

Ordinance No. 119685

Council Bill No. 112744

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

AN ORDINANCE relating to the Broadview-Bitter Lake-Haller Lake Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions of the Broadview-Bitter Lake-Haller Lake Neighborhood Plan, and amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the Bitter Lake Village Hub Urban Village

**Committee Action**

*(12/8)*  
9/28/99 Passed as amended and  
Conlon yes  
Watab yes

10-4-99 Full Council: Passed  
(Excused: Podlodowski)

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

*Law Department*

Law Dept. Review

*(Signature)*  
O&P  
Review

*(Signature)*  
City Clerk  
Review

CF No. \_\_\_\_\_

Date Introduced:		
Date 1st Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage:	Full Council Vote:	
<u>10-4-99</u>	<u>8-0</u>	
Date Presented to Mayor:	Date Approved:	
<u>10-5-99</u>	<u>10/11/99</u>	
Date Returned to City Clerk:	Date Published:	T.O. F.T. <input checked="" type="checkbox"/>
<u>10/12/99</u>	<u>4 PM</u>	
Date Voted by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

**The City of Seattle - Legislative Department**

Council Bill/Ordinance sponsored by: \_\_\_\_\_  
Councilmember

**Committee Action:**

9/28/99 <sup>(C/S)</sup> Passed as amended unanimously 2-0

Conlon yes

Wright yes

10-4-99 Full Council: Passed 8-0

(Excused: Pedlowowski)

This file is complete and ready for presentation to Full Council. Committee: RC 9/28/99  
(Initial/date)

*Law Department*

Law Dept. Review

~~OMP~~  
Review

<sup>(C/S)</sup>  
City Clerk  
Review

<sup>(C/S)</sup>  
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ORDINANCE 119685

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2  
3 **AN ORDINANCE relating to the Broadview-Bitter Lake-Haller Lake Neighborhood**  
4 **Plan; amending the Seattle Comprehensive Plan to incorporate portions of the**  
5 **Broadview-Bitter Lake-Haller Lake Neighborhood Plan, and amending the**  
6 **Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the**  
7 **boundaries of the Bitter Lake Village Hub Urban Village.**

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

14  
15 **WHEREAS, a coalition of Broadview and Haller Lake neighborhood representatives came**  
16 **together in the 1996 and created an organizing committee to explore whether there**  
17 **was enough interest in the community to take advantage of the opportunity to create**  
18 **a neighborhood plan to address preliminary designation of the "130th @ Aurora"**  
19 **Hub Urban Village; and**

20  
21 **WHEREAS, the Broadview/Haller Lake Neighborhood Planning Organizing Committee**  
22 **conducted outreach activities including special targeted outreach to local businesses,**  
23 **local schools, mobile home park residents, seniors, and local ethnic and religious**  
24 **communities culminating in a mailing to all addresses and businesses in the larger**  
25 **Broadview-Bitter Lake-Haller Lake area and an information sharing and gathering**  
26 **workshops attracting 250 or more citizens in February of 1997; and**

27  
28 **WHEREAS, the outreach efforts led to creation of a generally recognized planning area**  
29 **boundary, a list of priority issues, and a scope of work for phase II all of which was**  
30 **circulated in an area-wide mailing to residents, businesses and property owners**  
31 **leading to an organizing meeting held in November 1997; and**

32  
33 **WHEREAS, members of the Broadview/Haller Lake Organizing Committee focused during**  
34 **1997 and early 1998 on the surface water drainage and sewage systems including**  
35 **both urgent short-term problems and long-range policy and system development**  
36 **which culminated in a special workshop in May 1998 with Seattle Public Utilities**  
37 **staff; and**

38  
39 **WHEREAS, the Vision 2020: Broadview-Bitter Lake-Haller Lake Neighborhood Planning**  
40 **Committee was funded in May 1998 by the Neighborhood Planning Office for phase**  
41 **II; and**



1 WHEREAS the committee selected consultants and established sub-committees focused on  
2 transportation and land use, and a steering committee to study issues and generate  
3 proposals for monthly planning committee review, and recommendations were  
4 formed on the community's priorities and responses to the City's proposal for a hub  
5 urban village; and

6 WHEREAS, a Vision 2020: Broadview-Bitter Lake-Haller Lake Neighborhood Plan  
7 recommending key strategies and additional activities for implementation was  
8 circulated, reviewed, revised, approved and validated by the community in response  
9 to a community-wide mailer and two validation meetings; and

10 WHEREAS, the overall vision of the Vision 2020: Broadview-Bitter Lake-Haller Lake  
11 Neighborhood Plan is consistent with the goals and policies of Seattle's  
12 Comprehensive Plan; and

13 WHEREAS, the City's environmental review requirement under SEPA has been fulfilled  
14 through issuance of an addendum to the Comprehensive Plan's 1994 final  
15 environmental impact statement on June 24, 1999; and

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

19 **NOW THEREFORE,**

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

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

- 23 A. The table of contents of the neighborhood plans volume of the Comprehensive  
24 Plan is hereby amended to add Broadview-Bitter Lake-Haller Lake, as shown in  
25 Attachment 1.  
26 B. The Broadview-Bitter Lake-Haller Lake Plan goals and policies, as shown in  
27 Attachment 2 to this ordinance, are hereby incorporated into the neighborhood  
28 plans volume of the Comprehensive Plan.

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

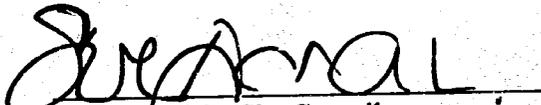
19 **Section 2.** The amendments contained in Section 1 of this ordinance constitute  
20 an adopted neighborhood plan.

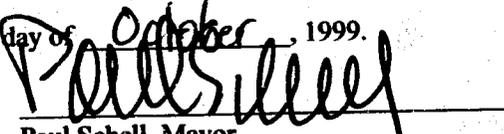
21 **Section 3.** The Official Land Use Map, Section 23.32.016, Seattle Municipal  
22 Code, is amended to reflect the boundaries of the Bitter Lake Village Hub Urban Village as  
depicted on Attachment 3 to this ordinance.

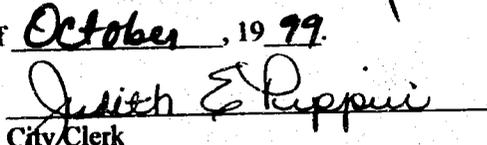
**Section 4.** This ordinance shall take effect and be in force thirty (30) days from  
and after its approval by the Mayor, but if not approved and returned by the Mayor within

1 ten (10) days after presentation, it shall take effect as provided by Municipal Code Section  
2 1.04.020.

3 Passed by the City Council the 4<sup>th</sup> day of October, 1999, and  
4 signed by me in open session in authentication of its passage this 4<sup>th</sup> day of  
5 October, 1999.

6   
7 President of the City Council

8 Approved by me this 11<sup>th</sup> day of October, 1999.  
9   
10 Paul Schell, Mayor

11 Filed by me this 12 day of October, 1999.  
12   
13 City Clerk

14 (SEAL)

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**LIST OF ATTACHMENTS**

- ATTACHMENT 1**            AMENDMENTS TO TABLE OF CONTENTS - THE CITY OF SEATTLE COMPREHENSIVE PLAN NEIGHBORHOOD PLANS
- ATTACHMENT 2**            BROADVIEW-BITTER LAKE-HALLER LAKE GOALS AND POLICIES
- ATTACHMENT 3**            AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT
- ATTACHMENT 4**            BITTER LAKE VILLAGE CAPITAL FACILITIES AND UTILITIES INVENTORY AND ANALYSES, AND BITTER LAKE VILLAGE TRANSPORTATION ANALYSIS
- ATTACHMENT 5**            COMPREHENSIVE PLAN MAP AMENDMENTS
- ATTACHMENT 6**            AMENDMENTS TO COMPREHENSIVE PLAN LAND USE APPENDIX B

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**ATTACHMENT 1**

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

**Table of Contents**

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**Broadview-Bitter Lake-Haller Lake**

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**BROADVIEW-BITTER LAKE-HALLER LAKE GOALS AND POLICIES**

**Public Involvement**

- G1: A community where residents, businesses, community organizations, and property owners are involved throughout the implementation of the neighborhood plan.

**Utilities**

- G2: Environmentally sound sanitary sewer, storm water, and drinking water systems throughout the Broadview, Bitter Lake and Haller Lake neighborhoods are well-maintained and adequate to serve the population.
- P1: Seek to integrate the area's formal and informal drainage and storm water systems with the city-wide system.
- P2: Explore new tools, including land use tools, to provide environmentally sensitive solutions to drainage and wastewater challenges, including those created by additional paving.

**Transportation**

- G3: A community where neighbors are able to comfortably walk and bicycle from residential areas to Aurora Ave. N., other area business districts, schools, parks, community facilities, and other neighborhood focal points via a connected network of sidewalks, pathways, and bicycle trails.
- G4: Adequate and safe multi-modal transportation networks support the residential and business populations.
- G5: Facilities for pedestrians and bicyclists and opportunities for accessible and safe walking and bicycling in the Broadview, Bitter Lake and Haller Lake neighborhoods.
- G6: Efficient vehicular movement through north/south transportation corridors.
- G7: A neighborhood in which regional traffic does not have a serious impact on local streets.
- G8: Transit systems provide convenient and fast local and regional transportation.
- P3: Work with local community organizations, schools, property and business owners, residents, and other interested parties toward providing safe and efficient access to local businesses, schools and other public facilities by auto, bus, bike and foot.



- P4:** Seek to develop funding sources to design, construct, and maintain accessible pedestrian walkways, including sidewalks along arterial streets and pedestrian pathways that link residents to the arterial network and other community focal points, including schools and transit stops.
- P5:** Work with the State and the community to consider safe pedestrian crossings of Aurora Avenue North and other arterials that are accessible to all neighborhood residents.
- P6:** Designate a network of bike paths and trails connecting residential neighborhoods in the Broadview, Bitter Lake, and Haller Lake neighborhoods with community destinations as well as regional trails and other nearby urban villages.
- P7:** Seek to keep residential streets quiet and safe.
- P8:** Work with the State to identify opportunities for improvements to vehicular circulation on Aurora Avenue North.
- P9:** Seek opportunities to make improvements for vehicular circulation along other arterials in the area.
- P10:** Work with transit providers to provide safe, accessible and convenient transit stops.

