

Ordinance No. 119297

Council Bill No. 112350

The City of Seattle - Legislative Department  
Council Bill/Ordinance sponsored by: Conlin  
Council

AN ORDINANCE amending the Seattle  
Comprehensive Plan to incorporate portions of  
the Chinatown International District Neighborhood  
Plan.

Committee Action:

12/8/98 As Amended passed 2-0 RC, JD  
12-14-98 Full Council Action: Passed

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

Date Introduced: <u>9-21-98</u>	
Date 1st Referred: <u>9-21-98</u>	To: (committee) <u>Neighborhoods</u>
Date Re- Referred:	To: (committee)
Date Re- Referred:	To: (committee)
Date of Final Passage: <u>12-14-98</u>	Full Council Vote: <u>9-0</u>
Date Presented to Mayor: <u>12-15-98</u>	Date Approved: <u>DEC 21 1998</u>
Date Returned to City Clerk: <u>DEC 21 1998</u>	Date Published: <u>12-22-98</u> T.O. <input checked="" type="checkbox"/> F.T. <input type="checkbox"/>
Date Vetoes by Mayor:	Date Veto Published:
Date Passed Over Veto:	Veto Sustained:

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

(u)

*Law Department*

(u)

Law Dept. Review      OMP Review      City Clerk Review      Electron Copy Log





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

4 **NOW THEREFORE,**

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

6 **Section 1.** The Seattle Comprehensive Plan, as adopted by Ordinance 117221  
7 and subsequently amended, is hereby amended as follows:

8 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive  
9 Plan is hereby amended to add Chinatown/International District, as shown in  
10 Attachment 1.

11  
12 B. The Chinatown/International District Plan goals and policies, as shown in  
13 Attachment 2 to this Ordinance, are hereby incorporated into the Neighborhood  
14 Plans volume of the Comprehensive Plan.

15  
16 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in  
17 Attachment 3 to this Ordinance to confirm the designation and growth targets for the  
18 Chinatown/International District Urban Center Village, and to reflect the name  
19 change of the Urban Center Village from International District to  
20 Chinatown/International District.

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1 D. The Neighborhood Plans volume, Chinatown/International District section, is hereby  
2 amended to include the capital facilities and utilities inventory and analyses and  
3 transportation analyses shown in Attachment 4 to this Ordinance.

4  
5 E. Land Use Appendix B is hereby amended to reflect the final growth targets for the  
6 Chinatown/International District Urban Center Village, as shown in Attachment 5 to  
7 this Ordinance.

8  
9 F. Land Use Appendix C and Capital Facilities Appendix C are hereby amended to  
10 reflect the name change of the International District Urban Center Village to the  
11 Chinatown/International District Urban Center Village, as shown in Attachment 6 to  
12 this Ordinance.

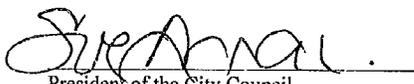
13  
14 **Section 2.** The amendments contained in Section 1 of this ordinance constitute  
15 an adopted neighborhood plan.

16  
17 **Section 3.** Residential use in single-purpose residential development within  
18 commercial zones in the Chinatown/International District Urban Center Village, established  
19 by adoption of this ordinance, shall continue to be permitted by conditional use. Further, the  
20 densities permitted for the residential use in single-purpose residential structures within the  
21 Chinatown/International District Urban Center Village shall be as established in SMC  
22 Subsection 23.47.009(D)(1).

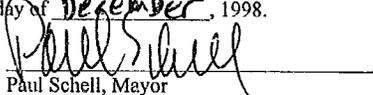
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1           **Section 4.** This ordinance shall take effect and be in force thirty (30) days from  
2 and after its approval by the Mayor, but if not approved and returned by the Mayor within  
3 ten (10) days after presentation, it shall take effect as provided by Municipal Code Section  
4 1.04.020.

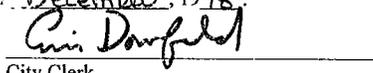
5  
6           Passed by the City Council the 14<sup>th</sup> day of December, 1998, and  
7 signed by me in open session in authentication of its passage this 14<sup>th</sup> day of  
8 December, 1998.

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

9           Approved by me this 21<sup>st</sup> day of December, 1998.

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

10  
11  
12           Filed by me this 21<sup>st</sup> day of December, 1998.

*acting*  
  
\_\_\_\_\_  
City Clerk

14 (SEAL)

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1 **LIST OF ATTACHMENTS**

- 2
- 3 **ATTACHMENT 1** TABLE OF CONTENTS THE CITY OF SEATTLE  
COMPREHENSIVE PLAN NEIGHBORHOOD PLANS
- 4 **ATTACHMENT 2** CHINATOWN/INTERNATIONAL DISTRICT GOALS  
AND POLICIES
- 5 **ATTACHMENT 3** AMENDMENTS TO THE COMPREHENSIVE PLAN  
LAND USE ELEMENT
- 6
- 7 **ATTACHMENT 4** CAPITAL FACILITIES AND UTILITIES INVENTORY  
AND ANALYSES AND TRANSPORTATION ANALYSES
- 8 **ATTACHMENT 5** AMENDMENTS TO COMPREHENSIVE PLAN LAND  
USE APPENDIX B
- 9 **ATTACHMENT 6** AMENDMENTS TO COMPREHENSIVE PLAN  
APPENDICIES
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THE CITY OF SEATTLE COMPREHENSIVE PLAN  
NEIGHBORHOOD PLANS

