

Ordinance No. 119633

Council Bill No. 112594

The City of Seattle  
Council Bill/Ordinance

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the North Neighborhoods' Neighborhood Plan, amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the Lake City Hub Urban Village, amending Seattle Municipal Code Chapter 23.47, relating to single purpose residential development, and repealing previous neighborhood plans.

*6/25/99 hold for and public*

*8/24/99*

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>9/7/99</u>	Full Council Vote: <u>7-0</u>
Date Presented to Mayor: <u>9/9/99</u>	Date Approved: <u>SEP 03 1999</u>
Date Returned to City Clerk: <u>SEP 03 1999</u>	Date Published: T.O. <input type="checkbox"/> F.I. <input checked="" type="checkbox"/> <i>6 pages</i>
Date Vetoes by Mayor:	Date Veto Published:
Date Passed Over Veto:	Veto Sustained:

*7-0 Council vote*

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:

8/17  
held for <sup>2nd</sup> public hearing *(updated)*  
8/24/09 Pass as amended - unanimous  
Pattler yes  
Conlin yes

7-0 Element case, drop

This file is complete and ready for presentation to Full Council. Committee: \_\_\_\_\_  
(initial/date)

**Law Department**

Law Dept. Review      OMP Review      City Clerk Review       Electronic Copy Loaded      Indexed

ORDINANCE 119633

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2  
3 **AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the**  
4 **North Neighborhoods' Neighborhood Plan, amending the Official Land Use Map, Title**  
5 **23 of the Seattle Municipal Code, to reflect the boundaries of the Lake City Hub Urban**  
6 **Village, amending Seattle Municipal Code Chapter 23.47, relating to single purpose**  
7 **residential development, and repealing previous neighborhood plans.**

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

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

13 WHEREAS, a coalition of north neighborhoods citizens came together in October 1993 for the  
14 purpose of planning, and received Neighborhood Matching Funds in December 1994 to  
15 conduct a community-wide outreach program to identify the issues in several north  
16 neighborhoods and to review progress on the "Lake City Gateway Plan" of 1981; and

17 WHEREAS, the North Neighborhoods' Organizing Committee conducted an extensive outreach  
18 process featuring a citizen survey, presentations at community group meetings, displays  
19 at community events, a stakeholder mailing that initiated a new community newspaper, a  
20 series of issue-focused small group meetings, a project to attempt to reach hard-to-reach  
21 groups, and held a well-attended validation celebration; and

22 WHEREAS, the outreach efforts led to creation of a generally recognized planning area  
boundary, a list of priority issue topics, and a scope of work for Phase II; and

WHEREAS, the North Neighborhoods' Organizing Committee was funded in July 1996 by the  
Neighborhood Planning Office for Phase II and became the North Neighborhoods'  
Planning Committee; and

WHEREAS, the group formed topical planning subcommittees on transportation, green and open  
spaces, civic core, business and residential issues, crime and public safety,  
sommunications, and human services and schools which worked with a consultant team  
to analyze issues to create recommendations on the community's prioritized issues, and to  
respond to the City's proposal for a Lake City Hub Urban Village; and

WHEREAS, a final North Neighborhoods' Neighborhood Plan recommending key strategies and  
additional activities for implementation was completed, reviewed and approved by the

1 North Neighborhoods' Planning Committee and validated by the community in response  
2 to a community-wide mailer and a series of validation meetings; and

3 WHEREAS, a community-wide validation process was conducted during the months of October  
4 and November 1998 to familiarize stakeholders with the plan and hear community  
5 comment, and then a revised North Neighborhoods' Draft Final Plan was prepared based  
6 on this comment and transmitted to the City in December 1998; and

7 WHEREAS, the City's environmental review requirement under SEPA has been fulfilled  
8 through issuance of an addendum to the Comprehensive Plan's 1994 Final Environmental  
9 Impact Statement on February 18, 1999; and

10 WHEREAS, the overall vision of the North Neighborhoods' Neighborhood Plan is consistent  
11 with the goals and policies of Seattle's Comprehensive Plan;

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

15 **NOW THEREFORE,**

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

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

- 19 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive Plan is hereby  
20 amended to add North Neighborhoods, as shown in Attachment 1 to this ordinance.
- 21 B. The North Neighborhoods' Neighborhood Plan's goals and policies, as shown in Attachment 2  
22 to this ordinance, are hereby incorporated into the neighborhood plans volume of the  
Comprehensive Plan.
- C. The land use element of the Comprehensive Plan is hereby amended as shown in Attachment 3  
to this Ordinance to confirm the name, designation and growth targets for the Lake City Hub  
Urban Village.

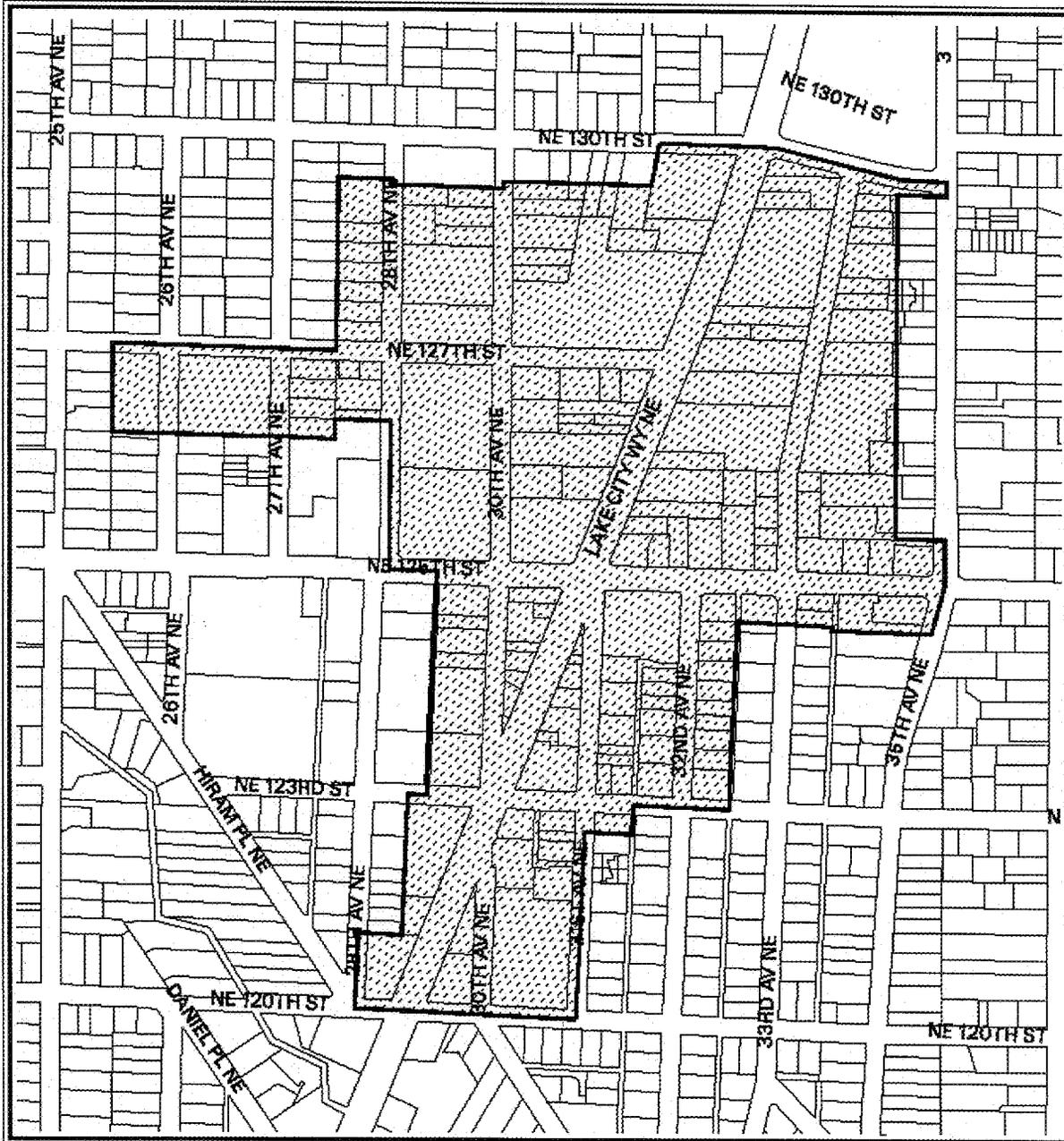
- 1 D. The capital facilities and utilities inventory and analyses and transportation analysis shown in  
2 Attachment 4 to this ordinance are hereby incorporated into the neighborhood plans volume,  
3 North Neighborhoods' Neighborhood Plan section, of the Comprehensive Plan.
- 4 E. The following maps are hereby amended to reflect the final designation and boundaries of the  
5 Lake City Hub Urban Village, as shown in Attachment 5 to this ordinance:  
6 • Future Land Use Map  
7 • Land Use Figure 1  
8 • Land Use Figure A-1  
9 A new land use figure, containing a large scale map of the Lake City Hub Urban Village  
10 is hereby added to the land use element, as shown in Attachment 5 to this ordinance.
- 11 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the Lake City  
12 Hub Urban Village, as shown in Attachment 6 to this ordinance.

13 **Section 2.** The amendments contained in Section 1 of this ordinance constitute an adopted  
14 neighborhood plan. All previous neighborhood plans , including the "Lake City Gateway Plan, 1981"  
15 adopted by Resolution 25706, are hearby repealed. This repeal does not include the "Northgate Area  
16 Comprehensive Plan, 1993".

17 **Section 3.** Residential use in single purpose residential development within commercial  
18 zones in the Lake City Hub Urban Village, established by adoption of this ordinance, shall continue to  
19 be permitted by conditional use, except where prohibited as shown on a new map entitled "Lake City  
20 Hub Urban Village Map 23.47.004 G" as shown in section 4 of this ordinance.

21 \* \* \*

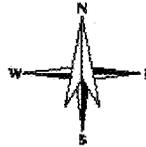




**Lake City Hub Urban Village**

 **Single-purpose residential development prohibited.**

**Map 23.47.004 G**



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1 **LIST OF ATTACHMENTS**

- 2 **ATTACHMENT 1** AMENDMENT TO TABLE OF CONTENTS - CITY OF SEATTLE  
3 COMPREHENSIVE PLAN NEIGHBORHOOD PLANS
- 4 **ATTACHMENT 2** NORTH NEIGHBORHOODS GOALS AND POLICIES
- 5 **ATTACHMENT 3** AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE  
6 ELEMENT
- 7 **ATTACHMENT 4** CAPITAL FACILITIES AND UTILITIES INVENTORY AND  
8 ANALYSES AND TRANSPORTATION ANALYSIS
- 9 **ATTACHMENT 5** COMPREHENSIVE PLAN MAP AMENDMENTS
- 10 **ATTACHMENT 6** AMENDMENTS TO COMPREHENSIVE PLAN LAND USE  
11 APPENDIX B

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THE CITY OF SEATTLE COMPREHENSIVE PLAN  
NEIGHBORHOOD PLANS

**Table of Contents**

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North Neighborhoods

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**NORTH NEIGHBORHOODS GOALS AND POLICIES**

**GETTING AROUND**

- GA1. A comprehensive multi-use, neighborhoods-oriented transportation network integrates with regional and intra-city transportation systems and services.
- P1. Reduce the impact of cut-through traffic in neighborhoods and use neighborhood input in selecting and designing mitigation measures.
- P2. Strive to create safe pedestrian ways, especially for children walking between schools and transit stops on Lake City Way, NE 125<sup>th</sup> Street, and 15<sup>th</sup> Avenue Northeast.
- P3. Improve access from residential neighborhoods to the Civic Core and the business district.
- P4. Enhance opportunities for non-motorized travel in the planning area, tailoring pedestrian improvements to neighborhood desires, community needs, and topographic and environmental considerations.
- P5. Require installation of curbs, gutters, and sidewalks as part of any new multi-family or commercial development in the planning area along both residential and arterial streets that meets threshold standards established in the City's Street Improvement Manual. Encourage the installation of sidewalks, curbs, gutters, and sidewalk lighting for any new or substantially renovated multi-family or commercial development in the planning area along both residential and arterial streets.

