

Ordinance No. 119322

Council Bill No. 112508

Amending the Seattle Comprehensive Plan to incorporate portions of the Eastlake Neighborhood Plan; amending the Official Land Use Map, SMC 23.32.016, to show the boundaries of the Eastlake Residential Urban Village; and amending SMC Chapter 23.34, relating to Lowrise 3 and Lowrise 4 rezoning criteria.

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

Committee Action:

12/8/98 passed 4-0 RC, NL, M
12-14-98 Full Council Action Pass

CF No. _____

Date Introduced:	DEC 7 1998	
Date 1st Referred:	DEC 7 1998	
Date Re - Referred:	To: (committee) Neighborhoods, Growth Planning and Civic Engagement Committee	
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage:	Full Council Vote: 9-0	
Date Presented to Mayor:	Date Approved: 12-15-98 12-21-98	
Date Returned to City Clerk:	Date Published:	T.O. / F.T. <input checked="" 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: _____

Law Dept. Review

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Department

CONLI

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: CONLIN

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RC, NL, M

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Committee Action:

12/8/98 passed 4-0 RC, NL, MP, MC
12-14-98 Full Council Action: Passed As Amended
9-0

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- 1 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive
2 Plan is hereby amended to add Eastlake, as shown in Attachment 1.
- 3 B. The Eastlake Plan goals and policies, as shown in Attachment 2 to this
4 Ordinance, are hereby incorporated into the Neighborhood Plans volume of the
5 Comprehensive Plan.
- 6 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in
7 Attachment 3 to this Ordinance to confirm the designation and growth targets for the
8 Eastlake Residential Urban Village.
- 9 D. The capital facilities and utilities inventory and analyses and transportation analyses
10 shown in Attachment 4 to this Ordinance are hereby incorporated into the
11 Neighborhood Plans volume, Eastlake section, of the Comprehensive Plan.
- 12 E. The following maps are hereby amended to reflect the final designation and
13 boundaries of the Eastlake Residential Urban Village, as shown in Attachment 5 to
14 this Ordinance:
- Future Land Use Map
 - Land Use Figure 1
 - Land Use Figure A-1
- 15 A new Land Use Figure, containing a large scale map of the Eastlake Residential
16 Urban Village is hereby added to the Land Use Element, as shown in Attachment 5
17 to this Ordinance.
- 18 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the
19 Eastlake Residential Urban Village, as shown in Attachment 6 to this Ordinance.

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

22 **Section 3.** Pursuant to SMC 23.12.110, the following streets are Green Streets
23 designated by the Eastlake Neighborhood Plan:

- Franklin Ave E. between E. Louisa St. and E. Roanoke St. (Type IV)
- Fairview Ave. E. between E. Fuhrman Avenue E. and E. Hamlin St. (Type III)
- Fairview Ave. E. between E. Roanoke St. and E. Newton St. (Type III)

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1 **Section 4.** The Official Land Use Map, Section 23.32.016, Seattle Municipal
2 Code, is amended to reflect the boundaries of the Eastlake Residential Urban Village as
3 depicted on Attachment 3 to this Ordinance.

4 **Section 5.** Subsection B of 23.34.020 of the Seattle Municipal Code, as last
5 amended, is further amended as follows:

6 B. Locational Criteria.

7 1. Thresho'd Conditions. Subject to subsection B2 of this section,
8 properties that may be considered for an L3 designation are limited to the
9 following:

10 a. Properties already zoned L3;

11 b. Properties in areas already developed predominantly to the
12 permitted L3 density and where L3 scale is well established; or

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

21 2. Properties designated as environmentally critical may not be rezoned
22 to an L3 designation, and may remain L3 only in areas predominantly

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1 developed to the intensity of the L3 zone.

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

4 a. Development Characteristics of the Area.

5 (1) Either:

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

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

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

21 b. Relationship to the Surrounding Areas.

22 (1) Properties in areas that are well served by public transit and

23

1 have direct access to arterials, so that vehicular traffic is not required
2 to use streets that pass through less intensive residential zones;

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

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

9 (4) Properties that are adjacent to business and commercial areas with
10 comparable height and bulk, or where a transition in scale between areas of
11 larger multifamily and/or commercial structures and smaller multifamily
12 development is desirable.

13
14 **Section 6.** Subsection B of 23.34.022 of the Seattle Municipal Code, as last
15 amended, is further amended as follows:

16 B. Locational Criteria.

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

- 20 a. Properties already zoned L4;
- 21 b. Properties in areas already developed predominantly to the
22 permitted L4 density and where L4 scale is well established; or

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

9
10 2. Properties designated as environmentally critical may not be rezoned
11 to an L4 designation, and may remain L4 only in areas predominantly
12 developed to the intensity of the L4 zone.

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

15 a. Development Characteristics of the Area.

16 (1) Either:

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

19 (b) Areas that are within an urban center or urban village, except as provided in this
20 subsection below, where less emphasis shall be placed on density and scale compatibility
21 with existing development, when the designation will be consistent with the
22 densities required for the center or village category as established in

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1 Section B of the Land Use Element of the Comprehensive Plan, unless
2 otherwise indicated by a neighborhood plan adopted or amended by the City
3 Council after January 1, 1995. This subsection (b) shall not apply in the Wellingford
4 Residential Urban Village, or in the Eastlake Residential Urban Village.

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

8 (3) Areas generally platted with alleys that can provide access to
9 parking, allowing the street frontage to remain uninterrupted by driveways,
10 thereby promoting a street environment better suited to the level of
11 pedestrian activity associated with higher density residential
12 environments;

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

17 b. Relationship to the Surrounding Areas.

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

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

23

1 generated by higher density development. Vehicular access to the area
2 should not require use of streets passing through less intensive
3 residential areas;
4 (3) Properties with close proximity and with good pedestrian
5 connections to services in neighborhood commercial areas, public open
6 spaces and other residential amenities;
7 (4) Properties with well-defined edges providing sufficient separation
8 from adjacent areas of small scale residential development, or where such
9 areas are separated by zones providing a transition in the height, scale
10 and density of development.

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Section 7. 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.

Suzanna L.
President of the City Council

Approved by me this 14th day of December, 1998.

Paul Scheff
Paul Scheff, Mayor

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

Geri Donfield
acting City Clerk

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December 13, 1998
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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** EASTLAKE GOALS AND POLICIES
- 5 **ATTACHMENT 3** AMENDMENTS TO THE COMPREHENSIVE PLAN
LAND USE ELEMENT
- 6 **ATTACHMENT 4** CAPITAL FACILITIES AND UTILITIES INVENTORY
AND ANALYSES AND TRANSPORTATION ANALYSES
- 7 **ATTACHMENT 5** COMPREHENSIVE PLAN MAP AMENDMENTS -
URBAN VILLAGE BOUNDARIES
- 8 **ATTACHMENT 6** AMENDMENTS TO COMPREHENSIVE PLAN LAND
USE APPENDIX B
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ATTACHMENT 1

THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

Table of Contents

Eastlake

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ATTACHMENT 2

EASTLAKE NEIGHBORHOOD SPECIFIC GOALS AND POLICIES

Community Design

- Goal 1: A residential lakefront community primarily defined by low to moderate residential density, pedestrian-scale mixed-use development, neighborhood services, Lake Union maritime uses and compatible architectural styles.
- Goal 2: A safe and interesting streetscape with pedestrian activity, a strengthened commercial identity and residential community, and reduced conflicts between residential and commercial uses along Eastlake Avenue E.
- E1 Encourage the consolidation of commercial and residential uses on Eastlake Avenue East into districts or nodes that would: strengthen the identity of each area; reduce the potential for conflicts between land uses; increase residential development along parts of Eastlake Avenue East; increase the development of neighborhood-serving businesses at street level; and direct vehicle access and parking to alleys and side streets.
- E2 Identify, preserve, enhance and create a variety of attractive and interesting views from and of public spaces.
- E3 Anticipate and minimize, through zoning regulations and/or design review guidelines, to be prepared for the Eastlake area, the potential for impacts on residential uses from the close proximity, orientation, or incongruent scale of commercial development, including the loss of privacy, sunlight or air, or increased noise, artificial light or glare.
- Goal 3: A neighborhood that values and preserves its traditional diversity and scale of development, and that respects its ecology and environment.
- E4 Seek opportunities to conserve Eastlake's older structures as defining elements of Eastlake's architectural and historic character and as a resource for affordable housing and commercial spaces.
- E5 Through design review, promote interaction between the community, developer designers, and decision-makers to help ensure buildings contribute to and enhance Eastlake's character.
- E6 Explore the development of live/work units in areas that allow commercial development.
- E7 Buildings are an important part of Eastlake's views and residential and commercial streetscapes, and their designs should reflect the neighborhood's lowrise, finely textured scale, comparatively small development sites, and the individuality of its architectural expressions.
- Goal 4: A community with pedestrian activity, and attractive close-in and distant views along streetscapes, alleys and shorelines.

