

Ordinance No. 119615

Council Bill No. 112675

AN ORDINANCE relating to the Westwood/Highland Park Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions of the Westwood/Highland Park Neighborhood Plan; amending the Official Land Use Map, Title 23 of the Seattle Municipal Code to reflect the boundaries of the Westwood/Highland Park Residential Urban Village, and repealing previous neighborhood plans. #2

CF No. _____

Date Introduced:	MAY 10 1999		
Date 1st Referred:	MAY 10 1999	To: (committee)	Neighborhoods, Growth Planning and Civic Engagement Committee
Date Re - Referred:		To: (committee)	
Date Re - Referred:		To: (committee)	
Date of Final Passage:	8-23-99	Full Council Vote:	5-0
Date Presented to Mayor:	8-23-99	Date Approved:	
Date Returned to City Clerk:		Date Published:	4 pp. T.O. <input checked="" type="checkbox"/> F.T. <input type="checkbox"/>
Date Vetoes by Mayor:		Date Veto Published:	
Date Passed Over Veto:		Veto Sustained:	

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

Committee Action

8/16/99
Held
passed as amended 2-0
continues YES
Pagella YES

8/16/99 Held 1 week

8/23/99 Full Council: Passed

(Excused: Choe, Donaldson)

This file is complete and ready for presentation to Full Council

Law Department

Law Dept. Review

OMP Review

City Clerk Review

mc

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: CONLIN
Councilmember

8/16
Held

Committee Action:

^{8/16 for updated}
passed as amended 2-0
Conlin yes
Pageler yes

8/16/99 Held 1 week

8/23/99 Full Council: Passed 5-0

(Excused: Choe, Donaldson, Licata, Donaldson)

This file is complete and ready for presentation to Full Council. Committee: RC 8/16/99
(Initial/date)

Neighborhoods, Growth
and Civic
Committee


T.O. ☒
F.T. ☒

Law Department

Law Dept. Review

OMP
Review


City Clerk
Review


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ORDINANCE 119615

AN ORDINANCE relating to the Westwood/Highland Park Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions of the Westwood/Highland Park Neighborhood Plan; amending the Official Land Use Map, Title 23 of the Seattle Municipal Code to reflect the boundaries of the Westwood/Highland Park Residential Urban Village; and repealing previous neighborhood plans.

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 Westwood/Highland Park neighborhood citizens came together to form the Westwood/Highland Park planning committee in 1996 for the purpose of preparing a neighborhood plan as provided for in the City of Seattle Comprehensive Plan; and

WHEREAS, the Westwood/Highland Park planning committee convened monthly meetings open to everyone and regularly attended by community citizens throughout the next three years; and

WHEREAS, the Westwood/Highland Park planning committee conducted an extensive phase I outreach process featuring community meetings and workshops, all of which led to creation of a generally recognized vision; 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, consultants were hired to study and prepare analyses and recommendations on the issues of parks and open space, pedestrian access and amenities, transportation, neighborhood anchors, land use, housing, community development, public safety, and human development; and

WHEREAS, a final plan incorporating key strategies, and additional activities for implementation was completed, reviewed and approved by the Westwood/Highland Park Planning Committee and validated by the community in response to a community-wide mailer and validation meeting; and

WHEREAS, the neighborhood planning areas of West Seattle collaborated on a joint effort to develop a human development proposal and a comprehensive "Action Agenda" of

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1 transportation system improvements and actions that are recommended to address the
2 existing and future access needs of the entire West Seattle community; and

3 WHEREAS, the City's environmental review requirement under SEPA has been fulfilled
4 through issuance of an addendum to the Comprehensive Plan's 1994 Final Environmental
5 Impact Statement on May 13, 1999; and

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

9 **NOW THEREFORE,**

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

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

- 13 A. The table of contents of the neighborhood plans volume of the Comprehensive Plan is
14 hereby amended to add Westwood/Highland Park, as shown in Attachment 1.
- 15 B. The Westwood/Highland Park Neighborhood Plan goals and policies, as shown in
16 Attachment 2 to this ordinance, are hereby incorporated into the neighborhood plans
17 volume of the Comprehensive Plan.
- 18 C. The land use element of the Comprehensive Plan is hereby amended as shown in
19 Attachment 3 to this ordinance to confirm the designation and growth targets for the
20 Westwood/Highland Park Residential Urban Village, to reflect changing the name of the
21 residential urban village from SW Barton Street @ 25th Avenue South to
22 Westwood/Highland Park.
- 23 D. The capital facilities and utilities inventory and analyses serving Westwood/Highland
24 Park, and transportation analysis shown in Attachment 4 to this ordinance are hereby
incorporated into the neighborhood plans volume, Westwood/Highland Park section, of
the Comprehensive Plan.

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

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

4 A new land use figure, containing a large scale map of the Westwood/Highland Park
5 Residential Urban Village is hereby added to the land use element, as shown in
Attachment 5 to this ordinance.

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

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

10
11 **Section 3.** The Official Land Use Map, Section 23.32.016, Seattle Municipal Code, is
12 amended to reflect the boundaries of the Westwood/Highland Park Residential Urban Village as
depicted on Attachment 5 to this ordinance.

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1 **Section 4.** Pursuant to SMC 23.47.009 (D), single purpose residential structures
2 within the Westwood Highland Park Residential Urban Village shall continue to be permitted by
3 conditional use.

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

7 Passed by the City Council the 23rd day of August, 1999, and signed
8 by me in open session in authentication of its passage this 23rd day of August,
9 1999.

