

Ordinance No. 119111

*new*

Council Bill No. 112211

AN ORDINANCE amending the Seattle Comprehensive Plan to adopt goals and policies for the Crown Hill Ballard Urban Villages and to confirm the designation of the Ballard Hub Urban Village and the Crown Hill Residential Urban Village

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

Council  
Council

*Legis Department*

Committee Action:

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

*Do Pass as Amended (4-0)*

*8-17-98 Full Council Action: Pass*

|  |   |
|--|---|
| Date Introduced: JUN 15 1998             |   |
| Date 1st Referred: JUN 15 1998           | To: (committee) Neighborhoods, Growth Planning and Civic Engagement Committee                   |
| Date Re - Referred:                      | To: (committee)   |
| Date Pe - Referred:                      | To: (committee)   |
| Date of Final Passage: 8-17-98           | Full Council Vote: 9-0  |
| Date Presented to Mayor: 8-17-98         | Date Approved: AUG 19 1998  |
| Date Returned to City Clerk: AUG 19 1998 | Date Published: 30<br>T.S. <input checked="" type="checkbox"/><br>P.T. <input type="checkbox"/> |
| Date Vetoed by Mayor:                    | Date Veto Published:  |
| Date Passed Over Veto:                   | Veto Sustained:   |

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

Law Dept. Review

OMP Review

City Clerk Review

Electronic Copy Load

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: CONLIN  
Councilmember

*Law Department*

**Committee Action:**

\_\_\_\_\_  
\_\_\_\_\_  
*Do Pass no amendment (4-0)*  
*8-17-98 Full Council Action: Passed 9-0*  
\_\_\_\_\_  
\_\_\_\_\_

This file is complete and ready for presentation to Full Council. Committee: *Richard Conlin*  
(initial/date)

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

NOTICE IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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Hub

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T.O.  
F.T.

ORDINANCE 119111

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2  
3 AN ORDINANCE amending the Seattle Comprehensive Plan to adopt goals and policies  
4 for the Crown Hill/Ballard Urban Villages and to confirm the designation of the  
5 Ballard Hub Urban Village and the Crown Hill Residential Urban Village.  
6

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

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

13 WHEREAS, the Crown Hill/Ballard community, in collaboration with the City of Seattle,  
14 undertook an inclusive neighborhood planning process that resulted in the preparation  
15 of a number of recommended goals, policies, and action items; and  
16

17 WHEREAS, the Crown Hill/Ballard Neighborhood Planning Association was formed and  
18 incorporated in September, 1995, for the purpose of preparing a plan for these urban  
19 villages as designated in the Seattle Comprehensive Plan; and  
20

21 WHEREAS, stakeholders in this community elected a Board of Directors and worked with  
22 City staff and consultants to develop specific plan recommendations; and  
23

24 WHEREAS, a community-wide validation process was conducted to familiarize stakeholders  
25 with the plan and assess community support for it; and  
26

27 WHEREAS, the Crown Hill/Ballard Plan is consistent with the goals and policies of Seattle's  
28 Comprehensive Plan; and  
29

30 WHEREAS, a SEPA checklist on the Plan has been prepared and a Determination of Non-  
31 significance was issued on April 30, 1998; and  
32

33 WHEREAS, the Council finds that the proposed amendments are consistent with the Growth  
34 Management Act, and will protect and promote the health, safety and welfare of the  
35 general public; and  
36

37 WHEREAS, it is the intent of the City Council that those neighborhood plan provisions  
38 adopted into the Comprehensive Plan's neighborhood plan attachments constitute  
39 'adopted neighborhood plans' which shall be taken into consideration in rezone review  
40 pursuant to SMC 23.34.008D2; NOW THEREFORE

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BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Seattle Comprehensive Plan, as adopted by Ordinance 117221 and last amended by Ordinance 119047, is hereby amended as follows:

- A. The Table of Contents of the Neighborhood Plans Volume of the Comprehensive Plan is hereby amended to add Crown Hill/Ballard, as shown in Attachment 1.
- B. The Crown Hill/Ballard Plan goals and policies, as shown in Attachment 2 to this ordinance, are hereby incorporated into the Neighborhood Plans Volume of the Comprehensive Plan.
- C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in Attachment 3 to this ordinance to confirm the designation and growth targets for the Crown Hill Residential Urban Village and the Ballard Hub Urban Village.
- D. The Neighborhood Plans Volume, Crown Hill/Ballard Section, is hereby amended to include the capital facilities and utilities inventory and analyses and transportation analyses shown in Attachment 4 to this ordinance.
- E. The Future Land Use Map is hereby amended to reflect the final designation and boundaries of the Crown Hill Residential Urban Village and the Ballard Hub Urban Village. In addition, the following maps reflect the same changes, as well as the confirmation of designation of two neighborhood anchors, as shown in Attachment 5 to this ordinance:
  - Land Use Figure 1
  - Land Use Figure A-1
- F. Land Use Appendix B is hereby amended to reflect the final growth targets for the Ballard Hub Urban Village and the Crown Hill Residential Urban Village, as shown in Attachment 6 to this ordinance.