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Goal 5: A community where the residential growth is consistent with Eastlake's character, size, scale, infrastructure and public services, and occurs in locations appropriate for residential uses.

- E8 Pedestrian connections between buildings should occur at the street level. Avoid skybridges on public property and rights-of-way in Eastlake; when connections across such public land and rights-of-way are necessary, pursue below grade connections to buildings that do not detract from activity at the street level, the streetscape and public views.
- E9 Promote interesting, safe, and diverse pedestrian connections that are compatible with and sensitively designed for abutting land uses.
- E10 Strive to preserve, restore and maintain Eastlake's historic cobblestone streets.
- E11 Enhance Lynn Street between Eastlake and Boylston Avenues East as a gateway to the Eastlake neighborhood, a view corridor, and an important pedestrian connection without expanding its existing street or right-of-way width.
- E12 Use and development of Eastlake's shoreline properties should strengthen and enhance the neighborhood's existing maritime uses, recreational uses, habitat and floating home community through the future use and development of Eastlake's shoreline properties.
- E13 Maintain, enhance, and nurture the Seward School as a public school, historic landmark, and focus of community identity and social, civic and recreational activities.
- E14 In the Eastlake Residential Urban Village, special L3 and L4 locational criteria for the evaluation of rezones to the L3 and L4 designations inside of urban villages, shall not apply.

Open Space

Goal 6: A neighborhood that cherishes and preserves its urban ecological health.

- E15 Encourage Eastlake residents, businesses and public facilities to plant native vegetation on public and private properties.
- E16 Encourage the use of landscaping, berms and other natural sound absorption techniques to reduce noise and create an aesthetically pleasing environment or wildlife habitat.

Goal 7: An open space network providing a variety of experiences that promotes community, ecology, learning and stewardship, and that serves Eastlake and the larger region for current and future generations.

- E17 Provide open space for wildlife and plant habitat, pedestrian connections, and passive and active recreation. For individual open space sites, identify the primary purpose from among these four purposes, plan for compatible uses and discourage incompatible uses.
- E18 Strive to create an attractive, identifiable gateway ("North Gateway") to Eastlake and the adjoining neighborhoods that provides open space, art and community identity.

Transportation

Goal 8: A neighborhood where seniors, children and people with disabilities can stroll and cross streets safely, where bicyclists are safe, buses are frequent and bus stops convenient, where truck access is good and where though traffic, freeway noise and pollution are controlled.

- E19 Strive to improve pedestrian facilities including street crossings, sidewalks and other walkways, especially along Eastlake Avenue.
- E20 Strive to establish additional pedestrian connections where they do not now exist, such as under or over Interstate-5 or along the shoreline.
- E21 Strive to enhance Fairview Avenue East north of E. Newton St. through traffic calming and other pedestrian safety improvements.
- E22 Strive to reduce freeway-related noise, air and water pollution.
- E23 Support the neighborhood's visibility and identity from Interstate-5 through such means as landscaping and signage.
- E24 Seek to implement the City's Urban Trail system within this neighborhood by completing pedestrian connections.

Main Street

Goal 9: A neighborhood where residents and employees also shop and dine, that attracts and retains quality retail and services businesses, that is lively and busy during the day and evening and that has a clean and vital Main Street that adds to the sense of community.

- E25 Seek to attract new businesses and customers.
- E26 Pursue traffic, parking and local and express transit service improvements. King County/Metro busses that use Eastlake Ave E. should include at least two stops within the Eastlake neighborhood.
- E27 Seek to provide more planted medians for those parts of Eastlake Avenue in which businesses and abutting property owners support them.

Diversity

Goal 9: A neighborhood in which neighbors know and help one another, value diversity, welcome people of any race, age, family makeup and economic status, maintain a close relationship with businesses and schools and in which community is a reality.

- E28 Promote diversity among Eastlake's residents and strengthen their relationship with Eastlake's public school.
- E29 Build ties between Eastlake's business and residential communities.

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Affordable Housing

Goal 10: A neighborhood including all socioeconomic groups with some housing units affordable to people with low incomes.

E30 Seek to expand housing opportunities in Eastlake for those with incomes under 80 percent, and especially for those under 50 percent, of the citywide median income.

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ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

1. Amend policy L44 as follows:

L44:

Designate the following residential urban villages as shown on Land Use Figure 1, above:

...

Eastlake

...

2. Amend Land Use Figure 1 and the Future Land Use Map to show the designation and boundaries of the Eastlake Residential Urban Village, as shown on Attachment 5. Indicate Eastlake Residential Urban Village as adopted on Land Use Figure 1-A. Add a new land use figure with a large scale map of the Eastlake Residential Urban Village boundary, as shown on Attachment 5.

3. Amend land use Goal 36, as follows:

G36

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

Residential Growth

....

Eastlake 380

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ATTACHMENT 4

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

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Table 1
Inventory for Facilities and Utilities Serving
Eastlake Residential Urban Village

Facility Type	Name	Location	Capacity	Information Sources ¹ /Comments
Fire Station ²	SFD 22	901 East Roanoke St.	Engine Co., Communications Van	Seattle Fire Department
Police Station	East Precinct	1519 12th Ave.	8.45 sq. mi. service area, 1994 population 82,265	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	Lowell Elementary All 10 Middle Schools All 10 High Schools Seward School	1058 E. Mercer St.	425 students Seward School under renovation, capacity unavailable.	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Henry Branch	425 Harvard Ave. E.	4904 sq. ft, 1990 pop served 30,709, or .16 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
	Downtown Main Library	1000 Fourth Ave.	166,092 sq. ft, 1990 downtown pop 21,904, citywide pop 516,334 or .32 sq. ft/capita	
Parks ⁴	South Passage Point Park	Fuhrman Ave. E & E Fairview Ave. E.	0.65 ac: Shorewalk, landscaping	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	Roanoke St. Mini Park	E. Roanoke St. & Fairview Av E	0.11 ac: Landscaping	
	Rogers Playground	Eastlake Ave E & E Roanoke St.	1.9 ac: 1 softball field, 2 tennis courts, shelterhouse, play area	
	Lynn St. Park	E. Lynn St. & Fairview Ave. E	0.12 ac: Benches, landscaping	
	Terry Pettus Park	E. Newton St. & Fairview Ave. E	0.11 ac	

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

² 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.

³ 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.