#### **Land Use and Housing**

- G9:** A community where new development is environmentally friendly and supports pedestrians, containing a range of housing types and accommodating a diverse set of businesses providing a range of products and services.
- P11:** Work with the community toward developing a mixed-use pedestrian-oriented corridor along Linden Avenue N.
- P12:** Explore developing Stone Avenue North into a green corridor providing a transition between commercial uses and the Haller Lake residential area.
- P13:** Encourage the preservation of existing and creation of new open space throughout the planning area. Seek additional opportunities to plant trees throughout the community.
- P14:** Seek to minimize the impacts of commercial and higher density residential uses on single family residential areas.
- P15:** Encourage single-family and multi-family housing design and siting to fit in with the surrounding neighborhoods.
- P16:** Encourage the use of design guidelines to help multi-family and commercial land uses to provide transitions between single family neighborhoods and denser commercial areas.
- P17:** Encourage new development to enhance the neighborhood's pedestrian



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environment, through use of tools such as City-wide and Broadview-Bitter Lake-Haller Lake neighborhood-specific design guidelines.

- P18: Explore mechanisms to prevent lot clearing and provide for creative site designs that encourage the retention of mature trees.

### **Recreation**

- G9: A community where a system of safe and well-maintained pocket parks, playgrounds, gardens, public plazas, and larger parks take advantage of natural amenities such as lakes, creeks, and the shores of Puget Sound.
- P19: Seek to turn Linden Avenue North into a greener corridor which provides a neighborhood focal point and opportunities for recreation.
- P20: Seek opportunities to provide public access to public water bodies.
- P21: Work with the Seattle School District, community organizations, property owners, residents, and parents of school children to provide attractive public facilities in the Broadview, Bitter Lake and Haller Lake neighborhoods.
- P22: Continue to offer excellent public services at neighborhood City facilities.

### **Public Safety**

- G11: A community where residents feel safe and the community works with safety officers to reduce crime.
- P23: Explore opportunities to increase the visibility of law enforcement efforts and maintain an adequate presence of officers within the community.
- P24: Work with community organizations, property and business owners, residents, and other interested parties to identify high crime areas and target appropriate City and community resources.
- P25: Provide community safety programs, and develop and implement additional crime prevention measures, such as increased lighting of public spaces.

### **Natural Environment**

- G11: A community where government agencies, community and environmental organizations, property and business owners, residents, and other interested parties work together to preserve, restore, and enhance our area's natural resources, including our lakes, creeks, and watersheds, and protect habitat for fish, birds, and other wildlife.
- P26: Review and mitigate environmental impacts resulting from activities at City facilities, as appropriate.

**P27: Seek to create a greener and healthier environment by protecting existing trees, as appropriate, and planting new trees.**

**P28: Work with the community, property owners and other public agencies to identify tools to improve air and water quality, reduce noise pollution and remediate environmental impacts of current and past activities, as appropriate.**



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

1. Amend policy (L33) as follows:

L33:

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

- ~~1. Fremont~~
- ~~2. Aurora at N.130<sup>th</sup> Street~~

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

Bitter Lake Village

\*\*\*

2. Amend land use goal G36 as follows:

G36

\*\*\*

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

	Residential Growth	Employment Growth
***		
<u>Bitter Lake Village</u>	<u>1260 Households</u>	<u>2800 jobs</u>

\*\*\*

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**ATTACHMENT 4**

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

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

Facility Type	Name	Location	Capacity	Information Sources/Comments
Fire Station <sup>2</sup>	SFD 24	401 N. 130th	Engine Co.	Seattle Fire Department
Police Station	North Precinct	10049 College Way N.	32.04 sq. mi. service area, 1990 pop 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>	Broadview Elementary Northgate Elementary All 10 Middle Schools All 10 High Schools	13052 Greenwood Ave. N. 11725 1st Ave. NE	575 students 325 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Broadview Branch	12755 Greenwood Ave. N.	8161 sq. ft, 1990 pop served 23,789 or .34 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks <sup>4</sup>	Bitter Lake Playfield	N. 130th St. & Linden Ave. N	7.4 ac: 4 tennis courts, 2 baseball or 1 football/soccer field, play area, shelterhouse, wading pool.	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989
Other <sup>7</sup>	Bitter Lake Community Center	13052 Greenwood N.	>4300 sq. ft: Multipurpose room, social room, game room; Thomson Middle school gym by permit	Urban Villages Open Space Analyses, Office of Management and Planning
Electrical Power	Viewland-Hoffman substation	105th N & Fremont	214 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Northwest forecast area, which has a total capacity of 390 megawatts.
Water	The majority of this village is located in the 580 pressure zone, while a small portion is in the 499 pressure zone. Water in this area comes from the Toit supply. Storage is provided by the Richmond Tanks and Foy Standpipe, and pumped to the area by the Foy, North City and Bitter Lake Pumps.  See map for system locations (Utilities figure A4, Comprehensive Plan Appendix).		Supply mains were constructed primarily between 1950 and 1979, with those along Aurora constructed prior to 1949.	Seattle Water Department, October-November, 1996 In the 580 pressure zone, elevations range from 374-474 feet above sea level; static water pressure ranges from 46-89 pounds per square inch. The lowest pressure in this area is considered adequate. In the 499

Facility Type	Name	Location	Capacity	Information Sources <sup>1</sup> /Comments
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 Densmore Drainage Basin, which includes Bitter Lake, Haller Lake and Licton Springs, and covers about 1,698 acres. The Densmore basin drains into a Metro storm drain that discharges into Lake Union. Overflows enter Green Lake's northern tip along Densmore Ave. N. Little of the natural creek drainage system that drained Bitter and Haller Lakes remains – over 95% of the drainage corridor is piped. However, Bitter and Haller Lakes remain key features of the existing drainage system, receiving runoff from portions of the drainage basin.</p> <p>See map for system locations (Utilities figure A5, Comprehensive Plan Appendix).</p>		<p>In areas with ditch &amp; culvert drainage systems, sewage systems are sized for full zoned development and capacity is considered adequate.</p> <p>Drainage systems in these areas occasionally lack adequate capacity. CIP projects to provide additional capacity are part of a 15-year program in the City's adopted Comprehensive Drainage Plan.</p>	<p>pressure zone, elevations range from 375-410 feet above sea level; static water pressure ranges from 39-54 pounds per square inch.<sup>5</sup> The lowest pressure in this part of the village is considered marginal.</p> <p>Seattle Drainage and Wastewater Utility, November 1996</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>

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

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

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

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

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

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

*Expected 6-yr. HH Growth: 344*  
*Expected 20-yr HH Growth: 1,260*  
*Land Area: 355 Acres*

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 #24, the closest to this urban village, has an average response time of 3.58 minutes for emergency medical calls and 4.57 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. Response times for this station meet industry standards and are expected to for the next six years.
Police	None	Additional precinct space may be required.	Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision. Minor facility modifications will occur as needed and funded.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Seattle School District physical goals are as follows for: a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere.
Electricity	None	Replacement of two old transformers at the North Substation, and a fourth transformer added to the Shoreline Substation will increase capacity in this forecast area.	Electrical demand from this village is estimated to increase by 1.4 annual average megawatts and 3.2 megawatts in a peak hour in 6 years.  This village is located in City Light's Northwest forecast area. In 6 years, capacity in this forecast area will be 390 megawatts, and demand is expected to be 293 megawatts. In 20 years, capacity in this forecast area will be 426 megawatts, and demand is expected to be 338 megawatts. In both years, capacity is more than adequate to meet demand.
Water	None	None expected at this time.	Current peak day demand estimate: 1.53 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.85 mgd or 21% increase. Peak day demand estimate in 20 years: 2.46 mgd or 60% 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. This area is not very densely platted; some water main extensions may be required depending on the location of new development.

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

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth <sup>6</sup>	20-year growth	
Drainage and Wastewater	No new facilities are expected to be required because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events. Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>In areas with ditch &amp; culvert stormwater systems, sewage systems are sized for full zoned development; capacity is considered adequate to serve growth. Drainage system improvements in the Comprehensive Drainage Plan and on-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>See Densmore Basin Plan in <i>1995 Comprehensive Drainage Plan Update</i>, Seattle Drainage and Wastewater Utility</p>

**Table 3**  
**Transportation Analysis for**  
**Bitter Lake Village Hub Urban Village**

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Aurora Ave. N	N 115th St - N 125th St	Principal	Northbound	1.1	1.3
			Southbound	0.8	0.9
Aurora Ave. N	N 125th St - N 130th St	Principal	Northbound	0.9	1.1
			Southbound	0.7	0.9
Aurora Ave. N	N 130th St - N 145th St	Principal	Northbound	1.0	1.2
			Southbound	0.7	0.9
Greenwood Ave. N	N 130th St - N 145th St	Principal	Northbound	0.9	1.1
			Southbound	0.5	0.6
Linden Ave. N	N 130th St - N 145th St	Proposed Collector	Northbound	0.6	0.9
			Southbound	0.4	0.4
N 145th St	Linden Ave. N - Aurora Ave. N	Principal	Eastbound	0.5	0.5
			Westbound	0.4	0.4
N 145th St	Aurora Ave. N - Meridian Ave. N	Principal	Eastbound	0.7	0.7
			Westbound	0.8	0.8
N 130th St	Greenwood Ave. N - Linden Ave. N	Principal	Eastbound	0.5	0.5
			Westbound	0.4	0.5
N 130th St	Linden Ave. N - Aurora Ave. N	Principal	Eastbound	0.4	0.4
			Westbound	0.5	0.7
N 130th St	Aurora Ave. N - Meridian Ave. N	Principal	Eastbound	0.6	0.7
			Westbound	0.6	0.7
N 125th St	Dayton Ave. N - Aurora Ave. N	Collector	Eastbound	0.5	0.6
			Westbound	0.5	0.5
N 125th St	Aurora Ave. N - Densmore Ave. N	Collector	Eastbound	0.2	0.6
			Westbound	0.5	0.5
Roosevelt Way N	Aurora Ave. N - Meridian Ave. N	Collector	Southeast bound	0.4	0.5
			Northwest bound	0.6	0.8