**Table of Contents**

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Chinatown/International District

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**CHINATOWN/INTERNATIONAL DISTRICT GOALS AND POLICIES**

**Cultural and Economic Vitality**

- G1: Thriving businesses, organizations, and cultural institutions.
- P1: Support marketing activities that promote neighborhood businesses, events and cultural opportunities.
- P2: Work with the Chinatown/International District community to develop business improvement strategies to encourage greater customer patronage to individual businesses.
- P3: Encourage new business development and location within the neighborhood.
- P4: Emphasize night-time activity to tap into a new market for businesses.
- P5: Support development of a multi-purpose community recreation center with space for community programs and associations.
- P6: Improve utility infrastructure, when appropriate, to support community needs.

**Housing Diversity and Affordability**

- G1: A neighborhood with diverse and affordable housing
- P1: Seek to diversify housing stock to include more moderate income and family housing.
- P2: Seek additional affordable housing strategies to preserve existing low-income units and households.
- P3: Explore resources and strategies for upgrading existing sub-standard and vacant buildings.

**Safe and Dynamic Public Spaces**

- G1: Create Safe and Dynamic Public Spaces
- P1: Support specific programming to deliberately activate the parks, especially Kobe Park.
- P2: Look for ways to incorporate design elements for crime prevention throughout the neighborhood, especially in parks, parking facilities and alleyways.
- P3: Increase pedestrian safety by adding additional stop signs and crosswalk striping, where appropriate.
- P4: Build on partnerships which can work together to provide additional pedestrian amenities such as pedestrian street lighting, street trees, street furniture and informational kiosks that enhance the pedestrian environment.
- P5: Target Jackson Street, Dearborn Street and 5<sup>th</sup> Avenue for pedestrian improvements

**Accessibility**

- G1: An accessible neighborhood, with access within and to the neighborhood, for all transportation modes, while encouraging less dependence on cars and greater use of transit, bikes and walking.
- P1: Seek to reduce auto congestion at key intersections.
- P2: Work with Metro and Sound Transit to find ways to maximize service to residents, customers and employees in the neighborhood.

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P3: Improve bicycle route markings and related bicycle facilities, including bicycle racks within the neighborhood.

P4: Increase short term parking opportunities within the neighborhood.

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

**I. Amend land use policy L21 as follows:**

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>
***	
3. Mixed Residential and employment	<del>International District</del> Chinatown/International District
***	

Amend Land Use Figure 2 to reflect the name change of the International District Urban Center Village to the Chinatown/International District Urban Center Village.

**II. Amend land use goal G36 as follows:**

G36

\*\*\*

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

	<b>Residential Growth</b>	<b>Employment Growth</b>
Chinatown/International District	approx. 1,300 households	approx. 2,800 jobs
***		

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## CAPITAL FACILITIES AND UTILITIES INVENTORIES AND ANALYSES AND TRANSPORTATION ANALYSES

**Table 1**  
**Inventory for Facilities and Utilities Serving**  
**Chinatown/International District Urban Center Village**

Facility Type	Name	Location	Capacity	Information Sources <sup>1</sup> /Comments
Fire Station <sup>2</sup>	SFD 10	301 2nd Ave. S	Engine Co., Ladder Co., Battalion, Aid Co., Hazmat Van	Seattle Fire Department
	SFD 5	925 Alaskan Way	Engine Co., Fireboat	
	SFD 2	2334 4th Ave.	Engine Co., Ladder Co., Aid Co.	
	SFD 25	1300 E. Pine St.	Engine Co., Ladder Co., Battalion, Aid Car, Power Unit	
Police	West Precinct	Public Safety Bldg., 610 3rd Ave.	11.59 sq. mi. service area, 1994 population: 64,699	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
	East Precinct	1519 12th Ave.	8.45 sq. mi. service area, 1994 population 82,265	
Schools <sup>3</sup>	John Hay Elementary Lowell Elementary Minor Elementary Gatzert Elementary All 10 Middle Schools All 10 High Schools	201 Garfield 1058 E. Mercer St. 1701 E. Union St. 1301 E. Yesler Way	414 students 391 students 391 students 414 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995
Library	Downtown Main Library	1000 4th Ave.	166,092 sq. ft. Downtown pop. 21,904 Citywide pop. 516,334 or .32 sq. ft/capita	Seattle Public Library Statistical Report, EDI&A, December 1992
Parks	Kobe Terrace	Main St. & Maynard Av. S In Village	1.1 ac: Lawns, viewpoint	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	Hing Hay Park	S. King St. & Maynard Av. S. In Village	0.33 ac: Benches, landscaping, pagoda	
	International Children's Park	700 S. Lane St.; In Village	0.23 ac: Play area, sculpture	
	Beacon Place	S. Dearborn St. & 11 Ave. S. In Village	0.25 ac: Wooded parcel	
	City Hall Park	Jefferson St. between 3rd and 4th Aves; Within 1/8 mi.	0.70 ac: Lawn, tables, benches	

<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.

