

Ordinance No. 119694

The City of Seattle
Council Bill/Ordinance

Council Bill No. 112743

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

9/28/99 passed unanimously

CF No. _____

Date Introduced: <u>6-21-99</u>	
Date 1st Referred: <u>6-21-99</u>	To: (committee) <u>Neighborhoods, Growth, Planning and Civic Engagement</u>
Date Re- Referred:	To: (committee)
Date Re - Referred:	To: (committee)
Date of Final Passage: <u>10-11-99</u>	Full Council Vote: <u>9-0</u>
Date Presented to Mayor: <u>10-13-99</u>	Date Approved: <u>10/19/99</u>
Date Returned to City Clerk: <u>10/19/99</u>	Date Published: <u>3/00</u>
Date Vetoes by Mayor:	Date Veto Published:
Date Passed Over Veto:	Veto Sustained:

10-11-99 Full

This file is complete and ready

Law Department

Law Dept. Review

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by:

Conlin

Councilmember

Committee Action:

Passed unanimously as amended 2-0

Conlin Yes

Lissa Yes

(Signature)

9-11-99 Full Council: Passed As Amended 9-0

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

RL 9/28/99

(initial/date)

Law Department

Law Dept. Review

OMP Review

City Clerk Review

Electronic Copy Loaded

Indexed

(V) (Signature)

(V)

(Ver. 2)

1 **NOW THEREFORE,**

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

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

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

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

(Ver. 2)

1 **LIST OF ATTACHMENTS**

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3 **ATTACHMENT 1** AMENDMENTS TO THE CITY OF SEATTLE
4 **ATTACHMENT 2** COLUMBIA CITY GOALS AND POLICIES

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7 **ATTACHMENT 3** AMENDMENTS TO THE COMPREHENSIVE PLAN
8 **ATTACHMENT 4** LAND USE ELEMENT

9

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11 **ATTACHMENT 4** COLUMBIA CITY CAPITAL FACILITIES AND
12 **ATTACHMENT 5** UTILITIES INVENTORY AND ANALYSIS, AND
13 **ATTACHMENT 6** COLUMBIA CITY TRANSPORTATION ANALYSIS

14

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16 **ATTACHMENT 5** COMPREHENSIVE PLAN MAP AMENDMENTS

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19 **ATTACHMENT 6** AMENDMENTS TO COMPREHENSIVE PLAN LAND
20 **ATTACHMENT 7** USE APPENDIX B

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ATTACHMENT 1

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

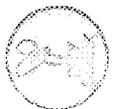
Table of Contents

Columbia City



ATTACHMENT 2

COLUMBIA CITY GOALS AND POLICIES



COLUMBIA CITY GOALS & POLICIES

Transportation

- G1 A community with a safe, effective, and attractive transportation system that provides residents multi-modal access to employment opportunities within the region.
- G2 A community served by a light rail transit system which also is a catalyst for transit-oriented housing and commercial development within the station area.
- G3 A community with transportation infrastructure necessary to ensure public safety, efficient access to services, and general quality of life.
- P1 Strive to make the Columbia City area safe and efficient for bicycles and pedestrians.
- P2 Seek to improve east-west transit service that allows access to multiple employment centers and educational services.
- P3 Maximize community benefits through the management of parking around the light rail station.
- P4 Seek to replace and rehabilitate non-functional elements of the transportation system.
- P5 Improve pedestrian safety and convenience along Rainier Avenue S. and Martin Luther King Jr. Way S.
- P6 Strive to make bus stops and transfer points safe, visible, comfortable, and efficient through the use of design techniques and by providing rider information.
- P7 Maximize economic development and revitalization through appropriately designed station area development.
- P8 Strive to maintain efficient goods mobility along Martin Luther King Jr. Way S.

Economic Development

- G4 A community with healthy businesses and healthy employment levels.
- G5 A community with retail and service businesses that serve community needs, particularly pedestrian-oriented commercial development.
- G6 A neighborhood that promotes entrepreneurship within the community.
- P9 Encourage mixed-use and pedestrian-scale development within the Columbia City and Hillman City business districts.
- P10 Strive to retain and build upon the unique pedestrian-friendly qualities of the Columbia City, Hillman City, and Genesee business districts.
- P11 Support opportunities for business incubators and local business ownership within the community.
- P12 Assist residents in gaining access to employment services, information technology, and centers of employment.

- P13 Encourage the development of businesses that will increase the number of local jobs for professional, technical, and managerial positions, and that provide for the potential for career advancement.

Housing

- G7 A community with healthy and attractive single-family residential areas.
- G8 A community with a variety of available housing options for a mix of income levels and household sizes.
- G9 A community that provides opportunities for owner-occupied housing for community residents.
- P14 Encourage the preservation of affordable housing resources through the rehabilitation of older existing homes.
- P15 Strive to maintain existing neighborhood scale and character and promote transit-oriented development, where appropriate.
- P16 Support opportunities for home-ownership in the vicinity of Columbia City.
- P17 Strive to provide the required infrastructure to support increases in housing density.
- P18 Maximize light rail related investments to ensure the development of quality housing with appropriate community amenities.
- P19 Support the use of public/private partnerships to develop quality affordable housing.
- P20 Encourage housing as part of mixed-use development projects, including live/work spaces, within the business districts; consider rezoning appropriate areas within the urban village to NC/R designations.
- P21 Support incentives for new housing development near high capacity transit facilities.

Cultural & Human Resources

- G10 A community with adequate open space for the residential population.
- G11 A community with a library that serves community needs.
- G12 A community where social service needs are addressed in an efficient and non-invasive manner.
- P22 Use the P-Patch program as a means of increasing open space and neighborhood amenities.
- P23 Promote the incorporation of public art into the development of public and community facilities.
- P24 Provide library services that meet the needs of the Columbia City/Hillman City/Genesee community.



- P25 Seek to involve the Columbia City/Hillman City/Genesee community in planning efforts for the siting and use of essential community and public facilities in the neighborhood.

Public Safety/Image

- G13 A neighborhood with strong community-based policing efforts.
- G14 A neighborhood with property and human rights protection for all residents.
- G15 A neighborhood with an attractive physical appearance and a positive image.
- P26 Support police service that meets the needs of a growing population and reflects changing crime statistics.
- P27 Seek housing incentives for police officers to live within the community.
- P28 Strive to promote positive media portrayals of the surrounding area.
- P29 Develop strategies to address street litter and graffiti within the commercial centers.
- P30 Strive to improve security lighting near schools, parks, public facilities, parking lots, and in alleys.
- P31 Support the continued availability of home improvement and business facade improvement funds, while strictly enforcing exterior maintenance codes.
- P32 Promote a Crime Prevention Through Environmental Design (CPTED) program in the neighborhood.