⁴ 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 ¹ /Comments
	Olmsted Fairview Park		1 ac	
	Roanoke Park	10th Ave. E & E Roanoke St.	2.2 ac: Paths, lawn, play area	
	Good Turn Park	NA	NA	
	North Gateway Park (WSDOT property)	NA	.07 ac	
	Hamlin Street Park	NA	NA	
Other ⁶	Eastlake P-Patch	2900 Fairview Ave. E	15 plots	P-Patch Program, Seattle Department of Housing and Human Services
Electrical power	University Substation	409 NE Pacific Place	188 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Queen Anne/Magnolia forecast area, which has a total capacity of 258 megawatts. This neighborhood also hosts regional high voltage transmission lines.
Water	This village is located in the 316 pressure zone. Water for this area comes from the Cedar River supply. Storage is provided by the Lincoln Reservoir (Nagel Pl. & E. Howell St.) and Greenlake Reservoir (14th Ave. NE & NE 73rd St.) See Utilities Figure A-4 Map for system locations (Capital Facilities Appendix).		Lincoln Reservoir: 21 million gallons Greenlake Reservoir: 50 million gallons Supply mains were constructed primarily before 1949, with portions along the waterfront constructed between 1950 and 1979. Pipes are predominately of cast iron.	Seattle Water Department, October-December, 1996 In this pressure zone, elevations range from 7-145 feet above sea level; static water pressure ranges from 74-134 pounds per square inch. ⁵ The minimum pressure in this area is considered very good.
Drainage & Wastewater	This village is served by a Combined system except for the southern tip, which is served by a Partially Separated system. 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 stormwater enters the sewer system, with the remaining 85% diverted to the storm drain system. Capacity of the partially	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

⁵ 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.

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Facility Type	Name	Location	Capacity	Information Sources ¹ /Comments
			<p>separated systems in this area is considered adequate.</p> <p>Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) performed as needed may enhance system capacity.</p>	<p>culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe.</p>

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Table 2
Capital Facilities and Utilities Analysis
Eastlake Residential Urban Village

Expected 6-yr. HH Growth: 104
Expected 20-yr HH Growth: 380
Land Area: 268 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁶	20-year growth	
Fire	None	None expected at this time.	Fire Station #22, the closest to this urban village, has an average response time of 4.02 minutes for emergency medical calls and 4.81 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 this station meet industry standards and is expected to for the next six years.
Police	None	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: 38-535 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 demolition and all new construction of Lowell Elementary School. Voters have not yet approved funds for this phase.
Electricity	None	A future downtown substation will add 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. This village is located in City Light's Queen Anne/Magnolia forecast area. In 6 years, capacity in this forecast area will be 258 megawatts, and demand is expected to be 227 megawatts. In 20 years, capacity in this forecast area will be 278 megawatts, and demand is expected to be 270 megawatts. In both years, capacity is more than adequate to meet demand.

⁶ 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 ⁶	20-year growth	
Water	None	None expected at this time.	Current peak day demand estimate: 1.9 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 2.0 mgd or 5% increase. Peak day demand estimate in 20 years: 2.2 mgd or 14% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed.
Drainage and Wastewater	No new facilities are expected to be required because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events. Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>The City's current Capital Improvement Program includes several phases of a Combined Sewer Overflow project in the neighborhood. The projects will continue at least through 2001.</p>

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Table 3
Transportation Analysis⁷ for
Eastlake Residential Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Eastlake Ave. E	E Galer St. -	Principal	Northbound	0.5	0.6
	E Lynn St.		Southbound	0.4	0.5
Eastlake Ave. E	E Lynn St. -	Principal	Northbound	0.6	0.7
	Harvard Ave. E		Southbound	0.5	0.6
Eastlake Ave. E / University Bridge	Harvard Ave. E -	Principal	Northbound	0.8	0.9
			NE 40th St.	Southbound	0.7
Boylston Ave. E	Lakeview Blvd E	Minor	Northbound	0.6	0.7
	E Roanoke St.		Southbound	0.8	0.8
E Roanoke St.	Boylston Ave. E	Minor	Eastbound	0.6	0.6
	Harvard Ave. E		Westbound	0.3	0.3
E Lynn St.	Eastlake Ave. E	Collector	Eastbound	0.4	0.4
	Boylston Ave. E		Westbound	0.7	0.7

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

⁷ 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).

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

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

Existing conditions: *All arterial streets have V/C ratios below 0.8.*

Eastlake Ave. is a principal arterial and Transit Priority Network street. It provides access between South Lake Union, Eastlake and the University District via the University Bridge.

Future conditions: *The V/C ratio on the University Bridge (Eastlake Ave.) is projected to increase to near 0.9.*

ATTACHMENT 5

COMPREHENSIVE PLAN MAP AMENDMENTS — Urban Village Boundaries

Amend Land Use Appendix Map A-1 and the Future Land Use Map to indicate adoption of the Eastlake Residential Urban Village boundary, as amended, and add the following land use figure to the Land Use Element.

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

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 ¹	23.4	165119	175	NA ¹	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 ²	17.4	9113	64	4800 ²	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 ¹	30.0	33393	37	NA ¹	50
First Hill Village	225	5896	26.2	2400	36.0	20626	85	5100	119
Capitol Hill Village	396	12450	31.4	1980	36.4	5284	13	5100	21
Pike/Pine Village	131	2349	18.0	620	22.7	3963	30	4400	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
Univ. Dist. Urban Center Total	770	11611	15.0	NA¹	17.8	31427	41	NA¹	52
University Dist. NW Village	289	4324	14.9	1630	20.5	9625	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 ³	17.6	21222	59	4800	72
Northgate Urb. Center Total	410	3291	8.0	NA¹	15.3	11366	28	NA¹	50
Sea. Center Urb. Center Total	297	3138	10.6	NA¹	15.0	19,000	64	NA¹	75
Hub Urban Villages⁴									
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	4927	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 ⁵	4.8	15230	34	4500	44
Residential Urban Villages⁴									

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
Aurora N @ 97th St	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave S @ S Jackson St	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
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 ⁶	5.4	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
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.



**Legislative Department
Seattle City Council
Memorandum**

Date: December 10, 1998
To: File: CB 112508
From: *Bob*
Bob Morgan, Central Staff
Subject: NGP&CE Committee Report

The NGP&CE Committee, with Councilmembers Chce, Conlin, Licata and Pageler present, unanimously recommends do pass CB 112508 as amended.

Amendments include those approved at the Committee's December 1 meeting, as indicated in an annotated decision memorandum, dated December 8, and as indicated in the following annotation of the Committee's December 8 decision memorandum:

	Recommendation	Committee Action
1.	Lowrise 3 (L3) and Lowrise 4 (L4) Rezone Evaluation Criteria Option 1: No action; allow easier L3/L4 rezoning criterion to become effective within the Eastlake urban village. Option 2: Exempt Eastlake from special easier rezoning criteria for L3 and L4. Option 4: Pursue executive proposal for revision of criteria for City-wide application. Option 5: Postpone decision pending a public hearing.	Vote (4-0) Approve Eastlake Tomorrow recommendation, option 2.

