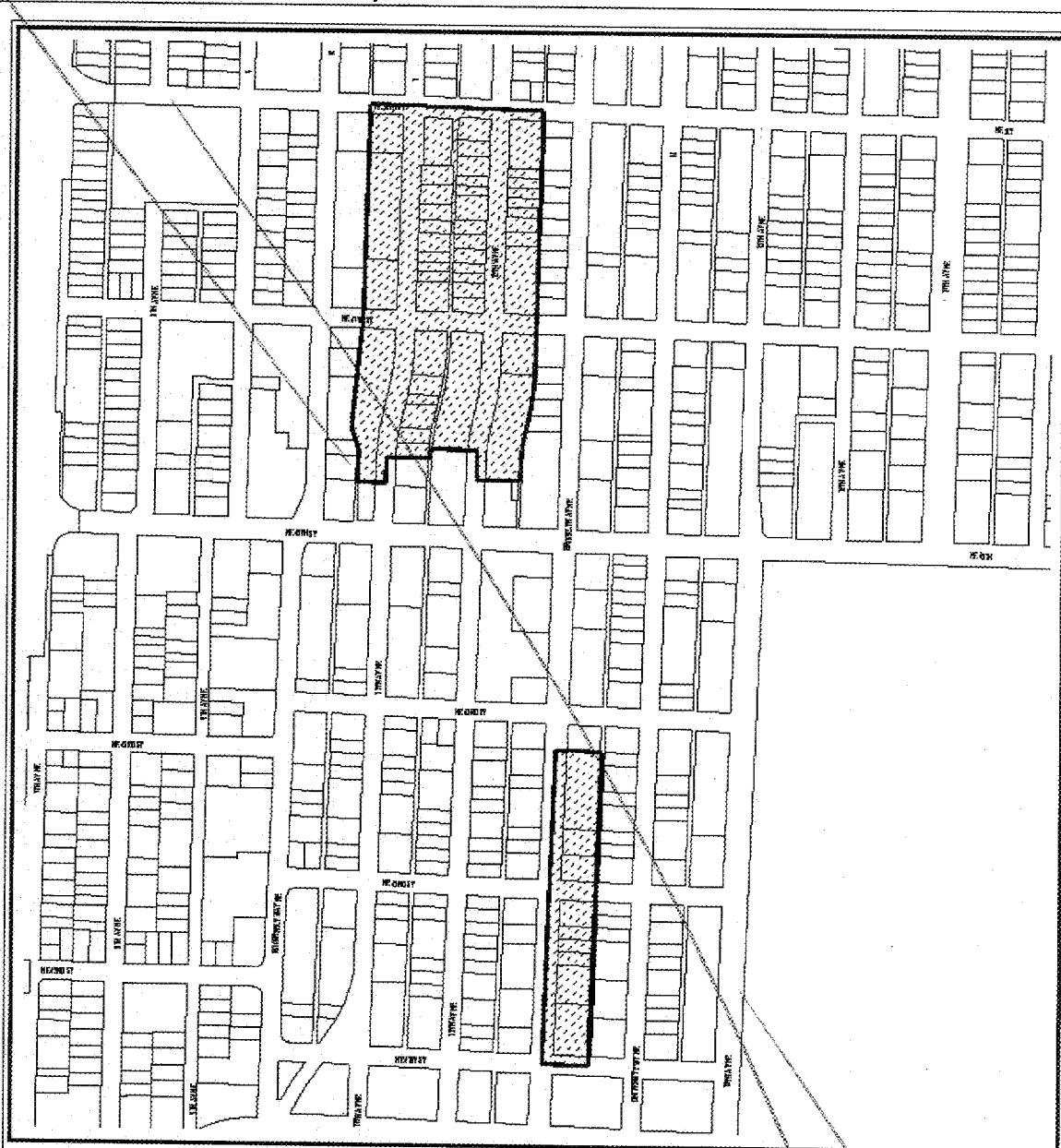
((11. Residential uses in mixed-use development are permitted outright in NC1, NC2, NC3 and C1 zones. Single purpose residential structures, other than nursing homes, are permitted in NC1, NC2, NC2/R, NC3, NC3/R and C1 zones as an administrative conditional use according to the provisions of Section 23.47.023, except where the height limit is 35 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

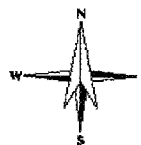
for all development standard purposes in commercial zones.

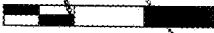
13. Permitted only as an accessory use.



 **University Community Urban Center**  
**Single-purpose residential**  
**development permitted outright.**

**Section 23.47.004**



0 200 400 600  
  
**FEET**

*No warranties of any sort, including  
accuracy, fitness, or marketability,  
accompany this product.*  
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**Section 4.** 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.

July 20, 1998

(Ver. 1)

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:

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

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

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

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

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

a. Conditional Use Criteria.

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

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

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

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

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

b. There is substantial excess supply of land available for commercial use near the proposed site, evidenced by such conditions as a lack of commercial activity in existing commercial structures for a sustained period, commercial structures in disrepair, and vacant or underused commercially zoned land; provided that single-purpose residential development shall not interrupt an established commercial street front. As used in this

1 subsection, an "established commercial street front" may be intersected by streets or alleys,  
and some lots with no current commercial use.

2 5. Residential Uses in C2 Zones.

3 a. In order to conserve the limited amount of commercially zoned land for  
commercial uses, residential uses in single-purpose or mixed-use structures shall generally  
4 not be allowed in C2 zones. However, additions to, or on-site accessory structures for  
existing single-family structures shall be permitted outright. Residential uses in single-  
purpose or mixed-use structures may be permitted in C2 zones as administrative conditional  
5 uses according to the following criteria:

6 (1) Availability of Suitable Land for C2 Activities. Residential uses  
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  
residential development.

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

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

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

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

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

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

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

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

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

22 b. Whether medical service use development would displace existing  
neighborhood-serving commercial uses at street level or disrupt a continuous commercial

1 street front, particularly of retail and personal services uses, or significantly detract from an  
2 area's overall neighborhood-serving commercial character.

9. Change of One Nonconforming Use to Another.

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

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

(2) The relative impacts of size, parking, traffic, light, glare, noise,  
6 odor and similar impacts of the two (2) uses, and how these impacts could be mitigated.

b. The Director must find that the new nonconforming use is no more  
7 detrimental to property in the zone and vicinity than the existing nonconforming use.  
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**Section 5.** The provisions of this ordinance are declared to be separate and severable and the invalidity of any clause, sentence, paragraph, subdivision, section, subsection, or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of this ordinance or the validity of its application to other persons or circumstances.

**Section 6.** 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)

**ATTACHMENTS**

**LIST OF ATTACHMENTS**

|                     |                                                                                        |
|---------------------|----------------------------------------------------------------------------------------|
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| <b>ATTACHMENT 2</b> | UNIVERSITY DISTRICT URBAN CENTER GOALS AND<br>POLICIES                                 |
| <b>ATTACHMENT 3</b> | AMENDMENTS TO THE COMPREHENSIVE PLAN<br>LAND USE ELEMENT                               |
| <b>ATTACHMENT 4</b> | CAPITAL FACILITIES AND UTILITIES INVENTORY<br>AND ANALYSES AND TRANSPORTATION ANALYSES |
| <b>ATTACHMENT 5</b> | COMPREHENSIVE PLAN MAP AMENDMENTS:<br>LAND USE FIGURE 5                                |
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**ATTACHMENT 1**

**THE CITY OF SEATTLE COMPREHENSIVE PLAN  
NEIGHBORHOOD PLANS**

**Table of Contents**

Ballard Interbay Northend Manufacturing/Industrial Center

Crown Hill/Ballard

University District Urban Center

**UNIVERSITY DISTRICT URBAN CENTER GOALS AND POLICIES**

- G1. Stable residential neighborhoods that can accommodate projected growth and foster desirable living conditions. (See Figure 1 for applicable locations of various policies.)
- UCUC 1: In pursuit of Comprehensive Plan Policy H12, encourage ground-related housing types in northern and eastern portions of the community. (See Map on Figure 1.)
- UCUC 2: Encourage high-quality mid-rise (up to 65 feet, or about five stories) south of NE 43rd Street and west of Brooklyn to enhance this residential area with excellent proximity to the University and to LRT stations.
- UCUC 3: Encourage a vibrant mixed-use residential neighborhood in the University Gardens Core area (between NE 50th Street, Brooklyn Avenue NE, NE 43rd Street, and 9th Avenue NE. (See Figure 1.)