ATTACHMENT 4

**COLUMBIA CITY CAPITAL FACILITIES AND UTILITIES INVENTORIES AND
ANALYSIS
AND COLUMBIA CITY TRANSPORTATION ANALYSIS**



Table 1
Inventory for Facilities and Utilities Serving
Columbia City Residential Urban Village

Facility Type	Name	Location	Capacity	Information Sources/ Comments
Fire Station ²	SFD 30	2931 Mt. Baker Blvd. W.	Engine Co.	Seattle Fire Department
	SFD 28	5968 Rainier Av. S.	Engine Co., Ladder Co., Medic/Aid	
Police Station	South Precinct	3001 S. Myrtle St.	31.87 sq. mi. service area, 1994 population 155,777	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	Kimball Elementary	3200 23rd Av. S.	250 students	Seattle Public Schools' 1995-1996 Choices,
	Dearborn Park Elementary	2820 S. Orcas St.	325 students	Seattle Public Schools, 1995
	Brighton Elementary	4425 S. Holly St.	325 students	Seattle Public Schools database
	Whitworth Elementary	5215 46th Av. S.	450 students	
	Hawthorne Elementary	4100 39th Av. S.	450 students	
	Muir Elementary	3301 S. Horton St.	450 students	
	All 10 Middle Schools			
	All 10 High Schools			
Library	Columbia Branch	4721 Rainier Av. S.	5838 sq. ft. 1990 population served 28,342, or .21 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks ⁴	Rainier Playfield	Rainier Av. S. & S. Oregon St	9.5 ac: 1 baseball field, 2 softball fields or 1 football/soccer field, 2 tennis courts, play area	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989
	Columbia Park	Rainier Av. S. & S. Alaska St	2.46 ac: Lawn	Urban Villages Open Space Analyses, Office of Management and Planning
Other ⁵	Genesee Park & Playfield	45th Av. S. between Lake Washington Blvd. & S. Genesee St.	55.2 ac: Play area, paths, meadow, picnic area, 2 tennis courts, 2 softball fields, 1 baseball field or 2 football/soccer fields	
	Rainier Community Center	3701 S. Oregon St.	>10,000 sq. ft. Gym, game room, social room, craft rooms	
	Mountain View Natural Area			
	Cheasty Natural Area			
	Rainier Vista P-Patch	4400 Tamarack Dr. S.	13 plots	P-Patch Program, Seattle Department Of Housing and Human Services
	Findlay P-Patch	4607 S. Lucile St	35 plots	

¹ For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.
² The nearest station is listed; Fire and Emergency Medical Services are generally provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to more serious medical emergencies.

³ Through the student assignment plan, the village is served by a number of designated regular elementary schools, and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.
⁴ Parks and Other Resources shown are inside the village or within 1/8 mile of the unadopted village boundary.

Facility Type	Name	Location	Capacity	Information Sources/Comments
Electrical Power	South Substation	3839 4th Av. S.	288 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Southeast forecast area, which has a total capacity of 331 megawatts.
Water	This village is located in the 316 pressure zone. This area is normally served from the Cedar River source via the Cedar River Pipeline No. 2, which delivers water to the North Beacon Reservoir. See Map for system locations. (Utilities Figure A4, Comprehensive Plan Appendix)		A 30-inch supply main feeds the distribution mains in the urban village. The pipe network was for the most part constructed between World War I and the 1950's, predominantly of cast iron. The mains appear to be in generally good order given the age of the network.	In this pressure zone, elevations range from 34-221 feet above sea level; static water pressure ranges from 41-122 pounds per square inch. ⁵ Pressures in this area are considered good, except in the highest elevations where they are considered acceptable. Corrosive soils in this area could contribute to a deterioration in the pipes.
Drainage & Wastewater	Most of this village served by a Partially Separated system with small pockets of Combined and Separated systems in the northwestern portion of the village. See Map for system locations. (Utilities Figure A5, Comprehensive Plan Appendix)		With Partially Separated systems, about 15% of the stormwater enters the sewer system, with the remaining 85% diverted to the storm drain system. Capacity of the Partially Separated systems in this area is considered adequate. Occasionally, sewer rehabilitation projects which are part of the Capital Improvement Program are performed in these areas as needed which may in some instances have the added benefit of enhancing the system capacity. With Combined systems, existing sewage flows constitute about 5% of pipe capacity, with the remainder for stormwater flows. Capacity of the combined systems in this area is considered adequate. Occasionally, sewer rehabilitation projects which are part of the 6 year Capital Improvement Program are performed in these areas as needed which may in some instances have the added benefit of enhancing the system capacity. Separated systems are sized for full zoned development and capacity is considered adequate.	Seattle Drainage and Wastewater Utility, November 1996 Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe. Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe. 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.

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

Expected 6-yr. HH Growth: 202
 Expected 20-yr HH Growth: 740
 Land Area: 313 Acres

Table 2
Capital Facilities and Utilities Analysis
Columbia City Residential Urban Village

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁶	20-year growth	
Fire	None	None expected at this time.	<p>Fire Station #28, the closest to this urban village, had an average response time in 1996 of 4.55 minutes for emergency medical calls and 5.08 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. While the average response time for fire calls for this station is higher than industry standard, the fire station is located within a few blocks of the village's preliminary boundary. Response times to calls within the village should be well below the station average, and are expected to remain so over the next 6 years.</p> <p>Fire Station #30, also fairly close to this urban village, had an average response time in 1996 of 3.84 minutes for emergency medical calls and 4.97 minutes for fire calls.</p> <p>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.</p>
Police	None	Additional precinct space may be required.	
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		<p>Seattle School District physical goals for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere.</p> <p>Phase One of the School District's Building Excellence program includes classroom addition at Kimball Elementary. Phase Two of the program calls for demolition, all new construction at Brighton; and lunchroom/ auditorium addition at Dearborn Park. Voters have not yet approved funds for this phase.</p> <p>Electrical demand from this village is estimated to increase by 0.4 annual average megawatts and 0.7 megawatts in a peak hour in 6 years.</p> <p>This village is located in City Light's Southeast forecast area. In 6 years, capacity in this forecast area will be 331 megawatts, and demand is expected to be 291 megawatts. In 20 years, capacity in this forecast area will be 493 megawatts with the improvements listed, and demand is expected to be 343 megawatts. In both years, capacity is more than adequate to meet demand.</p> <p>Columbia Unit at 5117 39 Ave S. is de-energized; property is in the process of being sold.</p>
Electricity	None	A third transformer in the Creston-Nelson Substation, and a future downtown substation will add capacity in this forecast area.	

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

Facility Type	Facilities needed to accommodate: 6-year growth ⁶	20-year growth	Analysis
Water	None	None expected at this time.	<p>Analysis</p> <p>Current peak day demand estimate: 1.1 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.2 mgd or 10% increase. Peak day demand estimate in 20 years: 1.4 mgd or 33% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed.</p> <p>Potential Future Improvements: It may be beneficial to the grid to upgrade the 12-inch supply main in 42nd Av. between Edmunds and Hudson to a 30-inch, at a preliminary cost estimate of \$442,000.</p>
Drainage and Wastewater	No new facilities are expected because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events. Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>Since Separated systems are sized for full zoned development, capacity is considered adequate to serve new growth. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>The City's current Capital Improvement Program includes a Sewer Rehabilitation project at S. Edmunds and 35th Ave S.</p>

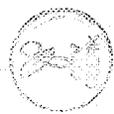


Table 3
Transportation Analysis⁷ for
Columbia City Residential Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C	Forecast 2010 V/C
Martin Luther King Jr. Way S.	S. Orcas St - S. Alaska St	Principal	Northbound	0.6	0.7
			Southbound	0.8	0.9
Martin Luther King Jr. Way S.	S. Alaska St - Rainier Av. S.	Principal	Northbound	0.5	0.6
			Southbound	0.7	0.9
Rainier Av. S.	S. Orcas St - S. Alaska St	Principal	Northbound	0.4	0.5
			Southbound	0.6	0.7
Rainier Av. S.	S. Alaska St - M.L.K. Way S.	Principal	Northbound	0.5	0.6
			Southbound	0.7	0.8
S. Alaska St	S. Columbian Way - Rainier Av. S.	Principal/Minor	Eastbound	0.3	0.4
			Westbound	0.3	0.4
S. Genesee St	Rainier Av. S. - 38th Av. S.	Minor	Eastbound	0.6	0.6
			Westbound	0.6	0.6

The volume-to-capacity (V/C) ratio is an indicator of congestion. The table above shows existing (1990) V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for all arterials in the Columbia City residential urban village. Compare 1990 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: *All arterial segments have a V/C ratio below 1.0.*

Martin Luther King Jr. Way S. and Rainier Av. S. are designated as Transit Priority Streets in the Comprehensive Plan.

