

Ordinance No. 119506

re

The City of Seattle Council Bill/Ordinance

Council Bill No. 112595

AN ORDINANCE relating to the West Seattle Junction Hub Urban Village Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions of the West Seattle Junction Hub Urban Village Neighborhood Plan; amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the West Seattle Junction Hub Urban Village; and amending Seattle Municipal Code Chapter 23.47, relating to single purpose residential development.

6/3/99

CF No. _____

Date Introduced: <u>MAR 1 1999</u>	
Date 1st Referred: <u>MAR 1 1999</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>6-21-99</u>	Full Council Vote: <u>8-0</u>
Date Presented to Mayor: <u>6-21-99</u>	Date Approved: <u>6/29/99</u>
Date Returned to City Clerk: <u>6/30/99</u>	Date Published: <u>5/99</u> TO <input type="checkbox"/> FT. <input checked="" type="checkbox"/>
Date Vetoes by Mayor:	Date Veto Published:
Date Passed Over Veto:	Veto Sustained:

6-21-99 Full Council

(Sycosec)

This file is complete and ready

Law Department

Law Dept. Review

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: CONLIN
Councilmember

Committee Action:

6/23/99 ^(C) pass as amended - unanimous
Conlin y/n
Pageler y/n

6-21-99 Full Council: Passed 8-0

(Excused: Pageler)

This file is complete and ready for presentation to Full Council. Committee: ORC 6/8/99
(initial/date)

Law Department

Law Dept. Review

OMP
Review

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City Clerk
Review

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ORDINANCE 119506

1
2 **AN ORDINANCE relating to the West Seattle Junction Hub Urban Village**
3 **Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions**
4 **of the West Seattle Junction Hub Urban Village Neighborhood Plan; amending the**
5 **Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the**
6 **boundaries of the West Seattle Junction Hub Urban Village; and amending Seattle**
7 **Municipal Code Chapter 23.47, relating to single purpose residential development.**

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

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

12 WHEREAS, a coalition of West Seattle Junction neighborhood stakeholders came together
13 to form Friends of the Junction (FOJ) in the spring of 1995 for the purpose of
14 preparing a Neighborhood Plan as provided for in the City of Seattle Comprehensive
15 Plan; and

16 WHEREAS, FOJ convened monthly meetings open to everyone and regularly attended by
17 community stakeholders throughout the next three years; and

18 WHEREAS, FOJ conducted an extensive Phase I outreach process featuring several surveys
19 of residents and local businesses, focus groups, presentations at community group
20 meetings, displays at community events and a well-attended validation celebration,
21 all of which led to the creation of a generally recognized vision for maintaining the
22 "small town" character of the Junction; and

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

WHEREAS, subcommittees were formed and consultants were hired to study and prepare
analyses and recommendations on the issues of Transportation, Economic
Development, Parks and Open Space, Land Use/Housing, and Human Development;
and

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

WHEREAS, the West Seattle Junction Hub Urban Village Neighborhood Plan is consistent
with the goals and policies of Seattle's Comprehensive Plan; and

1 WHEREAS, the City's environmental review requirement under SEPA has been fulfilled
2 through issuance of an addendum to the Comprehensive Plan's 1994 Final
3 Environmental Impact Statement on January 28, 1999; and

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

7 **NOW THEREFORE,**

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

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

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

Section 2. The amendments contained in Section 1 of this ordinance constitute

1 an adopted neighborhood plan. All previous neighborhood plans relating to the West Seattle
2 Junction, including the "West Seattle Junction Comprehensive Plan Study" recognized in
3 Resolution 28657, are hereby repealed.

4 **Section 3.** The Official Land Use Map, Section 23.32.016, Seattle Municipal
5 Code, is amended to reflect the boundaries of the West Seattle Junction Hub Urban Village
6 as depicted on Attachment 5 to this Ordinance.

7 **Section 4.** Residential use in single purpose residential development within
8 commercial zones in the West Seattle Hub Urban Village, established by adoption of this
9 ordinance, shall continue to be permitted by conditional use, except where permitted outright
10 as shown on a new map entitled "West Seattle Hub Urban Village Map 23.47.004 C," and
11 shown as Attachment 7, and hereby added to subsection 23.47.004(E) of the Seattle
12 Municipal Code.

13 **Section 5.** Section 23.47.004, Subsection E of the Seattle Municipal Code, as
14 last amended by Ordinance 119238 is further amended as follows:

15 **23.47.004 Permitted and prohibited uses.**

16 E. Residential Uses.

17 1. Residential use in single-purpose residential structures. Residential
18 use in single-purpose residential structures is permitted as an administrative conditional use,
19 unless:

20 a. the structure is located within an area in which the use is either
21 permitted outright or prohibited, as shown on Maps 23.47.004 A, ~~((and))~~ B, and C; or

22 b. The ~~((use is a nursing home, in which case it is permitted
outright, unless it))~~ structure is located in a Pedestrian-Designated zone, in which case
residential ~~((the))~~ use is prohibited ~~((at street level along the designated principal pedestrian
street as provided in Section 23.47.042));~~ or

c. the structure is located within a zone which has a height limit
of 85 feet or higher, in which case ~~((the use is))~~ single purpose residential structures are
prohibited.

2. ~~((Residential use in mixed use structures. Residential use in mixed-
use development is permitted outright in NC1, NC2, NC3 and C1 zones, provided that
nursing homes are permitted in all zones except in Pedestrian Designated zones at street
level (See Section 23.47.040). Except in Pedestrian Designated zones at street level, where~~

1 ~~the provisions of Subchapter IV of Chapter 23.47 shall apply, the street level non-~~
2 ~~residential use portion of an Assisted Living facility in a mixed use development may~~
3 ~~include, in addition to the uses permitted in Section 23.47.042, uses associated with the~~
4 ~~Assisted Living facility, such as activity rooms, administrative offices, lounges, mail room,~~
5 ~~dining area, or lobby, provided that the non-residential portion of the development does not~~
6 ~~include private living units. All other provisions of Subchapter IV of Chapter 23.47 shall~~
7 ~~apply.))~~ Residential use in mixed use development. Residential use in mixed-use
8 development is permitted outright in NC1, NC2, NC3 and C1 zones. Where non-residential
9 use is required to occupy the street level of a mixed-use development, as provided in
10 23.47.008, Mixed use development, or as provided in 23.47.042. Uses in pedestrian-
11 designated zones, the following residential uses are permitted at the street level of a mixed-
12 use development:

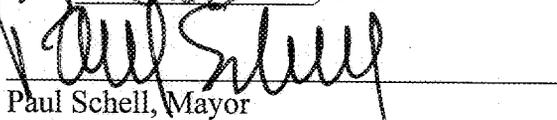
- 13 a. Nursing home; and
- 14 b. Assisted living facilities, limited to the following uses: activity rooms,
15 administrative offices, lounges, mail room, dining area, or lobby. Private living units and
16 their accessory parking are not permitted at the street level of a mixed-use development.
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1 **Section 6.** This ordinance shall take effect and be in force thirty (30) days from
2 and after its approval by the Mayor, but if not approved and returned by the Mayor within
3 ten (10) days after presentation, it shall take effect as provided by Municipal Code Section
4 1.04.020.

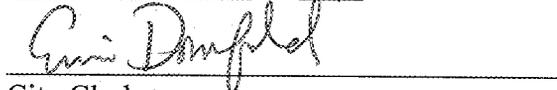
5 Passed by the City Council the 21st day of June, 1999, and
6 signed by me in open session in authentication of its passage this 21st day of
7 June, 1999.

8 
President of the City Council

9 Approved by me this 29th day of June, 1999.

10 
Paul Schell, Mayor

11 Filed by me this 30th day of June, 1999.

12 
13 Erin Donohue
acting City Clerk

14 (SEAL)

1 **LIST OF ATTACHMENTS**

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3 **ATTACHMENT 1** TABLE OF CONTENTS

4 **ATTACHMENT 2** WEST SEATTLE JUNCTION 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

8 **ATTACHMENT 6** COMPREHENSIVE PLAN LAND USE APPENDIX B

9 **ATTACHMENT 7** MAP 23.47.004D OF THE SEATTLE MUNICIPAL CODE,
WEST SEATTLE JUNCTION HUB URBAN VILLAGE

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ATTACHMENT 1

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

Table of Contents

* * *

West Seattle Junction



WEST SEATTLE JUNCTION GOALS AND POLICIES

COMMUNITY CHARACTER

- G1 A small town community with its own distinct identity comprised of a strong single-family residential community and a vibrant mixed use business district serving the surrounding residential core.
- P1 Seek to maintain and enhance a compact mixed-use commercial core, with small town character, located between 41st and 44th Avenues SW and SW Genesee Street and SW Edmunds Street, by encouraging improved traffic flow, pedestrian safety and amenities, and architectural image.
- P2 Target city investments into areas where growth is expected to occur, especially within the village "core" located between 41st and 44th Avenues SW and SW Genesee Street and SW Edmunds Street.

ECONOMIC DEVELOPMENT WITHIN THE COMMERCIAL CORE

- G2 A vibrant center of shopping, dining, and cultural opportunities that supports both day-time and night-time activity.
- P3 Encourage attractive, higher density mixed-use development within the commercial core at a height compatible with the neighborhood's small-town scale.
- P4 Strive to balance the goal of a compact urban village with the need for adequate parking, traffic circulation and pedestrian safety on neighborhood streets.
- P5 Seek to reinforce pedestrian orientation, enhance the architectural character of the area, and promote interaction between the community, property owners, and developers to encourage new buildings that contribute to and enhance the Junction's character.
- P6 Encourage a human scale design of buildings and public spaces to be accessible to pedestrians, safe, well-lit, and clean.
- P7 Encourage efforts to maintain and preserve local "landmark" buildings within the business district.

FAUNTLEROY GATEWAY INTO THE JUNCTION

- G3 A community gateway near Fauntleroy Way and Oregon St that reflects the character of the rest of the neighborhood, presents a positive image, and provides a safe and pleasant pedestrian environment, efficient traffic flow and a pleasant and positive aesthetic appearance.
- P8 Seek to integrate Fauntleroy Way into the neighborhood physically, aesthetically, and operationally while, at the same time, maintaining its arterial functions.



- P9 Seek to enhance pedestrian safety and improve pedestrian circulation along Avalon Way, Fauntleroy Way, and SW Alaska Street from 35th Ave SW to California Ave SW.

TRANSPORTATION

- G4 A neighborhood which facilitates movement of people and goods with a particular emphasis on increasing safety, supporting the economic centers, and encouraging a full range of transportation choices.
- P10 Enhance pedestrian access and vehicular and bicycle mobility throughout the neighborhood, with particular attention to the Junction commercial core, the Fauntleroy Way Corridor, the California Avenue SW Corridor, and the 35th Avenue SW Corridor.
- P11 Encourage pedestrian and bicycle linkages among the three West Seattle Junctions (Admiral, West Seattle, and Morgan) and to and from other Seattle neighborhoods via the Spokane Street corridor.
- P12 Strive to protect the residential neighborhoods surrounding the West Seattle Junction from traffic impacts.

HOUSING AND LAND USE

- G5 A community with housing and amenities that support a population of diverse incomes, ages and other social characteristics.
- P13 Maintain the character and integrity of the existing single-family areas.
- P14 Encourage programs that help low- and fixed-income people, especially seniors, retain ownership of their homes.
- P15 Encourage opportunities to provide affordable market-rate housing in the neighborhood for Junction workers.

PARKS AND OPEN SPACE

- G6 A desirable place for families with a safe and attractive residential neighborhood served by a variety of park and recreation facilities.
- G7 A neighborhood with a cohesive identity and aesthetics, which respects the urban forest and native habitat.
- P16 Encourage the provision of open spaces in conjunction with pedestrian and bicycle linkages throughout the neighborhood.
- P17 Seek opportunities to reclaim unneeded portions of street rights-of-way to develop open space and trails where appropriate and explore opportunities to support the "Open Space Lattice" concept.
- P18 Explore opportunities within the business district to create community gathering places.



- P19 Promote greening and beautification of the neighborhood through local citizen participation.
- P20 Enhance the urban forest within existing parks and open space areas.
- P21 Support the maintenance and restoration of native habitat and species in existing parks, open spaces, and street rights-of-way.

CULTURAL ARTS

- G8 A neighborhood community with a distinctive flavor in arts and culture, yet integrated into the overall arts and cultural community in West Seattle.
- P22 Support the provision of public art throughout the Junction.
- P23 Strive to integrate art into the business district and at new open space sites.
- P24 Encourage multi-cultural outreach for and participation in the arts throughout West Seattle.

HUMAN DEVELOPMENT AND PUBLIC SAFETY

- G9 A neighborhood that recognizes and supports the diverse human development needs and safety concerns of its changing population.
- P25 Encourage human services providers to work closely with neighborhood organizations in developing programs that benefit clients and the larger community.
- P26 Seek to improve communication between people, organizations, and communities dealing with human development and safety issues.
- P27 Promote the use of good environmental design to improve the safety of new open space sites, pedestrian trails and new development.

CAPITAL FACILITIES

- G10 A neighborhood with public facilities that are assets to both the neighborhood and the service providers.
- P28 Seek to involve the Junction community in planning efforts for the use of public facilities in the Planning Area.
- P29 Encourage the maintenance and continued use of public facilities as necessary to ensure they remain assets to the neighborhood and preserve their historic value.
- P30 Encourage the retention and re-use of public facilities within the Junction neighborhood that would serve long-term goals and needs of the community.



AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

L33: Preliminarily designate the following locations as hub urban villages (Land Use Figure 1), subject to future objective analysis in the neighborhood planning process:

- ~~1. West Seattle Junction~~
- 1. Lake City
- 2. Fremont
- 3. Aurora at N 130th
- 4. Rainier Avenue/I-90

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

- 1. Ballard
- 2. South Lake Union
- 3. West Seattle Junction

Amend Land Use Figure 1 and the Future Land Use Map to show the designation and boundaries of the West Seattle Junction Hub Urban Village, as shown on Attachment 5. Indicate West Seattle Junction Hub Urban Village as adopted on Land Use Figure 1-A

G36

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

	Residential Growth	Employment Growth
<u>West Seattle Junction</u>	<u>1100</u>	<u>2300</u>



ATTACHMENT 4

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



Table 1

Inventory for Facilities and Utilities Serving West Seattle Junction Hub Urban Village

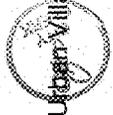
Facility Type	Name	Location	Capacity	Information Sources /Comments
Fire Station ²	SFD 32	3715 SW Alaska St.	Engine Co., Ladder Co., Medic/Aid, Air	Seattle Fire Department
	SFD 36	3600 - 23rd Ave. SW	Engine Co., Marine Response Van	
Police Station	South Precinct	3001 South Myrtle St.	31.87 sq. mi. service area, 1994 population 155,777	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	Fairmount Park Elementary Schmitz Park Elementary Cooper Elementary All 10 Middle Schools All 10 High Schools	3800 SW Findlay St. 5000 SW Spokane St. 5950 Delridge Way. SW	375 students 300 students 575 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	West Seattle Branch	2306 42nd Ave. SW	8178 sq. ft, 1990 pop served 33,467, or .24 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks ⁴	West Seattle Golf Course	4470 - 35th Ave. SW	130.3 ac: 18-hole golf course	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989
	West Seattle Recreation Complex	35th Ave. SW & SW Oregon St.	78 ac: Camp Long interpretive center and nature trails, West Seattle Stadium, lighted football field and grandstands, running track, 1 softball field, field events area	
Other ⁵	Fauntleroy Place	Fauntleroy Way SW & 38th Ave. SW	0.07 ac: street triangle	Urban Villages Open Space Analyses, Office of Management and Planning
	Longfellow Creek Natural Area			

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

² The nearest station is listed; Fire and Emergency Medical Services are generally provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to serious medical emergencies.

³ Through the student assignment plan, the village is served by a number of designated regular elementary schools; and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.

⁴ Parks and Other Resources shown are inside the village or within 1/8 mile of the unadopted village boundary.



Facility Type	Name	Location	Capacity	Information Sources /Comments
Electrical power	Deiridge substation	5935 - 26th Ave. SW	197 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Southwest forecast area, which has a total capacity of 427 megawatts.
Water	The majority of this village is located in the 488 pressure zone, while a small portion is located in the 316 pressure zone. Water comes from the Cedar River supply. Storage is provided by the Myrtle Reservoir (35th Ave. SW & SW Myrtle St.) and the Charlestown Standpipe. Water is pumped to the area by the West Seattle Reservoir pump and the 33rd & Spokane Pump. See Utilities Figures A4 & A5, Comprehensive Plan Appendix, for system locations.		Myrtle Reservoir: 7 million gallons Supply mains were constructed primarily before 1949. Pipes are predominately of cast iron.	Seattle Water Department, October-November, 1996 In the 488 pressure zone, elevations range from 174-377 feet above sea level; static water pressure ranges from 48-136 pounds per square inch. The minimum pressure in this area is considered adequate. In the 316 pressure zone, elevations range from 175-189 feet above sea level; static water pressure ranges from 55-61 pounds per square inch. ⁵ The minimum pressure in this part of the village is considered good.
Drainage & Wastewater	The majority of the village is served by a Combined system except for the western edge, which is served by a Partially Separated system. See Utilities Figures A4 & A5, Comprehensive Plan Appendix, for system locations.		With Combined systems, existing sewage flows constitute about 5% of pipe capacity, with the remainder for stormwater flows. Capacity of the combined systems in this area is considered adequate. With Partially Separated systems, about 15% of the stormwater enters the sewer system, with the remaining 85% diverted to the storm drain system. Capacity of the Partially Separated systems in this area is considered adequate. Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) performed as needed may enhance system capacity.	Seattle Drainage and Wastewater Utility, November 1996 Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe. Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe.

⁵ Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.



Table 2

Expected 6-yr. HH Growth:
300
Expected 20-yr HH Growth:
1,100
Land Area: 225 Acres

Capital Facilities and Utilities Analysis

West Seattle Junction Hub Urban Village

Facility Type	Facilities needed to accommodate: 6-year growth ⁶	20-year growth	Analysis
Fire	None	None expected at this time.	Fire Station #32, the closest to this urban village, has an average response time of 4.57 minutes for emergency medical calls and 5.20 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. While the average response time for fire calls for this station is higher than industry standard, the fire station is located within the village's preliminary boundary. Response times to calls within the village should be well below the station average, and are expected to be for the next six years. Fire Station #36 has an average response time of 4.27 minutes for emergency medical calls and 5.01 minutes for fire calls.
Police	None	Additional precinct space may be required.	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 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 all new construction on a new site for Cooper Elementary. Phase Two of the program calls for partial demolition, modernization and a new addition on an expanded site for Fairmount Park Elementary. Voters have not yet approved funds for this phase.
Electricity	None	A 4th transformer and switchgear bus-section will be added to the Duwamish Substation to increase capacity in this forecast area.	Electrical demand from this village is estimated to increase by 2.1 annual average megawatts and 3.4 megawatts in a peak hour in 6 years. This village is located in City Light's Southwest forecast area. In 6 years, capacity in this forecast area will be 427 megawatts, and demand is expected to be 398 megawatts. In 20 years, capacity in this forecast area will be 547 megawatts, and demand is expected to be 471 megawatts. In both years, capacity is more than adequate to meet demand.

⁶ 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 ⁶ 20-year growth		Analysis
Water	None	None expected at this time.	<p>Current peak day demand estimate: 1.25 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.51 mgd or 22% increase. Peak day demand estimate in 20 years: 2.02 mgd or 63% 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. Current construction of the Scenic Heights pump station should improve water pressures for areas around the Charlestown Standpipe.</p>
Drainage and Wastewater	No new facilities are expected because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events. Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p>

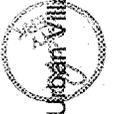


Table 3
Transportation Analysis⁷ for
West Seattle Junction Hub Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Fauntleroy Way SW	SW Brandon St. SW Alaska St.	Principal	Northbound	0.3	0.3
			Southbound	0.6	0.7
Fauntleroy Way SW	SW Alaska St. - 35th Ave. SW	Principal	Northbound	0.7	0.7
			Southbound	1.1	1.1
Fauntleroy Way SW (West Seattle Fwy)	35th Ave. - SW Spokane St.	Principal	Northbound	0.6	0.6
			Southbound	1.0	1.0
35th Ave. SW	SW Alaska St. - Fauntleroy Way SW	Principal	Northbound	0.5	0.5
			Southbound	0.8	0.9
California Ave. SW	SW Brandon St. - SW Alaska St.	Minor	Northbound	0.6	0.6
			Southbound	0.7	0.8
California Ave. SW	SW Alaska St. - SW Charlestown St.	Minor	Northbound	0.7	0.7
			Southbound	0.6	0.7
SW Edmunds St.	California Ave. SW - Fauntleroy Way SW	Collector	Eastbound	0.4	0.4
			Westbound	0.6	0.7
SW Alaska St.	49th Ave. SW - California Ave. SW	Minor	Eastbound	0.3	0.3
			Westbound	0.3	0.4
SW Alaska St.	California Ave. SW - Fauntleroy Way SW	Minor	Eastbound	0.5	0.6
			Westbound	0.9	1.0
SW Alaska St.	Fauntleroy Way SW - 35th Ave. SW	Minor	Eastbound	0.3	0.3
			Westbound	0.6	0.7
SW Oregon St.	Glenn Way SW - California Ave. SW	Collector	Eastbound	0.8	0.8
			Westbound	0.4	0.4
SW Oregon St.	California Ave. SW - Fauntleroy Way SW	Minor	Eastbound	0.4	0.4
			Westbound	0.6	0.6
SW Genesee St.	Glenn Way SW - California Ave. SW	Collector	Eastbound	0.1	0.1
			Westbound	0.1	0.1

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 West Seattle Junction hub 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 time.

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.

⁷ The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).



Existing conditions: *Fauntleroy Way SW has a V/C ratio near 1.1 between SW Alaska St. and 35th Ave. SW, and 1.0 northeast of 35th Ave. SW. The V/C ratio on SW Alaska St. is 0.9.*

Fauntleroy Way SW and 35th Ave. SW are principal arterials. Fauntleroy connects the urban village to I-5 and downtown Seattle via the West Seattle Freeway. Transit Priority Network streets in the urban village include California Ave. SW, SW Alaska St. between California Ave. SW and 35th Ave. SW, 35th Ave. SW between SW Alaska St. and Fauntleroy Way SW, and Fauntleroy Way SW northeast of 35th Ave. SW.

Future conditions: *The V/C ratio on Fauntleroy Way SW is projected to remain at or below 1.1 between SW Alaska St. and 35th Ave. SW, and 1.0 northeast of 35th Ave. SW. The V/C ratio on SW Alaska St. is projected to increase to above 0.9.*



ATTACHMENT 5

COMPREHENSIVE PLAN MAP AMENDMENTS — *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
Belltown 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/Int. Dist. 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. Comm. Urban Center Total	770	11611	15.0	NA¹	17.8	31427	41	NA¹	52
Univ. Dist. NW Village	289	4324	14.9	1630 ³	20.5	8625	30	3000	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	359	6313	17.6	0 ³	12.0	21222	59	4800 ³	72
Northgate Urb. Center Total	410	3291	8.0	NA ¹	15.3	11366	28	NA ¹	50
Uptown Queen Anne Urban 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 @ 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 @ 97 th 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



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
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
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 residential and hub 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 that indicated in this Appendix B.
- 6 Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.

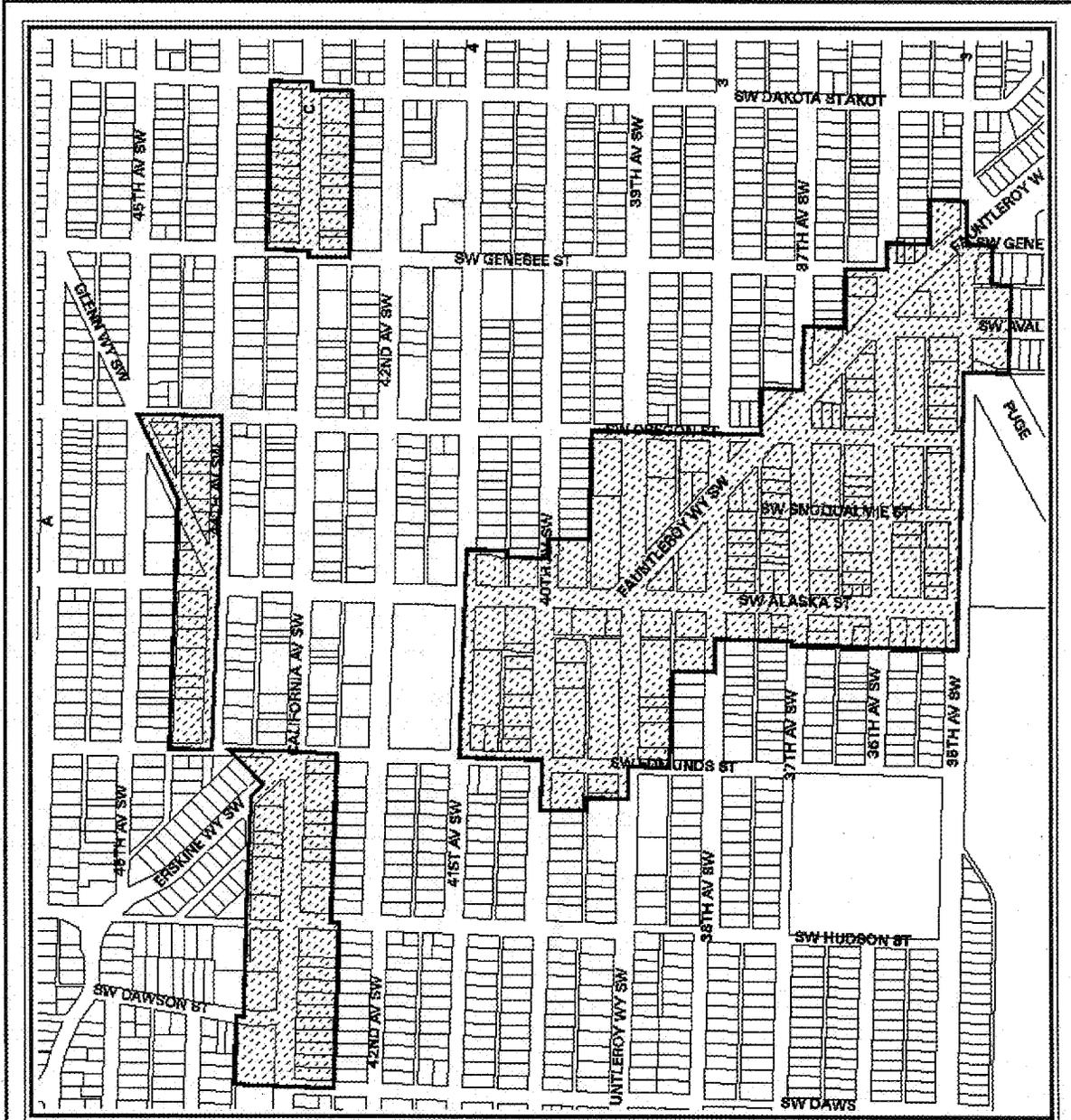


ATTACHMENT 7

**MAP 23.47.004D OF THE SEATTLE MUNICIPAL CODE, WEST SEATTLE
JUNCTION HUB URBAN VILLAGE**



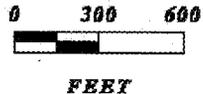
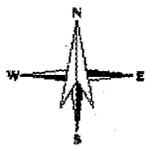
Single Purpose Residential Uses Permitted Outright in the West Seattle Junction



West Seattle Junction Hub Urban Village

 Single-purpose residential permitted outright.