**LAKE CITY WAY**

- LCW1. Lake City Way has a pleasant, safe 'boulevard' look and feel that accommodates both local and through traffic and transit as well as pedestrian use.
- P6. Along Lake City Way, seek to retain on-street parking and existing driveway access. Where safety problems exist, seek to redesign driveway access.
- P7. Minimize the 'dividing' effect of Lake City Way on the business district and the community.
- P8. Establish a pedestrian-friendly atmosphere and 'boulevard' look and feel for Lake City Way.

- P9. In conjunction with maintenance or improvements to Lake City Way, seek to preserve, repair or re-establish adjacent riparian and wetland systems.
- P10. Using neighborhood input, develop bike routes through the planning area to eliminate the need for bicyclists to travel on Lake City Way.

### **CIVIC CORE**

- CC1. A cluster of public community facilities is conveniently located and serves the area's projected population.
- P11. Consider co-location, consolidation and expansion of community facilities and property.
- P12. Provide walking and biking paths inside and to the Civic Core.

### **BUSINESS, ECONOMIC DEVELOPMENT**

- BED1. New businesses and employers are attracted to the Lake City business district and new private commercial investment is stimulated.
- P13. Provide infrastructure that will support current business and residential population as well as future growth.
- P14. Strive to "underground" utilities when sidewalk and street improvements are made within the planning area.
- P15. Support and encourage home-based businesses in residential areas while protecting the neighborhood character.

### **COMMUNITY NETWORKS**

- CN1. Opportunities exist for effective civic involvement by individuals and organizations throughout the planning area.
- P16. Maintain the open and inviting character of community councils and the North District Council so persons and organizations of the planning area will feel encouraged toward civic participation.
- P17. Build on existing programs and resources, creating new programs or efforts only to fill gaps which existing programs and resources cannot provide.

### **PUBLIC SAFETY AND CRIME PREVENTION**

- PSCP1. A perception and reality of security and safety exists throughout the planning area.

- P18. Support programs and facilities that effectively address the causes of crime and prevent crime and public safety problems.
- P19. Use design standards to provide safe pedestrian and bicycle travel.
- P20. Use environmental design techniques and guidelines to reinforce crime prevention
- P21. Provide appropriate levels of police and fire protection to all places within the planning area.
- P22. Seek to identify and remedy known crime problems as they develop.

### **NATURAL SYSTEMS**

- NS1. The area's watershed, green areas, and habitat corridors are preserved and improved.
- P23. Strive to avoid the degradation of natural systems.
- P24. Strive to avoid land use actions that negatively affect sensitive ecosystems and natural systems. When avoidance is not possible, employ effective natural mitigation methods and try to find ways to take protective measures.
- P25. Encourage and support businesses and industries that employ sound environmental practices.

### **OPEN SPACES**

- OS1. Parks, public recreation facilities and community areas are safe, clean, multi-use wherever possible, and responsive to local needs.
- P26. Support the provision of usable open space at 1/2 mile intervals.
- P27. Act cooperatively with community councils, neighborhoods, appropriate City departments and the Seattle School District in the development of joint-use or other types of cooperative agreements.
- P28. Foster mutual support and reciprocity by urging schools in the planning area to proactively seek partnership with neighborhood residents and community councils.
- P29. Encourage the development of transit-connection waiting areas and access routes that are safe, pleasant, and augment open space resources.
- P30. Encourage the inclusion of publicly accessible gathering areas or provide for such areas in a nearby location in developments of one block or larger size.

- P31. Encourage the inclusion of rooftop and/or common area courts devoted to green open space and/or children's play areas in multi-family developments of six or more family units.
- P32. Strive to make all parks and public gathering spaces ADA accessible.

### **HUB URBAN VILLAGE**

- HUV1. A unique urban area fosters business vitality, sense of community, and strong connections to surrounding neighborhoods and businesses.
- P33. Support the use of regulatory tools, including zoning, that promote vibrant, pedestrian oriented development.
- P34. The special L3 and L4 locational criteria for the evaluation of rezones to the L3 and L4 designations inside of urban villages, shall not apply, in the Lake City Hub Urban Village.
- P35. New multi-family housing in commercial zones in the HUV will be mixed-use, with a non-residential use on the street level.
- P36. Encourage new development in the HUV to include adequate provision for the needs of pedestrians.

### **HOUSING DEMAND**

- HD. A mixture of high quality housing exists and the established residential areas are protected from encroachment by and impacts of other uses.
- P37. Encourage development of non-single family parcels adjacent to single family zoning to provide transitions or buffers adequate to protect the single-family area from adverse impacts.
- P38. Encourage innovative and affordable housing types responsive to market demand and neighborhood desires, including live/work, studio, and in-home business.
- P39. This policy is to be considered in the review of future rezones in the area defined by 15th Ave NE on the west, NE 95th Street on the south, NE 145th Street on the north, and Lake Washington on the east. Rezones are not favored by this neighborhood plan if they would:
- increase the permitted density of residential or commercial use (except for rezones from C to NC zones);
  - increase the permitted bulk or height of structures;
  - change a neighborhood commercial (NC) to a commercial (C) zone; or

- change a commercial to an industrial zone.

This policy shall not apply to rezones proposed in close proximity to a high capacity transit station outside of the urban village. Any rezone should be done in cooperation with the community.

## **HUMAN SERVICES**

- HS1. Human services serve current and future populations.
- P40. Seek to acquire land for capital facilities and other resources in anticipation of population growth, based on demographic projections.
- P41. Periodically assess their effectiveness of current services through means such as community reviews or performance audits.

## **DESIGN REVIEW**

- DR1. Significant community influence over the quality, function and appearance of future development is accomplished through effective use of design review guidelines.
- P42. Require design review for all multi-family and commercial development meeting Design Review Program thresholds, in the zones to which the Design Review Program applies, anywhere in the North Neighborhoods' planning area.
- P43. Seek to protect existing riparian and wetland areas and re-establish interrupted systems.
- P44. Seek to provide clear, safe separation of pedestrian and vehicular areas on all arterials and within the HUV.
- P45. Provide amenities along sidewalks which are attractive and safe.

**AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT**

1. Amend land use policy L33 as follows:

L33:

Preliminarily designate the following locations as Hub Urban Villages (Land Use Figure 1), subject to future objective analysis in the neighborhood planning process:

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

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

3. Amend land use goal G36 as follows:

G36:

\*\*\*

Achieve the following 20-year growth targets in Hub Urban Villages:

	<b>Residential Growth</b>	<b>Employment Growth</b>
***		
<u>Lake City</u>	approx 1,400 households	approx 2,900 jobs
***		

**CAPITAL FACILITIES AND UTILITIES INVENTORY AND ANALYSES  
AND TRANSPORTATION ANALYSIS FOR**

***The Lake City Hub Urban Village***

**Table 1  
Inventory for Facilities and Utilities Serving  
Lake City Hub Urban Village**

Facility Type	Name	Location	Capacity	Information Sources <sup>1</sup> /Comments
Fire Station <sup>2</sup>	SFD 39	12705 30th Ave. NE	Engine Co.	Seattle Fire Department
Police Station	North Precinct	10049 College Way. N.	32.04 sq. mi. service area, 1990 population 228,659	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 <sup>3</sup>	Rogers Elementary Olympic Hills Elementary All 10 Middle Schools All 10 High Schools	4030 NE 109th St. 13018 20th Ave NE	300 students 325 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Lake City Branch	12501 28th Ave. NE	9013 sq. ft., 1990 pop served 35,008 or .26 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks <sup>4</sup>	Lake City Mini Park	Lake City Way & 31st Ave. NE	0.01 ac: Street triangle	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989
	Davis Park	NE 125th St. & 28th Ave. NE	1.2 ac: Play area, Lake City Community Center	
	Lake City Memorial Park	NE 125th & Lake City Way NE	0.12 ac: Fountain, seating	
Other <sup>6</sup>	Lake City Playground		2.68 ac	Urban Villages Open Space Analyses, Office of Management and Planning
	N. Fork Thornton Creek Open Space			
	Last Open Space in Lake City			
Electrical power	Lake City Community Center	NE 125th St. & 28th Ave. NE	Programmed by Lake City Lions Club	Seattle City Light, October 1996 This village is located in City Light's Northeast forecast area, which has a
	Shoreline substation	not in city limits	190 Megawatts	

<sup>1</sup> For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.  
<sup>2</sup> 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.  
<sup>3</sup> 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.  
<sup>4</sup> 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	Most of this village is located in the 420 pressure zone, with a small area located in the 316 zone. The water for this area comes from the Cedar River supply. Storage is provided by the Maple Leaf Reservoir (NE Roosevelt Way & NE 82nd St.). If needed, water can be delivered to the area from the Tolt system via remote controlled valves.  See Map for system locations. (Utilities figure A4, Comprehensive Plan Appendix)		Maple Leaf Reservoir: 60 million gallons  The pipe network in this area was mainly constructed in the 1960s and 1970s.	total capacity of 275 megawatts. Seattle Water Department, October-November, 1996  In the 420 pressure zone, elevations range from 165-285 feet above sea level; static water pressure ranges from 59-111 pounds per square inch. In the 316 pressure zone, elevations range from 145-186 feet above sea level; static water pressure ranges from 56-74 pounds per square inch. 5 The minimum pressure is considered good.
Drainage & Wastewater	This village is served by a Separated system with a Ditch & Culvert drainage system.  This village is located in the Thornton Creek Drainage Basin, which covers about 7,450 acres, about 1/3 in unincorporated King County. Thornton Creek is the primary drainage course with several other smaller tributary streams (Willow Creek, Maple Leaf Creek, Little Creek, Victory Creek). Thornton Creek is a natural stream collection network that passes through numerous culverts and under several bridges. It is one of the few remaining functioning salmon streams in Seattle. Within the basin, many recently developed areas and major north-south roadways have dedicated storm drainage systems. Areas that do not have dedicated storm drainage systems are served by roadside ditches and intersection culverts leading to natural drainage channels. The main channel discharges into Lake Washington at Matthews Beach Park.  See Map for system locations. (Utilities Figure A5, Comprehensive Plan Appendix)		In areas with ditch & culvert drainage systems, sewage systems are sized for full zoned development and capacity is considered adequate. 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.	Seattle Drainage and Wastewater Utility, November 1996  Separate Sanitary and Stormwater System: A system where the sanitary wastes are transferred in one pipe, and roof and street runoff is carried in a separate pipe or through a ditch & culvert system.

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

Expected 6-yr. HH Growth: 383  
 Expected 20-yr HH Growth: 1,400  
 Land Area: 310 Acres

**Table 2**  
**Capital Facilities and Utilities Analysis**  
**Lake City Hub Urban Village**

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth <sup>6</sup>	20-year growth	
Fire	None	None expected at this time.	Fire Station #39 has an average response time of 4.17 minutes for emergency medical calls and 5.39 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 remain so for the next six years.
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	None	School facility expansions or improvements are not expected to be required as a result of growth in this village.	Seattle School Districts physical goals are as follows for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase Two of the School District's Building Excellence program includes demolition and all new construction for Rogers Elementary. Voters have not yet approved funds for this phase.
Electricity	None	North Substation rebuild will replace two old transformers, increasing capacity in this forecast area.	Electrical demand from this village is estimated to increase by 1.7 annual average megawatts and 3.2 megawatts in a peak hour in 6 years.  This village is located in City Light's Northeast forecast area. In 6 years, capacity in this forecast area will be 275 megawatts, and demand is expected to be 259 megawatts. In 20 years, capacity in this forecast area will be 319 megawatts, and demand is expected to be 301 megawatts. In both years, capacity is more than adequate to meet demand.
Water	None	None expected at this time.	Current peak day demand estimate: 1.5 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.8 mgd or 22% increase. Peak day demand estimate in 20 years: 2.5 mgd or 66% 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.

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

Drainage and Wastewater

No new facilities are expected to be required because of new growth.

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.

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.

The City's current Capital Improvement Program includes a variety of projects for Thornton Creek:

- Culvert Replacement at 33rd Ave. NE in 1997
- Thornton Creek Phase 5, beginning in 1999
- Two Restoration projects beginning in 1997
- A detention project beginning in 1997.