Future conditions: *Except for Martin Luther King Jr. Way S., the V/C ratios on all arterial streets are projected to remain at or below 0.8. Martin Luther King Jr. Way S. is projected to have a V/C ratio of 0.9.*

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

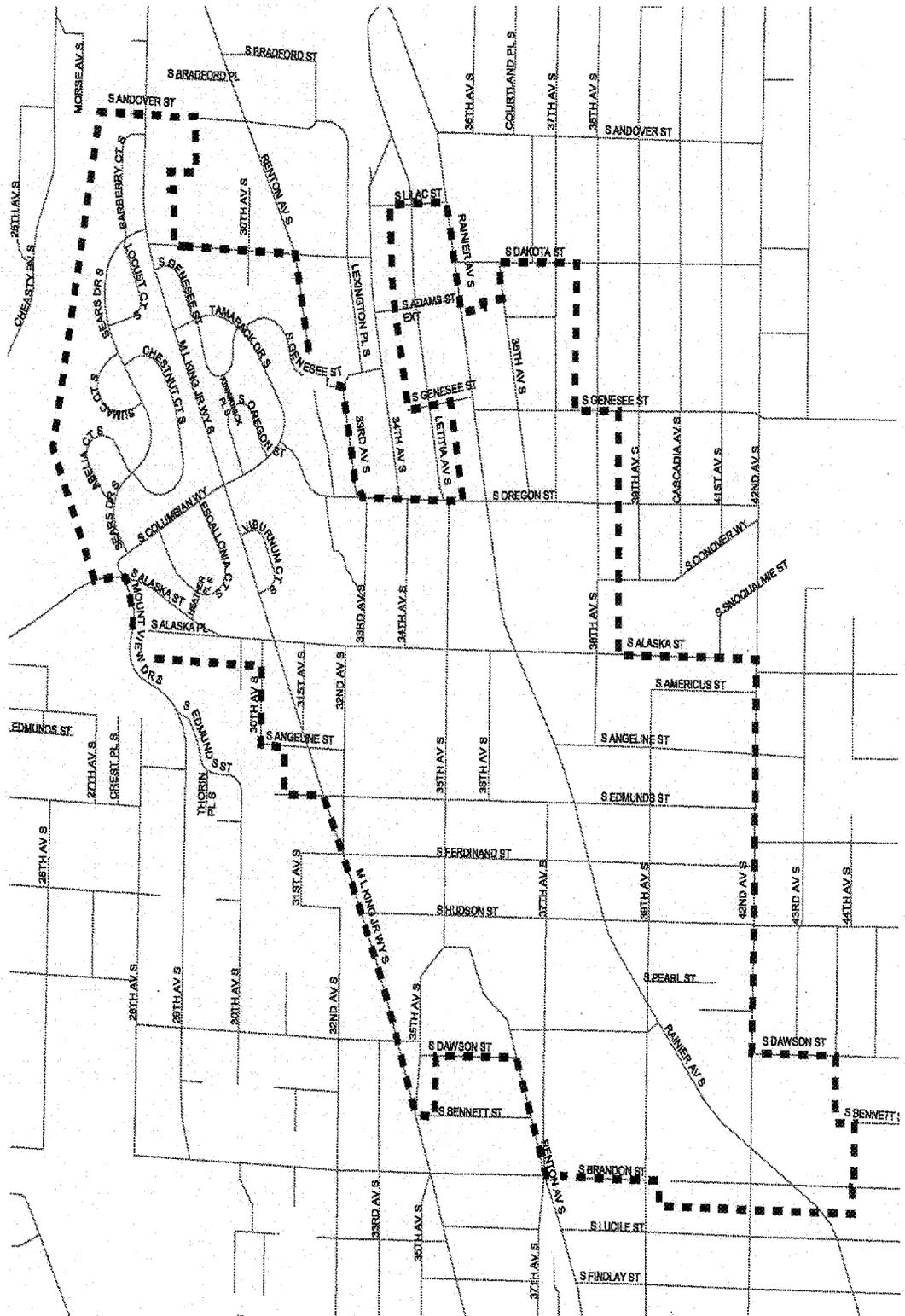


ATTACHMENT 5

COMPREHENSIVE PLAN MAP AMENDMENTS — Urban Village Boundaries

Columbia City Residential Urban Village





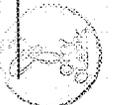
ATTACHMENT 6

COMPREHENSIVE PLAN LAND USE APPENDIX B



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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Urban Centers & Center Villages									
Downtown Urban Center Total	945	7421	7.9	NA¹	23.4	165119	175	NA¹	241
Belltown Village	216	3492	16.2	6500	46.3	22699	105	4500	126
Denny Triangle Village	143	514	3.6	3500	28.1	22010	154	23600	319
Commercial Core Village	275	1435	5.2	1300	9.9	106823	388	27000	487
Pioneer Square Village	142	376	2.6	2100 ²	17.4	9113	64	4800 ²	98
Chinatown/Int. Dist. Village	169	1604	9.5	1300	17.2	4474	26	2800	43
First Hill/Cap. Hill Center Total	912	21673	23.8	NA¹	30.0	33393	37	NA¹	50
First Hill Village	225	5896	26.2	2400	36.9	20626	85	6100	119
Capitol Hill Village	396	12450	31.4	1980	36.4	5284	13	3000	21
Pike/Pine Village	131	2349	18.0	620	22.7	3963	30	1400	41
12th Avenue Village	160	978	6.1	540	9.5	3520	22	1200	30
Univ. Comm. Urban Center Total	770	11611	15.0	NA¹	17.8	31427	41	NA¹	52
Univ. Dist. NW Village	289	4324	14.9	1630 ³	20.5	8625	30	3000	40
Ravenna Village	122	973	8.0	480 ³	12.0	1580	13	700 ³	19



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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth or Target Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth or Target Planning Estimate (Job Growth)	Estimated 2010 Density
University Campus	359	6313	17.6	0 ³	12.0	21222	59	4800 ³	72
Northgate Urb. Center Total	410	3291	8.0	NA ¹	15.3	11366	28	NA ¹	50
Uptown Queen Anne Urban Center Total	297	3138	10.6	NA ¹	15.0	19,000	64	NA ¹	75
Hub Urban Villages⁴									
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Bitter Lake Village	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
Residential Urban Villages⁴									
Aurora-Licton	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA

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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave. S. @ S. Jackson-Union	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
Westwood-Highland Park	278	1654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr Wy S @ Holly St	380	1247	3.3	800 ⁵	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA
Madison-Miller	145	1486	10.3	400	13.0	NA	NA	NA	NA
Morgan Junction	139	1104	8.0	300	10.1	NA	NA	NA	NA

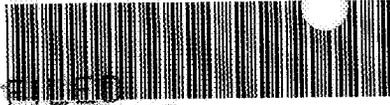


LAND USE ELEMENT APPENDIX B

Footnotes

- 1 Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for 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 that indicated in this Appendix B.
- 5 Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.