10 Richard L. McElroy
11 Pro Tem President of the City Council

12 Approved by me this 27th day of August, 1999.

13 Paul Scheel
14 Paul Scheel, Mayor

15 Filed by me this 27th day of August, 1999.

16 Judith E. Pippin
17 City Clerk

18 (SEAL)

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LIST OF ATTACHMENTS

ATTACHMENT 1	AMENDMENTS TO TABLE OF CONTENTS - THE CITY OF SEATTLE COMPREHENSIVE PLAN NEIGHBORHOOD PLANS
ATTACHMENT 2	WESTWOOD/HIGHLAND PARK GOALS AND POLICIES
ATTACHMENT 3	AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT
ATTACHMENT 4	WESTWOOD/HIGHLAND PARK CAPITAL FACILITIES AND UTILITIES INVENTORY AND ANALYSIS, AND WESTWOOD/HIGHLAND PARK TRANSPORTATION ANALYSIS
ATTACHMENT 5	COMPREHENSIVE PLAN MAP AMENDMENTS
ATTACHMENT 6	AMENDMENTS TO COMPREHENSIVE PLAN LAND USE APPENDIX B

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ATTACHMENT 1

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

Table of Contents

Westwood / Highland Park

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ATTACHMENT 2

Westwood / Highland Park Goals and Policies

COMMUNITY CHARACTER

- G1 A diverse community with two distinct areas, Westwood and Highland Park, comprised of a mix of single and multi-family residential areas, significant public facilities, regional and local commercial businesses, and natural resource opportunities that together offer a variety of choices for its residents.
- P1 Encourage and strengthen a community-wide network of safe and convenient connections that unite Westwood and Highland Park and link major open spaces, transit facilities, commercial areas, schools, and other community facilities.
- P2 Seek to reclaim and enhance a major natural resource, Longfellow Creek, as a central linkage promoting recreational, environmental, and historical themes.
- P3 Strive to preserve existing single-family areas and increase the attractiveness of multi-family residential areas that offer a range of attractive and safe housing choices affordable to a broad spectrum of the entire community.
- P4 Promote a system-wide and comprehensive transportation approach for West Seattle that strongly encourages safe, convenient, and efficient local improvements that serve the community.
- P5 Seek to strengthen the neighborhood's economic core, Westwood Town Center (a regional and local retail/service center) and the 16th Avenue Business District.
- P6 Encourage a civic center and recreational complex anchor that serves the entire community for the Denny/Sealth Recreation Area.

ECONOMIC DEVELOPMENT

- G2 A vibrant center of shopping that serves and attracts local residents within both communities.
- P7 Seek to revitalize the Triangle Commercial Core (16th Avenue SW Business District and Westwood Town Center) through pedestrian amenities, parking management, transit enhancements to create an anchor business district that attracts and serves local residents.
- P8 Encourage programs that promote the local business community through collaborative marketing activities and neighborhood celebration events.

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URBAN DESIGN AND COMMUNITY ANCHORS

- G3 A community that reflects the unique local character of the Westwood and Highland Park neighborhoods, with community anchors, a safe and pleasant pedestrian environment, and a positive aesthetic appearance.
- P9 Encourage physical gateway improvements at key entry points and within the business districts that identify Seattle's Westwood and Highland Park neighborhoods.
- P10 Seek to create a sense of place along major streets that visually and functionally promotes the rights of pedestrians through decorative crosswalks, pavings, and landscaping at key intersections.
- P11 Promote a sense of community identity and pride through the use of public artwork, sculptures, and streetscape improvements along major arterials.

TRANSPORTATION AND PEDESTRIAN SYSTEMS

- G4 A neighborhood that facilitates movement of people and goods with a particular emphasis on increasing pedestrian safety and access, supporting the economic centers, and encouraging a full range of convenient transportation choices to residents.
- P12 Seek to enhance pedestrian access and vehicular and bicycle mobility throughout the neighborhood.
- P13 Encourage the coordination of transportation capital improvements across all of West Seattle.
- P14 Seek to improve arterial streets that promote pedestrian safety and mobility throughout the neighborhood.
- P15 Promote the safe and convenient operation of the Delridge Way SW corridor by seeking to improve traffic flow, intersection operation, transit accessibility, and pedestrian and bicycle facilities.
- P16 Seek to establish excellent east/west pedestrian linkages with pedestrian improvements along SW Trenton Street and SW Thistle Street.
- P17 Seek excellent internal east-west transit linkages within the neighborhood.

HOUSING AND LAND USE

- G5 A community with both single-family and multi-family residential areas and the amenities to support the diverse population.
- P18 Seek to maintain the character and integrity of the existing single family areas.
- P19 Encourage new housing development that serves a range of income-levels.
- P20 Promote the attractiveness of higher density residential areas through the enhancement of basic infrastructure and amenities.
- P21 Encourage quality design in townhouses, cottage houses, and accessory dwelling units.



- P22 Promote mixed-use projects featuring quality housing opportunities within the Triangle Commercial Core.
- P23 Seek to ensure safe and well-maintained housing.
- P24 Support the Seattle Housing Authority and other non-profits in the development of high quality housing that serves the low-income.
- P25 Encourage new residential development through zoning tools such as Residential Small Lot Development, and incentives in multi-family zones and commercial zones.

PARKS AND OPEN SPACE

- G6 A community with accessible and functional parks, open space, recreational facilities, and natural systems that are connected to serve Westwood and Highland Park's diverse population.
- P26 Strive to reclaim and enhance the Longfellow Creek corridor by creating a comprehensive trail system that enhances public access and links the neighborhoods to the existing parks and other trail systems and other community attractions.
- P27 Encourage direct public access through observation points to Longfellow Creek and its environs that features the importance of natural systems and the neighborhood's geological history.
- P28 Seek to coordinate the Longfellow Creek Legacy Trail Project with the Delridge neighborhood's creek trail system to help achieve a coordinated community trail system.
- P29 Seek to acquire property for small parks and open space to serve the community.
- P30 Support community-wide recreational opportunities for the Denny/Sealth Recreation Area.

HUMAN DEVELOPMENT AND PUBLIC SAFETY

- G7 A neighborhood that recognizes and supports the diverse human development needs and safety concerns of its changing and diverse population.
- P31 Seek to improve communication between people, organizations, and communities dealing with human development and safety issues.
- P32 Promote the use of Crime Prevention Through Environmental Design (CPTED) techniques in the development of parks, open spaces, pedestrian/bike trails, and traffic improvements.

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ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

1. Amend policy L44 as follows:

L44:

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

Westwood/Highland Park Residential Urban Village.