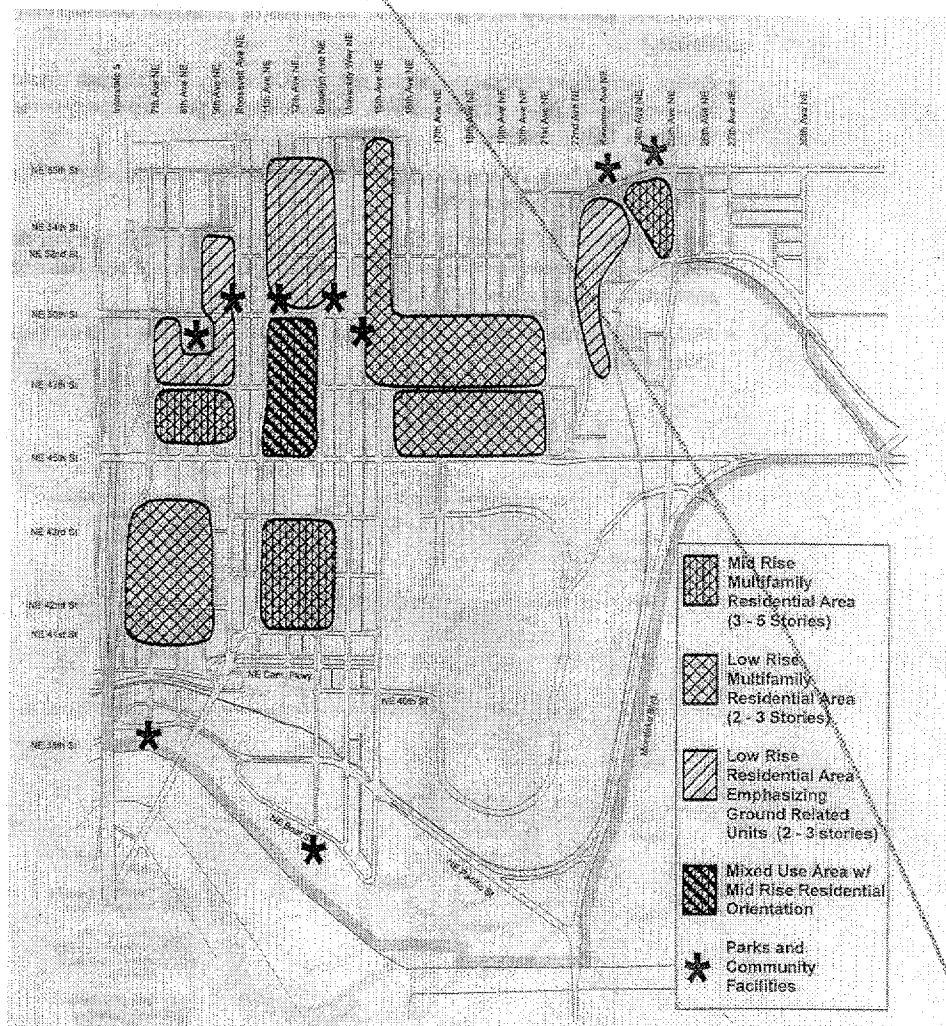


Figure 1.

- Goal 2. Vibrant commercial districts serving local needs and offering regional specialties. (See Map on Figure 2 for locations of principal commercial districts.)
- UCUC 4: Strengthen pedestrian-oriented retail on University Way through physical improvements to the street and sidewalk and encouraging private property owners to improve their properties.
- UCUC 5: Strengthen a diverse mix of retail and commercial activities on NE 45th Street and Roosevelt Avenue NE.
- UCUC 6: Support the University Village Shopping Center's activities in a way that furthers economic and housing goals while requiring mitigation of significant and cumulative impacts according to SEPA.
- UCUC 7: Encourage the development of retail businesses that serve local needs on 25th Avenue NE.

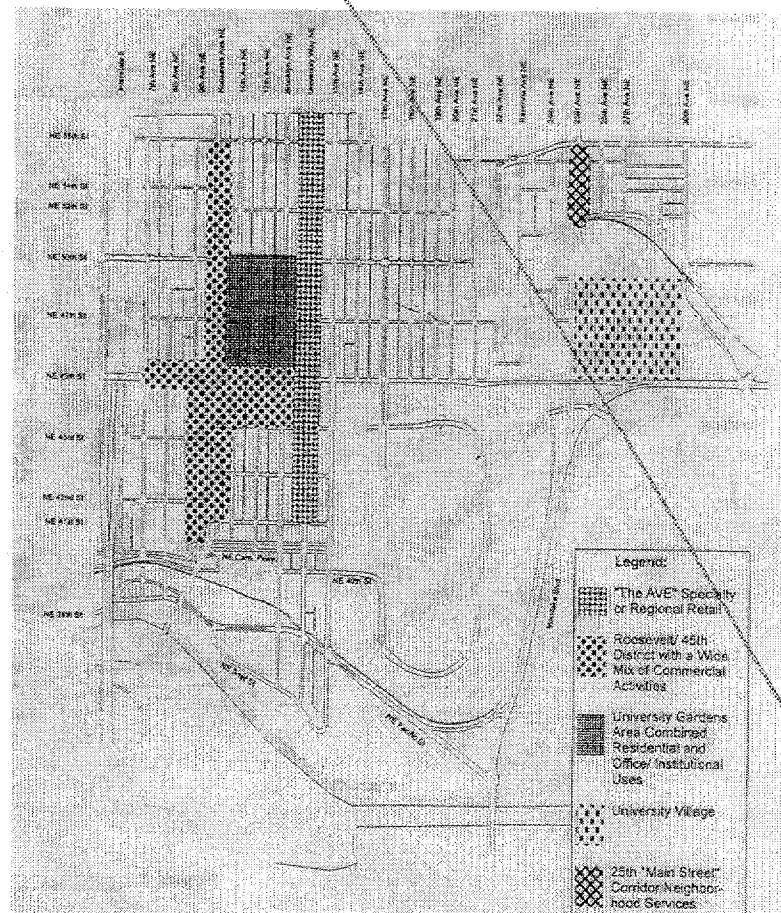


Figure 2.

- G3. An efficient transportation system that balances different modes, including public transit, pedestrian, bicycle and automobile, and minimizes negative impacts to the community.
- UCUC 8: Periodically monitor and take action needed to preserve the multi-modal capacity of the principal arterial streets necessary to accommodate projected growth and protect residential streets from the effects of through-traffic. In monitoring and preserving capacity, give priority to transit, bicycle and pedestrian modes for those networks identified in the Comprehensive Plan and where specific mode improvements are noted on the map in Figure 3.
- UCUC 9: In pursuit of Comprehensive Plan Policies T42, T43, and T44, emphasize comfortable, safe, attractive pedestrian and bicycle access throughout the center, especially those routes identified in Figure 3 below.
- UCUC 10: Take advantage of Sound Transit improvements to address local transportation needs and impacts and facilitate intermodal connections, such as bus and monorail, and surface traffic.
- UCUC 11: Work with King County Metro and Community Transit to create efficient bus circulation. Address bus layover impacts, bus routing, and transfer issues as well as street improvements to facilitate transit.
- UCUC 12: Explore local shuttle transportation options.
- UCUC 13: Carefully manage parking to provide needed accessibility while minimizing impacts when considering on-street parking actions, off-street parking requirements for new development, and public parking development. Strongly discourage "park-and-ride" parking for commuters.
- Goal 4. A community in which the housing needs and affordability levels of major demographic groups, including students, young adults, families with children, empty nesters, and seniors, are met and which balances home ownership opportunities with rental unit supply.
- UCUC 14: Employ a variety of housing types and development strategies to effectively provide for identified needs, including existing housing preservation, code enforcement, accessory units, new ground-related housing, and mixed-use mid-rise residential development.
- UCUC 15: Employ a variety of strategies to bring housing development to desired affordability levels, including development partnerships, zoning modifications, and subsidies.

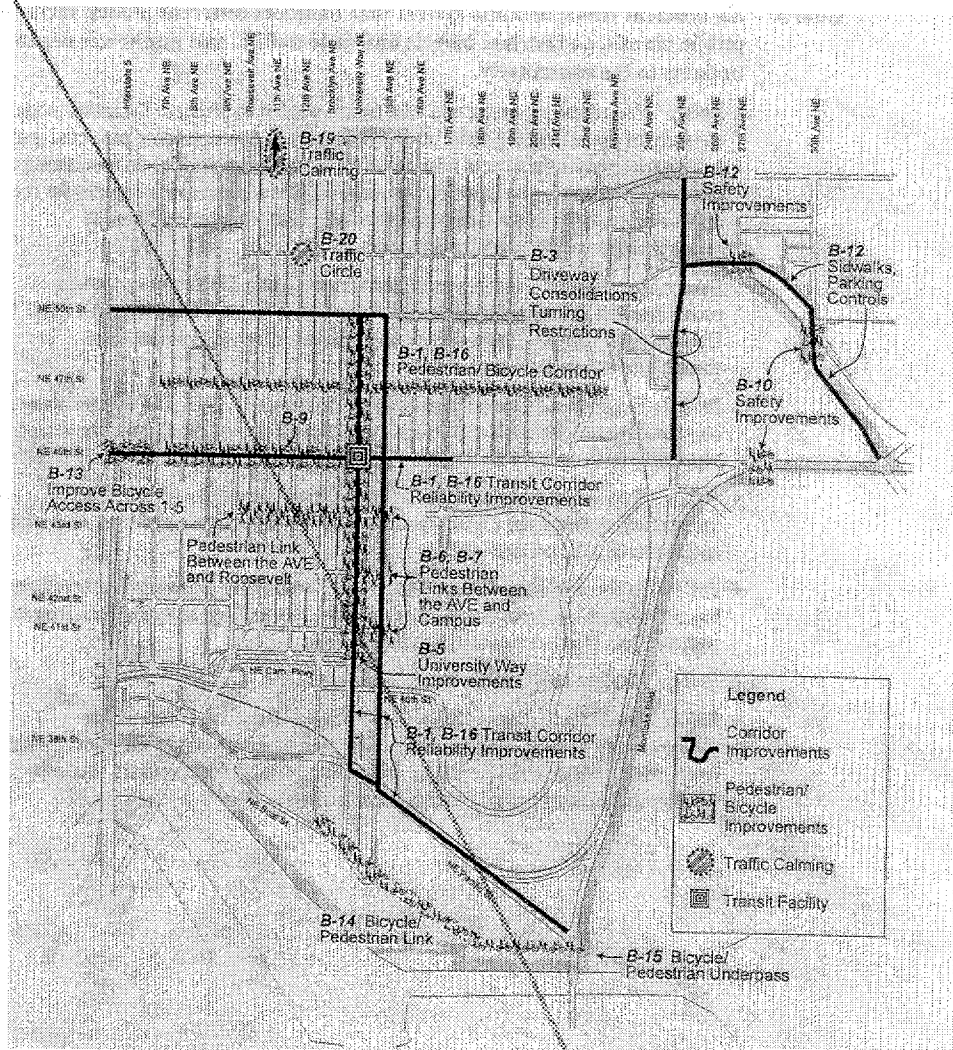


Figure 3.

