

Ordinance No. 119713

Council Bill No. 112762

The City of Seattle
Council Bill/Ordinance

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

10-25-99 FDU

CF No. (Dispositive Action)

Date Introduced: <u>7-6-99</u>		
Date 1st Referred: <u>7-6-99</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>10-25-99</u>	Full Council Vote: <u>8-0</u>	
Date Presented to Mayor: <u>10-26-99</u>	Date Approved: <u>10/29/99</u>	
Date Returned to City Clerk: <u>11/1/99</u>	Date Published: <u>3/1/00</u>	T.O. <input checked="" type="checkbox"/> P.T.I. <input checked="" type="checkbox"/>
Date Vetoed by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

This file is complete and ready

Law Dept. Review

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: Conlin
Councillmember

Committee Action:

10-25-99 Full Council: Passed ^(E) As Amended 8-0

This file is complete and ready for presentation to Full Council. Committee: _____
(initials/date)

Law Dept. Review

OMP
Review

City Clerk
Review

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

2 **Section 1.** The Seattle Comprehensive Plan as adopted by Ordinance 117221 and

3 subsequently amended, is hereby amended as follows:

4 A. The Table of Contents of the Neighborhood Plans Volume of the Comprehensive
5 Plan is hereby amended to add North Beacon Hill, as shown in Attachment 1.

6 B. The North Beacon Hill Neighborhood Plan goals and policies, as shown in
7 Attachment 2 to this Ordinance, are hereby incorporated into the Neighborhood
8 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
11 North Beacon Hill Residential Urban Village.

12 D. The capital facilities and utilities inventory and analyses and transportation analyses
13 shown in Attachment 4 to this Ordinance are hereby incorporated into the
14 Neighborhood Plans Volume, North Beacon Hill section, of the Comprehensive
15 Plan.

16 E. The following maps are hereby amended to reflect the final designation and
17 boundaries of the North Beacon Hill Residential Urban Village, as shown in
18 Attachment 5 to this Ordinance:

- 19 • Future Land Use Map
- 20 • Land Use Figure 1
- 21 • Land Use Figure A-1

22 A new Land Use Figure, containing a large scale map of the North Beacon Hill
23 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
North Beacon Hill Residential Urban Village, as shown in Attachment 6 to this
Ordinance.

G. Policy L74 in the Comprehensive Plan is hereby amended, as shown in Attachment 7
of this Ordinance.

Section 2. The Official Land Use Map, Section 23.32.016, Seattle Municipal

Code, is amended to reflect the boundaries of the North Beacon Hill Residential Urban

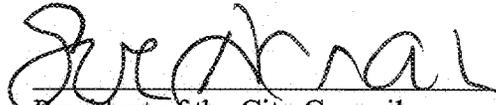


1 Village as depicted on Attachment 5 to this Ordinance.

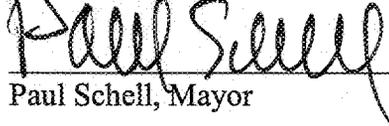
2 **Section 3.** Pursuant to SMC 23.47.009 (D), single-purpose residential structures
3 within the North Beacon Hill Residential Urban Village shall continue to be permitted by
4 conditional use.

5 **Section 4.** This ordinance shall take effect and be in force thirty (30) days from
6 and after its approval by the Mayor, but if not approved and returned by the Mayor within
7 ten (10) days after presentation, it shall take effect as provided by Municipal Code Section
8 1.04.020.

9 Passed by the City Council the 25th day of October, 1999, and
10 signed by me in open session in authentication of its passage this 25th day of
11 October, 1999.