The following first five phases of improvements are scheduled: 1. partial detention at abandoned Lake City sewage Treatment Plant site; 2. Detention by NE Ravenna Blvd. and Lake City Way; 3. Detention in the Jackson Park Golf Course; 4. Full Lake City detention volume; 5. New outfall for detention site. Phases 6 and 7 are anticipated after the year 2000. See Basin Plan in 1995 Comprehensive Drainage Plan Update, Seattle Drainage and Wastewater Utility

**Table 3**  
**Transportation Analysis<sup>7</sup> for**  
**Lake City Hub Urban Village**

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Lake City Way NE	NE 115th St. - NE 125th St.	Principal	Northbound	1.0	1.1
			Southbound	0.6	0.7
Lake City Way NE	NE 125th St. - NE 145th St.	Principal	Northbound	0.9	1.0
			Southbound	0.6	0.7
NE 125th St.	23rd Ave NE - Lake City Way NE	Principal	Eastbound	0.6	0.7
			Westbound	0.5	0.7
NE 125th St.	Lake City Way NE - 39th Ave NE	Principal	Eastbound	0.5	0.6
			Westbound	0.6	0.6
30th Ave NE	Lake City Way NE - NE 145th St.	Collector	Northbound	1.0	1.2
			Southbound	1.0	1.2
35th Ave NE / Erickson Pl. NE	NE 115th St. - Lake City Way NE	Minor	Northbound	0.5	0.7
			Southbound	0.4	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 Lake City 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.

**Existing conditions:** Lake City Way NE between NE 115th St. and NE 125th St. has a V/C ratio between 0.6 and 1.0. Between NE 125th St. and NE 145th St., the V/C ratio is between 0.6 and 0.9. 30th Ave. NE also has V/C ratio at 1.0 in both northbound and southbound directions.

Lake City Way NE, NE 125th St., and NE 145th St. are principal arterials. Lake City Way NE and NE 125th St., along with 35th Ave. NE south of NE 125th St. are Transit Priority Network streets.

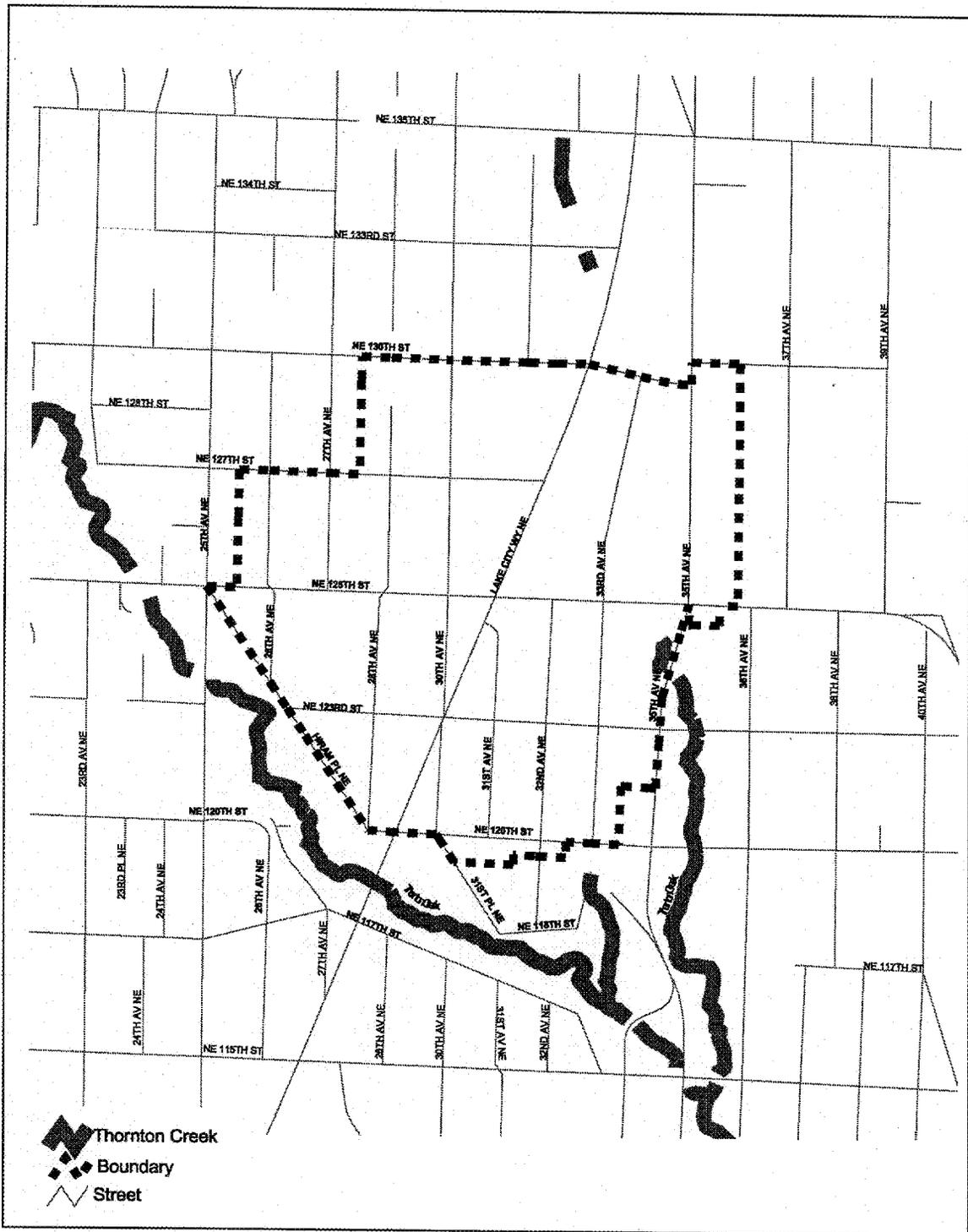
Lake City Way NE (Bothell Way north of the city limits at NE 145th St.) is a state highway connecting I-5 in the vicinity of Green Lake to areas north and east of Lake Washington.

**Future conditions:** The V/C ratio on Lake City Way NE is projected to increase to above 1.0 between NE 115th St. and NE 125th St.; it is projected to reach 1.0 between NE 125th St. and NE 145th St. The V/C ratio on 30th Ave. NE is projected to reach 1.2.

<sup>7</sup> 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).

# COMPREHENSIVE PLAN MAP AMENDMENTS

## Lake City Hub Urban Village Boundaries



**COMPREHENSIVE PLAN LAND USE APPENDIX B**

# COMPREHENSIVE PLAN 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
<b>Urban Centers &amp; Center Villages</b>									
<b>Downtown Urban Center Total</b>	<b>945</b>	<b>7421</b>	<b>7.9</b>	<b>NA<sup>1</sup></b>	<b>23.4</b>	<b>165119</b>	<b>175</b>	<b>NA<sup>1</sup></b>	<b>241</b>
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 <sup>2</sup>	17.4	9113	64	4800 <sup>2</sup>	98
Chinatown/Int. Dist. Village	169	1604	9.5	1300	17.2	4474	26	2800	43
<b>First Hill/Cap. Hill Center Total</b>	<b>912</b>	<b>21673</b>	<b>23.8</b>	<b>NA<sup>1</sup></b>	<b>30.0</b>	<b>33393</b>	<b>37</b>	<b>NA<sup>1</sup></b>	<b>50</b>
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
<b>Univ. Comm. Urban Center Total</b>	<b>770</b>	<b>11611</b>	<b>15.0</b>	<b>NA<sup>1</sup></b>	<b>17.8</b>	<b>31427</b>	<b>41</b>	<b>NA<sup>1</sup></b>	<b>52</b>
Univ. Dist. NW Village	289	4324	14.9	1630 <sup>3</sup>	20.5	8625	30	3000 <sup>3</sup>	40
Ravenna Village	122	973	8.0	480 <sup>3</sup>	12.0	1580	13	700 <sup>3</sup>	19

**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	03	12.0	21222	59	48003	72
Northgate Urb. Center Total	410	3291	8.0	NA <sup>1</sup>	15.3	11366	28	NA <sup>1</sup>	50
Uptown Queen Anne Urban Center Total	297	3138	10.6	NA <sup>1</sup>	15.0	19,000	64	NA <sup>1</sup>	75
Hub Urban Villages <sup>4</sup>									
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1260	10.3	4027	12	2800	20
Rainier Ave @ I-90	415	2043	4.9	1200	7.8	3371	8	3500	17
South Lake Union	446	461	1.0	1700	4.8	15230	34	4500	44
Residential Urban Villages <sup>4</sup>									
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

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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
SW Barton St @ 25th Ave S	278	1654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr Wy S @ Holly St	380	1247	3.3	800 <sup>6</sup>	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
Morgan Junction	139	1104	8.0	300	10.1	NA	NA	NA	NA

## LAND USE ELEMENT APPENDIX B

### Footnotes

- 1 Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for urban villages are established upon adoption of a neighborhood plan.
- 2 Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and employment growth.
- 3 Separate growth targets for the urban center villages within the University Community Urban Center are not adopted. In acting on the UCUC plan, the City Council reaffirmed the targets for the UCUC as a whole. No additional student housing growth according to UW General Physical Development Plan.
- 4 The areas to which numbers apply for land area, existing households and jobs, planning estimates and existing and planned densities for each hub and residential urban village are the unadopted village boundaries shown in Land Use Appendix A, above. Where adopted boundaries shown in Appendix A have been amended from the unadopted village boundary, acreage, existing households and employment, and densities may be different than indicated in this Appendix B.
- 5 Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.

City of Seattle  
Strategic Planning Office

Lizanne Lyons, Director  
Paul Schell, Mayor



**MEMORANDUM**

**DATE:** February 9, 1999

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

**FROM:** Teresita Batayola, Assistant Director, Strategic Planning Office  
Karma Ruder, Director, Neighborhood Planning Office

**SUBJECT:** North Neighborhoods Approval and Adoption Package

We are pleased to transmit to you the Approval and Adoption Package for the North Neighborhoods' planning area. The Council's Neighborhoods, Growth Planning, and Civic Engagement Committee will hold a presentation and Public Hearing on this neighborhood plan on March 16, 1999 at 6:00 p.m. at the Seattle Mennonite Church at 3120 NE 125th Street. Attached to this memorandum is an Executive Report, a summary of the outreach activities of this planning effort, and a Comprehensive Plan consistency checklist for the Lake City Hub Urban Village. The full package includes:

1. A proposed Plan Approval Resolution to recognize the "Plan for the Neighborhoods of the Lake City Community 1999-2014" (*North Neighborhood's Neighborhood Plan*) and approve a Matrix of Executive responses to the *North Neighborhood's Neighborhood Plan's* recommended activities to implement the Plan.
2. A proposed Comprehensive Plan Amendment Ordinance to:
  - Confirm the designation, revised boundary and growth targets of the Lake City Hub Urban Village; and
  - Prohibit single purpose residential development in Commercially-zoned areas within the Hub Urban Village; and
  - Incorporate the North Neighborhoods' 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.

February 9, 1999

The North Neighborhoods 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 responses focus on the steps needed to implement these strategies.
- *Additional Activities for Implementation* are clearly defined activities that are not directly associated with a Key Strategy, but have specific Executive recommended actions. This section also includes those activities that, for a variety of reasons, are not yet ready for a formal City response or are intended to be implemented several years in the future.

SPO, NPO and other City staff look forward to working with the City Council through the plan adoption process for the *North Neighborhood's Neighborhood Plan*.

We wish to thank the members of the North Neighborhoods' Planning Group for their hard work.

If you have any questions, please feel free to contact Teresita Batayola at 684-8157 or Ann Sutphin at 684-7374 in SPO or, in NPO, or Karma Ruder at 684-8493.

#### Attachments

cc: Patricia Lee  
Bob Morgan  
Tom Byers  
Denna Cline  
Lizanne Lyons  
Jim Diers  
Marty Curry  
Karma Ruder  
Ann Sutphin  
Dotty DeCoster  
Ivan Miller  
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**EXECUTIVE REPORT ON THE PROPOSED  
"PLAN FOR THE NEIGHBORHOODS OF THE  
LAKE CITY COMMUNITY 1999-2014"  
(NORTH NEIGHBORHOODS' NEIGHBORHOOD PLAN)**

**February 9, 1999**

**I. Introduction**

The North Neighborhoods' Planning Area covers the area bounded between NE 145<sup>th</sup> and NE 95<sup>th</sup> Streets, and from 15<sup>th</sup> Avenue NE and Lake Washington. A map of the proposed boundaries of the Lake City Hub Urban Village is included with the Comprehensive Plan Ordinance as Attachment 5.