- G5. A community with a wide range of neighborhood recreation facilities and open space and which meets the Comprehensive Plan's open space goals.
- UCUC 16: In order to serve existing residents to the north and emerging residential neighborhoods, organize a services spine roughly along NE 50th Street, including a wide variety of public, recreational, educational, community, and human services, plus churches, playfields, and other facilities. (See Figure 4.)
- UCUC 17: Employ a variety of strategies to increase open space, including park acquisition through a major open space funding program, improvement of and better access to existing assets, and creation of small spaces with new development.
- UCUC 18: Encourage the establishment of a local open space fund that can be used to purchase and improve small parcels when the opportunity arises.

- UCUC 19: Place highest emphasis on open space and recreation facilities projects that will benefit the maximum number of people in areas that are least well served.
- UCUC 20: In the Southwest Quadrant (the area generally south of NE 45th Street and west of Roosevelt Avenue NE), make convenient pedestrian connections to nearby parks and the waterfront and develop a small shoreline park on the Lake Union shoreline at the south end of 7th Avenue NE.
- UCUC 21: In Lower Brooklyn (the area generally south of NE 43rd Street between Roosevelt Avenue NE and the UW campus), provide open space for residents, workers, and students and strengthen physical connections to the waterfront and campus. Encourage better physical integration between the campus and the community.
- UCUC 22: In the University Gardens Core (the area generally between NE 50th Street, Brooklyn Avenue NE, NE 43rd Street, and 9th Avenue NE), create a connected network of open spaces integrated with development. Provide open space and recreation facilities for seniors.
- UCUC 23: In the Northern Tier (the low rise multi-family residential areas above NE 45th Street between 22nd Avenue NE and 15th Avenue NE and north of NE 50th Street and west of Brooklyn Avenue NE), establish and enhance a central open space and community facility as part of the NE 50th Street Community Services Spine. (See policy UCUC 16 above).
- UCUC 24: In University Way-15th Avenue NE corridor between NE 55th Street and NE 41st Street, encourage the provision of more street-oriented public space through both public and private investment.
- UCUC 25: In the Ravenna Urban Village, seek to protect and enhance natural areas and features.
- G6. A community that builds a unique physical identity on its historical and architectural resources, attractive streets, university campus, and special features.
- UCUC 26: Focus visual improvements on key streets, corridors, and gateways as identified in Figure 5, below.
- UCUC 27: Seek to preserve and enhance the following design characteristics within the community: Pedestrian orientation and visual interest to the pedestrian, high quality, human-scaled design details in larger buildings, streetscape continuity on commercial corridors, integration between the UW campus and the surrounding community, buildings with attractive open space and low rise multi-family development that fits with the design character of adjacent single family houses.

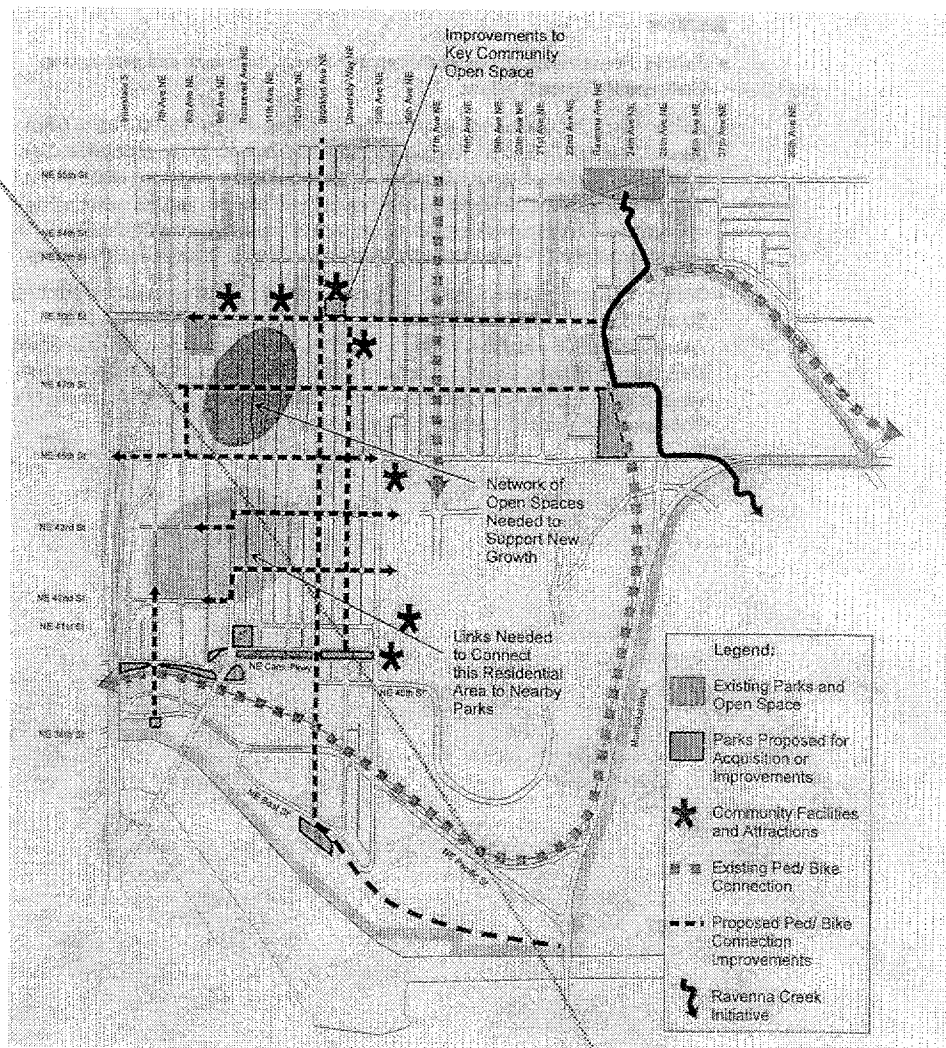


Figure 4.

- UCUC 28: Enhance gateways into the University Community, especially at NE 50th Street at Roosevelt Avenue NE, NE 50th Street at University Way NE, 11th Avenue NE at NE 41st Street, 25th Avenue NE at NE 55th Street, NE 45th Street at 25th Avenue NE, and Roosevelt Avenue at NE 42nd Street. "Gateways" means visual enhancements, such as improved landscaping, signage, artwork, or other features, that signify the entries into the community.
- G7. An urban center that is home to the University of Washington; the region's foremost educational institution which is expanding to meet new challenges while enhancing the surrounding community.
- UCUC 29: Accommodate new university growth in a way that benefits the surrounding community.
- UCUC 30: Work to connect and integrate the campus and the community visually and physically.