12 
13 _____
President of the City Council

14 Approved by me this 29th day of October, 1999.

15 
16 _____
Paul Schell, Mayor

17 Filed by me this 1st day of November, 19 99.

18 
19 _____
City Clerk

20 (SEAL)



1 **LIST OF ATTACHMENTS**

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

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5 **ATTACHMENT 2** NORTH BEACON HILL GOALS AND POLICIES

6

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

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9 **ATTACHMENT 4** NORTH BEACON HILL CAPITAL FACILITIES AND
UTILITIES INVENTORY AND ANALYSIS, AND NORTH
BEACON HILL TRANSPORTATION ANALYSIS

10

11 **ATTACHMENT 5** COMPREHENSIVE PLAN MAP AMENDMENTS

12

13 **ATTACHMENT 6** AMENDMENTS TO COMPREHENSIVE PLAN LAND
USE APPENDIX B

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15 **ATTACHMENT 7** AMENDMENTS TO COMPREHENSIVE PLAN – LAND
USE POLICY L74

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THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

Table of Contents

North Beacon Hill



ATTACHMENT 2

NORTH BEACON HILL GOALS AND POLICIES

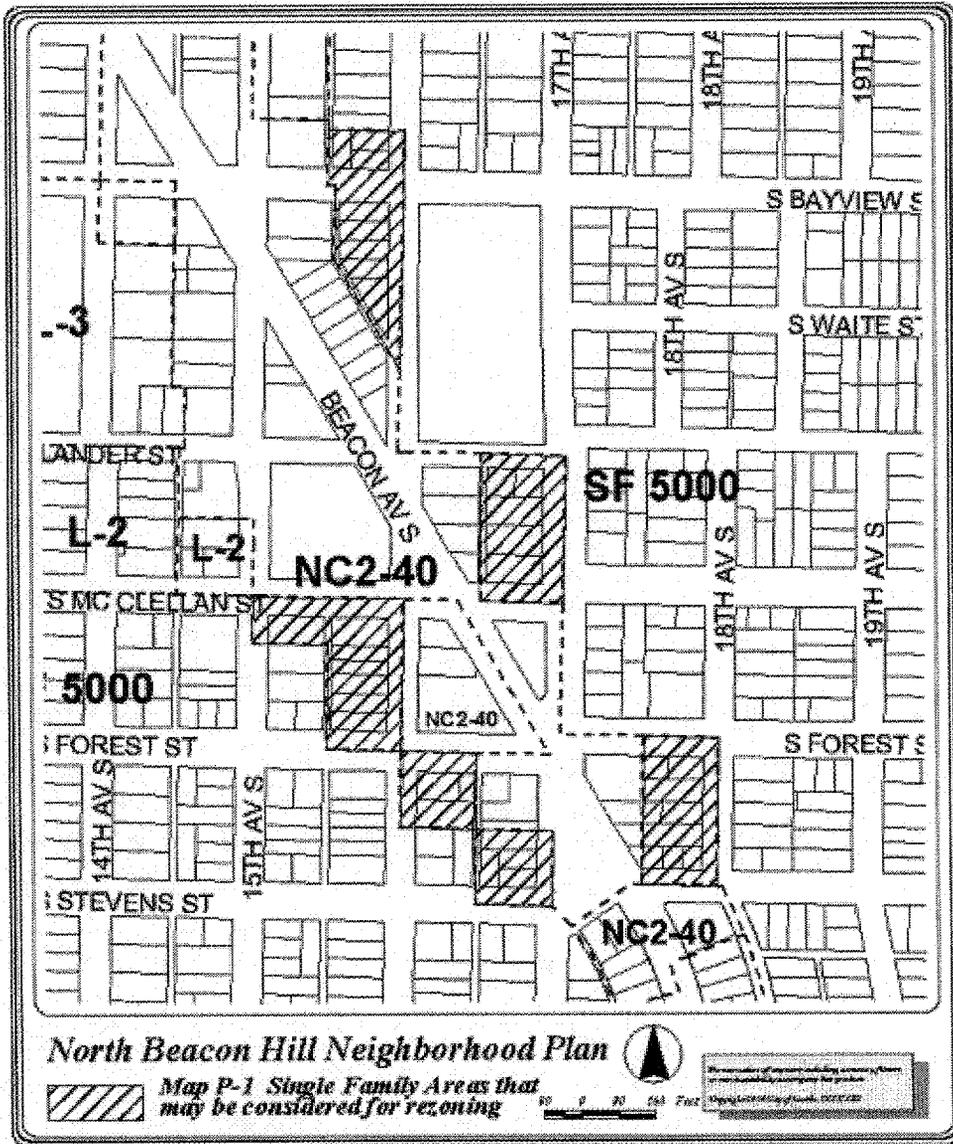


North Beacon Goals & Policies

Land Use and Housing

- G1 A well-defined mixed-use residential urban village that provides future housing opportunities and enhances the lives of Beacon Hill residents.