Facility Type	Name	Location	Capacity	Information Sources <sup>4</sup> /Comments
	Prefontaine Place	3rd Ave. & Yesler Way Within 1/8 mi.	0.05 ac: Street triangle, fountain	
	Harborview Park	8th Ave. & Jefferson St. Within 1/8 mi.	3.6 ac: Lawns, walks, viewpoint	
	East Duwamish Greenbelt	Beacon Hill Within 1/4 mi.	4.47 ac: wooded area	
Other	Yesler Playfield & Comm. Center	903 Yesler Way	4,771 sq. ft, 1.7 ac (SHA property)	
Electrical Power	South substation East Pine substation	3839 4th Ave. S East Pine & 23rd Ave. E	288 Megawatts 183 Megawatts	Seattle City Light, October 1996 Half of this village is located in City Light's Southwest forecast area, which has a total capacity of 427 megawatts. Half of this village is located in City Light's Southeast forecast area, which has a total capacity of 331 megawatts.
Water	This village is located in the 316 pressure zone. Water for this village comes from the Cedar River supply. Storage is provided by the Lincoln Reservoir (Nagel Pl. & E. Howell St.) and Beacon Reservoir (Beacon Ave. S & S Spokane St.)  See Utilities Figure A-4 Map for system locations (Capital Facilities Appendix).		Lincoln Reservoir: 21 million gallons Beacon Reservoir: 61 million gallons  Supply mains were constructed primarily before 1949. Pipes are predominately of cast iron.	Seattle Water Department, October-November, 1996 In this pressure zone, elevations range from 30-175 feet above sea level; static water pressure ranges from 61-124 pounds per square inch. <sup>4</sup> The minimum pressure in the area is considered very good. Soils could be subject to liquefaction in seismic events.
Drainage & Wastewater	This village is served by a Combined system except for small pockets with Partially Separated systems  See Utilities Figure A-5 Map for system locations (Capital Facilities Appendix).		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. With Partially Separated systems, about 15% of the storm water 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. Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) performed as needed may enhance system capacity.	Seattle Drainage and Wastewater Utility, November 1996 Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe. 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>4</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**

**International District Urban Center Village**

*Expected 6-yr. HH Growth:*  
359

*Expected 20-yr HH Growth:*  
1,300

*Land Area: 171 Acres*

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth <sup>5</sup>	20-year growth	
Fire	None	None expected at this time.	Fire Station 10 has an average response time of 2.99 minutes for emergency medical calls and 3.71 minutes for fire calls. Fire Station 5 has an average response time of 2.63 minutes for emergency medical calls and 3.61 minutes for fire calls. Fire Station 2 has an average response time of 3.17 minutes for emergency medical calls and 3.85 minutes for fire calls. Fire Station 25 has an average response time of 3.21 minutes for emergency medical calls and 4.01 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. Response times for all these stations meet industry standards and are expected to for the next six years.
Police	A new West Precinct, opening in 1998, is expected to be adequate to accommodate SPD activities that may result from the increased population.	None expected at this time.	Seattle Police Department patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision since police officers are on patrol in various sectors, and calls for service are dispatched by radio, or officers handle situations on-view.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Seattle School District physical goals are as follows for: a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase Two of the School District's Building Excellence program includes projects at the following neighborhood schools: <ul style="list-style-type: none"> <li>• Lowell: Demolition, all new construction</li> <li>• Minor: Partial demolition, modernization, new addition</li> </ul> Voters have not yet approved funds for this phase.

<sup>5</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>5</sup>	20-year growth	
Electricity	None	A third transformer at the Creston-Nelson Substation, a future downtown substation, and a 4th transformer and switchgear bus-section at the Duwamish Substation will increase capacity in the forecast areas serving this village.	<p>Electrical demand from this village is estimated to increase by 2.0 annual average megawatts and 3.3 megawatts in 6 years and 6 years.</p> <p>Half of this village is located in City Light's Southeast forecast area. In 6 years, capacity in this forecast area will be 331 megawatts, and demand is expected to be 291 megawatts. In 20 years, capacity in this forecast area will be 493 megawatts, and demand is expected to be 343 megawatts. In both years, capacity is more than adequate to meet demand.</p> <p>Half of this village is located in City Light's Southwest forecast area. In 6 years, capacity in this forecast area will be 427 megawatts, and demand is expected to be 398 megawatts. In 20 years, capacity in this forecast area will be 547 megawatts, and demand is expected to be 471 megawatts. In both years, capacity is more than adequate to meet demand.</p>
Water	None	None expected at this time.	<p>Current peak day demand estimate: 1.2 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.5 mgd or 27% increase. Peak day demand estimate in 20 years: 2.1 mgd or 79% 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>A common practice downtown is to replace water mains when street surface improvements, such as transit related repaving projects, are undertaken.</p>
Drainage and Wastewater	No new facilities are expected to be required because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>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. 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>6</sup> for**  
**Downtown Urban Center (including International District Urban Center**  
**Village)**