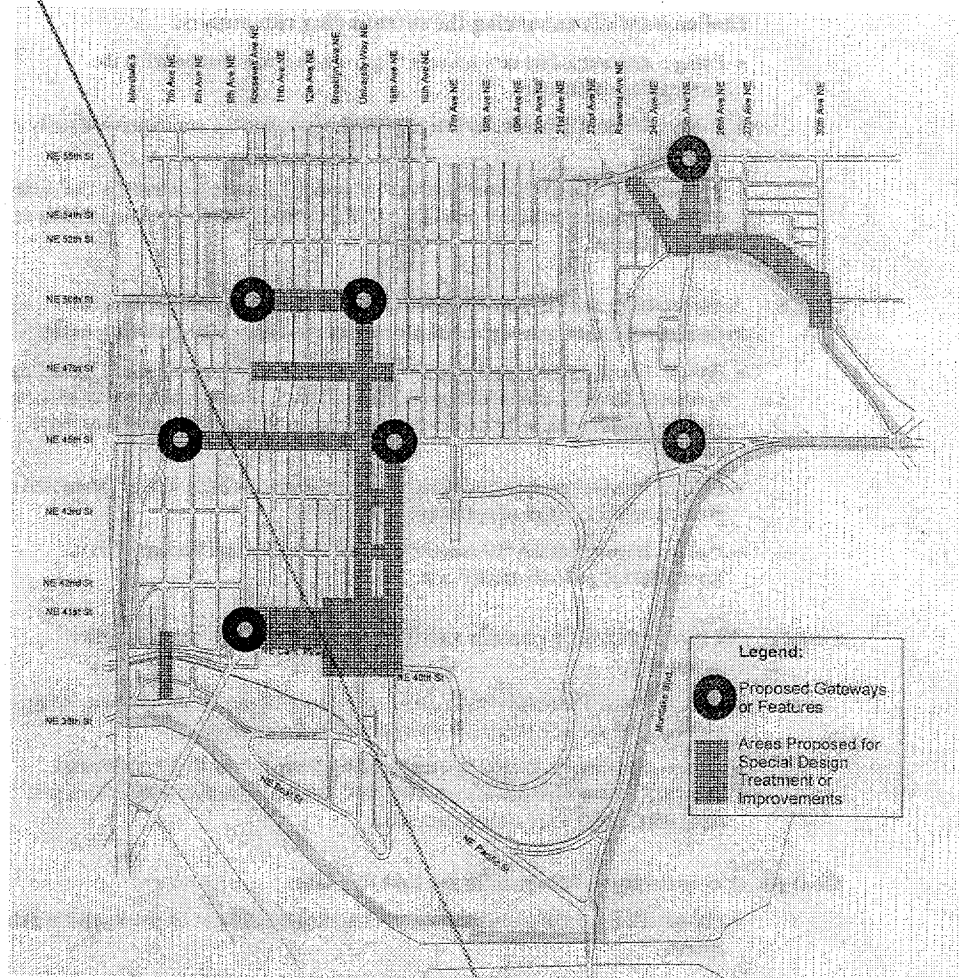


Figure 5. \_\_\_\_\_

- UCUC 31: In pursuit of Comprehensive Plan Policy L130, ensure that the University Community plays an active role in the UW's Campus Master Plan on subjects of mutual interest.
- G8. A community that is regionally recognized for its arts and cultural activities and that uses cultural activities as a community building asset.
- UCUC 32: Encourage the local coordination of arts and cultural activities, including museums, theaters, commercial activities, galleries, classes, performance halls, arts groups and informal performance groups, for the mutual enhancement of those efforts.
- UCUC 33: Provide the opportunity for local public involvement in City-sponsored art projects and the design of major public facilities.
- UCUC 34: Ensure that the full range of cultural activities and backgrounds is represented in publicly-funded arts.
- G9. An integrated social service delivery network that serves the entire community.

- UCUC 35: Foster the coordinated efforts of local social service providers to identify and meet the specific service delivery needs in the urban center.
- UCUC 36: As called for in Comprehensive Plan Policies HD 44-53, encourage effective partnerships between service providers and integrate these efforts into other community improvement activities.
- G10. A community where people are and feel safe.
- UCUC 37: Place a high priority on controlling illegal activities on streets and in public spaces.
- UCUC 38: Encourage legitimate uses and a sense of ownership in parks and public spaces.
- UCUC 39: Support public safety through urban design.
- G11. A community where the historic resources, natural elements, and other elements that add to the community's sense of history and unique character are conserved.
- UCUC 40: Seek to conserve the special historic and cultural resources in the University Community including significant structures on commercial corridors, registered landmarks, and significant public structures.
- UCUC 41: Identify and conserve areas of special design character, such as Greek Row and 17th Avenue NE boulevard.
- G12. A community in which public education resources are readily available.
- UCUC 42: Pursue opportunities to work with Seattle Public School District #1 in locating a public school in the community, capitalizing on the area's excellent accessibility and proximity to the University of Washington.
- UCUC 43: Work with Seattle Public School District #1 to ensure appropriate, equitable school resources are available in the community, including after-school activities and facilities.

### **Capital Facilities and Utilities**

The goals and policies of the capital facilities and utilities elements of the Comprehensive Plan express vision of the University Community Urban Center.

## ATTACHMENT 3

### AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

- L21 Promote the balance of uses in each urban center or urban center village indicated by one of the following functional designations, assigned as follows:

| Functional Designation                 | Urban Center Village                                                                                                                                                                                                                                 |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Primarily residential.              | Denny Regrade<br>Capitol Hill<br>Pike/Pine                                                                                                                                                                                                           |
| 2. Mixed, with a residential emphasis. |                                                                                                                                                                                                                                                      |
| 3. Mixed residential and employment.   | Westlake<br>Pioneer Square<br>International District<br>First Hill<br>South Capitol Hill<br>University District Northwest<br><del>University Village-Ravenna</del><br>Northgate*<br>Seattle Center*<br>Downtown Commercial Core<br>University Campus |
| 4. Mixed, with an employment emphasis. | * These urban centers are not divided into urban center villages                                                                                                                                                                                     |

(Amended 7/95, 7/96)

**ATTACHMENT 4**

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

**Table 1**  
**Inventory for Facilities and Utilities Serving**  
**University District NW Urban Center Village**

| Facility Type             | Name                      | Location                    | Capacity                                                                                                    | Information Sources /Comments                                                                                                                                                  |
|---------------------------|---------------------------|-----------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fire Station <sup>2</sup> | SFD 17                    | 1050 NE 50th St.            | Engine Co., Ladder Co., Aid Unit, Battalion                                                                 | Seattle Fire Department                                                                                                                                                        |
|                           | SFD 38                    | 5503 33rd Ave. NE           | Engine Co.                                                                                                  |                                                                                                                                                                                |
| Police Station            | North Precinct            | 10049 College Way N         | 32.5 sq. mi. service area, 1990 population 207,827                                                          | Seattle Police Department<br>Patrol units are allocated around-the-clock based on calls for service.<br>Location and size of facilities are not critical to service provision. |
| Schools <sup>3</sup>      | Green Lake Elementary     | 2400 N 65th St.             | 230 students                                                                                                | Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995<br>Seattle Public Schools database                                                                     |
|                           | Latona Elementary         | 401 NE 42nd Ave.            | 276 students                                                                                                |                                                                                                                                                                                |
|                           | Bryant Elementary         | 3311 NE 60th St.            | 483 students                                                                                                |                                                                                                                                                                                |
|                           | Laurelhurst Elementary    | 4530 NE 46th Ave.           | 299 students                                                                                                |                                                                                                                                                                                |
|                           | All 10 Middle Schools     |                             |                                                                                                             |                                                                                                                                                                                |
| Library                   | University Branch         | 5009 Roosevelt WY. NE       | 8,140 sq. ft; 1990 population served 22,714 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>        | University Playground     | NE 50th & 9th Ave. NE       | 2.8 ac: One softball field or one football/ soccer field, shelterhouse, play area                           | Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989<br>Urban Villages Open Space Analyses, Office of Management and Planning  |
|                           | N. Passage Point Park     | 6th NE & NE Northlake WY.   | 0.79 ac: Shorewall, landscaping, picnic tables, paths                                                       |                                                                                                                                                                                |
|                           | 17th Ave. NE Center strip | NE 45th to Ravenna Blvd.    | 1.78 ac: Landscaping                                                                                        |                                                                                                                                                                                |
|                           | Christie Park             | NE 43rd & 9th Ave. NE       | 0.11 ac: Landscaping, benches                                                                               |                                                                                                                                                                                |
|                           | Ravenna Blvd.             | E. Greenlake WY. to 20th NE | 29.3 ac (1.3 miles): Tree boulevard                                                                         |                                                                                                                                                                                |
|                           | Cowen Park                | NE Ravenna & Brooklyn NE    | 8.4 ac: Lawn, wooded hillsides, pathways, one softball field, play area shelterhouse                        |                                                                                                                                                                                |

<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 village boundary.

| Facility Type         | Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Location                                                                                                                                                                                                                                                                                                  | Capacity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Information Sources /Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Other <sup>5</sup>    | University District P-patch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 8th Ave. NE & NE 40th St.                                                                                                                                                                                                                                                                                 | 55 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<br>This village is located in City Light's Northeast forecast area, which has a total capacity of 275 megawatts.                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Water                 | This village is located in the Maple Leaf 420 and Green Lake/View Ridge 316 pressure zones.<br>The 420 zone is served via Cedar River Pipeline #2 and Maple Leaf Pipeline; storage is provided by the Maple Leaf Reservoir (NE Roosevelt Way & NE 82nd St.). In addition to the Cedar River Pipeline, main feeds include a 12-inch main in NE 55th St., and an 8-inch main in NE 45th St.<br>In the 316 zone, a 32-inch steel pipe in Roosevelt Way delivers water from the Green Lake Reservoir (14th Ave. NE & NE 73rd St.)<br><br>See Map for system locations | Maple Leaf Reservoir: 60 million gallons<br>Green Lake Reservoir: 50 million gallons<br><br>The distribution network was for the most part constructed in the early part of this century, with quite a number of pipes listed as having been constructed in 1907. The predominant material was cast iron. | Seattle Water Department, October-November, 1996<br>In the 420 pressure zone, elevations range from 153-254 feet above sea level; static water pressure ranges from 72-116 pounds per square inch. In the 316 pressure zone, elevations range from 19-227 feet above sea level; static water pressure ranges from 39-129 pounds per square inch. <sup>5</sup> Pressures are considered good over most of the area; if some places in the higher elevations of the zone are experiencing pressure problems, it may be possible to connect them to a higher adjacent zone. | Seattle Water Department, October-November, 1996<br>In the 420 pressure zone, elevations range from 153-254 feet above sea level; static water pressure ranges from 72-116 pounds per square inch. In the 316 pressure zone, elevations range from 19-227 feet above sea level; static water pressure ranges from 39-129 pounds per square inch. <sup>5</sup> Pressures are considered good over most of the area; if some places in the higher elevations of the zone are experiencing pressure problems, it may be possible to connect them to a higher adjacent zone. |
| Drainage & Wastewater | The majority of this village is served by a Partially Separated system except for a small portion in the north served by a Combined system.<br><br>See Map for system locations.                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                           | With Partially Separated systems, about 45% 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.<br>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.<br>Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) may enhance system capacity.                   | Seattle Drainage and Wastewater Utility, November 1996<br><br>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.<br><br>Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.                                                                      |