- P1 Establish methods to focus future growth to areas within the urban village best served by existing and future transit and community services. As part of this effort, consider NC2/R-40 as well as less intensive commercial and multifamily zoning in areas abutting existing NC2 zones, including consideration of upzoning single-family zoned areas approximately as shown on attached MapP-1.



- P2 To enable any implementation of rezoning to be considered under Policy P1, that portion of Beacon Avenue South located within the boundaries of the North Beacon Hill Residential Urban Village is designated a principal commercial street.
- P3 Provide for a more diverse mix of housing types and densities, especially in the northern portion of the North Beacon Hill neighborhood.
- P4 Seek to maintain the character of low density multifamily areas in the northern portion of the urban village while providing opportunities for additional mixed-use residential development in the retail core in the southern portion of the urban village.
- P5 Recognize areas within the urban village where future growth will support economic development of small neighborhood businesses and mixed-use residential buildings.
- P6 Support City housing initiatives such as the Mayor's Housing Agenda recommendations and housing demonstration projects for affordable housing through design innovations for Accessory Dwelling Units (ADUs) and Residential Small Lot (RSL) zoning.

Library Siting

- G2 A neighborhood with a library in the "heart" of the neighborhood which will be consistent with the community-based siting criteria including improved pedestrian safety, improved transit access, visibility, and compatibility with neighborhood character and support the educational and informational mission of the library system.
- P7 Recognize the importance of the library as a focal point for a community with an ethnically diverse population, a significant number of whom are young, and its role as a symbol of pride and identity.
- P8 Support a new library design that is highly visible, incorporates opportunities for open space or civic gathering areas, and is a reflection of the diverse cultural and historic fabric.

Transportation

Pedestrian Improvements

- G3 An urban village that is a pleasant place to walk and use alternative transportation, where streetscapes are lively, friendly places, and where roadways are seen as public access for walkers, bicycles, and buses as well as cars.



- P9 Create enhancements to pedestrian safety along key pedestrian streets within the urban village and discourage barriers to those improvements.
- P10 Seek improvements, such as crosswalks, pedestrian activated crossing signals, signage, curb bulbs or other devices that will improve pedestrian safety along Beacon Avenue, that support increased access to shopping and transit.
- P11 Provide for improved and safe pedestrian access to a new North Beacon Hill Library through the location and design of the library and surrounding streets and walkways.

Transit Service

- G4 An urban village with transit service that serves the needs of the existing population and also provides for improvements to serve the neighborhood's projected population growth.
- G5 An urban village with an established neighborhood station and transit linkages to all other alternative transit modes available.
- P12 Recognize the current high levels of transit ridership on North Beacon Hill and support improvements to transit systems to encourage continued transit ridership and less reliance on the automobile.
- P13 Strive to improve transit connections within Beacon Hill and to and from other neighborhoods to create a seamless transportation network for the neighborhood.
- P14 Support the effort by King County Metro Transit to improve the transit system in and around Beacon Hill.

Traffic Calming

- G6 A residential urban village in which neighborhood traffic functions efficiently and safely and in which traffic calming devices that improve pedestrian safety are placed at strategic locations.
- G7 Recognize the link Beacon Avenue Boulevard provides through the entire neighborhood planning area.
- P15 Recognize the existing residential character of many streets within the urban village and support mechanisms to protect these streets from increased traffic.
- P16 Strive to implement neighborhood traffic calming control devices and strategies that protect local residential streets from through traffic, short-cutting, high volumes, and high speed traffic as growth occurs within the urban village.