2. Amend land use goal 36 as follows:

G36:

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

Residential Growth

Westwood/Highland Park

approximately 700 households

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ATTACHMENT 4

**CAPITAL FACILITIES AND UTILITIES INVENTORY AND ANALYSIS SERVING THE
WESTWOOD/HIGHLAND PARK RESIDENTIAL URBAN VILLAGE AND
TRANSPORTATION ANALYSIS**

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Table 1
Inventory for Facilities and Utilities Serving
Westwood/Highland Park Residential Urban Village

Facility Type	Name	Location	Capacity	Information Sources ¹ /Comments
Fire Station ²	SFD 11 SFD 37	1514 SW Holden St. 7300 35th Ave. SW	#11 Engine Co. #37 Engine Co.	Seattle Fire Department
Police Station	South Precinct	3001 South Myrtle St.	31.87 sq. mi. service area, 1994 population 155,777	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	Roxhill Elementary Highland Park Elementary All 10 Middle Schools All 10 High Schools	9430 30th Ave. SW 1012 SW Trenton St.	375 students 450 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Southwest Branch	9010 35th Ave. SW	7557 sq. ft, 1990 population served 38,017, or .20 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks ⁴	Roxhill Park	29th Av. SW & SW Othello St.	14.1 ac: 2 softball fields or 1 football/soccer field, play area, lawns, paths, shelterhouse	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989
Other ⁶	Southwest Community Center & Pool	2801 SW Thistle St.	>15,000 sq. ft: Indoor swimming pool, meeting room, kitchen, crafts rooms, game room	Urban Villages Open Space Analyses, Office of Management and Planning
	Longfellow Creek Natural Area			
Electrical power	Duwamish substation	10000 Marginal Way S	294 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Southwest forecast area, which has a total capacity 427 of megawatts.

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 more serious medical emergencies.

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

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



Facility Type	Name	Location	Capacity	Information Sources ¹ /Comments
Water	<p>This village is located in the three pressure zones: West Seattle 430/474, West Seattle 488 and West Seattle 575.</p> <p>The area is normally served from Cedar River Pipeline #4 and the West Seattle Pipeline terminating at the West Seattle Reservoir (8th Av. SW & SW Trenton St.). The 430/474 zone is gravity fed directly from the West Seattle pipeline, via a 20-inch main in Barton St. The 488 zone is supplied by means of the West Seattle Reservoir Pump Station, via a 30-inch main in 8th Av. SW and SW Thistle St. The 575 zone is supplied by means of the Highland Pump Station and Trenton Turbines via a 24-inch main in 8th Av. SW and a 12-inch main in SW Roxbury.</p> <p>See Map for system locations.</p>		<p>West Seattle Reservoir: 68 million gallons</p> <p>The majority of the pipe network was constructed between 1926 and 1938, predominantly of cast iron. The mains appear to be in generally good order, given the age of the network.</p>	<p>Seattle Water Department, October-November, 1996</p> <p>In the West Seattle 430/474 pressure zone, elevations range from 266-305 feet above sea level; static water pressure ranges from 55-71 pounds per square inch (psi).</p> <p>In the West Seattle 488 pressure zone, elevations range from 260-328 feet above sea level; static water pressure ranges from 70-99 psi. In the West Seattle 575 pressure zone, elevations range from 295-380 feet above sea level; static water pressure ranges from 85-122 psi. ⁵ Pressures are considered to be very good.</p>
Drainage & Wastewater	<p>The southeastern portion of the village is served by a Combined system; the western half is served by a Partially Separated system with a Ditch & Culvert drainage system.</p> <p>This village is located in the Longfellow Drainage Basin, which covers about 2,685 acres. The Longfellow basin drains into Longfellow creek through a combination of storm drains, detention structures, ditches, overland flow, and combined storm and sanitary sewers, until it empties into the west waterway of the Duwamish River and then into Puget Sound. Longfellow Creek is one of three remaining year-round stream systems that still flow freely in Seattle. About 1/3 of the creek has been piped. Salmon have returned successfully to Longfellow Creek.</p> <p>See Map for system locations.</p>		<p>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. Occasionally, sewer rehabilitation projects which are part of the 6 year Capital Improvement Program are performed in these areas as needed which may in some instances have the added benefit of enhancing the system capacity.</p> <p>In areas with ditch & culvert drainage systems, sewage systems are sized for full zoned development and capacity is considered adequate.</p> <p>Drainage systems in these areas occasionally lack adequate capacity. CIP projects to provide additional capacity are part of a 15 year program in the City's adopted Comprehensive Drainage Plan.</p>	<p>Seattle Drainage and Wastewater Utility, November 1996</p> <p>Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.</p> <p>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.</p>



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
Capital Facilities and Utilities Analysis
Westwood/Highland Park Residential Urban Village

Expected 6-yr. HH Growth: 191
Expected 20-yr HH Growth: 700
Land Area: 278 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁶	20-year growth	
Fire	None	None expected at this time.	Fire Station #1, the closest to this urban village, has an average response time of 4.15 minutes for emergency medical calls and 4.71 minutes for fire calls. Response times for this station meet industry standards, and are expected to for the next 6 years. Fire Station #37 has an average response time of 4.26 minutes for emergency medical calls and 5.17 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.
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 are as follows for: a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase One of the School District's Building Excellence program includes demolition and all new construction of Highland Park Elementary school.
Electricity	None	A 4th transformer and switchgear bus-section will be added to the Duwamish Substation to increase capacity.	Electrical demand from this village is estimated to increase by 0.3 annual average megawatts and 0.5 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 with the listed improvements, and demand is expected to be 471 megawatts. In both years, capacity is more than adequate to meet demand.
Water	None	None	Current peak day demand estimate: 0.74 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 0.81 mgd or 9% increase. Peak day demand estimate in 20 years: 0.98 mgd or 33% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed. Potential Future Improvements: A new main could be part of a gradual renewal of this section of the distribution grid to increase east-west flow in the 575 pressure zone, at a preliminary cost of \$508,000.



