

Ordinance No. 119403

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Council Bill No. 112584

The City of Seattle
Council Bill/Ordinance

ORDINANCE NO. 119403

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the Queen Anne Plan, and confirming the Preliminary Residential Urban Village designation on Upper Queen Anne Hill; amending the Official Land Use Map, SMC 23.32.016, to show the boundaries of the Uptown Queen Anne Urban Center and the Upper Queen Anne Residential Urban Village, and amending SMC Chapter 23.34, relating to Lowrise 3 and Lowrise 4 rezone criteria.

2/23 Passed

CF No. _____

Date Introduced: <u>FEB 16 1999</u>		
Date 1st Referred: <u>FEB 16 1999</u>	To: (committee) <i>Neighborhoods, Growth Planning and Civic Engagement Committee</i>	
Date Re- Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage: <u>3-15-99</u>	Full Council Vote: <u>8-0</u>	
Date Presented to Mayor: <u>3-15-99</u>	Date Approved:	
Date Returned to City Clerk:	Date Published: <u>9/99</u> <i>re.</i>	T.O. <input checked="" type="checkbox"/> P.T. <input checked="" type="checkbox"/>
Date Vetoed by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

3-15-99 Full
(Exc)

This file is complete and ready

Law Dept. Review

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: CONLIN

Councilmember

Committee Action:

4/22 Passed as amended - unanimous 9-0

Conlin

Wanta

McIntosh

3-15-99 Full Council: Passed 8-0

(Excused: Drago)

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

Committee:

(initial/date)

Law Dept. Review

OMP
Review

City Clerk
Review

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Indexed

NO DATE
Stamp: Submitted 4/22/99

ORDINANCE 119403

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3 **AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions**
4 **of the Queen Anne Plan, confirming the Preliminary Residential Urban Village**
5 **designation on Upper Queen Anne Hill; amending the Official Land Use Map,**
6 **SMC 23.32.016, to show the boundaries of the Uptown Queen Anne Urban**
7 **Center and the Upper Queen Anne Residential Urban Village, and amending**
8 **SMC Chapter 23.34, relating to Lowrise 3 and Lowrise 4 rezone criteria.**

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

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

13 WHEREAS, an organizing committee of stakeholders in Queen Anne formed in September,
14 1995, to conduct a neighborhood planning process for the Seattle Center Urban
15 Center and the Upper Queen Anne Residential Urban Village; and

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

18 WHEREAS, stakeholders in this community formed the Queen Anne Neighborhood
19 Planning Coalition and worked with consultants and City staff to develop specific
20 plan recommendations; and

21 WHEREAS, Queen Anne Neighborhood Planning Coalition convened meetings open to
22 everyone and regularly attended by several dozen citizens throughout the next three
23 years; and

24 WHEREAS, the Queen Anne Neighborhood Planning Coalition conducted an extensive
Phase I outreach process featuring a citizen survey, presentations at community
group meetings, displays at community events and a well-attended community
validation event, all of which lead to creation of the *Queen Anne Neighborhood:
Neighborhood Planning Program Phase I Planning Report*, which included a vision
statement and identification of key neighborhood issues; and

1 WHEREAS, this outreach process led to selection of members for a Planning Committee to
2 lead Phase II planning; and

3 WHEREAS, topical and geographic subcommittees were formed and consultants hired to
4 study and prepare analyses and recommendations on the issues of Transportation,
5 Land Use, Community Character, Housing and Human Services, Business, and Parks
6 and Open Space; and

7 WHEREAS, a community-wide validation process was conducted on September 10, 1998 to
8 familiarize stakeholders and neighboring areas with the plan and demonstrate support
9 for it; and

10 WHEREAS, the Queen Anne Plan is consistent with the goals and policies of Seattle's
11 Comprehensive Plan; and

12 WHEREAS, a SEPA checklist on the Queen Anne Plan has been prepared and a
13 Determination of Non-significance has been issued on September 24, 1998; and

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

17 WHEREAS, designation of the Upper Queen Anne Residential Urban Village will not
18 significantly affect the allowed densities in the designated area, or the distribution of
19 expected growth in the City;

20 **NOW THEREFORE,**

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

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

24 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive
Plan is hereby amended to add Queen Anne, as shown in Attachment 1.

1 B. The Queen Anne Plan goals and policies, as shown in Attachment 2 to this
2 Ordinance, are hereby incorporated into the Neighborhood Plans volume of the
3 Comprehensive Plan.

4 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in
5 Attachment 3 to this Ordinance to confirm the designation and growth targets for the
6 Uptown Queen Anne Urban Center and the Upper Queen Anne Residential Urban
7 Village.

8 D. The capital facilities and utilities inventory and analyses and transportation analyses
9 shown in Attachment 4 to this Ordinance are hereby incorporated into the
10 Neighborhood Plans volume, Queen Anne section, of the Comprehensive Plan.

11 E. The following maps are hereby amended to reflect the final designation and
12 boundaries of the Uptown Queen Anne Urban Center and the Upper Queen Anne
13 Residential Urban Village, as shown in Attachment 5 to this Ordinance:

- 14 • Future Land Use Map
- 15 • Land Use Figure 1
- 16 • Land Use Figure 4
- 17 • Land Use Figure A-1

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

21 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the
22 Uptown Queen Anne Urban Center and the Upper Queen Anne Residential Urban
23 Village, as shown in Attachment 6 to this Ordinance.

24 **Section 2.** Residential use in single-purpose residential development within
commercial zones in the Uptown Queen Anne Urban Center and the Upper Queen Anne
Residential Urban Village established by adoption of this ordinance, shall continue to be
permitted by conditional use.

1 **Section 3.** The amendments contained in Section 1 of this ordinance constitute
2 an adopted neighborhood plan.

3 **Section 4.** The Official Land Use Map, Section 23.32.016, Seattle Municipal
4 Code, is amended to reflect the boundaries of the Uptown Queen Anne Urban Center and the
5 Upper Queen Anne Residential Urban Village as depicted on Attachment 5 to this
6 Ordinance.

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

9 B. Locational Criteria.

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

- 13 a. Properties already zoned L3;
- 14 b. Properties in areas already developed predominantly to the
15 permitted L3 density and where L3 scale is well established; or
- 16 c. Properties within an urban center or village, except as provided in this subsection
17 below, where less emphasis shall be placed on density and scale compatibility with existing
18 development, when the designation will be consistent with the densities
19 required for the center or village category as established in Section B of
20 the Land Use Element of the Comprehensive Plan, unless otherwise indicated
21 by a neighborhood plan adopted or amended by the City Council after January
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2 1, 1995. This subsection c. shall not apply in the Wallingford Residential Urban Village, ((
3)) in the Eastlake Residential Urban Village__.

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

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

9 a. Development Characteristics of the Area.

10 (1) Either:

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

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

17 Section B of the Land Use Element of the Comprehensive Plan, unless
18 otherwise indicated by a neighborhood plan adopted or amended by the City

19 Council after January 1, 1995. This subsection (b) shall not apply in the Wallingford
20 Residential Urban Village, (()) in the Eastlake Residential Urban Village__.

21 (2) Areas where the street pattern provides for adequate vehicular
22 circulation and access to sites. Locations with alleys are preferred.

23 Street widths should be sufficient for two (2) way traffic and parking
24 along at least one (1) curbside.

1 b. Relationship to the Surrounding Areas.

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

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

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

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

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

17 B. Locational Criteria.

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

21 a. Properties already zoned L4;

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b. Properties in areas already developed predominantly to the permitted L4 density and where L4 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, (()) in the Eastlake Residential Urban Village.

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

3. Other Criteria. The Lowrise 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 L4 density and where L4 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

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

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 generated by higher density development. Vehicular access to the area
24

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

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

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

10 **Section 7.** This ordinance shall take effect and be in force thirty (30) days from
11 and after its approval by the Mayor, but if not approved and returned by the Mayor within
12 ten (10) days after presentation, it shall take effect as provided by Municipal Code Section
13 1.04.020.

14 Passed by the City Council the 15th day of March, 1999, and
15 signed by me in open session in authentication of its passage this 15th day of
16 March, 1999.

17 Joe Donal
President of the City Council

18 Approved by me this 22nd day of March, 1999.

19 Paul Schell
Paul Schell, Mayor

20 Filed by me this 23rd day of March, 1999.

21 Janice E. Pappini
City Clerk

22 (SEAL)



**Legislative Department
Seattle City Council
Memorandum**

Date: March 9, 1999
To: All Councilmembers
From: *Bob* Bob Morgan, Central Staff
Subject: **Divided Report CB 112584:** Queen Anne Neighborhood Plan
Comprehensive Plan Goals and Policies - Rezone related policy #10.

Divided Report:

Minority Recommendation (Licata): Include the following sentence concerning future rezone evaluation criteria in proposed Queen Anne Neighborhood Plan Comprehensive Plan policy #10:

Further, future changes to rezone evaluation criteria that take effect unless a neighborhood plan provides otherwise shall not apply.

Majority Recommendation (Conlin, McIver): Do not include proposed sentence concerning future rezone criteria.

Background

The Queen Anne Neighborhood Planning Committee (QANPC) recommends the sentence endorsed by Councilmember Licata (see above). This sentence is intended to address any rezone criteria that are established in the future that are similar to certain existing criteria relating to rezones to Lowrise 3 and Lowrise 4 multi-family zones. One of the L3/L4 criteria in the Land Use Code states that it has effect "unless otherwise indicated in a neighborhood plan." The QANPC would like to "otherwise indicate" in advance, in case similar criteria are adopted in the future. It is the presumption of the QANPC that they would not favor any rezone evaluation criterion that is established unless a neighborhood plan provides otherwise.

City staff do not recommend adopting further rezone evaluation criteria that state that they are in effect unless a neighborhood plan provides otherwise.