Map 23.47.004 DC



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City of Seattle
Strategic Planning Office

Lizanne Lyons, Director
Paul Schell, Mayor



MEMORANDUM

DATE: February 23, 1999
TO: Councilmember Richard Conlin, Chair
Neighborhoods, Growth Planning and Civic Engagement Committee
FROM: Teresita Batayola, Assistant Director, Strategic Planning Office *TB*
Karma Ruder, Director, Neighborhood Planning Office *KR*
SUBJECT: West Seattle Junction Approval and Adoption Package

We are pleased to transmit to you the Approval and Adoption Package for the West Seattle Junction Hub Urban Village. The Council's Neighborhoods, Growth Planning, and Civic Engagement Committee will hold a presentation and Public Hearing on this plan at 7:00 p.m. on April 1, 1999 at the Senior Center of West Seattle. Attached to this memorandum, for your information, are:

1. An Executive Report.
2. A summary of the outreach activities of this planning effort.
3. The Comprehensive Plan consistency checklist for the West Seattle Junction Neighborhood Plan.
4. A proposed resolution to recognize the West Seattle Junction Neighborhood Plan and approve a matrix of Executive responses to the plan's recommended activities to implement the plan.
5. A proposed ordinance to:
 - confirm the Comprehensive Plan designation, boundary, and growth targets of the West Seattle Junction Hub Urban Village;
 - incorporate West Seattle Junction goals and policies, capital facilities and utilities inventories and analyses and transportation analyses for the urban village into the Neighborhood Plans volume of the Comprehensive Plan.
 - allow single-purpose residential development outright in designated commercial zones within the West Seattle Junction Hub Urban Village.

The West Seattle Junction Final Approval and Adoption Matrix is divided into two sections:

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

SPO, NPO, and other City staff look forward to working with the City Council through the plan adoption process for the West Seattle Junction Neighborhood Plan.

We wish to thank the members of the Friends of the Junction Planning Committee for their hard work.

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

Attachments

cc: Geri Beardsley
Bob Morgan
Tom Byers
Denna Cline
Jim Diers
Marty Curry
Phil Fujii
Calvin Chow
Lyn Kilpatrick, co-chair
Vivian Williams, co-chair

ATTACHMENT 1

EXECUTIVE REPORT ON THE PROPOSED WEST SEATTLE JUNCTION NEIGHBORHOOD PLAN February 23, 1999

I. Introduction

The West Seattle Junction neighborhood plan is a general plan for the West Seattle Junction Hub Urban Village preliminarily designated in the City's Comprehensive Plan.

The plan is structured around two *key strategies*:

- ◆ Strengthen the Mixed-Use Commercial Core
- ◆ Improve the Fauntleroy Gateway into the Junction

These strategies are described in more detail below.

For the most part, the Executive supports the West Seattle Junction neighborhood plan. Several of the proposed recommendations have already been accomplished or are underway. Of the recommendations which are not underway, many could easily be implemented by the City, once funding is identified. Many other recommendations are community based and could be implemented without support from the City or with financial support from the Neighborhood Matching Fund.

II. Background

This neighborhood plan represents an extension of previous planning efforts in the West Seattle Junction community. The Friends of the Junction (FOJ), the neighborhood planning organization, has conducted various and extensive outreach activities. A complete outreach report is included in Attachment 2.

III. Comprehensive Plan Consistency

Goals and policies expressing the West Seattle Junction Neighborhood Plan were prepared by the FOJ neighborhood planning organization, NPO and SPO staff. The Executive recommends their inclusion in the Comprehensive Plan, as noted in the proposed ordinance.

The West Seattle Junction Neighborhood Plan confirms the Hub Urban Village designation, boundaries, and growth targets. In addition, Inventories and Analyses of Capital Facilities and Utilities serving the West Seattle Junction, and Transportation Analyses for the West Seattle Hub Urban Village, have been reviewed and accepted by the community for inclusion in the Comprehensive Plan.

Please see the Comprehensive Plan Consistency Checklist for the West Seattle Hub Urban Village (Attachment 3) for additional information on Comprehensive Plan consistency.

IV. Summary of Executive Response to Key Strategies

The Executive recognizes the importance of the Key Strategies to the neighborhood. Given the number of Key Strategies that will be proposed from the 37 planning areas, priorities will have to be set and projects phased over time. The Executive will coordinate efforts to sort through the Key Strategies. During this sorting process, departments and neighborhood development managers will work to prioritize elements of the Key Strategies. This may include developing rough cost estimates for the activities within each Key Strategy; identifying potential funding sources and mechanisms; establishing priorities for the Key Strategies within each plan, as well as priorities among plans; and developing phased implementation and funding strategies. The City will involve the neighborhoods in a public process so that neighborhoods can help to establish citywide priorities. The results of these efforts will determine which strategies and activities will have priority for City response in 1999-2000, rather than later implementation. Activities identified in this section will be included in the City's tracking database for monitoring neighborhood plan implementation.

The Friends of the Junction Planning Committee has focused on two key strategies.

◆ *Strengthen the Mixed-Use Commercial Core*

This Key Strategy focuses on enhancing the retail center of the neighborhood located between 41st and 44th Avenues SW, and SW Genesee and SW Edmunds Streets. The recommendations include investigating the redesign of California Ave SW, providing pedestrian and bicycle connections and amenities, encouraging business retention and recruiting, developing design guidelines, and allowing single-purpose residential uses outright outside the commercial core. The Executive supports the vision of a vibrant, compact commercial core in the West Seattle Junction. Many of these recommendations will require the neighborhood to take a lead role in developing or implementing the activities listed with support from appropriate City departments.

◆ *Improve the Fauntleroy Gateway into the Junction*

The activities of this Key Strategy are transportation recommendations that focus on the primary gateway connecting the neighborhood to the West Seattle Bridge and the rest of the city. The recommendations call for additional work on developing street designs to improve pedestrian and bicycle mobility and traffic flow. The City supports the neighborhood in efforts to improve mobility throughout the village, however these concepts need to be developed further for their feasibility to be evaluated. Resources within the City to develop these kinds of transportation improvements are limited. Priorities will need to be identified through the City's Sector Work Programs to focus City efforts once resources are identified and become available.

V. Additional Activities for Implementation

For the most part, the recommendations in the Additional Activities for Implementation are supported by the Executive, and help implement the Comprehensive Plan as well as the neighborhood's vision. A number of the community's recommendations focus on the neighborhood's concept of an "Open Space Lattice," a connection of the neighborhood's parks, open spaces, school grounds, substations, and vacant lands, incorporating the existing street/alley grid. This concept is currently not developed enough for the Executive to fully review and comment. Individual projects and specific implementing activities related to the "Open Space Lattice" have been listed in the matrix for City response as appropriate.

West Seattle Junction, together with the Delridge, Admiral, Morgan Junction, and Westwood/Highland Park neighborhoods, has developed the West Seattle Transportation Action Agenda to address West Seattle-wide transportation and access concerns. Some recommendations from this work have been included in the matrix for City response. The Executive strongly supports the neighborhoods' efforts in identifying area-wide transportation recommendations and coordinating transportation priorities for the entire West Seattle peninsula. The Executive will have copies of the West Seattle Transportation Action Agenda available to the Council Committee at the April 1, 1999 Public Hearing and will give feedback, as appropriate, after completing review of the document.

VI. Activities Not Supported by the Executive

The matrix contains two recommendations proposed by the neighborhood which are not supported by the Executive. These recommendations are listed below.

Activity	Description	Executive Comment
NT-14	Explore the feasibility of a community center centrally located to serve the Junction, and possibly Morgan neighborhoods.	The West Seattle peninsula is currently served by 5 community centers (Delridge, South Park, Hiawatha, SW Alki, and High Point). Given the cost of new community centers (over \$5 million dollars) and the greater need for recreation facilities in other parts of the City, DPR will work with the Junction community to identify opportunities other than new community centers for increasing and improving the recreation facilities in the area. DPR invested close to \$1 million dollars in the Hiawatha Center (1998). In addition, the West Seattle High School will include an open space area.
NT-25	Designate and sign specific alleys as non-motorized transportation routes compatible with continued vehicular use.	As vehicular access cannot be completely restricted from these alleyways, the City would not support officially designating these alleys as pedestrian or bicycle routes. SEATRAN has significant concerns that this concept would promote pedestrian and bike crossings at unusual mid-block locations that would create a safety problem. SEATRAN would not support this kind of design.

VII. Policy Docket Issues Raised in the Matrix

A number of recommendations raise city-wide policy issues which the Executive proposes to refer to the Policy Docket. These issues include:

- ◆ Crosswalks and pedestrian crossing signals (KS-1.3)
- ◆ Sidewalk maintenance and repair (KS-1.9)
- ◆ Community Centers (NT-14, LT-6)
- ◆ Historic preservation and conservation districts (NT-15)
- ◆ Lighting issues (NT-16)

VIII. Changes to the Matrix Following Community Validation

The Friends of the Junction submitted a small number of changes to the matrix following their November 14, 1998 validation event. These changes involved the inclusion of new recommendations, deletion of other recommendations, and revisions to previously unclear or incorrect recommendations. Recommendations KS 1.12, NT-3, NT-11, and NT-30 have been added since the validation event. Proposed zoning recommendations have been removed from the final plan and matrix.

ATTACHMENT 2

WEST SEATTLE JUNCTION NEIGHBORHOOD PLANNING ASSOCIATION OUTREACH REPORT

Phase I Outreach Summary

From the outset, one of the primary tenets of the Friends of the Junction (FOJ) was that the neighborhood planning process be comprehensive and inclusive. To this end, FOJ developed a community outreach strategy based on three basic goals:

1. Identify, contact, and sustain community stakeholders involvement in responding to FOJ preliminary planning priorities.
2. Provide ongoing community education.
3. Create a process for gaining affirmation of community priorities.

To meet these goals, an outreach program was developed that employed a variety of methods of providing information and encouraging participation. During the course of Phase I planning, the following activities were undertaken.

- List of Community Stakeholders – A mailing list of interested people and key contacts was developed and added to throughout the Phase I process.
- Small Group Meetings with Video and Survey – The small group meetings component targeted existing organizations in the community and took the neighborhood planning process to their venue. Eleven small group meetings were facilitated by FOJ volunteers. Participating organizations included Genesee Garden Club, YMCA, Senior Center, ArtsWest, Junction Business Improvement Association, Food Bank, Cityview Neighborhood Council, Pathfinders PTSA, West Seattle Support Group, Tibbets Methodist Church, and Rotary Club. About 200 people were reached through this process.
- Newspaper Coverage – The West Seattle Herald published articles on FOJ planning activities.
- Friends of the Junction Neighborhood Brochure – The brochure describing FOJ's planning goals and points of contact was distributed at the West Seattle Street Fair and the Neighborhood Service Center.
- Preliminary Survey – Summer 1996 – A survey asking respondents to rank issues and provide additional input was distributed at the Street Fair and Neighborhood Service Center.
- Issues Survey – In October, 1996, a follow-up survey, which incorporated information gained from the preliminary survey, was distributed by mail to 10,131 households, businesses and property owners. Over 1000 persons responded to the survey.

- Newsletter – In January, 1997, newsletter was mailed to the same list who had received the Issues Survey the previous October. The newsletter provided information about the planning process, survey results and urged people to attend the BIG EVENT, scheduled for January 25, 1997.
- Posters and Yard Signs – Poster and yard signs advertising the BIG EVENT were placed in local shop windows and at prominent locations around the Junction.

THE BIG EVENT- The Phase I outreach process culminated at Seattle Lutheran High School gymnasium on Saturday, January 25, 1997. Over 200 people came to view the results of all the work of the FOJ planning volunteers, and to answer the question: "Did we get it right?" Comment forms were tabulated to document support for Phase I Vision and Planning Goals and to help develop the direction of the next phase of the neighborhood planning process.

Phase II Outreach Activities

Committee Work

The Friends of the Junction (FOJ) planning group actively recruited participants to develop goals, policies and project recommendations for phase II of the neighborhood plan. Much of their work took place in committees on the following issue areas:

- * Economic Development
- * Parks and Open Space
- * Housing and Land Use
- * Traffic and Transportation
- * Arts and Culture
- * Human Development

Committees met from April 1997 – December 1998. All committee chairs also attended an administrative team committee the second Monday of the month. Committee chairs advertised their meetings with notices in the Public Meetings section of the West Seattle Herald, announcements at general meetings and in several columns about planning published in the Herald.

General Meetings

General meetings were held to bring committees together, inform the general public and provide opportunities for feedback. The meetings also served to motivate attendees to volunteer for specific committees.

Four general meetings were held, once each month from February – May, 1998. Each meeting took place on the third Thursday of the month at the same location, so regular participants could plan on attending ahead of time. Most meetings started with a presentation on a topic of interest to the general community, in order to draw more participants.

