

Ordinance No. 119356

Council Bill No. 112353

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the South Park Residential Urban Village 1998 Plan.

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

Committee Action

1/12/99 passed as amended 4-0
1-25-99 Full Council: Passed 13-0

CF No. _____

Date Introduced: <u>9-21-98</u>	
Date 1st Referred: <u>9-21-98</u>	To: (committee) <u>Neighborhoods</u>
Date Re - Referred:	To: (committee)
Date Re - Referred:	To: (committee)
Date of Final Passage: <u>1-25-99</u>	Full Council Vote: <u>9-0</u>
Date Presented to Mayor: <u>1-25-99</u>	Date Approved: <u>FEB 2 - 1999</u>
Date Returned to City Clerk: <u>FEB 2 - 1999</u>	Date Published: <u>3/99</u>
Date Vetted by Mayor:	Date Veto Published:
Date Passed Over Veto:	Veto Sustained:

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

Law Department

Law Dept. Review

OMP Review

City Clerk Review

(C)

(S) (KIC)

ORDINANCE 119356

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the South Park Residential Urban Village 1998 Plan.

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

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

WHEREAS, a coalition of South Park neighborhood stakeholders came together to form the South Park Organizing and Planning Committee in the autumn of 1995 for the purpose of preparing a Neighborhood Plan as provided for in the City of Seattle Comprehensive Plan; and

WHEREAS, the South Park Organizing and Planning Committee convened monthly meetings open to everyone and regularly attended by citizens throughout the next three years; and

WHEREAS, the South Park Organizing and Planning Committee conducted an extensive Phase I outreach process featuring community forums, citizen surveys, one-on-one interviews, mailings, and displays at community events, all of which led to a generally recognized vision for the community as "a great place to live and work;" and

WHEREAS, this outreach process also created a list of priority planning topics and led to the selection of members for a steering committee to lead Phase II planning; and

WHEREAS, subcommittees were formed and consultants were hired to study and prepare analyses and recommendations on the issues of Land Use and Environment, Business Area and Economic Revitalization, Transportation and Capital Facilities, and Human Development and Public Safety; and

WHEREAS, a final plan incorporating Key Strategies, Specific Activities for Near Term Implementation, and Activities for Longer Term Implementation was reviewed and approved by the South Park Organizing and Planning Committee and validated by the community in response to a community-wide mailer and validation events; and

WHEREAS, the South Park Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; 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 August 4, 1998; and

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

4 **NOW THEREFORE,**

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

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

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

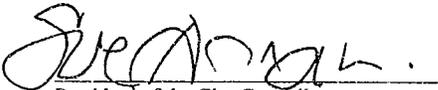
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Section 3. Residential use in single-purpose residential development within commercial zones in the South Park Residential Urban Village, established by adoption of this ordinance, shall continue to be permitted by conditional use. Further, the densities permitted for the residential use in single-purpose residential structures within the South Park Residential Urban Village shall be as established in SMC Subsection 23.47.009(D)(1).

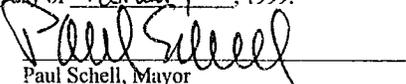
Section 4. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 25th day of January, 1999, and signed by me in open session in authentication of its passage this 25th day of January, 1999.



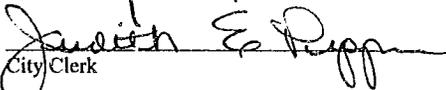
President of the City Council

Approved by me this 2nd day of February, 1999.



Paul Schell, Mayor

Filed by me this 2nd day of February, 1999.



City Clerk

(SEAL)

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1 **LIST OF ATTACHMENTS**

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ATTACHMENT 1	TABLE OF CONTENTS - THE CITY OF SEATTLE COMPREHENSIVE PLAN NEIGHBORHOOD PLANS
ATTACHMENT 2	SOUTH PARK 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

South Park

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ATTACHMENT 2

SOUTH PARK GOALS AND POLICIES

- G1: A great place to live and work.
- G2: A community where neighbors are encouraged to know one another and join in making decisions about the future of the South Park community.
- G3: A community inviting to households with children, where people value children's safety and education.
- G4: A neighborhood where residents of all cultures, incomes and ages are welcome.
- G5: A "people place" at all times of the day.
 - P1: Collaborate with South Park residents, businesses and organizations in future planning efforts that impact South Park.
 - P2: Encourage community-building opportunities for South Park's residents.
 - P3: Encourage inter-jurisdictional partnerships that address issues in South Park that transcend jurisdictional boundaries.

Land Use

- G6: Maintain and enhance South Park's residential character.
 - P1: Seek to maintain industrial land for industrial and commercial uses.
 - P2: Seek to maintain residential land for residential uses. Multifamily and split zoned lots, adjacent to commercial zoning along 14th Avenue South, may be rezoned to commercial zoning to provide increased space for parking that supports commercial uses.

Staff proposed clarification

Transportation

- G7: A community where people feel safe and comfortable walking, riding a bicycle, using public transportation, or driving a vehicle and where streets are pleasant and public spaces are safe.

Staff proposed edit

- P1: Seek to promote an active, attractive, accessible pedestrian environment.
- P2: Consider opportunities to increase accessibility within the neighborhood, including across Highway 99.

Housing

- G8 The development of new, and the preservation of existing, single-family detached housing affordable to low-income households.

Staff proposed edit

- P1: Encourage the maintenance of existing housing.

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P2: Work in partnership among various levels of government to address low-income housing needs that transcend jurisdictional boundaries.

Capital Facilities

G9 Public facilities that reflect South Park's residential character and role as the service center for surrounding areas.

P1: Continue seeking grass-roots involvement in identifying and siting desired capital projects and public facilities.

P2: Continue to provide for the maintenance of public facilities within South Park.

Utilities

P1: Continue seeking grass-roots involvement in siting utility facilities for South Park.

P2: Seek to provide timely and effective notification to other interested utilities of planned road and right-of-way trenching, maintenance, and upgrading activities, to minimize the cost and public inconvenience of road and right-of-way trenching activities.

P3: Seek to coordinate utility capital expenditure planning with capital investment planning by County departments, where appropriate.

Environment

G10: A community where residents and businesses practice responsible stewardship of the environment.

P1: Seek to include quality environmental practices in the execution of public works in South Park.

P2: Support the efforts of local organizations that are working to create a healthier environment.

Economic Development

P1: Seek training opportunities for South Park residents which will help them to compete for meaningful and productive employment, earn a living wage and meet the needs of business.

Cultural Resources

P1: Encourage public art within South Park.

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ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

1. Amend policy L44 as follows.

L44:

Preliminarily designate as residential urban villages the 18 areas identified in Land Use Figure 1, above, subject to further objective analysis through the neighborhood planning process.
(Amended 7/95, 7/96)

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

23rd and Jackson-Union

South Park

2. Amend Land Use Figure 1 and the Future Land Use Map to show the designation and boundaries of the South Park Residential Urban Village, as shown on Attachment 5. Indicate South Park Residential Urban Village as adopted on Land Use Figure 1-A, and add a new large scale South Park Residential Urban Village boundary map, as shown on Attachment 5.