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
Drainage and Wastewater	No new facilities are expected to be required because of new growth.	<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>In areas with ditch & culvert stormwater systems, sewage systems are sized for full zoned development; capacity is considered adequate to serve growth. Drainage system improvements in the Comprehensive Drainage Plan and on-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>See Longfellow Creek Action Plan 1992 Drainage and Wastewater Utility See Basin Plan in 1935 Comprehensive Drainage Plan Update, Seattle Drainage and Wastewater Utility</p>



Table 3
Transportation Analysis⁷ for
Westwood/Highland Park Residential Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
SW Roxbury St.	35th Ave. SW - 16th Ave. SW	Principal	Eastbound	0.4	0.4
			Westbound	0.4	0.5
SW Roxbury St.	16th Ave. SW - 8th Ave. SW	Principal	Eastbound	0.5	0.6
			Westbound	0.6	0.6
Delridge Way SW	SW Roxbury St. - SW Henderson St.	Principal	Northbound	0.6	0.6
			Southbound	0.7	0.8
Delridge Way SW	SW Henderson St. - SW Thistle St.	Principal	Northbound	0.6	0.6
			Southbound	0.8	0.9
SW Barton St.	35th Ave. SW - 25th Ave. SW	Minor	Eastbound	0.7	0.7
			Westbound	1.0	1.0
SW Barton Pl.	25th Ave. SW - Delridge Way SW	Minor	Eastbound	0.6	0.5
			Westbound	0.8	0.8
SW Trenton St.	35th Ave. SW - Delridge Way SW	Collector	Eastbound	0.5	0.5
			Westbound	0.6	0.6
SW Thistle St.	35th Ave. SW - Delridge Way SW	Minor	Eastbound	0.1	0.1
			Westbound	0.1	0.1
26th Ave. SW	SW Roxbury St. - SW Barton St.	Collector	Northbound	0.4	0.4
			Southbound	0.5	0.5

The volume-to-capacity (V/C) ratio is an indicator of congestion. The table above shows existing (1990) V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for all arterials in the Rainier Beach Residential Urban Village. Compare 1990 V/C ratios to the 2010 forecast to see the potential change over 20 years.

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

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

Martin Luther King Way S, S Henderson St., and Rainier Ave. S are designated as Transit Priority Streets in the Comprehensive Plan.

Future conditions: The V/C ratio for Renton Avenue South southbound is projected to be 1.2. This figure indicates the attractiveness of this route through southeast Seattle to Renton. Renton Ave. is a minor arterial with an assumed capacity of 700 vehicles per hour. Increases in capacity may be possible, or measures to direct traffic to the principal arterials (Martin Luther King Jr. Way, Henderson Street, and Rainier Ave. South) may be taken. The principal arterials have the capacity available to take traffic from Renton Ave.

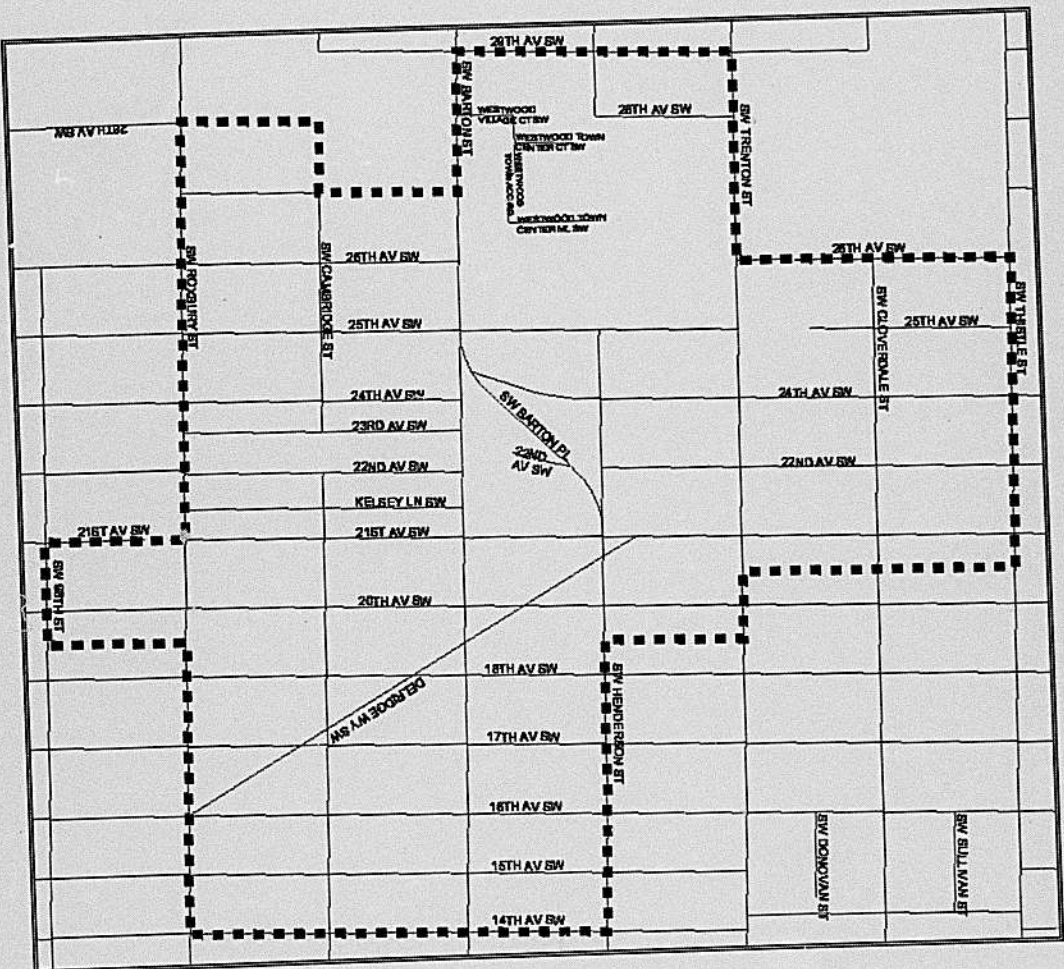
V/C ratios on all other arterial streets in the urban village are below 0.8 under the 2010 scenario.

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).



ATTACHMENT 5

COMPREHENSIVE PLAN MAP AMENDMENTS - Westwood/Highland Park Residential Urban Village Boundaries



ATTACHMENT 6

COMPREHENSIVE PLAN LAND USE APPENDIX B

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



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
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	4.8	15230	34	4500	44
Residential Urban Villages⁴									
Aurora-Licton	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave. S. @ S. Jackson-Union	485	3186	6.6	900	8.4	NA	NA	NA	NA
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



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
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
SW Barton St @ 26th Ave S Westwood/Highland Park	278	1654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr Wy S @ Holly St	380	1247	3.3	800 ⁵	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA
Madison-Miller	145	1486	10.3	400	13.0	NA	NA	NA	NA
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 UCCU plan, the City Council reaffirmed the targets for the UCUC as a whole. No additional student housing growth according to UW General Physical Development Plan.
4. The areas to which numbers apply for land area, existing households and jobs, planning estimates and existing and planned densities for each hub and residential urban village are the unadopted village boundaries shown in Land Use Appendix A, above. Where adopted boundaries shown in Appendix A have been amended from the unadopted village boundary, acreage, existing households and employment, and densities may be different than indicated in this Appendix B.
5. Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.