While the proposed sentence might seem to bind future Council actions, it is subject to amendment by future Councils, albeit through the extra procedures required for Comprehensive Plan amendments, and therefore is permissible in this regard.

Statements of Reasons:

Majority (Conlin, McIver):

1. We believe it is undesirable to commit future neighborhood planning groups and future City Council's to opposing potential rezone evaluation criteria before they have been conceived. This is because the nature of the imagined criteria is unknown. It is also undesirable to limit the Council's flexibility on this issue by requiring a comprehensive plan amendment in order to take such action if the Council later chooses to do so.
2. The proposed policy statement seems unnecessary because it is unlikely that another provision would be adopted that calls for application of a rezone criterion unless an adopted neighborhood plan provides otherwise.

Minority (Licata):

1. A number of participants in the Queen Anne Neighborhood Planning process clearly do not trust the City in making future regulatory proposals. The proposed policy would provide a measure of protection for the neighborhood, without requiring their constant vigilance. If it is adopted by the City, it would help to build neighborhood confidence in our good intentions at no risk. The City does not intend to ever adopt such contingent rezone evaluation criteria. Therefore, the policy is harmless.
2. The proposed policy statement is just the kind of neighborhood determination that neighborhood planning should provide. We should permit the policy proposals of neighborhood plans to have teeth when it is possible, as it is in this case.

1 **LIST OF ATTACHMENTS**

2

3 **ATTACHMENT 1** TABLE OF CONTENTS THE CITY OF SEATTLE
COMPREHENSIVE PLAN NEIGHBORHOOD PLANS

4 **ATTACHMENT 2** QUEEN ANNE 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

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9 **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

Queen Anne

ATTACHMENT 2

QUEEN ANNE GOALS AND POLICIES

Queen Anne Neighborhood Specific Goals and Policies

Goal 1: Queen Anne is recognized for the uniqueness of its different neighborhoods, including the Urban Center, each with distinctive physical characteristics and a strong sense of community.

Goal 2: Queen Anne has many single-family, multifamily, and mixed-use neighborhoods which preserve cultural and historic resources and which include affordable, subsidized, and special needs housing.

Goal 3: The Urban Center is a vital residential community as well as a viable and attractive commercial/employment center and mixed-use neighborhood which enjoys a strong relationship with Seattle Center.

Policy 1: Seek to create and maintain attractive pedestrian-oriented streetscapes and enhance Queen Anne's community character with open space, street trees, and other vegetation.

Policy 2: Preserve the character of Queen Anne's single-family and mixed-use neighborhoods.

Policy 3: Seek to maintain and establish quality design in the QA area. Through neighborhood design guidelines and design review, consider unique or particular local design characteristics, and include consideration of signage, adjacent public ROWs, and historic boulevards.

Policy 4: Recognize and promote QA's historic resources through such means as developing a Roy Street Conservation District, preserving and enhancing the historic Queen Anne Boulevard and providing information about and incentives to preserve residential structures.

Policy 5: Encourage an attractive range of housing types and housing strategies to retain Queen Anne's eclectic residential character and to assure that housing is available to a diverse population.

Policy 6: Create a unique urban identity in Queen Anne's Urban Center which includes an attractive multifamily residential neighborhood identified by its distinctive park-like character and surrounding mixed use areas.

Policy 7: Seek to establish high capacity transit/multi-modal node(s) in the Urban Center which will be centrally-located and convenient to residents, businesses, and Seattle Center.

Policy 8: Promote affordable locations for business in the Urban Center.

Policy 9: Enhance the unique character of each business district.

Policy 10: The special L3 and L4 locational criteria for the evaluation of rezones to the L3 and L4 designations inside of urban villages, shall not apply, in the Upper Queen Anne Residential Urban Village.

Policy 11: Provide for an attractive and harmonious transition between different land uses, including commercial areas and single-family areas.

Policy 12: Legal non-conforming uses exist in Queen Anne's single-family neighborhoods, and these shall be allowed to remain at their current intensity, as provided in the Land Use Code, to provide a compatible mix and balance of use types and housing densities.

Policy 13: Accessory dwelling units (ADUs) in single-family zones, in the Queen Anne planning area, should continue to be limited to the principal residential structure, and consider requiring that they be subordinate in size and character in order to discourage the development of duplexes and other multifamily structures in these zones.

Policy 14: Encourage Seattle Center to plan and implement development which will enhance the quality of life in the Queen Anne neighborhood.

Policy 15: Seek ways to ensure that Seattle Center remains a vibrant and valuable community resource and a premier regional amenity.

Policy 16: Encourage the development of a unique urban residential neighborhood in the Urban Center through such means as allowing Single-Purpose Residential buildings in designated portions of Neighborhood Commercial 3 (NC3) zones.

Goal 4: Human service needs are addressed in the Queen Anne community.

Policy 17: Strive to develop a Queen Anne neighborhood facility in the Urban Center which will serve the needs of the community as a community and resource center.

Policy 18: Promote methods of assuring that existing housing stock will enable changing households to remain in the same home or neighborhood for many years.

Goal 5: Queen Anne is a neighborhood which meets the parks and open space needs of its population by maintaining existing parks, identifying future needs, providing connections between parks and the community, and enhancing historic Queen Anne Boulevard.

Goal 6: Queen Anne retains its unique natural environment while providing a safe urban Environment.

Policy 19: Seek to maintain Queen Anne parks and open spaces and replace aging parks facilities used by the public, and seek to ensure no net loss of parks, park facilities, or open spaces while recognizing the need for a citywide balance in ongoing maintenance and investment.

Policy 20: Accommodate a range of uses in parks to meet the needs and interests of the

Queen Anne population.

Policy 21: Strive to meet the open space and parks and recreation needs of the Queen Anne population, including the Urban Center.

Policy 22: Strive to provide trails and non-motorized linkages throughout and around Queen Anne.

Policy 23: Seek to provide abundant green spaces and streetscapes throughout Queen Anne.

Policy 24: Preserve and encourage the enhancement and development of Historic Queen Anne Boulevard as a major park/recreation/pedestrian trail element.

Policy 25: Seek to retain and enhance the habitat value of Queen Anne's open spaces and undeveloped public lands.

Policy 26: Protect the ecological integrity of critical areas.

Policy 27: Ensure appropriate drainage in Queen Anne's open spaces and critical areas.

Policy 28: Ensure that public park lands are retained and maintained for public use.

Goal 7: Queen Anne recognizes the impacts that traffic congestion may have on the community's quality of life and strives to address traffic and transportation issues while improving the efficiency of the local and regional transportation system.

Goal 8: Queen Anne is a community which encourages access to a wide range of transportation modes.

Policy 29: Strive to diversify transportation modes and emphasize non-SOV travel within the Queen Anne neighborhood.

Policy 30: Seek to find solutions to Queen Anne's traffic congestion.

Policy 31: Promote a human-scale and character within the heart of the Urban Center and strive to reduce industrial through traffic.

Policy 32: Promote enhanced mobility and mobility options between Queen Anne and other neighborhoods, employment centers, and recreation centers.

Policy 33: Transportation facilities and services should be consistent with and enhance Queen Anne's unique urban character.

Policy 34: Strive to provide multi-modal linkages and access to and within Queen Anne and adjacent employment centers.

Policy 35: Strive to provide high-capacity transit services, including light-rail, to the Urban Center.

Policy 36: Strive to provide convenient and efficient transit linkages throughout Queen Anne with an emphasis on linking Upper Queen Anne and the Urban Center.

Policy 37: Strive to provide improved facilities for transit.

Policy 38: Strive to provide a system of bicycle facilities and routes within and around Queen Anne to encourage increasingly safe and convenient commuter and recreational bicycle use as an alternative to motorized travel.

Policy 39: Strive to provide convenient and safe bicycle and pedestrian access between Queen Anne and the Elliott Bay waterfront.

Policy 40: Strive to provide urban character-enhancing improvements to Queen Anne's streets such as sidewalk improvements, transit facilities, landscaping, and appropriate lighting.

Policy 41: Seek to alleviate parking problems in the Queen Anne planning area.

Goal 9: Queen Anne is a neighborhood with a vibrant and sustainable business community and safe commercial districts.

Goal 10: Queen Anne's businesses are accessible and meet the needs of the community.

Policy 42: Strive to ensure adequate facilities, such as lighting, for safety in pedestrian and parking areas in Queen Anne's business districts.

Policy 43: Strive to ensure that Queen Anne's commercial areas and business districts are safe from crime.

Policy 44: Strive to find solutions to the parking needs of Queen Anne's business districts.

Policy 45: Seek to fill identified market gaps in Queen Anne and support locally-owned businesses and other businesses that meet the needs of the local population.

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

L17

Designate the following five locations as urban centers as shown in Land Use Figures 1-6:

1. Downtown Seattle
2. First Hill/Capitol Hill
3. ~~Seattle Center~~ Uptown Queen Anne
4. University District
5. Northgate

L21

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

Functional Designation

Urban Center Village

1. Primarily residential
2. Mixed, with a residential emphasis
3. Mixed residential and employment

4. Mixed, with an employment emphasis

- Denny Regrade
- Capitol Hill
- Pike/Pine
- Westlake
- Pioneer Square
- International District
- First Hill
- South Capitol Hill
- University District Northwest
- Ravenna
- Northgate*
- ~~Seattle Center~~ Uptown Queen Anne*
- Downtown Commercial Core

* These urban centers are not divided into urban center villages.