3. Amend Goal 36 as follows:

G36

Achieve growth in each urban village according to growth targets that are established subsequent to the recommendation of a neighborhood planning process, that reviews and confirms or amends planing estimates.

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

Residential Growth

South Park

approx. 350 households

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CAPITAL FACILITIES AND UTILITIES INVENTORIES AND ANALYSES AND TRANSPORTATION ANALYSES

Table 1

Inventory for Facilities and Utilities Serving
South Park Residential Urban Village

Facility Type	Name	Location	Capacity	Information Sources ¹ /Comments
Fire Station ²	SFD 28	800 S. Cloverdale St.	Engine Co., Air	Seattle Fire Department
Police Station	South Precinct	3001 South Myrtle St	31.87 sq. mi. service area, 1994 population 155,777	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	Concord Elementary All 10 Middle Schools All 10 High Schools	723 S. Concord St.	275 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	High Point Branch	6338 32nd Ave. SW	2067 sq. ft, 1990 pop served 5,527, or .37 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
	Southwest Branch	9010 35th Ave. SW	7557 sq. ft, 1990 pop served 38,017, or .20 sq. ft/capita + .32 sq. ft/capita in citywide facilities	
Parks ⁴	South Park Playground	8th Ave. S & S Sullivan St.	5.5 ac: 2 tennis courts, 2 softball fields or 1 football/soccer field, wading pool, play area	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	Duwamish Waterway Park	10th Ave. S & S Elmgrove	0.83 ac: Lawn, waterway access, picnic area	

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/Comments
Other ⁵	South Park Community Center	8319 - 8th Ave. S	>10,000 sq. ft. Gym, meeting room, craft rooms, kitchen, kids room, game room	
Electrical power	Duwamish substation	10000 Marginal Way S (not in city limits)	294 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Southwest forecast area, which has a total capacity of 427 megawatts.
Water	This village is located in the 316 pressure zone. Water supply in this area comes from the Cedar River supply. Storage is provided in the Beacon Reservoir (Beacon Ave. S & S Spokane St.) and Trenton Standpipes. See Utilities Figure A-4 Map for system locations (Capital Facilities Appendix).		Beacon Reservoir: 61 million gallons Supply mains were constructed primarily in the early 1900's. Pipes are predominantly of cast iron.	Seattle Water Department, October-November, 1996 In this pressure zone, elevations range from 6-75 feet above sea level; static water pressure ranges from 105-135 pounds per square inch. ⁵ Pressures in this area are considered very good. Soils could be subject to liquefaction in seismic events.
Drainage & Wastewater	The eastern half of the village is served by a Combined system; the western half is served by a Separated system with a Ditch & Culvert drainage system; and a small central portion is served by a Partially Separated system. This village is located in the South Park Drainage Basin, which covers about 1,375 acres. The South Park basin has two areas with distinct characteristics: 1) west basin - steep and moderately wooded; and 2) east basin - very flat and highly developed. No single, well-defined drainage corridor exists for this basin. Drainage occurs through several small corridors that eventually discharge to the Duwamish River. Runoff from the east drainage basin either flows overland to the Duwamish River or enters the sewer 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 separated systems in this area is considered adequate. Occasional sewer rehabilitation projects in such areas (part of the 6-year Capital Improvement Program) may enhance system capacity. In areas with ditch & culvert drainage systems, sewage systems are sized for full zoned development and	Seattle Drainage and Wastewater Utility, November 1996 Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe. Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe. Separate Sanitary and Stormwater System: A system where the sanitary wastes are transferred in one pipe, and roof and street runoff is carried in a separate pipe or through a ditch, & culvert system.

⁵ Minimum working pressure of 30 psi is the standard for new construction and 60 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
			capacity is considered adequate. Stormwater drainage systems in these areas occasionally lack adequate capacity. CIP projects to provide additional capacity are part of a 15-year program in the City's adopted Comprehensive Drainage Plan.	

Table 2

Capital Facilities and Utilities Analysis

South Park Residential Urban Village

Expected 6-yr. HH Growth:
96
Expected 20-yr HH Growth:
350
Land Area: 266 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁶	20-year growth	
Fire	None	None expected at this time.	Fire Station #26, the closest to this urban village, has an average response time of 3.51 minutes for emergency medical calls and 4.99 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. While the average response time for fire calls for this station is very close to the industry standard, the fire station is located within the village's preliminary boundary. Response times to calls within the village should be well below the station average, and are expected to remain so for the next six years.
Police	None	Additional precinct space may be required.	Seattle Police Department patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision since police officers are on patrol in various sectors, and calls for service are dispatched by radio, or officers handle situations on-view.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Seattle School District physical goals are as follows for: a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase One of the School District's Building Excellence program includes partial demolition, historic renovation, and new addition for Concord Elementary on an expanded site.
Electricity	None	A 4th transformer and switchgear bus-section will be added to the Duwamish Substation to increase capacity in this forecast area.	Electrical demand from this village is estimated to increase by 0.3 annual average megawatts and 0.4 megawatts in a peak hour in 6 years. This village is located in City Light's Southwest forecast area. In 6 years, capacity in this forecast area will be 427 megawatts, and demand is expected to be 398 megawatts. In 20 years, capacity in this forecast area will be 547 megawatts, and demand is expected to be 471 megawatts. In both years, capacity is more than adequate to meet demand. Oil containment work is scheduled for the Duwamish Substation in 1997 and 1998.
Water	None	None expected at this time.	Current peak day demand estimate: 0.71 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 0.78 mgd or 10% increase. Peak day demand estimate in 20 years: 0.95 mgd or 33% 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.

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	
Drainage and Wastewater	No new facilities are expected to be needed because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>In areas with ditch & culvert stormwater systems, sewage systems are sized for full zoned development; capacity is considered adequate to serve growth. Drainage system improvements in the Comprehensive Drainage Plan and on-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>See South Park Basin Plan in <i>1995 Comprehensive Drainage Plan Update</i>, Seattle Drainage and Wastewater Utility</p>

Table 3
Transportation Analysis⁷ for
South Park Residential Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C Ratio
S Cloverdale St.	SR 509	Principal	Eastbound	0.4	0.4
	SR 99		Westbound	0.8	0.8
S Cloverdale St.	SR 99	Principal	Eastbound	0.3	0.3
	14th Ave. S		Westbound	0.5	0.6
14th Ave. S	SR 99 - Bridge	Principal	Northbound	0.4	0.4
			Southbound	0.7	0.9
8th Ave. S	S Cloverdale St. - S Kenyon St.	Collector	Northbound	0.2	0.2
			Southbound	0.4	0.4
8th Ave. S	City Limit - S Trenton St.	Collector	Northbound	0.2	0.3
			Southbound	0.2	0.5
7th Ave. S	S Trenton St. - S Cloverdale St.	Collector	Northbound	0.4	0.6
			Southbound	0.2	0.4

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 South Park residential urban village. The existing V/C ratios are estimated from traffic counts collected in 1992 through 1995. Compare existing V/C ratios to the 2010 forecast to see the potential change over 20 years.