#2
CB 112675

ORDINANCE _____

AN ORDINANCE relating to the Westwood/Highland Park Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions of the Westwood/Highland Park Neighborhood Plan; amending the Official Land Use Map, Title 23 of the Seattle Municipal Code to reflect the boundaries of the Westwood/Highland Park Residential Urban Village, and repealing previous neighborhood plans.

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 Westwood/Highland Park neighborhood citizens came together to form the Westwood/Highland Park planning committee in 1996 for the purpose of preparing a neighborhood plan as provided for in the City of Seattle Comprehensive Plan; and

WHEREAS, the Westwood/Highland Park planning committee convened monthly meetings open to everyone and regularly attended by community citizens throughout the next three years; and

WHEREAS, the Westwood/Highland Park planning committee conducted an extensive phase I outreach process featuring community meetings and workshops, all of which led to creation of a generally recognized vision; 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, consultants were hired to study and prepare analyses and recommendations on the issues of parks and open space, pedestrian access and amenities, transportation, neighborhood anchors, land use, housing, community development, public safety, and human development; and

WHEREAS, a final plan incorporating Key Strategies, and Additional Activities For Implementation was completed, reviewed and approved by the Westwood/Highland Park planning committee and validated by the community in response to a community-wide mailer and validation meeting; and

WHEREAS, the neighborhood planning areas of West Seattle collaborated on a joint effort to develop a human development proposal and a comprehensive "Action Plan" of

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1 transportation system improvements and actions that are recommended to address the
2 existing and future access needs of the entire West Seattle community; and

3 WHEREAS, the City's environmental review requirement under SEPA has been fulfilled
4 through issuance of an addendum to the Comprehensive Plan's 1994 Final Environmental
5 Impact Statement on May 13, 1999; and

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

9 **NOW THEREFORE,**

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

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

- 13 A. The Table of Contents of the Neighborhood Plans Volume of the Comprehensive
14 Plan is hereby amended to add Westwood/Highland Park, as shown in Attachment 1.
15 B. The Westwood/Highland Park Neighborhood Plan goals and policies, as shown in
16 Attachment 2 to this Ordinance, are hereby incorporated into the Neighborhood Plans
17 volume of the Comprehensive Plan.
18 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in
19 Attachment 3 to this Ordinance to confirm the designation and growth targets for the
20 Westwood/Highland Park Residential Urban Village, to reflect changing the name of the
21 residential urban village from SW Barton Street @ 25th Avenue South to
22 Westwood/Highland Park.
23 D. The capital facilities and utilities inventory and analyses serving Westwood/Highland
24 Park, and transportation analyses shown in Attachment 4 to this Ordinance are hereby
incorporated into the Neighborhood Plans Volume, Westwood/Highland Park Section, of
the Comprehensive Plan.

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

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

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

7 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the
Westwood/Highland Park Residential Urban Village, as shown in Attachment 6 to this
8 Ordinance.

9 **Section 2.** The amendments contained in Section 1 of this ordinance constitute an
adopted neighborhood plan. All previous neighborhood plans, including the "Highland Park
10 Neighborhood Improvement Plan, 1976" adopted by Ordinance 105042, are hereby repealed.

11 **Section 3.** The Official Land Use Map, Section 23.32.016, Seattle Municipal Code, is
12 amended to reflect the boundaries of the Westwood/Highland Park Residential Urban Village as
13 depicted on Attachment 5 to this Ordinance.

14 **Section 4.** Pursuant to SMC 23.47.009 (D), single purpose residential structures
15 within the Westwood Highland Park Residential Urban Village shall continue to be permitted by
16 conditional use.

17 **Section 5.** This ordinance shall take effect and be in force thirty (30) days from and
after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10)
18 days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.
19
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1 Passed by the City Council the _____ day of _____, 19____, and
2 signed by me in open session in authentication of its passage this _____ day of
3 _____, 19____.

4 _____
President of the City Council

5 Approved by me this _____ day of _____, 19____.

6 _____
7 Paul Schell, Mayor

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

9 _____
City Clerk

10 (SEAL)

11
12 **LIST OF ATTACHMENTS**

- 13 **ATTACHMENT 1** AMENDMENTS TO TABLE OF CONTENTS - THE CITY OF
14 SEATTLE COMPREHENSIVE PLAN NEIGHBORHOOD
PLANS
- 15 **ATTACHMENT 2** WESTWOOD/HIGHLAND PARK GOALS AND POLICIES
- 16 **ATTACHMENT 3** AMENDMENTS TO THE COMPREHENSIVE PLAN LAND
USE ELEMENT
- 17 **ATTACHMENT 4** WESTWOOD/HIGHLAND PARK CAPITAL FACILITIES AND
18 UTILITIES INVENTORY AND ANALYSES, AND
WESTWOOD/HIGHLAND PARK TRANSPORTATION
19 ANALYSES
- 20 **ATTACHMENT 5** COMPREHENSIVE PLAN MAP AMENDMENTS
- 21 **ATTACHMENT 6** AMENDMENTS TO COMPREHENSIVE PLAN LAND USE
APPENDIX B
- 22
23
24

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ATTACHMENT 1

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

Table of Contents

Westwood / Highland Park

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ATTACHMENT 2

Westwood / Highland Park Goals and Policies

COMMUNITY CHARACTER

- G1 A diverse community with two distinct areas, Westwood and Highland Park, comprised of a mix of single and multi-family residential areas, significant public facilities, regional and local commercial businesses, and natural features that together offer a variety of choices for its residents.
- P1 Encourage and strengthen a community-wide network of safe and convenient connections that unite Westwood and Highland Park and link major open spaces, transit facilities, commercial areas, schools, and other community facilities.
- P2 Seek to reclaim and enhance a major natural resource, Longfellow Creek, as a central linkage promoting recreational, environmental, and historical themes.
- P3 Strive to preserve existing single-family areas and increase the attractiveness of multi-family residential areas that offer a range of attractive and safe housing choices affordable to a broad spectrum of the community.
- P4 Promote a system-wide and comprehensive transportation approach for West Seattle that strongly encourages safe, convenient, and efficient local improvements that serve the community.
- P5 Seek to strengthen the neighborhood's economic core, Westwood Town Center (a regional and local retail/service center) and the 16th Avenue SW Business District.
- P6 Encourage a civic center and recreational complex anchor that serves the entire community for the Denny/Sealth Recreation area.