(Amended 7/95, 7/96)

L44:

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

- Upper Queen Anne

G36

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

	Residential Growth	Employment Growth

<u><i>Uptown Queen Anne Urban Center</i></u>	<u><i>1312</i></u>	<u><i>3300</i></u>
<u><i>Upper Queen Anne Residential Urban Village</i></u>	<u><i>300</i></u>	

ATTACHMENT 4

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

**Table 1
Inventory for Facilities and Utilities Serving
Uptown Queen Anne Urban Center**

Facility Type	Name	Location	Capacity	Information Sources ¹ /Comments
Fire Station ²	SFD 8	110 Lee St.	Engine Co., Ladder Co.	Seattle Fire Department
	SFD 2	2334 4th Ave.	Engine Co., Ladder Co., Aid Car	
Police Station	West Precinct	600 3rd Ave.	11.59 sq. mi. service area, 1994 population 64,699	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision. <i>Seattle Public Schools' 1995-1996 Choices</i> , Seattle Public Schools, 1995 Seattle Public Schools database
Schools ³	John Hay Elementary All 10 Middle Schools All 10 High Schools	201 Garfield St.	414 students	<i>Seattle Public Library Statistical Report</i> , EDL&A, December 1992
Library	Queen Anne Branch	400 W. Garfield	7,931 sq. ft., 1990 pop. served - 30,977 or .26 sq. ft/capita + .32 in citywide facilities	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	Downtown Main Library	100 4th Ave	166,092 sq. ft. Downtown pop.- 21,904; Citywide pop. 1990 - 516,334 or .32 sq. ft/capita	
Parks	Elliott Bay Park	Within 1/8 mi.	31.20 ac	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	Myrtle Edwards Park	Alaskan Way, W. Bay to W. Thomas Within 1/8 mi.	3.7 ac: Waterfront park and bikeway (1.25 miles), sculpture, benches	
	Kerry Park	2nd Ave. W & W Highland Dr. Within 1/8 mi.	1.4 ac: Viewpoint, small park and street triangle, sculpture, play area	
	Kinnear Park	W. Olympic Pl. & 7th Ave. W Within 1/8 mi.	14.0 ac: Wooded hillside, trails, one tennis courts, view pt, paths, play area	
	Observatory Courts	Lee St. & Warren St. Within 1/8 mi.	0.8 ac: 2 tennis courts	
	Bhy Kracke Park	1200 block of 5th Ave. N. Within 1/8 mi.	1.5 ac: Lawn, garden, viewpoint	

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.

Facility Type	Name	Location	Capacity	Information Sources ¹ /Comments
Parks, cont.	Denny Park	Dexter Ave. N & Denny Way Within 1/8 mi.	5.0 ac: Landscaping, walkways, parking, Park Department offices	
	West Queen Anne Playground	3rd Ave. W & W. Blaine St. Within 1/8 mi.	7.4 ac: Two floodlit baseball fields or football/soccer fields, one softball field, play area	
Other	Queen Anne Community Center	1901 1st Ave. W.	15,337 sq. ft. gym, social rooms, game rooms	
	Queen Anne Swimming Pool	1920 1st Ave. W.	Indoor swimming pool, landscaping	
Electrical power	Broad	319 - 6th Ave. N	180 Megawatts 218 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.
Water	This village is located in the 316 pressure zone. Water for this area comes from the Cedar River supply. Storage is provided in the Lincoln Reservoir (Nagel Pl. & E. Howell St.). See Utilities Figure A-4 Map for system locations (Capital Facilities Appendix).		Lincoln Reservoir: 21 million gallons Supply mains were constructed primarily before 1919, except for those around the Seattle Center, which are newer. Pipes are predominately of cast iron.	Seattle Water Department, October-November, 1996 In this pressure zone, elevations range from 10- 183 feet above sea level; static water pressure ranges from 58-133 pounds per square inch. 4 The minimum pressure is considered good.
Drainage & Wastewater	The majority of the center is served by a Combined system except for the central portion, which is Partially Separated. 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.	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.
			With Partially Separated systems, about 15% of the stormwater enters the sewer system, with the remaining 85% diverted to the storm drain system. Capacity of the partially separated systems in this area is considered adequate. Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) may enhance system capacity.	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.

⁴ Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

Expected 6-yr. HH Growth: 363
 Expected 20-yr HH Growth: 1,312
 Land Area: 297 Acres

Table 2
Capital Facilities and Utilities Analysis
Uptown Queen Anne Urban Center

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁵	20-year growth	
Fire	None	None expected at this time.	Fire Station #8 has an average response time of 3.98 minutes for emergency medical calls and 4.94 minutes for fire calls. Fire Station #2 has an average response time of 3.17 minutes for emergency medical calls and 3.85 minutes for fire calls. 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 these stations meet industry standards and are expected to for the next six years. 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.
Police	A new West Precinct, opening in 1998, is expected to be adequate to accommodate SPD activities that may result from increased population.	None expected at this time.	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 modernization, and construction of an all-weather track at Memorial Stadium.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Electrical demand from this village is estimated to increase by 1.4 annual average megawatts and 3.1 megawatts in a peak hour in 6 years.
Electricity	None	A future downtown substation will add capacity in this forecast area.	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.
Water	None	None expected at this time.	Current peak day demand estimate: 4.8 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 5.2 mgd or 7% increase. Peak day demand estimate in 20 years: 5.5 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. Commonly the mains serving the metropolitan business district, of which this area is considered a part, are replaced when street surface improvements are made.

⁵ An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

<p>Facility Type Drainage and Wastewater</p>	<p>Facilities needed to accommodate: 6-year growth 5 20-year growth</p> <p>No new facilities are expected to be required because of new growth.</p>	<p>Analysis</p> <p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events. Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>With combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. 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>
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Table 3
Transportation Analysis⁶ for
Uptown Queen Anne Urban Center

Screenline Location	Arterials	Arterial Classification	Direction	V/C Ratio	
				1990	2010
South of Mercer	Elliott Ave W	Principal	Northbound	0.8	0.9
	Queen Anne Ave N	Principal	Southbound	0.6	0.7
	1st Ave N	Principal			
	5th Ave N	Principal			
	Aurora Ave N	Principal			
East of 5th Ave N	Denny Way	Principal	Eastbound	0.5	0.5
	Broad St.	Principal	Westbound	0.6	0.7
	Harrison St.	Principal			
	Mercer St.	Principal			
	Roy St.	Minor			
	Valley St.	Minor			

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

The table above shows existing screenline V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for screenlines in the Seattle Center Urban Center. The existing V/C ratios are estimated from traffic counts collected in 1992 through 1995. Compare existing V/C ratios to the 2010 forecast to see the potential change over 20 years.

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

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

Existing conditions: *The V/C ratios on all screenlines in the urban village are below 0.8.*

Future conditions: *The V/C ratio on the screenline south of Mercer is projected to increase from 0.8 to 0.9 in the northbound direction. Other screenline V/C ratios would remain below 0.8.*

⁶ 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).

**Table 1
Inventory for Facilities and Utilities Serving
Upper Queen Anne Residential Urban Village**

Facility Type	Name	Location	Capacity	Information Sources/Comments
Fire Station ⁸	SFD 8	110 Lee St.	Engine Co., Ladder Co.	Seattle Fire Department
	West Precinct	610 Third Ave.	11.59 sq. mi. service area, 1990 population 64,699	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ⁹	Hay Elementary	201 Garfield St.	450 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995
	All 10 Middle Schools All 10 High Schools			Seattle Public Schools database
Library	Queen Anne Branch	400 W. Garfield St.	7931 sq. ft, 1990 pop served 30,977, or .26 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks ¹⁰	W. Queen Anne Playfield	3rd Av W & W Blaine St	7.4 ac: 2 baseball fields or football/soccer fields, 1 softball field, play area	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989
	East Queen Anne Playground	Howe St. & Warren Av N	1.4 ac: Play area, wading pool, shelterhouse, lawn	Urban Villages Open Space Analyses, Office of Management and Planning
	Queen Anne Boulevard	Encircles Queen Anne Hill	31.3 ac (3.39 miles): Tree-lined boulevard	
	Observatory Courts	Lee St & Warren Av N	0.8 ac: 2 Tennis courts	
Kerry Park & Viewpoint	2nd Av W & W Highland Dr	1.4 ac: viewpoint, sculpture, play area, benches		
Other ⁶	Parson's Garden	7th Av W & W Highland Dr	0.4 ac: Flower gardens, walks, lawn	P-Patch Program, Seattle Department of Housing and Human Services
	Queen Anne Community Center	1901 1st Av W	> 15,000 sq. ft: Gym, 4 social rooms, 2 game rooms	
	Queen Anne Pool	1920 1st Av W	Indoor swimming pool	
	Wolf Creek Ravine			
	Queen Anne P-Patch	3rd Av N & Lynn St	43 plots	

⁷ For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.
⁸ 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.
⁹ 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.
¹⁰ 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
Electrical power	Broad Street Substation	319 - 6th Av N	180 Megawatts 218 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.
Water	This village is located in the 520 pressure zone. Water for this area comes from the Cedar River supply and is pumped to the area by the Warren Avenue and Volunteer pumps. Storage is provided in the Queen Anne Standpipes. See Utilities Figure A-4 Map for system locations (Capital Facilities Appendix).		Supply mains were constructed primarily between 1890 and 1919, with portions along Queen Anne Ave. constructed between 1920 and 1949. Pipes are predominately of cast iron.	Seattle Water Department, October-November, 1996 In this pressure zone, elevations range from 329-428 feet above sea level; static water pressure ranges from 40-83 pounds per square inch. ¹¹ The minimum pressure is considered adequate.
Drainage & Wastewater	The village is served by a Combined 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. Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) are performed as needed which may enhance system capacity.	Seattle Drainage and Wastewater Utility, November 1996 Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.