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

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

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

The South Park urban village is bisected by SR 99, a limited-access state highway. Principal arterials include S. Cloverdale St., and 14th Ave. S., which crosses the Duwamish Waterway just north of the urban village.

There are no Transit Priority Network streets within the South Park residential urban village.

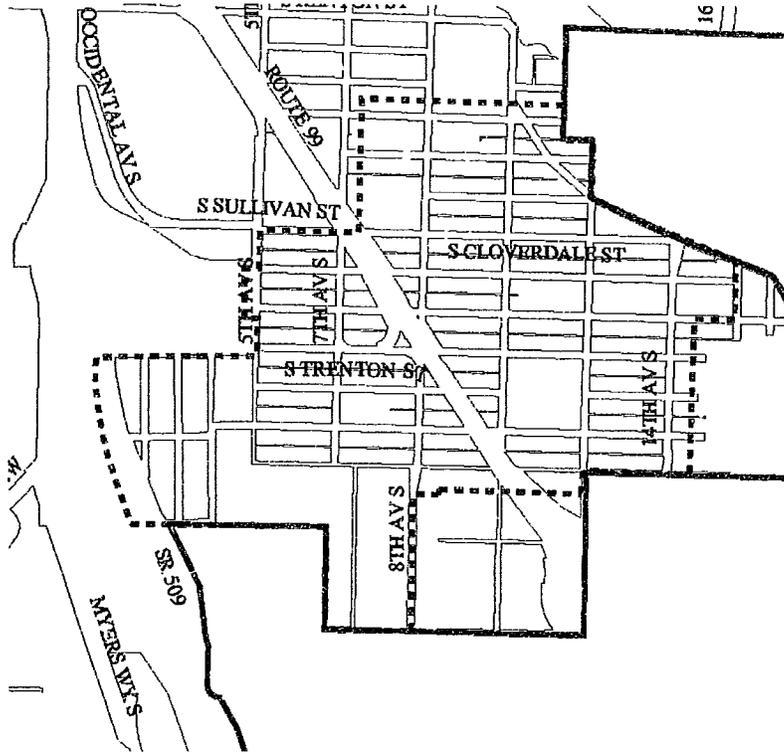
Future conditions: *The V/C ratio on 14th Ave. S. from the bridge to SR 99 is projected to increase to above 0.8.*

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).

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ATTACHMENT 5

COMPREHENSIVE PLAN MAP AMENDMENTS --- Urban Village Boundaries
Land Use Figure South Park Residential Urban Village Boundaries



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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	NA¹	23.4	165119	175	NA¹	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
Chinatown/International District Village	169	1604	9.5	1300	17.2	4474	26	2800	43
First Hill/Cap. Hill Center Total	912	21673	23.8	NA¹	30.0	33393	37	NA¹	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
12th Avenue Village	160	978	6.1	540	9.5	3520	22	1200	30
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 ³	20.5	8625	30	3000 ²	40

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
Ravenna Village	122	973	8.0	480 ³	12.0	1590	13	700 ³	19
University Campus Village	359	6313	17.6	0 ³	17.6	21222	59	4800 ³	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	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									
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

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)	<i>Growth Target</i> or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	<i>Growth Target</i> or Planning Estimate (Job Growth)	Estimated 2010 Density
23rd and Jackson-Union	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	7.8	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 @ Holly Street	380	1247	3.3	800 ⁶	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA
Madison-Miller	145	1486	10.3	400	13.0	NA	NA	NA	NA
California @ SW Morgan St	139	1104	8.0	300	10.1	NA	NA	NA	NA

LAND USE ELEMENT APPENDIX B

Footnotes

- 1 Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for urban villages are established upon adoption of a neighborhood plan.
- 2 Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and employment growth.
- 3 Separate growth targets for the urban center villages within the University Community Urban Center are not adopted. In acting on the UCUC plan, the City Council reaffirmed the targets for the UCUC as a whole. No additional student housing growth according to UW General Physical Development Plan.
- 4 The areas to which numbers apply for land area, existing households and jobs, planning estimates and existing and planned densities for each hub and residential urban village are the unadopted village boundaries shown in Land Use Appendix A, above. 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.

City of Seattle
Strategic Planning Office

Lizanne Lyons, Director
Paul Schell, Mayor



OK RDT
8-31-98

MEMORANDUM

DATE: August 27, 1998

TO: Councilmember Richard Conlin, Chair
Neighborhoods, Growth Planning and Civic Engagement Committee

FROM: Norm Schwab, Assistant Director, Strategic Planning Office
Karma Ruder, Director, Neighborhood Planning Office

SUBJECT: South Park Residential Urban Village Plan

We are pleased to transmit to you the Approval and Adoption Package for the South Park Residential Urban Village. Attached to this memorandum, for your information, are an Executive Report, a summary of the outreach activities of this planning effort, and the Comprehensive Plan consistency checklist for the South Park Residential Urban Village. The package includes:

1. A proposed Plan Approval Resolution to recognize the South Park Residential Urban Village 1998 Plan and approve a matrix of Executive responses to the plan's recommended activities to implement the plan.
2. A proposed Comprehensive Plan Amendment Ordinance to:
 - confirm the designations, boundaries and growth targets of the South Park Residential Urban Village;
 - maintain single purpose residential uses in commercial zones as conditional uses;
 - incorporate South Park goals and policies, capital facilities and utilities inventories and analyses and transportation analyses for the urban village into the Neighborhood Plans volume of the Comprehensive Plan.

The South Park Approval and Adoption Matrix is divided into three sections:

- *Key Strategies*, through which a neighborhood indicates to the City which recommendations are pivotal to the plan's success. Generally, these strategies have a geographic or thematic focus, and the specific recommendations in them are linked. The Executive's response focuses on the first steps needed to implement these strategies.
- *Additional Activities for Implementation* are clearly defined activities that are not directly associated with a Key Strategy, but have specific Executive recommended actions.

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Executive Report on South Park Residential Urban Village Plan/
Memo to Councilmember Richard Conlin
Page 2
August 27, 1998

- *Activities for Long Term Consideration* are activities that, for a variety of reasons, are not yet ready for a formal City response or are intended to be implemented several years in the future.

SPO, NPO and other City staff look forward to working with the City Council through the plan adoption process for the South Park Residential Urban Village 1998 Plan.

We wish to thank the members of the South Park Organizing/Planning Committee for their hard work.

If you have any questions, please feel free to contact Norm Schwab at 684-8157 or Karma Ruder at 684-8493.

Attachments

cc: Nick Licata
Jan Drago
Geri Beardsley
Bob Morgan
Tom Byers
Denna Cline
Jim Diers
Marty Curry
Norm Schwab
Karma Ruder
Robert Scully
Lish Whitson
Mark Travers

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ATTACHMENT 1

EXECUTIVE REPORT ON THE PROPOSED
SOUTH PARK RESIDENTIAL URBAN VILLAGE 1998 PLAN
August 27, 1998

I. Introduction

The South Park Residential Urban Village 1998 Plan is a general plan for the South Park Residential Urban Village preliminarily designated in the City's Comprehensive Plan.