ECONOMIC DEVELOPMENT

- G2 A vibrant center of shopping that serves and attracts local residents in both communities.
- P7 Seek to revitalize the Triangle Commercial Core (16th Avenue SW Business District and Westwood Town Center) through pedestrian amenities, parking management, and transit enhancements to create a business district that attracts and serves local residents.
- P8 Encourage programs that promote the local business community through collaborative marketing activities and neighborhood celebration events.

URBAN DESIGN AND COMMUNITY ANCHORS

- G3 A community that reflects the unique local character of the Westwood and Highland Park neighborhoods, with community anchors, a safe and pleasant pedestrian environment, and a positive aesthetic appearance.

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- P9 Encourage physical gateway improvements at key entry points and within the business districts that identify Seattle's Westwood and Highland Park neighborhoods.
- P10 Seek to create a sense of place along major streets to visually and functionally promote the rights of pedestrians through decorative crosswalks, pavings, and landscaping at key intersections.
- P11 Seek to promote a sense of community identity and pride through the use of public artwork, sculptures, and streetscape improvements along major arterials.

TRANSPORTATION AND PEDESTRIAN SYSTEMS

- G4 A neighborhood which facilitates movement of people and goods with a particular emphasis on increasing pedestrian safety and access, supporting the economic centers, and encouraging a full range of convenient transportation choices to residents.
- P12 Seek to enhance pedestrian access and vehicular and bicycle mobility throughout the neighborhood.
- P13 Encourage the coordination of transportation capital improvements across all of West Seattle.
- P14 Seek effective arterial streets that promote pedestrian safety and mobility throughout the neighborhood.
- P15 Promote the safe and convenient operation of the Delridge Way SW corridor by improving traffic flow and intersection operation, transit accessibility, and pedestrian and bicycle facilities.
- P16 Seek to enhance east/west pedestrian linkages along SW Trenton Street, and SW Thistle Street.
- P17 Seek improved internal east-west transit linkages within the neighborhood.

HOUSING AND LAND USE

- G5 A community with both single-family and multi-family residential areas and the amenities to support a diverse population.
- P18 Seek to maintain the character and integrity of the existing single family areas.
- P19 Encourage new housing development that serves a range of income levels.
- P20 Promote the attractiveness of higher density residential areas through the enhancement of basic infrastructure and amenities.
- P21 Encourage quality design in townhouse, cottage house, and accessory dwelling units in existing single-family areas.
- P22 Promote mixed-use projects featuring quality housing opportunities within the Triangle Commercial Core.
- P23 Seek to ensure safe and well-maintained housing.

- P24 Encourage Seattle Housing Authority and non-profit development of high quality housing that serves low-income households.
- P25 Encourage new residential development and opportunities through zoning tools such as Residential Small Lot development, and incentives in multi-family zones and commercial zones.

PARKS AND OPEN SPACE

- G6 A community with accessible and functional parks, open space, recreational facilities, and natural systems that are connected to serve Westwood and Highland Park's diverse population.
- P26 Strive to reclaim and enhance the Longfellow Creek corridor by creating a comprehensive trail system that enhances public access and links the neighborhoods to the existing parks, other trail systems, and other community attractions.
- P27 Encourage direct public access through observation points to Longfellow Creek and its environs that feature the importance of natural systems and the neighborhood's geological history.
- P28 Seek to coordinate the Longfellow Creek Legacy Trail Project with the Delridge neighborhood's creek trail system to help achieve a coordinated community trail system.
- P29 Seek property acquisition opportunities for small parks and open space to serve the community.
- P30 Support community-wide recreational opportunities at the Denny/Sealth Recreation area.

HUMAN DEVELOPMENT AND PUBLIC SAFETY

- G7 A neighborhood that recognizes and supports the diverse human development needs and safety concerns of its changing and diverse population.
- P31 Seek to improve communication between people, organizations, and communities dealing with human development and safety issues.
- P32 Promote the use of Crime Prevention Through Environmental Design (CPTED) techniques in the development of parks, open spaces, pedestrian/bike trails, and traffic improvements.

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ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

1. Amend policy L44 as follows:

L44:

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

Westwood/Highland Park Residential Urban Village.

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

3. Amend land use goal 36 as follows:

G36:

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

Residential Growth

Westwood/Highland Park

approximately 700 households

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ATTACHMENT 4

**WESTWOOD/HIGHLAND PARK CAPITAL FACILITIES AND UTILITIES
INVENTORIES AND ANALYSES, AND WESTWOOD/HIGHLAND PARK
TRANSPORTATION ANALYSES**

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Table 1
Inventory for Facilities and Utilities Serving
Westwood/Highland Park Residential Urban Village

Facility Type	Name	Location	Capacity	Information Sources ¹ /Comments
Fire Station ²	SFD 11 SFD 37	1514 SW Holden St. 7300 35th Ave. SW	#11 Engine Co. #37 Engine Co.	Seattle Fire Department
Police Station	South Precinct	3001 South Myrtle St.	31.87 sq. mi. service area, 1994 population 155,777	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	Roxhill Elementary Highland Park Elementary All 10 Middle Schools All 10 High Schools	9430 30th Ave. SW 1012 SW Trenton St.	375 students 450 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Southwest Branch	9010 35th Ave. SW	7557 sq. ft, 1990 population served 38,017, or .20 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks ⁴	Roxhill Park	29th Av. SW & SW Othello St.	14.1 ac: 2 softball fields or 1 football/soccer field, play area, lawns, paths, shelterhouse	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989
Other ⁵	Southwest Community Center & Pool Longfellow Creek Natural Area	2801 SW Thistle St.	>15,000 sq. ft: Indoor swimming pool, meeting room, kitchen, crafts rooms, game room	Urban Villages Open Space Analyses, Office of Management and Planning
Electrical power	Duwamish substation	10000 Marginal Way S	294 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Southwest forecast area, which has a total capacity 427 of megawatts.