<sup>5</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**  
**University District NW Urban Center Village**

Expected 6-yr. HH Growth: 451  
 Expected 20-yr. HH Growth: 1,630  
 Land Area: 292 Acres

| Facility Type | Facilities needed to accommodate:                                                                                 |                                                                                                        | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | 6-year growth <sup>6</sup>                                                                                        | 20-year growth                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Fire          | None                                                                                                              | None                                                                                                   | Fire Station #17, the closest to this urban village, has an average response time of 3.91 minutes for emergency medical calls and 4.67 minutes for fire calls. Response times for this station meet industry standards. Fire Station #38 has an average response time of 4.54 minutes for emergency medical calls and 5.38 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Police        | None                                                                                                              | Additional precinct space may be required.                                                             | In 1998 the Police Department will conduct a Police Precinct Planning Study intended to address the impacts of the shifting emphasis toward community policing techniques on the need for and nature of precinct-related facilities. The project will also contain an operational plan for precinct-based operations and a facilities plan for supporting those operations. Different facility requirements may be identified and planned for as a result of this study.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Schools       | School facility expansions or improvements are not expected to be required as a result of growth in this village. |                                                                                                        | Seattle School District goals 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. Facilities are planned based on where growth is expected in the school age population. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase One of the School District's Building Excellence program includes projects at the following neighborhood schools: <ul style="list-style-type: none"> <li>• Bryant: Partial demolition, historic renovation, new addition</li> <li>• Latona: Partial demolition, historic renovation, new addition</li> <li>• Phase Two of the program calls for:               <ul style="list-style-type: none"> <li>• Greenlake: Lunchroom/auditorium addition</li> <li>• Laurelhurst: Partial demolition, modernization, new addition</li> <li>• Marshall: Partial demolition, historic renovation, new addition</li> </ul> </li> </ul> Voters have not yet approved funds for Phase Two. |
| Electricity   | None                                                                                                              | North Substation rebuild will replace two old transformers, increasing capacity in this forecast area. | Electrical demand from this village is estimated to increase by 1.8 annual average megawatts and 3.4 megawatts in a peak hour in 6 years. This village is located in City Light's Northeast forecast area. In 6 years, capacity in this forecast area will be 275 megawatts, and demand is expected to be 259 megawatts. In 20 years, capacity in this forecast area will be 319 megawatts, and demand is expected to be 301 megawatts. In both years, capacity is more than adequate to meet demand.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

<sup>6</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           | <p>Current peak day demand estimate: 9.0 million gallons per day (mgd) for the entire University District urban center. Peak day demand estimate in 6 yrs: 9.8 mgd or 9% increase. Peak day demand estimate in 20 years: 10.8 mgd or 21% 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.</p> <p>Potential future improvements: The high density neighborhoods north of the UW campus may need additional east-west flow capacity, via a new main in NE 47th St.; this could form part of a gradual renewal of this aging system, at a preliminary cost of \$1.2 million.</p> <p>The Water Department recommends that considering the concentrated activity in this part of Seattle, a computer-assisted network analysis of the distribution network, with supporting field work as necessary, would be appropriate.</p> |
| Drainage and Wastewater | No new facilities are expected 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.</p> <p>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.</p>                                                                                                           |

Table 3

**Transportation Analysis<sup>7</sup> for  
University District NW Urban Center Village**

| Screenline Location  | Arterials          | Arterial<br>Class | Direction  | V/C Ratio |      |
|----------------------|--------------------|-------------------|------------|-----------|------|
|                      |                    |                   |            | 1990      | 2010 |
| South of NE 45th St. | 7th Ave. NE        | Minor             | Northbound | 0.7       | 0.8  |
|                      | Roosevelt Ave. NE  | Principal         | Southbound | 0.5       | 0.6  |
|                      | 11th Ave. NE       | Principal         |            |           |      |
|                      | Brooklyn Ave. NE   | Collector         |            |           |      |
|                      | University Ave. NE | Collector         |            |           |      |
| East of 15th Ave. NE | 15th Ave. NE       | Principal         |            |           |      |
|                      | 25th Ave. NE       | Principal         |            |           |      |
|                      | Montlake Blvd. NE  | Principal         |            |           |      |
|                      | NE 45th St.        | Principal         | Eastbound  | 0.6       | 0.6  |
|                      | NE 47th St.        | Collector         | Westbound  | 0.7       | 0.8  |
| East of I-5          | NE 50th St.        | Collector         |            |           |      |
|                      | NE Pacific St.     | Principal         | Eastbound  | 0.6       | 0.6  |
|                      | NE 40th St.        | Minor             | Westbound  | 0.7       | 0.8  |
|                      | NE 42nd St.        | Principal         |            |           |      |
|                      | NE 45th St.        | Principal         |            |           |      |
| Ship Canal           | NE 50th St.        | Principal         |            |           |      |
|                      | NE 55th St.        | Local             |            |           |      |
|                      | NE Ravenna Blvd.   | Minor             |            |           |      |
|                      | University Bridge  | Principal         | Northbound | 1.0       | 1.1  |
|                      | Montlake Bridge    | Principal         | Southbound | 0.9       | 1.1  |

<sup>7</sup> Except as noted in the discussion, 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).

Traffic volumes were forecasted for the arterial streets in the center. Next, volumes were summed for all arterials crossing a "screenline," or an imaginary line that intersects the streets traveling through the area. The sum of volumes was compared to the sum of the capacities of arterials crossing the screenline, creating a volume-to-capacity (V/C) ratio. The V/C ratio across a screenline is an indicator of congestion. This method of measurement takes into account that drivers may make choices within an urban center among arterial streets and alternative modes.

The table above shows existing screenline V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for four screenlines in the University District Urban Center. 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 use of screenlines allows flexibility in selecting improvement measures and locations within the urban center. The capacity of a street or screenline is not a fixed number of vehicles that can never be exceeded. Rather, it is a relative measure of traffic flow.

Arterial screenlines 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:** *The Ship Canal screenline has a V/C ratio near 1.0 northbound, and 0.9 southbound.* This screenline includes the University and Montlake Bridges -- the only arterial crossings between the University District and Central Seattle. The Montlake Bridge also provides access to SR 520 and the Evergreen Point Bridge across Lake Washington.

*The other screenlines have V/C ratios below 0.8.*

**Future conditions:** *The projected V/C ratio on the Ship Canal screenline increases to above 1.0 both northbound and southbound.* This screenline has been adopted in the Comprehensive Plan as one of the screenlines the City uses to assess concurrency. The maximum V/C ratio under the adopted level of service standards is 1.2. Projections indicate that the V/C ratio will remain below the level of service standard.

**Table 1**  
**Inventory for Facilities and Utilities Serving**  
**Ravenna Urban Center Village**

| Facility Type             | Name                                                                                                             | Location                                                                      | Capacity                                                                                                                                           | Information Sources/Comments                                                                                                                                                   |
|---------------------------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fire Station <sup>9</sup> | SFD 17                                                                                                           | 1050 NE 50th St.                                                              | Engine Co., Ladder Co., Aid Unit, Battalion                                                                                                        | Seattle Fire Department                                                                                                                                                        |
|                           | SFD 38                                                                                                           | 5503 33rd Ave. NE                                                             | Engine Co.                                                                                                                                         |                                                                                                                                                                                |
| Police Station            | North Precinct                                                                                                   | 10049 College Way N.                                                          | 32.5 sq. mi. service area, 1990 population 207,827                                                                                                 | Seattle Police Department<br>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>10</sup>     | Green Lake Elementary                                                                                            | 2400 N. 65th St.                                                              | 230 students                                                                                                                                       | Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995<br>Seattle Public Schools database                                                                     |
|                           | Latona Elementary<br>Bryant Elementary<br>Laurelhurst Elementary<br>All 10 Middle Schools<br>All 10 High Schools | 401 NE 42nd Ave.<br>3311 NE 60th St.<br>4530 NE 46th Ave.                     | 276 students<br>483 students<br>299 students                                                                                                       |                                                                                                                                                                                |
| Library                   | University Branch                                                                                                | 5009 Roosevelt WY. NE                                                         | 8,140 sq. ft; 1990 population served 22,714 or 27 sq. ft/capita + .32 sq. ft/capita in citywide facilities                                         | Seattle Public Library Statistical Report, EDL&A, December 1992                                                                                                                |
|                           | Northeast Branch                                                                                                 | 6801 35th Ave. NE                                                             | 7,042 sq. ft; 1990 pop served 37,787 or .19 sq. ft/capita + .32 sq. ft/capita in citywide facilities                                               |                                                                                                                                                                                |
| Parks <sup>11</sup>       | Ravenna Blvd.                                                                                                    | E. Greenlake WY. to 20th NE                                                   | 29.3 ac (1.3 miles): Tree-lined boulevard                                                                                                          | Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989.<br>Urban Villages Open Space Analyses, Office of Management and Planning |
|                           | Burke-Gilman Trail                                                                                               | Former Burlington Northern R-O-W, from 8th Ave. NW in Ballard to NE 145th St. | over 50 acres: Biking and hiking trail                                                                                                             |                                                                                                                                                                                |
|                           | Ravenna Park                                                                                                     | 20th Ave. NE & NE 58th St.                                                    | 52.7 ac: 5 Tennis courts, shelterhouse, picnic areas, wading pool, one softball field, one football/soccer field, wooded ravine, paths, play area. |                                                                                                                                                                                |