This plan is centered around five key strategies and a number of near and long term activities. The five key strategies are:

- A full service permanent library in South Park.
- Transportation improvements and an economic development strategy for 14th Avenue South, the main retail street in South Park.
- Neighborhood-wide infrastructure improvements.
- Improvements to buffers between industrial businesses and residences.
- Annexation of an area in of King County next to South Park.

These strategies are discussed in more detail below.

For the most part, the Executive supports the South Park neighborhood plan. The plan contains many recommendations which could be implemented by the City, if funding were to be identified. Many other recommendations could be implemented by the community without support from the City or with financial support from the Neighborhood Matching Fund.

II. Background

Neighborhood Planning in South Park began in 1995. The South Park Organizing and Planning Committee was formed in the fall of 1995. Over the next two years, the committee conducted an extensive Phase I outreach process featuring community forums, citizen surveys, one-on-one interviews, mailings, and displays at community events. This work led to the development of a vision for the community as "a great place to live and work." Out of this work came a list of priority topics for attention in Phase II. For Phase II, South Park's organizational structure consisted of:

1. A steering committee to lead the Phase II planning effort.
2. A series of subcommittees organized to address the issues of: Land Use and Environment, Business Area and Economic Revitalization, Transportation and Capital Facilities, and Human Development and Public Safety

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Throughout Phase II, monthly meetings, committee meetings, an Alternatives Fair, mailings and tables at community events such as Big Deal Day kept the broader community informed and involved in the planning process. For more information on the South Park planning process, see the following outreach report (Attachment 2). In addition, NPO has compiled the South Park Outreach and Planning Committee's mailers, these are available from NPO or SPO.

III. Comprehensive Plan Consistency

Goals and policies prepared by the South Park Organizing and Planning Committee were reviewed and edited by SFO staff. Changes were approved by the South Park Organizing and Planning Committee. The Executive recommends their inclusion in the Comprehensive Plan, as noted in the proposed ordinance.

The South Park neighborhood plan confirms the goals and policies of Seattle's Comprehensive Plan for this area. The residential urban village's boundary, designation and planning estimates are confirmed.

In addition, the Capital Facilities and Utilities inventory and analysis and the transportation analysis for the South Park Residential Urban Village has been reviewed and accepted by the community for inclusion in the Comprehensive Plan. Please see *Comprehensive Plan Consistency Checklists* for the South Park Residential Urban Village (Attachment 3).

The South Park Residential Urban Village 1998 Plan carries out the vision of the Comprehensive Plan. Its vision for developing 14th Avenue South into a vibrant commercial street that supports and is supported by the surrounding residential neighborhood provides an excellent example of a strategy that can help to build an urban village. Proposed infrastructure improvements can set the foundation for future urban village development. As drainage and transportation systems are enhanced, more sections of South Park will become available for residential development. The neighborhood's proposed buffer inspection and improvement program is innovative and can help improve relationships between abutting residential and industrial properties. All of these strategies will help to implement the Comprehensive Plan in South Park.

IV. Key Strategies

Given the number of Key Strategies that will be proposed from the 37 planning areas, priorities will have to be set and projects phased over time. The Executive will coordinate efforts to sort through the Key Strategies. During this sorting process, departments will complete the next level of feasibility analysis. This will include developing rough cost estimates for the activities within each Key Strategy; identifying potential funding sources and mechanisms; establishing priorities for the Key Strategies within each plan, as well as priorities among plans; and developing phased implementation plans and funding strategies. The City will involve neighborhoods in a public process so that neighborhoods can help to establish citywide priorities. The results of these efforts will determine which strategies and activities are to be given priority for City response in 1998-2000 versus later implementation.

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1. Provide a Full Service Library

The main goal of this key strategy is to bring a full service library to South Park. The strategy also intends to focus a number of programs in a potential library facility, including an adult literacy program, English-as-a-Second Language programs, and a homework assistance program.

The response the City is able to make to this key strategy will depend on two factors external both to the City and the South Park neighborhood. The outcome of the fall election will determine whether there is additional funding for library services, and an opportunity fund that could provide service to South Park. The opportunity fund will be used to provide service to neighborhoods that have library needs that will not be met by the specific activities in the Libraries for All bond fund. The amount of service that could be given to South Park depends, to some extent, on how many other neighborhoods identify library needs that should be met through the bond fund; and how competitive those needs are in relation to the South Park community's identified needs.

Assuming the passage of the "Libraries for All" bond, the Seattle Public Library (SPL) will work with the neighborhood to determine how their library needs may best be met. SPL is not willing, without further analysis, to decide that a full service permanent library is the best way to meet South Park's library needs.

2. Improve the 14th Avenue South Business Area

14th Avenue South is a major arterial for vehicular traffic as well as the primary neighborhood business area for South Park. There are currently some retail and other services along 14th Avenue South that serve the neighborhood. However, the high volume of vehicular traffic, lack of parking, and lack of visual appeal pose challenges to the future of 14th Avenue South as a neighborhood business area. Strategic improvements, including traffic mitigation, parking and economic development are being sought in order to attract additional neighborhood businesses to locate in South Park. Many of the proposed improvements to the sidewalks along 14th will need further analysis due to the narrow width of the sidewalk. There is currently no funding available for this work. However, the neighborhood has received a grant from Boeing to start with some of the improvements. Many of the other improvements may need to wait until the future of the 16th Avenue South bridge, which feeds into the 14th Avenue South business area, is decided. The Office of Economic Development will work directly with the neighborhood and through affiliated organizations, to bring economic development resources to South Park.

3. Improve the Infrastructure

Some of the residential streets, pedestrian corridors and other infrastructure in South Park were built prior to annexation of the area into Seattle and have not been upgraded to the current City of Seattle standards. Significant infrastructure improvements to South Park have been accomplished by the City of Seattle, but much remains to be done. Many streets lack sidewalks, curbing and drainage.

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The unique hydrological and topographical features of South Park also pose some significant challenges to drainage and maintenance of neighborhood streets.

Many of the improvements being sought by the South Park community are very high cost projects that would not be funded under current policy. SPU has invested approximately \$8.5 million in South Park drainage infrastructure, and has provided all of the drainage infrastructure that it is normally provided by the utility. Many of the remaining improvements that could be made in South Park require work that is usually paid for by adjacent property owners. However, SEATRAN and SPU have teamed up to look at one of the issues identified in the South Park plan. Seattle Public Utilities is currently evaluating its drainage policies. Changes to drainage funding policy that come out of that process may lead to improvements to the drainage system in South Park. The Utility estimates that all of the work that could be done to improve drainage in South Park would cost approximately \$8.5 million.