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PAGE 001 OF 004
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KING COUNTY, WA

Return Address:

CITY OF SEATTLE MISC 11.00

Seattle City Clerk's Office

00 FEB -4 PM 3: 15

600 4th Avenue, Room 104

CITY CLERK

Seattle, WA 98104

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

<p>Document Title(s) (or transaction contained therein): (all areas applicable to your document <u>must</u> be filled in.)</p> <p>1. ORDINANCE # 119694</p>
<p>Re _____ of document.</p> <p>AN ORDINANCE relating to the Columbia City Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions of the Columbia City Neighborhood Plan, and amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the Columbia City Residential Urban Village.</p>
<p>Grantor(s) (Last name first, then first name and initials)</p> <p>1.City of Seattle</p> <p><input type="checkbox"/> Additional names on page----of document.</p>
<p>Grantee(s) (Last name first, then first name and initials)</p> <p>1.N/A</p> <p>2.</p>
<p>Legal description (abbreviated: i.e. lot, block, plat or section, township, range)</p> <p><input type="checkbox"/> Additional reference #'s on page -----of document N/A</p>
<p>Assessor's Property Tax Parcel/Account Number/ N/A</p> <p><input type="checkbox"/> Assessor Tax # not yet assigned.</p>

1 Section 3. The Official Land Use Map, Section 23.32.016, Seattle Municipal
2 Code, is amended to reflect the boundaries of the Columbia City Residential Urban Village
3 as depicted on Attachment 3 to this Ordinance.

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

8
9 Passed by the City Council the 11th day of October, 1999, and
10 signed by me in open session in authentication of its passage this 11th day of
11 October, 1999.

12 [Signature]
President of the City Council

13 Approved by me this 19th day of October, 1999.

14 [Signature]
Paul Schell, Mayor

15
16 Filed by me this 19th day of October, 1999.

17 _____
City Clerk

18 (SEAL)



(Ver. 2)

ORDINANCE 119694

1
2
3 AN ORDINANCE relating to the Columbia City Neighborhood Plan; amending the
4 Seattle Comprehensive Plan to incorporate portions of the Columbia City
5 Neighborhood Plan, and amending the Official Land Use Map, Title 23 of the
6 Seattle Municipal Code, to reflect the boundaries of the Columbia City
7 Residential 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, the organizing committee of citizens from the Columbia City Residential
13 Urban Village was formed in 1996, for the purpose of preparing a plan for the
14 Columbia City Residential Urban Village as designated in the Seattle Comprehensive
15 Plan; and

16 WHEREAS, this organizing committee conducted extensive outreach to citizens and
17 adjacent communities in order to establish planning priorities; and

18 WHEREAS, citizens in this community formed a planning committee which worked with
19 City staff and consultants to develop the Columbia City, Hillman City, & Genesee
20 Neighborhood Plan; and

21 WHEREAS, a community-wide validation process was conducted to familiarize citizens and
22 neighboring residents with the proposed plan and ascertain support for it; and

23 WHEREAS, the Columbia City Neighborhood Plan is consistent with the goals and policies
of Seattle's Comprehensive Plan; and

WHEREAS, a SEPA checklist on the Columbia City Neighborhood Plan was prepared and a
Determination of Non-significance was issued on June 10, 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;



(Ver. 2)

1 NOW THEREFORE,

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

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

- 5
- 6 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive
Plan is hereby amended to add Columbia City, as shown in Attachment 1.
- 7 B. The Columbia City Neighborhood Plan goals and policies, as shown in
8 Attachment 2 to this Ordinance, are hereby incorporated into the Neighborhood
Plans Volume of the Comprehensive Plan.
- 9 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in
10 Attachment 3 to this Ordinance to confirm the designation and growth targets for the
Columbia City Residential Urban Village.
- 11 D. The capital facilities and utilities inventory and analysis and transportation analysis
12 shown in Attachment 4 to this Ordinance are hereby incorporated into the
Neighborhood Plans Volume, Columbia City section, of the Comprehensive Plan.
- 13 E. The following maps are hereby amended to reflect the final designation and
14 boundaries of the Columbia City Residential Urban Village, as shown in Attachment
5 to this Ordinance:
- 15 • Future Land Use Map
 - 16 • Land Use Figure 1
 - 17 • Land Use Figure A-1
- 18 A new Land Use Figure containing a large scale map of the Columbia City
19 Residential Urban Village is hereby added to the Land Use Element, as shown in
Attachment 5 to this ordinance.
- 20 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the
21 Columbia City Residential Urban Village, as shown in Attachment 6 to this
22 Ordinance.

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



1 **NOW THEREFORE,**

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

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- Land Use Figure 1
- 16 • Land Use Figure A-1

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21 an adopted neighborhood plan.
22

1 **LIST OF ATTACHMENTS**

2

3 **ATTACHMENT 1** AMENDMENTS TO THE CITY OF SEATTLE
4 COMPREHENSIVE PLAN TABLE OF CONTENTS

5

6 **ATTACHMENT 2** COLUMBIA CITY GOALS AND POLICIES

7

8 **ATTACHMENT 3** AMENDMENTS TO THE COMPREHENSIVE PLAN
9 LAND USE ELEMENT

10

11 **ATTACHMENT 4** COLUMBIA CITY CAPITAL FACILITIES AND
12 UTILITIES INVENTORY AND ANALYSES, AND
13 COLUMBIA CITY TRANSPORTATION ANALYSIS

14

15 **ATTACHMENT 5** COMPREHENSIVE PLAN MAP AMENDMENTS

16

17

18 **ATTACHMENT 6** AMENDMENTS TO COMPREHENSIVE PLAN LAND
19 USE APPENDIX B

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THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