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	Recommendation	Committee Action
2.	<p>Private View Preservation</p> <p>Option 1: Eastlake Tomorrow proposal to add private views to the proposed view policy E2.</p> <p>Option 2: Place consideration of City policies concerning private views, including the Eastlake proposal, on the policy docket for further consideration early in 1999.</p> <p>Option 3: Add the private views to the proposed Eastlake view policy, but delete the term "preserve."</p> <p>Majority Reasons: There has been insufficient time to understand all implications of the proposed policy, and to consider the legal and policy concerns about adding private views to a policy calling for enhancement and creation of views. This can be more deliberatively considered early in 1999.</p> <p>Minority Reasons: Option 3 was initially proposed by executive staff, and removes the concept of greatest concern, the preservation of private views. This policy would not result in any impermissible regulation or intent, and is consistent with existing City policy with respect to private views.</p>	<p>Vote (3-1)</p> <p>Approve Option 2: Choe, Conlin, Pageler</p> <p>Approve Option 3: Licata</p>
3.	<p>Residential/Commercial Use Compatibility Policy</p> <p>The Committee had asked for revised policy language, limiting the following policy to the Eastlake area. Council and executive staff recommended the following addition:</p> <p>Anticipate and minimize, through zoning regulations and/or design review guidelines, <u>to be prepared for the Eastlake area</u>, the potential impacts on residential uses from the close proximity, orientation, or incongruent scale of commercial development, including the loss of privacy, sunlight or air, or increased noise, artificial light or glare.</p>	<p>Vote (4-0)</p> <p>Approve proposed revision.</p>

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	Recommendation	Committee Action
4.	<p>Completing Pedestrian Connections/Edgar Street End</p> <p>Option 1: Adopt the following general language: Seek to implement the City's Urban Trail system within this neighborhood by completing pedestrian connections.</p> <p>Option 2: Include a reference to a pedestrian connection at the Edgar streetend. Seek to implement the City's Urban Trail system within this neighborhood by completing pedestrian connections, <u>including re-establishment of a pedestrian connection between the Edgar streetend north to Hamlin Street and Fairview Avenue East.</u></p> <p>Majority Reasons: The specific reference to the Edgar streetend is more appropriate as a work program item than a Comprehensive Plan policy. Comprehensive Plan policies should establish general policy, and not include specific projects which may change over time, or be completed. The Edgar streetend connection is well supported in the work program matrix. Also, mentioning of the Edgar streetend connection elevates it to a false priority over other projects in the area.</p> <p>Minority Reasons: Eastlake's focus in proposing a policy is the Edgar streetend connection. This is lost in the general policy supported by the majority. The policy in Option 2 is not so prescriptive as to risk adverse consequences as a Comprehensive Plan policy. While we should strive for broad policies in the Comprehensive Plan, there should be room for some specificity in the policies of neighborhood plans when needed to capture neighborhood intent. We have adopted several similarly specific policies for other neighborhoods, and it would be fair to do so in this case.</p>	<p>Vote (3-1)</p> <p>Approve Option 1: Choe, Conlin, Pageler</p> <p>Approve Option 2: Licata</p>
5.	<p>Authorize Central Staff to make final amendments to reflect Committee actions and/or correct typographical errors.</p>	<p>Vote: Yes (4-0)</p>
6.	<p>Final Recommendation to Full Council on CB 112392. (Does not include Eastlake Tomorrow's L3/L4 proposal)</p>	<p>Vote: Do not pass (4-0)</p>
7.	<p>Final Recommendation to Full Council on CB 112508. (This is an alternative bill including Eastlake Tomorrow's L3/L4 proposal.)</p>	<p>Vote: Do pass as amended (4-0)</p>

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ORDINANCE

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the Eastlake Neighborhood Plan; amending the Official Land Use Map, SMC 23.32.016, to show the boundaries of the Eastlake Residential Urban Village, and amending SMC Chapter 23.34, relating to Lowrise 3 and Lowrise 4 rezone criteria.

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

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

WHEREAS, an organizing committee of stakeholders in Eastlake voted in January, 1996, to conduct a neighborhood planning process for this residential urban village; and

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

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

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

WHEREAS, the City's environmental review requirement under SEPA has been fulfilled through issuance of an addendum to the Comprehensive Plan's 1994 Final Environmental Impact Statement on September 24, 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 subsequently amended, is hereby amended as follows:

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- 1 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive
2 Plan is hereby amended to add Eastlake, as shown in Attachment 1.
- 3 B. The Eastlake Plan goals and policies, as shown in Attachment 2 to this
4 Ordinance, are hereby incorporated into the Neighborhood Plans volume of the
5 Comprehensive Plan.
- 6 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in
7 Attachment 3 to this Ordinance to confirm the designation and growth targets for the
8 Eastlake Residential Urban Village.
- 9 D. The capital facilities and utilities inventory and analyses and transportation analyses
10 shown in Attachment 4 to this Ordinance are hereby incorporated into the
11 Neighborhood Plans volume, Eastlake section, of the Comprehensive Plan.
- 12 E. The following maps are hereby amended to reflect the final designation and
13 boundaries of the Eastlake Residential Urban Village, as shown in Attachment 5 to
14 this Ordinance:
- 15 • Future Land Use Map
 - 16 • Land Use Figure 1
 - 17 • Land Use Figure A-1
- 18 A new Land Use Figure, containing a large scale map of the Eastlake Residential
19 Urban Village is hereby added to the Land Use Element, as shown in Attachment 5
20 to this Ordinance.
- 21 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the
22 Eastlake Residential Urban Village, as shown in Attachment 6 to this Ordinance.
- 23 **Section 2.** The amendments contained in Section 1 of this ordinance constitute
an adopted neighborhood plan.
- Section 3.** Pursuant to SMC 23.12.110, the following streets are Green Streets
designated by the Eastlake Neighborhood Plan:
- Franklin Ave. E. between E. Louisa St. and E. Roanoke St. (Type IV)
 - Fairview Ave. E. between E. Fulmer St. and E. Hamlin St. (Type III)
 - Fairview Ave. E. between E. Roanoke St. and E. Newton St. (Type III)

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1 **Section 4.** The Official Land Use Map, Section 23.32.016, Seattle Municipal
2 Code, is amended to reflect the boundaries of the Eastlake Residential Urban Village as
3 depicted on Attachment 3 to this Ordinance.

4 **Section 5.** Subsection B of 23.34.020 of the Seattle Municipal Code, as last
5 amended, is further amended as follows:

6 B. Locational Criteria.

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

10 a. Properties already zoned L3;

11 b. Properties in areas already developed predominantly to the
12 permitted L3 density and where L3 scale is well established; or

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

21 2. Properties designated as environmentally critical may not be rezoned
22 to an L3 designation, and may remain L3 only in areas predominantly

23

1 developed to the intensity of the L3 zone.

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

4 a. Development Characteristics of the Area.

5 (1) Either:

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

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

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

21 b. Relationship to the Surrounding Areas.

22 (1) Properties in areas that are well served by public transit and

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1 have direct access to arterials, so that vehicular traffic is not required
2 to use streets that pass through less intensive residential zones;

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

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

9 (4) Properties that are adjacent to business and commercial areas with
10 comparable height and bulk, or where a transition in scale between areas of
11 larger multifamily and/or commercial structures and smaller multifamily
12 development is desirable.

13
14 **Section 6.** Subsection B of 23.34.022 of the Seattle Municipal Code, as last
15 amended, is further amended as follows:

16 B. Locational Criteria.

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

- 20 a. Properties already zoned L4;
21 b. Properties in areas already developed predominantly to the
22 permitted L4 density and where L4 scale is well established; or

23

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

9
10 2. Properties designated as environmentally critical may not be rezoned
11 to an L4 designation, and may remain L4 only in areas predominantly
12 developed to the intensity of the L4 zone.

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

15 a. Development Characteristics of the Area.

16 (1) Either:

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

19 (b) Areas that are within an urban center or urban village, except as provided in this
20 subsection below, where less emphasis shall be placed on density and scale compatibility
21 with existing development, when the designation will be consistent with the
22 densities required for the center or village category as established in

23

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1 Section B of the Land Use Element of the Comprehensive Plan, unless
2 otherwise indicated by a neighborhood plan adopted or amended by the City
3 Council after January 1, 1995. This subsection (b) shall not apply in the Wallingford
4 Residential Urban Village, or in the Eastlake Residential Urban Village.

5
6 (2) Areas of sufficient size to promote a high quality, higher density
7 residential environment where there is good pedestrian access to amenities;

8 (3) Areas generally platted with alleys that can provide access to
9 parking, allowing the street frontage to remain uninterrupted by driveways,
10 thereby promoting a street environment better suited to the level of
11 pedestrian activity associated with higher density residential
12 environments;

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

17 b. Relationship to the Surrounding Areas.