4. Improve buffers between residential and industrial uses and along major highways

Residential and manufacturing/industrial land uses are in close proximity to each other in much of South Park due to past land use decisions by the City of Seattle and King County. The neighborhood has proposed a program involving collaborative problem solving and thoughtful selection of buffering methods and plant materials, to help resolve conflicts at the interface between residential and manufacturing and industrial businesses. DCLU supports the goals of this approach but has proposed a slightly different model which would use code enforcement and a collaboration between the department, residents and the business community to develop a South Park-specific program to address these issues. This program can be accommodated within the department's existing resources.

5. Annexation of the portion of unincorporated King County shown in the South Park Plan

Seattle, Tukwila and King County have been in negotiation over the future of this portion of unincorporated King County, which includes the 16th Avenue South bridge, for over a year. The neighborhood is asking that the City continue to keep them informed. South Park would also like to emphasize the importance of the current alignment of the 16th Avenue South bridge to the future of the 14th Avenue South business area. SPU will continue to keep the neighborhood informed about the progress of negotiations over annexation of this area. Because the City, is not responsible for the repair of this bridge, we can not promise a specific alignment, but will communicate the importance of the 14th Avenue business district to the jurisdictions responsible for improvements.

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V. Near-Term Activities

For the most part, the recommendations in the Specific Activities for Near-Term Implementation are supported by the Executive, and help implement the Comprehensive Plan as well as the neighborhood's vision. There are a few exceptions:

#	Description	Executive Response
NT5a	Ongoing support for the South Park Mini Career Center	Instead of providing funding for the Career Center, the Seattle Jobs Initiative will work with the South Park community directly.
NT9	Conduct an impact and mitigation study of the impacts of the 3 rd SeaTac runway on South Park.	The City will not fund this study, OIR and SPO will work to make sure that impacts to South Park are considered as art of FAA Part 150 studies.
NT10b	Inventory of polluted sites along 14 th Avenue South	The City does not pay directly for the environmental assessment of private property.
NT11b	Traffic Circle at 8 th Ave. S. and South Director to keep trucks off residential streets.	Providing a traffic circle here would create other, possibly more serious, safety problems.
NT11c	Replace chicane at 4 th Ave. S. and S. Barton St. with a traffic circle.	Traffic circle would not be any more effective than the current chicane. Trees and plantings are proposed to keep truck drivers from running over the chicane.
NT12b	Bike lane along 8 th Ave. S.	Street is not wide enough for a bike lane.
NT16	Rezones to improve parking for businesses on 14 th Ave. S.	Zoning currently allows parking on adjacent lots. DCLU will assess specific rezoning proposals.
NT 18a	Provide a swimming pool.	South Park meets current standards. DPR has no funding for portable pools.
NT18b	Provide a climbing wall behind the Community Center	DPR will not provide this due to liability issues.
NT19a	Pedestrian bridges over the Duwamish and SR 99	SEATRAN does not know of any sources that would provide funding for these very expensive projects.

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VI. Long-Term Activities

Executive comments on the recommendations in the Activities for Longer-Term Implementation section of the matrix reflect the variation in their level of specificity. In general, the Executive's intent is to keep track of these recommendations and to implement them when opportunities arise. In many cases, it will be up to the community to continue to develop these ideas to the point where they are clear and specific enough to implement.

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ATTACHMENT 2

SOUTH PARK ORGANIZING AND PLANNING COMMITTEE
OUTREACH REPORT

The Outreach Effort

The South Park Organizing and Planning Committee have implemented various approaches to public outreach since the beginning of neighborhood planning in Fall, 1995. The following is a brief summary:

- **Surveys:** Community members were surveyed during phase I on issues, community assets, and concerns prior to developing a vision and priorities for neighborhood planning. Around 78 community members responded to a pre-neighborhood planning survey administered by the Organizing and Planning Committee during the pre-application phase of neighborhood planning in Summer, 1995. Around 130 community members participated in an issues survey conducted by the South Park Organizing Committee at the 1996 Big Deal Day celebration. A survey in Spanish was prepared and translators were available at the event to interview Spanish speaking community members. The Environmental Coalition of South Seattle (ECOSS) coordinated their 1996 survey of South Park businesses with the neighborhood planning effort. Around 22 businesses responded to questions related to neighborhood planning. 14 members of the South Park Crime Prevention Council were surveyed in 1996 about specific neighborhood planning issues. Around 32 homeowners, renters and business owners responded to a mailed survey that preceded the June, 1996 Community Forums on neighborhood planning issues.
- **One-on-one interviews:** One-on-one interviews were conducted in 1996 with 30 individuals involved with the community. Interviewees included business owners, residents, representatives of ethnic communities and City staff working with the South Park community.
- **Community forums and roundtable discussions:** Around 80 community members participated in two Community Forums sponsored by the Organizing and Planning Committee in June, 1996 to identify planning issues. Key M&I Center businesses participated in a Business Round Table on environmental issues sponsored by the Land Use Subcommittee in October, 1997. Around 20 people attended a Residents' Round Table on environmental issues sponsored by the Land Use Subcommittee in October, 1997. The Land Use Subcommittee also convened a meeting of 20 property owners in the 7th Avenue S./S. Director St. area to discuss RSL zoning, infrastructure and other land use issues.

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- **Publicity:** The Organizing and Planning Committee used a variety of approaches to build community awareness of the neighborhood planning effort. During Phase I the committee designed a logo for the planning effort and printed it on t-shirts. The t-shirts were distributed to youth in exchange for gathering completed surveys and to committee members. Preliminary findings and recommendations were displayed at the 1997 Big Deal Day celebration with over 100 community members in attendance. In addition, all monthly meetings and special events were listed in the NPO monthly events calendar.
- **Plan Availability:** Copies of the Approval and Adoption Package were placed in the following locations for review by community members prior to the validation events in August:
 - South Park Community Center
 - South Park Neighborhood Center
 - SEA MAR Community Health Center
 - Schubert Floor Covering Company
 - Beacon Hill Branch Library
 - White Center Branch Library
 - Boulevard Park Branch Library
- **Validation opportunities:** Over 100 community members attended the validation of Phase I work coinciding with the 1996 South Park Neighborhood Holiday Festival. The South Park Organizing and Planning Committee (SPOPC) sponsored two events in August, 1998 for the community to review and comment on the neighborhood plan and Approval and Adoption matrix. Around 50 South Park community members were able to review the materials at either the Thursday evening open house or at the annual Big Deal Day community celebration the following Saturday. In addition, around 55 written responses to the neighborhood plan and Approval and Adoption Matrix were submitted to the Organizing and Planning Committee.
- **Meetings:** The South Park Organizing and Planning Committee held monthly meetings open to the public, which were advertised in the NPO newsletter, DON calendar. Organizing and Planning Committee members have also been members of the South Park Area Redevelopment Committee (SPARC), the South Park Business Association (SPBA), South Park Arts Council, SEAMAR Community Health Center, and the South Park Crime Prevention Council.
- **Mailings:** Two major stakeholder mailings were sent to over 3000 addresses in the outreach area. Validation mailers were sent to over 3000 addresses in the South Park Outreach Area. In addition, the Planning Committee distributed flyers door-to door prior to the August, 1998 validation events. A Spanish translation of the validation mailer was available for review at the validation events.