<sup>9</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>10</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>11</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>12</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/Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Other <sup>o</sup>    | University District P-patch                                                                                                                                                                                                                                                            | 8th Ave. NE & NE 40th St. | 55 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<br>This village is located in City Light's Northeast forecast area, which has a total capacity of 275 megawatts.                                                                                                                                                                                                                                                                                                                                                   |
| Water                 | This village is located in the Green Lake/View Ridge 316 pressure zones.<br>A 32-inch steel pipe in Roosevelt Way delivers water from the Green Lake Reservoir (14th Ave. NE & NE 73rd St.); this leads to a 20-inch main in NE 55th and 54th streets.<br>See Map for system locations |                           | Green Lake Reservoir: 50 million gallons<br><br>The distribution network was for the most part constructed in the early part of this century, with quite a number of pipes listed as having been constructed in 1907. The predominant material was cast iron.                                                                                                                                                                                                                                                                                                                                | Seattle Water Department, October-November, 1996<br>In the 316 pressure zone, elevations range from 19-227 feet above sea level; static water pressure ranges from 39-129 pounds per square inch.<br><sup>12</sup> Pressures are considered good over most of the area.                                                                                                                                                                                                                             |
| Drainage & Wastewater | The eastern two-thirds of the village is served by a Partially Separated system; the western one-third is served by a Combined system.<br><br>See Map for system locations.                                                                                                            |                           | 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.<br><br>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.<br><br>Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) are performed as needed which may enhance system capacity. | Seattle Drainage and Wastewater Utility, November 1996<br><br>Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.<br><br>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. |

<sup>12</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.

Expected 6-yr. HH Growth: 133  
 Expected 20-yr. HH Growth: 480  
 Land Area: 122 Acres

**Table 2**  
**Capital Facilities and Utilities Analysis**  
**Ravenna Urban Center Village**

| Facility Type | Facilities needed to accommodate: |                                                                                                                   | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------|-----------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | 6-year growth <sup>13</sup>       | 20-year growth                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Fire          | None                              | None                                                                                                              | Fire Station #38, the closest to this urban village, has an average response time of 4.54 minutes for emergency medical calls and 5.38 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergencies. While the average response time for less response time for first response to fire emergencies. While the average response time for fire calls for this station is higher than industry standard, the fire station is located within a few blocks of the village's boundary. Response times to calls within the village should be well below the station average.<br><br>Fire Station #17 has an average response time of 3.91 minutes for emergency medical calls and 4.67 minutes for fire calls. Response times for this station meet industry standards.<br><br>In 1998 the Police Department will conduct a Police Precinct Planning Study intended to address the impacts of the shifting emphasis toward community policing techniques on the need for and nature of precinct-related facilities. The project will also contain an operational plan for precinct-based operations and a facilities plan for supporting those operations. Different facility requirements may be identified and planned for as a result of this study. |
| Police        | None                              | Additional precinct space may be required.                                                                        | Seattle School District goals 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. Facilities are planned based on where growth is expected in the school age population. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere.<br>Phase One of the School District's Building Excellence program includes projects at the following neighborhood schools:<br><ul style="list-style-type: none"> <li>• Bryant: Partial demolition, historic renovation, new addition</li> <li>• Latona: Partial demolition, historic renovation, new addition</li> </ul> Phase Two of the program calls for:<br><ul style="list-style-type: none"> <li>• Greenlake: Lunchroom/auditorium addition</li> <li>• Laurelhurst: Partial demolition, modernization, new addition</li> <li>• Marshall: Partial demolition, historic renovation, new addition</li> </ul> Voters have not yet approved funds for Phase Two.                                                                                                                                                                                                      |
| Schools       | None                              | School facility expansions or improvements are not expected to be required as a result of growth in this village. | Electrical demand from this village is estimated to increase by 0.4 annual average megawatts and 0.8 megawatts in a peak hour in 6 years.<br>This village is located in City Light's Northeast forecast area. In 6 years, capacity in this forecast area will be 275 megawatts, and demand is expected to be 259 megawatts. In 20 years, capacity in this forecast area will be 319 megawatts, and demand is expected to be 301 megawatts. In both years, capacity is more than adequate to meet demand.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Electricity   | None                              | North Substation rebuild will replace two old transformers, increasing capacity in this forecast area.            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

<sup>13</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>13</sup>                           | 20-year growth |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Water                   | None                                                  | None           | <p>Current peak day demand estimate: 9.0 million gallons per day (mgd) for the entire University District urban center. Peak day demand estimate in 6 yrs: 9.8 mgd or 9% increase. Peak day demand estimate in 20 years: 10.8 mgd or 21% 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.</p> <p>The Water Department recommends that considering the concentrated activity in this part Seattle, a computer-assisted network analysis of the distribution network, with supporting field work as necessary, would be appropriate.</p>                                                                                                                                                                   |
| Drainage and Wastewater | No new facilities are expected 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>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.</p> <p>For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity.</p> |

**Table 3**  
**Transportation Analysis<sup>14</sup> for**  
**Ravenna Urban Center Village**

| Screenline Location  | Arterials          | Arterial Class | Direction  | V/C Ratio |      |
|----------------------|--------------------|----------------|------------|-----------|------|
|                      |                    |                |            | 1990      | 2010 |
| South of NE 45th St. | 7th Ave. NE        | Minor          | Northbound | 0.7       | 0.8  |
|                      | Roosevelt Ave. NE  | Principal      | Southbound | 0.5       | 0.6  |
|                      | 11th Ave. NE       | Principal      |            |           |      |
|                      | Brooklyn Ave. NE   | Collector      |            |           |      |
|                      | University Ave. NE | Collector      |            |           |      |
|                      | 15th Ave. NE       | Principal      |            |           |      |
| East of 15th Ave. NE | 25th Ave. NE       | Principal      |            |           |      |
|                      | Montlake Blvd. NE  | Principal      |            |           |      |
|                      | NE 45th St.        | Principal      | Eastbound  | 0.6       | 0.6  |
|                      | NE 47th St.        | Collector      | Westbound  | 0.7       | 0.8  |
|                      | NE 50th St.        | Collector      |            |           |      |
|                      |                    |                |            |           |      |
| East of I-5          | NE Pacific St.     | Principal      | Eastbound  | 0.6       | 0.6  |
|                      | NE 40th St.        | Minor          | Westbound  | 0.7       | 0.8  |
|                      | NE 42nd St.        | Principal      |            |           |      |
|                      | NE 45th St.        | Principal      |            |           |      |
|                      | NE 50th St.        | Principal      |            |           |      |
|                      | NE 55th St.        | Local          |            |           |      |
| Ship Canal           | NE Ravenna Blvd.   | Minor          |            |           |      |
|                      | University Bridge  | Principal      | Northbound | 1.0       | 1.1  |
|                      | Montlake Bridge    | Principal      | Southbound | 0.9       | 1.1  |

<sup>14</sup> Except as noted in the discussion, 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).

Traffic volumes were forecasted for the arterial streets in the center. Next, volumes were summed for all arterials crossing a "screenline," or an imaginary line that intersects the streets traveling through the area. The sum of volumes was compared to the sum of the capacities of arterials crossing the screenline, creating a volume-to-capacity (V/C) ratio. The V/C ratio across a screenline is an indicator of congestion. This method of measurement takes into account that drivers may make choices within an urban center among arterial streets and alternative modes.

The table above shows existing screenline V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for four screenlines in the University District Urban Center. 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 use of screenlines allows flexibility in selecting improvement measures and locations within the urban center. The capacity of a street or screenline is not a fixed number of vehicles that can never be exceeded. Rather, it is a relative measure of traffic flow.

Arterial screenlines 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:** *The Ship Canal screenline has a V/C ratio near 1.0 northbound, and 0.9 southbound.* This screenline includes the University and Montlake Bridges -- the only arterial crossings between the University District and Central Seattle. The Montlake Bridge also provides access to SR 520 and the Evergreen Point Bridge across Lake Washington.

*The other screenlines have V/C ratios below 0.8.*

**Future conditions:** *The projected V/C ratio on the Ship Canal screenline increases to above 1.0 both northbound and southbound.* This screenline has been adopted in the Comprehensive Plan as one of the screenlines the City uses to assess concurrency. The maximum V/C ratio under the adopted level of service standards is 1.2. Projections indicate that the V/C ratio will remain below the level of service standard.