- P17 Recognize the unique topography and location of North Beacon Hill and its connections to major arterials, freeway access points, and new sports-stadium destinations and seek ways to mitigate the resulting traffic impacts on residential street systems.
- P18 Recognize the unique conditions along Beacon Avenue as it cuts diagonally across the regular north/south and east/west street grid and creates irregular intersections and difficulties for pedestrian crossings.
- P19 Enhance streetscapes on Beacon Avenue and provide pedestrian and bicycle improvements that will contribute to an improved image of the business district.
- P20 Encourage improvements on Beacon Avenue that enhance its functional use and physical appearance.

Open Space and Urban Design

- G8 An urban village that provides open space amenities and utilizes design guidelines for future development that benefits the neighborhood and contributes to a livable environment.
- G9 An urban village with a “sense of place” created through open space and urban design elements for residential areas and an improved overall business district image and identity.
- P21 Seek to create additional public open space amenities within the urban village through future public acquisition and encourage the inclusion of public open space in private development.
- P22 Recognize that public streets are part of the open space network within the urban village and strive to improve the physical character and quality of the key pedestrian streets.
- P23 Consider the development of pedestrian and bicycle trails through publicly owned greenbelts throughout North Beacon Hill.
- P24 Develop, through public programs and public/private partnerships, at key locations within the commercial core along Beacon Avenue, small civic open spaces, gateways, landscaped features and pedestrian streetscape amenities.

Parks & Recreation

- G10 A neighborhood with parks that serve the needs of both regional and local users.



- P25 Explore and support opportunities to increase usable open space in parks that serve the neighborhood, including at Jefferson Park.
- P26 Seek to preserve scenic views from parks located within the neighborhood.
- P27 Encourage opportunities for public art within the neighborhood's parks.



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:

Beacon Hill North Beacon Hill

- 2.

Amend Land Use Figure 1 and the Future Land Use Map to show the designation and boundaries of the North Beacon Hill Residential Urban Village, as shown on Attachment 5. Indicate North Beacon Hill 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

North Beacon Hill 550



**NORTH BEACON HILL CAPITAL FACILITIES AND UTILITIES INVENTORIES
AND ANALYSIS
AND NORTH BEACON HILL TRANSPORTATION ANALYSIS**



Table 1
Inventory for Facilities and Utilities Serving
North Beacon Hill Residential Urban Village

Facility Type	Name	Location	Capacity	Information Sources /Comments
Fire Station ²	SFD 13	3601 Beacon Av. S.	Engine Co., Battalion	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	Beacon Hill Elementary All 10 Middle Schools All 10 High Schools	2025 14th Avenue S.	325 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Beacon Hill Branch	2519 15th Av. S.	3327 sq. ft, 1990 population served 10,578, or .31 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks ⁴	Beacon Hill Playground	14th Av. S. & S. Holgate St.	3.0 ac: 2 Tennis courts, shelterhouse, basketball, play area, wading pool, 1 floodlit softball/football/soccer field	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989
Other ⁶	McClellan Place	S. McClellan & 16th Av. S.	0.1 ac: Street triangle	Urban Villages Open Space Analyses, Office of Management and Planning
	Stevens Place	Beacon Av. S. & 17th Av. S.	3.0 ac: Landscaped street triangle	
	Jose Rizal Park	12th Av. S. & S. Judkins St.	8.4 ac: Wooded area, sculpture, benches	
	Lewis Park	Between 15th Av. S. and Sturgus S.	1.4 ac: Wooded area	
	12th Av. S. Viewpoint Park	12th Av. S. & S. Forest St	1.07 ac: Lawn, benches, view	
	East Duwamish Green Belt community garden?	Beacon Hill east of I-5	4.47 acres: Wooded area	
Electrical power	South Substation	3839 4th Av. S.	288 Megawatts	P-Patch Program, Seattle Department of Housing and Human Services Seattle City Light, October 1996 This village is located in City Light's Southeast forecast area, which has a total capacity of 331 megawatts.