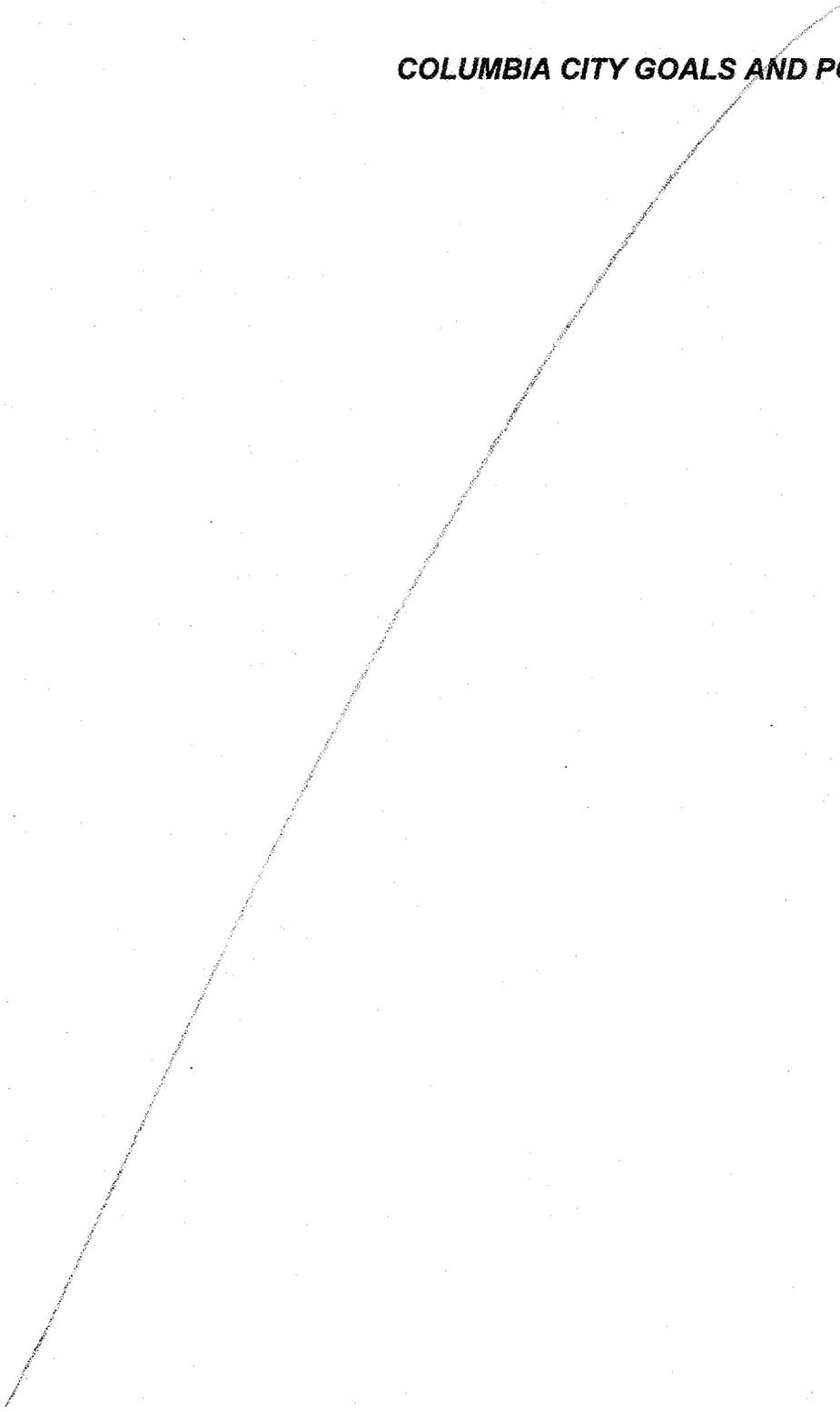
Table of Contents

Columbia City



ATTACHMENT 2

COLUMBIA CITY GOALS AND POLICIES



COLUMBIA CITY GOALS & POLICIES

Transportation

- G1 A community with a safe, effective, and attractive transportation system that provides residents multi-modal access to employment opportunities within the region.
- G2 A community served by a light rail transit system which also is a catalyst for transit-oriented housing and commercial development within the station area.
- G3 A community with transportation infrastructure necessary to ensure public safety, efficient access to services, and general quality of life.
- P1 Strive to make the Columbia City area safe and efficient for bicycles and pedestrians.
- P2 Seek to improve east-west transit service that allows access to multiple employment centers and educational services.
- P3 Maximize community benefits through the management of parking around the light rail station.
- P4 Seek to replace and rehabilitate non-functional elements of the transportation system.
- P5 Improve pedestrian safety and convenience along Rainier Avenue and Martin Luther King Jr. Way S.
- P6 Strive to make bus stops and transfer points safe, visible, comfortable, and efficient through the use of design techniques and by providing rider information.
- P7 Maximize economic development and revitalization objectives through appropriately designed station area development.
- P8 Strive to maintain efficient goods mobility along Martin Luther King Jr. Way S.

Economic Development

- G4 A community with healthy businesses and healthy employment levels.
- G5 A community with retail and service businesses that serve community needs, particularly pedestrian-oriented commercial development.
- G6 A neighborhood that promotes entrepreneurship within the community.
- P9 Encourage mixed-use and pedestrian-scale development within the Columbia City and Hillman City business districts.
- P10 Strive to retain and build upon the unique pedestrian-friendly qualities of the Columbia City, Hillman City, and Genesee business districts.
- P11 Support opportunities for business incubators and local business ownership within the community.
- P12 Assist residents in gaining access to employment services, information technology, and centers of employment.



- P13 Encourage the development of businesses that will increase the number of local jobs for professional, technical, and managerial positions, and that provide for the potential for career advancement.

Housing

- G7 A community with healthy and attractive single-family residential areas.
- G8 A community with a variety of available housing options for a mix of income levels and household sizes.
- G9 A community that provides opportunities for owner-occupied housing for community residents.
- P14 Encourage the preservation of affordable housing resources through the rehabilitation of older existing homes.
- P15 Strive to maintain existing neighborhood scale and character and promote transit-oriented development, where appropriate.
- P16 Support opportunities for home-ownership in the vicinity of Columbia City.
- P17 Strive to provide the required infrastructure to support increases in housing density.
- P18 Maximize light rail related investments to ensure the development of quality housing with appropriate community amenities.
- P19 Support the use public/private partnerships to develop quality affordable housing.
- P20 Encourage housing as part of mixed-use development projects, including live/work spaces, within the business districts.
- P21 Support incentives for new housing development near high capacity transit facilities.

Cultural & Human Resources

- G10 A community with adequate open space for the residential population.
- G11 A community with a library that serves community needs.
- G12 A community where social service needs are addressed in an efficient and non-invasive manner.
- P22 Use the P-Patch program as a means of increasing open space and neighborhood amenities.
- P23 Promote the incorporation of public art into the development of public and community facilities.
- P24 Provide library services that meet the needs of the Columbia City/Hillman City/Genesee community.



P25 Seek to involve the Columbia City/Hillman City/Genesee community in planning efforts for the siting and use of essential community and public facilities in the neighborhood.

Public Safety/Image

G13 A neighborhood with strong community-based policing efforts.

G14 A neighborhood with property and human rights protection for all residents.

G15 A neighborhood with an attractive physical appearance and a positive image.

P26 Support police service that meets the needs of a growing population and changing crime statistics.

P27 Seek housing incentives for police officers to live within the community.

P28 Strive to promote positive media portrayals of the surrounding area.

P29 Develop strategies to address street litter and graffiti within the commercial centers.

P30 Strive to improve security lighting near schools, parks, public facilities, parking lots, and in alleys.

P31 Support the continued availability of home improvement and business facade improvement funds, while strictly enforcing exterior maintenance codes.

P32 Promote a Crime Prevention Through Environmental Design (CPTED) program in the neighborhood.



AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

1. Amend policy L44 as follows:

L44:

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

Columbia City

- 2.