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



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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 Aurora Ave. N @ N 130th St. 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:** *The V/C ratio on Aurora Ave. N is 1.1 from N. 115th St. to N. 125th St. and 1.0 from N. 130th St. to N. 145th St. The V/C ratio on Greenwood Ave. N. is 0.9.*

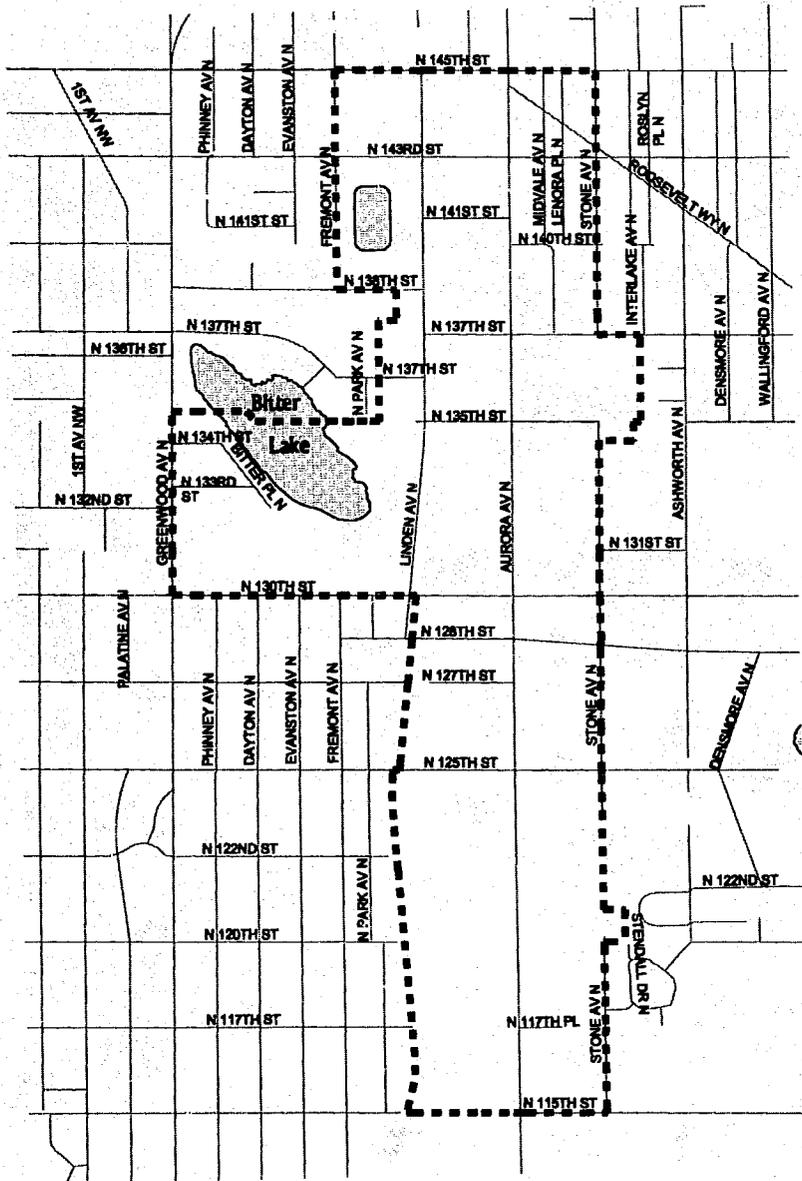
Aurora Ave. N. is a principal arterial and State Highway connecting downtown Seattle to North King and Snohomish Counties. Greenwood Ave. N., N 145th St., and N. 130th St. are also principal arterials. Aurora Ave. N. and N 130th St. are Transit Priority Network streets.

**Future conditions:** *The V/C ratio on Aurora Ave. N. is projected to increase to over 1.2 between N. 115th St. and N. 125th St. It is projected to be between 1.0 and 1.2 from N. 125th St. to N. 145th St. The V/C ratio on Greenwood Ave. N. is projected to increase to 1.1, and the V/C ratio on Linden Ave. N. is projected to increase to 0.9. Note that the high V/C ratios in the urban village are on north-south arterials, northbound during the p.m. peak hour.*

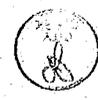
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**COMPREHENSIVE PLAN MAP AMENDMENTS — Urban Village Boundaries**  
*Bitter Lake Village Hub Urban Village*



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**ATTACHMENT 6**

**COMPREHENSIVE PLAN LAND USE APPENDIX B**

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## LAND USE APPENDIX B

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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
<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>
Beltown Village	216	3492	16.2	6500	46.3	22699	105	4500	126
Denny Triangle Village	143	514	3.6	3500	28.1	22010	154	23600	319
Commercial Core Village	275	1435	5.2	1300	9.9	106823	388	27000	487
Pioneer Square Village	142	376	2.6	2100 <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	976	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
University Campus	359	6313	17.6	0 <sup>3</sup>	12.0	21222	59	4800 <sup>3</sup>	72

## 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>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
<b>Bitter Lake Village</b>									
North Rainier	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
<b>Residential Urban Villages<sup>4</sup></b>									
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

## 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
23rd Ave. S. @ S. Jackson-Union	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.9	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
Westwood-Highland Park	278	1654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr Wy S @ Holly St	380	1247	3.3	800 <sup>5</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

## LAND USE ELEMENT APPENDIX B

### Footnote

- 1 Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for residential and hub urban villages are established upon adoption of a neighborhood plan.
- 2 Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and employment growth.
- 3 Separate growth targets for the urban center villages within the University Community Urban Center are not adopted. In acting on the UCUC plan, the City Council reaffirmed the targets for the UCUC as a whole. No additional student housing growth according to UW General Physical Development Plan.
- 4 The areas to which numbers apply for land area, existing households and jobs, planning estimates and existing and planned densities for each hub and residential urban village are the unadopted village boundaries shown in Land Use Appendix A, above. Where adopted boundaries shown in Appendix A have been amended from the unadopted village boundary, acreage, existing households and employment, and densities may be different than indicated in this Appendix B.
- 5 Because of the potential for redevelopment of the Holy 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:** June 15, 1999

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

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

**SUBJECT:** Vision 2020: Broadview-Bitter Lake-Haller Lake Neighborhood Plan Approval and Adoption Package

We are pleased to transmit to you the Approval and Adoption Package for the Bitter Lake Village Hub Urban Village. The Council's Neighborhoods, Growth Planning, and Civic Engagement Committee will hold a presentation at 6:00 p.m. and Public Hearing on this plan at 7:00 p.m. on Tuesday, July 20, 1999 at the Bitter Lake Community Center Multi-Purpose Room, 13035 Linden Avenue N.

Attached to this memorandum, for your information, are an Executive Report, a summary of the outreach activities of this planning effort, and a Comprehensive Plan consistency checklist for the Bitter Lake Village Hub Urban Village.

The full package includes:

1. A proposed Plan Approval Resolution to recognize the Vision 2020: Broadview-Bitter Lake-Haller Lake Neighborhood Plan and to approve a matrix of Executive responses to the plan's recommended activities to implement the plan.
2. A proposed Comprehensive Plan Amendment Ordinance to:
  - Change the name of the Aurora Ave. N. @ N. 130<sup>th</sup> St. Hub Urban Village to the Bitter Lake Village Hub Urban Village;
  - Confirm the designation of the Bitter Lake Village Hub Urban Village;
  - Prohibit single-purpose residential development in some commercially zoned areas within the Bitter Lake Village Hub Urban Village and allow single-purpose residential development outright in other commercially zoned areas within the village;



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- Incorporate Broadview-Bitter Lake-Haller Lake goals and policies, capital facilities and utilities inventories and analyses serving the Bitter Lake Village Hub Urban Village and transportation analyses for the Hub Urban Village into the Neighborhood Plans volume of the Comprehensive Plan.

The Vision 2020: Broadview-Bitter Lake-Haller Lake Approval And Adoption Matrix is divided into two sections:

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

SPO, NPO and other City staff look forward to working with the City Council through the plan adoption process for the Vision 2020: Broadview-Bitter Lake-Haller Lake Neighborhood Plan.

We wish to thank the members of the Vision 2020: Broadview-Bitter Lake-Haller Lake Planning Committee for their hard work.

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

#### Attachments

cc: Geri Beardsley, Council Central Staff  
Bob Morgan, Council Central Staff  
Tom Byers, Mayor's Office  
Denna Cline, Mayor's Office  
Jim Diers, DON  
Marty Curry, Planning Commission  
Ann Sutphin, SPO  
Doty DeCoster, NPO  
Lish Whitson, SPO

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ATTACHMENT 1

EXECUTIVE REPORT ON THE PROPOSED  
VISION 2020: BROADVIEW-BITTER LAKE-HALLER LAKE  
NEIGHBORHOOD PLAN

June 14, 1996

**I. Introduction**

The Vision 2020: Broadview-Bitter Lake-Haller Lake Neighborhood Plan is a general plan for the Hub Urban Village (HUV) preliminarily called "Aurora Ave. N. @ N. 130<sup>th</sup> St." in the City's Comprehensive Plan. The Broadview-Bitter Lake-Haller Lake planning area is a very large area, encompassing the Broadview, Bitter Lake and Haller Lake neighborhoods, running from NE 15<sup>th</sup> St. to the shores of Puget Sound and from Northgate Way/105<sup>th</sup> St. to the City limits at 145<sup>th</sup> St. The neighborhood has proposed to alter the urban village boundary, as described in section III below, and as shown on the map of the proposed boundaries included with the Comprehensive Plan Ordinance as Attachment 5.

The plan is structured around five *key strategies*:

- Infrastructure - Sewer, Storm Water, Drainage
- Transportation
- Creating an Urban Village
- Public Safety
- Natural Environment

These strategies are described in more detail below. For the most part, the Executive supports the Vision 2020: Broadview-Bitter Lake-Haller Lake neighborhood plan. A few of the proposed recommendations have already been accomplished or are underway. Of the recommended activities that are not underway, many could easily be implemented by the City once funding is identified. Many other recommended activities are community-based and could be implemented without support from the City, or with financial support from the Neighborhood Matching Fund.