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

Facility Type	Name	Location	Capacity	Information Sources /Comments
Water	This village is located in the 440 pressure zone. "Main source" information. This area is normally served directly from the Cedar River Pipelines that pass through the area. There is no storage located at elevation that would routinely feed the area See Map for system locations. (Utilities Figure A4, Comprehensive Plan Appendix)		The pipe network was for the most part constructed in the early 1900s, 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 148-317 feet above sea level; static water pressure ranges from 53-127 pounds per square inch. ⁵ Pressures in this area are considered to be good. Corrosive soil conditions in this area could contribute to a deterioration in the supply pipes.
Drainage & Wastewater	This village is served by a Partially Separated system. 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.	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.

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: 150
 Expected 20-yr HH Growth: 550
 Land Area: 171 Acres

Table 2
Capital Facilities and Utilities Analysis
North Beacon Hill Residential Urban Village

Facility	Facilities needed to accommodate: 6-year growth ⁶	20-year growth	Comments
Fire	None	None expected at this time.	Fire Station #13, the closest to this urban village, had an average response time in 1996 of 4.12 minutes for emergency medical calls and 4.73 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 within this urban village meet industry standards, and are expected to for the next 6 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 for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere.
Electricity	None	A third transformer at the Creston-Nelson Substation and a future downtown substation will add capacity in the Southeast forecast area.	Phase Two of the School District's Building Excellence program calls for a Lunchroom/auditorium addition for Beacon Hill Elementary. Voters have not yet approved funds for this phase. 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 listed improvements, and demand is expected to be 343 megawatts. In both years, capacity is more than adequate to meet demand. Electrical demand from this village is estimated to increase by 0.2 annual average megawatts and 0.3 annual average megawatts in a peak hour in 6 years.
Water	None	None expected at this time.	Hill Unit at 2107 14 Ave S; unit substations should be de-energized by 2003 and removed by 2005. Current peak day demand estimate: 0.6 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 0.7 mgd or 8% increase. Peak day demand estimate in 20 years: 0.8 mgd or 27% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed. Potential Future Improvements: Improvements to the grid could include more east-west flow capacity, possibly around S. Hill St. Gradual renewal of this aging system could include a new main. Preliminary estimate \$436,000.

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

<p>Facility Drainage and Waste-water</p>	<p>Facilities needed to accommodate: 6-year growth⁶ 20-year growth</p> <p>No new facilities are expected because of new growth.</p>	<p>Comments</p> <p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events. Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p>
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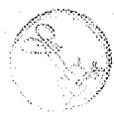


Table 3
Transportation Analysis⁷ for
North Beacon Hill Residential Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Beacon Ave S.	Holgate overpass - 14th Ave S.	Minor	Eastbound	0.9	1.0
			Westbound	0.7	0.8
Beacon Ave S.	14th Ave S. - S. Spokane St	Minor	Eastbound	0.8	1.1
			Westbound	0.7	0.8
15th Ave S.	S. Spokane St - Beacon Ave S.	Minor	Northbound	0.3	0.5
			Southbound	0.4	0.6
15th Ave S.	Beacon Ave S. - Golf Dr. S.	Minor	Northbound	0.3	0.5
			Southbound	0.4	0.6
14th Ave S.	Beacon Ave S. - Golf Dr. S.	Collector	Northbound	0.4	0.5
			Southbound	0.3	0.6
12th Ave S.	S. Massachusetts St - Golf Dr. S.	Collector	Northbound	0.1	0.1
			Southbound	0.2	0.2
17th Ave S.	Beacon Ave S. - S. Massachusetts St	Collector	Northbound	0.5	0.7
			Southbound	0.2	0.4
S. College St	14th Ave S. - 17th Ave S.	Collector	Eastbound	0.5	0.6
			Westbound	0.5	0.5
S. McClellan St	15th Ave S. - 17th Ave S.	Collector	Eastbound	0.4	0.5
			Westbound	0.4	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 N. Beacon Hill 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 below 1.0.*

Beacon Av. carries traffic from the S. Holgate overpass -- one of a limited number of arterials crossing I-5. This route serves through-traffic from the south Downtown area and Central/Southeast Seattle, as well as traffic to Beacon Hill. It has one lane per direction west of 15th Av. S.