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

3. Amend land use goal 36 as follows:

G36

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

Residential Growth

Columbia City 740



ATTACHMENT 4

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



**Table 1
Inventory for Facilities and Utilities Serving
Columbia City Residential Urban Village**

Facility Type	Name	Location	Capacity	Information Sources/Comments
Fire Station ²	SFD 30 SFD 28	2931 Mt. Baker Blvd. W. 5968 Rainier Av. S.	Engine Co. Engine Co., Ladder Co., Medic/Aid	Seattle Fire Department
Police Station	South Precinct	3001 S. Myrtle St.	31.87 sq. mi. service area, 1994 population 155,777	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	Kimball Elementary Dearborn Park Elementary Brighton Elementary Whitworth Elementary Hawthorne Elementary Muir Elementary All 10 Middle Schools All 10 High Schools	3200 23rd Av. S. 2820 S. Orcas St. 4425 S. Holly St. 5215 46th Av. S. 4100 39th Av. S. 3301 S. Horton St.	250 students 325 students 325 students 450 students 450 students 450 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Columbia Branch	4721 Rainier Av. S.	5838 sq. ft. 1990 population served 28,342, or .21 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks ⁴	Rainier Playfield	Rainier Av. S. & S. Oregon St	9.5 ac: 1 baseball field, 2 softball fields or 1 football/soccer field, 2 tennis courts, play area	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989
Other ⁵	Columbia Park	Rainier Av. S. & S. Alaska St	2.46 ac: Lawn	Urban Villages Open Space Analyses, Office of Management and Planning
	Genesee Park & Playfield	45th Av. S. between Lake Washington Blvd. & S. Genesee St.	55.2 ac: Play area, paths, meadow, picnic area, 2 tennis courts, 2 softball fields, 1 baseball field or 2 football/soccer fields	
	Rainier Community Center	3701 S. Oregon St.	>10,000 sq. ft. Gym, game room, social room, craft rooms	
	Mountain View Natural Area			
	Cheasty Natural Area			
	Rainier Vista P-Patch Findlay P-Patch	4400 Tamarack Dr. S. 4607 S. Lucile St	13 plots 35 plots	P-Patch Program, Seattle Department of Housing and Human Services

¹ For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.
² The nearest station is listed; Fire and Emergency Medical Services are generally provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to more serious medical emergencies.
³ Through the student assignment plan, the village is served by a number of designated regular elementary schools, and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.
⁴ Parks and Other Resources shown are inside the village or within 1/8 mile of the unadopted village boundary.

Facility Type	Name	Location	Capacity	Information Sources/Comments
Electrical Power	South Substation	3839 4th Av. S.	288 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Southeast forecast area, which has a total capacity of 331 megawatts.
Water	This village is located in the 316 pressure zone. This area is normally served from the Cedar River source via the Cedar River Pipeline No. 2, which delivers water to the North Beacon Reservoir. See Map for system locations. (Utilities Figure A4, Comprehensive Plan Appendix)		A 30-inch supply main feeds the distribution mains in the urban village. The pipe network was for the most part constructed between World War I and the 1950's, predominantly of cast iron. The mains appear to be in generally good order given the age of the network.	In this pressure zone, elevations range from 34-221 feet above sea level; static water pressure ranges from 41-122 pounds per square inch. ⁵ Pressures in this area are considered good, except in the highest elevations where they are considered acceptable. Corrosive soils in this area could contribute to a deterioration in the pipes.
Drainage & Wastewater	Most of this village served by a Partially Separated system with small pockets of Combined and Separated systems in the northwestern portion of the village. See Map for system locations. (Utilities Figure A5, Comprehensive Plan Appendix)		With Partially Separated systems, about 15% of the stormwater enters the sewer system, with the remaining 85% diverted to the storm drain system. Capacity of the Partially Separated systems in this area is considered adequate. Occasionally, sewer rehabilitation projects which are part of the Capital Improvement Program are performed in these areas as needed which may in some instances have the added benefit of enhancing the system capacity. With Combined systems, existing sewage flows constitute about 5% of pipe capacity, with the remainder for stormwater flows. Capacity of the combined systems in this area is considered adequate. Occasionally, sewer rehabilitation projects which are part of the 6 year Capital Improvement Program are performed in these areas as needed which may in some instances have the added benefit of enhancing the system capacity. Separated systems are sized for full zoned development and capacity is considered adequate.	Seattle Drainage and Wastewater Utility, November 1996 Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe. Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe. 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.

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

Expected 6-yr. HH Growth: 202
 Expected 20-yr HH Growth: 740
 Land Area: 313 Acres

Table 2
Capital Facilities and Utilities Analysis
Columbia City Residential Urban Village

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁶	20-year growth	
Fire	None	None expected at this time.	<p>Fire Station #28, the closest to this urban village, had an average response time in 1996 of 4.55 minutes for emergency medical calls and 5.08 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. While the average response time for fire calls for this station is higher than industry standard, the fire station is located within a few blocks of the village's preliminary boundary. Response times to calls within the village should be well below the station average, and are expected to remain so over the next 6 years.</p> <p>Fire Station #30, also fairly close to this urban village, had an average response time in 1996 of 3.84 minutes for emergency medical calls and 4.97 minutes for fire calls.</p>
Police	None	Additional precinct space may be required.	<p>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.</p>
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		<p>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.</p> <p>Phase One of the School District's Building Excellence program includes classroom addition at Kimball Elementary. Phase Two of the program calls for demolition, all new construction at Brighton, and lunchroom/ auditorium addition at Dearborn Park. Voters have not yet approved funds for this phase.</p> <p>Electrical demand from this village is estimated to increase by 0.4 annual average megawatts and 0.7 megawatts in a peak hour in 6 years.</p> <p>This village is located in City Light's Southeast forecast area. In 6 years, capacity in this forecast area will be 331 megawatts, and demand is expected to be 291 megawatts. In 20 years, capacity in this forecast area will be 493 megawatts with the improvements listed, and demand is expected to be 343 megawatts. In both years, capacity is more than adequate to meet demand.</p> <p>Columbia Unit at 5117 39 Ave S. is de-energized; property is in the process of being sold.</p>
Electricity	None	A third transformer in the Creston-Nelson Substation, and a future downtown substation will add capacity in this forecast area.	

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



Facility Type	Facilities needed to accommodate: 6-year growth ⁶ 20-year growth		Analysis
Water	None	None expected at this time.	<p>Current peak day demand estimate: 1.1 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.2 mgd or 10% increase. Peak day demand estimate in 20 years: 1.4 mgd or 33% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed.</p> <p>Potential Future Improvements: It may be beneficial to the grid to upgrade the 12-inch supply main in 42nd Av. between Edmunds and Hudson to a 30-inch, at a preliminary cost estimate of \$442,000.</p>
Drainage and Wastewater	No new facilities are expected because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events. Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>Since Separated systems are sized for full zoned development, capacity is considered adequate to serve new growth. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>The City's current Capital Improvement Program includes a Sewer Rehabilitation project at S. Edmunds and 35th Ave S.</p>



Table 3
Transportation Analysis⁷ for
Columbia City Residential Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C	Forecast 2010 V/C
Martin Luther King Jr. Way S.	S. Orcas St - S. Alaska St	Principal	Northbound	0.6	0.7
			Southbound	0.8	0.9
Martin Luther King Jr. Way S.	S. Alaska St - Rainier Av. S.	Principal	Northbound	0.5	0.6
			Southbound	0.7	0.9
Rainier Av. S.	S. Orcas St - S. Alaska St	Principal	Northbound	0.4	0.5
			Southbound	0.6	0.7
Rainier Av. S.	S. Alaska St - M.L.K. Way S.	Principal	Northbound	0.5	0.6
			Southbound	0.7	0.8
S. Alaska St	S. Columbian Way - Rainier Av. S.	Principal/Minor	Eastbound	0.3	0.4
			Westbound	0.3	0.4
S. Genesee St	Rainier Av. S. - 38th Av. S.	Minor	Eastbound	0.6	0.6
			Westbound	0.6	0.6

The volume-to-capacity (V/C) ratio is an indicator of congestion. The table above shows existing (1990) V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for all arterials in the Columbia City residential urban village. Compare 1990 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: *All arterial segments have a V/C ratio below 1.0.*

Martin Luther King Way S. and Rainier Av. S. are designated as Transit Priority Streets in the Comprehensive Plan.