Screenline Location	Arterials	Arterial Classification	Direction	V/C Ratio	
				1990	2010
North of Seneca	1st Ave.	Minor	Northbound	0.9	1.1
	2nd Ave.	Principal	Southbound	0.7	1.0
	3rd Ave.	Principal			
	4th Ave.	Principal			
	5th Ave.	Minor			
	6th Ave.	Principal			
North of Blanchard	Filiott Ave.	Principal	Northbound	0.5	0.5
	Western Ave.	Minor	Southbound	0.9	1.0
	1st Ave.	Minor			
	2nd Ave.	Principal			
	3rd Ave.	Minor			
	4th Ave.	Principal			
	5th Ave.	Minor			
	6th Ave.	Principal			
	7th Ave.	Minor			
	8th Ave.	Minor			
	9th Ave.	Minor			
East of 9th Ave.	Lenora St.	Non	Eastbound	0.5	0.6
	Virginia St.	Minor	Westbound	0.3	0.4
	Stewart St.	Principal			
	Howell St.	Principal			
	Olive Way	Principal			
	Pine St.	Principal			
	Pike St.	Principal			
	Pike/Pine on ramp	Principal			
West of I-5	Pike/Pine on ramp	Principal	Eastbound	0.6	0.7
	Pine St.	Principal	Westbound	0.7	0.8
	Pike St.	Principal			
	8th Ave.	Minor			
	Union off ramp	Principal			
	University on ramp	Principal			
Seneca St.	Principal				
Seneca off ramp	Principal				

<sup>6</sup> The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).

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Screenline Location	Arterials	Arterial Classification	Direction	V/C Ratio	
				1990	2010
	Spring St. Spring on ramp Madison St. Columbia off ramp Columbia/Cherry on ramp Cherry St. James St. James/6th on ramp 6th Ave. Yesler St.	Principal Principal Principal Principal Principal Principal Principal Principal Principal Minor			
South of Jackson	Alaskan Way	Principal	Northbound	0.6	0.7
	Alaskan Way Viaduct	Principal	Southbound	0.7	0.9
	1st Ave. S	Minor			
	2nd Ave. S	Minor			
	4th Ave. S	Principal			
	5th Ave. S	Minor			

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 Downtown 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:** *Two screenlines have a V/C ratio of 0.9: North of Seneca in the northbound direction and North of Blanchard in the southbound direction. The screenline North of Seneca covers all traffic through the urban center in the north south direction.*

*The other screenlines have V/C ratios of 0.7 or less.*

**Future conditions:** *The V/C ratio on the North of Seneca screenline is projected to increase to 1.1 in the northbound direction and 1.0 in the southbound direction. The V/C ratio on North of Blanchard southbound would increase to 1.0*

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## 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 Chinatown/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

## 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>Univ. Dist. Urban Center Total</b>	<b>770</b>	<b>11611</b>	<b>15.0</b>	<b>NA<sup>1</sup></b>	<b>17.8</b>	<b>31427</b>	<b>41</b>	<b>NA<sup>1</sup></b>	<b>52</b>
University Dist. NW Village	289	4324	14.9	1630	20.5	8625	30	3000	40
University Village Village	122	973	8.0	480	12.0	1580	13	700	19
University Campus Village	359	6313	17.6	0 <sup>3</sup>	17.6	21222	59	4800	72
<b>Northgate Urb. Center Total</b>	<b>410</b>	<b>3291</b>	<b>8.0</b>	<b>NA<sup>1</sup></b>	<b>15.3</b>	<b>11366</b>	<b>28</b>	<b>NA<sup>1</sup></b>	<b>50</b>
<b>Sea. Center Urb. Center Total</b>	<b>297</b>	<b>3138</b>	<b>10.6</b>	<b>NA<sup>1</sup></b>	<b>15.0</b>	<b>19,000</b>	<b>64</b>	<b>NA<sup>1</sup></b>	<b>75</b>
<b>Hub Urban Villages<sup>4</sup></b>									
Ballard	323	4279	13.2	1520	17.0	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1260	10.3	4027	12	2800	20
Rainier Ave @ I-90	415	2043	4.9	1200	7.8	3371	8	3500	17
South Lake Union	446	461	1.0	1700 <sup>5</sup>	4.8	15230	34	4500	44
<b>Residential Urban Villages<sup>4</sup></b>									
Aurora N @ 97th St	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA

## 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
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave S @ S Jackson St	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
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 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. Where adopted boundaries shown in Appendix A have been amended from the unadopted village boundary, acreage, existing households and employment, and densities may be different than indicated in this Appendix B.
- 5 Eighty percent of the current zoning capacity in South Lake Union can accommodate 1,700 households. To guide the Seattle Commons planning effort, the long-term residential planning estimate for the area is a total of 4,900 households. It is assumed that the 3,200 households that presently cannot be accommodated in the area will be accommodated elsewhere in the city where there is available zoning capacity until necessary zoning changes can be made under the Seattle Commons Plan.
- 6 Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.