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).



Transit service from Beacon Hill to downtown is provided along 14th Av. S., and service to the south is on 15th Av. S. and Beacon Av. S. Beacon Av. S. and 15th Av. S. north of Beacon Av. S. are designated as Transit Priority Streets in the Comprehensive Plan. There is no transit service across the Holgate overpass.

Future conditions: In the future scenarios, the entire portion of *Beacon Av. S.*, (with no cross-streets) west of 15th Av. S. is projected to have a V/C ratio of 1.0 or higher .

V/C ratios on all other arterial streets in the urban village are projected to be at or below 0.8.



ATTACHMENT 5

COMPREHENSIVE PLAN MAP AMENDMENTS — *Urban Village Boundaries*

North Beacon Hill Residential Urban Village



COMPREHENSIVE PLAN LAND USE APPENDIX B

ATTACHMENT 6



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
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 Villages ⁴									
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 or Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth or 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
North 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.
- 2 Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and employment growth.
- 3 Separate growth targets for the urban center villages within the University Community Urban Center are not adopted. In acting on the UCUC plan, the City Council reaffirmed the targets for the UCUC as a whole. No additional student housing growth according to UW General Physical Development Plan.
- 4 The areas to which numbers apply for land area, existing households and jobs, planning estimates and existing and planned densities for each hub and residential urban village are the unadopted village boundaries shown in Land Use Appendix A, above. Where adopted boundaries shown in Appendix A have been amended from the unadopted village boundary, acreage, existing households and employment, and densities may be different than indicated in this Appendix B.
- 5 Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.



AMENDMENTS TO COMPREHENSIVE PLAN - LAND USE POLICY L74

- L74** Permit consideration of rezoning areas currently-zoned single-family and meeting Land Use Code locational criteria for a single family designation to zoning more intense than SF 5000, only when all of the following conditions are met:
1. the land is within an urban village boundary provided for in a neighborhood plan adopted by the City Council and-the rezoning is provided for in a neighborhood plan adopted by the City Council.
 2. the area is within easy walking distance (five minutes or five blocks whichever is less) of designated principal commercial streets of an urban village.
 3. the quantity of land of such rezones, on a cumulative basis, does not exceed the quantity of land shown in Land Use Code Appendix C below.
 4. a. the rezone is to the small-lot zone, Lowrise Duplex Triplex zone, or Lowrise-1 zone designations only; or
b. the land to be rezoned is contiguous to an urban village commercial zone and the rezone is to a Neighborhood Commercial 30' zone designation with residential uses limited to Lowrise-1 density or-to a Lowrise-1/RC zone, designation only; except that within areas identified on Map P-1 of the adopted North Beacon Hill Neighborhood Plan, the rezone may be to any zone up to and including NC2/R-40; and
 5. the change is made through a rezone procedure.

DATE: October 18, 1999

TO: Councilmembers

FROM: Joyce C. Kling, Central Staff

SUBJECT: Divided Report of the Neighborhood Planning, Growth and Civic Engagement Committee: North Beacon Hill Urban Village Boundary C.B.112762

#6
CB 112762

The Planning Committee for the North Beacon Neighborhood Plan proposed three boundary changes. The Executive recommended two of them, but recommended against the third, which would eliminate an eight-block area now zoned Lowrise 3 from the north end of the residential urban village. The change in boundary would help enable a goal of the Planning Committee "to focus future public amenities, transportation and pedestrian improvements and capital facilities toward the 'heart' of the urban village" along Beacon Avenue and the commercial core. The boundary amendment was accompanied by a proposal to rezone properties in that area from Lowrise 3 to Lowrise 1 and three rezones to provide for increased mixed use residential density within the retail core.