**Table 1**  
***Inventory for Facilities and Utilities Serving***  
**University Campus**

| Facility Type <sup>15</sup> | Name                                                                   | Location                                                                                | Capacity                                                                                                    | Information Sources <sup>16</sup> /Comments                                                                                                                                    |
|-----------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fire Station                | SFD 17                                                                 | 1050 NE 50th St.                                                                        | #17 Engine Co., Ladder Co., Aid Unit, Battalion                                                             | Seattle Fire Department                                                                                                                                                        |
|                             | SFD 38                                                                 | 5503 33rd Av. NE                                                                        | #38 Engine Co.                                                                                              |                                                                                                                                                                                |
| Police Station              | North Precinct                                                         | 10049 College Way N.                                                                    | 32.5 sq. mi. service area, 1990 population 207,827                                                          | Seattle Police Department<br>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>17</sup>       | Green Lake Elementary                                                  | 2400 N. 65th St.                                                                        | 230 students                                                                                                | Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995<br>Seattle Public Schools database                                                                     |
|                             | Latona Elementary                                                      | 401 NE 42nd Ave.                                                                        | 276 students                                                                                                |                                                                                                                                                                                |
|                             | Bryant Elementary                                                      | 3311 NE 60th St.                                                                        | 483 students                                                                                                |                                                                                                                                                                                |
|                             | Laurelhurst Elementary<br>All 10 Middle Schools<br>All 10 High Schools | 4530 NE 46th Ave.                                                                       | 299 students                                                                                                |                                                                                                                                                                                |
| Library                     | University Branch                                                      | 5009 Roosevelt WY. NE                                                                   | 8,140 sq. ft; 1990 population served 22,714 or .27 sq. ft/capita + .32 sq. ft/capita in citywide facilities | Seattle Public Library Statistical Report, EDL&A, December 1992                                                                                                                |
| Parks <sup>18</sup>         | University of Washington Library system                                | University of Washington                                                                |                                                                                                             | Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989.<br>Urban Villages Open Space Analyses, Office of Management and Planning |
|                             | N. Passage Point Park                                                  | 6th NE & NE Northlake WY.                                                               | 0.79 ac: Shorewall, landscaping, picnic tables, paths                                                       |                                                                                                                                                                                |
|                             | 17th Av. NE Center strip                                               | NE 45th to Ravenna Blvd.                                                                | 1.78 ac: Landscaping                                                                                        |                                                                                                                                                                                |
|                             | Burke-Gilman Trail                                                     | Former Burlington Northern R-O-W in NE Seattle, from 8th Ave. NW in Ballard to NE 145th | over 50 acres: Biking and hiking trail                                                                      |                                                                                                                                                                                |
| Other <sup>19</sup>         | University District P-patch                                            | 8th Ave. NE & NE 40th St.                                                               | 55 plots                                                                                                    | P-Patch Program, Seattle Department of Housing and Human Services                                                                                                              |

<sup>15</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>16</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>17</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>18</sup> Parks and Other Resources shown are inside the village or within 1/8 mile of the village boundary.

| Facility Type         | Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Location                                                                                                                                                                                                                                                                                                                                      | Capacity                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Information Sources <sup>19</sup> /Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Electrical power      | University Substation<br>Unit at 713 NE Northlake Pl.; also.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 409 NE Pacific Place<br>Two industrial substations on the UW Campus                                                                                                                                                                                                                                                                           | 188 Megawatts<br>Capacity unknown                                                                                                                                                                                                                                                                                                                                                                                                                            | Seattle City Light, October 1996. This village is located in City Light's Northeast forecast area, which has a total capacity of 275 megawatts.                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Water                 | Except for a small area in its northwest corner, this village is located in the Green Lake/View Ridge 316 pressure zone. The northwest corner is in the Maple Leaf 420 pressure zone. In the 316 zone, a 32-inch steel pipe in Roosevelt Way delivers water from the Green Lake Reservoir (14th Av. NE & NE 73rd St.)<br>The 420 zone is served via Cedar River Pipeline #2 and Maple Leaf Pipeline; storage is provided by the Maple Leaf Reservoir (NE Roosevelt Way & NE 82nd St.). In addition to the Cedar River Pipeline, main feeds include a 12-inch main in NE 55th St., and an 8-inch main in NE 45th St.<br>See Map for system locations | Green Lake Reservoir: 50 million gallons<br>Maple Leaf Reservoir: 60 million gallons<br>The distribution network in the University District Urban Center was for the most part constructed in the early part of this century, with quite a number of pipes listed as having been constructed in 1907. The predominant material was cast iron. |                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Seattle Water Department, October-November, 1996<br>In the 316 pressure zone, elevations range from 19-227 feet above sea level; static water pressure ranges from 38-129 pounds per square inch. In the 420 pressure zone, elevations range from 153-254 feet above sea level; static water pressure ranges from 72-116 pounds per square inch. <sup>19</sup> Pressures are considered good over most of the area; if some places in the higher elevations of the zone are experiencing pressure problems, it may be possible to connect them to a higher adjacent zone. |
| Drainage & Wastewater | This village is served by a Partially Separated system.<br>See Map for system locations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                               | 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. Occasionally, sewer rehabilitation projects which are part of the Capital Improvement Program are performed in these areas as needed which may in some instances have the added benefit of enhancing the system capacity. | Seattle Drainage and Wastewater Utility, November 1996<br>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.                                                                                                                                                                                                                         |

<sup>19</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**  
**University Campus**

Expected 6-yr. HH Growth: 0  
 Expected 20-yr. HH Growth: 0  
 Land Area: 359 Acres

| Facility Type | Facilities needed to accommodate:                                                                                 |                                            | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | 6-year growth <sup>20</sup>                                                                                       | 20-year growth                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Fire          | None                                                                                                              | None                                       | Fire Station #17, the closest to this urban village, has an average response time of 3.91 minutes for emergency medical calls and 4.67 minutes for fire calls. Response times for this station meet industry standards. Fire Station #38 has an average response time of 4.54 minutes for emergency medical calls and 5.38 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. The University of Washington maintains an emergency response team, as well.                                                                                                                                                                                                                                                                                                                                                                |
| Police        | None                                                                                                              | Additional precinct space may be required. | In 1997 the Police Department will conduct a Police Precinct Planning Study intended to address the impacts of the shifting emphasis toward community policing techniques on the need for and nature of precinct-related facilities. The project will also contain an operational plan for precinct-based operations and a facilities plan for supporting those operations. Different facility requirements may be identified and planned for as a result of this study.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Schools       | School facility expansions or improvements are not expected to be required as a result of growth in this village. |                                            | Seattle School District goals 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. Facilities are planned based on where growth is expected in the school age population. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere.<br>Phase One of the School District's Building Excellence program includes projects at the following neighborhood schools:<br>• Bryant: Partial demolition, historic renovation, new addition<br>• Latona: Partial demolition, historic renovation, new addition<br>Phase Two of the program calls for:<br>• Greenlake: Lunchroom/auditorium addition<br>• Laurelhurst: Partial demolition, modernization, new addition<br>• Marshall: Partial demolition, historic renovation, new addition<br>Voters have not yet approved funds for Phase Two. |

<sup>20</sup> An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

| Facility Type           | Facilities needed to accommodate:<br>6-year growth <sup>20</sup> | 20-year growth                                                                                         | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Electricity             | None                                                             | North Substation rebuild will replace two old transformers, increasing capacity in this forecast area. | <p>Electrical demand from this village is estimated to increase by 2.0 annual average megawatts and 3.8 megawatts in a peak hour in 6 years.</p> <p>This village is located in City Light's Northeast forecast area. In 6 years, capacity in this forecast area will be 275 megawatts, and demand is expected to be 259 megawatts. In 20 years, capacity in this forecast area will be 319 megawatts, and demand is expected to be 301 megawatts. In both years, capacity is more than adequate to meet demand.</p> <p>Replacement of one third of the distribution breakers in 1996 and the remaining in 1997 and 1998 is scheduled for the University Substation. The substation will be worked on in 1997 to accommodate UW electrical system expansion. Both industrial substations on the UW campus are scheduled for major work in 1997, such as installation of a new transformer.</p> <p>Current peak day demand estimate: 9.0 million gallons per day (mgd) for the entire University District urban center. Peak day demand estimate in 6 yrs: 9.8 mgd or 9% increase. Peak day demand estimate in 20 years: 10.8 mgd or 21% 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.</p> <p>Currently, there is one CIP project in this area: replacement of about 1300 ft. of main in NE Boat St. between Brooklyn and 15th Av. NE</p> <p>Potential future improvements: The Water Department recommends that considering the concentrated activity in this part Seattle, a computer-assisted network analysis of the distribution network, with supporting field work as necessary, would be appropriate.</p> |
| Water                   | None                                                             | None                                                                                                   | <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. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Drainage and Wastewater | No new facilities are expected because of new growth.            |                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