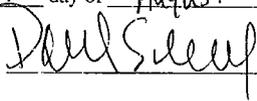
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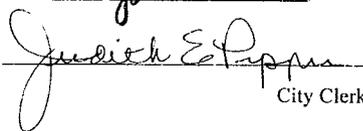
1 Section 2. Residential use in single-purpose residential development within  
2 commercial zones in the Crown Hill and Ballard Urban Villages, established by adoption of  
3 this ordinance, shall continue to be permitted by conditional use. Further, the densities  
4 permitted for the residential use in single-purpose residential structures within the Crown Hill  
5 and Ballard Urban Villages shall be as established in SMC Subsection 23.47.009D1.

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

9 Passed by the City Council the 17<sup>th</sup> day of August, 1998, and  
10 signed by me in open session in authentication of its passage this 17<sup>th</sup> day of  
11 August, 1998.

12  
13   
14 President of the City Council

15 Approved by me this 19<sup>th</sup> day of August, 1998.  
16   
17 Mayor

18 Filed by me this 19 day of August, 1998.  
19   
20 City Clerk

21 (Seal)

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**LIST OF ATTACHMENTS**

|                     |  |
|---------------------|--|
| <b>ATTACHMENT 1</b> | TABLE OF CONTENTS  |
| <b>ATTACHMENT 2</b> | CROWN HILL/BALLARD GOALS AND POLICIES  |
| <b>ATTACHMENT 3</b> | AMENDMENTS TO THE COMPREHENSIVE PLAN LAND<br>USE ELEMENT                               |
| <b>ATTACHMENT 4</b> | CAPITAL FACILITIES AND UTILITIES INVENTORY AND<br>ANALYSES AND TRANSPORTATION ANALYSES |
| <b>ATTACHMENT 5</b> | COMPREHENSIVE PLAN MAP AMENDMENTS:<br>LAND USE FIGURE 1<br>LAND USE FIGURE A-1         |
| <b>ATTACHMENT 6</b> | COMPREHENSIVE PLAN LAND USE APPENDIX B   |

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ATTACHMENT 1

THE CITY OF SEATTLE COMPREHENSIVE PLAN  
NEIGHBORHOOD PLANS

Table of Contents

Ballard Interbay Northend Manufacturing/Industrial Center

Crown Hill/Ballard

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ATTACHMENT 2

**Crown Hill/Ballard Neighborhood Specific Goals and Policies**

**Economic Development**

- G1: A defined, vital, accessible mixed use core with residential and commercial activity in the Ballard Hub Urban Village and Crown Hill Residential Urban Village.
- CH/B 1: Employ economic development strategies that build on Ballard's history and welcome the variety of traditions represented in the area's population and businesses to create a family-friendly neighborhood that offers the best of Seattle living.
- CH/B 2: Improve the attractiveness of the business areas in the Ballard Hub Urban Village and the Crown Hill Residential Urban Village to businesses, residents and shoppers through creation of pleasant streetscapes and public spaces.
- CH/B 3: Strive to create a mix of locally-owned, unique businesses and regional and national retailers.
- CH/B 4: Encourage tourists visiting the Ballard Locks to patronize businesses in the neighborhood.

**Residential Development**

- G2: A community with housing types that range from single family to moderate density multifamily.
- G3: A civic complex in the core of the Ballard Hub Urban Village that incorporates moderate density housing as well as public open space and other public and private services.
- CH/B5: Accommodate the majority of new housing units and increases in density in the central areas of the Ballard and Crown Hill urban villages.
- CH/B6: Maintain the physical character of the single family-zoned areas in the Crown Hill/Ballard plan area.

**Transportation**

- G4: A transportation system that supports residential, commercial and civic activity in the core of the Ballard and Crown Hill urban villages, and encourages people to use transit and non-motorized transportation modes.
- CH/B7: Improve mobility for people using all modes of transportation to, within and around the Ballard Hub Urban Village to increase retail, commercial and civic activity. Improve mobility for people using all modes of transportation to, within, and around the Crown Hill Urban Village to serve the residents and businesses there.
- CH/B8: Emphasize accessibility by transit, bicycle and pedestrians in the downtown Ballard area.
- CH/B9: Preserve the function of 15th Avenue NW as a principal arterial and a major truck street, but strive to overcome the street as a barrier that isolates the neighborhood

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areas to the east and west from each other and to improve its contribution to the visual character of Crown Hill and Ballard.