The key strategies of the Matrix are as follows:

- Streets, Pedestrians, & Bicycle Ways and Improvements to Lake City Way
- Civic Core in Lake City
- Natural Systems and Open Space
- Hub Urban Village

Additional activities are

- Housing
- Business and Economic Development
- Public Safety & Crime Prevention
- Design Review Guidelines
- Human Services
- Community Networks

The key strategies are discussed in more detail below.

For the most part, the Executive supports the North Neighborhoods Matrix. The Matrix contains many recommendations that could be implemented by the City, once funding is identified. Many other recommendations could be implemented by the community without support from the City or with financial support from the Neighborhood Matching Fund.

**II. Background**

The *North Neighborhoods' Neighborhood Plan* was developed by the Planning Committee that began planning in 1993. Over the course of this planning effort outreach was extensive. Please see *North Neighborhoods' Planning Committee Outreach Report* (Attachment 2).

**III. Comprehensive Plan Consistency**

The *North Neighborhoods' Neighborhood Plan* confirms the Goals and Policies of Seattle's Comprehensive Plan for this area. The Planning Committee confirmed the Hub Urban Village designation and planning estimates. The Planning Committee revised the proposed boundary to create a smaller, more pedestrian oriented Hub Urban Village. The revised boundary has sufficient residential and employment capacity to meet the growth target. It also is consistent with the vision of the Comprehensive Plan.

The Capital Facilities and Utilities inventories and analyses and the Transportation analyses have been reviewed by the Planning Committee and accepted for inclusion in the Comprehensive Plan. The *North Neighborhoods' Neighborhood Plan* does, however, also make recommendations for improvements in infrastructure, transportation, and capital facilities.

The *North Neighborhoods' Neighborhood Plan's* Goals and Policies are consistent with the Comprehensive Plan. Executive staff and the Planning Committee worked together to develop language that is reflective of the *North Neighborhoods' Neighborhood Plan* and appropriate for inclusion in the Comprehensive Plan (see Attachment 2 of the proposed ordinance). The table below shows those Goals and Policies where the Planning Committee did not accept the Executive's recommended language.

Neighborhood's Original Language	Executive Revised Language	Executive Comment
New development in the HUV will include adequate provision for the needs of pedestrians.	Encourage new development in the HUV to include adequate provision for the needs of pedestrians	Original language is written too broadly to implement.
Require Design Review for a commercial or multi-family development on parcels that are located anywhere in the planning area.	Consider design review for commercial areas or multi-family development on parcels that are located in the planning area.	Executive language maintains community's desire without mandate for program expansion. This policy is listed as activity in the matrix.

The Executive recommends inclusion of the Goals and Policies included in Attachment 2 of the proposed Ordinance. These Goals and Policies are recommended because of their consistency with the Comprehensive Plan.

For additional information regarding the Comprehensive Plan, please see the *Comprehensive Plan Consistency Checklist* Hub Urban Village (Attachment 3).



#### IV. Key Strategies

1. Streets, Pedestrians, & Bicycle Ways and Improvement to Lake City Way. A goal of this strategy is to functionally link routes between the Hub Urban Village and the surrounding neighborhoods. These linkages will be developed over time through collaborative efforts between the City and specific neighborhoods. The *North Neighborhoods' Neighborhood Plan* also aims to improve the function of the Lake City Way corridor to minimize cut-through traffic. This strategy also has activities to maintain access, especially left-turn access, into businesses located along the highway.

The City supports many of the activities listed in this strategy. Numerous projects are already underway, including the multi-jurisdictional Lake City Multi-Modal Project which is focused on multi-modal improvements and safety. A WSDOT multi-modal study of Lake City Way is also underway and will address roadway improvements, sidewalk improvements, and improvements to facilitate safe pedestrian crossings.

2. Civic Core in Lake City. The neighborhood is very interested in developing a centralized cluster of public facilities. The neighborhood is engaged with the City's Executive Services Department (ESD) and the Seattle Public Library (SPL) in developing a Plan for redevelopment of existing City facilities. The *North Neighborhoods' Neighborhood Plan* sketches a long-range, multi-phased plan for the area.

The Mayor's Office has expressed support for this strategy. ESD, the Department of Parks and Recreation (DPR), SPL are coordinating on Phase I of the Civic Core plan including: expansion of the Lake City Library, improving the Neighborhood Service Center, improvements to Davis Park, and reorganization of public facility parking. A study of fire department facilities is underway and is considering replacement or improvements to Fire Station #39.

3. Natural Systems and Open Space. The citizens, business and property owners have worked over the past decade to care for the local natural systems, especially the Thornton Creek system. These efforts have led to habitat restoration, reduction in public infrastructure costs, mitigation of development impacts, pollution prevention, and the creation of places for the enjoyment of the public. This strategy builds on these efforts in the Thornton Creek watershed. This strategy also includes activities to increase open space in the neighborhood.

The City remains committed to working with the community to develop a coordinated watershed plan through the Thornton Creek Watershed Action Plan process. SPU and DPR are engaged with the community in development of a number of projects, including the 'Last Open Space' park, site specific drainage improvements, and development of the Littlebrook/Pierre Park.

4. Hub Urban Village. The community wants a unique urban area that fosters business vitality, sense of community, and strong connections to surrounding neighborhoods and businesses. The strategy accepts the designation of a Hub Urban Village in Lake City but with a smaller boundary.

The City supports this strategy to create a vital, pedestrian-focused urban village. As such, the City accepts the revised boundary proposed by the neighborhood. Over the next year, DCLU will work with neighborhoods interested in utilizing neighborhood design guidelines. OED has expressed support, and suggested using existing programs to promote the activities listed in this strategy.

## V. Policy Issues Raised in the Matrix

### *Citywide Policies*

Sidewalk options. Existing facilities for pedestrians, wheelchairs, and bicyclists are limited in the planning area, and financing for a complete network of 'standard' or 'fully-engineered' sidewalks complete with drainage is not available. While 'standard' sidewalks are appropriate along major arterials for safety reasons, residential streets are unlikely to acquire safe pedestrian ways without alternative options to the 'standard.'

Executive staff have developed alternative sidewalk designs that are less costly yet may meet the neighborhood's desires for improved safety. Currently, limited funding is allocated to test these alternatives in three locations across the City. If successful, policy decisions will be required as to locational criteria, and to revising the Street Design Manual.

### *Neighborhood Specific Policies*

Coordination Between Departments Regarding Watershed Preservation and Restoration. The Thornton Creek Watershed runs through the planning area. The group is concerned that preservation and restoration of the Creek should continue to be a key concern in development of the area.

Currently, City departments are active participants in the development of the Thornton Creek Watershed Plan, and SPU will be coordinating a meeting of City departments and neighborhood residents to discuss how to best coordinate efforts. One activity to raise the awareness of the issue is to include Thornton Creek on City maps, which the attached Ordinance's Comprehensive Plan Amendment Map does.

Sunset of Design Review. When the City Council adopted amendments to the Design Review process, the North Neighborhoods' Planning Committee requested and was granted an amendment requiring design review of projects in C-1 and C-2 zones meeting existing thresholds throughout the planning area. This amendment sunsets on June 30, 1999. The Planning Committee would like the requirement for design review throughout the entire planning area to continue, not just in the proposed HUV. The Planning Committee considers the extension of the requirement for design review as an essential part of their proposal for a smaller compact HUV proposal and highlighted at their validation event.

This condition will be reconsidered when DCLU takes up a review of the thresholds this year.



### VI. Additional Activities for Implementation

For the most part, the recommendations in the Additional Activities for Implementation section are supported by the Executive, and help implement the Comprehensive Plan as well as the neighborhood's vision. The one exception is noted in the table below:

Neighborhood Recommendation	Executive Response
3-C Require large multi-family and mixed-use buildings to provide below-grade parking adequate for tenant needs. <i>(also 7K, and 3G)</i>	DCLU believes the requirement for underground parking is overly restrictive and poses significant legal issues. Restrictions placed on development must be tied directly to impacts, and it would be difficult to articulate such an impact that would demand underground parking. The need to change the requirements for the amount of parking should be demonstrated by a study that would likely have city-wide ramifications. The required parking amount is based on a demonstrated need balanced with other city-wide goals and policies, including the cost of housing and reducing auto-dependency.

Many other additional activities for implementation were determined to be community based projects. Funding should be pursued through other sources such as the Neighborhood Matching Fund program. The City may provide technical assistance to accomplish these tasks.

**“PLAN FOR THE NEIGHBORHOODS OF THE  
LAKE CITY COMMUNITY 1999-2014”  
(NORTH NEIGHBORHOODS’ NEIGHBORHOOD PLAN)  
OUTREACH REPORT**

**Outreach Efforts**

The North Neighborhood’s Planning Effort began informally in October of 1993 and continues as the group is developing a formal stewardship program for their “Plan for the Neighborhoods of the Lake City Community 1999-2014 (*North Neighborhoods’ Neighborhood Plan*)”. Throughout their planning effort, the North Neighborhood’s Planning Committee has worked in partnership with the Lake City Chamber of Commerce, the Lake City TASKFORCE, the Lake City Library, and the Thornton Creek Alliance as well as each of the community councils active in the Planning Area. Since the key goal of this planning effort has been to rekindle a sense of community in the area, public outreach and continuous public validation of the *North Neighborhoods’ Neighborhood Plan* as it developed has been ongoing. Significant barriers to sharing the planning work have been studied and a myriad of approaches made to reach and involve people throughout this large planning area (from NE 95th to NE 145th, 15th NE to Lake Washington).

Preliminary Organizing - A Grassroots Effort

Early discussions of doing a North Neighborhoods planning effort were initiated within the North District Council in 1993 and an informal survey of local merchants conducted to identify issues. In 1994 three widely advertised community meetings were held to explore local issues, review progress on the Gateway Plan (mid-1970s planning project), the Comprehensive Plan (adopted in July 1994) and the opportunities for creating a neighborhood plan. During the summer of 1994, neighborhood groups held discussions. A formal planning organizing committee was developed, began to meet monthly, and funds solicited from the Neighborhood Matching Fund. In the fall, several Lake City Community Council meetings debated the issues and an initial presentation was made to the Lake City Chamber of Commerce to kick-off the planning effort. In December, the North Neighborhood’s Planning Effort received a \$25,510 grant from the Neighborhood Matching Fund and committees formed to conduct a major outreach effort. The Neighborhood Planning program added \$80,000 for additional outreach and planning. This group was able to use talented volunteers for much of their survey and analysis work and some planning work, so a higher proportion of their NPO budget was used for outreach rather than planning consulting services.



### Regular Meetings

- Organizing/Planning Committee meetings have been held once a month since early 1995. These meetings are announced in advance, agendas mailed to participants, and are held at a regularly scheduled time and place.
- Executive Committee and Operations Committee meetings have been held once a month since 1996. These are small meetings of the officers and elected representatives from the organizing/planning committee. This group handles day-to-day operations and scheduling. During special periods, for instance when contracts were being developed or consultants hired, this group (sometimes supplemented by other talented volunteers) has met as frequently as weekly.
- From January-March 1996, seven topical issue groups each met 3-4 times to develop the preliminary scope of work. These groups included many participants who had not been involved to date and met at a variety of public locations.
- From November 1996 - November 1998, topical work groups met and conducted activities meeting monthly or sometimes more frequently both to research conditions and to create recommendations. Transportation, Business and Residential Development, Green & Open Spaces, and Civic Core, persevered throughout this time period. New people were recruited to the committees throughout the process. A Communications group worked throughout 1997 as well.
- During 1997-98, an additional monthly meeting (Managing Board) was held to provide an opportunity for work-groups to bring their recommendations together into a Plan.
- Minutes were kept carefully of all meetings and a chronological progress report was maintained from 1996-1998. A Planning Assistant was hired to maintain records and to see that agendas and minutes were provided throughout the formal meeting process.