ATTACHMENT 6

**AMENDMENTS TO COMPREHENSIVE PLAN APPENDICIES**

LAND USE APPENDIX C

Village/Center	Acres
<del>International District</del> Chinatown/International District	1.0

CAPITAL FACILITIES APPENDIX C

Amend the Inventory of Facilities Serving Urban Centers and Villages to reflect the name change of the International District Urban Center Village to the Chinatown/International District Urban Center Village.

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

4 NOW THEREFORE,

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

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

- 8 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive  
9 Plan is hereby amended to add Chinatown/International District, as shown in  
10 Attachment 1.  
11  
12 B. The Chinatown/International District Plan goals and policies, as shown in  
13 Attachment 2 to this Ordinance, are hereby incorporated into the Neighborhood  
14 Plans volume of the Comprehensive Plan.  
15  
16 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in  
17 Attachment 3 to this Ordinance to confirm the designation and growth targets for the  
18 Chinatown/International District Urban Center Village, and to reflect the name  
19 change of the Urban Center Village from International District to  
20 Chinatown/International District.  
21  
22  
23

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1 D. The Neighborhood Plans volume, Chinatown/International District section, is hereby  
2 amended to include the capital facilities and utilities inventory and analyses and  
3 transportation analyses shown in Attachment 4 to this Ordinance.

4  
5 E. Land Use Appendix B is hereby amended to reflect the final growth targets for the  
6 Chinatown/International District Urban Center Village, as shown in Attachment 5 to  
7 this Ordinance.

8  
9 F. Land Use Appendix C and Capital Facilities Appendix C are hereby amended to  
10 reflect the name change of the International District Urban Center Village to the  
11 Chinatown/International District Urban Center Village, as shown in Attachment 6 to  
12 this Ordinance.

13  
14 **Section 2.** The amendments contained in Section 1 of this ordinance constitute an  
15 adopted neighborhood plan.

16  
17 **Section 3.** Residential use in single-purpose residential development within  
18 commercial zones in the Chinatown/International District Urban Center Village, established  
19 by adoption of this ordinance, shall continue to be permitted by conditional use. Further, the  
20 densities permitted for the residential use in single-purpose residential structures within the  
21 Chinatown/International District Urban Center Village shall be as established in SMC  
22 Subsection 23.47.009(D)(1).  
23

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LW:cc  
Idord  
September 9, 1998  
Ver. 1

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ATTACHMENT 1

THE CITY OF SEATTLE COMPREHENSIVE PLAN  
NEIGHBORHOOD PLANS

**Table of Contents**

Ballard Interbay Northend Manufacturing/Industrial Center

Central

Chinatown/International District

Crown Hill/Ballard

Eastlake

MLK@Holly Street

Pioneer Square

South Park

University District Urban Center

Wallingford

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**CHINATOWN/INTERNATIONAL DISTRICT GOALS AND POLICIES**

**Cultural and Economic Vitality**

- G1: Thriving businesses, organizations, and cultural institutions.
- P1: Support marketing activities that promote neighborhood businesses, events and cultural opportunities.
- P2: Work with the Chinatown/International District community to develop business improvement strategies to encourage greater customer patronage to individual businesses.
- P3: Encourage new business development and location within the neighborhood.
- P4: Emphasize night-time activity to tap into a new market for businesses.
- P5: Support development of a multi-purpose community recreation center with space for community programs and associations.
- P6: Improve utility infrastructure, when appropriate, to support community needs.

**Housing Diversity and Affordability**

- G1: A neighborhood with diverse and affordable housing
- P1: Seek to diversify housing stock to include more moderate income and family housing.
- P2: Seek additional affordable housing strategies to preserve existing low-income units and households.
- P3: Explore resources and strategies for upgrading existing sub-standard and vacant buildings.

**Safe and Dynamic Public Spaces**

- G1: Create Safe and Dynamic Public Spaces
- P1: Support specific programming to deliberately activate the parks, especially Kobe Park.
- P2: Look for ways to incorporate design elements for crime prevention throughout the neighborhood, especially in parks, parking facilities and alleyways.
- P3: Increase pedestrian safety by adding additional stop signs and crosswalk striping, where appropriate.
- P4: Build on partnerships which can work together to provide additional pedestrian amenities such as pedestrian street lighting, street trees, street furniture and informational kiosks that enhance the pedestrian environment.
- P5: Target Jackson Street, Dearborn Street and 5<sup>th</sup> Avenue for pedestrian improvements

**Accessibility**

- G1: An accessible neighborhood within and to the neighborhood for all transportation modes, while encouraging less dependence on cars and greater use of transit, bikes and walking.
- P1: Seek to reduce auto congestion at key intersections.

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- P2: Work with Metro and Sound Transit to find way to maximize service to residents, customers and employees in the neighborhood.
- P3: Improve bicycle route markings and related bicycle facilities, including bicycle racks within the neighborhood.
- P4: Increase short term parking opportunities within the neighborhood.

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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:

<b>Functional Designation</b>	<b>Urban Center Village</b>
3. Mixed Residential and employment	<del>International District</del> Chinatown/International District

Amend Land Use Figure 2 to reflect the name change of the International District Urban Center Village to the Chinatown/International District Urban Center Village.