**Table 3**  
**Transportation Analysis<sup>21</sup> for**  
**University Campus**

| Screenline Location  | Arterials          | Arterial Class | Direction  | V/C Ratio |      |
|----------------------|--------------------|----------------|------------|-----------|------|
|                      |                    |                |            | 1990      | 2010 |
| South of NE 45th St. | 7th Ave. NE        | Minor          | Northbound | 0.7       | 0.8  |
|                      | Roosevelt Ave. NE  | Principal      | Southbound | 0.5       | 0.6  |
|                      | 11th Ave. NE       | Principal      |            |           |      |
|                      | Brooklyn Ave. NE   | Collector      |            |           |      |
|                      | University Ave. NE | Collector      |            |           |      |
|                      | 15th Ave. NE       | Principal      |            |           |      |
|                      | 25th Ave. NE       | Principal      |            |           |      |
|                      | Montlake Blvd. NE  | Principal      |            |           |      |
| East of 15th Ave. NE | NE 45th St.        | Principal      | Eastbound  | 0.6       | 0.6  |
|                      | NE 47th St.        | Collector      | Westbound  | 0.7       | 0.8  |
|                      | NE 50th St.        | Collector      |            |           |      |
| East of I-5          | NE Pacific St.     | Principal      | Eastbound  | 0.6       | 0.6  |
|                      | NE 40th St.        | Minor          | Westbound  | 0.7       | 0.8  |
|                      | NE 42nd St.        | Principal      |            |           |      |
|                      | NE 45th St.        | Principal      |            |           |      |
|                      | NE 50th St.        | Principal      |            |           |      |
|                      | NE 55th St.        | Local          |            |           |      |
| Ship Canal           | NE Ravenna Blvd.   | Minor          |            |           |      |
|                      | University Bridge  | Principal      |            |           |      |
|                      | Montlake Bridge    | Principal      |            |           |      |
|                      |                    |                | Northbound | 1.0       | 1.1  |
|                      |                    |                | Southbound | 0.9       | 1.1  |

<sup>21</sup> Except as noted in the discussion, 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).

Traffic volumes were forecasted for the arterial streets in the center. Next, volumes were summed for all arterials crossing a "screenline," or an imaginary line that intersects the streets traveling through the area. The sum of volumes was compared to the sum of the capacities of arterials crossing the screenline, creating a volume-to-capacity (V/C) ratio. The V/C ratio across a screenline is an indicator of congestion. This method of measurement takes into account that drivers may make choices within an urban center among arterial streets and alternative modes.

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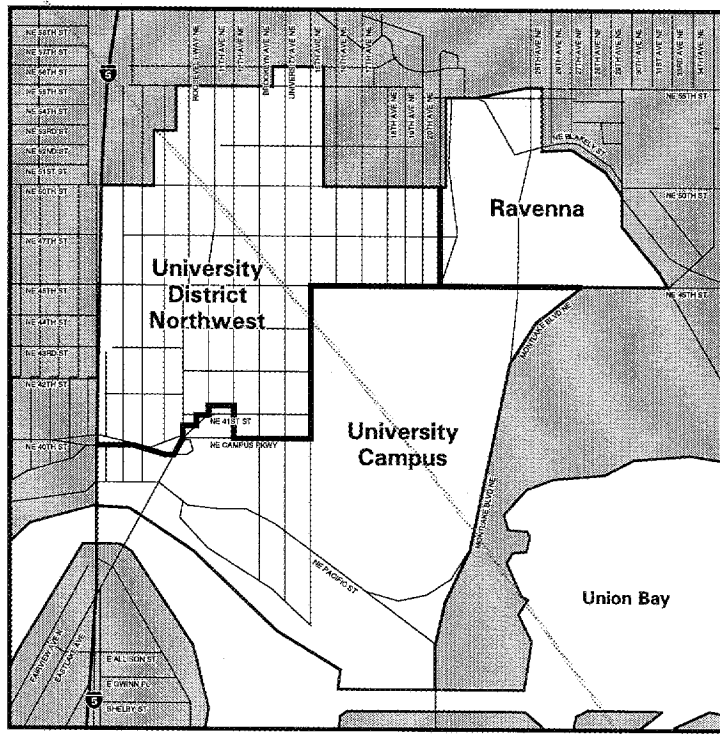
**ATTACHMENT 5**

**COMPREHENSIVE PLAN MAP AMENDMENTS:**

LAND USE FIGURE 5

Land Use Figure 5

## University District Urban Center



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**ATTACHMENT 6**

**COMPREHENSIVE PLAN LAND USE APPENDIX 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>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                   | 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                | 5896            | 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>2110</b>                                    | <b>17.8</b>            | <b>31427</b>      | <b>41</b>                    | <b>8500</b>                                     | <b>52</b>              |
| University Dist. NW Village                | 289                | 4324            | 14.9                       | 1630                                           | 20.5                   | 8625              | 30                           | 3000                                            | 40                     |
| Ravenna Village                            | 122                | 973             | 8.0                        | 480                                            | 12.0                   | 1580              | 13                           | 700                                             | 19                     |
| University Campus                          | 359                | 6313            | 17.6                       | 0 <sup>3</sup>                                 | 17.6                   | 21222             | 59                           | 4800                                            | 72                     |

## 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 |
| Northgate Urb. Center Total             | 410                | 3291            | 8.0                        | NA <sup>1</sup>                                | 15.3                   | 11366             | 28                           | NA <sup>1</sup>                                 | 50                     |
| Sea. Center Urb. Center Total           | 297                | 3138            | 10.6                       | NA <sup>1</sup>                                | 15.0                   | 19,000            | 64                           | NA <sup>1</sup>                                 | 75                     |
| Hub Urban Villages <sup>4</sup>         |                    |                 |                            |                                                |                        |                   |                              |                                                 |                        |
| 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                     |
| Residential Urban Villages <sup>4</sup> |                    |                 |                            |                                                |                        |                   |                              |                                                 |                        |
| 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                     |

## 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 |
| 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                     |
| 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 Vy 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 @ E Madison St | 145                | 1486            | 10.3                       | 400                                            | 13.0                   | NA                | NA                           | NA                                              | NA                     |
| California @ SW Morgan St | 139                | 1104            | 8.0                        | 300                                            | 10.1                   | NA                | NA                           | NA                                              | NA                     |

## 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.

# STATE OF WASHINGTON - KING COUNTY

99893

City of Seattle, City Clerk

—SS.

No. FULL ORDINAN

## 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, a

CT:ORD 119230

was published on

12/03/98

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

12/03/98

Notary Public for the State of Washington,  
residing in Seattle

# City of Seattle

## ORDINANCE 118280

AN ORDINANCE AMENDING THE SEATTLE COMPREHENSIVE PLAN TO INCORPORATE PORTIONS OF THE UNIVERSITY COMMUNITY URBAN CENTER PLAN AND AMENDING SEATTLE MUNICIPAL CODE SECTIONS 23.47.004 AND 23.47.006 RELATING TO SINGLE PURPOSE RESIDENTIAL DEVELOPMENT

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, an organizing committee of stakeholders in the University Community Urban Center was formed in 1993, for the purpose of preparing a plan for the University Community Urban Center as designated in the Seattle Comprehensive Plan; and

WHEREAS, this organizing committee conducted extensive outreach to stakeholders and adjacent communities in order to establish planning priorities; and

WHEREAS, stakeholders in this community formed a Planning Committee and worked with City staff and consultants to develop specific plan recommendations; and

WHEREAS, a community-wide validation process was conducted to familiarize stakeholders and neighboring areas with the proposed plan and ascertain support for it; and

WHEREAS, the University Community Urban Center Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, a SEPA checklist on the University Community Urban Center Plan has been prepared and a Determination of Non-significance for the proposed plan was issued on July 23, 1994; 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 University Community Urban Center, as shown in Attachment 1.

B. The University Community Urban Center goals and policies, as shown in Attachment 2 of 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 of this Ordinance to: 1) confirm the designation for the University District Northwest Center Village; 2) change the name of the University Village Urban Center Village to the Ravenna Urban Center Village; and 3) remove the designation of the University of Washington campus as an Urban Center Village.

D. The Neighborhood Plans volume, University Community Urban Center 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 Capital Facilities Appendix of the Comprehensive Plan is hereby amended to delete the information on pages A143 and A144, as this information is superseded by the capital facilities and utilities inventory and analyses to be included in the Neighborhood Plans Volume, University Community Urban Center section.

F. The following map is hereby amended to reflect the final designation and boundaries of the University District Northwest and Ravenna Urban Center Villages, as shown in Attachment 5 to this Ordinance:

### Land Use Figure 5

G. Land Use Appendix B is hereby amended to indicate that the City Council has reaffirmed the growth targets for the University Community Urban Center, and that separate growth targets are not adopted for the University District Northwest Urban Center Village, the Ravenna Urban Center Village, or the University of Washington, as shown in Attachment 6 to this Ordinance.

SECTION 2. The amendments contained in Section 1 of this ordinance constitute an adopted neighborhood plan for purposes of SMC 23.47.008(D)(2).

SECTION 3. Section 23.47.004, Subsection E of the Seattle Municipal Code, as last amended by Ordinance 118794, is further amended as follows:

SMC 23.47.004 Permitted and prohibited uses.

\*\*\*

### E. Residential Uses.

1. Residential use in single-purpose residential structures.

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 Maps 23.47.004 A and B, 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).

\*\*\*

Map 23.47.004B