### Surveys

- October 1993 - informal survey of Lake City merchants
- June 1995 - major stakeholder survey and packet mailed to residents and property owners throughout the planning area. 1399 survey returns, 700 returned "I will volunteer" postcards with 300 "yes" responses. Survey sent to approximately 12,500 households in planning area and 500 businesses
- Summer 1995 - consultant surveys opportunities for meeting with groups of minority or ethnic minorities
- June 1996 - "report back" mailed to mailing list (some 1,000) to review preliminary scope of work.
- September 1996 - "Northeast Neighbor" mailed to stakeholders offering opportunities to participate (and incidentally initiating a community newspaper)
- April 1997 - Business and Residential Development Committee surveyed sidewalks and roadways in the planning area

- Summer 1997 - Business and Economic Development Survey of businesses throughout the Planning Area, conducted by consultants and funded by the Office of Economic Development
- Fall 1997 - "Help Shape the Future" Flyer sent to mailing list to check progress of planning
- Winter 1997 - Outreach assistants survey local groups and plan presentations to groups not yet included in the process
- Spring 1998 - Business and Residential Development Committee surveyed the proposed Hub Urban Village boundaries and studied transitions carefully
- Ongoing - periodic surveys and walking tours to study green and open spaces and natural corridors.
- Ongoing - TASKFORCE community patrols and surveys of locations that seem to be "trouble spots"
- Ongoing - the Cedar Park Committee and the "Last Open Space in Lake City" Committee surveyed local neighbors several times to help plan these spaces and worked with businesses to develop additional funding
- October 1998 - "Circulation Summary" of *North Neighborhoods' Neighborhood Plan* and return-postage-paid postcard survey mailed to all stakeholders (validation mailer)

#### Major Meetings/Events/Validations

- May 1994 - Community Meeting to report on planning efforts to date
- June 1994 - Large Lake City Community Meeting to recruit
- July 1994 - Planning informational meeting
- August 1994 - Special public evening with Kent Kamermer of Seattle Neighborhoods Coalition
- Summer 1995 - Special visits to hard-to-reach groups conducted
- September 1995 - All day public meeting at Lake City Community Center with facilitated discussion groups on topic areas
- October 1996 - "Validation Meeting" to review progress, scope-of-work for Phase II and develop official Planning Committee
- December 1996 - Special meeting of property owners that were adjacent to sidewalks currently being designed by SEATRAN. There were two follow-up sessions in 1997
- May 1997 - Special training session for participants in Work Groups
- August 1997 - Civic Core group held a special meeting with Gerald Hansmire about the history of planning for Lake City and potential neighborhood design guidelines
- June 1997 - Well-advertised public forum conducted by Green/Open Spaces Work Group at Meadowbrook Community Center



- June 1997 - Work Groups displayed progress to date at the First Annual Citizenship Day at the Lake City Community Center
- October 1997 - Special Forum/Chamber of Commerce Meeting included a report of the business and economic development study, a briefing on how design review works in the area, an update on the work of the TASKFORCE, and initiation of recruiting for a Lake City Development Council
- November 1997 - Special Workshop held at the Lake City Community Center to highlight the work of each work group to date and take comments. Information packets were prepared for this meeting
- January 1998 - Group members participated in a gathering of "north north" groups (above 85th St.) to hear speakers on issues of mutual interest
- April 1998 - Several ad hoc Civic Core group meetings were held in the afternoon to include participation by local property owners and developers
- May 1998 - Participants joined the Spring Fling event to talk about emerging recommendations
- June 1998 - Continuing Civic Core discussions
- June 1998 - Block Watch Recognition Dinner hosted by Planning Effort and TASKFORCE jointly for recognition and to present the Draft *North Neighborhoods' Neighborhood Plan*
- July and August 1998 - Four Planning Committee Workshops on specific topics
- August - November 1998 - Presentations of the *North Neighborhoods' Neighborhood Plan* to a number of community councils and formally to the Lake City Chamber of Commerce
- November 21, 1998 - "Plan Validation Town Hall Meetings", one at Meadowbrook Community Center and one at Lake City Community Center, were attended by about 80 people who agreed in general that the Plan should be moved ahead to the City and validated proposals for use of Early Implementation funds. In addition to 700 postcard respondents from Circulation Summary Mailer validated the *North Neighborhoods' Neighborhood Plan*
- Ongoing - each year displays of planning progress were made available at a table at the annual Pioneer Days celebration in August

#### Very Special Opportunities:

- Participants joined public meetings of, and conducted special meetings with, staff working on the Washington State Department of Transportation Urban Mobility Study of SR522.
- The City Light Neighborhood Power Project of 1998 offered a wonderful opportunity for planning participants to work on resource recovery issues while also building community through several events and a follow-on project now underway.
- The *Jet City Maven*, a privately owned community newspaper began publishing in March 1997. Using a format similar to the one devised by the neighborhood planning group and beginning with advertisers recruited by the planning effort, the *Maven* has become the community voice of the Lake City planning area and beyond.

## COMPREHENSIVE PLAN CONSISTENCY CHECKLIST

### For the Lake City Hub Urban Village

Comprehensive Plan (CP policies indicated in parentheses)	Neighborhood Plan
<p>Plan contains the following elements or statements that the current Comprehensive Plan policies adequately reflect the area's vision and goals (N14).</p> <ul style="list-style-type: none"> <li>land use, housing, transportation, capital facilities &amp; utilities.</li> </ul>	<p><i>The North Neighborhoods' Neighborhood Plan contains these elements or statements.</i></p>
<p>For each Hub Urban Village, Plan establishes:</p> <ul style="list-style-type: none"> <li>Designation (L18, L19).</li> </ul>	<p><i>The North Neighborhoods' Neighborhood Plan affirms the Hub Urban Village designation.</i></p>
<ul style="list-style-type: none"> <li>Boundaries (L13, L19).</li> </ul>	<p><i>The North Neighborhoods' Neighborhood Plan proposes changes to the preliminary boundaries to fully represent the community's vision. Changes are consistent with Comp Plan.</i></p>
<ul style="list-style-type: none"> <li>Name (L19)</li> </ul>	<p><i>Accepts designation as Lake City Hub Urban Village.</i></p>
<ul style="list-style-type: none"> <li>Household and employment growth targets (L59). Growth targets do not exceed 80% of zoned development capacity (L55)</li> </ul>	<p><i>The North Neighborhoods' Neighborhood Plan affirms the planning estimates as growth targets. Growth targets do not exceed 80% of zoned development capacity.</i></p>
<p>Plan contains existing capital facilities inventory, and transportation, capital facilities and utilities analyses.</p>	<p><i>Inventories and analyses are included.</i></p>
<p>Urban village zoning will allow achievement of affordable housing goals for households with incomes below 50% of median (H29).</p>	<p><i>Yes</i></p>
<p>If Plan proposes changes to zoning map, proposed zoning changes meet the following requirements:</p> <ul style="list-style-type: none"> <li>consistent with locational criteria in Land Use Code</li> </ul>	<p><i>No zoning changes are proposed.</i></p>
<ul style="list-style-type: none"> <li>Growth target does not exceed 80% of zoned development capacity (L55)</li> </ul>	<p><i>N/A</i></p>
<ul style="list-style-type: none"> <li>Any proposed additions of single family land are within five minutes walking distance or five blocks of a designated principal commercial street (L10, L50).</li> </ul>	<p><i>N/A</i></p>
<ul style="list-style-type: none"> <li>Any proposed upzones to single family land are within acreage limits listed in Land Use Appendix C (L74, L83).</li> </ul>	<p><i>N/A</i></p>



Comprehensive Plan (CP policies indicated in parentheses)	Neighborhood Plan
<b>Optional (Not required for Comprehensive Plan consistency)</b>	
Plan designates key pedestrian streets (T46)	Yes.
Plan uses tools and strategies to achieve affordable housing goals: <ul style="list-style-type: none"> <li>• Ground-related housing (H12)</li> <li>• Transfer of development rights (H28)</li> <li>• Incentive zoning (downtown) (H27)</li> </ul>	<i>Tools not used.</i>
Plan addresses open space in villages and nearby areas (L148).	Yes.
Plan proposes to modify open space goals (L147).	<i>No modifications proposed.</i>
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"> <li>• Mapping new areas for Moderate and High density multifamily zoning within core area of Hub Urban Village (L96, L101)</li> </ul>	<i>No mapping proposed.</i>
<ul style="list-style-type: none"> <li>• Residential small lot zone customized for the neighborhood (L82)</li> </ul>	<i>No RSL proposed.</i>
<ul style="list-style-type: none"> <li>• Flexibility in rezone criteria for rezoning of multifamily land to neighborhood commercial zones (L90)</li> </ul>	<i>No changes to rezone criteria proposed.</i>
<ul style="list-style-type: none"> <li>• Mapping of NC/R zones (L107)</li> </ul>	<i>No NC/R mapping proposed.</i>
<ul style="list-style-type: none"> <li>• Zoning overlay (L. G66, L125)</li> </ul>	<i>No zoning overlays proposed.</i>
<ul style="list-style-type: none"> <li>• Changes to zoned height limits (L137)</li> </ul>	<i>No changes proposed.</i>

### Comments

The neighborhood plan indicates support for development flexibility including cottage housing and detached mother-in-law units, but not townhouses.

While not a specific rezone request, the Plan does suggest the eventual substitution of the Commercial zoning in the HUV with NC/R zoning.

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: Ivan Miller  
Organization: Strategic Planning Office

Date: February 9, 1999

## LAND USE ELEMENT APPENDIX B

### Footnotes

- <sup>1</sup> Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for urban villages are established upon adoption of a neighborhood plan.
- <sup>2</sup> Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and employment growth.
- <sup>3</sup> No additional student housing growth according to UW General Physical Development Plan.
- <sup>4</sup> 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.
- <sup>5</sup> 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.
- <sup>6</sup> 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.



**ORDINANCE** \_\_\_\_\_

**AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the North Neighborhoods' Neighborhood Plan, amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the Lake City Hub Urban Village, amending Seattle Municipal Code Chapter 23.47, relating to single purpose residential development, 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 North Neighborhoods stakeholders came together in October 1993 for the purpose of planning, and received Neighborhood Matching Funds in December 1994 to conduct a community-wide outreach program to discover the issues in several north neighborhoods and to review progress on the "Lake City Gateway Plan" of 1981; and

WHEREAS, The North Neighborhoods' Organizing Committee conducted an extensive outreach process featuring a citizen survey, presentations at community group meetings, displays at community events, a stakeholder mailing that initiated a new community newspaper, a series of issue-focused small group meetings, a project to attempt to reach hard-to-reach groups, and held a well-attended validation celebration; and

WHEREAS, the outreach efforts led to creation of a generally recognized planning area boundary, a list of priority issue topics, and a scope of work for Phase II; and

WHEREAS, the North Neighborhoods' Organizing Committee was funded in July 1996 by Neighborhood Planning Office for Phase II and became the North Neighborhoods' Planning Committee; and

WHEREAS the group formed topical planning subcommittees on Transportation, Green and Open Spaces, Civic Core, Business and Residential Issues, Crime and Public Safety, Communications, and Human Services and Schools which worked with a consultant team to analyze issues to create recommendations on the community's prioritized issues, and to respond to the City's proposal for a Lake City Hub Urban Village; and

WHEREAS, a final North Neighborhoods' Neighborhood Plan recommending Key Strategies and Additional Activities for Implementation was completed, reviewed and approved by the North Neighborhoods' Planning Committee and validated by the community in response to a community-wide mailer and a series of validation meetings; and

1 WHEREAS, a community-wide validation process was conducted during the months of October  
2 and November 1998 to familiarize stakeholders with the plan and hear community  
3 comment, and then a revised Draft Final Plan was prepared based on this comment and  
transmitted to the City in December 1998; and

4 WHEREAS, the City's environmental review requirement under SEPA has been fulfilled  
5 through issuance of an addendum to the Comprehensive Plan's 1994 Final Environmental  
Impact Statement on February 18, 1999; and

6 WHEREAS, the overall vision of the North Neighborhoods' Neighborhood Plan is consistent  
7 with the goals and policies of Seattle's Comprehensive Plan;

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

10 **NOW THEREFORE,**

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

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

- 14
- 15 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive Plan is hereby  
amended to add Lake City, as shown in Attachment 1 to this Ordinance.
  - 16 B. The North Neighborhoods' Neighborhood Plan's Goals and Policies, as shown in Attachment 2  
17 to this Ordinance, are hereby incorporated into the Neighborhood Plans volume of the  
Comprehensive Plan.
  - 18 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in Attachment  
19 3 to this Ordinance to confirm the name, designation and growth targets for the Lake City Hub  
Urban Village.
  - 20 D. The capital facilities and utilities inventory and analyses and transportation analyses shown in  
21 Attachment 4 to this Ordinance are hereby incorporated into the Neighborhood Plans volume,  
North Neighborhoods' Neighborhood Plan section, of the Comprehensive Plan.
- 22  
23

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

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

6 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the Lake City  
7 Hub Urban Village, as shown in Attachment 6 to this Ordinance.