G36

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

	<b>Residential Growth</b>	<b>Employment Growth</b>
Chinatown/International District	approx. 1,300 households	approx. 2,800 jobs

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## CAPITAL FACILITIES AND UTILITIES INVENTORIES AND ANALYSES AND TRANSPORTATION ANALYSES

Table 1  
Inventory for Facilities and Utilities Serving  
Chinatown/International District Urban Center Village

Facility Type	Name	Location	Capacity	Information Sources/Comments
Fire Station <sup>2</sup>	SFD 10	301 2nd Ave. S	Engine Co., Ladder Co., Battalion, Aid Co., Hazmat Van	Seattle Fire Department
	SFD 5	925 Alaskan Way	Engine Co., Fireboat	
	SFD 2	2334 4th Ave.	Engine Co., Ladder Co., Aid Co.	
	SFD 25	1300 E. Pine St.	Engine Co., Ladder Co., Battalion, Aid Car, Power Unit	
Police	West Precinct	Public Safety Bldg., 610 3rd Ave.	11.59 sq. mi. service area, 1994 population: 64,699	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
	East Precinct	1519 12th Ave.	8.45 sq. mi. service area, 1994 population 82,265	
Schools <sup>3</sup>	John Hay Elementary Lowell Elementary Minor Elementary Gatzert Elementary All 10 Middle Schools All 10 High Schools	201 Garfield 1058 E. Mercer St. 1701 E. Union St. 1301 E. Yesler Way	414 students 391 students 391 students 414 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995
Library	Downtown Main Library	1000 4th Ave.	166,092 sq. ft.: Downtown pop. 21,904 Citywide pop. 516,334 or .32 sq. ft./capita	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks	Kobe Terracc	Main St. & Maynard Av. S In Village	1.1 ac: Lawns, viewpoint	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	Hing Hay Park	S. King St. & Maynard Av. S. In Village	0.33 ac: Benches, landscaping, pagoda	
	International Children's Park	700 S. Lane St.; In Village	0.23 ac: Play area, sculpture	
	Beacon Place	S. Dearborn St. & 11 Ave. S. In Village	0.25 ac: Wooded parcel	
	City Hall Park	Jefferson St. between 3rd and 4th Aves; Within 1/8 mi.	0.70 ac: Lawn, tables, benches	

<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.

Facility Type	Name	Location	Capacity	Information Sources/Comments
	Prefontaine Place	3rd Ave. & Yesler Way Within 1/8 mi.	0.05 ac: Street triangle, fountain	
	Harborview Park	8th Ave. & Jefferson St. Within 1/8 mi.	3.6 ac: Lawns, walks, viewpoint	
	East Duwamish Greenbelt	Beacon Hill Within 1/4 mi.	4.47 ac: wooded area	
Other	Yesler Playfield & Comm. Center	903 Yesler Way	4,771 sq. ft, 1.7 ac (SHA property)	
Electrical Power	South substation East Pine substation	3839 4th Ave. S East Pine & 23rd Ave. E	288 Megawatts 183 Megawatts	Seattle City Light, October 1996 Half of this village is located in City Light's Southwest forecast area, which has a total capacity of 427 megawatts. Half of this village is located in City Light's Southeast forecast area, which has a total capacity of 331 megawatts.
Water	This village is located in the 316 pressure zone. Water for this village comes from the Cedar River supply. Storage is provided by the Lincoln Reservoir (Nagel Pl. & E. Howell St.) and Beacon Reservoir (Beacon Ave. S & S Spokane St.)  See Map for system locations.		Lincoln Reservoir: 21 million gallons Beacon Reservoir: 61 million gallons  Supply mains were constructed primarily before 1949. Pipes are predominately of cast iron.	Seattle Water Department, October-November, 1993 In this pressure zone, elevations range from 30-175 feet above sea level; static water pressure ranges from 61-124 pounds per square inch. <sup>4</sup> The minimum pressure in the area is considered very good. Soils could be subject to liquefaction in seismic events.
Drainage & Wastewater	This village is served by a Combined system except for small pockets with Partially Separated systems  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. 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. Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) performed as needed may enhance system capacity.	Seattle Drainage and Wastewater Utility, November 1996 Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe. 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>4</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

International District Urban Center Village

Expected 6-yr. HH Growth:

359

Expected 20-yr HH Growth:

1,300

Land Area: 171 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth <sup>5</sup>	20-year growth	
Fire	None	None expected at this time.	Fire Station 10 has an average response time of 2.99 minutes for emergency medical calls and 3.71 minutes for fire calls. Fire Station 5 has an average response time of 2.63 minutes for emergency medical calls and 3.61 minutes for fire calls. Fire Station 2 has an average response time of 3.17 minutes for emergency medical calls and 3.85 minutes for fire calls. Fire Station 25 has an average response time of 3.21 minutes for emergency medical calls and 4.01 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. Response times for all these stations meet industry standards and are expected to for the next six years.
Police	A new West Precinct, opening in 1993, is expected to be adequate to accommodate SPD activities that may result from the increased population.	None expected at this time.	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.		Physical 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. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase Two of the School District's Building Excellence program includes projects at the following neighborhood schools: <ul style="list-style-type: none"> <li>• Lowell: Demolition, all new construction</li> <li>• Minor: Partial demolition, modernization, new addition</li> </ul> Voters have not yet approved funds for this phase.