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- **Media:** Updates of the Planning Committee's work have been published in ECOSSE Duwamish Community and Business News, the South Park Business Association's Business Bulletin and other neighborhood publications. One of the Committee co-chairs published an article on South Park neighborhood planning in the summer, 1998 issue of Arcade: Journal for Architecture and Design in the Northwest. Another article by a committee member will be published in a forthcoming edition of this periodical.
- **Coordination between planning groups and community organizations:** The consultant and planning committee co-chairs have met with the South Park Business Association on several occasions to discuss preliminary recommendations. In addition, the Organizing and Planning Committee co-chairs have met with Greater Duwamish Planning Committee (GDPC) co-chairs and the South Park Business Association chair to discuss planning for the M&I Center areas in South Park.

Response to Outreach

- Approximately 50 people attended the validation opportunities, and over 50 letters of comment or validation mailers were received. Most were complimentary and supportive with concerns or questions about specific issues. After careful review of the comments, the Organizing and Planning Committee did not revise the neighborhood plan but have included the summary of validation comments as part of the plan's appendices.

Outreach Approach

- The outreach area for the South Park Residential Urban Village neighborhood planning effort extended well beyond the urban village boundary to include residents and business owners in the Duwamish Manufacturing and Industrial Center and unincorporated King County areas surrounding the urban village (see attached map). Validation mailers, event notices and surveys were sent to residents and business owners in the outreach area.

Outreach Evaluation

- **Stakeholders:** Outreach with the various organizations and communities in South Park is an incremental process that is challenging for the handful of dedicated citizens who have persisted with neighborhood planning in South Park. The neighborhood planning process has accomplished much in terms of leadership development in South Park. As neighborhood planning proceeded, newer members of the community took on the leadership of subcommittees and the Steering Committee. Representatives of the SEAMAR Community Health Center also contributed significantly to the effort. Some of the outreach challenges that remain include 1) bridging the gap between residents and M&I Center area businesses, and 2) involving the various ethnic communities in planning, implementation and other community endeavors. Members of the Organizing and Planning Committee are committed to addressing these outreach challenges during plan implementation and beyond.

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- **Adjacent communities:** Outreach to adjacent communities consisted mainly of several joint meetings between the co-chairs of the South Park Organizing and Planning Committee, the South Park Business Association and the Greater Duwamish Planning Committee to discuss how to address M&I Center area issues. Coordination and outreach between these three groups will continue to develop as the GDPC and SPBA work on planning for the Manufacturing and Industrial Center areas around the South Park Residential Urban Village.

Documentation

- Examples of surveys, mailers and articles related to the South Park neighborhood planning effort are attached.

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

4 NOW THEREFORE,

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

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

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

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

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1 **Section 3.** Residential use in single-purpose residential development within
2 commercial zones in the South Park Residential Urban Village, established by adoption of
3 this ordinance, shall continue to be permitted by conditional use. Further, the densities
4 permitted for the residential use in single-purpose residential structures within the South
5 Park Residential Urban Village shall be as established in SMC Subsection 23.47.009(D)(1).

6 **Section 4.** This ordinance shall take effect and be in force thirty (30) days from and
7 after its approval by the Mayor, but if not approved and returned by the Mayor within ten
8 (10) days after presentation, it shall take effect as provided by Municipal Code Section
9 1.04.020.

10 Passed by the City Council the _____ day of _____, 1998, and
11 signed by me in open session in authentication of its passage this ____ day of
12 _____, 1998.

President of the City Council

13 Approved by me this ____ day of _____, 1998.

Paul Schell, Mayor

16 Filed by me this ____ day of _____, 19____.

City Clerk

18 (SEAL)

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LRW:lrw
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August 24, 1998(Ver. #1)

1 **LIST OF ATTACHMENTS**

2	ATTACHMENT 1	TABLE OF CONTENTS
3	ATTACHMENT 2	SOUTH PARK GOALS AND POLICIES
4	ATTACHMENT 3	AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT
5	ATTACHMENT 4	CAPITAL FACILITIES AND UTILITIES INVENTORY AND ANALYSES AND TRANSPORTATION ANALYSES
6	ATTACHMENT 5	COMPREHENSIVE PLAN MAP AMENDMENTS
7	ATTACHMENT 6	COMPREHENSIVE PLAN LAND USE APPENDIX B

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ATTACHMENT 1

THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

Table of Contents

Ballard Interbay Northend Manufacturing/Industrial Center

Central Area

Crown Hill/Ballard

Pioneer Square

MLK @ Holly Street

South Park

University Community Urban Center

Wallingford

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ATTACHMENT 2

SOUTH PARK GOALS AND POLICIES

- G1: A great place to live and work.
- G2: A community where neighbors are encouraged to know one another and join in making decisions about the future of the South Park community.
- G3: A community inviting to households with children, where people value children's safety and education.
- G4: A neighborhood where residents of all cultures, incomes and ages are welcome.
- G5: A "people place" at all times of the day.
 - P1: Collaborate with South Park residents, businesses and organizations in future planning efforts that impact South Park.
 - P2: Encourage community-building opportunities for South Park's residents.
 - P3: Encourage inter-jurisdictional partnerships that address issues in South Park that transcend jurisdictional boundaries.

Land Use

- G6: Maintain and enhance South Park's residential character.
 - P1: Seek to maintain industrial land for industrial and commercial uses.
 - P2: Seek to maintain residential land for residential uses, except land adjacent to commercial zoning along 14th Avenue South which may be rezoned to commercial zoning if needed to support commercial uses.

Transportation

- G7: A community where people feel safe and comfortable walking, riding a bicycle, using public transportation, or driving a vehicle and where streets are pleasant and safe public spaces.
 - P1: Seek to promote an active, attractive, accessible pedestrian environment.
 - P2: Consider opportunities to increase accessibility within the neighborhood, including across Highway 99.

Housing

- G8: Encourage the development of new, and the preservation of existing, single-family detached housing affordable to low-income households.
 - P1: Encourage the maintenance of existing housing.
 - P2: Work in partnership among various levels of government to address low-income housing needs that transcend jurisdictional boundaries.

Capital Facilities

- G9: Public facilities that reflect South Park's residential character and role as the service center for surrounding areas.
 - P1: Continue seeking grass-roots involvement in identifying and siting desired capital projects and public facilities.
 - P2: Continue to provide for the maintenance of public facilities within South Park.

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Utilities

- P1: Continue seeking grass-roots involvement in siting utility facilities for South Park.
- P2: Seek to provide timely and effective notification to other interested utilities of planned road and right-of-way trenching, maintenance, and upgrading activities, to minimize the cost and public inconvenience of road and right-of-way trenching activities.
- P3: Seek to coordinate utility capital expenditure planning with capital investment planning by County departments, where appropriate.

Environment

- G10: A community where residents and businesses practice responsible stewardship of the environment.
- P1: Seek to include quality environmental practices in the execution of public works in South Park.
- P2: Support the efforts of local organizations that are working to create a healthier environment.