The Executive recommended that this multi-family area remain within the urban village boundary, which is now adjacent to the Amazon.com site to the north, to provide sufficient capacity to meet the growth target for the village. The Executive forwarded all four rezones, but the Committee voted to recommend against the downzone to Lowrise 1, requesting code language to deal with scale and façade issues. The Committee also voted to recommend to defer Rezone IV, which would upzone six single-family areas near the retail core, to Station Area Planning. Thus, two rezones resulting in only a small increase in dwelling unit capacity are recommended.

The net effect is that the change in the boundary would result in a dwelling unit capacity of 699 dwelling units, 24 units fewer than the proposed growth target in the Comprehensive Plan.

Majority Report (Council President Donaldson, Neighborhood Steward, and Councilmember Licata)

Amend the boundary as proposed by the Executive to remove the area from South Judkins Street to South Massachusetts Street, and amend statement of intent 7 as follows:

WHEREAS, the North Beacon Hill Plan is consistent with the goals and policies of Seattle's Comprehensive Plan and any minimal difference between growth targets and unit capacity is expected to be resolved during the station area planning process for this area or be otherwise resolved through future amendment;

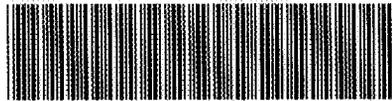


The community validated a plan that removes an area containing low density development, much of it single family, from the residential urban village. The intent is to encourage more dense mixed-use development closer to the heart of the village and to preserve the smaller scale and lower density existing in much of the northern end of the village, avoiding a shift in neighborhood character that might otherwise occur given the changing nature of activity in the area. Any small shortage of dwelling unit capacity can be addressed as part of Station Area Planning, and, if necessary, through a subsequent amendment of the Comprehensive Plan.

Minority Report (Councilmember Conlin, Neighborhood Planning, Growth and Civic Engagement Committee Chair)

Adopt the boundary as recommended by the Executive. The purpose of a residential urban village is to function as a compact residential neighborhood with a mix of housing types, supporting a moderately dense population. The configuration as proposed by the Executive recognizes existing patterns of development and the contiguity of the new commercial development at the northern boundary, which may well contribute to the continuing growth of the village. Adopting the boundary as proposed will avoid any even minor inconsistency with growth targets, and legislation to regulate development standards appropriate to the area should meet most of the concerns expressed by the community.





19991118001582

PAGE 001 OF 004
11/18/1999 15:00
KING COUNTY, WA

Return Address:

CITY OF SEATTL MISC 11.00

Seattle City Clerk's Office

600 4th Avenue, Room 104

Seattle, WA 98104

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

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

1. ORDINANCE #119713

Re - _____ of document.

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

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

1.City of Seattle

Additional names on page----of document.

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

1.N/A

2.

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

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

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

Assessor Tax # not yet assigned.

1999 111 8001582

ORDINANCE 119713

1
2
3 AN ORDINANCE relating to the North Beacon Hill Neighborhood Plan; amending the
4 Seattle Comprehensive Plan to incorporate portions of the North Beacon Hill
5 Neighborhood Plan, and amending the Official Land Use Map, Title 23 of the Seattle
6 Municipal Code, to reflect the boundaries of the North Beacon Hill Residential Urban
7 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 North Beacon Hill Residential
13 Urban Village was formed in 1997, for the purposes of preparing a plan for the North
14 Beacon Hill 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 North Beacon Hill Neighborhood Plan; and

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

22 WHEREAS, the North Beacon Hill Plan is consistent with the goals and policies of Seattle's
23 Comprehensive Plan, and any minimal difference between growth targets and unit
capacity is expected to be resolved during the station area planning process for this
area or be otherwise resolved through future amendment; and

WHEREAS, a SEPA checklist on the North Beacon Hill Plan was prepared and a
Determination of Non-significance was issued on July 8th, 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,