¹¹ Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

Expected 6-yr. HH Growth: 82
 Expected 20-yr HH Growth: 300
 Land Area: 103 Acres

Table 2
Capital Facilities and Utilities Analysis
Upper Queen Anne Residential Urban Village

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ¹²	20-year growth	
Fire	None	None expected at this time.	Fire Station #8, the closest to this urban village, has an average response time of 3.98 minutes for emergency medical calls and 4.94 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 are expected to for the next six years.
Police	A new West Precinct, to open in 1998, is expected to be adequate to accommodate SPD activities that may result from increased population.	None expected at this time.	Seattle Police Department patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision since police officers are on patrol in various sectors, and calls for service are dispatched by radio, or officers handle situations on-view.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Seattle School District physical goals are as follows for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase One of the School District's Building Excellence program includes partial demolition, historic renovation, new addition at Coe Elementary school.
Electricity	None	A future downtown substation will add capacity in this forecast area.	Electrical demand from this village is estimated to increase by 0.2 annual average megawatts and 0.3 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.
Water	None	None expected at this time.	Current peak day demand estimate: 0.79 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 0.83 mgd or 5% increase. Peak day demand estimate in 20 years: 0.92 mgd or 16% 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. A recent study of the 520 pressure zone on Queen Anne Hill noted that some of the water mains may be undersized. More detailed studies are needed to determine whether system upgrades, concurrent with development, would be advisable.

¹² An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

<p>Facility Type Drainage and Wastewater</p>	<p>Facilities needed to accommodate: 6-year growth 12 20-year growth</p> <p>No new facilities are expected to be required because of new growth.</p>	<p>Analysis</p> <p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events. Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p>
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Table 3
Transportation Analysis¹³ for
Upper Queen Anne Residential Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Queen Anne Ave N	Roy St - Galer St	Minor	Northbound	0.9	1.0
			Southbound	0.5	0.8
Queen Anne Ave N	Galer St - Boston St	Minor	Northbound	0.6	0.7
			Southbound	0.5	0.7
Queen Anne Ave N	Boston St - Smith St	Minor	Northbound	0.8	0.9
			Southbound	0.5	0.8
W McGraw St	W McGraw Pl - Queen Anne Ave N	Minor	Eastbound	0.6	0.7
			Westbound	0.6	0.6
Boston St	Queen Anne Ave N - 5th Ave N	Minor	Eastbound	0.5	0.7
			Westbound	0.4	0.5
W Galer St	6th Ave W - Queen Anne Ave N	Collector	Eastbound	0.4	0.6
			Westbound	0.5	0.6

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 Upper Queen Anne 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: *The V/C ratio on Queen Anne Ave. N. from Roy St. to Galer St. is 0.9. The V/C ratio is 0.8 or less on other arterial streets in the urban village.*

There are no principal arterials or Transit Priority Network streets in the Queen Anne residential urban village.

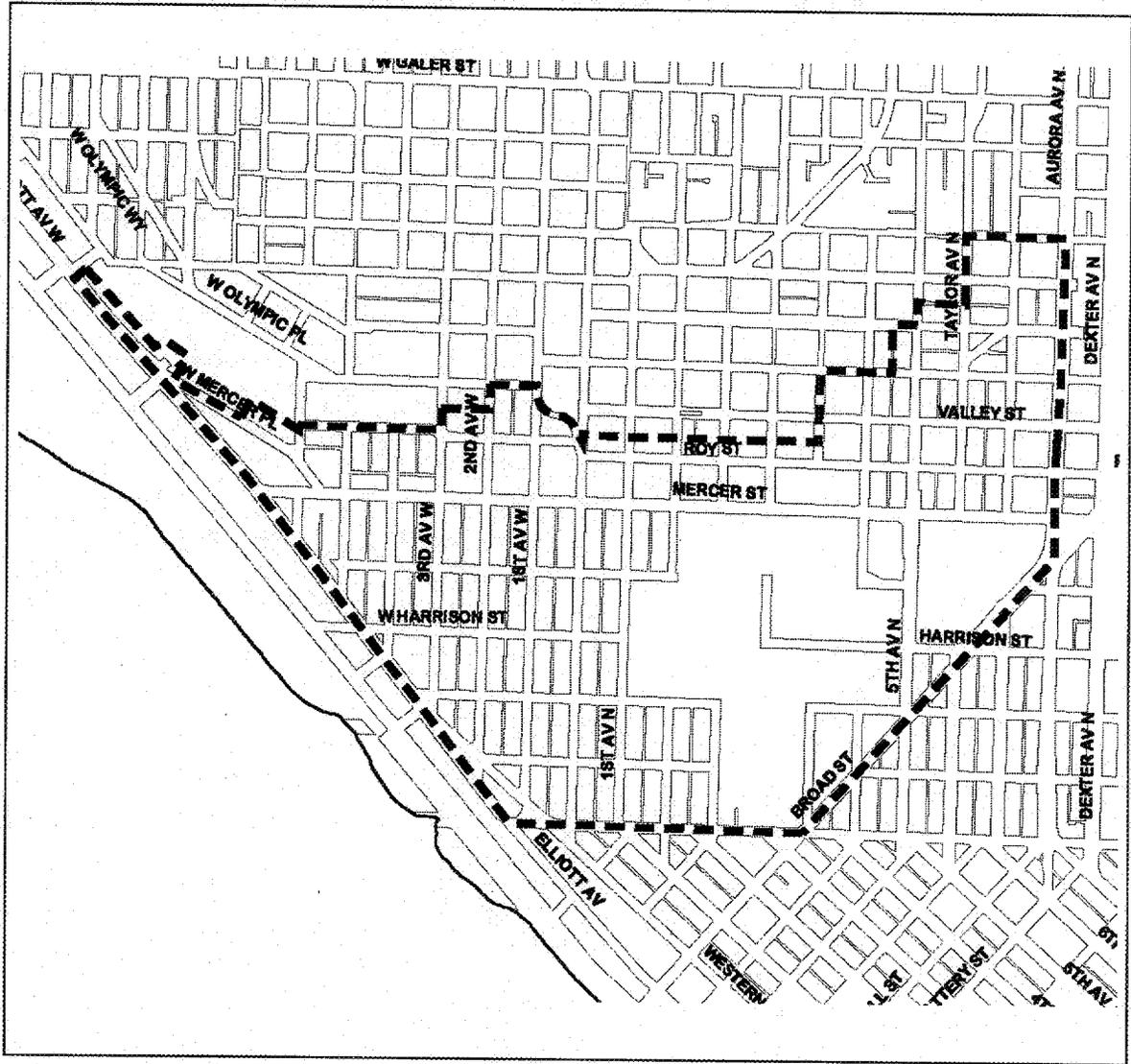
Future conditions: *The V/C ratio on Queen Anne Ave. N. from Roy St. to Galer St. is projected to increase to 1.0. Between Boston St. and Smith St., the V/C ratio on Queen Anne Ave. N. is projected to increase to 0.9.*

¹³ The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).

ATTACHMENT 5

COMPREHENSIVE PLAN MAP AMENDMENTS — *Urban Village Boundaries*

Uptown Queen Anne Urban Center Boundaries



ATTACHMENT 6

AMENDMENTS TO 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 ³	40
Ravenna Village	122	973	8.0	480 ³	12.0	1580	13	700 ³	19

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
University Campus Village	359	6313	17.6	03	17.6	21222	59	48003	72
Northgate Urb. Center Total	410	3291	8.0	NA ¹	15.3	11366	28	NA ¹	50
Uptown Queen Anne Urban Center	297	3138	10.6	1312	15.0	19,000	64	3300	75
Sea-Center-Urb.-Center Total									
Hub Urban Villages ⁴									
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	4.8	15230	34	4500	44
Residential Urban Villages ⁴									
Aurora N @ 97th St	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA

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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave S @ S Jackson - 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	7.6	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 ⁵	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

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 Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
California @ SW Morgan St	139	1104	8.0	300	10.1	NA	NA	NA

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 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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Document Title(s) (or transaction contained therein): (all areas applicable to your document must be filled)
.1ORDINANCE # 119403

Re _____ of document.

Grantor(s) (Last name first, then first name and initials)

1.City of Seattle

Additional, names on page----of document.

Grantee(s) (Last name first, then first name and initials)

1.N/A

2.-

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Additional reference #'s on page -----of document

Assessor's Property Tax Parcel/Account Number/ N/A

Assessor Tax # not yet assigned.

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February 10, 1999
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ORDINANCE 119403

1
2
3 AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions
4 of the Queen Anne Plan, confirming the Preliminary Residential Urban Village
5 designation on Upper Queen Anne Hill; amending the Official Land Use Map,
6 SMC 23.32.016, to show the boundaries of the Uptown Queen Anne Urban
7 Center and the Upper Queen Anne Residential Urban Village, and amending
8 SMC Chapter 23.34, relating to Lowrise 3 and Lowrise 4 rezone criteria.

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

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

13 WHEREAS, an organizing committee of stakeholders in Queen Anne formed in September,
14 1995, to conduct a neighborhood planning process for the Seattle Center Urban
15 Center and the Upper Queen Anne Residential Urban Village; and

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

18 WHEREAS, stakeholders in this community formed the Queen Anne Neighborhood
19 Planning Coalition and worked with consultants and City staff to develop specific
20 plan recommendations; and

21 WHEREAS, Queen Anne Neighborhood Planning Coalition convened meetings open to
22 everyone and regularly attended by several dozen citizens throughout the next three
23 years; and

24 WHEREAS, the Queen Anne Neighborhood Planning Coalition conducted an extensive
Phase I outreach process featuring a citizen survey, presentations at community
group meetings, displays at community events and a well-attended community
validation event, all of which lead to creation of the *Queen Anne Neighborhood
Neighborhood Planning Program Phase I Planning Report*, which included a vision
statement and identification of key neighborhood issues; and

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February 10, 1999
(Ver. 2)

1 WHEREAS, this outreach process led to selection of members for a Planning Committee to
2 lead Phase II planning; and

3 WHEREAS, topical and geographic subcommittees were formed and consultants hired to
4 study and prepare analyses and recommendations on the issues of Transportation,
5 Land Use, Community Character, Housing and Human Services, Business, and Parks
6 and Open Space; and

7 WHEREAS, a community-wide validation process was conducted on September 10, 1998 to
8 familiarize stakeholders and neighboring areas with the plan and demonstrate support
9 for it; and

10 WHEREAS, the Queen Anne Plan is consistent with the goals and policies of Seattle's
11 Comprehensive Plan; and

12 WHEREAS, a SEPA checklist on the Queen Anne Plan has been prepared and a
13 Determination of Non-significance has been issued on September 24, 1998; and

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

17 WHEREAS, designation of the Upper Queen Anne Residential Urban Village will not
18 significantly affect the allowed densities in the designated area, or the distribution of
19 expected growth in the City;

20 **NOW THEREFORE,**

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

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

24 **A.** The Table of Contents of the Neighborhood Plans volume of the Comprehensive
Plan is hereby amended to add Queen Anne, as shown in Attachment 1.