Meeting topics included:

- | | |
|-------------|---|
| February 19 | Presentation by Seattle's new librarian, Deborah Jacobs, on plans for West Seattle libraries. Individual committee work followed. |
| March 19 | Arts & Culture presentation about ArtsWest theater plans, and how to increase participation in the arts. |
| April 16 | Economic Development presentation about business survey results and future business development in The Junction. |
| May 21 | Housing & Land Use recommendations and strategies. |

General meetings were publicized extensively. The following lists publicity for each meeting:

- Press releases announcing meeting date, time, location and subject were sent to the West Seattle Herald. Meeting notices appeared in the "public meetings" section of the Herald.
- Flyers were created and mailed to FOJ's distribution list, consisting of about 1000 community members.
- Flyers were posted in area businesses.
- Meeting summaries and notices were sent to FOJ's e-mail list, which was updated at every meeting.
- Three columns were published in the West Seattle Herald to publicize events and generate interest in planning activities. The first two columns, on February 11 and March 18, described the planning process and committee activities. The last column on April 8 focused on housing and land use issues, and publicized upcoming meetings.

Check-In Event

FOJ members hosted a check-in event on Saturday, June 27 at the new ArtsWest playhouse. All committees listed their preliminary recommendations, and asked for feedback from residents. In preparation for the event and to attract participants, a four-page bulletin describing some of the key committee recommendations was mailed to all residents of the West Seattle Junction neighborhood.

A putt-putt golf course was hired and set up for the event, to encourage a festive atmosphere and active participation by residents and their families.

Publicity for the event included:

- Mailing the newsletter of committee recommendations to 10,000 residents of the Junction.
- Yard signs.
- Flyers stuffed in grocery bags.
- Flyers posted in area businesses.
- Display ad published in the West Seattle Herald.

- Press release sent to West Seattle Herald.

Validation Events

Validation of the Draft Plan took place November 14 and 19, 1998. Earlier in the month validation mailers were sent to all addresses in the Junction planning area. Additional publicity methods included flyers and copies of the Draft Plan placed in the business district and in other public places including the Town Hall, public notices in the West Seattle Herald, and extensive pre-event coverage by the Herald.

The Validation Event was held at two different time and locations to better serve the residential and business communities. A total of 149 validation ballots were received with approximately the same number attending the events. Written comments were numerous and are included at the end of this report.

Two petitions were distributed relating to proposed recommendations to make zoning and street configuration changes along California Ave. Additionally, at each event "straw polls" were distributed by concerned citizens. All of this information was included in the final decision-making for the Final Plan.

Other Outreach

Additional outreach efforts included:

- FOJ committees coordinated with surrounding communities, particularly with Morgan Junction (MoCA). FOJ members attended some MoCA general meetings, and several committees worked closely together. FOJ participated in a West Seattle-wide human services coordinating effort, and attended peninsula-wide transportation planning events.
- FOJ and MoCA met with Gloria Kruzner, editor of the West Seattle Herald, for an editorial briefing about the planning process and upcoming events. Ms. Kruzner wrote an extensive story based on her conversation with FOJ members and other neighborhood groups. She also agreed to publish several columns, written by the outreach consultant, as updates to the process.
- Committee lists with contact names and a calendar with regular meeting dates were printed and distributed to community members at all community meetings.
- An FOJ phone number and e-mail was published on all public information pieces. Those who left messages received prompt responses to questions.

COMPREHENSIVE PLAN CONSISTENCY CHECKLIST

For the West Seattle Junction Hub Urban Village

Comprehensive Plan (CP policies indicated in parentheses)	Comment
Plan contains the following elements or statements that the current Comprehensive Plan policies adequately reflect the area's vision and goals (N14). <ul style="list-style-type: none"> land use, housing, transportation, capital facilities & utilities. 	Yes. Plan contains these elements.
For each Hub Urban Village, Plan establishes: <ul style="list-style-type: none"> Designation (L18, L19). 	Yes. Designation is confirmed.
<ul style="list-style-type: none"> Boundaries (L13, L19). 	Yes. Boundaries are confirmed.
<ul style="list-style-type: none"> Name (L19) 	Yes. Name is confirmed.
<ul style="list-style-type: none"> Household and employment growth targets (L59). Growth targets do not exceed 80% of zoned development capacity (L55) 	Growth targets do not exceed 80% of zoned capacity.
Plan contains existing capital facilities inventory, and transportation, capital facilities and utilities analyses.	Inventories and analyses are included as attachments to the ordinance.
Urban village zoning will allow achievement of affordable housing goals for households with incomes below 50% of median (H29).	Current zoning will allow achievement of these goals.
If Plan proposes changes to zoning map, proposed zoning changes meet the following requirements: <ul style="list-style-type: none"> consistent with locational criteria in Land Use Code 	The neighborhood proposes no zoning changes.
<ul style="list-style-type: none"> Growth target does not exceed 80% of zoned development capacity (L55) 	N/A.
<ul style="list-style-type: none"> Any proposed additions of single family land are within five minutes walking distance or five blocks of a designated principal commercial street (L10, L50). 	N/A.
<ul style="list-style-type: none"> Any proposed upzones to single family land are within acreage limits listed in Land Use Appendix C (L74, L83). 	N/A.
Optional (Not required for Comprehensive Plan consistency)	
Plan designates key pedestrian streets (T46)	No.

Comprehensive Plan (CP policies indicated in parentheses)	Comment
Plan uses tools and strategies to achieve affordable housing goals: <ul style="list-style-type: none"> • Ground-related housing (H12) • Transfer of development rights (H28) • Incentive zoning (downtown) (H27) 	No.
Plan addresses open space in villages and nearby areas (L148).	Plan contains Parks and Open Space goals and vision.
Plan proposes to modify open space goals (L147).	Plan proposes a "Open Space Lattice" concept for open space in the hub urban village.
Plan takes advantage of any of the following zoning tools to implement the urban villages strategy consistent with the Comprehensive Plan and Land Use Code: <ul style="list-style-type: none"> • Mapping new areas for Moderate and High density multifamily zoning within core area of Hub Urban Village (L96, L101) 	Plan allows single purpose residential uses outright in commercial zones outside a defined commercial core.
<ul style="list-style-type: none"> • Residential small lot zone customized for the neighborhood (L82) 	No.
<ul style="list-style-type: none"> • Flexibility in rezone criteria for rezoning of multifamily land to neighborhood commercial zones (L90) 	No.
<ul style="list-style-type: none"> • Mapping of NC/R zones (L107) 	No.
<ul style="list-style-type: none"> • Zoning overlay (L. G66, L125) 	Plan allows single purpose residential uses outright in commercial zones outside a defined commercial core.
<ul style="list-style-type: none"> • Changes to zoned height limits (L137) 	No.

COMMENTS

None.

I have reviewed the neighborhood plan goals and policies in relation to the Comprehensive Plan goals and policies and have identified no inconsistencies, except as noted above.

Checklist completed by: Calvin Chow Date: February 23, 1999

Organization: City of Seattle Strategic Planning Office



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Seattle City Clerk's Office

600 4th Avenue, Room 104

Seattle, WA 98104

99 NOV 10 PM 3:47

CITY CLERK

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

<p>Document Title(s) (or transaction contained therein): (all areas applicable to your document <u>must</u> be filled in.)</p> <p>1. ORDINANCE # 119506</p>
<p>Re - _____ of document.</p>
<p>Grantor(s) (Last name first, then first name and initials)</p> <p>1. City of Seattle</p> <p><input type="checkbox"/> Additional names on page----of document.</p>
<p>Grantee(s) (Last name first, then first name and initials)</p> <p>1. N/A</p> <p>2.</p>
<p>Legal description (abbreviated: i.e. lot, block, plat or section, township, range)</p> <p><input type="checkbox"/> Additional reference #'s on page -----of document N/A</p>
<p>Assessor's Property Tax Parcel/Account Number/ N/A</p> <p><input type="checkbox"/> Assessor Tax # not yet assigned.</p>

ORDINANCE 119506

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AN ORDINANCE relating to the West Seattle Junction Hub Urban Village Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions of the West Seattle Junction Hub Urban Village Neighborhood Plan; amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the West Seattle Junction Hub Urban Village; and amending Seattle Municipal Code Chapter 23.47, relating to single purpose residential development.

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

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

WHEREAS, a coalition of West Seattle Junction neighborhood stakeholders came together to form Friends of the Junction (FOJ) in the spring of 1995 for the purpose of preparing a Neighborhood Plan as provided for in the City of Seattle Comprehensive Plan; and

WHEREAS, FOJ convened monthly meetings open to everyone and regularly attended by community stakeholders throughout the next three years; and

WHEREAS, FOJ conducted an extensive Phase I outreach process featuring several surveys of residents and local businesses, focus groups, presentations at community group meetings, displays at community events and a well-attended validation celebration, all of which led to the creation of a generally recognized vision for maintaining the "small town" character of the Junction; and

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

WHEREAS, subcommittees were formed and consultants were hired to study and prepare analyses and recommendations on the issues of Transportation, Economic Development, Parks and Open Space, Land Use/Housing, and Human Development; and

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

WHEREAS, the West Seattle Junction Hub Urban Village Neighborhood Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and



1 WHEREAS, the City's environmental review requirement under SEPA has been fulfilled
2 through issuance of an addendum to the Comprehensive Plan's 1994 Final
Environmental Impact Statement on January 28, 1999; and

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

5 NOW THEREFORE,

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

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

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

Section 2. The amendments contained in Section 1 of this ordinance constitute



1 an adopted neighborhood plan. All previous neighborhood plans relating to the West Seattle
2 Junction, including the "West Seattle Junction Comprehensive Plan Study" recognized in
3 Resolution 28657, are hereby repealed.

4 **Section 3.** The Official Land Use Map, Section 23.32.016, Seattle Municipal
5 Code, is amended to reflect the boundaries of the West Seattle Junction Hub Urban Village
6 as depicted on Attachment 5 to this Ordinance.

7 **Section 4.** Residential use in single purpose residential development within
8 commercial zones in the West Seattle Hub Urban Village, established by adoption of this
9 ordinance, shall continue to be permitted by conditional use, except where permitted outright
10 as shown on a new map entitled "West Seattle Hub Urban Village Map 23.47.004 C," and
11 shown as Attachment 7, and hereby added to subsection 23.47.004(E) of the Seattle
12 Municipal Code.

13 **Section 5.** Section 23.47.004, Subsection E of the Seattle Municipal Code, as
14 last amended by Ordinance 119238 is further amended as follows:

15 **23.47.004 Permitted and prohibited uses.**

16 **E. Residential Uses.**

17 1. Residential use in single-purpose residential structures. Residential
18 use in single-purpose residential structures is permitted as an administrative conditional use,
19 unless:

20 a. the structure is located within an area in which the use is either
21 permitted outright or prohibited, as shown on Maps 23.47.004 A, ~~((and)) B, and C;~~ or

22 b. The ~~((use is a nursing home, in which case it is permitted
outright, unless it))~~ structure is located in a Pedestrian-Designated zone, in which case
~~residential ((the)) use is prohibited ((at street level along the designated principal pedestrian
street as provided in Section 23.47.042));~~ or

c. the structure is located within a zone which has a height limit
of 85 feet or higher, in which case ~~((the use is))~~ single purpose residential structures are
prohibited.

2. ~~((Residential use in mixed use structures. Residential use in mixed
use development is permitted outright in NC1, NC2, NC3 and C1 zones, provided that
nursing homes are permitted in all zones except in Pedestrian Designated zones at street
level (See Section 23.47.040). Except in Pedestrian Designated zones at street level, where~~



1 ~~the provisions of Subchapter IV of Chapter 23.47 shall apply, the street level non-~~
2 ~~residential use portion of an Assisted Living facility in a mixed use development may~~
3 ~~include, in addition to the uses permitted in Section 23.47.042, uses associated with the~~
4 ~~Assisted Living facility, such as activity rooms, administrative offices, lounges, mail room,~~
5 ~~dining area, or lobby, provided that the non residential portion of the development does not~~
6 ~~include private living units. All other provisions of Subchapter IV of Chapter 23.47 shall~~
7 ~~apply.)) Residential use in mixed use development. Residential use in mixed-use~~
8 ~~development is permitted outright in NC1, NC2, NC3 and C1 zones. Where non-residential~~
9 ~~use is required to occupy the street level of a mixed-use development, as provided in~~
10 ~~23.47.008, Mixed use development, or as provided in 23.47.042. Uses in pedestrian-~~
11 ~~designated zones, the following residential uses are permitted at the street level of a mixed-~~
12 ~~use development:~~

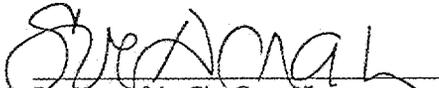
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16 their accessory parking are not permitted at the street level of a mixed-use development.

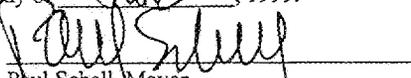


1 Section 6. This ordinance shall take effect and be in force thirty (30) days from
2 and after its approval by the Mayor, but if not approved and returned by the Mayor within
3 ten (10) days after presentation, it shall take effect as provided by Municipal Code Section
4 1.04.020.

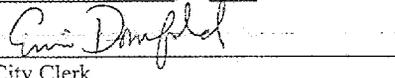
5 Passed by the City Council the 21st day of June, 1999, and
6 signed by me in open session in authentication of its passage this 21st day of
7 June, 1999.