Future conditions: *Except for Martin Luther King Jr. Way S., the V/C ratios on all arterial streets are projected to remain below 0.8. Martin Luther King Jr. Way S. is projected to have a V/C ratio of 0.9.*

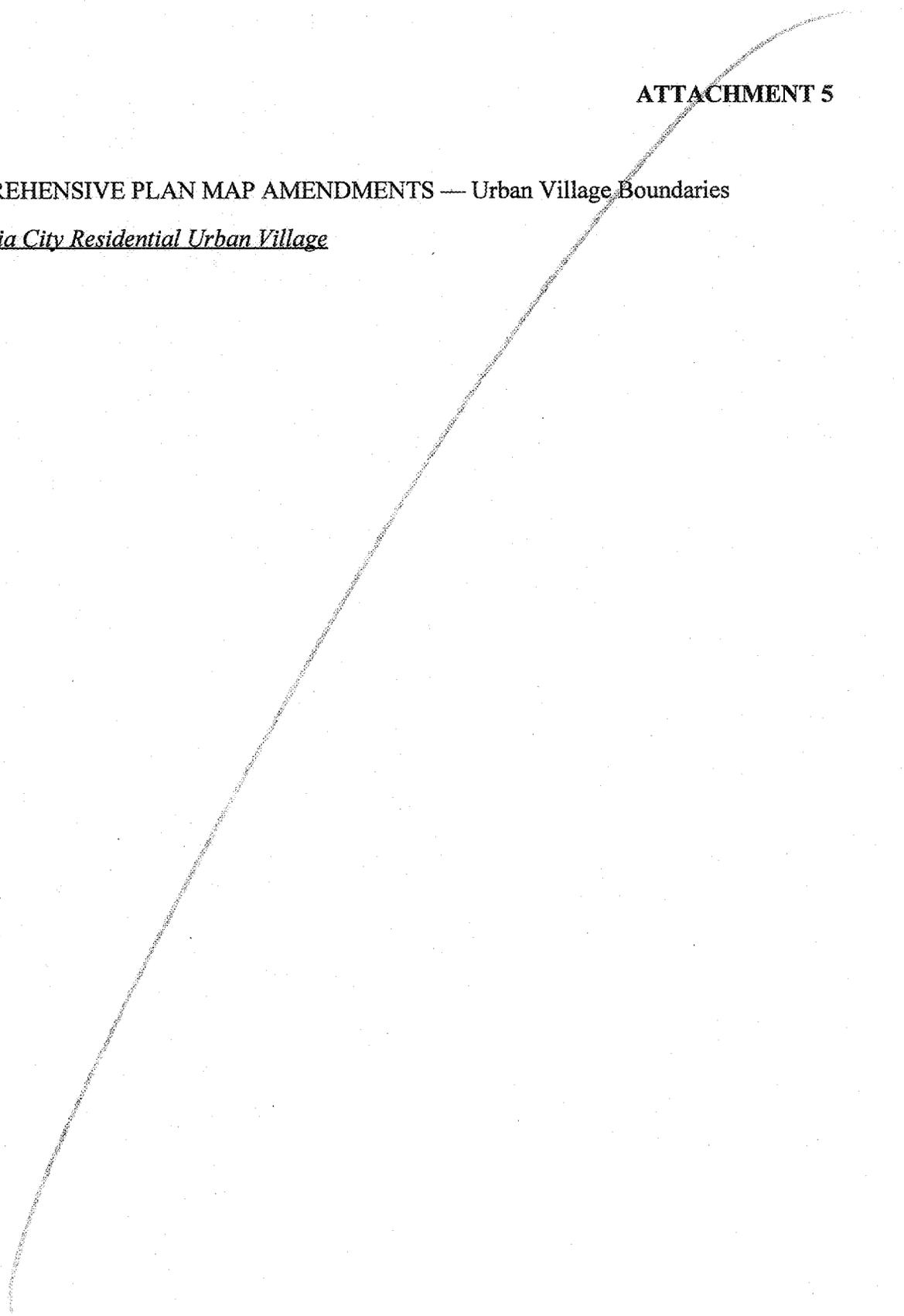
⁷ The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).



ATTACHMENT 5

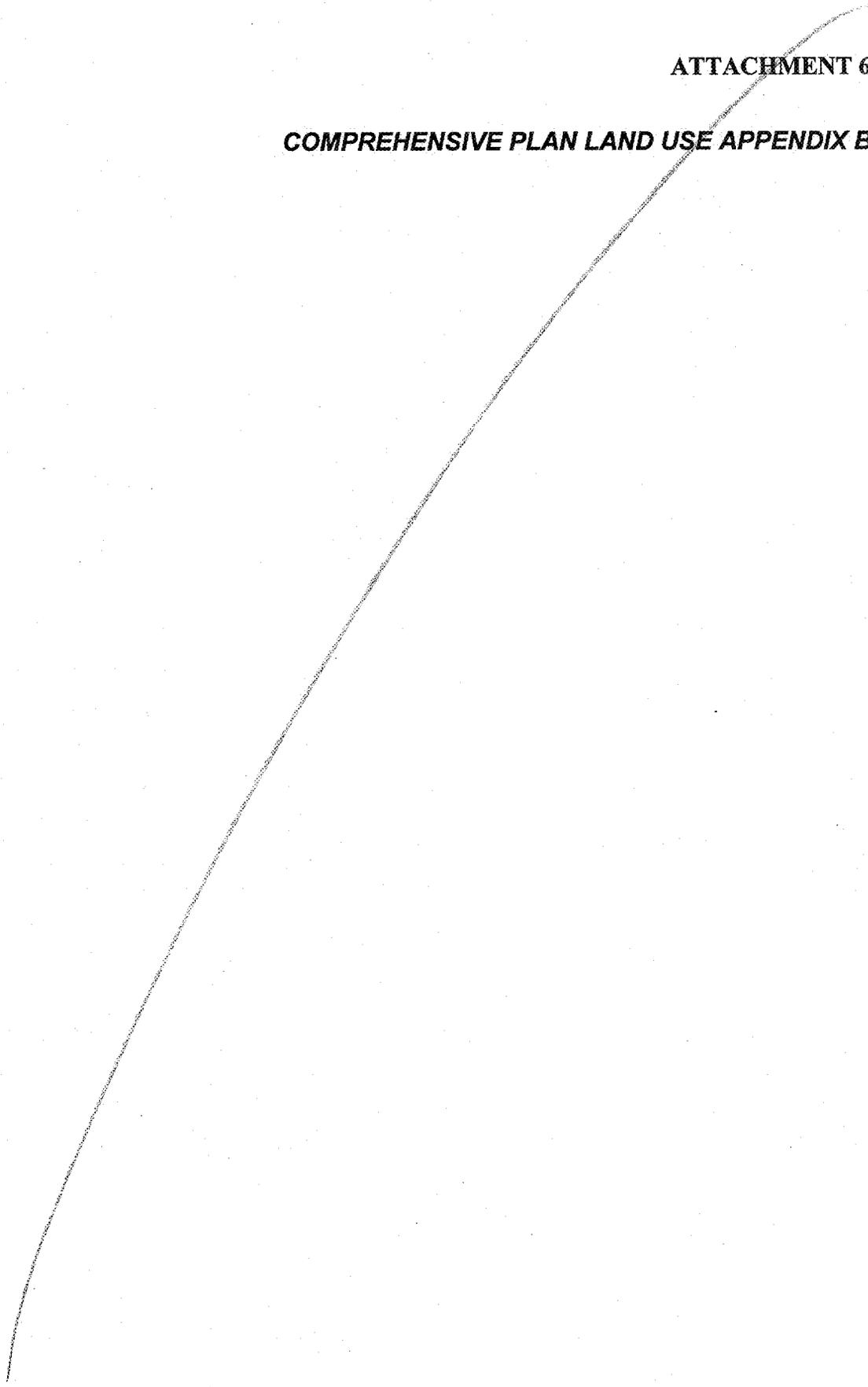
COMPREHENSIVE PLAN MAP AMENDMENTS — Urban Village Boundaries