1999 111 8001582

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

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

- 4 A. The Table of Contents of the Neighborhood Plans Volume of the Comprehensive
5 Plan is hereby amended to add North Beacon Hill, as shown in Attachment 1.
6 B. The North Beacon Hill Neighborhood Plan goals and policies, as shown in
7 Attachment 2 to this Ordinance, are hereby incorporated into the Neighborhood
8 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
11 North Beacon Hill Residential Urban Village.
12 D. The capital facilities and utilities inventory and analyses and transportation analyses
13 shown in Attachment 4 to this Ordinance are hereby incorporated into the
14 Neighborhood Plans Volume, North Beacon Hill section, of the Comprehensive
15 Plan.
16 E. The following maps are hereby amended to reflect the final designation and
17 boundaries of the North Beacon Hill Residential Urban Village, as shown in
18 Attachment 5 to this Ordinance:
19 • Future Land Use Map
20 • Land Use Figure 1
21 • Land Use Figure A-1
22 A new Land Use Figure, containing a large scale map of the North Beacon Hill
23 Residential Urban Village is hereby added to the Land Use Element, as shown in
24 Attachment 5 to this ordinance.
25 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the
26 North Beacon Hill Residential Urban Village, as shown in Attachment 6 to this
27 Ordinance.
28 G. Policy L74 in the Comprehensive Plan is hereby amended, as shown in Attachment 7
29 of this Ordinance.

30 **Section 2.** The Official Land Use Map, Section 23.32.016, Seattle Municipal
31 Code, is amended to reflect the boundaries of the North Beacon Hill Residential Urban



1999 111 8001582

JPC:jpc
North Beacon alternate cp ordinance final.doc
October 25, 1999
(Ver.2)

1 Village as depicted on Attachment 5 to this Ordinance.

2 Section 3. Pursuant to SMC 23.47.009 (D), single-purpose residential structures
3 within the North Beacon Hill Residential Urban Village shall continue to be permitted by
4 conditional use.

5 Section 4. This ordinance shall take effect and be in force thirty (30) days from
6 and after its approval by the Mayor, but if not approved and returned by the Mayor within
7 ten (10) days after presentation, it shall take effect as provided by Municipal Code Section
8 1.04.020.

9 Passed by the City Council the 25th day of October, 1999, and
10 signed by me in open session in authentication of its passage this 25th day of
11 October, 1999.

12 [Signature]
13 President of the City Council

14 Approved by me this 29th day of October, 1999.

15 [Signature]
16 Paul Schell, Mayor

17 Filed by me this 1st day of November, 1999.

18 [Signature]
19 City Clerk

(SEAL)

20 STATE OF WASHINGTON
21 COUNTY OF KING
22 CITY OF SEATTLE

} ss

23 I, JUSTICE E. PEPPER, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY
CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT
COPY OF Ordinance No. 119713



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

IN WITNESS WHEREOF, I HAVE PERSONALLY SET MY HAND AND AFFIXED
THE SEAL TO THE CITY OF SEATTLE, THIS 1st day of November, 1999

24 [Signature]
25 CITY CLERK

26 [Signature]
27 MARGARET CARTER
28 CITY CLERK

1999 111 8001582

STATE OF WASHINGTON - KING COUNTY

112087
City of Seattle, City Clerk

—ss.

No.

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:GRD 119713 IN FUL

was published on

11/18/99

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

11/18/99

M. O'Leary

Notary Public for the State of Washington
residing in Seattle

City of Seattle

ORDINANCE 119713

AN ORDINANCE relating to the North Beacon Hill Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions of the North Beacon Hill Neighborhood Plan, and amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the North Beacon Hill 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 28965, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, the organizing committee of citizens from the North Beacon Hill Residential Urban Village was formed in 1991 for the purposes of preparing a plan for the North Beacon Hill 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 North Beacon Hill Neighborhood Plan; and

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

WHEREAS, the North Beacon Hill Plan is consistent with the goals and policies of Seattle's Comprehensive Plan, and any minimal difference between growth targets and unit capacity is expected to be resolved during the station area planning process for this area or be otherwise resolved through future amendment; and

WHEREAS, a SRPA checklist on the North Beacon Hill Plan was prepared and a Determination of Non-significance was issued on July 24, 1993; 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 North Beacon Hill, as shown in Attachment 1.

B. The North Beacon Hill Neighborhood Plan goals and policies, as shown in Attachment 2 to this Ordinance, are hereby