President of the City Council

9 Approved by me this 21st day of June, 1999.


Paul Schell, Mayor

12 Filed by me this 30th day of June, 1999.


acting City Clerk

14 (SEAL)

STATE OF WASHINGTON
COUNTY OF KING
CITY OF SEATTLE



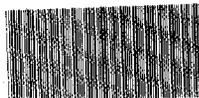
16 I, JUDITH E. PIPPIN, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY
17 CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT
18 COPY OF Ordinance 119506

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

19 IN WITNESS WHEREOF, I HAVE ~~SIGNED~~ ~~PUT~~ ~~MY~~ ~~HAND~~ ~~AND~~ ~~ATTACHED~~
20 THE SEAL TO THE CITY OF SEATTLE, THIS 12th day of July, 1999

JUDITH E. PIPPIN
CITY CLERK

21 
22 DEPUTY CLERK
23



Return Address:

Seattle City Clerk's Office

600 4th Avenue, Room 104

Seattle, WA 98104

FILED
CITY OF SEATTLE

99 NOV 22 PM 12:07

CITY CLERK



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PAGE 001 OF 029
08/11/1999 09:30
KING COUNTY, WA

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

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ORDINANCE 119506

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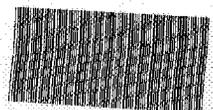
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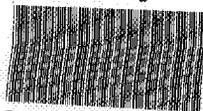
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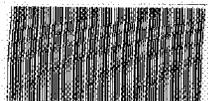
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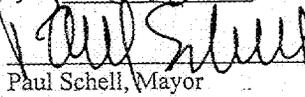
Section 6. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 21st day of June, 1999, and signed by me in open session in authentication of its passage this 21st day of June, 1999.



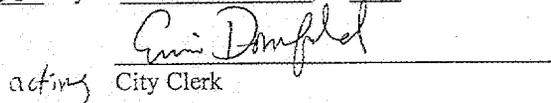
President of the City Council

Approved by me this 21st day of June, 1999.



Paul Schell, Mayor

Filed by me this 30th day of June, 1999.



acting City Clerk

(SEAL)



1 LIST OF ATTACHMENTS

2
3 ATTACHMENT 1 TABLE OF CONTENTS
4 ATTACHMENT 2 WEST SEATTLE JUNCTION GOALS AND POLICIES
5 ATTACHMENT 3 AMENDMENTS TO THE COMPREHENSIVE PLAN
6 LAND USE ELEMENT
7 ATTACHMENT 4 CAPITAL FACILITIES AND UTILITIES INVENTORY
8 AND ANALYSES AND TRANSPORTATION ANALYSES
9 ATTACHMENT 5 COMPREHENSIVE PLAN MAP AMENDMENTS
10 ATTACHMENT 6 COMPREHENSIVE PLAN LAND USE APPENDIX B
11 ATTACHMENT 7 MAP 23.47.004D OF THE SEATTLE MUNICIPAL CODE,
12 WEST SEATTLE JUNCTION HUB URBAN VILLAGE
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ATTACHMENT 1

THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

Table of Contents

West Seattle Junction



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ATTACHMENT 2

WEST SEATTLE JUNCTION GOALS AND POLICIES

COMMUNITY CHARACTER

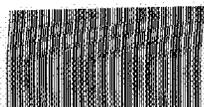
- G1 A small town community with its own distinct identity comprised of a strong single-family residential community and a vibrant mixed use business district serving the surrounding residential core.
- P1 Seek to maintain and enhance a compact mixed-use commercial core, with small town character, located between 41st and 44th Avenues SW and SW Genesee Street and SW Edmunds Street, by encouraging improved traffic flow, pedestrian safety and amenities, and architectural image.
- P2 Target city investments into areas where growth is expected to occur, especially within the village "core" located between 41st and 44th Avenues SW and SW Genesee Street and SW Edmunds Street.

ECONOMIC DEVELOPMENT WITHIN THE COMMERCIAL CORE

- G2 A vibrant center of shopping, dining, and cultural opportunities that supports both day-time and night-time activity.
- P3 Encourage attractive, higher density mixed-use development within the commercial core at a height compatible with the neighborhood's small-town scale.
- P4 Strive to balance the goal of a compact urban village with the need for adequate parking, traffic circulation and pedestrian safety on neighborhood streets.
- P5 Seek to reinforce pedestrian orientation, enhance the architectural character of the area, and promote interaction between the community, property owners, and developers to encourage new buildings that contribute to and enhance the Junction's character.
- P6 Encourage a human scale design of buildings and public spaces to be accessible to pedestrians, safe, well-lit, and clean.
- P7 Encourage efforts to maintain and preserve local "landmark" buildings within the business district.

FAUNTLEROY GATEWAY INTO THE JUNCTION

- G3 A community gateway near Fauntleroy Way and Oregon St that reflects the character of the rest of the neighborhood, presents a positive image, and provides a safe and pleasant pedestrian environment, efficient traffic flow and a pleasant and positive aesthetic appearance.
- P8 Seek to integrate Fauntleroy Way into the neighborhood physically, aesthetically, and operationally while, at the same time, maintaining its arterial functions.



- P9 Seek to enhance pedestrian safety and improve pedestrian circulation along Avalon Way, Fauntleroy Way, and SW Alaska Street from 35th Ave SW to California Ave SW.

TRANSPORTATION

- G4 A neighborhood which facilitates movement of people and goods with a particular emphasis on increasing safety, supporting the economic centers, and encouraging a full range of transportation choices.
- P10 Enhance pedestrian access and vehicular and bicycle mobility throughout the neighborhood, with particular attention to the Junction commercial core, the Fauntleroy Way Corridor, the California Avenue SW Corridor, and the 35th Avenue SW Corridor.
- P11 Encourage pedestrian and bicycle linkages among the three West Seattle Junctions (Admiral, West Seattle, and Morgan) and to and from other Seattle neighborhoods via the Spokane Street corridor.
- P12 Strive to protect the residential neighborhoods surrounding the West Seattle Junction from traffic impacts.

HOUSING AND LAND USE

- G5 A community with housing and amenities that support a population of diverse incomes, ages and other social characteristics.
- P13 Maintain the character and integrity of the existing single-family areas.
- P14 Encourage programs that help low- and fixed-income people, especially seniors, retain ownership of their homes.
- P15 Encourage opportunities to provide affordable market-rate housing in the neighborhood for Junction workers.

PARKS AND OPEN SPACE

- G6 A desirable place for families with a safe and attractive residential neighborhood served by a variety of park and recreation facilities.
- G7 A neighborhood with a cohesive identity and aesthetics, which respects the urban forest and native habitat.
- P16 Encourage the provision of open spaces in conjunction with pedestrian and bicycle linkages throughout the neighborhood.
- P17 Seek opportunities to reclaim unneeded portions of street rights-of-way to develop open space and trails where appropriate and explore opportunities to support the "Open Space Lattice" concept.
- P18 Explore opportunities within the business district to create community gathering places.



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08/11/1999 09:30
KING COUNTY, WA

- P19 Promote greening and beautification of the neighborhood through local citizen participation.
- P20 Enhance the urban forest within existing parks and open space areas.
- P21 Support the maintenance and restoration of native habitat and species in existing parks, open spaces, and street rights-of-way.

CULTURAL ARTS

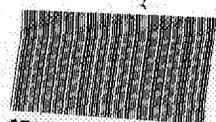
- G8 A neighborhood community with a distinctive flavor in arts and culture, yet integrated into the overall arts and cultural community in West Seattle.
- P22 Support the provision of public art throughout the Junction.
- P23 Strive to integrate art into the business district and at new open space sites.
- P24 Encourage multi-cultural outreach for and participation in the arts throughout West Seattle.

HUMAN DEVELOPMENT AND PUBLIC SAFETY

- G9 A neighborhood that recognizes and supports the diverse human development needs and safety concerns of its changing population.
- P25 Encourage human services providers to work closely with neighborhood organizations in developing programs that benefit clients and the larger community.
- P26 Seek to improve communication between people, organizations, and communities dealing with human development and safety issues.
- P27 Promote the use of good environmental design to improve the safety of new open space sites, pedestrian trails and new development.

CAPITAL FACILITIES

- G10 A neighborhood with public facilities that are assets to both the neighborhood and the service providers.
- P28 Seek to involve the Junction community in planning efforts for the use of public facilities in the Planning Area.
- P29 Encourage the maintenance and continued use of public facilities as necessary to ensure they remain assets to the neighborhood and preserve their historic value.
- P30 Encourage the retention and re-use of public facilities within the Junction neighborhood that would serve long-term goals and needs of the community.



SEATTLE CITY O MISC

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KING COUNTY, WA

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

L33: Preliminarily designate the following locations as hub urban villages (Land Use Figure 1), subject to future objective analysis in the neighborhood planning process:

- ~~1. West Seattle Junction~~
- 1. Lake City
- 2. Fremont
- 3. Aurora at N 130th
- 4. Rainier Avenue/I-90

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

- 1. Ballard
- 2. South Lake Union
- 3. West Seattle Junction

Amend Land Use Figure 1 and the Future Land Use Map to show the designation and boundaries of the West Seattle Junction Hub Urban Village, as shown on Attachment 5. Indicate West Seattle Junction Hub Urban Village as adopted on Land Use Figure 1-A

G36

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

	Residential Growth	Employment Growth
<u>West Seattle Junction</u>	<u>1100</u>	<u>2300</u>



SEATTLE CITY 0 MISC

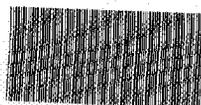
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ATTACHMENT 4

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



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Table 1
Inventory for Facilities and Utilities Serving
West Seattle Junction Hub Urban Village

Facility Type	Name	Location	Capacity	Information Sources / Comments
Fire Station ²	SFD 32	3715 SW Alaska St.	Engine Co., Ladder Co., Medic/Aid, Air	Seattle Fire Department
	SFD 36	3600 - 23rd Ave. SW	Engine Co., Marine Response Van	
Police Station	South Precinct	3001 South Myrtle St.	31.87 sq. mi. service area, 1994 population 155,777	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	Fairmount Park Elementary	3600 SW Findlay St.	375 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
	Schmitz Park Elementary	5000 SW Spokane St.	300 students	
	Cooper Elementary	5950 Delridge Way. SW	575 students	
	All 10 Middle Schools			
Library	All 10 High Schools			Seattle Public Library Statistical Report, EDL&A, December 1992
	West Seattle Branch	2306 42nd Ave. SW	8178 sq. ft., 1990 pop served 33,467, or .24 sq. ft/capita + .32 sq. ft/capita in citywide facilities	
Parks ⁴	West Seattle Golf Course	4470 - 35th Ave. SW	130.3 ac: 18-hole golf course	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989
	West Seattle Recreation Complex	35th Ave. SW & SW Oregon St.	78 ac: Camp Long interpretive center and nature trails, West Seattle Stadium, lighted football field and grandstands, running track, 1 softball field, field events area	
	Fauntleroy Place	Fauntleroy Way SW & 38th Ave. SW	0.07 ac: street triangle	
Other ⁵	Longfellow Creek Natural Area			Office of Management and Planning

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

² The nearest station is listed; Fire and Emergency Medical Services are generally provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to serious medical emergencies.

³ Through the student assignment plan, the village is served by a number of designated regular elementary schools, and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.

⁴ Parks and Other Resources shown are inside the village or within 1/8 mile of the unadopted village boundary.



Facility Type	Name	Location	Capacity	Information Sources/Comments
Electrical power	Debridge substation	5935 - 26th Ave. SW	197 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Southwest forecast area, which has a total capacity of 427 megawatts.
Water	The majority of this village is located in the 488 pressure zone, while a small portion is located in the 316 pressure zone. Water comes from the Cedar River supply. Storage is provided by the Myrtle Reservoir (35th Ave. SW & SW Myrtle St.) and the Charlestown Standpipe. Water is pumped to the area by the West Seattle Reservoir pump and the 33rd & Spokane Pump. See Utilities Figures A4 & A5, Comprehensive Plan Appendix, for system locations.		Myrtle Reservoir: 7 million gallons Supply mains were constructed primarily before 1949. Pipes are predominately of cast iron.	Seattle Water Department, October-November, 1996 In the 488 pressure zone, elevations range from 174-377 feet above sea level; static water pressure ranges from 46-136 pounds per square inch. The minimum pressure in this area is considered adequate. In the 316 pressure zone, elevations range from 175-189 feet above sea level; static water pressure ranges from 55-61 pounds per square inch. ⁵ The minimum pressure in this part of the village is considered good.
Drainage & Wastewater	The majority of the village is served by a Combined system except for the western edge, which is served by a Partially Separated system. See Utilities Figures A4 & A5, Comprehensive Plan Appendix, for system locations.		With Combined systems, existing sewage flows constitute about 5% of pipe capacity, with the remainder for stormwater flows. Capacity of the combined systems in this area is considered adequate. With Partially Separated systems, about 15% of the stormwater enters the sewer system, with the remaining 85% diverted to the storm drain system. Capacity of the Partially Separated systems in this area is considered adequate. Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) performed as needed may enhance system capacity.	Seattle Drainage and Wastewater Utility, November 1996 Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe. Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe.

⁵ Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.