**II. Background**

This neighborhood plan represents the culmination of a number of years of organizing and planning. Vision 2020: Broadview-Bitter Lake-Haller Lake, the neighborhood planning organization, conducted various outreach activities that are described in Attachment 2.

**III. Comprehensive Plan Consistency**

Goals and policies summarizing the Vision 2020: Broadview-Bitter Lake-Haller Lake Neighborhood Plan were prepared by SPO staff and were reviewed by the community. The

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Executive recommends their inclusion in the Comprehensive Plan, as noted in the proposed ordinance.

The Executive and the neighborhood have disagreed on two policies related to the incineration of medical waste. Vision 2020 has proposed the following policies for inclusion in the Comprehensive Plan:

- The incineration of medical waste shall be prohibited; and
- The City, in conjunction with the Puget Sound Air Pollution Control Authority, community and environmental organizations, Northwest Hospital officials, area property owners, residents and other interested parties, shall ensure that medical waste from the Hospital is disposed of in a manner that is safe and environmentally responsible and that poses the least possible risk to Hospital patients and staff, area residents, and residents of areas where the waste may eventually be processed or stored.

While the Executive strongly supports the safe and environmentally responsible disposal of medical waste, the City is not in a position to ensure that it is disposed of in a safe and environmentally responsible manner. Currently, the incineration of medical waste is permitted under City Code. This prohibition is best addressed through an amendment to the Land Use Code, rather than through the Comprehensive Plan. The City did review this issue in 1994 and the Council decided not to prohibit the incineration of medical waste. The Executive would not support a Comprehensive Plan policy related to the prohibition of a specific use.

The Vision 2020: Broadview-Bitter Lake-Haller Lake Neighborhood Plan confirms the hub urban village designation and growth targets. The neighborhood proposes to change the name from the "Aurora Ave. N. @ N. 130<sup>th</sup> St." hub urban village to the Bitter Lake Village Hub Urban Village. The Executive supports this revision. The neighborhood has proposed the following alterations to the proposed urban village boundary:

- excluding C1-40 and C2-40 zoned areas along the east side of the hub urban village;
- removing properties on the west side of Greenwood Avenue North;
- incorporating the blocks on the west side of Linden Avenue North from N. 138<sup>th</sup> St. to the City limits, including the Bitter Lake Reservoir; and
- including additional commercially zoned properties along Aurora Avenue North, south to N. 115<sup>th</sup> St.

The Executive accepts the neighborhood's recommended hub urban village boundary change.

In addition, the Bitter Lake Village capital facilities and utilities inventories and analyses, and the Bitter Lake Village transportation analyses have been reviewed and accepted by the community for inclusion in the Comprehensive Plan. Please see the Comprehensive Plan Consistency Checklist for the Bitter Lake Village hub urban village (Attachment 3) for additional information on Comprehensive Plan consistency.

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#### IV. Key Strategies

The Vision 2020: Broadview-Bitter Lake-Haller Lake Planning Committee has focused on five key strategies to encourage the development of a hub urban village that supports the community's vision.

##### Infrastructure - Sewer, Storm Water and Drainage

This strategy aims to improve the wastewater and drainage systems in the community. The goals of the strategy are to both improve the systems so that flooding does not occur and to reduce the possibility of toxins flowing into waterways. Recommendations include mapping of the entire drainage and wastewater systems in the area, developing plans for integrated stormwater/drainage and wastewater systems, water quality monitoring programs, pilot sidewalk and drainage projects, updating the Street Design Manual, and improvements to drainage requirements for new development. The City has a number of activities currently underway to address this key strategy including both specific drainage and sewer improvements and more general policy and planning work that will help to form a framework for future work in the community. For example, SPU is currently mapping all of the drainage and wastewater systems in the community. SPU is also replacing some of the existing sewer lines in the community. Finally, SPU is currently undertaking a drainage study in the Thornton Creek drainage basin, covering the planning area east of the Bitter Lake Village and Haller Lake. SPU will soon begin a drainage study of the Densmore drainage basin, which includes the Bitter Lake Village and Haller Lake. These studies will help to determine drainage solutions to broader drainage problems in the area and will include specific locations identified by the community for investigation.

##### Transportation

Divided into four sections, this strategy proposes improvements intended to create a series of networks for different transportation modes: pedestrian, bicycle, automobile and transit. The community's goal is to develop safe and accessible integrated networks that logically connect the community's businesses, residential areas, school and recreational facilities. Specific recommendations relate to creating a process to develop new sidewalks or pedestrian walkways, identifying a funding source for such projects, and the creation of a network of pedestrian facilities. The neighborhood has also identified a bicycle network that they would like to see developed. Signal coordination is called for on all arterials throughout the neighborhood, as is parking and speed limit enforcement. Improvements to Aurora Ave. N., Greenwood Ave. N., Linden Ave. N., Meridian Ave. N., N/NE 130<sup>th</sup> St., N. 143<sup>rd</sup> St., and neighborhood streets are emphasized in the vehicular circulation recommendations. Finally, the neighborhood has identified a number of transit stop improvements, supports plans for the development of monorail stops at 125<sup>th</sup> and Greenwood and 143<sup>rd</sup> and Linden Avenue, and supports the development of a transit hub within the neighborhood. The City currently has some activities underway to help implement this strategy, including the development of the "Interurban Trail" bicycle and pedestrian pathway between N. 128<sup>th</sup> St. and N. 110<sup>th</sup> St., and improvements to the intersection of N. 130<sup>th</sup> St. and 1<sup>st</sup> Ave. NE. A number of the community's recommended bike routes will be added to SEATRAN's Bicycling Guide Map.

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**Creating an Urban Village**

This strategy contains four projects which will aid in the development of a hub urban village that encourages positive development within the village while fostering better transitions between commercial and residential areas. The first of these strategies is the designation of the Bitter Lake Village with new village boundaries. This planning group has accepted the designation of the Bitter Lake Village, but emphasizes the importance of improving capital facilities and utilities infrastructure to meet the needs of current residents and future growth. Rather than focusing on redeveloping Aurora as a pedestrian-oriented urban village, the neighborhood has chosen to look towards Linden Avenue and the Bitter Lake community as the heart of a potential neighborhood mixed-use, residential, commercial and recreation corridor. On the east side of the urban village the neighborhood has proposed developing Stone Avenue into a green buffer between the commercial area along Aurora and the Haller Lake community through planting and fences. Finally, the neighborhood has proposed a number of design goals that will form the basis of neighborhood-specific design guidelines.

The City will pull together an interdepartmental team to work with the community on how to best implement the Linden Avenue project. The City has two projects underway that will help to implement the Stone Avenue recommendations. The City is currently exploring redevelopment of the Haller Lake Shops at 130<sup>th</sup> and Stone Avenue N. As part of that work, the Executive Services Department and Seattle Public Utilities are conducting environmental testing of the area. As part of the project additional landscaping will be put around the shops. In addition, Seattle Public Utilities is contracting with the Seattle Conservation Corps to re-vegetate drainage facilities at N. 121<sup>st</sup> Street and Stone Avenue N. and will work with the community on that project.

The community has proposed the creation of neighborhood-specific design review boards. DCLU, the Seattle Design Commission and the City Council recently examined the design review program and revised the program, including consolidating geographic areas and reducing the number of board members. This was done to increase participation and increase the consistency of recommendations across boards. The Executive does not believe that circumstances have changed and does not support the creation of new design review boards. The Executive does encourage the community to participate in design review meetings regarding projects proposed for the Broadview, Bitter Lake and Haller Lake neighborhoods and can assist the neighborhood in the creation of a watchdog group to ensure regular participation in the design review process.

**Public Safety**

This strategy includes a call to increase the number of police officers in the neighborhood, the visibility of those police officers and their contact with the neighborhood. Improved lighting and safety improvements in parks are also recommended. Finally, the neighborhood recommends that the City work with the Post Office to find a way to reduce safety hazards caused by mail delivery to mail boxes located along street edges facing the street. SEATRAN is currently working to address this issue. The Police Department will work with the community to implement many of the activities, including increasing crime prevention and community policing

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work in the neighborhoods. The Parks Department is seeking funds to remove a berm and increase visibility into the play area at North Acres Park.

### **Natural Environment**

This community has been very concerned about environmental issues, especially environmental health. This key strategy is intended to address concerns related to the effects of pollution, including air, water and soil pollution. Recommendations in this key strategy are related to other recommendations in the Infrastructure and Urban Village strategies. The neighborhood is very concerned over emissions from the medical waste incinerator at Northwest Hospital, the last active medical waste incinerator in the state, and would like to either see it shut down or see additional restrictions placed on its use. Incinerators are currently permitted under the City code. In addition, the City currently has no authority to shut down the Northwest Hospital incinerator on the basis of emissions, an authority which rests with the Puget Sound Air Pollution Control Agency. Other recommendations in this key strategy include testing of water quality at the community's lakes and reservoir; daylighting all of the neighborhood's creeks, and increased public access to water bodies. SPU is currently exploring testing of Bitter Lake and Haller Lake and has a number of programs which may help with the environmental education components of this key strategy.

### **V. Additional Activities for Implementation**

For the most part, the recommendations in the Additional Activities for Implementation are supported by the Executive and help implement the Comprehensive Plan, as well as the neighborhood's vision. The community's recommendations cover outreach, additional land use issues, recreation, creeks and additional infrastructure issues. Funding could be pursued through sources available to the neighborhood such as the Neighborhood Matching Fund program. The City can provide technical assistance to accomplish these tasks.