Economic Development

- P1: Seek training opportunities for South Park residents which will help them to compete for meaningful and productive employment, earn a living wage and meet the needs of business.

Cultural Resources

- P1: Encourage public art within South Park.

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ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

L44:

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

- 23rd and Jackson-Union
- Crown Hill
- Madison-Miller
- MLK @ Holly St.
- South Park
- Wallingford

Amend Land Use Figure 1 and the Future Land Use Map to show the designation and boundaries of the South Park Residential Urban Village, as shown on Attachment 5. Indicate South Park Residential Urban Village as adopted on Land Use Figure 1-A

G36

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

	Residential Growth	Employment Growth
Ballard	approx. 1520 households	approx. 3700 jobs

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

	Residential Growth
23 rd Avenue and Jackson-Union	approx. 900 households
Crown Hill	approx. 310 households
Madison-Miller	approx. 350 households
MLK Jr. Way S. @ S. Holly St	approx. 800 households
South Park	approx. 350 households
Wallingford	approx. 200 households

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CAPITAL FACILITIES AND UTILITIES INVENTORIES AND ANALYSES AND TRANSPORTATION ANALYSES

Table 1

Inventory for Facilities and Utilities Serving
South Park Residential Urban Village

Facility Type	Name	Location	Capacity	Information Sources/Comments
Fire Station ²	SFD 26	800 S. Cloverdale St.	Engine Co., Air	Seattle Fire Department
Police Station	South Precinct	3001 South Myrtle St.	31.87 sq. mi. service area, 1994 population 155,777	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	Concord Elementary All 10 Middle Schools All 10 High Schools	723 S. Concord St.	275 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	High Point Branch	6338 32nd Ave. SW	2067 sq. ft, 1990 pop served 5,527, or .37 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
	Southwest Branch	9010 35th Ave. SW	7557 sq. ft, 1990 pop served 38,017, or .20 sq. ft/capita + .32 sq. ft/capita in citywide facilities	
Parks ⁴	South Park Playground	8th Ave. S & S Sullivan St.	5.5 ac: 2 tennis courts, 2 softball fields or 1 football/soccer field, wading pool, play area	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	Duwamish Waterway Park	10th Ave. S & S Elmgrove	0.83 ac: Lawn, waterway access, picnic area	

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 miles of the unadopted village boundary.

Facility Type	Name	Location	Capacity	Information Sources/Comments
Other ⁵	South Park Community Center	8319 - 8th Ave. S	>10,000 sq. ft. Gym, meeting room, craft rooms, kitchen, kids room, game room	
Electrical power	Duwamish substation	10000 Marginal Way S (not in city limits)	294 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Southwest forecast area, which has a total capacity of 427 megawatts.
Water	This village is located in the 316 pressure zone. Water supply in this area comes from the Cedar River supply. Storage is provided in the Beacon Reservoir (Beacon Ave. S & S Spokane St.) and Trenton Standpipes. See Map for system locations.		Beacon Reservoir: 61 million gallons Supply mains were constructed primarily in the early 1900's. Pipes are predominately of cast iron.	Seattle Water Department, October-November, 1996 In this pressure zone, elevations range from 6-75 feet above sea level; static water pressure ranges from 105-135 pounds per square inch. ⁵ Pressures in this area are considered very good. Soils could be subject to liquefaction in seismic events.
Drainage & Wastewater	The eastern half of the village is served by a Combined system; the western half is served by a Separated system with a Ditch & Culvert drainage system; and a small central portion is served by a Partially Separated system. This village is located in the South Park Drainage Basin, which covers about 1,375 acres. The South Park basin has two areas with distinct characteristics: 1) west basin - steep and moderately wooded; and 2) east basin - very flat and highly developed. No single, well-defined drainage corridor exists for this basin. Drainage occurs through several small corridors that eventually discharge to the Duwamish River. Runoff from the east drainage basin either flows overland to the Duwamish River or enters the sewer system. See Map for system locations.		With Combined systems, existing sewage flows constitute about 5% of pipe capacity, with the remainder for stormwater flows. Capacity of the combined systems in this area is considered adequate. With Partially Separated systems, about 15% of the stormwater enters the sewer system, with the remaining 85% diverted to the storm drain system. Capacity of the partially separated systems in this area is considered adequate. Occasional sewer rehabilitation projects in such areas (part of the 6-year Capital Improvement Program) may enhance system capacity. In areas with ditch & culvert drainage systems, sewage systems are sized for full zoned development and	Seattle Drainage and Wastewater Utility, November 1996 Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe. Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe. Separate Sanitary and Stormwater System: A system where the sanitary wastes are transferred in one pipe, and roof and street runoff is carried in a separate pipe or through a ditch & culvert system.

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/Comments
			capacity is considered adequate. Stormwater drainage systems in these areas occasionally lack adequate capacity. CIP projects to provide additional capacity are part of a 15-year program in the City's adopted Comprehensive Drainage Plan.	

Table 2

Capital Facilities and Utilities Analysis

South Park Residential Urban Village

Expected 6-yr. HH Growth:

96

Expected 20-yr HH Growth:

350

Land Area: 266 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth*	20-year growth	
Fire	None	None expected at this time.	Fire Station #26, the closest to this urban village, has an average response time of 3.51 minutes for emergency medical calls and 4.99 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. While the average response time for fire calls for this station is very close to the industry standard, the fire station is located within the village's preliminary boundary. Response times to calls within the village should be well below the station average, and are expected to remain so for the next six years.
Police	None	Additional precinct space may be required.	In 1997 the Police Department will conduct a Police Precinct Planning Study intended to address the impacts of the shifting emphasis toward community policing techniques on the need for and nature of precinct-related facilities. The project will also contain an operational plan for precinct-based operations and a facilities plan for supporting those operations. Different facility requirements may be identified and planned for as a result of this study.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Physical goals for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase One of the School District's Building Excellence program includes partial demolition, historic renovation, and new addition for Concord Elementary on an expanded site.
Electricity	None	A 4th transformer and switchgear bus-section will be added to the Duwamish Substation to increase capacity in this forecast area.	Electrical demand from this village is estimated to increase by 0.3 annual average megawatts and 0.4 megawatts in a peak hour in 6 years. This village is located in City Light's Southwest forecast area. In 6 years, capacity in this forecast area will be 427 megawatts, and demand is expected to be 398 megawatts. In 20 years, capacity in this forecast area will be 547 megawatts, and demand is expected to be 471 megawatts. In both years, capacity is more than adequate to meet demand. Oil containment work is scheduled for the Duwamish Substation in 1997 and 1998.