8 **Section 2.** The amendments contained in Section 1 of this ordinance constitute an adopted  
9 neighborhood plan. All previous neighborhood plans, including the "Lake City Gateway Plan, 1981"  
10 adopted by Resolution 25706, are hereby repealed. This repeal does not include the "Northgate Area  
11 Comprehensive Plan, 1993".

12 **Section 3.** Residential use in single purpose residential development within commercial  
13 zones in the Lake City Hub Urban Village, established by adoption of this ordinance, shall continue to  
14 be permitted by conditional use, except where prohibited as shown on a new map entitled "Lake City  
15 Hub Urban Village Map 23.47.004 C" as shown as Attachment 7, to be added to subsection  
16 23.47.004(E) of the Seattle Municipal Code. Further, the densities permitted for the residential use in  
17 single-purpose residential structures, where permitted, within the Lake City Hub Urban Village shall  
18 be as established in SMC Subsection 23.47.009D1.

19 **Section 4.** Section 23.47.004 of the Seattle Municipal Code, as last amended by Ordinance  
20 119238, is further amended as follows:

21 **23.47.004 Permitted and prohibited uses.**

22 \* \* \*

23 E. Residential Uses.

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



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

\_\_\_\_\_  
President of the City Council

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

\_\_\_\_\_  
Paul Schell, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
City Clerk

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**LIST OF ATTACHMENTS**

<b>ATTACHMENT 1</b>	TABLE OF CONTENTS
<b>ATTACHMENT 2</b>	NORTH NEIGHBORHOODS GOALS AND POLICIES
<b>ATTACHMENT 3</b>	AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT
<b>ATTACHMENT 4</b>	CAPITAL FACILITIES AND UTILITIES INVENTORY AND ANALYSES AND TRANSPORTATION ANALYSES
<b>ATTACHMENT 5</b>	COMPREHENSIVE PLAN MAP AMENDMENTS
<b>ATTACHMENT 6</b>	COMPREHENSIVE PLAN LAND USE APPENDIX B
<b>ATTACHMENT 7</b>	LAKE CITY HUB URBAN VILLAGE MAP 23.47.004 C (SINGLE PURPOSE RESIDENTIAL MAP)

THE CITY OF SEATTLE COMPREHENSIVE PLAN  
NEIGHBORHOOD PLANS

**Table of Contents**

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

North Neighborhoods

MLK@Holly Street

Pike/Pine

Queen Anne

South Lake Union

South Park

University District Urban Center

Wallingford

## **NORTH NEIGHBORHOODS GOALS AND POLICIES**

### **GETTING AROUND**

- GA1. A comprehensive multi-use, neighborhoods-oriented transportation network integrates with regional and intra-city transportation systems and services.
- P1. Reduce the impact of cut-through traffic in neighborhoods and use neighborhood input in selecting and designing mitigation measures.
- P2. Strive to create safe pedestrian ways, especially for children walking between schools and transit stops (e.g., transit stops on Lake City Way, NE 125<sup>th</sup> Street, and 15<sup>th</sup> Avenue NE).
- P3. Improve access from residential neighborhoods to the Civic Core and the business district.
- P4. Enhance opportunities for non-motorized travel in the Planning Area by tailoring pedestrian improvements to neighborhood desires, community needs, and topographic and environmental considerations.
- P5. Encourage the installation of curbs, gutters, sidewalks and sidewalk lighting as part of new or renovated multi-family and commercial development in the Planning Area along both residential and arterial streets.

### **LAKE CITY WAY**

- LCW1. Lake City Way has a pleasant, safe 'boulevard' look and feel that accommodates both local and through traffic and transit as well as pedestrian use.
- P1. Along Lake City Way, seek to retain on-street parking and existing driveway access. Where safety problems exist, seek to redesign driveway access.
- P2. Strive to reduce the 'dividing' effect of Lake City Way on the business district and the community.
- P3. Establish a pedestrian-friendly atmosphere and 'boulevard' look and feel for Lake City Way.
- P4. In conjunction with maintenance or improvements to Lake City Way, seek to preserve, repair or re-establish adjacent riparian and wetland systems.
- P5. Using neighborhood input, develop bike routes through the Planning Area to reduce the need for bicyclists to travel on Lake City Way.

### **CIVIC CORE**

- CC1. A cluster of public community facilities is conveniently located and serves the area's projected population.

- P1. Consider co-location, consolidation and expansion of community facilities and land.
- P2. Seek to provide walking and biking paths inside and to the Civic Core.

### **BUSINESS, ECONOMIC DEVELOPMENT**

- BED1. New businesses and employees are attracted to the Lake City business district and new commercial investment is stimulated.
- P1. Seek to provide infrastructure that will support business and residential population as well as future growth.
- P2. Strive to “underground” utilities when sidewalk and street improvements are made within the Planning Area.
- P3. Encourage home-based businesses in residential areas while protecting the neighborhood character.

### **COMMUNITY NETWORKS**

- CN1. Opportunities exist for effective civic involvement by individuals and organizations throughout the Planning Area.
- P1. Maintain the open and inviting character of community councils and the North District Council so persons and organizations of the Planning Area will feel encouraged toward civic participation.
- P2. Build on existing programs and resources, creating new programs or efforts only to fill gaps which existing programs and resources cannot provide.

### **PUBLIC SAFETY AND CRIME PREVENTION**

- PSCP1. A perception and reality of security and safety exists throughout the Planning Area.
- P1. Seek to expand programs and facilities that effectively address the causes of crime and prevent crime and public safety problems.
- P2. Use design standards to provide safe pedestrian and bicycle travel.
- P3. Use environmental design techniques and guidelines to reinforce crime prevention
- P4. Seek to provide appropriate levels of police and fire protection to all places within the Planning Area.
- P5. Seek to identify and remedy known crime problems as they develop.

### **NATURAL SYSTEMS**

- NS1. The area’s watershed, green areas, and habitat corridors are preserved and improved.
- P1. Strive to avoid the degradation of natural systems.
- P2. Strive to avoid development that negatively affects sensitive ecosystems and natural systems. When avoidance is not possible, employ effective natural mitigation methods.

- P3. Encourage and support businesses and industries that employ sound environmental practices.
- P4. Support land owners' rights in public actions to enhance or preserve open space and natural systems including, for example, the purchase of sensitive sites.

**OPEN SPACES**

- OS1. Parks, public recreation facilities and community areas are safe, clean, multi-use wherever possible, and responsive to local needs.
- P1. Support the provision of pocket parks at 1/2 mile intervals.
- P2. Seek active cooperation between community councils, neighborhoods, appropriate City departments and the Seattle School District in the development of joint-use or other types of cooperative agreements.
- P3. Foster mutual support and reciprocity by urging schools in the Planning Area to proactively seek partnership with neighborhood residents and community councils.
- P4. Encourage the development of transit-connection waiting areas and access routes that are safe, pleasant, and augment open space resources.
- P5. Encourage the inclusion of publicly accessible gathering areas or provide for such areas in a nearby location in developments of one block or larger size.
- P6. Encourage the inclusion of rooftop and/or common area courts devoted to green open space and/or children's play areas in multi-family developments.
- P7. Strive to make all parks and public gathering spaces ADA accessible.

**HUB URBAN VILLAGE**

- HUV1. A unique urban area fosters business vitality, sense of community, and strong connections to surrounding neighborhoods and businesses.
- P1. Upzone decisions should respond to unanticipated development pressure and be done in cooperation with the community.
- P2. Encourage new multi-family housing in the HUV in commercial zones that is mixed-use, with a retail, office or similar commercial use on the street level.
- P3. Encourage new development in the HUV to include adequate provision for the needs of pedestrians.

**HOUSING DEMAND**

- HD. A mixture of high quality housing developments exists and the established residential areas are protected from encroachment by, and impacts of, other uses.
- P1. Encourage development of non-single family parcels adjacent to single family zoning to provide transitions or buffers adequate to protect the single-family area from adverse impacts.

- P2. Encourage innovative and affordable housing types responsive to market demand and neighborhood desires, including live/work, artist studios, and in-home business.
- P3. Unless monorail or other high capacity transit stations develop, upzones outside HUV will be discouraged and will be done in cooperation with the community.

## **HUMAN SERVICES**

- HS1. Human services serve current and future populations.
- P1. Explore the acquisition of land for capital facilities and other resources in anticipation of population growth, based on demographic projections.
- P2. Seek to conduct community reviews or performance audits of current services to periodically assess their effectiveness.

## **DESIGN REVIEW**

- DR1. Design review programs enable the community to influence the quality, function and appearance of future development.
- P1. Consider design review for commercial areas or multi-family development on parcels located in the planning area.
- P2. Seek to protect existing riparian and wetland areas and re-establish interrupted systems.
- P3. Seek to provide clear, safe separation of pedestrian and vehicular areas on all arterials and within the HUV.
- P4. Seek to provide amenities along sidewalks which are attractive and safe.
- P5. Encourage the installation of curbs, gutters, sidewalks and sidewalk lighting as part of new or renovated multi-family development.

**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
- ~~2. Lake City~~
2. Fremont
3. Aurora at N 130th
4. Rainier Avenue/I-90
5. South Lake Union

Designate the following locations as Hub Urban Villages (Land Use Figure 1):

1. Lake City

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

G36:

Achieve the following 20-year growth targets in the Lake City Hub Urban Village:

	<b>Residential Growth</b>	<b>Employment Growth</b>
Lake City	approx 1,400 households	approx 2,900 jobs

**CAPITAL FACILITIES AND UTILITIES INVENTORY AND ANALYSES  
AND TRANSPORTATION ANALYSES FOR**

*The Lake City Hub Urban Village*

**Table 1  
Inventory for Facilities and Utilities Serving  
Lake City Hub Urban Village**

Facility Type	Name	Location	Capacity	Information Sources/Comments
Fire Station <sup>2</sup>	SFD 39	12705 30th Ave. NE	Engene Co.	Seattle Fire Department
Police Station	North Precinct	10049 College Way, N.	32.04 sq. mi. service area, 1990 population 228,659	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 <sup>3</sup>	Rogers Elementary Olympic Hills Elementary All 10 Middle Schools All 10 High Schools	4030 NE 109th St. 13018 20th Ave NE	300 students 325 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Lake City Branch	12501 28th Ave. NE	9013 sq. ft. 1990-pop served 35,008 or .26 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks <sup>4</sup>	Lake City Mimi Park Davis Park Lake City Memorial Park	Lake City Way & 31st Ave. NE NE 125th St. & 28th Ave. NE. NE 125th & Lake City Way NE	0.01 ac: Street triangle 1.2 ac: Play area, Lake City Community Center 0.12 ac: Fountain, seating	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
Other <sup>6</sup>	Lake City Playground N. Fork Thornton Creek Open Space		2.68 ac	
Electrical power	Last Open Space in Lake City Lake City Community Center Shoreline substation	NE 125th St. & 28th Ave. NE not in city limits	Programmed by Lake City Lions Club 190 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Northeast forecast area, which has a

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

<sup>2</sup> 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.

<sup>3</sup> 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.