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Expected 6-yr. HH Growth:
300
Expected 20-yr HH Growth:
1,100
Land Area: 225 Acres

Table 2
Capital Facilities and Utilities Analysis
West Seattle Junction Hub Urban Village

Facility Type	Facilities needed to accommodate: 6-year growth ⁵	20-year growth ⁵	Analysis
Fire	None	None expected at this time.	Fire Station #32, the closest to this urban village, has an average response time of 4.57 minutes for emergency medical calls and 5.20 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 fire emergencies. While the average response time for fire calls for this station is higher than industry standard, the fire station is located within the village's preliminary boundary. Response times to calls within the village should be well below the station average, and are expected to be for the next six years. Fire Station #36 has an average response time of 4.27 minutes for emergency medical calls and 5.01 minutes for fire calls.
Police	None	Additional precinct space may be required.	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 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 all new construction on a new site for Cooper Elementary. Phase Two of the program calls for partial demolition, modernization and a new addition on an expanded site for Fairmount Park Elementary. Voters have not yet approved funds for this phase.
Electricity	None	A 4th transformer and switchgear bus-section will be added to the Duwamish Substation to increase capacity in this forecast area.	Electrical demand from this village is estimated to increase by 2.1 annual average megawatts and 3.4 megawatts in a peak hour in 6 years. This village is located in City Light's Southwest forecast area. In 6 years, capacity in this forecast area will be 427 megawatts, and demand is expected to be 398 megawatts. In 20 years, capacity in this forecast area will be 547 megawatts, and demand is expected to be 471 megawatts. In both years, capacity is more than adequate to meet demand.

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



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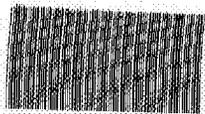
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<p>Facility Type Water</p>	<p>Facilities needed to accommodate: 6-year growth None</p>	<p>20-year growth None expected at this time.</p>	<p>Analysis Current peak day demand estimate: 1.25 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.51 mgd or 22% increase. Peak day demand estimate in 20 years: 2.02 mgd or 63% 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. Current construction of the Scenic Heights pump station should improve water pressures for areas around the Charlestown Standpipe.</p>
<p>Drainage and Wastewater</p>	<p>No new facilities are expected because of new growth.</p>	<p>No new facilities are expected because of new growth.</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>For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p>



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Table 3
Transportation Analysis⁷ for
West Seattle Junction Hub Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Fauntleroy Way SW	SW Brandon St. - SW Alaska St.	Principal	Northbound	0.3	0.3
			Southbound	0.6	0.7
Fauntleroy Way SW	SW Alaska St. - 35th Ave. SW	Principal	Northbound	0.7	0.7
			Southbound	1.1	1.1
Fauntleroy Way SW (West Seattle Fwy)	35th Ave. - SW Spokane St.	Principal	Northbound	0.6	0.6
			Southbound	1.0	1.0
35th Ave. SW	SW Alaska St. - Fauntleroy Way SW	Principal	Northbound	0.5	0.5
			Southbound	0.8	0.9
California Ave. SW	SW Brandon St. - SW Alaska St.	Minor	Northbound	0.6	0.6
			Southbound	0.7	0.8
California Ave. SW	SW Alaska St. - SW Charlestown St.	Minor	Northbound	0.7	0.7
			Southbound	0.6	0.7
SW Edmunds St.	California Ave. SW - Fauntleroy Way SW	Collector	Eastbound	0.4	0.4
			Westbound	0.6	0.7
SW Alaska St.	49th Ave. SW - California Ave. SW	Minor	Eastbound	0.3	0.3
			Westbound	0.3	0.4
SW Alaska St.	California Ave. SW - Fauntleroy Way SW	Minor	Eastbound	0.5	0.6
			Westbound	0.9	1.0
SW Alaska St.	Fauntleroy Way SW - 35th Ave. SW	Minor	Eastbound	0.3	0.3
			Westbound	0.6	0.7
SW Oregon St.	Glenn Way SW - California Ave. SW	Collector	Eastbound	0.8	0.8
			Westbound	0.4	0.4
SW Oregon St.	California Ave. SW - Fauntleroy Way SW	Minor	Eastbound	0.4	0.4
			Westbound	0.6	0.6
SW Genesee St.	Glenn Way SW - California Ave. SW	Collector	Eastbound	0.1	0.1
			Westbound	0.1	0.1

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 West Seattle Junction hub 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 time.

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.

⁷ The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).



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Existing conditions: *Fauntleroy Way SW has a V/C ratio near 1.1 between SW Alaska St. and 35th Ave. SW, and 1.0 northeast of 35th Ave. SW. The V/C ratio on SW Alaska St. is 0.9.*

Fauntleroy Way SW and 35th Ave. SW are principal arterials. Fauntleroy connects the urban village to I-5 and downtown Seattle via the West Seattle Freeway. Transit Priority Network streets in the urban village include California Ave. SW, SW Alaska St. between California Ave. SW and 35th Ave. SW, 35th Ave. SW between SW Alaska St. and Fauntleroy Way SW, and Fauntleroy Way SW northeast of 35th Ave. SW.

Future conditions: *The V/C ratio on Fauntleroy Way SW is projected to remain at or below 1.1 between SW Alaska St. and 35th Ave. SW, and 1.0 northeast of 35th Ave. SW. The V/C ratio on SW Alaska St. is projected to increase to above 0.9.*



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ATTACHMENT 5

COMPREHENSIVE PLAN MAP AMENDMENTS — Urban Village Boundaries



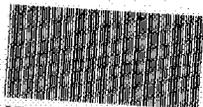
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ATTACHMENT 6

COMPREHENSIVE PLAN LAND USE APPENDIX B



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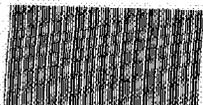
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LAND USE APPENDIX B
Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Urban Centers & Center Villages									
Downtown Urban Center Total	945	7421	7.9	NA ¹	23.4	165119	175	NA ¹	241
Belltown 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/Int. Dist. Village	169	1604	9.5	1300	17.2	4474	26	2800	43
First Hill/Cap. Hill Center Total	912	21673	23.8	NA ¹	30.0	33393	37	NA ¹	50
First Hill Village	225	5896	26.2	2400	36.9	20626	85	6100	119
Capitol Hill Village	396	12450	31.4	1980	36.4	5284	13	3000	21
Pike/Pine Village	131	2349	18.0	620	22.7	3963	30	1400	41
12th Avenue Village	160	978	6.1	540	9.5	3520	22	1200	30
Univ. Comm. Urban Center Total	770	11611	15.0	NA ¹	17.8	31427	41	NA ¹	52
Univ. Dist. NW Village	289	4324	14.9	1630 ³	20.5	8625	30	3000	40
Ravenna Village	122	973	8.0	480 ³	12.0	1580	13	700 ³	19

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

Village	Land Area In Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
University Campus	359	6313	17.6	0 ³	12.0	21222	59	4800 ³	72
Northgate Urb. Center Total	410	3291	8.0	NA ¹	15.3	11366	28	NA ¹	50
Uptown Queen Anne Urban 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
Fromont	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 @ 97 th 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



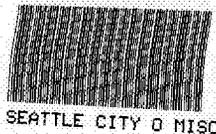
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LAND USE APPENDIX B
Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area In Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
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 ^s	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 residential and hub 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 that indicated in this Appendix B.
- 6 Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.



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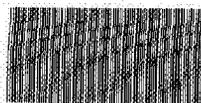
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ATTACHMENT 7

MAP 23.47.004D OF THE SEATTLE MUNICIPAL CODE, WEST SEATTLE
JUNCTION HUB URBAN VILLAGE



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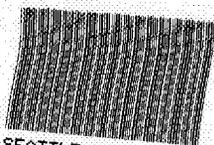
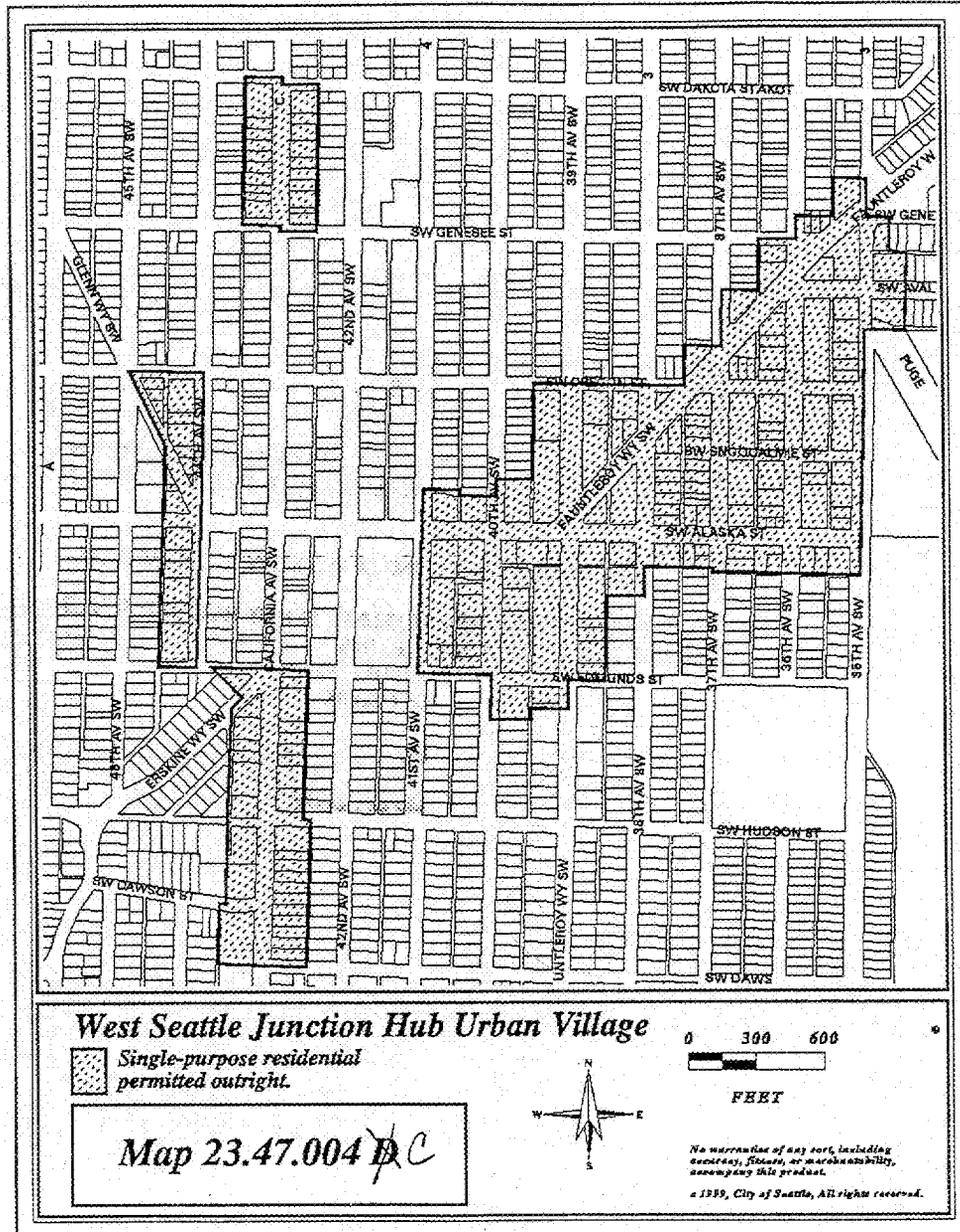
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Single Purpose Residential Uses Permitted Outright
in the West Seattle Junction



STATE OF WASHINGTON
COUNTY OF KING
CITY OF SEATTLE

} SS

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

ORD 119506

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 July, 1999

JUDITH E. PIPPIN
CITY CLERK

BY: Theresa Dunbar
DEPUTY CLERK



SEATTLE CITY 0 MISC

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1 WHEREAS, the West Seattle Junction Hub Urban Village Neighborhood Plan is consistent
with the goals and policies of Seattle's Comprehensive Plan; and

2 WHEREAS, the City's environmental review requirement under SEPA has been fulfilled
3 through issuance of an addendum to the Comprehensive Plan's 1994 Final
Environmental Impact Statement on January 28, 1999; and

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

6
7 **NOW THEREFORE,**

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

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

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

1 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the
2 West Seattle Junction Hub Urban Village, as shown in Attachment 6 to this
Ordinance.

3 **Section 2.** The amendments contained in Section 1 of this ordinance constitute
4 an adopted neighborhood plan. All previous neighborhood plans relating to the West Seattle
5 Junction, including the "West Seattle Junction Comprehensive Plan Study" recognized in
Resolution 28657, are hereby repealed.

6 **Section 3.** The Official Land Use Map, Section 23.32.016, Seattle Municipal
7 Code, is amended to reflect the boundaries of the West Seattle Junction Hub Urban Village
8 as depicted on Attachment 3 to this Ordinance.

9 **Section 4.** Residential use in single purpose residential development within
10 commercial zones in the West Seattle Hub Urban Village, established by adoption of this
11 ordinance, shall continue to be permitted by conditional use, except where permitted outright
12 as shown on a new map entitled "West Seattle Hub Urban Village Map 23.47.004 D," and
13 shown as Attachment 7, to be added to subsection 23.47.004(E) of the Seattle Municipal
Code. Further, the densities permitted for the residential use in single-purpose residential
14 structures, where permitted, within the West Seattle Hub Urban Village shall be as
established in SMC Subsection 23.47.009D1.

15 **Section 5.** Section 23.47.004 of the Seattle Municipal Code, as last amended by
Ordinance _____, is further amended as follow:

16 **23.47.004 Permitted and prohibited uses.**

17 * * *

18 E. Residential Uses.

19 1. Residential use in single-purpose residential structures. Residential
use in single-purpose residential structures is permitted as an administrative conditional use,
unless:

20 a. the structure is located within an area in which the use is either
permitted outright or prohibited, as shown on Maps 23.47.004 A, B, ~~and C,~~ and D; or

21 b. the use is a nursing home, in which case it is permitted
22 outright, unless it is located in a Pedestrian-Designated zone, in which case the use is
prohibited; or

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c. the structure is located within a zone which has a height limit of 85 feet or higher, in which case the use is prohibited.