<sup>5</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>3</sup>	20-year growth	
Electricity	None	A third transformer at the Creston-Nelson Substation, a future downtown substation, and a 4th transformer and switchgear bus-section at the Duwamish Substation will increase capacity in the forecast areas serving this village.	<p>Electrical demand from this village is estimated to increase by 2.0 annual average megawatts and 3.3 megawatts in a peak hour in 6 years.</p> <p>Half of this village is located in City Light's Southeast forecast area. In 6 years, capacity in this forecast area will be 331 megawatts, and demand is expected to be 291 megawatts. In 20 years, capacity in this forecast area will be 493 megawatts, and demand is expected to be 343 megawatts. In both years, capacity is more than adequate to meet demand.</p> <p>Half of this village is located in City Light's Southwest forecast area. In 6 years, capacity in this forecast area will be 427 megawatts, and demand is expected to be 398 megawatts. In 20 years, capacity in this forecast area will be 547 megawatts, and demand is expected to be 471 megawatts. In both years, capacity is more than adequate to meet demand.</p>
Water	None	None expected at this time.	<p>Current peak day demand estimate: 1.2 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.5 mgd or 27% increase. Peak day demand estimate in 20 years: 2.1 mgd or 79% 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>A common practice downtown is to replace water mains when street surface improvements, such as transit related repaving projects, are undertaken.</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>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. 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>6</sup> for**  
**Downtown Urban Center (including International District Urban Center**  
**Village)**

Screenline Location	Arterials	Arterial Classification	Direction	V/C Ratio	
				1990	2010
North of Seneca	1st Ave.	Minor	Northbound	0.9	1.1
	2nd Ave.	Principal	Southbound	0.7	1.0
	3rd Ave.	Principal			
	4th Ave.	Principal			
	5th Ave.	Minor			
	6th Ave.	Principal			
North of Blanchard	Elliott Ave.	Principal	Northbound	0.5	0.5
	Western Ave.	Minor	Southbound	0.9	1.0
	1st Ave.	Minor			
	2nd Ave.	Principal			
	3rd Ave.	Minor			
	4th Ave.	Principal			
	5th Ave.	Minor			
	6th Ave.	Principal			
	7th Ave.	Minor			
	8th Ave.	Minor			
9th Ave.	Minor				
Westlake Ave.	Principal				
East of 9th Ave.	Lenora St.	Non	Eastbound	0.5	0.6
	Virginia St.	Minor	Westbound	0.3	0.4
	Stewart St.	Principal			
	Howell St.	Principal			
	Olive Way	Principal			
	Pine St.	Principal			
	Pike St.	Principal			
Pike/Pine on ramp	Principal				
West of I-5	Pike/Pine on ramp	Principal	Eastbound	0.6	0.7
	Pine St.	Principal	Westbound	0.7	0.8
	Pike St.	Principal			
	8th Ave.	Minor			
	Union off ramp	Principal			
	University on ramp	Principal			
	Seneca St.	Principal			
Seneca off ramp	Principal				

<sup>6</sup> The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).

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Screenline Location	Arterials	Arterial Classification	Direction	V/C Ratio	
				1990	2010
	Spring St.	Principal			
	Spring on ramp	Principal			
	Madison St.	Principal			
	Columbia off ramp	Principal			
	Columbia/Cherry on ramp	Principal			
	Cherry St.	Principal			
	James St.	Principal			
	James/6th on ramp	Principal			
6th Ave.	Principal				
Yesier St.	Minor				
South of Jackson	Alaskan Way	Principal	Northbound	0.6	0.7
	Alaskan Way Viaduct	Principal	Southbound	0.7	0.9
	1st Ave. S	Minor			
	2nd Ave. S	Minor			
	4th Ave. S	Principal			
	5th Ave. S	Minor			

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 Downtown 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:** *Two screenlines have a V/C ratio of 0.9: North of Seneca in the northbound direction and North of Blanchard in the southbound direction. The screenline North of Seneca covers all traffic through the urban center in the north south direction.*

*The other screenlines have V/C ratios of 0.7 or less.*

**Future conditions:** *The V/C ratio on the North of Seneca screenline is projected to increase to 1.1 in the northbound direction and 1.0 in the southbound direction. The V/C ratio on North of Blanchard southbound would increase to 1.0*

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## 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>	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 Chinatown/International District Village	169	1604	9.5	1300	17.2	4474	26	2800	43
<b>First Hill/Cap. Hill Center Total</b>	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