### **VII. Policy Docket Issues Raised in the Matrix**

A number of recommendations are already being considered as part of 'policy docket' discussions. These issues include:

- Green Streets and Key Pedestrian Streets
- Drainage policies and Lighting policies
- Sidewalk policies, including funding and design
- Alleys
- Crosswalks
- Community Notification, Neighborhood Plan Stewardship
- Neighborhood Plans and the Capital Improvements Plan
- Parking Enforcement

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**VIII. Changes to the Matrix Following Community Validation**

The Vision 2020: Broadview-Bitter Lake-Haller Lake Planning Committee submitted a number of changes to the matrix in response to their validation event. These changes involved the inclusion of new recommendations, deletion and consolidation of other recommendations, and revisions to previously unclear or incorrect recommendations. As a result of community meetings on the topic, the community has withdrawn proposals to rezone property along Linden Avenue. One major revision was in the fifth key strategy. This strategy was changed from "Northwest Hospital Incinerator" to the broader "Natural Environment", a number of activities relating to the incinerator were deleted or consolidated, and additional activities related to a surface and ground water quality were included.

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**ATTACHMENT 2**

**Public Participation Report  
Broadview-Bitter Lake-Haller Lake Neighborhood Planning**

**Preliminary organizing**

Neighborhood planning in the Broadview-Bitter Lake-Haller Lake area began with informal discussions by NPO with the Broadview Community Council, Haller Lake Community Club and Aurora Avenue Merchants Association leadership. Both the Broadview Community Council and the Haller Lake Community Club conducted surveys during 1995 to define issues for their neighborhoods and, in the case of Haller Lake, to update the Haller Lake Plan. Leaders of the Broadview and Haller Lake Community organizations developed a joint organizing committee to attempt to recruit wide stakeholder participation in responding to the City preliminary designation of the urban village. The Aurora Avenue Merchants Association declined to participate, but offered to review any plan that emerged and to respond. The Haller Lake Community Club generously provided meeting space and a fiscal agent for phase I.

**Phase I - Organizing**

Formal Phase I work began in September 1996 with an NPO phase I contract for \$17,700, more funding than most NPO phase I contracts in recognition of the challenges of this area. A key barrier to the work has been the lack of a center or focus, the difficulty in imagining an "urban village" in a physical area lacking basic pedestrian facilities, bisected by the Aurora Avenue Corridor, plagued by inadequate roadways, and experiencing regular flooding.

The group began working by arranging for an issues review by a group of talented University of Washington graduate urban planning students who conducted a project to identify major issues and their historic roots. Working with the Broadview and Haller Lake surveys, the students defined five major issue themes. The Organizing Committee hired a consulting firm to assist them in gathering information and defining issues and developing a scope-of-work for phase II. Exacerbated by heavy rainstorms in 1996, infrastructure deficiencies emerged as the key issue and the constituent organizations and individuals began working directly with SPU and SEATRAN on both spot improvements and long-range system planning issues.

While many participants in the group were visionary about the possibilities for creating a neighborhood plan, many also were skeptical about increased growth in the face of serious infrastructure deficiencies. The lack of business participation and the difficulty of recruiting participation from the Bitter Lake area and the local schools were very discouraging in the early years. By the end of 1997, the Organizing Committee volunteers were worn out. The major issues had been identified and a scope-of-work developed, yet there didn't seem to be enough volunteer energy to proceed. A major mailing was developed in late fall in the hopes of generating new leadership.

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## **Organizing the Neighborhood Planning Committee**

On April 18, 1997 the Bitter Lake Community Center opened, and the long-awaited development of a major Albertson's at the northeast corner of Aurora and 130th began.

The November 13, 1997 organizing meeting for phase II, held at the new Bitter Lake Community Center generated some new enthusiasm. However, it was not until March of 1998 that a new group emerged dedicated to creating a neighborhood plan based on the previously developed issues and scope-of-work. This group included several new activists from the Bitter Lake area and Broadview-Thomson School. Still short of business participation, the new Planning Group meetings held at the new Community Center which attracted 50-65 people regularly and a geographically representative steering committee was formed. New co-chairs, one from Haller Lake and one from Broadview came on board. The Transportation Committee, which had been meeting independently each Saturday, continued planning and recruiting new members. Excellent new leadership developed during this time. The Land Use Committee, also meeting independently conducted studies, driving and walking tours, and further identified issues.

## **Creating a Plan (Phase II)**

Phase II funding was made available in May 1998 and the Steering Committee hired a consultant team. Working with the Steering Committee and each of the topical committees, a series of public monthly meetings held at the new Bitter Lake Community Center from May 1998 until the proposed rezone and validation meetings held in January 1999 created, revised, and adopted goals, policies, and objectives for the neighborhood plan. The plans of the Broadview-Thomson PTA to develop a playground and the concept of developing an intergenerational pathway connecting Greenwood Avenue North and Bitter Lake Park through the new playground became integrated into the neighborhood plan. Concerns about burning of medicinal waste at Northwest Hospital and the long-term effects of this burning over time lead to a well attended and stimulating panel discussion with participants from the Hospital and all regulatory agencies. Infrastructure issues continued to be discussed with SPU as the utility redevelops their own long-range plans and strategies. A draft plan was made available in December and January for review at the Broadview Library, which has developed a neighborhood planning resource facility and houses all neighborhood planning materials. A summary of the Draft Plan, rezone proposals, and upcoming meetings was distributed by carrier route to addresses in the wide outreach area of Broadview-Bitter Lake-Haller Lake, business and property owners.

## **Validation and Stewardship**

Discussion and feedback during the validation process caused the group to drop their rezone proposals but stimulated conversations among property and business owners as well as new residential participants about a variety of issues related to Linden Avenue. The Aurora Avenue Merchants Association did carefully review and respond to the Draft Plan and their comments and attached plan for Aurora Avenue North was carefully reviewed by the group's committees. A revised plan and matrix were submitted to the City in March. New participants with specific interests in implementation emerged.



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Currently, the Steering Committee is devoting energy to completing the City's adoption and approval package under emerging new leadership. A task force on the Linden Avenue Project is being developed and a stewardship planning effort is underway. It is likely that portions of the neighborhood plan will be stewarded by existing organizations (Broadview Community Council, Haller Lake Community Club, Broadview-Thomson PTA) and that the Linden Avenue Project will continue to have it's own ad hoc Task Force.

#### **Studies, Publications, and Special Focus Activities**

##### **1996**

- Formal review of U.W. Urban Planning Studio student work exploring the historic issues and challenges of the area, December 1996; formal presentation at the Big Event in February 1997.
- Letters mailed inviting local business people to create a business focus group or join the Organizing Committee in developing issues to be addressed in the neighborhood plan. There were no responses.
- Discussion with the principal of Ingraham High School.
- Careful development of outreach strategies focused upon local groups and resources.

##### **1997**

- First "stakeholder mailing" soliciting participation announces the "Big Event" held on Feb. 1 at Ingraham High School; auxiliary events held on two weekdays before and after at the Broadview Library.
- Visitations by organizing committee members to churches, senior centers, and local businesses to generate interest and ensure notification.
- October, scope-of-work for phase II developed and mailed as a "stakeholder mailer" announcing the November 13, phase II kick-off and recruiting meeting.

##### **1998**

- January, Transportation Committee convenes and meets weekly throughout the year.
- January, Land Use Committee convenes and meets regularly throughout the year.
- January, Organizing Committee infrastructure issues transmitted to SPU.
- March, meeting at the Haller Lake Community Club revives the neighborhood planning process.
- May, workshop and report to the community on infrastructure issues (City staff)
- June, workshop and report to the community on urban village and design review issues (City staff)
- July, Transportation Committee joins gathering of neighborhood planning groups from area above 85th Street to discuss mutual concerns
- August, Vision for the area (facilitated by consultants)
- September, workshop on whether to designate an urban village (facilitated by consultants, City staff available)

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- October, Linden Street project emerges. Neighborhood Plan issues and objectives worksheet issues reviewed and validated (facilitated by consultants)
- November, choices, preliminary draft plan distributed (facilitated by committee chairs)
- December, refining the draft plan and proposing rezones

1999

- January, Vision 2020: Broadview-Bitter Lake-Haller Lake plan summary distributed by "stakeholder mailing" and announcing scheduled meetings, below
- January 20, meeting on proposed rezones along Linden Avenue N.
- January 27, first plan validation meeting (open house and conversation)
- January 30, second plan validation meeting
- February 17, public forum on medical waste incineration (panel discussion)
- February 24, public meeting to review key decisions based on validation feedback
- March 24, public meeting to decide "Where We Go From Here"
- April 16, neighborhood planning group hosts a tour of the area for executive departments

#### Regular Meetings and Resources

- The Planning Steering Committee met twice monthly throughout 1998 and continues under new leadership until the Plan is adopted by City Council.
- The Transportation Committee met weekly throughout 1998. The transportation consultant worked directly with this group to develop a detailed multi-modal transportation plan.
- The Land Use Committee met monthly throughout 1998.
- A telephone tree served as the most useful means of notifying people.
- The Broadview Library has provided a "home base" for materials, distribution, open houses, announcements, and meetings throughout the process.
- Mr. Bill's, a local restaurant, patiently put up with weekly Transportation Committee meetings, the Haller Lake Community Club room was made available to the Land Use committee, and the folks at the Bitter Lake Community Center really stretched their schedules to accommodate the Phase II planning work.