2. Residential use in mixed use structures. Residential use in mixed-use development is permitted outright in NC1, NC2, NC3 and C1 zones, provided that nursing homes are permitted in all zones except in Pedestrian-Designated zones at street level (See Section 23.47.040). Except in Pedestrian Designated zones at street level, where the provisions of Subchapter IV of Chapter 23.47 shall apply, the street-level non-residential use portion of an Assisted Living facility in a mixed use development may include, in addition to the uses permitted in Section 23.47.042, uses associated with the Assisted Living facility, such as activity rooms, administrative offices, lounges, mail room, dining area, or lobby, provided that the non-residential portion of the development does not include private living units. All other provisions of Subchapter IV of Chapter 23.47 shall apply.

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 _____ 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

(SEAL)

1 **LIST OF ATTACHMENTS**

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THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

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Ballard Interbay Northend Manufacturing/Industrial Center

Capitol Hill

Central

Crown Hill/Ballard

Downtown Urban Center

 Belltown

 Chinatown/International District

 Commercial Core

 Denny Triangle

 Pioneer Square

Eastlake

First Hill

MLK@Holly Street

North Neighborhoods

Pike/Pine

Queen Anne

South Lake Union

South Park

University District Urban Center

Wallingford

West Seattle Junction

WEST SEATTLE JUNCTION GOALS AND POLICIES

COMMUNITY CHARACTER

- G1 A small town community with its own distinct identity comprised of a strong single-family residential community and a vibrant mixed use business district serving the surrounding residential core.
- P1 Seek to maintain and enhance a compact mixed-use commercial core, with small town character, located between 41st and 44th Avenues SW and SW Genesee Street and SW Edmunds Street, by encouraging improved traffic flow, pedestrian safety and amenities, and architectural image.
- P2 Target city investments into areas where growth is expected to occur, especially within the village "core" located between 41st and 44th Avenues SW and SW Genesee Street and SW Edmunds Street.

ECONOMIC DEVELOPMENT WITHIN THE COMMERCIAL CORE

- G2 A vibrant center of shopping, dining, and cultural opportunities that supports both day-time and night-time activity.
- P3 Encourage attractive, higher density mixed-use development within the commercial core at a height compatible with the neighborhood's small-town scale.
- P4 Strive to balance the goal of a compact urban village with the need for adequate parking, traffic circulation and pedestrian safety on neighborhood streets.
- P5 Seek to reinforce pedestrian orientation, enhance the architectural character of the area, and promote interaction between the community, property owners, and developers to encourage new buildings that contribute to and enhance the Junction's character.
- P6 Encourage a human scale design of buildings and public spaces that promotes pedestrian access and safety, and are well-lighted and clean.
- P7 Encourage efforts to maintain and preserve local "landmark" buildings within the business district.

FAUNTLEROY GATEWAY INTO THE JUNCTION

- G3 A community gateway near Fauntleroy Way and Oregon St that reflects the character of the rest of the neighborhood, presents a positive image, and provides a safe and pleasant pedestrian environment, efficient traffic flow and a pleasant and positive aesthetic appearance.
- P8 Seek to integrate Fauntleroy Way into the neighborhood physically, aesthetically, and operationally while, at the same time, maintaining its arterial functions.

- P9 Seek to enhance pedestrian safety and improve pedestrian circulation along Avalon Way, Fauntleroy Way, and SW Alaska Street from 35th Ave SW to California Ave SW.

TRANSPORTATION

- G4 A neighborhood which facilitates movement of people and goods with a particular emphasis on increasing safety, supporting the economic centers, and encouraging a full range of transportation choices.
- P10 Enhance pedestrian access and vehicular and bicycle mobility throughout the neighborhood, with particular attention to the Junction commercial core, the Fauntleroy Way Corridor, the California Avenue SW Corridor, the 35th Avenue SW Corridor.
- P11 Encourage pedestrian and bicycle linkages to the three West Seattle Junctions (Admiral, West Seattle, and Morgan) and to other Seattle neighborhoods via the Spokane Street corridor.
- P12 Strive to protect the residential neighborhoods surrounding the West Seattle Junction from traffic impacts.

HOUSING AND LAND USE

- G5 A community with housing and amenities that support a population of diverse incomes, ages and other social characteristics.
- P13 Maintain the character and integrity of the existing single-family areas.
- P14 Encourage programs that help low- and fixed-income people, especially seniors, retain ownership of their homes.
- P15 Encourage opportunities to provide affordable market-rate housing in the neighborhood for Junction workers.

PARKS AND OPEN SPACE

- G6 A desirable place for families with a safe and attractive residential neighborhood served by a variety of park and recreation facilities.
- G7 A neighborhood with a cohesive identity and aesthetics, which respects the urban forest and native habitat.
- P16 Encourage the provision of open spaces in conjunction with pedestrian and bicycle linkages throughout the neighborhood.
- P17 Seek opportunities to reclaim unneeded portions of street rights-of-ways to develop open space and trails where appropriate and explore opportunities to support the "Open Space Lattice" concept.
- P18 Explore opportunities within the business district to create community gathering places.

- P19 Promote greening and beautification of the neighborhood through local citizen participation.
- P20 Enhance the urban forest within existing parks and open space areas.
- P21 Support the maintenance and restoration of native habitat and species in existing parks, open spaces, and street rights-of-way.

CULTURAL ARTS

- G8 A neighborhood community with a distinctive flavor in arts and culture, yet integrated into the overall arts and cultural community in West Seattle.
- P22 Support the provision of public art throughout the Junction.
- P23 Strive to integrate art into the business district and at new open space sites.
- P24 Encourage multi-cultural outreach for and participation in the arts throughout West Seattle.

HUMAN DEVELOPMENT AND PUBLIC SAFETY

- G9 A neighborhood that recognizes and supports the diverse human development needs and safety concerns of its changing population.
- P25 Encourage human services providers to work closely with neighborhood organizations in developing programs that benefit clients and the larger community.
- P26 Seek to improve communication between people, organizations, and communities dealing with human development and safety issues.
- P27 Promote the use of good environmental design to improve the safety of new open space sites, pedestrian trails and new development.

CAPITAL FACILITIES

- G10 A neighborhood with public facilities that are assets to both the neighborhood and the service providers.
- P28 Seek to involve the Junction community in planning efforts for the use of public facilities in the Planning Area.
- P29 Encourage the maintenance and continued use of public facilities as necessary to ensure they remain assets to the neighborhood and preserve their historic value.
- P30 Encourage the retention and re-use of public facilities within the Junction neighborhood that would serve long-term goals and needs of the community.

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

L33: Preliminarily designate the following locations as hub urban villages (Land Use Figure 1), subject to future objective analysis in the neighborhood planning process:

- ~~1. West Seattle Junction~~
- 1. Fremont
- 2. Aurora at N 130th
- 3. Rainier Avenue/I-90

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

- 1. Ballard
- 2. Lake City
- 3. South Lake Union
- 4. West Seattle Junction

Amend Land Use Figure 1 and the Future Land Use Map to show the designation and boundaries of the West Seattle Junction Hub-Urban Village, as shown on Attachment 5. Indicate West Seattle Junction Hub Urban Village as adopted on Land Use Figure 1-A

G36

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

	Residential Growth	Employment Growth
<u>West Seattle Junction</u>	<u>1100</u>	<u>2300</u>

ATTACHMENT 4

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

Table 1

Inventory for Facilities and Utilities Serving West Seattle Junction Hub Urban Village

Facility Type	Name	Location	Capacity	Information Sources/Comments
Fire Station ²	SFD 32	3715 SW Alaska St.	Engine Co., Ladder Co., Medic/Aid, Air	Seattle Fire Department
	SFD 36	3600 - 23rd Ave. SW	Engine Co., Marine Response Van	
Police Station	South Precinct	3001 South Myrtle St.	31.87 sq. mi. service area, 1994 population 155,777	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	Fairmount Park Elementary	3800 SW Findlay St.	375 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
	Schmitz Park Elementary	5000 SW Spokane St.	300 students	
	Cooper Elementary	5950 Delridge Way. SW	575 students	
	All 10 Middle Schools All 10 High Schools			
Library	West Seattle Branch	2306 42nd Ave. SW	8178 sq. ft, 1990 pop served 33,467, or .24 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks ⁴	West Seattle Golf Course	4470 - 35th Ave. SW	130.3 ac. 18-hole golf course	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989
	West Seattle Recreation Complex	35th Ave. SW & SW Oregon St.	78 ac: Camp Long interpretive center and nature trails, West Seattle Stadium, lighted football field and grandstands, running track, 1 softball field, field events area	
Other ⁶	Fauntleroy Place	Fauntleroy Way SW & 38th Ave. SW	0.07 ac: street triangle	Office of Management and Planning
	Longfellow Creek Natural Area			

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

² The nearest station is listed; Fire and Emergency Medical Services are generally provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to serious medical emergencies.

³ Through the student assignment plan, the village is served by a number of designated regular elementary schools, and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.

⁴ Parks and Other Resources shown are inside the village or within 1/8 mile of the unadopted village boundary.

Facility Type	Name	Location	Capacity	Information Sources /Comments
Electrical power	Delridge substation	5935 - 26th Ave. SW	197 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Southwest forecast area, which has a total capacity of 427 megawatts.
Water	The majority of this village is located in the 488 pressure zone, while a small portion is located in the 316 pressure zone. Water comes from the Cedar River supply. Storage is provided by the Myrtle Reservoir (35th Ave. SW & SW Myrtle St.) and the Charlestown Standpipe. Water is pumped to the area by the West Seattle Reservoir pump and the 33rd & Spokane Pump. See Utilities Figures A4 & A5, Comprehensive Plan Appendix, for system locations.		Myrtle Reservoir: 7 million gallons Supply mains were constructed primarily before 1949. Pipes are predominately of cast iron.	Seattle Water Department, October-November, 1996 In the 488 pressure zone, elevations range from 174-377 feet above sea level; static water pressure ranges from 48-136 pounds per square inch. The minimum pressure in this area is considered adequate. In the 316 pressure zone, elevations range from 175-189 feet above sea level; static water pressure ranges from 55-61 pounds per square inch. ⁵ The minimum pressure in this part of the village is considered good.
Drainage & Wastewater	The majority of the village is served by a Combined system except for the western edge, which is served by a Partially Separated system. See Utilities Figures A4 & A5, Comprehensive Plan Appendix, for system locations.		With Combined systems, existing sewage flows constitute about 5% of pipe capacity, with the remainder for stormwater flows. Capacity of the combined systems in this area is considered adequate. With Partially Separated systems, about 15% of the stormwater enters the sewer system, with the remaining 85% diverted to the storm drain system. Capacity of the Partially Separated systems in this area is considered adequate. Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) performed as needed may enhance system capacity.	Seattle Drainage and Wastewater Utility, November 1996 Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe. Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe.

⁵ Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

Table 2

Expected 6-yr. HH Growth:
 300
Expected 20-yr HH Growth:
 1,100
Land Area: 225 Acres

Capital Facilities and Utilities Analysis

West Seattle Junction Hub Urban Village

Facility Type	Facilities needed to accommodate: 6-year growth ⁶	20-year growth	Analysis
Fire	None	None expected at this time.	Fire Station #32, the closest to this urban village, has an average response time of 4.57 minutes for emergency medical calls and 5.20 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. While the average response time for fire calls for this station is higher than industry standard, the fire station is located within the village's preliminary boundary. Response times to calls within the village should be well below the station average, and are expected to be for the next six years. Fire Station #36 has an average response time of 4.27 minutes for emergency medical calls and 5.01 minutes for fire calls.
Police	None	Additional precinct space may be required.	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.		Physical goals for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase One of the School District's Building Excellence program includes all new construction on a new site for Cooper Elementary. Phase Two of the program calls for partial demolition, modernization and a new addition on an expanded site for Fairmount Park Elementary. Voters have not yet approved funds for this phase.
Electricity	None	A 4th transformer and switchgear bus-section will be added to the Duwamish Substation to increase capacity in this forecast area.	Electrical demand from this village is estimated to increase by 2.1 annual average megawatts and 3.4 megawatts in a peak hour in 6 years. This village is located in City Light's Southwest forecast area. In 6 years, capacity in this forecast area will be 427 megawatts, and demand is expected to be 398 megawatts. In 20 years, capacity in this forecast area will be 547 megawatts, and demand is expected to be 471 megawatts. In both years, capacity is more than adequate to meet demand.