<sup>4</sup> 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>Most of this village is located in the 420 pressure zone, with a small area located in the 316 zone. The water for this area comes from the Cedar River supply. Storage is provided by the Maple Leaf Reservoir (NE Roosevelt Way &amp; NE 82nd St.). If needed, water can be delivered to the area from the Tolt system via remote controlled valves.</p> <p>See Map for system locations.</p>	<p>Maple Leaf Reservoir: 60 million gallons</p> <p>The pipe network in this area was mainly constructed in the 1960s and 1970s.</p>	<p>Seattle Water Department, October-November, 1996</p> <p>In the 420 pressure zone, elevations range from 165-285 feet above sea level; static water pressure ranges from 59-111 pounds per square inch. In the 316 pressure zone, elevations range from 145-186 feet above sea level; static water pressure ranges from 56-77 pounds per square inch.<sup>5</sup> The minimum pressure is considered good.</p>	<p>Seattle Drainage and Wastewater Utility, November 1996</p>
Drainage & Wastewater	<p>This village is served by a Separated system with a Ditch &amp; Culvert drainage system.</p> <p>This village is located in the Thornton Creek Drainage Basin, which covers about 7,450 acres, about 1/3 in unincorporated King County. Thornton Creek is the primary drainage course with several other smaller tributary streams (Willow Creek, Maple Leaf Creek, Little Creek, Victory Creek). Thornton Creek is a natural stream collection network that passes through numerous culverts and under several bridges. It is one of the few remaining functioning salmon streams in Seattle. Within the basin, many recently developed areas and major north-south roadways have dedicated storm drainage systems. Areas that do not have dedicated storm drainage systems are served by roadside ditches and intersection culverts leading to natural drainage channels. The main channel discharges into Lake Washington at Matthews Beach Park.</p> <p>See Map for system locations.</p>	<p>In areas with ditch &amp; culvert drainage systems, sewage systems are sized for full zoned development and capacity is considered adequate. 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>Separate Sanitary and Stormwater System: A system where the sanitary wastes are transferred in one pipe, and roof and street runoff is carried in a separate pipe or through a ditch &amp; culvert system.</p>	

<sup>5</sup> 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  
Lake City Hub Urban Village**

Expected 6-yr. HH Growth: 383  
Expected 20-yr HH Growth: 1,400  
Land Area: 310 Acres

Facility Type	Facilities needed to accommodate: 6-year growth <sup>6</sup>	20-year growth	Analysis
Fire	None	None expected at this time.	Fire Station #39 has an average response time of 4.17 minutes for emergency medical calls and 5.39 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 remain so for the next six years.
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 Two of the School District's Building Excellence program includes demolition and all new construction for Rogers Elementary. Voters have not yet approved funds for this phase.
Electricity	None	North Substation rebuild will replace two old transformers, increasing capacity in this forecast area.	Electrical demand from this village is estimated to increase by 1.7 annual average megawatts and 3.2 megawatts in a peak hour in 6 years.  This village is located in City Light's Northeast forecast area. In 6 years, capacity in this forecast area will be 275 megawatts, and demand is expected to be 259 megawatts. In 20 years, capacity in this forecast area will be 319 megawatts, and demand is expected to be 301 megawatts. In both years, capacity is more than adequate to meet demand.
Water	None	None expected at this time.	Current peak day demand estimate: 1.5 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.8 mgd or 22% increase. Peak day demand estimate in 20 years: 2.5 mgd or 66% 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.

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

Drainage and Wastewater

No new facilities are expected because of new growth.

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.

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.

The City's current Capital Improvement Program includes a variety of projects for Thornton Creek:

- Culvert Replacement at 33rd Ave. NE in 1997
- Thornton Creek Phase 5, beginning in 1999
- Two Restoration projects beginning in 1997
- A detention project beginning in 1997.

The following first five phases of improvements are scheduled: 1. partial detention at abandoned Lake City sewage Treatment Plant site; 2. Detention by NE Ravenna Blvd. and Lake City Way; 3. Detention in the Jackson Park Golf Course; 4. Full Lake City detention volume; 5. New outfall for detention site.

Phases 6 and 7 are anticipated after the year 2000.

See Basin Plan in 1995 *Comprehensive Drainage Plan Update*, Seattle Drainage and Wastewater Utility

**Table 3**  
**Transportation Analysis<sup>7</sup> for**  
**North District Hub Urban Village**

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Lake City Way NE	NE 115th St. - NE 125th St.	Principal	Northbound	1.0	1.1
			Southbound	0.6	0.7
Lake City Way NE	NE 125th St. - NE 145th St.	Principal	Northbound	0.9	1.0
			Southbound	0.6	0.7
NE 125th St.	23rd Ave NE - Lake City Way NE	Principal	Eastbound	0.6	0.7
			Westbound	0.5	0.7
NE 125th St.	Lake City Way NE - 39th Ave NE	Principal	Eastbound	0.5	0.6
			Westbound	0.6	0.6
30th Ave NE	Lake City Way NE - NE 145th St.	Collector	Northbound	1.0	1.2
			Southbound	1.0	1.2
35th Ave NE / Erickson Pl. NE	NE 115th St. - Lake City Way NE	Minor	Northbound	0.5	0.7
			Southbound	0.4	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 Lake City 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.

**Existing conditions:** Lake City Way NE between NE 115th St. and NE 125th St. has a V/C ratio between 0.9 and 1.0. Between NE 125th St. and NE 145th St., the V/C ratio is between 0.8 and 0.9. 30th Ave. NE also has V/C ratio between 0.9 and 1.0.

Lake City Way NE, NE 125th St., and NE 145th St. are principal arterials. Lake City Way NE and NE 125th St., along with 35th Ave. NE south of NE 125th St. are Transit Priority Network streets.

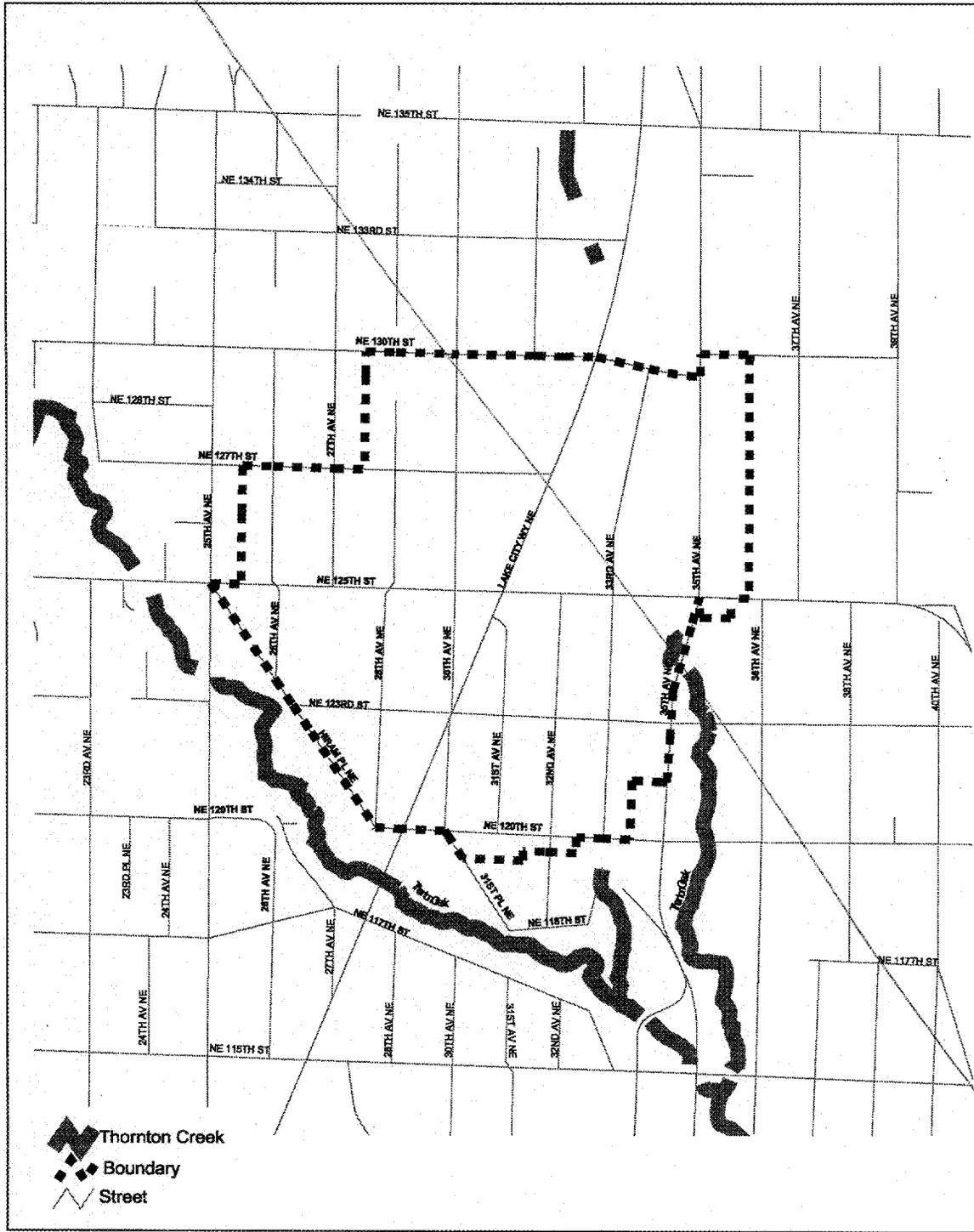
Lake City Way NE is a state highway connecting I-5 in the vicinity of Green Lake to areas north and east of Lake Washington.

**Future conditions:** The V/C ratio on Lake City Way NE is projected to increase to above 1.0 between NE 115th St. and NE 125th St.; it is projected to go above 0.9 between NE 125th St. and NE 145th St. The V/C ratio on 30th Ave. NE is projected to approach 1.2.

<sup>7</sup> 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).

# COMPREHENSIVE PLAN MAP AMENDMENTS

## Lake City Hub Urban Village Boundaries



Note: Fuller description of the proposed boundary is found in the Executive Report.

**COMPREHENSIVE PLAN LAND USE APPENDIX B**

**COMPREHENSIVE PLAN LAND USE APPENDIX B**

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

Village	Land Area in Acres	Households (HH)			Employment (Jobs)				
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density	
<b>Urban Centers &amp; Center Villages</b>									
<b>Downtown Urban Center Total</b>	<b>945</b>	<b>7421</b>	<b>7.9</b>	<b>NA<sup>1</sup></b>	<b>23.4</b>	<b>165119</b>	<b>175</b>	<b>NA<sup>1</sup></b>	<b>241</b>
Belton 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 <sup>2</sup>	17.4	9113	64	4800 <sup>2</sup>	98
Chinatown/Int. Dist. Village	169	1604	9.5	1300	17.2	4474	26	2800	43
<b>First Hill/Cap. Hill Center Total</b>	<b>912</b>	<b>21673</b>	<b>23.8</b>	<b>NA<sup>1</sup></b>	<b>30.0</b>	<b>33393</b>	<b>37</b>	<b>NA<sup>1</sup></b>	<b>50</b>
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
<b>Univ. Comm. Urban Center Total</b>	<b>770</b>	<b>11611</b>	<b>15.0</b>	<b>NA<sup>1</sup></b>	<b>17.8</b>	<b>31427</b>	<b>41</b>	<b>NA<sup>1</sup></b>	<b>52</b>
Univ. Dist. NW Village	289	4324	14.9	1630 <sup>3</sup>	20.5	8625	30	3000	40
Ravepra Village	122	973	8.0	480 <sup>3</sup>	12.0	1580	13	700 <sup>3</sup>	19

**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 <sup>3</sup>	12.0	21222	59	4800 <sup>3</sup>	72
<b>Northgate Urb. Center Total</b>	<b>410</b>	<b>3291</b>	<b>8.0</b>	<b>NA<sup>1</sup></b>	<b>15.3</b>	<b>11366</b>	<b>28</b>	<b>NA<sup>1</sup></b>	<b>50</b>
<b>Uptown Queen Anne Urban Center Total</b>	<b>297</b>	<b>3138</b>	<b>10.6</b>	<b>NA<sup>1</sup></b>	<b>15.0</b>	<b>19,000</b>	<b>64</b>	<b>NA<sup>1</sup></b>	<b>75</b>
<b>Hub Urban Villages<sup>4</sup></b>									
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 <sup>5</sup>	4.8	15230	34	4500	44
<b>Residential Urban Villages<sup>4</sup></b>									
Aurora N @ 97 <sup>th</sup> St.	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave. S. @ S. Jackson-Union	485	3186	6.6	900	8.4	NA	NA	NA	NA

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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
SW Barton St @ 25th Ave S	278	1654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr Wy S @ Holly St	380	1247	3.3	800 <sup>6</sup>	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

**Return Address:**

Seattle City Clerk's Office

600 4th Avenue, Room 104

Seattle, WA 98104

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CITY OF SEATTLE

DEC 27 AM 10:51

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PAGE 001 OF 007  
10/06/1999 14:26  
KING COUNTY, WA

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

**Document Title(s)** (or transaction contained therein): (all areas applicable to your document must be filled)

- 1. ORDINANCE # 119633

**Re -** of document.

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the North Neighborhoods' Neighborhood Plan, amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the Lake City Hub Urban Village, amending Seattle Municipal Code Chapter 23.47, relating to single purpose residential development, and repealing previous neighborhood plans.