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

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

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

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

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

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LIST OF ATTACHMENTS

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ATTACHMENT 2	EASTLAKE GOALS AND POLICIES
ATTACHMENT 3	AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT
ATTACHMENT 4	CAPITAL FACILITIES AND UTILITIES INVENTORY AND ANALYSES AND TRANSPORTATION ANALYSES
ATTACHMENT 5	COMPREHENSIVE PLAN MAP AMENDMENTS - URBAN VILLAGE BOUNDARIES
ATTACHMENT 6	AMENDMENTS TO COMPREHENSIVE PLAN LAND USE APPENDIX B

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ATTACHMENT 1

THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

Table of Contents

Eastlake

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ATTACHMENT 2

EASTLAKE NEIGHBORHOOD SPECIFIC GOALS AND POLICIES

Community Design

- Goal 1: A residential lakefront community primarily defined by low to moderate residential density, pedestrian-scale mixed-use development, neighborhood services, Lake Union maritime uses and compatible architectural styles.
- Goal 2: A safe and interesting streetscape with pedestrian activity, a strengthened commercial identity and residential community, and reduced conflicts between residential and commercial uses along Eastlake Avenue E.
- E1 Encourage the consolidation of commercial and residential uses on Eastlake Avenue East into districts or nodes that would: strengthen the identity of each area; reduce the potential for conflicts between land uses; increase residential development along parts of Eastlake Avenue East; increase the development of neighborhood-serving businesses at street level; and direct vehicle access and parking to alleys and side streets.
- E2 Identify, preserve, enhance and create a variety of attractive and interesting views from and of public spaces.
- E3 Anticipate and minimize, through zoning regulations and/or design review guidelines, to be prepared for the Eastlake area, the potential for impacts on residential uses from the close proximity, orientation, or incongruent scale of commercial development, including the loss of privacy, sunlight or air, or increased noise, artificial light or glare.
- Goal 3: A neighborhood that values and preserves its traditional diversity and scale of development, and that respects its ecology and environment.
- E4 Seek opportunities to conserve Eastlake's older structures as defining elements of Eastlake's architectural and historic character and as a resource for affordable housing and commercial spaces.
- E5 Through design review, promote interaction between the community, developer, designers, and decision-makers to help ensure buildings contribute to and enhance Eastlake's character.
- E6 Explore the development of live/work units in areas that allow commercial development.
- E7 Buildings are an important part of Eastlake's views and residential and commercial streetscapes, and their designs should reflect the neighborhood's lowrise, finely textured scale, comparatively small development sites, and the individuality of its architectural expressions.
- Goal 4: A community with pedestrian activity, and attractive close-in and distant views along streetscapes, alleys and shorelines.

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Goal 5: A community where the residential growth is consistent with Eastlake's character, size, scale, infrastructure and public services, and occurs in locations appropriate for residential uses.

- E8 Pedestrian connections between buildings should occur at the street level. Avoid skybridges on public property and rights-of-way in Eastlake; when connections across such public land and rights-of-way are necessary, pursue below grade connections to buildings that do not detract from activity at the street level, the streetscape and public views.
- E9 Promote interesting, safe, and diverse pedestrian connections that are compatible with and sensitively designed for abutting land uses.
- E10 Strive to preserve, restore and maintain Eastlake's historic cobblestone streets.
- E11 Enhance Lynn Street between Eastlake and Boylston Avenues East as a gateway to the Eastlake neighborhood, a view corridor, and an important pedestrian connection without expanding its existing street or right-of-way width.
- E12 Use and development of Eastlake's shoreline properties should strengthen and enhance the neighborhood's existing maritime uses, recreational uses, habitat and floating home community through the future use and development of Eastlake's shoreline properties.
- E13 Maintain, enhance, and nurture the Seward School as a public school, historic landmark, and focus of community identity and social, civic and recreational activities.
- E14 In the Eastlake Residential Urban Village, special L3 and L4 locational criteria for the evaluation of rezones to the L3 and L4 designations inside of urban villages, shall not apply.

Open Space

Goal 6: A neighborhood that cherishes and preserves its urban ecological health.

- E15 Encourage Eastlake residents, businesses and public facilities to plant native vegetation on public and private properties.
 - E16 Encourage the use of landscaping, berms and other natural sound absorption techniques to reduce noise and create an aesthetically pleasing environment or wildlife habitat.
- Goal 7: An open space network providing a variety of experiences that promotes community, ecology, learning and stewardship, and that serves Eastlake and the larger region for current and future generations.
- E17 Provide open space for wildlife and plant habitat, pedestrian connections, and passive and active recreation. For individual open space sites, identify the primary purpose from among these four purposes, plan for compatible uses and discourage incompatible uses.
 - E18 Strive to create an attractive, identifiable gateway ("North Gateway") to Eastlake and the adjoining neighborhoods that provides open space, art and community identity.

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Transportation

- Goal 8: A neighborhood where seniors, children and people with disabilities can stroll and cross streets safely, where bicyclists are safe, buses are frequent and bus stops convenient, where truck access is good and where though traffic, freeway noise and pollution are controlled.
- E19 Strive to improve pedestrian facilities including street crossings, sidewalks and other walkways, especially along Eastlake Avenue.
 - E20 Strive to establish additional pedestrian connections where they do not now exist, such as under or over Interstate-5 or along the shoreline.
 - E21 Strive to enhance Fairview Avenue East north of E. Newton St. through traffic calming and other pedestrian safety improvements.
 - E22 Strive to reduce freeway-related noise, air and water pollution.
 - E23 Support the neighborhood's visibility and identity from Interstate-5 through such means as landscaping and signage.
 - E24 Seek to implement the City's Urban Trail system within this neighborhood by completing pedestrian connections.

Main Street

- Goal 9: A neighborhood where residents and employees also shop and dine, that attracts and retains quality retail and services businesses, that is lively and busy during the day and evening and that has a clean and vital Main Street that adds to the sense of community.
- E25 Seek to attract new businesses and customers.
 - E26 Pursue traffic, parking and local and express transit service improvements. King County/Metro busses that use Eastlake Ave E. should include at least two stops within the Eastlake neighborhood.
 - E27 Seek to provide more planted medians for those parts of Eastlake Avenue in which businesses and abutting property owners support them.

Diversity

- Goal 9: A neighborhood in which neighbors know and help one another, value diversity, welcome people of any race, age, family makeup and economic status, maintain a close relationship with businesses and schools and in which community is a reality.
- E28 Promote diversity among Eastlake's residents and strengthen their relationship with Eastlake's public school.
 - E29 Build ties between Eastlake's business and residential communities.

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Affordable Housing

Goal 10: A neighborhood including all socioeconomic groups with some housing units affordable to people with low incomes.

E30 Seek to expand housing opportunities in Eastlake for those with incomes under 80 percent, and especially for those under 50 percent, of the citywide median income.

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ATTACHMENT 1

THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

Table of Contents

Eastlake

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ATTACHMENT 2

EASTLAKE NEIGHBORHOOD SPECIFIC GOALS AND POLICIES

Community Design

- Goal 1: A residential lakefront community primarily defined by low to moderate residential density, pedestrian-scale mixed-use development, neighborhood services, Lake Union maritime uses and compatible architectural styles.
- Goal 2: A safe and interesting streetscape with pedestrian activity, a strengthened commercial identity and residential community, and reduced conflicts between residential and commercial uses along Eastlake Avenue E.
- E1 Encourage the consolidation of commercial and residential uses on Eastlake Avenue East into districts or nodes that would: strengthen the identity of each area; reduce the potential for conflicts between land uses; increase residential development along parts of Eastlake Avenue East; increase the development of neighborhood-serving businesses at street level; and direct vehicle access and parking to alleys and side streets.
- E2 Identify, preserve, enhance and create a variety of attractive and interesting views from and of public spaces.
- E3 Anticipate and minimize, through zoning regulations and/or design review guidelines, to be prepared for the Eastlake area, the potential for impacts on residential uses from the close proximity, orientation, or incongruent scale of commercial development, including the loss of privacy, sunlight or air, or increased noise, artificial light or glare.
- Goal 3: A neighborhood that values and preserves its traditional diversity and scale of development, and that respects its ecology and environment.
- E4 Seek opportunities to conserve Eastlake's older structures as defining elements of Eastlake's architectural and historic character and as a resource for affordable housing and commercial spaces.
- E5 Through design review, promote interaction between the community, developer, designers, and decision-makers to help ensure buildings contribute to and enhance Eastlake's character.
- E6 Explore the development of live/work units in areas that allow commercial development.
- E7 Buildings are an important part of Eastlake's views and residential and commercial streetscapes, and their designs should reflect the neighborhood's lowrise, finely textured scale, comparatively small development sites, and the individuality of its architectural expressions.
- Goal 4: A community with pedestrian activity, and attractive close-in and distant views along streetscapes, alleys and shorelines.