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 more 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
Water	<p>This village is located in the three pressure zones: West Seattle 430/474, West Seattle 488 and West Seattle 575.</p> <p>The area is normally served from Cedar River Pipeline #4 and the West Seattle Pipeline terminating at the West Seattle Reservoir (8th Av. SW & SW Trenton St.). The 430/474 zone is gravity fed directly from the West Seattle pipeline, via a 20-inch main in Barton St. The 488 zone is supplied by means of the West Seattle Reservoir Pump Station, via a 30-inch main in 8th Av. SW and SW Thistle St. The 575 zone is supplied by means of the Highland Pump Station and Trenton Turbines via a 24-inch main in 8th Av. SW and a 12-inch main in SW Roxbury.</p> <p>See map for system locations. (Utilities Figure A4, Comprehensive Plan Appendix)</p>		<p>West Seattle Reservoir: 68 million gallons</p> <p>The majority of the pipe network was constructed between 1926 and 1938, predominantly of cast iron. The mains appear to be in generally good order, given the age of the network.</p>	<p>Seattle Water Department, October-November, 1996</p> <p>In the West Seattle 430/474 pressure zone, elevations range from 266-305 feet above sea level; static water pressure ranges from 55-71 pounds per square inch (psi).</p> <p>In the West Seattle 488 pressure zone, elevations range from 260-328 feet above sea level; static water pressure ranges from 70-99 psi.</p> <p>In the West Seattle 575 pressure zone, elevations range from 295-380 feet above sea level; static water pressure ranges from 85-122 psi.⁵ Pressures are considered to be very good.</p>
Drainage & Wastewater	<p>The southeastern portion of the village is served by a Combined system; the western half is served by a Partially Separated system with a Ditch & Culvert drainage system.</p> <p>This village is located in the Longfellow Drainage Basin, which covers about 2,685 acres. The Longfellow basin drains into Longfellow creek through a combination of storm drains, detention structures, ditches, overland flow, and combined storm and sanitary sewers, until it empties into the west waterway of the Duwamish River and then into Puget Sound. Longfellow Creek is one of three remaining year-round stream systems that still flow freely in Seattle. About 1/3 of the creek has been piped. Salmon have returned successfully to Longfellow Creek.</p> <p>See map for system locations. (Utilities Figure A5, Comprehensive plan Appendix.)</p>		<p>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. Occasionally, sewer rehabilitation projects which are part of the 6 year Capital Improvement Program are performed in these areas as needed which may in some instances have the added benefit of enhancing the system capacity.</p> <p>In areas with ditch & culvert drainage systems, sewage systems are sized for full zoned development and capacity is considered adequate.</p> <p>Drainage systems in these areas occasionally lack adequate capacity. CIP projects to provide additional capacity are part of a 15 year program in the City's adopted Comprehensive Drainage Plan.</p>	<p>Seattle Drainage and Wastewater Utility, November 1996</p> <p>Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.</p> <p>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.</p>

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
Capital Facilities and Utilities Analysis
Westwood/Highland Park Residential Urban Village

Expected 6-yr. HH Growth: 191
Expected 20-yr HH Growth: 700
Land Area: 278 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁶	20-year growth	
Fire	None	None expected at this time.	Fire Station #1, the closest to this urban village, has an average response time of 4.15 minutes for emergency medical calls and 4.71 minutes for fire calls. Response times for this station meet industry standards, and are expected to for the next 6 years. Fire Station #37 has an average response time of 4.26 minutes for emergency medical calls and 5.17 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.
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 are as follows for: a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere.
Electricity	None	A 4th transformer and switchgear bus-section will be added to the Duwamish Substation to increase capacity.	Electrical demand from this village is estimated to increase by 0.3 annual average megawatts and 0.5 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 with the listed improvements, and demand is expected to be 471 megawatts. In both years, capacity is more than adequate to meet demand.
Water	None	None	Current peak day demand estimate: 0.74 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 0.81 mgd or 9% increase. Peak day demand estimate in 20 years: 0.98 mgd or 33% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed. Potential Future Improvements: A new main could be part of a gradual renewal of this section of the distribution grid to increase east-west flow in the 575 pressure zone, at a preliminary cost of \$508,000.

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

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁶	20-year growth	
Drainage and Wastewater	No new facilities are expected to be required because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>In areas with ditch & culvert stormwater systems, sewage systems are sized for full zoned development; capacity is considered adequate to serve growth. Drainage system improvements in the Comprehensive Drainage Plan and on-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>See Longfellow Creek Action Plan 1992 Drainage and Wastewater Utility See Basin Plan in 1995 <i>Comprehensive Drainage Plan Update</i>, Seattle Drainage and Wastewater Utility</p>

Table 3
Transportation Analysis⁷ for
Westwood/Highland Park Residential Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
SW Roxbury St.	35th Ave. SW - 16th Ave. SW	Principal	Eastbound	0.4	0.4
			Westbound	0.4	0.5
SW Roxbury St.	16th Ave. SW - 8th Ave. SW	Principal	Eastbound	0.5	0.6
			Westbound	0.6	0.6
Delridge Way SW	SW Roxbury St. - SW Henderson St.	Principal	Northbound	0.6	0.6
			Southbound	0.7	0.8
Delridge Way SW	SW Henderson St. - SW Thistle St.	Principal	Northbound	0.6	0.6
			Southbound	0.8	0.9
SW Barton St.	35th Ave. SW - 25th Ave. SW	Minor	Eastbound	0.7	0.7
			Westbound	1.0	1.0
SW Barton Pl.	35th Ave. SW - Delridge Way SW	Minor	Eastbound	0.6	0.5
			Westbound	0.8	0.8
SW Trenton St.	35th Ave. SW - Delridge Way SW	Collector	Eastbound	0.5	0.5
			Westbound	0.6	0.6
SW Thistle St.	35th Ave. SW - Delridge Way SW	Minor	Eastbound	0.1	0.1
			Westbound	0.1	0.1
26th Ave. SW	SW Roxbury St. - SW Barton St.	Collector	Northbound	0.4	0.4
			Southbound	0.5	0.5

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

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

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

result of the development densities necessary for a vital urban village.