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

- 1. City of Seattle
- Additional names on page-----of document.

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

- 1. N/A
- 2.

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

- Additional reference #'s on page -----of document N/A

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

- Assessor Tax # not yet assigned.

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ORDINANCE 119633

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AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the North Neighborhoods' Neighborhood Plan, amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the Lake City Hub Urban Village, amending Seattle Municipal Code Chapter 23.47, relating to single purpose residential development, 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 north neighborhoods citizens came together in October 1993 for the purpose of planning, and received Neighborhood Matching Funds in December 1994 to conduct a community-wide outreach program to identify the issues in several north neighborhoods and to review progress on the "Lake City Gateway Plan" of 1981; and

WHEREAS, the North Neighborhoods' Organizing Committee conducted an extensive outreach process featuring a citizen survey, presentations at community group meetings, displays at community events, a stakeholder mailing that initiated a new community newspaper, a series of issue-focused small group meetings, a project to attempt to reach hard-to-reach groups, and held a well-attended validation celebration; and

WHEREAS, the outreach efforts led to creation of a generally recognized planning area boundary, a list of priority issue topics, and a scope of work for Phase II; and

WHEREAS, the North Neighborhoods' Organizing Committee was funded in July 1996 by the Neighborhood Planning Office for Phase II and became the North Neighborhoods' Planning Committee; and

WHEREAS, the group formed topical planning subcommittees on transportation, green and open spaces, civic core, business and residential issues, crime and public safety, sommunications, and human services and schools which worked with a consultant team to analyze issues to create recommendations on the community's prioritized issues, and to respond to the City's proposal for a Lake City Hub Urban Village; and

WHEREAS, a final North Neighborhoods' Neighborhood Plan recommending key strategies and additional activities for implementation was completed, reviewed and approved by the



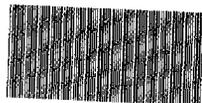
1 North Neighborhoods' Planning Committee and validated by the community in response  
2 to a community-wide mailer and a series of validation meetings; and  
3 WHEREAS, a community-wide validation process was conducted during the months of October  
4 and November 1998 to familiarize stakeholders with the plan and hear community  
5 comment, and then a revised North Neighborhoods' Draft Final Plan was prepared based  
6 on this comment and transmitted to the City in December 1998; and  
7 WHEREAS, the City's environmental review requirement under SEPA has been fulfilled  
8 through issuance of an addendum to the Comprehensive Plan's 1994 Final Environmental  
9 Impact Statement on February 18, 1999; and  
10 WHEREAS, the overall vision of the North Neighborhoods' Neighborhood Plan is consistent  
11 with the goals and policies of Seattle's Comprehensive Plan;  
12 WHEREAS, the Council finds that the proposed amendments are consistent with the Growth  
13 Management Act, and will protect and promote the health, safety and welfare of the general  
14 public;

15 NOW THEREFORE,

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

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

- 19 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive Plan is hereby  
20 amended to add North Neighborhoods, as shown in Attachment 1 to this ordinance.  
21 B. The North Neighborhoods' Neighborhood Plan's goals and policies, as shown in Attachment 2  
22 to this ordinance, are hereby incorporated into the neighborhood plans volume of the  
Comprehensive Plan.  
C. The land use element of the Comprehensive Plan is hereby amended as shown in Attachment 3  
to this Ordinance to confirm the name, designation and growth targets for the Lake City Hub  
Urban Village.



- 1 D. The capital facilities and utilities inventory and analyses and transportation analysis shown in  
2 Attachment 4 to this ordinance are hereby incorporated into the neighborhood plans volume,  
3 North Neighborhoods' Neighborhood Plan section, of the Comprehensive Plan.
- 4 E. The following maps are hereby amended to reflect the final designation and boundaries of the  
5 Lake City Hub Urban Village, as shown in Attachment 5 to this ordinance:  
6 • Future Land Use Map  
7 • Land Use Figure 1  
8 • Land Use Figure A-1  
9 A new land use figure, containing a large scale map of the Lake City Hub Urban Village  
10 is hereby added to the land use element, as shown in Attachment 5 to this ordinance.
- 11 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the Lake City  
12 Hub Urban Village, as shown in Attachment 6 to this ordinance.

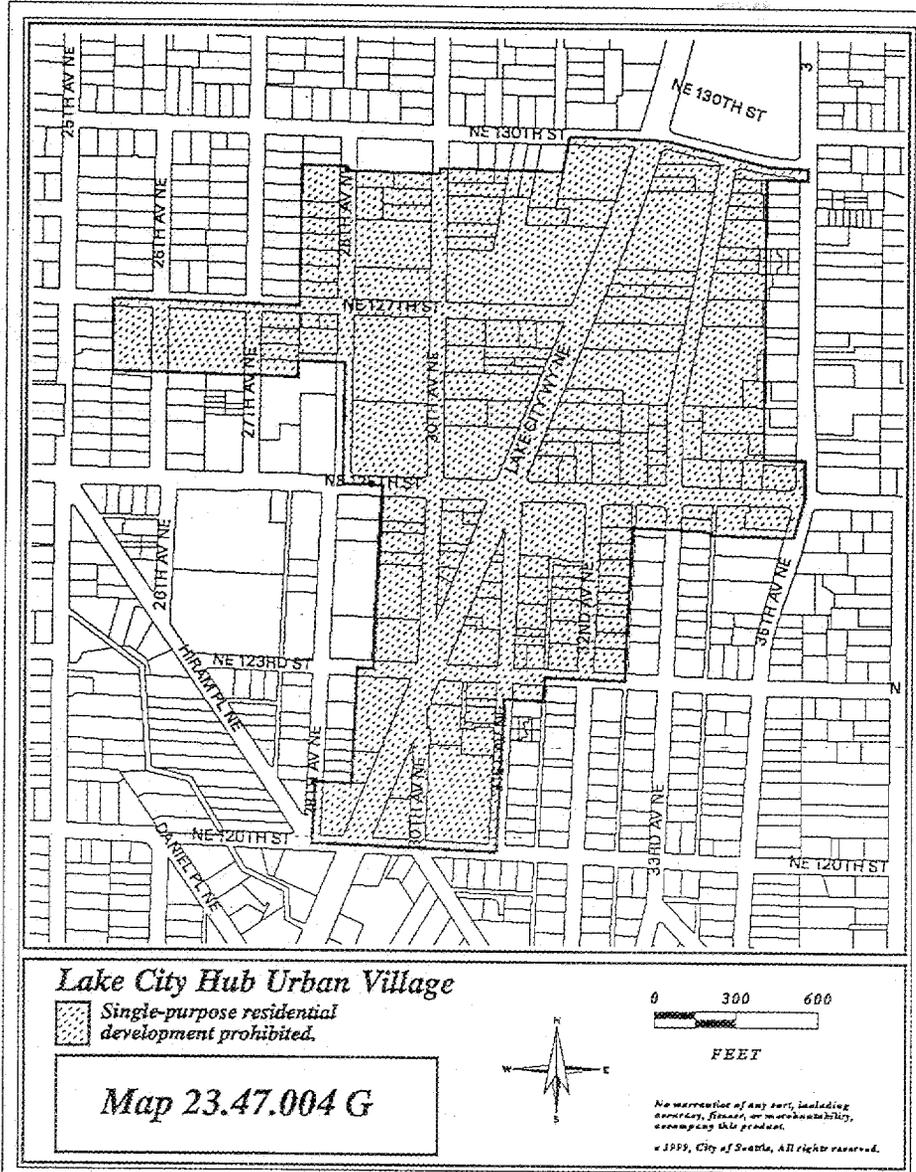
13 Section 2. The amendments contained in Section 1 of this ordinance constitute an adopted  
14 neighborhood plan. All previous neighborhood plans, including the "Lake City Gateway Plan, 1981"  
15 adopted by Resolution 25706, are hereby repealed. This repeal does not include the "Northgate Area  
16 Comprehensive Plan, 1993".

17 Section 3. Residential use in single purpose residential development within commercial  
18 zones in the Lake City Hub Urban Village, established by adoption of this ordinance, shall continue to  
19 be permitted by conditional use, except where prohibited as shown on a new map entitled "Lake City  
20 Hub Urban Village Map 23.47.004 G" as shown in section 4 of this ordinance.

21 \* \* \*

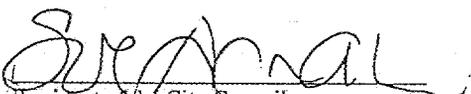




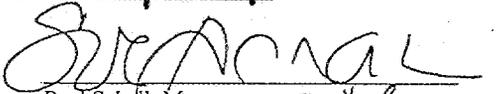


1 Section 5. This ordinance shall take effect and be in force thirty (30) days from and after its  
2 approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after  
3 presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

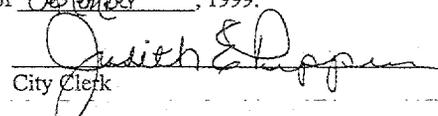
4 Passed by the City Council the 7th day of September, 1999, and signed  
5 by me in open session in authentication of its passage this 7th day of September,  
6 1999.

7   
8 President of the City Council

9 Approved by me this 8th day of September, 1999.

10   
11 Paul Schell, Mayor

12 Filed by me this 9th day of September, 1999.

13   
14 City Clerk

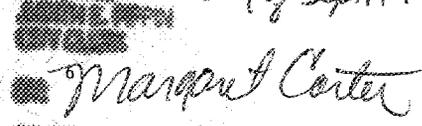
15 SEAL)

16 SEATTLE CITY CLERK  
17

18 I, JUDITH E. PAPPAS, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY  
19 CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT  
20 COPY OF Ord. 119633

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

22 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED  
THE SEAL TO THE CITY OF SEATTLE, THIS 27th day of Sept., 1999

  
JUDITH E. PAPPAS  
CITY CLERK



**SPONSORSHIP**

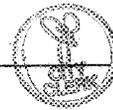
THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**FOR CITY COUNCIL PRESIDENT USE ONLY**

COMMITTEE(S) REFERRED TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
PRESIDENT'S SIGNATURE



**STATE OF WASHINGTON - KING COUNTY**

110536

City of Seattle, City Clerk

—ss.

No. **ORDINANCE IN**

**Affidavit of Publication**

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

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

**CT:119633/ORD FULL**

was published on

**10/01/99**

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

*R. Patterson*

Subscribed and sworn to before me on

**10/01/99**

*McLivaney*

Notary Public for the State of Washington,  
residing in Seattle

Drainage and Wastewater	No new facilities are expected to be required because of new growth.	The Drainage Co new development sites more than effect of new dev during storm eve Depending on th improvements w  In areas with difc development, ca in the Comprehe address the age
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### City of Seattle

#### ORDINANCE 119433

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the North Neighborhoods' Neighborhood Plan, amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the Lake City Hub Urban Village, amending Seattle Municipal Code Chapter 23.47, relating to single purpose residential development, and repealing previous neighborhood plans.

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WHEREAS, a final North Neighborhoods' Neighborhood Plan recommending key strategies and additional activities for implementation was completed, reviewed and approved by the North Neighborhoods' Planning Committee and validated by the community in response to a community-wide mailer and a series of validation meetings; and

WHEREAS, a community-wide validation process was conducted during the months of October and November 1998 to familiarize stakeholders with the plan and hear community comment, and then a revised North Neighborhoods' Draft Final Plan was prepared based on this comment and transmitted to the City in December 1998; and

WHEREAS, the City's environmental review requirement under SEPA has been fulfilled through issuance of an addendum to the Comprehensive Plan's 1994 Final Environmental Impact Statement on February 18, 1999; and

WHEREAS, the overall vision of the North Neighborhoods' Neighborhood Plan is consistent with the goals and policies of Seattle's Comprehensive Plan;

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

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- C. The land use element of the Comprehensive Plan is hereby amended as shown in Attachment 3 to this Ordinance to confirm the name, designation and growth targets for the Lake City Hub Urban Village.
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