Prepared by Dotty DeCoster, NPO, April 30, 1999

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**COMPREHENSIVE PLAN CONSISTENCY CHECKLIST**

For the Bitter Lake Village Hub Urban Village

<b>Comprehensive Plan (CP policies indicated in parentheses)</b>	<b>Neighborhood Plan Recommendation #</b>
<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 Broadview-Bitter Lake-Haller Lake Goals and Policies contain these elements.</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>Yes, designation is confirmed.</i></p>
<ul style="list-style-type: none"> <li>Boundaries (L13, L19).</li> </ul>	<p><i>The Broadview-Bitter Lake-Haller Lake Neighborhood Plan recommends changes to the preliminary Urban Village boundary. A map of the new boundary can be found in Attachment 5 of the Comprehensive Plan ordinance.</i></p>
<ul style="list-style-type: none"> <li>Name (L19)</li> </ul>	<p><i>The planning committee has designated "Bitter Lake Village" as the new name for the "Aurora Avenue N. @ N. 130<sup>th</sup> St." 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>Growth targets do not exceed 80% of zoned 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 as attachments to the ordinance.</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>Current zoning will allow achievement of these goals.</i></p>

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<b>Comprehensive Plan (CP policies indicated in parentheses)</b>	<b>Neighborhood Plan Recommendation #</b>
If Plan proposes changes to zoning map, proposed zoning changes meet the following requirements: <ul style="list-style-type: none"> <li>• Consistent with locational criteria in Land Use Code</li> </ul>	<b>No zoning changes are proposed.</b>
<ul style="list-style-type: none"> <li>• Growth target does not exceed 80% of zoned development capacity (L55)</li> </ul>	<b>N/A</b>
<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>	<b>N/A</b>
<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>	<b>N/A</b>
<b>Optional (Not required for Comprehensive Plan consistency)</b>	
Plan designates key pedestrian streets (T46)	<b>Plan recommends designating Linden Avenue N. as a key pedestrian street.</b>
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>	<b>No.</b>
Plan addresses open space in villages and nearby areas (L148).	<b>Yes.</b>
Plan proposes to modify open space goals (L147).	<b>No.</b>
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>	<b>No.</b>
<ul style="list-style-type: none"> <li>• Residential small lot zone customized for the neighborhood (L82)</li> </ul>	<b>No.</b>
<ul style="list-style-type: none"> <li>• Flexibility in rezone criteria for rezoning of multifamily land to neighborhood commercial zones (L90)</li> </ul>	<b>No.</b>
<ul style="list-style-type: none"> <li>• Mapping of NC/R zones (L107)</li> </ul>	<b>No.</b>
<ul style="list-style-type: none"> <li>• Zoning overlay (L. G66, L125)</li> </ul>	<b>No.</b>

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<b>Comprehensive Plan (CP policies indicated in parentheses)</b>	<b>Neighborhood Plan Recommendation #</b>
• Changes to zoned height limits (L137)	No.

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: Lish Richard Whitson Date: May 3, 1999

Organization: City of Seattle, Strategic Planning Office

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1  
2 **ORDINANCE**

3 **AN ORDINANCE relating to the Broadview-Bitter Lake-Haller Lake Neighborhood**  
4 **Plan; amending the Seattle Comprehensive Plan to incorporate portions of the**  
5 **Broadview-Bitter Lake-Haller Lake Neighborhood Plan, and amending the**  
6 **Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the**  
7 **boundaries of the Bitter Lake Village Hub Urban Village.**

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

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

12 WHEREAS, a coalition of Broadview and Haller Lake neighborhood representatives came  
13 together in the 1996 and created an Organizing Committee to explore whether there  
14 was enough interest in the community to take advantage of the opportunity to create  
15 a neighborhood plan to address preliminary designation of the "130th @ Aurora"  
16 Hub Urban Village; and

17 WHEREAS, the Broadview/Haller Lake Neighborhood Planning Organizing Committee  
18 conducted outreach activities including special targeted outreach to local businesses,  
19 local schools, mobile home park residents, seniors, and local ethnic and religious  
20 communities culminating in a mailing to all addresses and businesses in the larger  
21 Broadview-Bitter Lake-Haller Lake area and an information sharing and gathering  
22 workshops attracting 250 or more citizens in February of 1997; and

23 WHEREAS, the outreach efforts led to creation of a generally recognized planning area  
boundary, a list of priority issues, and a scope of work for phase II all of which was  
circulated in an area-wide mailing to residents, businesses and property owners  
leading to an organizing meeting held in November 1997; and

WHEREAS, members of the Broadview/Haller Lake Organizing Committee focused during  
1997 and early 1998 on the surface water drainage and sewage systems including  
both urgent short-term problems and long-range policy and system development  
which culminated in a special workshop in May 1998 with Seattle Public Utilities  
staff; and

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1 WHEREAS, the Vision 2020: Broadview-Bitter Lake-Haller Lake Neighborhood Planning  
2 Committee was funded in May 1998 by the Neighborhood Planning Office for phase  
II; and

3 WHEREAS the committee selected consultants and established sub-committees focused on  
4 transportation and land use, and a steering committee to study issues and generate  
5 proposals for monthly Planning Committee review, and recommendations were  
formed on the community's priorities and responses to the City's proposal for a Hub  
Urban Village; and

6 WHEREAS, a Vision 2020: Broadview-Bitter Lake-Haller Lake Neighborhood Plan  
7 recommending Key Strategies and Additional Activities for Implementation was  
circulated, reviewed, revised, approved and validated by the community in response  
to a community-wide mailer and two validation meetings; and

8 WHEREAS, the overall vision of the Vision 2020: Broadview-Bitter Lake-Haller Lake  
9 Neighborhood Plan is consistent with the goals and policies of Seattle's  
Comprehensive Plan; and

10 WHEREAS, the City's environmental review requirement under SEPA has been fulfilled  
11 through issuance of an addendum to the Comprehensive Plan's 1994 Final  
Environmental Impact Statement on June 24, 1999; and

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  
14 general 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  
20 Plan is hereby amended to add Broadview-Bitter Lake-Haller Lake, as shown in  
21 Attachment 1.  
22

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- 1 B. The Broadview-Bitter Lake-Haller Lake Plan goals and policies, as shown in  
2 Attachment 2 to this Ordinance, are hereby incorporated into the Neighborhood  
Plans Volume of the Comprehensive Plan.
- 3 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in  
4 Attachment 3 to this Ordinance to confirm the designation and growth targets for the  
Bitter Lake Village Hub Urban Village.
- 5 D. The capital facilities and utilities inventory and analyses and transportation analyses  
6 shown in Attachment 4 to this Ordinance are hereby incorporated into the  
Neighborhood Plans Volume, Broadview-Bitter Lake-Haller Lake section, of the  
Comprehensive Plan.
- 7 E. The following maps are hereby amended to reflect the final designation and  
8 boundaries of the Bitter Lake Village Hub Urban Village, as shown in Attachment 5  
to this Ordinance:
- 9 • Future Land Use Map
  - 10 • Land Use Figure 1
  - 11 • Land Use Figure A-1
- 12 A new Land Use Figure, containing a large scale map of the Bitter Lake Village is  
13 hereby added to the Land Use Element, as shown in Attachment 5 to this ordinance.
- 14 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the  
15 Bitter Lake Village Hub Urban Village, as shown in Attachment 6 to this Ordinance.

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

18 **Section 3.** The Official Land Use Map, Section 23.32.016, Seattle Municipal  
19 Code, is amended to reflect the boundaries of the Bitter Lake Village Hub Urban Village as  
20 depicted on Attachment 3 to this Ordinance.



1 **LIST OF ATTACHMENTS**

- 2 **ATTACHMENT 1** AMENDMENTS TO TABLE OF CONTENTS - THE CITY  
3 OF SEATTLE COMPREHENSIVE PLAN  
4 NEIGHBORHOOD PLANS
- 4 **ATTACHMENT 2** BROADVIEW-BITTER LAKE-HALLER LAKE GOALS  
5 AND POLICIES
- 5 **ATTACHMENT 3** AMENDMENTS TO THE COMPREHENSIVE PLAN  
6 LAND USE ELEMENT
- 6 **ATTACHMENT 4** BITTER LAKE VILLAGE CAPITAL FACILITIES AND  
7 UTILITIES INVENTORY AND ANALYSES, AND BITTER  
8 LAKE VILLAGE TRANSPORTATION ANALYSES
- 8 **ATTACHMENT 5** COMPREHENSIVE PLAN MAP AMENDMENTS
- 9 **ATTACHMENT 6** AMENDMENTS TO COMPREHENSIVE PLAN LAND  
10 USE APPENDIX B

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**ATTACHMENT 1**

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

**Table of Contents**

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**Broadview-Bitter Lake-Haller Lake**

\*\*\*

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**BROADVIEW-BITTER LAKE-HALLER LAKE GOALS AND POLICIES**

**Public Involvement**

- G1: A community where residents, businesses, community organizations, and property owners are involved throughout the implementation of the neighborhood plan.

**Utilities**

- G2: Environmentally sound sanitary sewer, storm water, and drinking water systems throughout the Broadview, Bitter Lake and Haller Lake neighborhoods are well-maintained and adequate to serve the population.
- P1: Seek to integrate the area's formal and informal drainage and storm water systems with the city-wide system.
- P2: Explore new tools, including land use tools, to provide environmentally sensitive solutions to drainage and wastewater challenges, including those created by additional paving.

**Transportation**

- G3: A community where neighbors are able to comfortably walk and bicycle from residential areas to Aurora Ave. N., other area business districts, schools, parks, community facilities, and other neighborhood focal points via a connected network of sidewalks, pathways, and bicycle trails.
- G4: Adequate and safe multi-modal transportation networks support the residential and business populations.
- G5: Facilities for pedestrians and bicyclists and opportunities for accessible and safe walking and bicycling in the Broadview, Bitter Lake and Haller Lake neighborhoods.
- G6: Efficient vehicular movement through north/south transportation corridors.
- G7: A neighborhood in which regional traffic does not have a serious impact on local streets.
- G8: Transit systems provide convenient and fast local and regional transportation.
- P3: Work with local community organizations, schools, property and business owners, residents, and other interested parties to provide safe and efficient access to local businesses, schools and other public facilities by auto, bus, bike and foot.
- P4: Seek to develop funding sources to design, construct, and maintain accessible

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pedestrian walkways, including sidewalks along arterial streets and pedestrian pathways that link residents to the arterial network and other community focal points, including schools and transit stops.

- P5: Work with the State and the community to consider safe pedestrian crossings of Aurora Avenue North and other arterials that are accessible to all neighborhood residents.
- P6: Designate a network of bike paths and trails connecting residential neighborhoods in the Broadview, Bitter Lake, and Haller Lake neighborhoods with community destinations as well as regional trails and other nearby urban villages.
- P7: Seek to keep residential streets quiet and safe.
- P8: Work with the State to identify opportunities for improvements to vehicular circulation on Aurora Avenue North.
- P9: Seek opportunities to make improvements for vehicular circulation along other arterials in the area.
- P10: Work with transit providers to provide safe, accessible and convenient transit stops.