Columbia City Residential Urban Village



ATTACHMENT 6

COMPREHENSIVE PLAN LAND USE APPENDIX B



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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Urban Centers & Center Villages									
Downtown Urban Center Total	945	7421	7.9	NA¹	23.4	165119	175	NA¹	241
Belltown Village	216	3492	16.2	6500	46.3	22699	105	4500	126
Denny Triangle Village	143	514	3.6	3500	28.1	22010	154	23600	319
Commercial Core Village	275	1435	5.2	1300	9.9	106823	388	27000	487
Pioneer Square Village	142	376	2.6	2100 ²	17.4	9113	64	4800 ²	98
Chinatown/Int. Dist. Village	169	1604	9.5	1300	17.2	4474	26	2800	43
First Hill/Cap. Hill Center Total	912	21673	23.8	NA¹	30.0	33393	37	NA¹	50
First Hill Village	225	5896	26.2	2400	36.9	20626	85	6100	119
Capitol Hill Village	396	12450	31.4	1980	36.4	5284	13	3000	21
Pike/Pine Village	131	2349	18.0	620	22.7	3963	30	1400	41
12th Avenue Village	160	978	6.1	540	9.5	3520	22	1200	30
Univ. Comm. Urban Center Total	770	11611	15.0	NA¹	17.8	31427	41	NA¹	52
Univ. Dist. NW Village	289	4324	14.9	1630 ³	20.5	8625	30	3000	40
Ravenna Village	122	973	8.0	480 ³	12.0	1580	13	700 ³	19



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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
University Campus	359	6313	17.6	0 ³	12.0	21222	59	4800 ³	72
Northgate Urb. Center Total	410	3291	8.0	NA ¹	15.3	11366	28	NA ¹	50
Uptown Queen Anne Urban Center Total	297	3138	10.6	NA ¹	15.0	19,000	64	NA ¹	75
Hub Urban Villages ⁴									
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1260	10.3	4027	12	2800	20
Rainier Ave @ I-90	415	2043	4.9	1200	7.8	3371	8	3500	17
South Lake Union	446	461	1.0	1700	4.8	15230	34	4500	44
Residential Urban Villages ⁴									
Aurora N @ 97 th St.	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA



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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave. S. @ S. Jackson-Union	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
SW Barton St @ 25th Ave S	278	1654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr Wy S @ Holly St	380	1247	3.3	800 ^s	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA
Madison-Miller	145	1486	10.3	400	13.0	NA	NA	NA	NA
Morgan Junction	139	1104	8.0	300	10.1	NA	NA	NA	NA



LAND USE ELEMENT APPENDIX B

Footnotes

- 1 Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for residential and hub urban villages are established upon adoption of a neighborhood plan. Separate growth targets for urban center villages are not adopted, planning estimates will remain for guidance and monitoring.
- 2 Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and employment growth.
- 3 Separate growth targets for the urban center villages within the University Community Urban Center are not adopted. In acting on the 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.
- 5 Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.



STATE OF WASHINGTON - KING COUNTY

111564
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:ORD 119694

was published on

11/01/99

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

R. Patterson

Subscribed and sworn to before me on
11/01/99
McQuarrie

Notary Public for the State of Washington,
residing in Seattle

City of Seattle

ORDINANCE 119694

AN ORDINANCE RELATING TO THE COLUMBIA CITY NEIGHBORHOOD PLAN; AMENDING THE SEATTLE COMPREHENSIVE PLAN TO INCORPORATE PORTIONS OF THE COLUMBIA CITY NEIGHBORHOOD PLAN, AND AMENDING THE OFFICIAL LAND USE MAP, TITLE 23 OF THE SEATTLE MUNICIPAL CODE, TO REFLECT THE BOUNDARIES OF THE COLUMBIA CITY RESIDENTIAL URBAN VILLAGE.

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

WHEREAS, City Council Resolution 25966, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, the organizing committee of citizens from the Columbia City Residential Urban Village was formed in 1996, for the purpose of preparing a plan for the Columbia City Residential Urban Village as designated in the Seattle Comprehensive Plan; and

WHEREAS, this organizing committee conducted extensive outreach to citizens and adjacent communities in order to establish planning priorities; and

WHEREAS, citizens in this community formed a planning committee which worked with City staff and consultants to develop the Columbia City, Hillman City, & Genesee Neighborhood Plan; and

WHEREAS, a community-wide validation process was conducted to familiarize citizens and neighboring residents with the proposed plan and ascertain support for it; and

WHEREAS, the Columbia City Neighborhood Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, a SEPA checklist on the Columbia City Neighborhood Plan was prepared and a Determination of Non-significance was issued on June 10, 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 ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

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

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

B. The Columbia City Neighborhood Plan goals and policies, as shown in At-

achment 2 to this Ordinance, are hereby incorporated into the Neighborhood Plans Volume of the Comprehensive Plan.

C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in Attachment 3 to this Ordinance to confirm the designation and growth targets for the Columbia City Residential 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, Columbia City section, of the Comprehensive Plan.

E. The following maps are hereby amended to reflect the final designation and boundaries of the Columbia City Residential 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 Columbia City Residential 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 Columbia City Residential 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 23.32.016, Seattle Municipal Code, is amended to reflect the boundaries of the Columbia City Residential Urban Village as depicted in Attachment 3 to this Ordinance.

SECTION 4. This ordinance shall take effect and be in force thirty (30) days from