⁶ An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁶	20-year growth	
Water	None	None expected at this time.	<p>Current peak day demand estimate: 1.25 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.51 mgd or 22% increase. Peak day demand estimate in 20 years: 2.02 mgd or 63% 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. Current construction of the Scenic Heights pump station should improve water pressures for areas around the Charlestown Standpipe.</p>
Drainage and Wastewater	No new facilities are expected because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events. Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p>

Table 3
Transportation Analysis⁷ for
West Seattle Junction Hub Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Fautleroy Way SW	SW Brandon St. SW Alaska St.	Principal	Northbound	0.3	0.3
			Southbound	0.6	0.7
Fautleroy Way SW	SW Alaska St. - 35th Ave. SW	Principal	Northbound	0.7	0.7
			Southbound	1.1	1.1
Fautleroy Way SW (West Seattle Fwy)	35th Ave. - SW Spokane St.	Principal	Northbound	0.6	0.6
			Southbound	1.0	1.0
35th Ave. SW	SW Alaska St. - Fautleroy Way SW	Principal	Northbound	0.5	0.5
			Southbound	0.8	0.9
California Ave. SW	SW Brandon St. - SW Alaska St.	Minor	Northbound	0.6	0.6
			Southbound	0.7	0.8
California Ave. SW	SW Alaska St. - SW Charlestown St.	Minor	Northbound	0.7	0.7
			Southbound	0.6	0.7
SW Edmunds St.	California Ave. SW - Fautleroy Way SW	Collector	Eastbound	0.4	0.4
			Westbound	0.6	0.7
SW Alaska St.	49th Ave. SW - California Ave. SW	Minor	Eastbound	0.3	0.3
			Westbound	0.3	0.4
SW Alaska St.	California Ave. SW - Fautleroy Way SW	Minor	Eastbound	0.5	0.6
			Westbound	0.9	1.0
SW Alaska St.	Fautleroy Way SW - 35th Ave. SW	Minor	Eastbound	0.3	0.3
			Westbound	0.6	0.7
SW Oregon St.	Glenn Way SW - California Ave. SW	Collector	Eastbound	0.8	0.8
			Westbound	0.4	0.4
SW Oregon St.	California Ave. SW - Fautleroy Way SW	Minor	Eastbound	0.4	0.4
			Westbound	0.6	0.6
SW Genesee St.	Glenn Way SW - California Ave. SW	Collector	Eastbound	0.1	0.1
			Westbound	0.1	0.1

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 West Seattle Junction hub 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.

⁷ The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).

Existing conditions: *Fauntleroy Way SW has a V/C ratio near 1.1 between SW Alaska St. and 35th Ave. SW, and 1.0 northeast of 35th Ave. SW. The V/C ratio on SW Alaska St. is 0.9.*

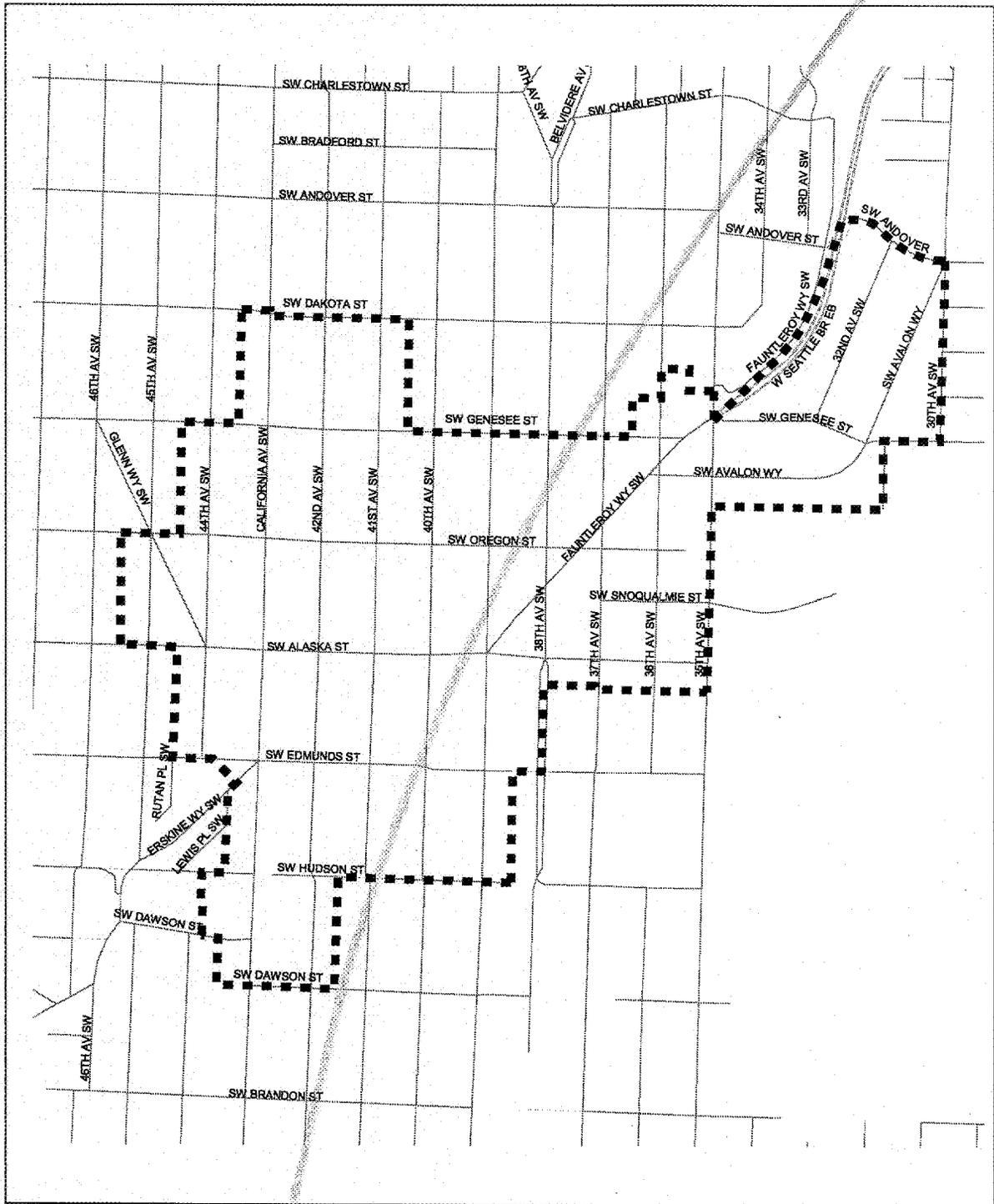
Fauntleroy Way SW and 35th Ave. SW are principal arterials. Fauntleroy connects the urban village to I-5 and downtown Seattle via the West Seattle Freeway. Transit Priority Network streets in the urban village include California Ave. SW, SW Alaska St. between California Ave. SW and 35th Ave. SW, 35th Ave. SW between SW Alaska St. and Fauntleroy Way SW, and Fauntleroy Way SW northeast of 35th Ave. SW.

Future conditions: *The V/C ratio on Fauntleroy Way SW is projected to remain at or below 1.1 between SW Alaska St. and 35th Ave. SW, and 1.0 northeast of 35th Ave. SW. The V/C ratio on SW Alaska St. is projected to increase to above 0.9.*

ATTACHMENT 5

COMPREHENSIVE PLAN MAP AMENDMENTS — *Urban Village Boundaries*

West Seattle Junction Hub 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
Beltown 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/int. Dist. 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. Comm. Urban Center Total	770	11611	15.0	NA¹	17.8	31427	41	NA¹	52
Univ. Dist. NW Village	289	4324	14.9	1630 ³	20.5	8625	30	3000	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	359	6313	17.6	0 ³	12.0	21222	59	4800 ³	72
Northgate Urb. Center Total	410	3291	8.0	NA¹	15.3	11366	28	NA¹	50
Uptown Queen Anne Urban Center Total	297	3138	10.6	NA¹	15.0	19,000	64	NA¹	75
Hub Urban Villages⁴									
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1260	10.3	4027	12	2800	20
Rainier Ave @ I-90	415	2043	4.9	1200	7.8	3371	8	3500	17
South Lake Union	446	461	1.0	1700 ⁵	4.8	15230	34	4500	44
Residential Urban Villages⁴									
Aurora N @ 97 th 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

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
		Eastlake	2423	11.8	380	13.6	NA	NA	NA
23rd Ave. S. @ S. Jackson-Union	3186	6.6	900	8.4	NA	NA	NA	NA	
Admiral District	798	7.8	340	11.1	NA	NA	NA	NA	
Green Lake	1439	13.4	400	17.2	NA	NA	NA	NA	
Roosevelt	1007	6.3	340	8.4	NA	NA	NA	NA	
Wallingford	1973	8.1	200	8.9	NA	NA	NA	NA	
Rainier Beach	1482	6.5	740	9.8	NA	NA	NA	NA	
Columbia City	1639	5.2	740	7.6	NA	NA	NA	NA	
SW Barton St @ 25th Ave S	1654	6.0	700	8.5	NA	NA	NA	NA	
Beacon Hill	1844	10.8	550	14.0	NA	NA	NA	NA	
Crown Hill	929	5.4	310	7.2	NA	NA	NA	NA	
MLK Jr Wy S @ Holly St	1247	3.3	800 ⁶	5.4	NA	NA	NA	NA	
South Park	997	3.8	350	5.1	NA	NA	NA	NA	
Madison-Miller	1486	10.3	400	13.0	NA	NA	NA	NA	
California @ SW Morgan St	1104	8.0	300	10.1	NA	NA	NA	NA	

LAND USE ELEMENT APPENDIX B

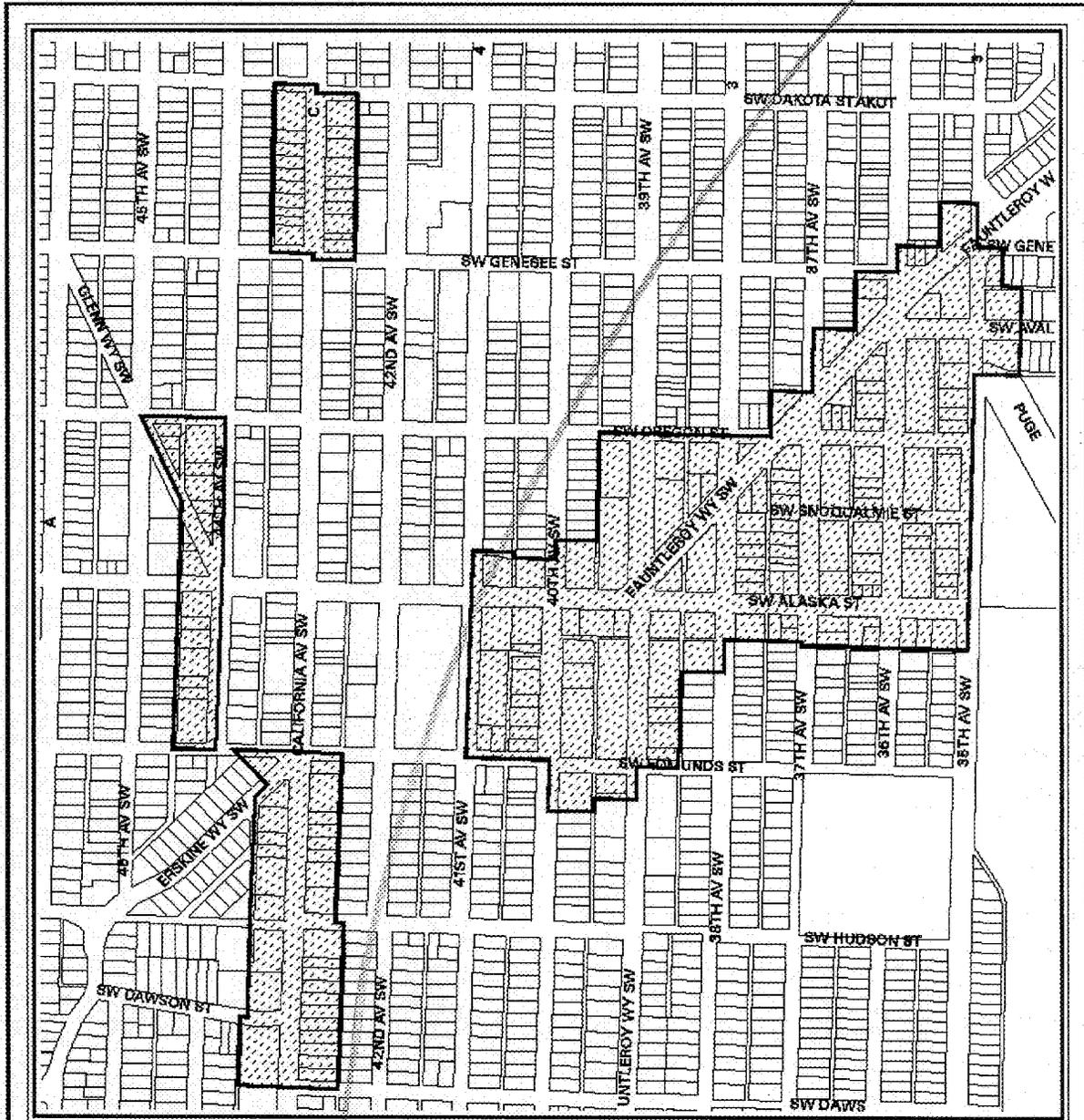
Footnotes

- 1 Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for residential and hub urban villages are established upon adoption of a neighborhood plan. Separate growth targets for urban center villages are not adopted, planning estimates will remain for guidance and monitoring.
- 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.
- 5 Eighty percent of the current zoning capacity in South Lake Union can accommodate 1,700 households. To guide the Seattle Commons planning effort, the long-term residential planning estimate for the area is a total of 4,900 households. It is assumed that the 3,200 households that presently cannot be accommodated in the area will be accommodated elsewhere in the city where there is available zoning capacity until necessary zoning changes can be made under the Seattle Commons Plan.
- 6 Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.

ATTACHMENT 7

**MAP 23.47.004D OF THE SEATTLE MUNICIPAL CODE, WEST SEATTLE
JUNCTION HUB URBAN VILLAGE**

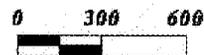
**Single Purpose Residential Uses Permitted Outright
in the West Seattle Junction**



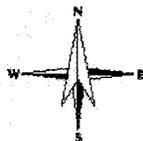
West Seattle Junction Hub Urban Village

 Single-purpose residential permitted outright.

Map 23.47.004 D



FEET



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