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- 1 B. The Queen Anne Plan goals and policies, as shown in Attachment 2 to this
2 Ordinance, are hereby incorporated into the Neighborhood Plans volume of the
3 Comprehensive Plan.
- 4 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in
5 Attachment 3 to this Ordinance to confirm the designation and growth targets for the
6 Uptown Queen Anne Urban Center and the Upper Queen Anne Residential Urban
7 Village.
- 8 D. The capital facilities and utilities inventory and analyses and transportation analyses
9 shown in Attachment 4 to this Ordinance are hereby incorporated into the
10 Neighborhood Plans volume, Queen Anne section, of the Comprehensive Plan.
- 11 E. The following maps are hereby amended to reflect the final designation and
12 boundaries of the Uptown Queen Anne Urban Center and the Upper Queen Anne
13 Residential Urban Village, as shown in Attachment 5 to this Ordinance:

- Future Land Use Map
- Land Use Figure 1
- Land Use Figure 4
- Land Use Figure A-1

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

- 17 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the
18 Uptown Queen Anne Urban Center and the Upper Queen Anne Residential Urban
19 Village, as shown in Attachment 6 to this Ordinance.

20 **Section 2.** Residential use in single-purpose residential development within
21 commercial zones in the Uptown Queen Anne Urban Center and the Upper Queen Anne
22 Residential Urban Village established by adoption of this ordinance, shall continue to be
23 permitted by conditional use.

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February 10, 1999
(Ver. 2)

1 Section 3. The amendments contained in Section 1 of this ordinance constitute
2 an adopted neighborhood plan.

3 Section 4. The Official Land Use Map, Section 23.32.016, Seattle Municipal
4 Code, is amended to reflect the boundaries of the Uptown Queen Anne Urban Center and the
5 Upper Queen Anne Residential Urban Village as depicted on Attachment 5 to this
6 Ordinance.

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

9 B. Locational Criteria.

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

13 a. Properties already zoned L3;

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

16 c. Properties within an urban center or village, except as provided in this subsection
17 below, where less emphasis shall be placed on density and scale compatibility with existing
18 development, when the designation will be consistent with the densities
19 required for the center or village category as established in Section B of
20 the Land Use Element of the Comprehensive Plan, unless otherwise indicated
21 by a neighborhood plan adopted or amended by the City Council after January
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1, 1995. This subsection c. shall not apply in the Wallingford Residential Urban Village, ((
) 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 intensity of the L3 zone.

3. Other Criteria. The Lowrise 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, (()) 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) curbside.

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- 1 b. Relationship to the Surrounding Areas.
- 2 (1) Properties in areas that are well served by public transit and
- 3 have direct access to arterials, so that vehicular traffic is not required
- 4 to use streets that pass through less intensive residential zones;
- 5 (2) Properties in areas with significant topographic breaks, major
- 6 arterials or open space that provide sufficient transition to LDT or L1
- 7 multifamily development;
- 8 (3) Properties in areas with existing multifamily zoning with close
- 9 proximity and pedestrian connections to neighborhood services, public open
- 10 spaces, schools and other residential amenities;
- 11 (4) Properties that are adjacent to business and commercial areas with
- 12 comparable height and bulk, or where a transition in scale between areas of
- 13 larger multifamily and/or commercial structures and smaller multifamily
- 14 development is desirable.

15 Section 6. Subsection B of 23.34.022 of the Seattle Municipal Code, as last

16 amended, is further amended as follows:

17 B. Locational Criteria.

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

- 21 a. Properties already zoned L4;
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b. Properties in areas already developed predominantly to the permitted L4 density and where L4 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, (()) in the Eastlake Residential Urban Village....

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

3. Other Criteria. The Lowrise 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 L4 density and where L4 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

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

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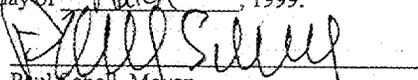
- 1 should not require use of streets passing through less intensive
2 residential areas;
- 3 (3) Properties with close proximity and with good pedestrian
4 connections to services in neighborhood commercial areas, public open
5 spaces and other residential amenities;
- 6 (4) Properties with well-defined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

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

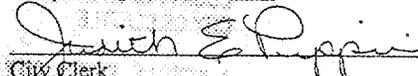
14 Passed by the City Council the 15th day of March, 1999, and
15 signed by me in open session in authentication of its passage this 15th day of
16 March, 1999.

17 
18 President of the City Council

19 Approved by me this 20th day of March, 1999.

20 
21 Paul Schell, Mayor

22 Filed by me this 23rd day of March, 1999.

23 
24 City Clerk

(SEAL)

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1 WHEREAS, this outreach process led to selection of members for a Planning Committee to
2 lead Phase II planning; and

3 WHEREAS, topical and geographic subcommittees were formed and consultants hired to
4 study and prepare analyses and recommendations on the issues of Transportation,
5 Land Use, Community Character, Housing and Human Services, Business, and Parks
6 and Open Space; and

7 WHEREAS, a community-wide validation process was conducted on September 10, 1998 to
8 familiarize stakeholders and neighboring areas with the plan and demonstrate support
9 for it; and

10 WHEREAS, the Queen Anne Plan is consistent with the goals and policies of Seattle's
11 Comprehensive Plan; and

12 WHEREAS, a SEPA checklist on the Queen Anne Plan has been prepared and a
13 Determination of Non-significance has been issued on September 24, 1998; and

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

17 **NOW THEREFORE,**

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

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

21 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive
22 Plan is hereby amended to add Queen Anne, as shown in Attachment 1.
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B. The Queen Anne 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 Uptown Queen Anne Urban Center and the Upper Queen Anne Residential Urban Village.

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

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

- Future Land Use Map
- Land Use Figure 1
- Land Use Figure 4
- Land Use Figure A-1

A new Land Use Figure, containing a large scale map of the Upper Queen Anne 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 Uptown Queen Anne Urban Center and the Upper Queen Anne Residential Urban Village, as shown in Attachment 6 to this Ordinance.

Section 2. Residential use in single-purpose residential development within commercial zones in the Uptown Queen Anne Urban Center and the Upper Queen Anne Residential Urban Village established by adoption of this ordinance, shall continue to be permitted by conditional use.

1 **Section 3.** The amendments contained in Section 1 of this ordinance constitute
2 an adopted neighborhood plan.

3 **Section 4.** The Official Land Use Map, Section 23.32.016, Seattle Municipal
4 Code, is amended to reflect the boundaries of the Uptown Queen Anne Urban Center and the
5 Upper Queen Anne Residential Urban Village as depicted on Attachment 5 to this
6 Ordinance.

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

9 B. Locational Criteria.

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

- 13 a. Properties already zoned L3;
- 14 b. Properties in areas already developed predominantly to the
15 permitted L3 density and where L3 scale is well established; or
- 16 c. Properties within an urban center or village, except as provided in this subsection
17 below, where less emphasis shall be placed on density and scale compatibility with existing
18 development, when the designation will be consistent with the densities
19 required for the center or village category as established in Section B of
20 the Land Use Element of the Comprehensive Plan, unless otherwise indicated
21 by a neighborhood plan adopted or amended by the City Council after January
22

1 1, 1995. This subsection c. shall not apply in the Wallingford Residential Urban Village,
2 ((or)) in the Eastlake Residential Urban Village, or in the Upper Queen Anne Residential
3 Urban Village.

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

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

9 a. Development Characteristics of the Area.

10 (1) Either:

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

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

17 Section B of the Land Use Element of the Comprehensive Plan, unless

18 otherwise indicated by a neighborhood plan adopted or amended by the City

19 Council after January 1, 1995. This subsection (b) shall not apply in the Wallingford

20 Residential Urban Village, ((or)) in the Eastlake Residential Urban Village, or in the Upper
21 Queen Anne Residential Urban Village.

22 (2) Areas where the street pattern provides for adequate vehicular

1 circulation and access to sites. Locations with alleys are preferred.
2 Street widths should be sufficient for two (2) way traffic and parking
3 along at least one (1) curbside.

4 b. Relationship to the Surrounding Areas.

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

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

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

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

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

20 B. Locational Criteria.

21 1. Threshold Conditions. Subject to subsection B2 of this section,
22 properties that may be considered for an L4 designation are limited to the

1 following:

2 a. Properties already zoned L4;

3 b. Properties in areas already developed predominantly to the
4 permitted L4 density and where L4 scale is well established; or

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

14
15 2. Properties designated as environmentally critical may not be rezoned
16 to an L4 designation, and may remain L4 only in areas predominantly
17 developed to the intensity of the L4 zone.

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

20 a. Development Characteristics of the Area.

21 (1) Either:

22 (a) Areas that are already developed predominantly to the permitted
23

1 L4 density and where L4 scale is well established, or

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

11
12 (2) Areas of sufficient size to promote a high quality, higher density
13 residential environment where there is good pedestrian access to amenities;

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

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

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

17

18 **Section 7.** This ordinance shall take effect and be in force thirty (30) days from

19 and after its approval by the Mayor, but if not approved and returned by the Mayor within

20 ten (10) days after presentation, it shall take effect as provided by Municipal Code Section

21 1.04.020.

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

President of the City Council

Approved by me this _____ day of _____, 1999.

Paul Schell, Mayor

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

City Clerk

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LIST OF ATTACHMENTS

ATTACHMENT 1	TABLE OF CONTENTS THE CITY OF SEATTLE COMPREHENSIVE PLAN NEIGHBORHOOD PLANS
ATTACHMENT 2	QUEEN ANNE 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
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ATTACHMENT 1

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

Table of Contents

Queen Anne

ATTACHMENT 2

QUEEN ANNE GOALS AND POLICIES

Queen Anne Neighborhood Specific Goals and Policies

Goal 1: Queen Anne is recognized for the uniqueness of its different neighborhoods, including the Urban Center, each with distinctive physical characteristics and a strong sense of community.

Goal 2: Queen Anne has many single-family, multifamily, and mixed-use neighborhoods which preserve cultural and historic resources and which include affordable, subsidized, and special needs housing.

Goal 3: The Urban Center is a vital residential community as well as a viable and attractive commercial/employment center and mixed-use neighborhood which enjoys a strong relationship with Seattle Center.

Policy 1: Seek to create and maintain attractive pedestrian-oriented streetscapes and enhance Queen Anne's community character with open space, street trees, and other vegetation.

Policy 2: Preserve the character of Queen Anne's single-family and mixed-use neighborhoods.

Policy 3: Seek to maintain and establish quality design in the QA area. Through neighborhood design guidelines and design review, consider unique or particular local design characteristics, and include consideration of signage, adjacent public ROWs, and historic boulevards.

Policy 4: Recognize and promote QA's historic resources through such means as developing a Roy Street Conservation District, preserving and enhancing the historic Queen Anne Boulevard and providing information about and incentives to preserve residential structures.

Policy 5: Encourage an attractive range of housing types and housing strategies to retain Queen Anne's eclectic residential character and to assure that housing is available to a diverse population.

Policy 6: Create a unique urban identity in Queen Anne's Urban Center which includes an attractive multifamily residential neighborhood identified by its distinctive park-like character and surrounding mixed use areas.

Policy 7: Seek to establish high capacity transit/multi-modal node(s) in the Urban Center which will be centrally-located and convenient to residents, businesses, and Seattle Center.

Policy 8: Promote affordable locations for business in the Urban Center.

Policy 9: Enhance the unique character of each business district.

Policy 10: The special L3 and L4 locational criteria for the evaluation of rezones to the L3

and L4 designations inside of urban villages, shall not apply, in the Upper Queen Anne Residential Urban Village. Further, future changes to rezone evaluation criteria that take effect unless a neighborhood plan provides otherwise, shall not apply.

Policy 11: Provide for an attractive and harmonious transition between different land uses, including commercial areas and single-family areas.

Policy 12: Legal non-conforming uses exist in Queen Anne's single-family neighborhoods, and these shall be allowed to remain at their current intensity, as provided in the Land Use Code, to provide a compatible mix and balance of use types and housing densities.

Policy 13: Accessory dwelling units (ADUs) in single-family zone, in the Queen Anne planning area, should continue to be limited to the principal residential structure, and consider requiring that they be subordinate in size and character in order to discourage the development of duplexes and other multifamily structures in these zones.

Policy 14: Encourage Seattle Center to plan and implement development which will enhance the quality of life in the Queen Anne neighborhood.

Policy 15: Seek ways to ensure that Seattle Center remains a vibrant and valuable community resource and a premier regional amenity.

Policy 16: Encourage the development of a unique urban residential neighborhood in the Urban Center through such means as allowing Single-Purpose Residential buildings in designated portions of Neighborhood Commercial 3 (NC3) zones.

Goal 4: Human service needs are addressed in the Queen Anne community.

Policy 17: Strive to develop a Queen Anne neighborhood facility in the Urban Center which will serve the needs of the community as a community and resource center.

Policy 18: Promote methods of assuring that existing housing stock will enable changing households to remain in the same home or neighborhood for many years.

Goal 5: Queen Anne is a neighborhood which meets the parks and open space needs of its population by maintaining existing parks, identifying future needs, providing connections between parks and the community, and enhancing historic Queen Anne Boulevard.

Goal 6: Queen Anne retains its unique natural environment while providing a safe urban Environment.

Policy 19: Seek to maintain Queen Anne Parks and open spaces and replace aging park facilities to ensure no net loss of parks, parks facilities or open space.

Policy 20: Accommodate a range of uses in parks to meet the needs and interests of the Queen Anne population.

Policy 21: Strive to meet the open space and parks and recreation needs of the Queen Anne

population, including the Urban Center.

Policy 22: Strive to provide trails and non-motorized linkages throughout and around Queen Anne.

Policy 23: Seek to provide abundant green spaces and streetscapes throughout Queen Anne.

Policy 24: Preserve and encourage the enhancement and development of Historic Queen Anne Boulevard as a major park/recreation/pedestrian trail element

Policy 25: Seek to retain and enhance the habitat value of Queen Anne's open spaces and undeveloped public lands.

Policy 26: Protect the integrity of critical areas.

Policy 27: Protect the ecological integrity of critical areas.

Policy 28: Ensure appropriate drainage in Queen Anne's open spaces and critical areas.

Policy 29: Ensure that public park lands are retained and maintained for public use.

Goal 7: Queen Anne recognizes the impacts that traffic congestion may have on the community's quality of life and strives to address traffic and transportation issues while improving the efficiency of the local and regional transportation system.

Goal 8: Queen Anne is a community which encourages access to a wide range of transportation modes.

Policy 30: Strive to diversify transportation modes and emphasize non-SOV travel within the Queen Anne neighborhood.

Policy 31: Seek to find solutions to Queen Anne's traffic congestion.

Policy 32: Promote a human-scale and character within the heart of the Urban Center and strive to reduce industrial through traffic.

Policy 33: Promote enhanced mobility and mobility options between Queen Anne and other neighborhoods, employment centers, and recreation centers.

Policy 34: Transportation facilities and services should be consistent with and enhance Queen Anne's unique urban character.

Policy 35: Strive to provide multi-modal linkages and access to and within Queen Anne and adjacent employment centers.

Policy 36: Strive to provide high-capacity transit services, including light-rail, to the Urban Center.

Policy 37: Strive to provide convenient and efficient transit linkages throughout Queen

Anne with an emphasis on linking Upper Queen Anne and the Urban Center.

Policy 38: Strive to provide improved facilities for transit.

Policy 39: Strive to provide a system of bicycle facilities and routes within and around Queen Anne to encourage increasingly safe and convenient commuter and recreational bicycle use as an alternative to motorized travel.

Policy 40: Strive to provide convenient and safe bicycle and pedestrian access between Queen Anne and the Elliott Bay waterfront.

Policy 41: Strive to provide urban character-enhancing improvements to Queen Anne's streets such as sidewalk improvements, transit facilities, landscaping, and appropriate lighting.

Policy 42: Seek to alleviate parking problems in the Queen Anne planning area.

Goal 9: Queen Anne is a neighborhood with a vibrant and sustainable business community and safe commercial districts.

Goal 10: Queen Anne's businesses are accessible and meet the needs of the community.

Policy 43: Strive to ensure adequate facilities, such as lighting, for safety in pedestrian and parking areas in Queen Anne's business districts.

Policy 44: Strive to ensure that Queen Anne's commercial areas and business districts are safe from crime.

Policy 45: Strive to find solutions to the parking needs of Queen Anne's business districts.

Policy 46: Seek to fill identified market gaps in Queen Anne and support locally-owned businesses and other businesses that meet the needs of the local population.

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

L17

Designate the following five locations as urban centers as shown in Land Use Figures 1-6:

1. Downtown Seattle
2. First Hill/Capitol Hill
3. ~~Seattle Center~~ Uptown Queen Anne
4. University District
5. Northgate

L21

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

Functional Designation

Urban Center Village

1. Primarily residential
2. Mixed, with a residential emphasis
3. Mixed residential and employment

4. Mixed, with an employment emphasis

- Denny Regrade
- Capitol Hill
- Pike/Pine
- Westlake
- Pioneer Square
- International District
- First Hill
- South Capitol Hill
- University District Northwest
- Ravenna
- Northgate*
- ~~Seattle Center~~ Uptown Queen Anne*
- Downtown Commercial Core

* These urban centers are not divided into urban center villages.

(Amended 7/95, 7/96)

L44:

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

- Upper Queen Anne

G36

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

	Residential Growth	Employment Growth

<u><i>Uptown Queen Anne Urban Center</i></u>	<u>1312</u>	<u>3300</u>
<u><i>Upper Queen Anne Residential Urban Village</i></u>	<u>300</u>	

ATTACHMENT 4

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

**Table 1
Inventory for Facilities and Utilities Serving
Uptown Queen Anne Urban Center**

Facility Type	Name	Location	Capacity	Information Sources / Comments
Fire Station ²	SFD 8	110 Lee St.	Engine Co., Ladder Co.	Seattle Fire Department
	SFD 2	2334 4th Ave	Engine Co., Ladder Co., Aid Car	
Police Station	West Precinct	600 3rd Ave.	11.59 sq. mi. service area, 1994 population 64,699	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	John Hay Elementary All 10 Middle Schools All 10 High Schools	201 Garfield St.	414 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Queen Anne Branch	400 W. Garfield	7,931 sq. ft., 1990 pop. served - 30,977 or .26 sq. ft/capita + .32 in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
	Downtown Main Library	100 4th Ave	166,092 sq. ft. Downtown pop. 21,904; Citywide pop. 1990 - 516,334 or .32 sq. ft/capita	
Parks	Elliott Bay Park	Within 1/8 mi.	31.20 ac	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	Myrtle Edwards Park	Alaskan Way, W. Bay to W. Thomas Within 1/8 mi.	3.7 ac: Waterfront park and bikeway (1.25 miles), sculpture, benches	
	Kerry Park	2nd Ave. W & W Highland Dr. Within 1/8 mi.	1.4 ac: Viewpoint, small park and street triangle, sculpture, play area	
	Kinnear Park	W. Olympic Pl. & 7th Ave. W Within 1/8 mi.	14.0 ac: Wooded hillside, trails, one tennis courts, view pt, paths, play area	
	Observatory Courts	Lee St. & Warren St. Within 1/8 mi.	0.8 ac: 2 tennis courts	
	Bhy Kracke Park	1200 block of 5th Ave. N. Within 1/8 mi.	1.5 ac: Lawn, garden, viewpoint	

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.

Facility Type	Name	Location	Capacity	Information Sources ¹ /Comments
Parks, cont.	Denny Park	Dexter Ave. N & Denny Way Within 1/8 mi.	5.0 ac: Landscaping, walkways, parking, Park Department offices	
	West Queen Anne Playground	3rd Ave. W & W. Blaine St. Within 1/8 mi.	7.4 ac: Two floodlit baseball fields or football/soccer fields, one softball field, play area	
Other	Queen Anne Community Center	1901 1st Ave. W.	15,337 sq. ft. gym, social rooms, game rooms	
	Queen Anne Swimming Pool	1920 1st Ave. W.	Indoor swimming pool, landscaping	
Electrical power	Broad	319 - 6th Ave. N	180 Megawatts 218 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.
Water	This village is located in the 316 pressure zone. Water for this area comes from the Cedar River supply. Storage is provided in the Lincoln Reservoir (Nagel Pl. & E. Howell St.). See Utilities Figure A-4 Map for system locations (Capital Facilities Appendix).		Lincoln Reservoir: 21 million gallons Supply mains were constructed primarily before 1919, except for those around the Seattle Center, which are newer. Pipes are predominately of cast iron.	Seattle Water Department, October-November, 1996 In this pressure zone, elevations range from 10- 183 feet above sea level; static water pressure ranges from 58-133 pounds per square inch. 4 The minimum pressure is considered good.
Drainage & Wastewater	The majority of the center is served by a Combined system except for the central portion, which is Partially Separated. 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. Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) may enhance system capacity.	Seattle Drainage and Wastewater Utility, November 1996 Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe. Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe.

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

Expected 6-yr. HH Growth: 363
 Expected 20-yr HH Growth: 1,312
 Land Area: 297 Acres

Table 2
Capital Facilities and Utilities Analysis
Uptown Queen Anne Urban Center

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁵	20-year growth	
Fire	None	None expected at this time.	Fire Station #8 has an average response time of 3.98 minutes for emergency medical calls and 4.94 minutes for fire calls. Fire Station #2 has an average response time of 3.17 minutes for emergency medical calls and 3.85 minutes for fire calls. 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 these stations meet industry standards and are expected to for the next six years.
Police	A new West Precinct, opening in 1998, is expected to be adequate to accommodate SPD activities that may result from increased population.	None expected at this time.	Seattle Police Department patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision since police officers are on patrol in various sectors, and calls for service are dispatched by radio, or officers handle situations on-view.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Seattle School District physical goals are as follows for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase One of the School District's Building Excellence program includes modernization, and construction of an all-weather track at Memorial Stadium.
Electricity	None	A future downtown substation will add capacity in this forecast area.	Electrical demand from this village is estimated to increase by 1.4 annual average megawatts and 3.1 megawatts in a peak hour in 6 years.
Water	None	None expected at this time.	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. Current peak day demand estimate: 4.8 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 5.2 mgd or 7% increase. Peak day demand estimate in 20 years: 5.5 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. Commonly the mains serving the metropolitan business district, of which this area is considered a part, are replaced when street surface improvements are made.

⁵ An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

<p>Facility Type Drainage and Wastewater</p>	<p>Facilities needed to accommodate: 6-year growth⁵ 20-year growth</p> <p>No new facilities are expected to be required because of new growth.</p>	<p>Analysis</p> <p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events. Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>With combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. 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>
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Table 3
Transportation Analysis⁶ for
Uptown Queen Anne Urban Center

Screenline Location	Arterials	Arterial Classification	Direction	V/C Ratio	
				1990	2010
South of Mercer	Elliott Ave W	Principal	Northbound	0.8	0.9
	Queen Anne Ave N	Principal	Southbound	0.6	0.7
	1st Ave N	Principal			
	5th Ave N	Principal			
	Aurora Ave N	Principal			
East of 5th Ave N	Denny Way	Principal	Eastbound	0.5	0.5
	Broad St.	Principal	Westbound	0.6	0.7
	Harrison St.	Principal			
	Mercer St.	Principal			
	Roy St.	Minor			
	Valley St.	Minor			

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

The table above shows existing screenline V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for screenlines in the Seattle Center Urban Center. The existing V/C ratios are estimated from traffic counts collected in 1992 through 1995. Compare existing V/C ratios to the 2010 forecast to see the potential change over 20 years.

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

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

Existing conditions: *The V/C ratios on all screenlines in the urban village are below 0.8.*

Future conditions: *The V/C ratio on the screenline south of Mercer is projected to increase from 0.8 to 0.9 in the northbound direction. Other screenline V/C ratios would remain below 0.8.*

⁶ 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).

**Table 1
Inventory for Facilities and Utilities Serving
Upper Queen Anne Residential Urban Village**

Facility Type	Name	Location	Capacity	Information Sources / Comments
Fire Station ⁸	SFD 8	110 Lee St.	Engine Co., Ladder Co.	Seattle Fire Department
Police Station	West Precinct	610 Third Ave.	11.59 sq. mi. service area, 1990 population 64,699	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ⁹	Hay Elementary All 10 Middle Schools All 10 High Schools Queen Anne Branch	201 Garfield St. 400 W. Garfield St.	450 students 7931 sq. ft. 1990 pop served 30,977, or .26 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database Seattle Public Library Statistical Report, EDL&A, December 1992
Parks ¹⁰	W. Queen Anne Playfield East Queen Anne Playground Queen Anne Boulevard Observatory Courts Kerry Park & Viewpoint Parson's Garden Queen Anne Community Center Queen Anne Pool Wolf Creek Ravine Queen Anne P-Patch	3rd Av W & W Blaine St Howe St. & Warren Av N Encircles Queen Anne Hill Lee St & Warren Av N 2nd Av W & W Highland Dr 7th Av W & W Highland Dr 1901 1st Av W 1920 1st Av W 3rd Av N & Lynn St	7.4 ac: 2 baseball fields or football/soccer fields, 1 softball field, play area 1.4 ac: Play area, wading pool, shelterhouse, lawn 31.3 ac (3.39 miles): Tree-lined boulevard 0.8 ac: 2 Tennis courts 1.4 ac: viewpoint, sculpture, play area, benches 0.4 ac: Flower gardens, walks, lawn > 15,000 sq. ft. Gym, 4 social rooms, 2 game rooms Indoor swimming pool 43 plots	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning P-Patch Program, Seattle Department of Housing and Human Services
Other ⁶				

⁷ For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.

⁸ 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.

⁹ 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.

¹⁰ 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
Electrical power	Broad Street Substation	319 - 6th Av N.	180 Megawatts 218 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.
Water	This village is located in the 520 pressure zone. Water for this area comes from the Cedar River supply and is pumped to the area by the Warren Avenue and Volunteer pumps. Storage is provided in the Queen Anne Standpipes. See Utilities Figure A-4 Map for system locations (Capital Facilities Appendix). The village is served by a Combined system.		Supply mains were constructed primarily between 1890 and 1919, with portions along Queen Anne Ave. constructed between 1920 and 1949. Pipes are predominately of cast iron.	Seattle Water Department, October-November, 1996 In this pressure zone, elevations range from 329-428 feet above sea level; static water pressure ranges from 40-83 pounds per square inch. ¹¹ The minimum pressure is considered adequate.
Drainage & Wastewater	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. Sewer rehabilitation projects (part of the 6 year Capital Improvement Program) are performed as needed which may enhance system capacity.	Seattle Drainage and Wastewater Utility, November 1996 Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.

¹¹ Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

Expected 6-yr. HH Growth: 82
 Expected 20-yr HH Growth: 300
 Land Area: 103 Acres

**Table 2
 Capital Facilities and Utilities Analysis
 Upper Queen Anne Residential Urban Village**

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ¹²	20-year growth	
Fire	None	None expected at this time.	Fire Station #8, the closest to this urban village, has an average response time of 3.98 minutes for emergency medical calls and 4.94 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 are expected to for the next six years.
Police	A new West Precinct, to open in 1998, is expected to be adequate to accommodate SPD activities that may result from increased population.	None expected at this time.	Seattle Police Department patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision since police officers are on patrol in various sectors, and calls for service are dispatched by radio, or officers handle situations on-view.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Seattle School District physical goals are as follows for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase One of the School District's Building Excellence program includes partial demolition, historic renovation, new addition at Coe Elementary school.
Electricity	None	A future downtown substation will add capacity in this forecast area.	Electrical demand from this village is estimated to increase by 0.2 annual average megawatts and 0.3 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.
Water	None	None expected at this time.	Current peak day demand estimate: 0.79 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 0.83 mgd or 5% increase. Peak day demand estimate in 20 years: 0.92 mgd or 16% 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. A recent study of the 520 pressure zone on Queen Anne Hill noted that some of the water mains may be undersized. More detailed studies are needed to determine whether system upgrades, concurrent with development, would be advisable.

¹² An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

<p>Facility Type Drainage and Wastewater</p>	<p>Facilities needed to accommodate: 6-year growth¹² 20-year growth</p> <p>No new facilities are expected to be required because of new growth.</p>	<p>Analysis</p> <p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events. Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p>
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Table 3
Transportation Analysis¹³ for
Upper Queen Anne Residential Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Queen Anne Ave N	Roy St - Galer St	Minor	Northbound	0.9	1.0
			Southbound	0.5	0.8
Queen Anne Ave N	Galer St - Boston St	Minor	Northbound	0.6	0.7
			Southbound	0.5	0.7
Queen Anne Ave N	Boston St - Smith St	Minor	Northbound	0.8	0.9
			Southbound	0.5	0.8
W McGraw St	W McGraw Pl - Queen Anne Ave N	Minor	Eastbound	0.6	0.7
			Westbound	0.6	0.6
Boston St	Queen Anne Ave N - 5th Ave N	Minor	Eastbound	0.5	0.7
			Westbound	0.4	0.5
W Galer St	6th Ave W - Queen Anne Ave N	Collector	Eastbound	0.4	0.6
			Westbound	0.5	0.6

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 Upper Queen Anne 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: *The V/C ratio on Queen Anne Ave. N. from Roy St. to Galer St. is 0.9. The V/C ratio is 0.8 or less on other arterial streets in the urban village.*

There are no principal arterials or Transit Priority Network streets in the Queen Anne residential urban village.

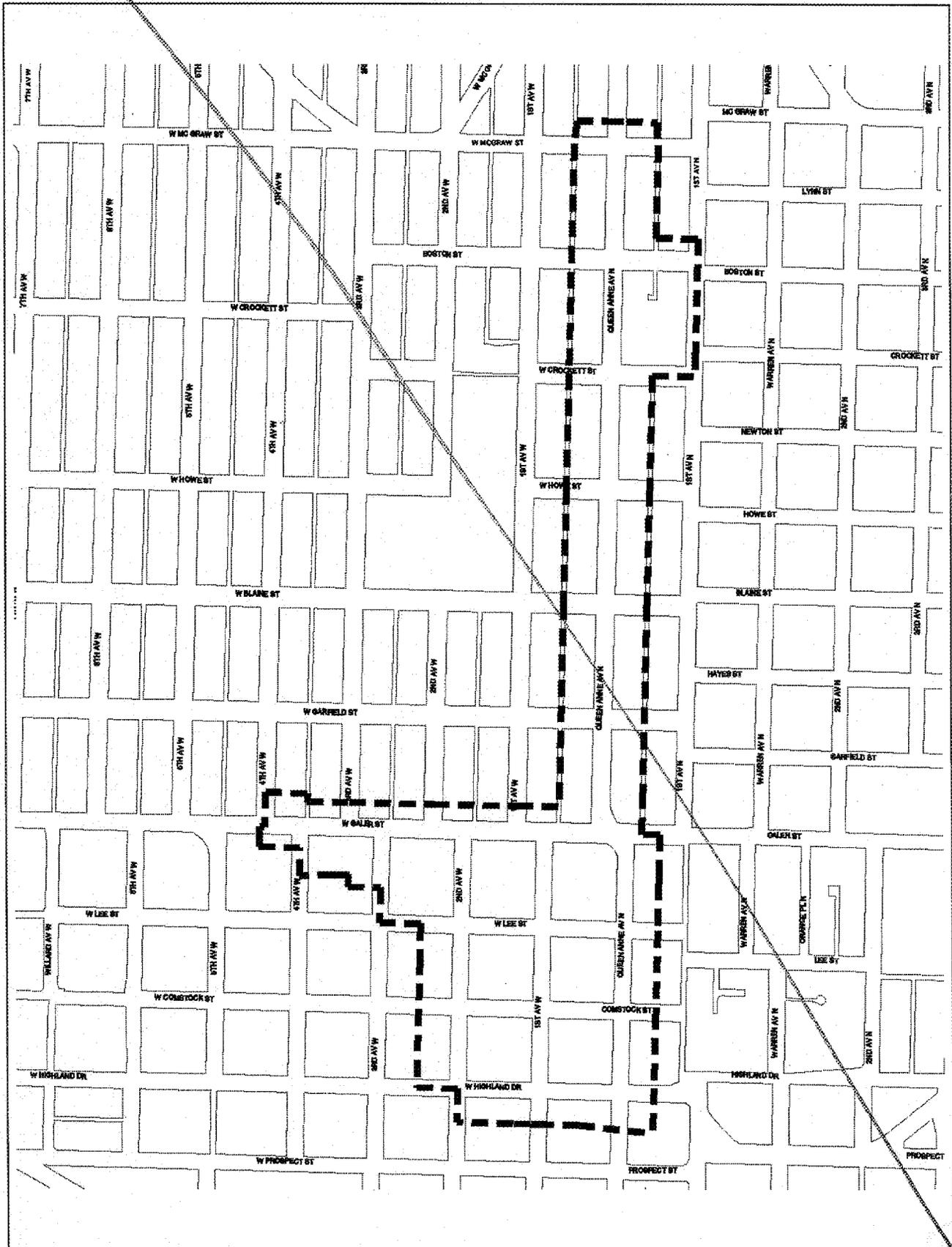
Future conditions: *The V/C ratio on Queen Anne Ave. N. from Roy St. to Galer St. is projected to increase to 1.0. Between Boston St. and Smith St., the V/C ratio on Queen Anne Ave. N. is projected to increase to 0.9.*

¹³ The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).

ATTACHMENT 5

COMPREHENSIVE PLAN MAP AMENDMENTS — *Urban Village Boundaries*

Upper Queen Anne Residential Urban Village Boundaries



ATTACHMENT 6

COMPREHENSIVE PLAN LAND USE APPENDIX B

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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Urban Centers & Center Villages									
Downtown Urban Center Total	945	7421	7.9	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	16303	20.5	8625	30	3000 ³	40
Ravenna Village	122	973	8.0	480 ³	12.0	1580	13	700 ³	19

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 (Jobs/Acre)	Existing	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
University Campus Village	359	6313	17.6	03	17.6	21222	59	48003	72
Northgate Urb. Center Total	410	3291	8.0	NA ¹	15.3	11366	28	NA ¹	50
Uptown Queen Anne Urban Center	297	3138	10.6	1312	15.0	19,000	64	3300	75
Sea. Center Urb.-Center Total									
Hub Urban Villages ⁴									
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 Villages ⁴									
Aurora N @ 97th St	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA

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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave S @ S Jackson - 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	7.6	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
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

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
		California @ SW Morgan St	1104	8.0	300	10.1	NA	NA	NA

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.

STATE OF WASHINGTON - KING COUNTY

183710
City of Seattle, City Clerk

—ss.

No. ORD IN FULL

Affidavit of Publication

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

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

CT:ORD 119403/FULL

was published on

03/29/99

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

[Handwritten signature]

Subscribed and sworn to before me on

03/29/99

[Handwritten signature]

Notary Public for the State of Washington
residing in Seattle

TIME AND DATE STAMP

SPONSORSHIP

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

Richard Cook

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO:

PRESIDENT'S SIGNATURE



City of Seattle

ORDINANCE 119403

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the Queen Anne Plan, confirming the Preliminary Residential Urban Village designation on Upper Queen Anne Hill; amending the Official Land Use Map, SMC 23.32.016, to show the boundaries of the Uptown Queen Anne Urban Center and the Upper Queen Anne Residential Urban Village, and amending SMC Chapter 23.34, relating to Lowrise 3 and Lowrise 4 rezoning 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 Queen Anne formed in September, 1995, to conduct a neighborhood planning process for the Seattle Center Urban Center and the Upper Queen Anne Residential Urban Village; and

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

WHEREAS, stakeholders in this community formed the Queen Anne Neighborhood Planning Coalition and worked with consultants and City staff to develop specific plan recommendations; and

WHEREAS, Queen Anne Neighborhood Planning Coalition convened meetings open to everyone and regularly attended by several dozen citizens throughout the next three years; and

WHEREAS, the Queen Anne Neighborhood Planning Coalition conducted an extensive Phase I outreach process featuring a citizen survey, presentations at community group meetings, displays at community events and a well-attended community validation event, all of which lead to creation of the *Queen Anne Neighborhood Planning Program Phase I Planning Report*, which included a vision statement and identification of key neighborhood issues; and

WHEREAS, this outreach process led to selection of members for a Planning Committee to lead Phase II planning; and

WHEREAS, topical and geographic subcommittees were formed and consultants hired to study and prepare analyses and recommendations on the issues of Transportation, Land Use, Community Character, Housing and Human Services, Business, and Parks and Open Space; and

WHEREAS, a community-wide validation process was conducted on September 10, 1998 to familiarize stakeholders and neighboring areas with the plan and demonstrate support for it; and

WHEREAS, the Queen Anne Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, a SEPA checklist on the Queen Anne Plan has been prepared and a Determination of Non-significance has been issued 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; and

WHEREAS, designation of the Upper Queen Anne Residential Urban Village will not significantly affect the allowed densities in the designated area, or the distribution of expected growth in the City;

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:

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, (()) 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 intensity of the L3 zone.

3. Other Criteria. The Lowrise 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, (()) 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) curbside.

b. Relationship to the Surrounding Areas.

(1) Properties in areas that are well served by public transit and have direct access to arterials, 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 LDT 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 comparable height and bulk, or where a transition in scale between areas of larger multifamily and/or commercial structures and smaller multifamily development is desirable.

Section 6. Subsection B of 23.34.022 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 L4 designation are limited to the following:

a. Properties already zoned L4;

b. Properties in areas already developed predominantly to the permitted L4 density and where L4 scale is well established; or

c. Properties within an urban center or urban village, except as provided in this subsection