#### **Land Use and Housing**

- G9: A community where new development is environmentally friendly and supports pedestrians, containing a range of housing types and accommodating a diverse set of businesses providing a range of products and services.
- P11: Work with the community to develop a mixed-use pedestrian-oriented corridor along Linden Avenue N.
- P12: Explore developing Stone Avenue North into a green corridor providing a transition between commercial uses and the Haller Lake residential area.
- P13: Encourage the preservation of existing and creation of new open space throughout the planning area. Seek additional opportunities to plant trees throughout the community.
- P14: Seek to minimize the impacts of commercial and higher density residential uses on single family residential areas.
- P15: Encourage single-family and multi-family housing design and siting to fit in with the surrounding neighborhoods.
- P16: Encourage the use of design guidelines to help multi-family and commercial land uses to provide transitions between single family neighborhoods and denser commercial areas.
- P17: Encourage new development to enhance the neighborhood's pedestrian environment, through use of tools such as City-wide and Broadview-Bitter Lake-

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Haller Lake neighborhood-specific design guidelines.

- P18: Explore mechanisms to prevent lot clearing and provide for creative site designs that encourage the retention of mature trees.

#### Recreation

- G9: A community where a system of safe and well-maintained pocket parks, playgrounds, gardens, public plazas, and larger parks take advantage of natural amenities such as lakes, creeks, and the shores of Puget Sound.
- P19: Seek to turn Linden Avenue North into a greener corridor which provides a neighborhood focal point and opportunities for recreation.
- P20: Seek opportunities to provide public access to public water bodies.
- P21: Work with the Seattle School District, community organizations, property owners, residents, and parents of school children to provide attractive public facilities in the Broadview, Bitter Lake and Haller Lake neighborhoods.
- P22: Continue to offer excellent public services at neighborhood City facilities.

#### Public Safety

- G11: A community where residents feel safe and the community works with safety officers to reduce crime.
- P23: Explore opportunities to increase the visibility of law enforcement efforts and maintain an adequate presence of officers within the community.
- P24: Work with community organizations, property and business owners, residents, and other interested parties to identify high crime areas and target appropriate City and community resources.
- P25: Provide community safety programs, and develop and implement additional crime prevention measures, such as increased lighting of public spaces.

#### Natural Environment

- G11: A community where government agencies, community and environmental organizations, property and business owners, residents, and other interested parties work together to preserve, restore, and enhance our area's natural resources, including our lakes, creeks, and watersheds, and protect habitat for fish, birds, and other wildlife.
- P26: Review and mitigate environmental impacts resulting from activities at City facilities, as appropriate.
- P27: Seek to create a greener and healthier environment by protecting existing trees,

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as appropriate, and planting new trees.  
P28: Work with the community, property owners and other public agencies to identify tools to improve air and water quality, reduce noise pollution and remediate environmental impacts of current and past activities, as appropriate.

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

1. Amend policy (L33) as follows:

L33:  
\*\*\*

Designate the following locations as hub urban villages (Land Use Figure 1):  
~~Aurora @ N. 130<sup>th</sup> Street Bitter Lake Village~~

2.

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

	Residential Growth	Employment
<b>Growth</b>		

\*\*\*

<del>Aurora @ N. 130<sup>th</sup> Street Bitter Lake Village</del>	<del>1260 Households</del>	<del>2800 jobs</del>
--	----------------------------	----------------------

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

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

Facility Type	Name	Location	Capacity	Information Sources/Comments
Fire Station <sup>2</sup>	SFD 24	401 N. 130th	Engine Co.	Seattle Fire Department
Police Station	North Precinct	10049 College Way N.	32.04 sq. mi. service area, 1990 pop 228,659 <sup>9</sup>	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>	Broadview Elementary Northgate Elementary All 10 Middle Schools All 10 High Schools	13052 Greenwood Ave. N. 11725 1st Ave. NE	575 students 325 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Broadview Branch	12755 Greenwood Ave. N.	8161 sq. ft., 1990 pop served 23,789 br. 34 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks <sup>4</sup>	Bitter Lake Playfield	N. 130th St. & Linden Ave. N	7.4 ac: 4 tennis courts, 2 baseball or 1 football/soccer field, play area, shelterhouse, wading pool.	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989
Other <sup>7</sup>	Bitter Lake Community Center	13052 Greenwood N.	>4300 sq. ft. Multipurpose room, social room, game room; Thomson Middle school gym by permit	Urban Villages Open Space Analyses, Office of Management and Planning
Electrical Power	Viewland-Hoffman substation	106th N & Fremont	214 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Northwest forecast area, which has a total capacity of 390 megawatts.
Water	The majority of this village is located in the 580 pressure zone, while a small portion is in the 499 pressure zone. Water in this area comes from the Tolt supply. Storage is provided by the		Supply mains were constructed primarily between 1950 and 1979, with those along Aurora constructed	Seattle Water Department, October-November, 1996 In the 580 pressure zone, elevations



Facility Type	Name	Location	Capacity	Information Sources/Comments
	Richmond Tanks and Foy Standpipe, and pumped to the area by the Foy, North City and Bitter Lake Pumps.  See map for system locations (Utilities figure A4, Comprehensive Plan Appendix).		prior to 1949.	range from 374-474 feet above sea level; static water pressure ranges from 46-89 pounds per square inch. The lowest pressure in this area is considered adequate. In the 499 pressure zone, elevations range from 375-416 feet above sea level; static water pressure ranges from 39-54 pounds per square inch. <sup>5</sup> The lowest pressure in this part of the village is considered marginal.
Drainage & Wastewater	This village is served by a Separated system, with a Ditch & Culvert drainage system.  This village is located in the Densmore Drainage Basin, which includes Bitter Lake, Haller Lake and Licton Springs, and covers about 1,698 acres. The Densmore basin drains into a Metro storm drain that discharges into Lake Union. Overflows enter Green Lake's northern tip along Densmore Ave. N. Little of the natural creek drainage system that drained Bitter and Haller Lakes remains -- over 95% of the drainage corridor is piped. However, Bitter and Haller Lakes remain key features of the existing drainage system, receiving runoff from portions of the drainage basin.  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.

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

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

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

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

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



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

*Expected 6-yr. HH Growth: 344  
Expected 20-yr HH Growth: 1,260  
Land Area: 355 Acres*

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 #24, the closest to this urban village, has an average response time of 3.58 minutes for emergency medical calls and 4.57 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. Response times for this station meet industry standards and are expected to for the next six years.
Police	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.
Electricity	None	Replacement of two old transformers at the North Substation, and a fourth transformer added to the Shoreline Substation will increase capacity in this forecast area.	Electrical demand from this village is estimated to increase by 1.4 annual average megawatts and 3.2 megawatts in a peak hour in 6 years.  This village is located in City Light's Northwest forecast area. In 6 years, capacity in this forecast area will be 390 megawatts, and demand is expected to be 293 megawatts. In 20 years, capacity in this forecast area will be 426 megawatts, and demand is expected to be 338 megawatts. In both years, capacity is more than adequate to meet demand.
Water	None	None expected at this time.	Current peak day demand estimate: 1.53 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.85 mgd or 21% increase. Peak day demand estimate in 20 years: 2.46 mgd or 60% 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. This area is not very densely platted; some water main extensions may be required depending on the location of new development.

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

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth <sup>a</sup>	20-year growth	
Drainage and Wastewater	No new facilities are expected because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events. Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>In areas with ditch &amp; divert stormwater systems, sewage systems are sized for full zoned development; capacity is considered adequate to serve growth. Drainage system improvements in the Comprehensive Drainage Plan and on-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>See Densmore Basin Plan in 1995 <i>Comprehensive Drainage Plan Update</i>, Seattle Drainage and Wastewater Utility</p>



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

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Aurora Ave. N	N 115th St - N 125th St	Principal	Northbound	1.1	1.3
			Southbound	0.8	0.9
Aurora Ave. N	N 125th St - N 130th St	Principal	Northbound	0.9	1.1
			Southbound	0.7	0.9
Aurora Ave. N	N 130th St - N 145th St	Principal	Northbound	1.0	1.2
			Southbound	0.7	0.9
Greenwood Ave. N	N 130th St - N 145th St	Principal	Northbound	0.9	1.1
			Southbound	0.5	0.6
Linden Ave. N	N 130th St - N 145th St	Collector	Northbound	0.6	0.9
			Southbound	0.4	0.4
N 145th St	Linden Ave. N - Aurora Ave. N	Principal	Eastbound	0.5	0.5
			Westbound	0.4	0.4
N 145th St	Aurora Ave. N - Meridian Ave. N	Principal	Eastbound	0.7	0.7
			Westbound	0.8	0.8
N 130th St	Greenwood Ave. N - Linden Ave. N	Principal	Eastbound	0.5	0.5
			Westbound	0.4	0.5
N 130th St	Linden Ave. N - Aurora Ave. N	Principal	Eastbound	0.4	0.4
			Westbound	0.5	0.7
N 130th St	Aurora Ave. N - Meridian Ave. N	Principal	Eastbound	0.6	0.7
			Westbound	0.6	0.7
N 125th St	Dayton Ave. N - Aurora Ave. N	Collector	Eastbound	0.5	0.6
			Westbound	0.5	0.5
N 125th St	Aurora Ave. N - Densmore Ave. N	Collector	Eastbound	0.2	0.6
			Westbound	0.5	0.5
Roosevelt Way N	Aurora Ave. N - Meridian Ave. N	Collector	Southeast bound	0.4	0.5
			Northwest bound	0.6	0.8

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<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).



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 Aurora Ave. N @ N 130th St. 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:** *The V/C ratio on Aurora Ave. N is 1.1 from N. 115th St. to N. 125th St. and 1.0 from N. 130th St. to N. 145th St. The V/C ratio on Greenwood Ave. N. is 0.9.*

Aurora Ave. N. is a principal arterial and State Highway connecting downtown Seattle to North King and Snohomish Counties. Greenwood Ave. N., N 145th St., and N. 130th St. are also principal arterials. Aurora Ave. N. and N 130th St. are Transit Priority Network streets.