- CH/B10: Strive to improve the pedestrian environment along NW Market Street while retaining its function as a principal arterial.
- CH/B11: Take advantage of present and future economic, cultural and open space developments to enhance the bicycle and pedestrian network.
- CH/B12: Work with the Regional Transit Authority and King County/Metro to ensure that Ballard residents and businesses are served by the Regional Transit Authority and King County/Metro systems.

#### **Recreation and Open Space**

- G5: A neighborhood with open space, parks and recreation sites connected by a network of "green links," that offer a full range of active and passive recreational opportunities to area residents and visitors, throughout Crown Hill/Ballard.
- CH/B13: Increase the range of recreation opportunities and types of open space available in the neighborhood. Encourage the development of new facilities, including, but not limited to passive parks, tennis courts, basketball courts, ballfields, play areas, marine and shoreline parks, pedestrian-friendly walkways, trails (including the Burke-Gilman), and gateways.
- CH/B14: Enhance existing open space and recreation sites and facilities throughout Crown/Hill Ballard.
- CH/B15: Create opportunities for people to experience the natural environment through the preservation of publicly-owned forested areas, encouraging community gardening (P-patches), and tree planting on private property and in the public right-of-way, and creating access to views and waterways.

#### **Arts and Culture**

- G7 A rich, diverse and accessible cultural life that serves as the basis for neighborhood identity and helps build a livable community.
- CH/B16: Promote Ballard as a hub of arts, culture and entertainment.
- CH/B17: Engage in cultural activities that promote community revitalization and historic preservation.
- CH/B18: Encourage the development of indoor and outdoor facilities in which cultural activities can take place.
- CH/B19: Address the lack of affordable live/work spaces for artists and others in Seattle through promoting the adaptive reuse of historic buildings in the Ballard Landmark District and other nearby areas as appropriate.
- CH/B20: Seek to attract industrial uses that could have a symbiotic relationship with the local arts community, including but not limited to, glass blowing facilities, welding and metalwork shops, facilities that recycle materials into usable objects, woodworking facilities, or large-scale ceramics.
- CH/B21: Define and promote Crown Hill/Ballard's identity by establishing a series of welcoming gateways, such as landscaped areas or artworks, at key entry points to the neighborhood.

**Human Services**

- G7: A caring community that nurtures and supports all its members, particularly the most vulnerable, including children, youth and the elderly.
- CH/B22: Create a strong network with multiple access points that link neighborhood organizations and service providers to fully utilize resources and to improve the awareness and use of services among those that need them in Crown Hill/Ballard.

**Capital Facilities and Utilities**

The goals and policies of the capital facilities and utilities elements of the Comprehensive Plan express vision of the Crown Hill/Ballard neighborhood.

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ATTACHMENT 3

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

L33: Preliminarily designate the following ~~seven~~ locations as hub urban villages (Land Use Figure 1), subject to future objective analysis in the neighborhood planning process:

- ~~1. Ballard~~
- ~~1.2. West Seattle Junction~~
- ~~2.3. Lake City~~
- ~~3.4. Fremont~~
- ~~4.5. Aurora at N 130th~~
- ~~5.6. Rainier Avenue/I-90~~
- ~~6.7. South Lake Union~~

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

- 1. Ballard

L44: (add new paragraph following existing policy)

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

- 1. Crown Hill

L54: (add new paragraph following existing policy)

Designate the following neighborhood anchor locations as shown on Land Use Figure 1, above:

- #5 24th Ave. NW @ NW 77th
- #7 6th Ave NW @ NE 75th

G36 (add new paragraphs following existing policy)

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

|                | <u>Residential Growth</u>       | <u>Employment Growth</u>  |
|----------------|---------------------------------|---------------------------|
| <u>Ballard</u> | <u>approx. 1,520 households</u> | <u>approx. 3,700 jobs</u> |

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

|                   | <u>Residential Growth</u>     |
|-------------------|-------------------------------|
| <u>Crown Hill</u> | <u>approx. 310 households</u> |

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ATTACHMENT 4

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

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**Inventory for Facilities and Utilities Serving  
Ballard Hub Urban Village**

| Facility Type             | Name   | Location                                  | Capacity  | