

Ordinance No. 119413

Council Bill No. 112519

AN ORDINANCE relating to the Pike/Pine Urban Center Village Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions of the Pike/Pine Urban Center Village Neighborhood Plan, and amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the Pike/Pine Urban Center Village.

CF No. _____

Date Introduced: <u>DEC 14 1998</u>	
Date 1st Referred: <u>DEC 14 1998</u>	To: (committee) <u>Neighborhoods, Growth Planning and Civic Engagement Committee</u>
Date Re - Referred:	To: (committee)
Date Re - Referred:	To: (committee)
Date of Final Passage: <u>3-22-99</u>	Full Council Vote: <u>50</u>
Date Presented to Mayor: <u>3-22-99</u>	Date Approved: <u>MAR 24 1999</u>
Date Returned to City Clerk: <u>MAR 25 1999</u>	Date Published: <u>4PM KC.</u> T.O. <input checked="" type="checkbox"/> F.T. <input checked="" type="checkbox"/>
Date Vetoed by Mayor:	Date Veto Published:
Date Passed Over Veto:	Veto Sustained:

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



Committee Action

3/9/99 - Passed unanimously
Continued yes
Lucia yes

3-22-99 Full Council: Passed
(Excused: Choe, Drago)

This file is complete and ready for presentation to Full Council

Law Department

Law Dept. Review

OMP
Review

City Clerk
Review

me
The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: CONLIN
Councilmember



Committee Action:

3/9/99- Passed unanimously as amended
Conlin yes
Lunta yes

3-22-99 Full Council: Passed 5-0
(Excused: Choe, Drago, McIlwain, Pageler)

This file is complete and ready for presentation to Full Council. Committee: RC
(Initial/date)

Law Department

Law Dept. Review

OMP
Review



City Clerk
Review



Electronic
Copy Loaded

Indexed

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

ORDINANCE 119413

AN ORDINANCE relating to the Pike/Pine Urban Center Village Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions of the Pike/Pine Urban Center Village Neighborhood Plan, and amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the Pike/Pine Urban Center Village.

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

WHEREAS, a coalition of Pike/Pine neighborhood stakeholders came together to form the Pike/Pine Urban Neighborhood Coalition in the Autumn, 1995 for the purpose of preparing a Neighborhood Plan as provided for in the City of Seattle Comprehensive Plan; and

WHEREAS, the Pike/Pine Urban Neighborhood Coalition convened monthly meetings open to everyone and regularly attended by 15-25 citizens throughout the next year; and

WHEREAS, the Pike/Pine Urban Neighborhood Coalition conducted an extensive Phase I outreach process featuring focus groups for residents and businesses, a telephone survey of residents and local businesses, a project newsletter, an urban design charette, a youth needs assessment, a slide show of the neighborhood, and mailings, all of which led to a generally recognized vision for Pike/Pine in the year 2014 as shown in the Pike/Pine Urban Center Village Neighborhood Plan and

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

WHEREAS, consultants were hired to assist the planning committee to study and prepare analyses and recommendations on the issues of Arts and Culture, Economic Development, Housing and Land Use, Human Services, and Urban Design; and

WHEREAS, a final plan incorporating Key Strategies and Additional Activities for Implementation was reviewed and approved by the Pike/Pine Urban Neighborhood

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

Coalition and validated by the community in response to a community-wide mailer and validation event; and

WHEREAS, the overall vision of the Pike/Pine Neighborhood Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, a SEPA checklist on the Pike/Pine Neighborhood Plan has been prepared and a Determination of Non-significance was issued on November 12, 1998; and

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

NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

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

- A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive Plan is hereby amended to add Pike/Pine, as shown in Attachment 1.
- B. The Pike/Pine 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 Pike/Pine Urban Center 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, Pike/Pine section, of the Comprehensive Plan.

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

1 E. The following maps are hereby amended to reflect the final designation and
2 boundaries of the Pike/Pine Urban Center Village, as shown in Attachment 5 to this
Ordinance:

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

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

6 **Section 2.** The amendments contained in Section 1 of this ordinance constitute
7 an adopted neighborhood plan. All previous neighborhood plans for the Pike/Pine area,
8 including the "1991 Pike/Pine Planning Study" recognized in Resolution 28657, but not
9 including the 1974 "Capitol Hill Plan" adopted by Resolution 24678, are hereby repealed.

10
11 **Section 3.** Pursuant to SMC 23.12.110, the following streets are Green Streets
12 designated by the Pike/Pine Urban Center Village Neighborhood Plan:

- 13 • Summit Avenue from East Olive Street to East Union Street (Type III)
- 14 • Belmont Avenue from East Olive Street to East Union Street (Type III)
- 15 • Harvard Avenue from East Olive Street to East Union Street (Type III)
- 16 • 10th Avenue from East Pine Street to East Madison Street (Type III)
- 11th Avenue from East Olive Street to East Pine Street (Type III)
- Yale Avenue west of Melrose Avenue, east of Interstate 5 (Type IV)

17 **Section 4.** The Official Land Use Map, Section 23.32.016, Seattle Municipal
18 Code, is amended to reflect the boundaries of the Pike/Pine Urban Center Village as
19 depicted on Attachment 5 to this Ordinance.
20
21
22
23

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

1 **Section 5.** Pursuant to SMC 23.47.009 (D), single-purpose residential structures
2 within the Pike/Pine Urban Center Village shall continue to be conditional uses in
3 commercial zones.

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

9
10 Passed by the City Council the 22nd day of March, 1999, and
11 signed by me in open session in authentication of its passage this 22nd day of
12 March, 1999.

13 *[Signature]*
14 President of the City Council

15 Approved by me this 24th day of March, 1999.

16 *[Signature]*
17 Paul Schell, Mayor

18 Filed by me this 25th day of March, 1999.

19 *[Signature]*
20 City Clerk

21 (SEAL)

LIST OF ATTACHMENTS

ATTACHMENT 1	TABLE OF CONTENTS THE CITY OF SEATTLE COMPREHENSIVE PLAN NEIGHBORHOOD PLANS
ATTACHMENT 2	PIKE/PINE 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	AMENDMENTS TO COMPREHENSIVE PLAN MAP AMENDMENTS
ATTACHMENT 6	AMENDMENTS TO COMPREHENSIVE PLAN LAND USE APPENDIX B

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

ATTACHMENT 1

THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

Table of Contents

Pike/Pine

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

ATTACHMENT 2

PIKE/PINE GOALS AND POLICIES

COMMUNITY CHARACTER

- CC-1: A community with its own distinct identity comprised of a mix of uses including multi-family residential, small scale retail businesses, light manufacturing, auto row and local institutions.
- P-1 Strengthen the neighborhood's existing mixed-use character and identity by encouraging additional affordable and market-rate housing, exploring ways of supporting and promoting the independent, locally owned businesses, seeking increased opportunities for art-related facilities and activities, and encouraging a pedestrian-oriented environment.
- P-2 Seek to preserve the architectural and historic character of the neighborhood by exploring conservation incentives or special district designations.

ECONOMIC DEVELOPMENT

- ED-1: A neighborhood of thriving and diverse businesses that support both lively day-time and night-time activities. A destination for retail, arts, and entertainment.
- P-1 Encourage the development of new tools that support and promote the independent, locally owned businesses in order to improve their economic vitality and plan their development while maintaining and enhancing the unique character of the neighborhood.
- P-2 Strive to maintain the unique character of the neighborhood by creating programs for business retention and recruitment with a focus on supporting small, independent businesses.
- P-3 Collaborate with other organizations in the creation of an attractive, safe, clean, pedestrian friendly environment in which businesses thrive.
- P-4 Seek to preserve and encourage the mix of light manufacturing, wholesaling, high-tech, and auto-related businesses that co-exist with smaller retailers.
- P-5 Support the creation of a synergistic relationship between the business community and the broader neighborhood in order to promote the shared goals of maintaining the unique character of the neighborhood while improving its livability.

HOUSING

- H-1: A neighborhood that welcomes increased residential densities, with additional

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

affordable and market-rate housing, and proper infrastructure to support the densities.

- P-1 Encourage diversity of housing while seeking to maintain existing low-income housing.
- P-2 Seek additional resources for the preservation of existing, affordable rental housing.
- P-3 Promote opportunities for owners of existing affordable rental housing to obtain financing to make property improvements without impacting rent levels.
- P-4 Promote the additional development of new or rehabilitated housing units, through tools such as code modifications, incentives, and providing flexibility during development review.
- P-5 Promote the development of mixed-use structures in general commercial areas of the Pike/Pine neighborhood, especially compatible mixed uses such as artist live-work space.
- P-6 Work with non-profit housing organizations in identifying and implementing affordable housing projects.

HUMAN NEEDS AND DEVELOPMENT

HND-1: A neighborhood that recognizes and meets the diverse and distinctly different human service needs of a culturally and economically diverse population.

- P-1 Promote community connections and cohesion by encouraging opportunities for people to come together, interact, support, and get to know each other and participate in a range of activities.
- P-2 Seek to improve communication between people, organizations and communities dealing with human needs and human development issues.
- P-3 Seek new tools to address human support needs in the neighborhood.
- P-4 Seek a comprehensive approach in addressing the human needs and problems of persons within the urban center and Citywide.

URBAN DESIGN

UD-1: A neighborhood with a distinct identity that provides a distinct and active pedestrian environment and a balance of basic amenities that serves a dense urban center village.

- P-1 Encourage the attraction and passage of pedestrians to and from downtown and adjacent neighborhoods by seeking to provide improved environments along key pedestrian streets.

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

- P-2 Seek to develop the 'core area' east of Broadway into an active pedestrian center with connections to adjoining neighborhoods.
- P-3 Strive to enhance awkward intersections where streets come together at odd angles for use as unique urban plazas and strive to improve pedestrian safety along Madison and elsewhere.
- P-4 Seek to enhance sidewalks and alleys to make a better overall environment for pedestrians as well as retail activities.
- P-5 Seek to enhance available open space and seek additional opportunities for pocket parks, community garden, children's play spaces, and other recreational activities.
- P-6 Strengthen the recognition of the West End as the major entry point into the neighborhood.
- P-7 Seek opportunities to enhance parking and traffic calming opportunities on primarily residential cross streets, along Pike and Pine.

TRANSPORTATION

- T-1: A neighborhood transportation network which facilitates movement of residents, workers, students, visitors, and goods with a particular emphasis on increasing safety, supporting economic centers, and encouraging a full range of transportation choices.
- P-1 Encourage the use of traffic calming measures to enhance pedestrian and bicycle travel, slow vehicular traffic, and direct through traffic away from non-arterial streets.
- P-2 Support the designation of key pedestrian linkages as Green Streets.
- P-3 Seek to provide safer and easier crossings for pedestrians throughout the neighborhood.
- P-4 Promote the improvement of primary sidewalk systems and pedestrian connections.
- P-5 Encourage the completion and expansion of the urban trails system in order to provide increased bicycle access to the Pike/Pine neighborhood.

TRANSIT

- P-6 Seek to improve the speed, frequency and reliability of transit serving the Pike/Pine neighborhood.
- P-7 Strive to make transit convenient, understandable, and easy to use.
- P-8 Encourage the development of additional transit options which serve the neighborhood.
- P-9 Encourage good access to light rail systems from the Pike/Pine neighborhood.

PARKING

- P-9 Encourage parking management and transportation demand management practices as a means to reduce parking in the neighborhood.
- P-10 Encourage the use of residential parking zones in the neighborhood, including areas within the Neighborhood Commercial or Commercial zones and establish curb space priorities.
- P-11 Discourage long-term commuter parking and park-and-ride lots in the neighborhood.
- P-12 Promote the reduction of car ownership of residents to minimize parking demand.

FREIGHT MOBILITY

- P-13 Strive to provide adequate access to merchants and to major institutions for deliveries and freight movement.

ARTS AND CULTURE

- AC-1 A neighborhood that fosters the creation of arts and cultural activities and facilities in a community that brings together many diverse talents and interests.
- P-1 Promote the establishment of a community-based arts organization that would function in an integrated role with other Pike/Pine organizations and those in surrounding neighborhoods.
- P-2 Support and promote arts events and projects in the Pike/Pine neighborhood.

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

ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

L19

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

Confirm designations and boundaries of the following urban center villages:

- Pike/Pine

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

ATTACHMENT 4

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

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

Inventory for Facilities and Utilities Serving Pike/Pine Urban Center Village

Facility Type	Name	Location	Capacity	Information Sources ¹ /Comments
Fire Station ²	SFD 25	1300 E. Pine St.	Engine Co., Ladder Co., Battalion, Aid Unit, Power Unit	Seattle Fire Department
	SFD 10	301 2 nd Ave. S.	Engine Co., Ladder Co., Deputy Chief, Aid Co., Hazmat Van	
	SFD 22	901 E. Roanoke St.	Engine, Communications van	
Police Station	East Precinct	1519 12 th Ave.	8.45 sq. mi. service area, 1994 population 82,265	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	Lowell Elementary	1058 E. Mercer St.	391 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
	TT Minor Elementary	1701 E. Union St.	391 students	
	Gatzert Elementary	1301 E. Yesler Way	414 students	
	All 10 Middle Schools All 10 High Schools			
Library	Henry Branch	425 Harvard Ave. E.	4,904 sq. ft. 1990 pop served 30,709 or .16 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Community Services and Facilities, Public Utilities Background Report, City of Seattle, Office of Management and Planning, December 1990. Seattle Public Library Statistical Report, EDL&A, December 1992
	Downtown Main Library	1000 4 th Ave.	166,092 Sq. ft.: Downtown pop. 21,904, Citywide pop. 1990 = 516,334 or .32 sq.ft./capita	
Parks	Bobby Morris Playfield	11 th Ave. E. & E. Pine St. In village	4.5 ac: Shelterhouse, three tennis courts, wading pool, one floodlit baseball field, one floodlit softball field or football/soccer field, running track, play area	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989
	Boren-Pike-Pine Park	Boren Av. & Pike St. In village	0.6 ac: I-5 viewpoint, benches, 4 columns, art work	
	Thomas St. Park (Summit)	E. Thomas St. & Bellevue Av. Within 1/8 mi.	0.32 ac: Lawns, benches, walks	
	McGilvra Place	E. Madison & Pike St. Within 1/8 mi.	.07 ac: street triangle	
	First Hill Park	University St. & Minor Av. E. Within 1/4 mi.	0.2 ac: landscaping and benches	

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
Other	Seattle Central Community College	1701 Broadway		
Electrical Power	East Pine Substation	East Pine & 23rd Ave. E	183 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Southeast forecast area, which has a total capacity of 331 megawatts.
Water	Most of this village is located in the 420 pressure zone, with a small area in the 316 zone. Water for this village comes from the Cedar River supply. Storage is supplied by the Volunteer Park Reservoir (12th Ave. E & E Prospect St.) and Volunteer Park Standpipe. See Utilities Figure A-4 Map for system locations (Capital Facilities Appendix)		Volunteer Park Reservoir: 20.5 million gallons Supply mains were constructed primarily before 1919. Pipes are predominately of cast iron.	Seattle Water Department, October-November, 1996 In the 420 pressure zone, elevations range from 215-327 feet above sea level; static water pressure ranges from 40-89 pounds per square inch. The minimum pressure in this area is considered adequate. In the 316 pressure zone, elevations are about 215 feet above sea level; static water pressure is about 44 pounds per square inch, which is considered adequate. ⁴
Drainage & Wastewater	The village is served by a Partially Separated system. See Utilities Figure A-5 Map for system locations (Capital Facilities Appendix)		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) are performed as needed which may enhance system capacity.	Seattle Drainage and Wastewater Utility, November 1996 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.



Table 2
Capital Facilities and Utilities Analysis
Pike/Pine Urban Center Village

Expected 6-yr. HH Growth: 171
Expected 20-yr HH Growth: 620
Land Area: 131 acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁵	20-year growth	
Fire	None	None	Fire Station 25 has an average response time of 3.21 minutes for emergency medical calls and 4.01 minutes for fire calls. Fire Station 10 has an average response time of 2.99 minutes for emergency medical calls and 3.71 minutes for fire calls. Fire Station 22 has an average response time of 4.02 minutes for emergency medical calls and 4.81 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. Response times for these stations meet industry standards and are expected to for the next six years.
Police	None	None	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. Minor facility modifications will occur as needed and funded.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Seattle School District physical goals are as follows for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase Two of the School District's Building Excellence program includes projects at the following neighborhood schools: <ul style="list-style-type: none"> • Lowell: Demolition, all new construction • Minor: Partial demolition, modernization, new addition Voters have not yet approved funds for this phase.
Electricity	None	A third transformer in the Creston-Nelson Substation, and a future downtown substation will add capacity in this forecast area.	Electrical demand from this village is estimated to increase by 0.7 annual average megawatts and 1.2 megawatts in a peak hour in 6 years. This village is located in City Light's Southeast forecast area. In 6 years, capacity in this forecast area will be 331 megawatts, and demand is expected to be 291 megawatts. In 20 years, capacity in this forecast area will be 493 megawatts, and demand is expected to be 343 megawatts. In both years, capacity is more than adequate to meet demand.
Water	None	None	Current peak day demand estimate: 1.5 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.7 mgd or 11% increase. Peak day demand estimate in 20 years: 2.0 mgd or 30% 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. The Water Department recommends more detailed studies of the distribution network in this area because it is among the oldest in the city, and the area is already densely developed.



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

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



Table 3
Transportation Analysis⁶ for
First Hill/Capitol Hill Urban Center (including Pike/Pine Urban Center Village)

Screenline Location	Arterials	Arterial Classification	Direction	V/C Ratio	
				1990	2010
North of Pine	Melrose Ave.	Minor	Northbound	0.5	0.6
	Bellevue Ave.	Collector	Southbound	0.5	0.5
	Broadway Ave.	Minor			
	12th Ave.	Minor			
	15th Ave.	Minor			
North of James - Cherry	Boren Ave.	Principal	Northbound	0.5	0.7
	Broadway Ave.	Minor	Southbound	0.5	0.7
	12th Ave.	Minor			
	14th Ave.	Collector			
West of Broadway	Yesler Way	Minor	Eastbound	0.5	0.6
	Boren Ave.	Principal	Westbound	0.5	0.6
	Jefferson St.	Collector			
	James St.	Principal			
	Madison St.	Principal			
	Union St.	Minor			
	Pike St.	Minor			
	Pine St.	Minor			
	E Denny Way	Minor			
	E Olive Way	Principal			
	E Roy St.	Minor			
West of I-5	Pike/Pine on ramp	Principal	Eastbound	0.6	0.7
	Pine St.	Principal	Westbound	0.7	0.8
	Pike St.	Principal			
	8th Ave.	Minor			
	Union off ramp	Principal			
	University on ramp	Principal			
	Seneca St.	Principal			
	Seneca off ramp	Principal			
	Spring St.	Principal			
	Spring on ramp	Principal			
	Madison St.	Principal			
	Columbia off ramp	Principal			
	Columbia/Cherry on	Principal			
	Cherry St.	Principal			
	James St.	Principal			
	James/6th on ramp	Principal			
	6th Ave.	Principal			
	Yesler St.	Minor			

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).



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

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

The table above shows existing screenline V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for four screenlines in the First Hill/Capitol Hill 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 center are below 0.8.*

Future conditions: *The projected V/C ratios on all screenlines in the urban center are at or below 0.8.*

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



COMPREHENSIVE PLAN MAP AMENDMENTS — Urban Village Boundaries



ATTACHMENT 6

COMPREHENSIVE PLAN LAND USE APPENDIX B

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

15
20



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
Denny Triangle 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
12 th 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	20.5	8625	30	3000	40
Ravenna Village	122	973	8.0	480	12.0	1580	13	700	19

27

LAND USE APPENDIX B

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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	<i>Growth Target</i> or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	<i>Growth Target</i> or Planning Estimate (Job Growth)	Estimated 2010 Density
University Campus Village	359	6313	17.6	0 ³	17.6	21222	59	4800	72
Northgate Urb. Center Total	410	3291	8.0	NA ¹	15.3	11366	28	NA ¹	50
Sea. Center Urb. Center Total	297	3138	10.6	NA ¹	15.0	19,000	64	NA ¹	75
Hub Urban 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 @ 130 th 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
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

LAND USE APPENDIX B

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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	<i>Growth Target</i> or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	<i>Growth Target</i> or Planning Estimate (Job Growth)	Estimated 2010 Density
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. Way S @ Holly St.	380	1247	3.3	800²	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA
Madison-Miller	145	1486	10.3	400	13.0	NA	NA	NA	NA
California @ SW Morgan St.	139	1104	8.0	300	10.1	NA	NA	NA	NA

LAND USE ELEMENT APPENDIX B

Footnotes

- ¹ Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for urban villages are established upon adoption of a neighborhood plan.
- ² Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and

employment growth.

- ³ No additional student housing growth according to UW General Physical Development Plan.
- ⁴ The areas to which numbers apply 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 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.

Return Address:

Seattle City Clerk's Office
600 4th Avenue, Room 104
Seattle, WA 98104

FILED
CITY OF SEATTLE
99 NOV -4 AM 11:15
CITY CLERK

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transaction contained therein): (all areas applicable to your document must be filled
ORDINANCE # 119413 Plus attachment

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 of document N/A

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

☐ Assessor Tax # not yet assigned.

990419-1999 01:06:00 PM KING COUNTY RECORDS 006 LLO 13.00

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

661614066

ORDINANCE 119413

AN ORDINANCE relating to the Pike/Pine Urban Center Village Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions of the Pike/Pine Urban Center Village Neighborhood Plan, and amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the Pike/Pine Urban Center Village.

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

WHEREAS, a coalition of Pike/Pine neighborhood stakeholders came together to form the Pike/Pine Urban Neighborhood Coalition in the Autumn, 1995 for the purpose of preparing a Neighborhood Plan as provided for in the City of Seattle Comprehensive Plan; and

WHEREAS, the Pike/Pine Urban Neighborhood Coalition convened monthly meetings open to everyone and regularly attended by 15-25 citizens throughout the next year; and

WHEREAS, the Pike/Pine Urban Neighborhood Coalition conducted an extensive Phase I outreach process featuring focus groups for residents and businesses, a telephone survey of residents and local businesses, a project newsletter, an urban design charrette, a youth needs assessment, a slide show of the neighborhood, and mailings, all of which led to a generally recognized vision for Pike/Pine in the year 2014 as shown in the Pike/Pine Urban Center Village Neighborhood Plan and

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

WHEREAS, consultants were hired to assist the planning committee to study and prepare analyses and recommendations on the issues of Arts and Culture, Economic Development, Housing and Land Use, Human Services, and Urban Design; and

WHEREAS, a final plan incorporating Key Strategies and Additional Activities for Implementation was reviewed and approved by the Pike/Pine Urban Neighborhood

1 Coalition and validated by the community in response to a community-wide mailer
2 and validation event; and

3 WHEREAS, the overall vision of the Pike/Pine Neighborhood Plan is consistent with the
4 goals and policies of Seattle's Comprehensive Plan; and

5 WHEREAS, a SEPA checklist on the Pike/Pine Neighborhood Plan has been prepared and a
6 Determination of Non-significance was issued on November 12, 1998; and

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

10 NOW THEREFORE,

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

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

- 14 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive
15 Plan is hereby amended to add Pike/Pine, as shown in Attachment 1.
- 16 B. The Pike/Pine Plan goals and policies, as shown in Attachment 2 to this
17 Ordinance, are hereby incorporated into the Neighborhood Plans volume of the
18 Comprehensive Plan.
- 19 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in
20 Attachment 3 to this Ordinance to confirm the designation and growth targets for the
21 Pike/Pine Urban Center Village.
- 22 D. The capital facilities and utilities inventory and analyses and transportation analyses
23 shown in Attachment 4 to this Ordinance are hereby incorporated into the
Neighborhood Plans volume, Pike/Pine section, of the Comprehensive Plan.

1 E. The following maps are hereby amended to reflect the final designation and
2 boundaries of the Pike/Pine Urban Center Village, as shown in Attachment 5 to this
3 Ordinance:
4 • Future Land Use Map
5 • Land Use Figure 1
6 • Land Use Figure A-1
7 A new Land Use Figure, containing a large scale map of the Pike/Pine Urban Center
8 Village is hereby added to the Land Use Element, as shown in Attachment 5 to this
9 Ordinance.

10
11 Section 2. The amendments contained in Section 1 of this ordinance constitute
12 an adopted neighborhood plan. All previous neighborhood plans for the Pike/Pine area,
13 including the "1991 Pike/Pine Planning Study" recognized in Resolution 28657, but not
14 including the 1974 "Capitol Hill Plan" adopted by Resolution 24678, are hereby repealed.

15
16 Section 3. Pursuant to SMC 23.12.110, the following streets are Green Streets
17 designated by the Pike/Pine Urban Center Village Neighborhood Plan:

- 18 • Summit Avenue from East Olive Street to East Union Street (Type III)
- 19 • Belmont Avenue from East Olive Street to East Union Street (Type III)
- 20 • Harvard Avenue from East Olive Street to East Union Street (Type III)
- 21 • 10th Avenue from East Pine Street to East Madison Street (Type III)
- 22 • 11th Avenue from East Olive Street to East Pine Street (Type III)
- 23 • Yale Avenue west of Melrose Avenue, east of Interstate 5 (Type IV)

24
25 Section 4. The Official Land Use Map, Section 23.32.016, Seattle Municipal
26 Code, is amended to reflect the boundaries of the Pike/Pine Urban Center Village as
27 depicted on Attachment 5 to this Ordinance.

LRW:lrw/RAM:n
112519V4.DOC
March 15, 1999
(Ver. 4)

1 Section 5. Pursuant to SMC 23.47.009 (D), single-purpose residential structures
2 within the Pike/Pine Urban Center Village shall continue to be conditional uses in
3 commercial zones.

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

9 Passed by the City Council the 22nd day of March, 1999, and
10 signed by me in open session in authentication of its passage this 22nd day of
11 March, 1999.

Sue Alonah
President of the City Council

14 Approved by me this 24th day of March, 1999.

Paul Schell
Paul Schell, Mayor

16 Filed by me this 25th day of March, 1999.

Judith E. Pippin
City Clerk

(SEAL)

20 STATE OF WASHINGTON
21 COUNTY OF KING
22 CITY OF SEATTLE

} ss

22 I, JUDITH E. PIPPIN, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY
23 CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT
COPY OF Ordinance 11943

AS THE SAME APPEARS ON FILE AND OF RECORD IN THIS DEPARTMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED
THE SEAL TO THE CITY OF SEATTLE, this 26th day of April, 1999

JUDITH E. PIPPIN
CITY CLERK

or

DEPUTY CLERK

Margaret Carter

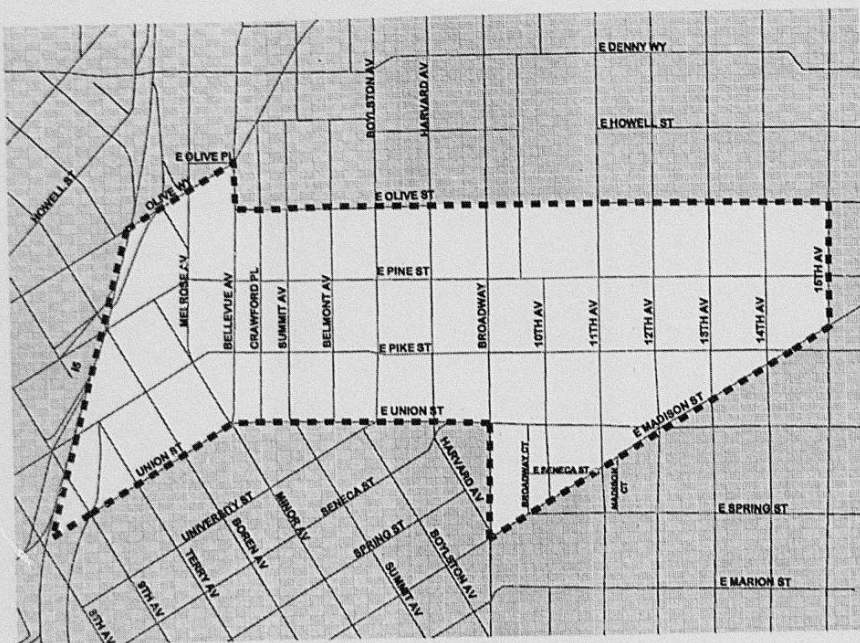
NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

9904191999

9904191999

ATTACHMENT 5

COMPREHENSIVE PLAN MAP AMENDMENTS — Urban Village Boundaries



ORDINANCE _____

AN ORDINANCE relating to the Pike/Pine Urban Center Village Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions of the Pike/Pine Urban Center Village Neighborhood Plan, and amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the Pike/Pine Urban Center Village.

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

WHEREAS, a coalition of Pike-Pine neighborhood stakeholders came together to form the Pike-Pine Urban Neighborhood Coalition in the Autumn, 1995 for the purpose of preparing a Neighborhood Plan as provided for in the City of Seattle Comprehensive Plan; and

WHEREAS, the Pike-Pine Urban Neighborhood Coalition convened monthly meetings open to everyone and regularly attended by 15-25 citizens throughout the next year; and

WHEREAS, the Pike-Pine Urban Neighborhood Coalition conducted an extensive Phase I outreach process featuring focus groups for residents and businesses, a telephone survey of residents and local businesses, a project newsletter, an urban design charrette, a youth needs assessment, a slide show of the neighborhood, and mailings, all of which led to a generally recognized vision for Pike-Pine in the year 2014 as shown in the Pike-Pine Urban Center Village Neighborhood Plan and

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

WHEREAS, consultants were hired to assist the planning committee to study and prepare analyses and recommendations on the issues of Arts and Culture, Economic Development, Housing and Land Use, Human Services, and Urban Design; and

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

1 WHEREAS, a final plan incorporating Key Strategies and Additional Activities for
2 Implementation was reviewed and approved by the Pike/Pine Urban Neighborhood
3 Coalition and validated by the community in response to a community-wide mailer
4 and validation event; and

5 WHEREAS, the overall vision of the Pike/Pine Neighborhood Plan is consistent with the
6 goals and policies of Seattle's Comprehensive Plan; and

7 WHEREAS, a SEPA checklist on the Pike/Pine Neighborhood Plan has been prepared and a
8 Determination of Non-significance was issued on November 12, 1998; and

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

12 **NOW THEREFORE,**

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

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

- 16 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive
17 Plan is hereby amended to add Pike/Pine, as shown in Attachment 1.
- 18 B. The Pike/Pine Plan goals and policies, as shown in Attachment 2 to this
19 Ordinance, are hereby incorporated into the Neighborhood Plans volume of the
20 Comprehensive Plan.
- 21 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in
22 Attachment 3 to this Ordinance to confirm the designation and growth targets for the
23 Pike/Pine Urban Center 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, Pike/Pine section, of the Comprehensive Plan.

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

1 E. The following maps are hereby amended to reflect the final designation and
2 boundaries of the Pike/Pine Urban Center Village, as shown in Attachment 5 to this
Ordinance:

- 3 • Future Land Use Map
- 4 • Land Use Figure 1
- 5 • Land Use Figure A-1

6 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the
7 Pike/Pine Urban Center Village, as shown in Attachment 6 to this Ordinance.

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

10 **Section 3.** Pursuant to SMC 23.12.110, the following streets are Green Streets
11 designated by the Pike/Pine Urban Center Village Neighborhood Plan:

- 12 • Summit Avenue from East Olive Street to East Union Street (Type III)
- 13 • Belmont Avenue from East Olive Street to East Union Street (Type III)
- 14 • Harvard Avenue from East Olive Street to East Union Street (Type III)
- 15 • 10th Avenue from East Pine Street to East Madison Street (Type III)
- 16 • 11th Avenue from East Olive Street to East Pine Street (Type III)
- 17 • Yale Avenue west of Melrose Avenue, east of Interstate 5 (Type IV)

18 **Section 4.** The Official Land Use Map, Section 23.32.016, Seattle Municipal
19 Code, is amended to reflect the boundaries of the Pike/Pine Urban Center Village as
20 depicted on Attachment 5 to this Ordinance.

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

Section 5. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

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

President of the City Council

Approved by me this _____ day of _____, 1998.

Paul Schell, Mayor

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

City Clerk

(SEAL)

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

LRW:lrw
Ppord.doc
December 1, 1998
(Ver. 3)

LIST OF ATTACHMENTS

ATTACHMENT 1	TABLE OF CONTENTS THE CITY OF SEATTLE COMPREHENSIVE PLAN NEIGHBORHOOD PLANS
ATTACHMENT 2	PIKE/PINE 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	AMENDMENTS TO COMPREHENSIVE PLAN MAP AMENDMENTS
ATTACHMENT 6	COMPREHENSIVE PLAN LAND USE APPENDIX B

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

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

ATTACHMENT 1

THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

Table of Contents

Pike/Pine

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

ATTACHMENT 2

PIKE/PINE GOALS AND POLICIES

COMMUNITY CHARACTER

- CC-1: A community with its own distinct identity comprised of a mix of uses including multi-family residential, small scale retail businesses, light manufacturing, auto row and local institutions.
- P-1 Strengthen the neighborhood's existing mixed-use character and identity by encouraging additional affordable and market-rate housing, exploring ways of supporting and promoting the independent, locally owned businesses, seeking increased opportunities for art-related facilities and activities, and encouraging a pedestrian-oriented environment.
- P-2 Seek to preserve the architectural and historic character of the neighborhood by exploring conservation incentives or special district designations.

ECONOMIC DEVELOPMENT

- ED-1: A neighborhood of thriving and diverse businesses that support both lively day-time and night-time activities. A destination for retail, arts, and entertainment.
- P-1 Encourage the development of new tools that support and promote the independent, locally owned businesses in order to improve their economic vitality and plan their development while maintaining and enhancing the unique character of the neighborhood.
- P-2 Strive to maintain the unique character of the neighborhood by creating programs for business retention and recruitment with a focus on supporting small, independent businesses.
- P-3 Collaborate with other organizations in the creation of an attractive, safe, clean, pedestrian friendly environment in which businesses thrive.
- P-4 Seek to preserve and encourage the mix of light manufacturing, wholesaling, high-tech, and auto-related businesses that co-exist with smaller retailers.
- P-5 Support the creation of a synergistic relationship between the business community and the broader neighborhood in order to promote the shared goals of maintaining the unique character of the neighborhood while improving its livability.

HOUSING

- H-1: A neighborhood that welcomes increased residential densities, with additional

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

- affordable and market-rate housing, and proper infrastructure to support the densities.
- P-1 Encourage diversity of housing while maintaining existing low-income housing.
 - P-2 Seek additional resources for the preservation of existing, affordable rental housing.
 - P-3 Encourage opportunities for owners of existing affordable rental housing to obtain financing to make property improvements without impacting rent levels.
 - P-4 Seek code modifications and incentives which assist in the additional development of new or rehabilitated housing units.
 - P-5 Explore the use of incentives for the development of mixed-use structures in general commercial areas of the Pike-Pine neighborhood, especially compatible mixed uses such as artist live-work space.
 - P-6 Seek efficient mechanisms for providing flexibility during development review in order to increase the production of new housing units.
 - P-7 Work with non-profit housing organizations in identifying and implementing affordable housing projects.

HUMAN NEEDS AND DEVELOPMENT

HND-1: A neighborhood that recognizes and meets the diverse and distinctly different human service needs of a culturally and economically diverse population.

- P-1 Promote community connections and cohesion by encouraging opportunities for people to come together, interact, support, and get to know each other and participate in a range of activities.
- P-2 Seek to improve communication between people, organizations and communities dealing with human needs and human development issues.
- P-3 Seek new tools to address human support needs in the neighborhood.
- P-4 Seek a comprehensive approach in addressing the human needs and problems of persons within the urban center and Citywide.

URBAN DESIGN

- UD-1: A neighborhood with a distinct identity that provides a distinct and active pedestrian environment and a balance of basic amenities that serves a dense urban center village.
- P-1 Encourage the attraction and passage of pedestrians to and from downtown and adjacent neighborhoods by seeking to provide improved environments along key pedestrian streets.

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

- P-2 Seek to develop the 'core area' east of Broadway into an active pedestrian center with connections to adjoining neighborhoods.
- P-3 Strive to enhance awkward intersections where streets come together at odd angles for use as unique urban plazas and strive to improve pedestrian safety along Madison and elsewhere.
- P-4 Enhance sidewalks and alleys to make a better overall environment for pedestrians as well as retail activities.
- P-5 Enhance available open space and seek additional opportunities for pocket parks, community garden, children's play spaces, and other recreational activities.
- P-6 Strengthen the recognition of the West End as the major entry point into the neighborhood.
- P-7 Seek opportunities to enhance parking and traffic calming opportunities on primarily residential cross streets, along Pike and Pine.

TRANSPORTATION

- T-1: A neighborhood transportation network which facilitates movement of residents, workers, students, visitors, and goods with a particular emphasis on increasing safety, supporting economic centers, and encouraging a full range of transportation choices.
- P-1 Encourage the use of traffic calming measures to enhance pedestrian and bicycle travel, slow vehicular traffic, and direct through traffic away from non-arterial streets.
- P-2 Support the designation of key pedestrian linkages as Green Streets.
- P-3 Seek to provide safer and easier crossings for pedestrians throughout the neighborhood.
- P-4 Promote the improvement of primary sidewalk systems and pedestrian connections.
- P-5 Encourage the completion and expansion of the urban trails system in order to provide increased bicycle access to the Pike/Pine neighborhood.

TRANSIT

- P-6 Seek to improve the speed, frequency and reliability of transit serving the Pike/Pine neighborhood.
- P-7 Strive to make transit convenient, understandable, and easy to use.
- P-8 Encourage the development of additional transit options which serve the neighborhood.
- P-9 Encourage good access to light rail systems from the Pike/Pine neighborhood.

PARKING

- P-9 Encourage parking management and transportation demand management practices as a means to reduce parking in the neighborhood.
- P-10 Establish minimum parking requirements that reflect car ownership patterns in the Pike/Pine neighborhood and provide opportunities to reduce the cost of housing development.
- P-11 Encourage the use of residential parking zones in the neighborhood, including areas within the Neighborhood Commercial or Commercial zones and establish curb space priorities.
- P-12 Discourage long-term commuter parking and park-and-ride lots in the neighborhood.
- P-13 Promote the reduction of car ownership of residents to minimize parking demand.

FREIGHT MOBILITY

- P-14 Strive to provide adequate access to merchants and to major institutions for deliveries and freight movement.

ARTS AND CULTURE

- AC-1 A neighborhood that fosters the creation of arts and cultural activities and facilities in a community that brings together many diverse talents and interests.
- P-1 Promote the establishment of a community-based arts organization that would function in an integrated role with other Pike/Pine organizations and those in surrounding neighborhoods.
- P-2 Support and promote arts events and projects in the Pike/Pine neighborhood.

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

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

G36

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

	Residential Growth	Employment Growth

<u>Pike/Pine</u>	<u>620 Households</u>	<u>1400 Jobs</u>

L19

Designate urban center villages within the Downtown, First Hill/Capitol Hill and University District urban centers as shown in Land Use Figures 2, 3 and 5. While the Seattle Center and Northgate centers are presently considered to be too small to be subdivided into center villages, this shall not preclude the designation of urban villages within those urban centers in future neighborhood planning processes. Goals and policies that are applicable to urban center villages are considered also to apply to the Seattle Center and Northgate urban centers.

Confirm designations and boundaries of the following urban center villages:

- Pike/Pine

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

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

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

Inventory for Facilities and Utilities Serving Pike/Pine Urban Center Village

Facility Type	Name	Location	Capacity	Information Sources /Comments
Fire Station ²	SFD 25	1300 E. Pine St.	Engine Co., Ladder Co., Battalion, Aid Unit, Power Unit	Seattle Fire Department
	SFD 10	301 2 nd Ave. S.	Engine Co., Ladder Co., Deputy Chief, Aid Co., Hazmat Van	
	SFD 22	901 E. Roanoke St.	Engine, Communications van	
Police Station	East Precinct	1519 12 th Ave.	8.45 sq. mi. service area, 1994 population 82,265	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	Lowell Elementary	1058 E. Mercer St.	391 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
	TT Minor Elementary	1701 E. Union St.	391 students	
	Gatzert Elementary	1301 E. Yesler Way	414 students	
	All 10 Middle Schools All 10 High Schools			
Library	Henry Branch	425 Harvard Ave. E.	4,904 sq. ft: 1990 pop served 30,709 or .16 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Community Services and Facilities, Public Utilities Background Report, City of Seattle, Office of Management and Planning, December 1990. Seattle Public Library Statistical Report, EDL&A, December 1992
	Downtown Main Library	1000 4 th Ave.	166,092 Sq. ft.: Downtown pop. 21,904. Citywide pop. 1990 = 516,334 or .32 sq.ft./capita	
Parks	Bobby Morris Playfield	11 th Ave. E. & E. Pine St. In village	4.5 ac: Shelterhouse, three tennis courts, wading pool, one floodlit baseball field, one floodlit softball field or football/soccer field, running track, play area	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989
	Boren-Pike-Pine Park	Boren Av. & Pike St. In village	0.6 ac: I-5 viewpoint, benches, 4 columns, art work	
	Thomas St. Park (Summit)	E. Thomas St. & Bellevue Av. Within 1/8 mi.	0.32 ac: Lawns, benches, walks	
	McGilvra Place	E. Madison & Pike St. Within 1/8 mi.	.07 ac: street triangle	
	First Hill Park	University St. & Minor Av. E. Within 1/4 mi.	0.2 ac: landscaping and benches	

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/Comments
Other	Seattle Central Community College	1701 Broadway		
Electrical Power	East Pine Substation	East Pine & 23rd Ave. E	183 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Southeast forecast area, which has a total capacity of 331 megawatts.
Water	Most of this village is located in the 420 pressure zone, with a small area in the 316 zone. Water for this village comes from the Cedar River supply. Storage is supplied by the Volunteer Park Reservoir (12th Ave. E & E Prospect St.) and Volunteer Park Standpipe. See Utilities Figure A-4 Map for system locations (Capital Facilities Appendix)		Volunteer Park Reservoir: 20.5 million gallons Supply mains were constructed primarily before 1919. Pipes are predominately of cast iron.	Seattle Water Department, October-November, 1996 In the 420 pressure zone, elevations range from 215-327 feet above sea level; static water pressure ranges from 40-89 pounds per square inch. The minimum pressure in this area is considered adequate. In the 316 pressure zone, elevations are about 215 feet above sea level; static water pressure is about 44 pounds per square inch, which is considered adequate. ⁴
Drainage & Wastewater	The village is served by a Partially Separated system. See Utilities Figure A-5 Map for system locations (Capital Facilities Appendix)		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) are performed as needed which may enhance system capacity.	Seattle Drainage and Wastewater Utility, November 1996 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.

Table 2
Capital Facilities and Utilities Analysis
Pike/Pine Urban Center Village

Expected 6-yr. HH Growth: 171
Expected 20-yr HH Growth: 620
Land Area: 131 acres

Facility Type	Facilities needed to accommodate: 6-year growth ⁵ 20-year growth		Analysis
Fire	None	None	Fire Station 25 has an average response time of 3.21 minutes for emergency medical calls and 4.01 minutes for fire calls. Fire Station 10 has an average response time of 2.99 minutes for emergency medical calls and 3.71 minutes for fire calls. Fire Station 22 has an average response time of 4.02 minutes for emergency medical calls and 4.81 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. Response times for these stations meet industry standards and are expected to for the next six years.
Police	None	None	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. Minor facility modifications will occur as needed and funded.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Seattle School District physical goals are as follows for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase Two of the School District's Building Excellence program includes projects at the following neighborhood schools: <ul style="list-style-type: none"> • Lowell: Demolition, all new construction • Minor: Partial demolition, modernization, new addition Voters have not yet approved funds for this phase.
Electricity	None	A third transformer in the Creston-Nelson Substation, and a future downtown substation will add capacity in this forecast area.	Electrical demand from this village is estimated to increase by 0.7 annual average megawatts and 1.2 megawatts in a peak hour in 6 years. This village is located in City Light's Southeast forecast area. In 6 years, capacity in this forecast area will be 331 megawatts, and demand is expected to be 291 megawatts. In 20 years, capacity in this forecast area will be 493 megawatts, and demand is expected to be 343 megawatts. In both years, capacity is more than adequate to meet demand.
Water	None	None	Current peak day demand estimate: 1.5 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.7 mgd or 11% increase. Peak day demand estimate in 20 years: 2.0 mgd or 30% 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. The Water Department recommends more detailed studies of the distribution network in this area because it is among the oldest in the city, and the area is already densely developed.

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

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

Table 3
Transportation Analysis⁶ for
First Hill/Capitol Hill Urban Center (including Pike/Pine Urban Center Village)

Screenline Location	Arterials	Arterial Classification	Direction	V/C Ratio	
				1990	2010
North of Pine	Melrose Ave.	Minor	Northbound	0.5	0.6
	Bellevue Ave.	Collector	Southbound	0.5	0.5
	Broadway Ave.	Minor			
	12th Ave.	Minor			
	15th Ave.	Minor			
North of James - Cherry	Boren Ave.	Principal	Northbound	0.5	0.7
	Broadway Ave.	Minor	Southbound	0.5	0.7
	12th Ave.	Minor			
	14th Ave.	Collector			
West of Broadway	Yesler Way	Minor	Eastbound	0.5	0.6
	Boren Ave.	Principal	Westbound	0.5	0.6
	Jefferson St.	Collector			
	James St.	Principal			
	Madison St.	Principal			
	Union St.	Minor			
	Pike St.	Minor			
	Pine St.	Minor			
	E Denny Way	Minor			
	E Olive Way	Principal			
	E Roy St.	Minor			
West of I-5	Pike/Pine on ramp	Principal	Eastbound	0.6	0.7
	Pine St.	Principal	Westbound	0.7	0.8
	Pike St.	Principal			
	8th Ave.	Minor			
	Union off ramp	Principal			
	University on ramp	Principal			
	Seneca St.	Principal			
	Seneca off ramp	Principal			
	Spring St.	Principal			
	Spring on ramp	Principal			
	Madison St.	Principal			
	Columbia off ramp	Principal			
	Columbia/Cherry on	Principal			
	Cherry St.	Principal			
	James St.	Principal			
	James/6th on ramp	Principal			
	6th Ave.	Principal			
	Yesler St.	Minor			

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).

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

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

The table above shows existing screenline V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for four screenlines in the First Hill/Capitol Hill 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.

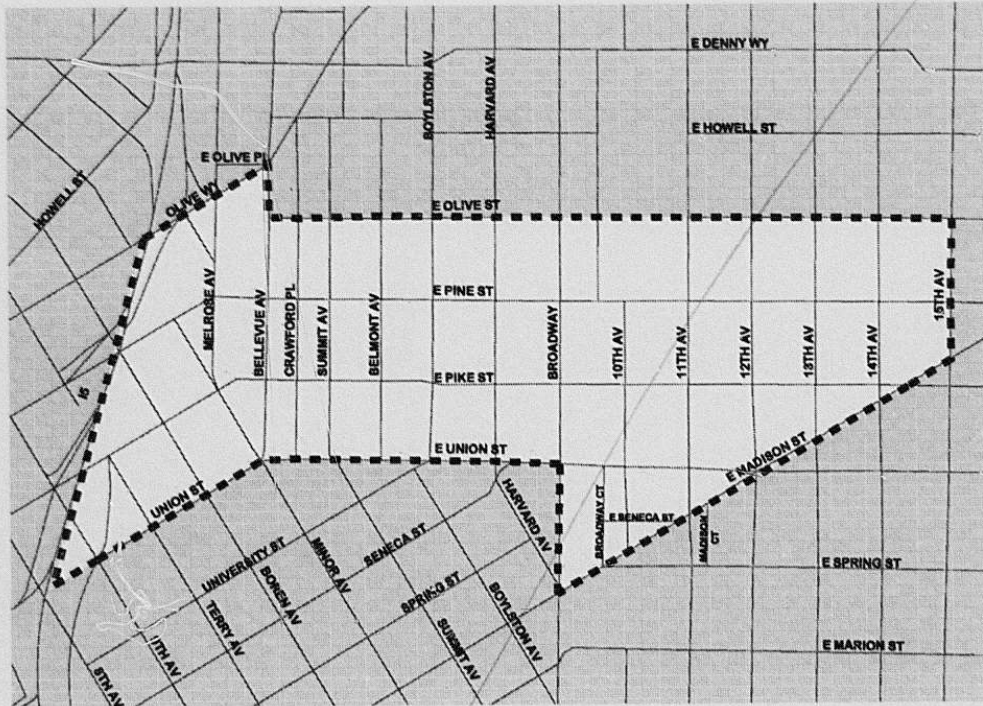
Arterial screenlines with a V/C ratio exceeding 1.0 now or possibly in the future might warrant attention in a neighborhood plan. High V/C ratios may be tolerable if the result is to shift people into other modes, or is a result of the development densities necessary for a vital urban village.

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

Future conditions: *The projected V/C ratios on all screenlines in the urban center are at or below 0.8.*

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

COMPREHENSIVE PLAN MAP AMENDMENTS — Urban Village Boundaries



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

STATE OF WASHINGTON - KING COUNTY

104148
City of Seattle, DCLU

—ss.

No. FULL ORDINAN

Affidavit of Publication

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

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

CT:ORD 119413

was published on

04/08/99

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

Subscribed and sworn to before me on

04/08/99

Notary Public for the State of Washington,
residing in Seattle

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

City of Seattle

ORDINANCE 119413

AN ORDINANCE RELATING TO THE PIKE/PINE URBAN CENTER VILLAGE NEIGHBORHOOD PLAN, AMENDING THE SEATTLE COMPREHENSIVE PLAN TO INCORPORATE PORTIONS OF THE PIKE/PINE URBAN CENTER VILLAGE NEIGHBORHOOD PLAN, AND AMENDING THE OFFICIAL LAND USE MAP, TITLE 23 OF THE SEATTLE MUNICIPAL CODE, TO RESELECT THE BOUNDARIES OF THE PIKE/PINE URBAN CENTER VILLAGE.

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

WHEREAS, a coalition of Pike/Pine neighborhood stakeholders came together to form the Pike/Pine Urban Neighborhood Coalition in the Autumn, 1995 for the purpose of preparing a Neighborhood Plan as provided for in the City of Seattle Comprehensive Plan; and

WHEREAS, the Pike/Pine Urban Neighborhood Coalition convened monthly meetings open to everyone and regularly attended by 15-25 citizens throughout the next year; and

WHEREAS, the Pike/Pine Urban Neighborhood Coalition conducted an extensive Phase I outreach process featuring focus groups for residents and businesses, a telephone survey of residents and local businesses, a project newsletter, an urban design charrette, a youth needs assessment, a slide show of the neighborhood, and mailings, all of which led to a generally recognized vision for Pike/Pine in the year 2014 as shown in the Pike/Pine Urban Center Village Neighborhood Plan and

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

ning; WHEREAS, consultants were hired to assist the planning committee to study and prepare analyses and recommendations on the issues of Arts and Culture, Economic Development, Housing and Land Use, Human Services, and Urban Design; and

WHEREAS, a final plan incorporating Key Strategies and Additional Actions for Implementation was reviewed and approved by the Pike/Pine Urban Neighborhood Coalition and validated by the community in response to a community-wide mailer and validation event; and

WHEREAS, the overall vision of the Pike/Pine Neighborhood Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, a SEPA checklist on the Pike/Pine Neighborhood Plan has been prepared and a Determination of Non-significance was issued on November 12, 1998; and

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

NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

SECTION 1. The Seattle Comprehensive Plan, as adopted by Ordinance 117221 and subsequently amended, is hereby amended as follows:

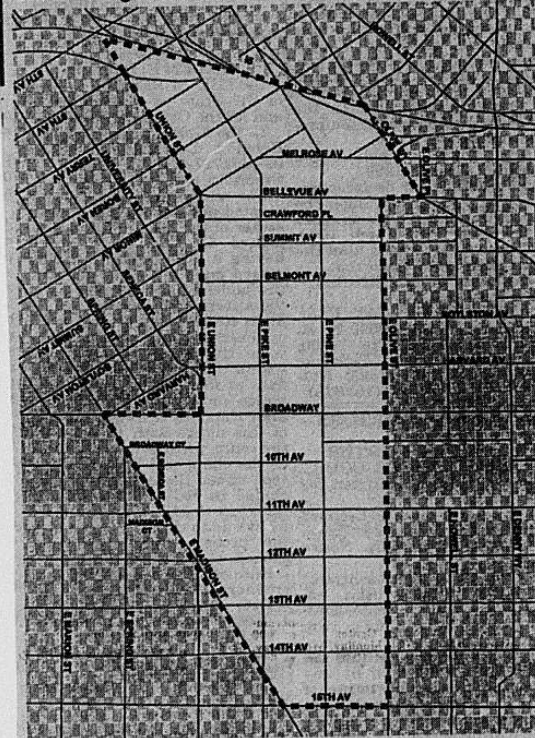
A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive Plan is hereby amended to add Pike/Pine, as shown in Attachment 1.

B. The Pike/Pine 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 Pike/Pine Urban Center 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, Pike/Pine section, of the Comprehensive Plan.

COMPREHENSIVE PLAN MAP AMENDMENTS — Urban Village Boundaries



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

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

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

SECTION 2. The amendments contained in Section 1 of this ordinance constitute an adopted neighborhood plan. All previous neighborhood plans for the Pike/Pine area, including the "1991 Pike/Pine Planning Study" recognized in Resolution 28657, but not including the 1974 "Capitol Hill Plan" adopted by Resolution 24678, are hereby repealed.

SECTION 3. Pursuant to SMC 23.12-110, the following streets are Green Streets designated by the Pike/Pine Urban Center Village Neighborhood Plan:

- Summit Avenue from East Olive Street to East Union Street (Type III)
- Belmont Avenue from East Olive Street to East Union Street (Type III)
- Harvard Avenue from East Olive Street to East Union Street (Type III)
- 30th Avenue from East Pine Street to East Madison Street (Type III)
- 11th Avenue from East Olive Street to East Pine Street (Type III)

• Yale Avenue west of Melrose Avenue, east of Interstate 5 (Type IV)

SECTION 4. The Official Land Use Map, Section 23.32.010, Seattle Municipal Code, is amended to reflect the boundaries of the Pike/Pine Urban Center Village as depicted on Attachment 5 to this Ordinance.

SECTION 5. Pursuant to SMC 23.47.009 (D), single-purpose residential structures within the Pike/Pine Urban Center Village shall continue to be conditional uses in commercial zones.

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

Passed by the City Council the 22nd day of March, 1999, and signed by me in open session in authentication of its passage this 22nd day of March, 1999.

SUE DONALDSON,
President of the City Council.
Approved by me this 24th day of March, 1999.

PAUL SCHELL,
Mayor.
Filed by me this 25th day of March, 1999.

(Seal) JUDITH E. PIPPIN,
City Clerk.

Publication ordered by JUDITH PIPPIN, City Clerk.

(See City Clerk for Attachments.)

Date of official publication in Daily Journal of Commerce, Seattle, April 8, 1999.


4/8/104148

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

TIME AND DATE STAMP

SPONSORSHIP

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



FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE

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