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ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

1. Amend policy L44 as follows:

L44:

Designate the following residential urban villages as shown on Land Use Figure 1, above:

...

Eastlake

...

2. Amend Land Use Figure 1 and the Future Land Use Map to show the designation and boundaries of the Eastlake Residential Urban Village, as shown on Attachment 5. Indicate Eastlake Residential Urban Village as adopted on Land Use Figure 1-A. Add a new land use figure with a large scale map of the Eastlake Residential Urban Village boundary, as shown on Attachment 5.

3. Amend land use Goal 36, as follows:

G36

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

Residential Growth

....

Eastlake _____ 380

...

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ATTACHMENT 4

CAPITAL FACILITIES AND UTILITIES INVENTORIES AND ANALYSES AND
TRANSPORTATION ANALYSES

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Table 1
Inventory for Facilities and Utilities Serving
Eastlake Residential Urban Village

Facility Type	Name	Location	Capacity	Information Sources ¹ /Comments
Fire Station ²	SFD 22	901 East Roanoke St.	Engine Co., Communications Van	Seattle Fire Department
Police Station	East Precinct	1519 12th Ave.	8.45 sq. mi. service area, 1994 population: 82,265	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	Lowell Elementary All 10 Middle Schools All 10 High Schools Seward School	1058 E. Mercer St.	425 students Seward School under renovation, capacity unavailable.	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Henry Branch	425 Harvard Ave. E.	4904 sq. ft. 1990 pop served 30,709, or .16 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
	Downtown Main Library	1000 Fourth Ave.	166,092 sq. ft. 1990 downtown pop 21,904, citywide: pop 513,334 or .32 sq. ft/capita	
Parks ⁴	South Passage Point Park	Fuhrman Ave. E & E Fairview St.	0.65 ac: Shorewalk, landscaping	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	Roanoke St. Mini Park	E. Roanoke St. & Fairview Av E	0.11 ac: Landscaping	
	Rogers Playground	Eastlake Ave E & E Roanoke St.	1.9 ac: 1 softball field, 2 tennis courts, shelterhouse, play area	
	Lynn St. Park	E. Lynn St. & Fairview Ave. E	0.12 ac: Benches, landscaping	
	Terry-Peltus Park	E. Newton St. & Fairview Ave. E	0.11 ac	

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

² 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.

³ 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.

⁴ 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 ⁵ /Comments
	Olmsted Fairview Park		1 ac	
	Roanoke Park	10th Ave. E & E Roanoke St.	2.2 ac: Paths, lawn, play area	
	Good Turn Park	NA	NA	
	North Gateway Park (WSDOT property)	NA	.07 ac	
	Hamlin Street Park	NA	NA	
Other ⁶	Eastlake P-Patch	2900 Fairview Ave. E	15 plots	P-Patch Program, Seattle Department of Housing and Human Services
Electrical power	University Substation	409 NE Pacific Place	188 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Queen Anne/Magnolia forecast area, which has a total capacity of 258 megawatts. This neighborhood also hosts regional high voltage transmission lines.
Water	This village is located in the 316 pressure zone. Water for this area comes from the Cedar River supply. Storage is provided by the Lincoln Reservoir (Nagel Pl. & E. Howell St.) and Greenlake Reservoir (14th Ave. NE & NE 73rd St.) See Utilities Figure A-4 Map for system locations (Capital Facilities Appendix).		Lincoln Reservoir: 21 million gallons Greenlake Reservoir: 50 million gallons Supply mains were constructed primarily before 1949, with portions along the waterfront constructed between 1950 and 1979. Pipes are predominately of cast iron.	Seattle Water Department, October-December, 1996 In this pressure zone, elevations range from 7-145 feet above sea level; static water pressure ranges from 74-134 pounds per square inch. ⁵ The minimum pressure in this area is considered very good.
Drainage & Wastewater	This village is served by a Combined system except for the southern tip, which is served by a Partially Separated system. 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 stormwater enters the sewer system, with the remaining 85% diverted to the storm drain system. Capacity of the partially	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

⁵ 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.

Facility Type	Name	Location	Capacity	Information Sources ¹ /Comments
			<p>separated systems in this area is considered adequate.</p> <p>Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) performed as needed may enhance system capacity.</p>	<p>culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe.</p>

100

101

Table 2
Capital Facilities and Utilities Analysis
Eastlake Residential Urban Village

Expected 6-yr. HH Growth: 104
Expected 20-yr. HH Growth: 380
Land Area: 268 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁶	20-year growth	
Fire	None	None expected at this time.	Fire Station #22, the closest to this urban village, has an average response time of 4.02 minutes for emergency medical calls and 4.61 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 this station meet industry standards and is expected to for the next six years.
Police	None	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: 380-635 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 30% 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 demolition and all new construction of Lowell Elementary School. Voters have not yet approved funds for this phase.
Electricity	None	A future downtown substation will add capacity in this forecast area.	Electrical demand from this village is estimated to increase by 0.4 annual average megawatts and 0.8 megawatt on a peak hour in 6 years. This village is located in City Light's Queen Anne/Magnolia forecast area. In 6 years, capacity in this forecast area will be 258 megawatts, and demand is expected to be 227 megawatts. In 20 years, capacity in this forecast area will be 278 megawatts, and demand is expected to be 270 megawatts. In both years, capacity is more than adequate to meet demand.

⁶ 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 ⁶	20-year growth	
Water	None	None expected at this time.	Current peak day demand estimate: 1.9 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 2.0 mgd or 5% increase. Peak day demand estimate in 20 years: 2.2 mgd or 14% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2022. If growth is concentrated in certain locales, it is possible that local improvements would be needed.
Drainage and Wastewater	No new facilities are expected to be required because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>The City's current Capital Improvement Program includes several phases of a Combined Sewer Overflow project in the neighborhood. The projects will continue at least through 2001.</p>

DD

AV

Table 3
Transportation Analysis⁷ for
Eastlake Residential Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Eastlake Ave. E	E Galer St. - E Lynn St.	Principal	Northbound	0.5	0.6
			Southbound	0.4	0.5
Eastlake Ave. E	E Lynn St. - Harvard Ave. E	Principal	Northbound	0.6	0.7
			Southbound	0.5	0.6
Eastlake Ave. E / University Bridge	Harvard Ave. E - NE 40th St.	Principal	Northbound	0.8	0.9
			Southbound	0.7	0.9
Boylston Ave. E	Lakeview Blvd E - E Roanoke St.	Minor	Northbound	0.6	0.7
			Southbound	0.8	0.8
E Roanoke St	Boylston Ave. E - Harvard Ave. E	Minor	Eastbound	0.6	0.6
			Westbound	0.3	0.3
E Lynn St.	Eastlake Ave. E - Boylston Ave. E	Collector	Eastbound	0.4	0.4
			Westbound	0.7	0.7

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

⁷ 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).

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

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

Existing conditions: *All arterial streets have V/C ratios below 0.8.*

Eastlake Ave. is a principal arterial and Transit Priority Network street. It provides access between South Lake Union, Eastlake and the University District via the University Bridge.

Future conditions: *The V/C ratio on the University Bridge (Eastlake Ave.) is projected to increase to near 0.9.*

ATTACHMENT 5

COMPREHENSIVE PLAN MAP AMENDMENTS — Urban Village Boundaries

Amend Land Use Appendix Map A-1 and the Future Land Use Map to indicate adoption of the Eastlake Residential Urban Village boundary, as amended, and add the following land use figure to the Land Use Element.

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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
Urban Centers & Center Villages									
Downtown Urban Center Total	945	7421	7.9	NA ¹	23.4	165119	175	NA ¹	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 ²	17.4	9113	64	4800 ²	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 ¹	30.0	33393	37	NA ¹	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

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Univ. Dist. Urban Center Total	770	11611	15.0	NA¹	17.8	31427	41	NA¹	52
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 ³	17.6	21222	59	4800	72
Northgate Urb. Center Total	410	3291	8.0	NA¹	15.3	11366	28	NA¹	59
Sea. Center Urb. Center Total	297	3138	10.6	NA¹	15.0	19,000	64	NA¹	75
Hub Urban Villages⁴									
Baliard	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	1335	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 ⁵	4.8	15230	34	4500	44
Residential Urban Villages⁴									

LAND USE APPEN IX B

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		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
Aurora N @ 97th St	280	2106	7.1	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave S @ S Jackson St	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
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 ⁶	5.4	NA	NA	NA	NA

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LAND USE APPENDIX B

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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
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.

RECEIPT OF NEW LEGISLATION
CHECK-OFF LIST

112558
CB OR RESO NUMBER (WHEN ASSIGNED) *E. Lake N. Wood Plow*

Initials
MLC NC DSK

Little over

- Electronic version supplied (either diskette or e-mail attachment)
- Jacket stamped by Law Department
- Proper template used
- All attachments/exhibits included; exhibit list (if applicable)

Follow up notes: Not seen by JD

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

From: Bob Morgan
To: TFERREL
Date: 12/2/98 10:59am
Subject: Titles for 12/8 agenda

The two titles that I will have introduced on Monday (provided Richard will sponsor them), for the NPG&CE agenda on 12/8, are as follows:

AN ORDINANCE rezoning property located east of Hiawatha Pl. S., between S. Dearborn and S. Charles Streets, and property on southwest corner of Davis Pl. S. and S. Dearborn Street, to implement proposed rezones DH4a and DH4b of the Central Area Neighborhood Plan.

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the Eastlake Neighborhood Plan; amending the Official Land Use Map, SMC 23.32.016, to show the boundaries of the Eastlake Residential Urban Village, and amending SMC Chapter 23.34, relating to Lowrise 3 and Lowrise 4 rezoning criteria.

112508
cc: Law.Civil Division.TOBINR, CLERK.MCARTER, CLERK.TD...

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

STATE OF WASHINGTON - KING COUNTY

100568
City of Seattle, City Clerk

-ss.

No. FLLL 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 119322

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 118322

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the Eastlake Neighborhood Plan, amending the Official Land Use Map, SMC 23.20.010, to show the boundaries of the Eastlake Residential Urban Village, and amending SMC Chapter 23.24, relating to Louisa 4 zone criteria.

WHEREAS, on July 29, 1994, by Ordinance 117221, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element;

WHEREAS, City Council Resolution 28096, adopted August 1, 1991, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, an organizing committee of stakeholders in Eastlake voted in January, 1995, to conduct a neighborhood planning process for this residential urban village;

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

WHEREAS, this Steering Committee conducted extensive outreach to stakeholders and adjacent communities in order to establish a planning priority for this Ordinance;

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

WHEREAS, the City's environmental review requirement under SRPA has been fulfilled through issuance of an addendum to the Comprehensive Plan's 1994 Final Environmental Impact Statement on September 24, 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;

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 Eastlake, as shown in Attachment 1.

B. The Eastlake Plan 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 to this Ordinance to conform the designation and growth targets for the Eastlake Residential Urban Village.

D. The capital facilities and utilities inventory and analysis and transportation analysis shown in Attachment 4 to this Ordinance are hereby incorporated into the Neighborhood Plans volume, Eastlake section, of the Comprehensive Plan.

E. The following maps are hereby amended to reflect the final designation and boundaries of the Eastlake Residential Urban Village, as shown in Attachment 5 to this Ordinance:

• Future Land Use Map

• Land Use Figure 1

• Land Use Figure 4

A new Land Use Figure, containing a large scale map of the Eastlake Residential Urban Village is hereby added to the Land Use Element, as shown in Attachment 5 to this Ordinance.

F. Land Use Appendix B is hereby amended to reflect the final growth targets for the Eastlake Residential Urban Village as shown in Attachment 6 to this Ordinance.

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

SECTION 3. Pursuant to SMC 23.22.010, the following streets are Green Streets designated by the Eastlake Neighborhood Plan:

• Franklin Ave. E. between E. Louisa St. and E. Roscoe St. (Type IV)

• Fairview Ave. E. between E. Furrman Avenue E. and E. Howell St. (Type III)

• Fairview Ave. E. between E. Roscoe St. and E. Newton St. (Type III)

SECTION 4. The Official Land Use Map, Section 23.20.010, Seattle Municipal Code, is amended to reflect the boundaries of the Eastlake Residential Urban Village as depicted on Attachment 3 to this Ordinance.

• See City Clerk's office for attachments.

SECTION 6. Subsection B of 23.24.020 of the Seattle Municipal Code, as last amended, is further amended as follows:

B. Locational Criteria.

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

a. Properties already zoned L2;

b. Properties in areas already developed predominantly to the permitted L3 density and where L3 scale is well established; or

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

2. Properties designated as environmentally critical may not be rezoned to an L3 designation, and may remain L2 only in areas predominantly developed to the intensity of the L3 zone.

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

a. Development Characteristics of the Area.

(1) Either:

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

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

(2) Areas where the street pattern provides for adequate vehicular circulation and access to sites. Local streets with alleys are preferred. Street width should be sufficient for two-way traffic and parking along at least one (1) curb side.

b. Relationship to the Surrounding Area.

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

(2) Properties in areas that are directly accessible to regional transportation facilities, especially transit, providing connections to major employment centers, including railroads where transit service is good to excellent and street capacity is sufficient to accommodate traffic generated by higher density development. Vehicular access to the area should not require use of streets passing through less intensive residential areas;

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

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

SECTION 5. This ordinance shall take effect and be in force thirty days from the date of 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 14.02.020.

Passed by the City Council the 14th day of December, 1998, and signed by me in open session in authentication of the passage this 14th day of December, 1998.

President of the City Council.

Passed by me this 21st day of December, 1998.

PAUL SCHELL,
Mayor

(Seal) ERIN DANFELD,
Acting City Clerk

Publication ordered by JUDITH PIPPEN,
City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, December 29, 1998. 1209100269

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

WHEREAS, City Council Resolution 2825, adopted August 1, 1981, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, an organizing committee of stakeholders in Eastlake voted in January, 1986, to conduct a neighborhood planning process for this residential urban village; and

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

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

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

WHEREAS, the City's environmental review requirement under SPPA has been fulfilled through issuance of an addition to the Comprehensive Plan's 1984 Final Environmental Impact Statement on September 24, 1988; 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 17281 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 Eastlake, as shown in Attachment 1'.

B. The Eastlake 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 Eastlake Residential Urban Village.

D. The capital facilities and utilities inventory and analyses and transportation studies shown in Attachment 4' to this Ordinance are hereby incorporated into the Neighborhood Plans volume, Eastlake section, of the Comprehensive Plan.

E. The following maps are hereby amended to reflect the final designations and boundaries of the Eastlake Residential Urban Village, as shown in Attachment 5' to this Ordinance:

- Future Land Use Map
 - Land Use Figure 1
 - Land Use Figure A-1
 - A new Land Use Figure, containing a large scale map of the Eastlake Residential Urban Village is hereby added to the Land Use Element, as shown in Attachment 5' to this Ordinance.
 - Land Use Appendix B is hereby amended to reflect the final growth targets for the Eastlake Residential Urban Village as shown in Attachment 6' to this Ordinance.
- SECTION 2.** The amendments contained in Sections 1 of this ordinance constitute an adopted neighborhood plan.
- SECTION 3.** Pursuant to SMC 23.12.110, the following streets are Green Streets designated by the Eastlake Neighborhood Plan:

- Franklin Ave. E. between E. Louisa St. and E. Roscoe St. (Type IV)
- Fairview Ave. E. between E. Fairman Avenue E. and E. Hamilton St. (Type III)
- Fairview Ave. E. between E. Rossmore St. and E. Newton St. (Type III)

SECTION 4. The Official Land Use Map, Section 23.12.016, Seattle Municipal Code, is amended to reflect the location of the Eastlake Residential Urban Village as depicted on Attachment 5' to this Ordinance.

"See City Clerk's office for attachments.

SECTION 5. Subsection B of 23.12.010 of the Seattle Municipal Code, as last amended, is further amended as follows:

- B. Location Criteria:**
- 1. Threat-Ad Conditions.** Subject to subsection B2 of this section, properties that may be considered for an L3 designation are limited to the following:
- a. Properties already zoned L3;
 - b. Properties in areas already developed predominantly to the permitted L3 density and where L3 scale is well established; or
 - c. Properties within an urban center or village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection c. shall not apply in the Wallingford Residential Urban Village, or in the Eastlake Residential Urban Village.
- 2. Properties designated as environmentally critical may not be rezoned to an L3 designation, and only remain L3 only in areas predominantly developed to the intensity of the L3 zone.**
- 3. Other Criteria.** The Lewis 3 zone designation is most appropriate in areas generally characterized by the following:
- A. Development Characteristics of the Area.**
- (1) Either:**
- (a) Areas that are already developed predominantly to the permitted L3 density and where L3 scale is well established; or
 - (b) Areas that are within an urban center or urban village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection (b) shall not apply in the Wallingford Residential Urban Village, or in the Eastlake Residential Urban Village.
- (2) Areas where the street pattern provides for adequate vehicular circulation and access to sites. Locations with alleys are preferred. Street widths should be sufficient for two (2) way traffic and parking along at least one (1) curbline.**
- b. Relationship to the Surrounding Area.**
- (1) Properties in areas that are well served by public transit and have direct access to transit, so that vehicular traffic is not required to use streets that pass through less intensive residential zones;
 - (2) Properties in areas with significant topographic breaks, major arterials or open space that provide sufficient transition to L2F or L1 multifamily development;
 - (3) Properties in areas with existing multifamily zoning with close proximity and pedestrian connections to neighborhood services, public open spaces, schools and other residential amenities;
 - (4) Properties that are adjacent to business and commercial areas with com-

- (5) Areas that are already developed predominantly to the permit L3 density and where L3 scale is well established; or
 - (6) Areas that are within an urban center or urban village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection (b) shall not apply in the Wallingford Residential Urban Village, or in the Eastlake Residential Urban Village.
- (2) Areas of sufficient size to promote a high quality, higher density residential environment where there is good pedestrian access to amenities;**
- (3) Access generally oriented with alleys that can provide a pass to parking, allowing the street frontage to remain uninterrupted by driveways, thereby promoting a street environment better suited to the level of pedestrian activity associated with higher density residential environments;**
- (4) Areas with good internal vehicular circulation, and good access to sites, preferably from alleys. Generally, the width of principal streets in the area should be sufficient to allow for two (2) way traffic and parking along at least one (1) curbline.**

- b. Relationship to the Surrounding Area.**
- (1) Properties in areas adjacent to concentrations of employment;
 - (2) Properties in areas that are directly accessible to regional transportation facilities, especially transit, providing connections to major employment centers, including arterials where transit service is good or excellent and traffic generated by higher density development. Vehicular access to the area should not require use of streets passing through less intensive residential areas;
 - (3) Properties with close proximity and with good pedestrian connections to services in neighborhood commercial areas, public open spaces and other residential amenities;
 - (4) Properties with well-defined edges providing sufficient separation from adjacent areas of smaller scale residential development, or where such areas are separated by areas providing a transition in the height, scale and density of development.

SECTION 7. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but it shall not take effect until after its passage by the City Council.

Passed by the City Council the 14th day of December, 1988, and signed by me in open session in authentication of its passage this 14th day of December, 1988.

GORDON LINDSEY,
President of the City Council.

Approved by me this 21st day of December, 1988.

RUDOLPH SCHELL,
Mayor.

Filed by me this 21st day of December, 1988.

ERIN DANFELDT,
Acting City Clerk.

Publication ordered by JUDITH PIPPIN,
City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, December 30, 1988.

1208100089

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 11022

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the Eastlake Neighborhood Use Amending Official Land Use Map, SMC 23.2010, to show the boundaries of the Eastlake Residential Urban Village, and amending SMC Chapter 23.34, relating to L1, L2 and L3 rezoning criteria.

WHEREAS, on July 25, 1994, by Ordinance 11721, the City Council adopted the Seattle Comprehensive Plan, which included a neighborhood planning element; and

WHEREAS, City Council Resolution 2952, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, an organizing committee of stakeholders in Eastlake voted in January, 1996, to conduct a neighborhood planning process for this residential urban village; and

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

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

WHEREAS, a communitywide validation process was conducted to familiarize stakeholders and neighboring areas with the plan and demonstrate support for it; and

WHEREAS, the City's environmental review requirement under SEPA has been fulfilled through issuance of an individual Environmental Impact Statement on September 24, 1996; 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 11721 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 Eastlake, as shown in Attachment 1.

B. The Eastlake Plan 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 to this Ordinance to conform the designation and growth targets for the Eastlake Residential Urban Village.

D. The capital facilities and utilities inventory and analysis and transportation analysis shown in Attachment 4 to this Ordinance are hereby incorporated into the Neighborhood Plans volume, Eastlake section, of the Comprehensive Plan.

E. The following maps are hereby amended to reflect the final designation and boundaries of the Eastlake Residential Urban Village, as shown in Attachment 5 to this Ordinance:

- Future Land Use Map
- Land Use Figure 1
- Land Use Figure A-1

A new Land Use Figure, containing a large scale map of the Eastlake Residential Urban Village is hereby added to the Land Use Element, as shown in Attachment 6 to this Ordinance.

F. Land Use Appendix B is hereby amended to reflect the final growth targets for the Eastlake Residential Urban Village, as shown in Attachment 6 to this Ordinance.

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

SECTION 3. Pursuant to SMC 23.12.110, the following streets are Green Street Class, as designated by the Eastlake Neighborhood Plan:

- Franklin Ave. E. between E. Louisa St. and E. Roanoke St. (Type IV)
- Fairview Ave. E. between E. Fuhrman Avenue E. and E. Hamilton St. (Type III)
- Fairview Ave. E. between E. Roanoke St. and E. Newton St. (Type III)

SECTION 4. The Official Land Use Map, Section 23.2010, Seattle Municipal Code, is amended to reflect the boundaries of the Eastlake Residential Urban Village as depicted on Attachment 5 to this Ordinance.

*See City Clerk's office for attachments.

SECTION 5. Subsection B of 23.24.020 of the Seattle Municipal Code, as last amended, is further amended as follows:

B. Locational Criteria.

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

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

2. Properties designated as environmentally critical may not be rezoned to an L3 designation, and may remain L3 only in areas predominantly developed to the in-

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