**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>Univ. Dist. Urban Center Total</b>	<b>770</b>	<b>11611</b>	<b>15.0</b>	<b>NA<sup>1</sup></b>	<b>17.8</b>	<b>31427</b>	<b>41</b>	<b>NA<sup>1</sup></b>	<b>52</b>
University Dist. NW Village	289	4324	14.9	1630	20.5	8625	30	3000	40
University Village Village	122	973	8.0	480	12.0	1580	13	700	19
University Campus Village	359	6313	17.6	0 <sup>2</sup>	17.6	21222	59	4800	72
<b>Northgate Urb. Center Total</b>	<b>410</b>	<b>3291</b>	<b>8.0</b>	<b>NA<sup>1</sup></b>	<b>15.3</b>	<b>11366</b>	<b>28</b>	<b>NA<sup>1</sup></b>	<b>50</b>
<b>Sea. Center Urb. Center Total</b>	<b>297</b>	<b>3138</b>	<b>10.6</b>	<b>NA<sup>1</sup></b>	<b>15.0</b>	<b>19,000</b>	<b>64</b>	<b>NA<sup>1</sup></b>	<b>75</b>
<b>Hub Urban Villages<sup>4</sup></b>									
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1200	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>3</sup>	4.8	15230	34	4500	44
<b>Residential Urban Villages<sup>4</sup></b>									
Aurora N @ 97th St	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA

**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
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave S @ S Jackson St	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
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

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## LAND USE ELEMENT APPENDIX B

### Footnotes

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

ATTACHMENT 6

**AMENDMENTS TO COMPREHENSIVE PLAN APPENDICIES**

LAND USE APPENDIX C

Village/Center	Acres
<del>International District</del> Chinatown/International District	1.0

CAPITAL FACILITIES APPENDIX C

Amend the Inventory of Facilities Serving Urban Centers and Villages to reflect the name change of the International District Urban Center Village to the Chinatown/International District Urban Center Village.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

TIME AND DATE STAMP

**SPONSORSHIP**

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

  
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**FOR CITY COUNCIL PRESIDENT USE ONLY**

COMMITTEE(S) REFERRED TO: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
PRESIDENT'S SIGNATURE

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STATE OF WASHINGTON - KING COUNTY

100561  
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 119297

was published on

12/30/98

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

12/30/98

Notary Public for the State of Washington,  
residing in Seattle

Affidavit of Publication

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

## City of Seattle

ORDINANCE NO. 118297

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the Chinatown/International District Neighborhood Plans.

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 28969, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, a coalition of Chinatown/International District neighborhood stakeholders came together to form a Chinatown/International District Neighborhood Planning Committee in the summer of 1997 for the purpose of preparing a Neighborhood Plan as provided for in the City of Seattle Comprehensive Plan; and

WHEREAS, the International District Planning Committee convened regular meetings, special events and workshops open to everyone and regularly attended by dozens of citizens throughout the next year; and

WHEREAS, The International District Planning Committee conducted an extensive Phase I outreach process featuring a citizen survey, presentations at community group meetings, displays at community events and a well-attended validation celebration, all of which led to creation of a generally recognized Vision and Scope of Work for Phase II that focused on key land use, open space, transportation and housing issues; and

WHEREAS, the Phase I outreach process also created a list of priority planning topics and resulted in the selection of members for a Planning Committee to lead Phase II planning; and

WHEREAS, in Phase II subcommittees were formed and consultants were hired to study and prepare analyses and recommendations on the issues of cultural and economic vitality, housing, public spaces and accessibility; and

WHEREAS, a final plan incorporating key integrated activities, additional activities for implementation and activities for long term consideration was completed, reviewed and approved by the International District Planning Committee and validated by the community in response to a community-wide mailer and validation meetings; and

WHEREAS, the Chinatown/International District Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; 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 subsequently 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 Chinatown/International District, as shown in Attachment 1\*.

B. The Chinatown/International District Plan goals and policies, as shown in Attachment 2\* to this Ordinance, are hereby incorporated into the Neighborhood Plans volume of the Comprehensive Plan.

C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in Attachment 3\* to this Ordinance to confirm the designation and growth targets for the Chinatown/International District Urban Center Village, and to reflect the name change of the Urban Center Village from International District to Chinatown/International District.

D. The Neighborhood Plans volume, Chinatown/International District section, is hereby amended to include the capital facilities and utilities inventory and analysis and transportation analysis shown in Attachment 4\* to this Ordinance.

E. Land Use Appendix B is hereby amended to reflect the final growth targets for the Chinatown/International District Urban Center Village, as shown in Attachment 5\* to this Ordinance.

F. Land Use Appendix C and Capital Facilities Appendix G are hereby amended to reflect the name change of the International District Urban Center Village to the Chinatown/International District Urban Center Village, as shown in Attachment 6\* to this Ordinance.

\*See City Clerk's office for attachments.

SECTION 2. The amendments contained in Section 1 of this ordinance constitute an adopted neighborhood plan.

SECTION 3. Residential use in single-purpose residential development within commercial zones in the Chinatown/International District Urban Center Village, established by adoption of this ordinance, shall continue to be permitted by conditional use. Further, the densities permitted for the residential use in single-purpose residential structures within the Chinatown/International District Urban Center Village shall be as established in UMC Sub-section 23.47.009(D)(1).

SECTION 4. 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 14th day of December, 1998, and signed by me in open session in authentication of its passage this 14th day of December, 1998.

SUE DONALDSON,  
President of the City Council,  
Approved by me this 21st day of December, 1998.

PAUL SCHELL,  
Mayor,  
Filed by me this 21st day of December, 1998.

(Seal) ERIN DANFELD,  
Acting City Clerk,  
Publication ordered by JUDITH PIPPIN,  
City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, December 30, 1998. 12500100893

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