**Future conditions:** *The V/C ratio on Aurora Ave. N. is projected to increase to over 1.2 between N. 115th St. and N. 125th St. It is projected to be between 1.0 and 1.2 from N. 125th St. to N. 145th St. The V/C ratio on Greenwood Ave. N. is projected to increase to 1.1, and the V/C ratio on Linden Ave. N. is projected to increase to 0.9. Note that the high V/C ratios in the urban village are on north-south arterials, northbound during the p.m. peak hour.*

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**ATTACHMENT 6**

**COMPREHENSIVE PLAN LAND USE APPENDIX B**

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## LAND USE APPENDIX B

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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
<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	23.1	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	160 <sup>4</sup>	9.5	1000	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	5886	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
Ravenna Village	122	973	8.0	480 <sup>3</sup>	12.0	1580	13	700 <sup>3</sup>	19
University Campus	359	6313	17.6	0 <sup>3</sup>	12.0	21222	59	4800 <sup>3</sup>	72



## 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>Northgate Urb. Center Total</b>	410	3291	8.0	NA <sup>1</sup>	15.3	11366	28	NA <sup>1</sup>	50
<b>Uptown Queen Anne Urban Center Total</b>	297	3138	10.6	NA <sup>1</sup>	15.0	19,000	64	NA <sup>1</sup>	75
<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
<b>Aurora Ave-N @ 130th St Bitter Lake Village</b>	344	2271	6.6	1260	10.3	4027	12	2800	20
North Rainier	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
<b>Residential Urban Villages<sup>4</sup></b>									
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

## 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
23rd Ave. S. @ S. Jackson-Union	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
Westwood-Highland Park	278	1654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr Wy S @ Holly St	380	1247	3.3	800 <sup>s</sup>	5.4	NA	NA	NA	NA
South Park	284	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

- <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 residential and hub urban villages are established upon adoption of a neighborhood plan. Separate growth targets for urban center villages are not adopted, planning estimates will remain for guidance and monitoring.
- <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> 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.
- <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> Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.



STATE OF WASHINGTON - KING COUNTY

111236  
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:119685 ORD. IN FU

was published on

10/22/99

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

Subscribed and sworn to before me on

10/22/99

Notary Public for the State of Washington,  
residing in Seattle

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## City of Seattle

ORDINANCE 11888

AN ORDINANCE RELATING TO THE BROADVIEW-BITTER LAKE-HALLER LAKE NEIGHBORHOOD PLAN AMENDING THE SEATTLE COMPREHENSIVE PLAN TO INCORPORATE PORTIONS OF THE BROADVIEW-BITTER LAKE-HALLER LAKE NEIGHBORHOOD PLAN, AND AMENDING THE OFFICIAL LAND USE MAP TITLE 25 OF THE SEATTLE MUNICIPAL CODE, TO REFLECT THE BOUNDARIES OF THE BITTER LAKE VILLAGES SUBURBAN VILLAGES.

WHEREAS, on July 25, 1984, by Ordinance 11723, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element, and

WHEREAS, City Council Resolution 29956, adopted August 1, 1984, established a Neighborhood Planning Program for the City of Seattle, and

WHEREAS, a coalition of Broadview and Haller Lake neighborhood representatives came together in the 1986 and created an organizing committee to assess whether there was enough interest in the community to take advantage of the opportunity to pursue a neighborhood plan to address preliminary designation of the "130th & Aurora" Hub Urban Village, and

WHEREAS, the Broadview-Haller Lake Neighborhood Organizing Committee conducted outreach activities including special targeted outreach to local businesses, local schools, public housing park residents, seniors, and local ethnic and religious communities culminating in a mailing to all addresses and businesses in the larger Broadview-Bitter Lake-Haller Lake area and an information sharing and gathering workshop attracting 250 or more citizens in February of 1987, and

WHEREAS, the outreach efforts led to creation of a generally recognized planning area boundary, a list of priority issues, and a scope of work for phase II all of which was circumscribed in an agreement meeting to address, businesses and property owners leading to an organizing meeting held in November 1987, and

WHEREAS, members of the Broadview-Haller Lake Organizing Committee formed a steering committee in 1987 and early 1988 on the order of both urgent short-term problems and long-range policy and system development which culminated in a special workshop in May 1988 with Seattle Public Utilities staff, and

WHEREAS, the Vision 2020 Broadview-Haller Lake Neighborhood Planning Committee was formed in May 1988 to be the Neighborhood Planning Office for the II, and

WHEREAS, the committee selected committee members and established sub-committees for transportation and land use, and a steering committee to study specific proposals for monthly planning review, and recommendations were forwarded to the City Council for a Hub Urban Village, and

WHEREAS, the Vision 2020 Broadview-Haller Lake Neighborhood Plan, recommending key strategies and additional activities for implementation was circulated, reviewed, revised, approved and validated by the community in response to a community-wide mailing and two validation meetings, and

WHEREAS, the overall vision of the Vision 2020 Broadview-Bitter Lake-Haller Lake Neighborhood Plan is consistent with the goals and policies of Seattle's Comprehensive Plan, and

WHEREAS, the City's environmental review requirement under NEPA has been fulfilled through issuance of an addendum to the Comprehensive Plan's 1984 final environmental impact statement on June 24, 1988, and

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

NOW THEREFORE, BY THE CITY OF SEATTLE AS FOLLOWS:

SECTION 1. The Seattle Comprehensive Plan as adopted by Ordinance 11721 and subsequently amended, is hereby amended as follows:

A. The table of contents of the neighborhood plans volume of the Comprehensive Plan is hereby amended to add Broadview-Bitter Lake-Haller Lake, as shown in Attachment 1.

B. The Broadview-Bitter Lake-Haller Lake Plan goals and policies, as shown in Attachment 2 to this ordinance, are hereby incorporated into the neighborhood plans volume of the Comprehensive Plan.

C. The Land Use Element of the Comprehensive Plan is hereby amended to confirm the designation and growth targets for the Bitter Lake Villages Hub Urban Village.

D. The capital facilities and utilities inventory and analysis and transportation analysis shown in Attachment 4 to this ordinance are hereby incorporated into the neighborhood plans volume, Broadview-Bitter Lake-Haller Lake section of the Comprehensive Plan.

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

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

A new land use figure, containing a large scale map of the Bitter Lake Villages Hub Urban Village is hereby added to the land use element, as shown in Attachment 5 to this ordinance.

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

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

SECTION 3. The Official Land Use Map, Section 23.32.010, Seattle Municipal Code, is amended to reflect the boundaries of the Bitter Lake Villages Hub Urban Village as

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WHEREAS, a number of Broadview-Haller Lake neighborhood representatives came together in the 1986 and created an organizing committee to explore whether there was enough interest in the community to take advantage of the opportunity to create a neighborhood plan to address preliminary designation of the "190th & Aurora" Hub Urban Village; and

WHEREAS, the Broadview/Haller Lake Neighborhood Planning Organizing Committee conducted outreach activities including special targeted outreach to local businesses, local schools, mobile home park residents, seniors, and local ethnic and religious communities culminating in a mailing to all addresses and businesses in the larger Broadview-Bitter Lake-Haller Lake area and an information sharing and gathering workshops educating 250 or more citizens in February of 1987; and

WHEREAS, the outreach efforts led to creation of a generally recognized planning area boundary, a list of priority issues, and a scope of work for phase II, all of which was circulated in an area-wide mailing to residents, businesses and property owners leading to an organizing meeting held in November 1987; and

WHEREAS, members of the Broadview-Haller Lake Organizing Committee focused during 1987 and early 1988 on the surface water drainage and sewage systems including both urgent short-term problems and long-range policy and system development which culminated in a special workshop in May, 1988 with Seattle Public Utilities staff; and

WHEREAS, the Vision 2020: Broadview-Bitter Lake-Haller Lake Neighborhood Planning Committee was funded in May 1988 by the Neighborhood Planning Office for phase II; and

WHEREAS, the committee selected consultants and established sub-committees focused on transportation and land use, and a steering committee to study issues and generate proposals for monthly planning committee review, and recommendations were formed on the community's priorities and responses to the City's proposal for a hub urban village; and

WHEREAS, a Vision 2020: Broadview-Bitter Lake-Haller Lake Neighborhood Plan recommending key strategies and additional activities for implementation was circulated, reviewed, revised, approved and validated by the community in response to a community-wide mailing and two validation meetings; and

WHEREAS, the overall vision of the Vision 2020: Broadview-Bitter Lake-Haller Lake Neighborhood Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, the City's environmental review requirement under CEQA has been fulfilled through issuance of an addendum to the Comprehensive Plan's 1994 final environmental impact statement on June 24, 1999; and

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

NOW THEREFORE,

BE IT OBTAINED BY THE CITY OF SEATTLE AS FOLLOWS:

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

A. The table of contents of the neighborhood plan volume of the Comprehensive Plan is hereby amended to add Broadview-Bitter Lake-Haller Lake, as shown in Attachment 1.

B. The Broadview-Bitter Lake-Haller Lake goals and policies, as shown in Attachment 2 to this ordinance, are hereby incorporated into the neighborhood plan 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 designations and growth targets for the Bitter Lake Village Hub Urban Village.

D. The aerial analysis and utilities analysis shown in Attachment 4 to this ordinance are hereby incorporated into the neighborhood plan volume, Broadview-Bitter Lake-Haller Lake section, of the Comprehensive Plan.

E. The following maps are hereby amended to reflect the final location and boundaries of the Bitter Lake Village Hub Urban Village, as shown in Attachment 5 to this ordinance:

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

A new land use figure, containing a large scale map of the Bitter Lake Village Hub Urban Village is hereby added to the land use element, as shown in Attachment 6 to this ordinance.

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

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

SECTION 3. The Official Land Use Map, Section 22.02.010, Seattle Municipal Code, is amended to reflect the boundaries of the Bitter Lake Village Hub Urban Village as detailed on Attachment 3 to this ordinance.

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

Passed by the City Council the 4th day of October, 1999 and signed by me in open session in substitution of its page this 4th day of October, 1999.

SUE DONALDSON

President of the City Council

Approved by me this 11th day of October, 1999.

PAUL SCHELL

Mayor

Filed by me this 19th day of October, 1999.

(Seal) JUDITH E. PIPPIN

City Clerk

Publication ordered by JUDITH PIPPIN, City Clerk.

(Contact City Clerk for Attachments.)

Date of official publication to Daily Journal of Commerce, Seattle, October 22, 1999.

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