* 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 ⁴	20-year growth	
Water	None	None expected at this time.	Current peak day demand estimate: 0.71 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 0.78 mgd or 10% increase. Peak day demand estimate in 20 years: 0.95 mgd or 33% 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 because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>In areas with ditch & culvert stormwater systems, sewage systems are sized for full zoned development; capacity is considered adequate to serve growth. Drainage system improvements in the Comprehensive Drainage Plan and on-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>See South Park Basin Plan in <i>1995 Comprehensive Drainage Plan Update</i>, Seattle Drainage and Wastewater Utility</p>

Table 3
Transportation Analysis⁷ for
South Park Residential Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C Ratio
S Cloverdale St.	SR 509	Principal	Eastbound	0.4	0.4
			Westbound	0.8	0.8
S Cloverdale St.	SR 99	Principal	Eastbound	0.3	0.3
			Westbound	0.5	0.6
14th Ave. S	SR 99 - Bridge	Principal	Northbound	0.4	0.4
			Southbound	0.7	0.9
8th Ave. S	S Cloverdale St. - S Kenyon St.	Collector	Northbound	0.2	0.2
			Southbound	0.4	0.4
8th Ave. S	City Limit - S Trenton St.	Collector	Northbound	0.2	0.3
			Southbound	0.2	0.5
7th Ave. S	S Trenton St. - S Cloverdale St.	Collector	Northbound	0.4	0.6
			Southbound	0.2	0.4

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 South Park residential urban village. The existing V/C ratios are estimated from traffic counts collected in 1992 through 1995. Compare existing V/C ratios to the 2010 forecast to see the potential change over 20 years.

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

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

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

The South Park urban village is bisected by SR 99, a limited-access state highway. Principal arterials include S. Cloverdale St., and 14th Ave. S., which crosses the Duwamish Waterway just north of the urban village.

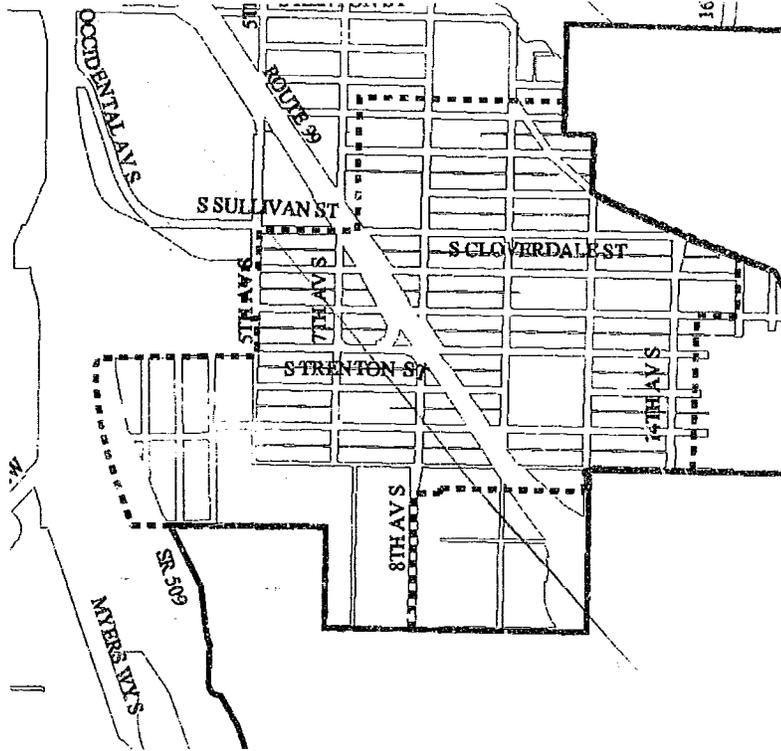
There are no Transit Priority Network streets within the South Park residential urban village.

Future conditions: The V/C ratio on 14th Ave. S. from the bridge to SR 99 is projected to increase to above 0.8.

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).

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COMPREHENSIVE PLAN MAP AMENDMENTS — Urban Village Boundaries



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COMPREHENSIVE PLAN LAND USE APPENDIX B

LAND USE APPENDIX B (Continued)
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	NA¹	23.4	165119	175	NA¹	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	NA¹	30.0	33393	37	NA¹	50
First Hill Village	225	5596	26.2	2400	36.9	20626	85	6100	119
Capitol Hill Village	398	12450	31.4	1980	36.4	5284	13	3000	21
Pike/Pir Village	131	2349	18.0	620	22.7	3963	30	1400	41
South Capitol Hill Village	160	978	6.1	540	9.5	3520	22	1200	30
Univ. Dist. Urban Center Total	770	11611	15.0	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

LAND USE APPENDIX B USE APPENDIX B (Continued) USE APPENDIX B (Continued)
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)	<i>Growth Target or Planning Estimate (HH Growth)</i>	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	<i>Growth Target or Planning Estimate (Job Growth)</i>	Estimated 2010 Density
University Campus Village	359	6313	17.6	0 ⁵	17.6	21222	59	4800	72
Northgate Urb. Center Total	410	3291	8.0	NA ¹	15.3	11366	28	NA ¹	50
Sea. Center Urb. Center Total	297	3138	10.6	NA ¹	15.0	19,000	64	NA ¹	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	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									
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 and Jackson-Union	485	3186	6.6	900	8.4	NA	NA	NA	NA

LAND USE APPENDIX B USE APPENDIX B (Continued) USE APPENDIX B (Continued)
Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
SW Barton St @ 25th Ave S	278	1654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK @ Holly Street	380	1247	3.3	800*	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA
Madison-Miller	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 in: land area, existing households and jobs, planning estimates and existing and planned densities for each hub and residential urban village are the unadopted village boundaries shown in Land Use Appendix A, above.
- ⁵ Eighty percent of the current zoning capacity in South Lake Union can accommodate 1,700 households. To guide the Seattle Commons planning effort, the long-term residential planning estimate for the area is a total of 4,900 households. It is assumed that the 3,200 households that presently cannot be accommodated in the area will be accommodated elsewhere in the city where there is available zoning capacity until necessary zoning changes can be made under the Seattle Commons Plan.
- ⁶ Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.

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STATE OF WASHINGTON - KING COUNTY

102006
City of Seattle, City Clerk

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No. ORD. TITLES 0

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

CTOT: 119356, 58, 59&61

was published on

02/09/99

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

K. Patterson

Subscribed and sworn to before me on

02/09/99

M. Olin

Notary Public for the State of Washington,
residing in Seattle

Affidavit of Publication

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City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following ordinances, passed by the City Council on January 23, 1969, and published here by title only, will be mailed, at no cost, upon request for two months after this publication. For further information, contact the Seattle City Clerk at 804-8344.

ORDINANCE NO. 118328

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the South Park Residential Urban Village 1968 Plan.

ORDINANCE NO. 118359

AN ORDINANCE relating to the 1969 budget for Seattle Transportation; authorizing the Mayor to forward a 1969 independent appropriation to the 1969 budget of Seattle Transportation for non-capital purposes, passed by a three-fourths vote of all the members of the City Council.

ORDINANCE NO. 118358

AN ORDINANCE relating to the Elevated Transportation Company; directing Seattle Transportation to provide funds in 1969 for basic administrative costs of the Elevated Transportation Company, passed by a three-fourths vote of all the members of the City Council.

ORDINANCE NO. 118361

AN ORDINANCE appropriating money to pay certain earned claims and creating the payment thereof. Authorization is given by JUDITH PIPPIN, City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, February 9, 1969. 2/9/102008

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