Existing conditions: SW Barton St. westbound from 25th Ave. SW to 35th Ave. SW has a V/C ratio of 1.0. The V/C ratios on all other arterial streets in the urban village are below 0.9.

SW Barton St. is a minor arterial that provides access to the south side of the Westwood Village shopping center. Principal arterials in the residential urban village include Delridge Way SW and SW Roxbury St.

Delridge Way SW, SW Barton Pl./SW Barton St. west of Delridge and SW Roxbury St. east of Delridge are also Transit Priority streets.

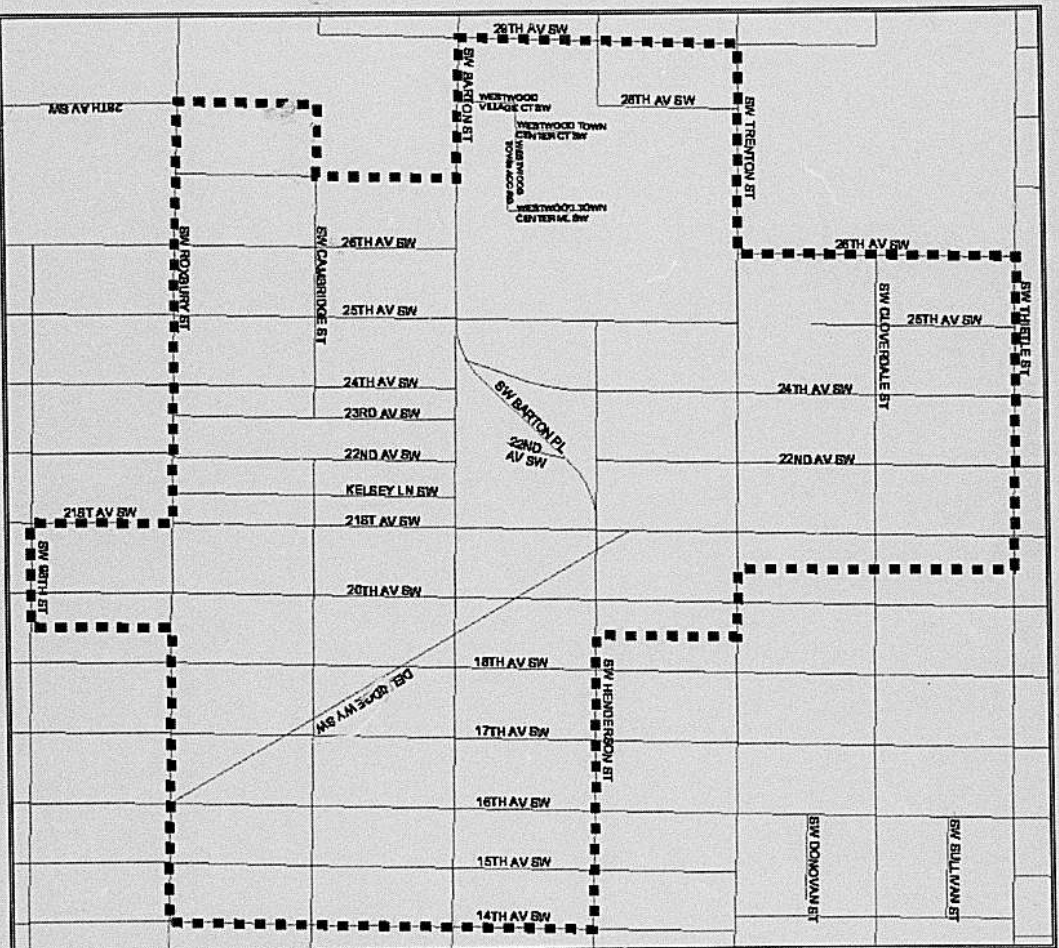
Future conditions: The projected V/C ratios do not change significantly over existing conditions for most of the arterial streets in the urban village. Delridge Way SW southbound from SW Thistle St. to SW Henderson St. is projected to go above 0.8. The V/C ratio on SW Barton St. westbound from 25th Ave. SW to 35th Ave. SW would remain at 1.0.

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

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ATTACHMENT 5

COMPREHENSIVE PLAN MAP AMENDMENTS - Westwood/Highland Park Residential Urban Village Boundaries



ATTACHMENT 6

COMPREHENSIVE PLAN LAND USE APPENDIX B

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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	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 ³	40
Ravenna Village	122	973	8.0	480 ³	12.0	1580	13	700 ³	19
University Campus	359	6313	17.6	0 ³	12.0	21222	59	4800 ³	72
Northgate Urban 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									

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
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1260	10.3	4027	12	2800	20
Rainier Ave @ I-90	415	2043	4.9	1200	7.8	3371	8	3500	17
South Lake Union	446	461	1.0	1700	4.8	15230	34	4500	44
Residential Urban 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
Eastlake	205	2423	11.8	380	13.5	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

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
Westwood/Highland Park									
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr. Way S @ Holly St	380	1247	3.3	800 ⁵	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA
Madison-Miller	145	1486	10.3	400	13.0	NA	NA	NA	NA
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. 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. Separate growth targets for the urban center villages within the University Community Urban Center are not adopted. In acting on the UCCU plan, the City Council reaffirmed the targets for the UCUC as a whole. No additional student housing growth according to UW General Physical Development Plan.
4. The areas to which numbers apply for land area, existing households and jobs, planning estimates and existing and planned densities for each hub and residential urban village are the unadopted village boundaries shown in Land Use Appendix A, above. Where adopted boundaries shown in Appendix A have been amended from the unadopted village boundary, acreage, existing households and employment, and densities may be different than indicated in this Appendix B.
5. Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.

STATE OF WASHINGTON - KING COUNTY

109745

City of Seattle, City Clerk

—ss.

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IN FULL

Affidavit of Publication

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

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

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was published on

09/08/99

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

Subscribed and sworn to before me on

09/08/99

Notary Public for the State of Washington,
residing in Seattle


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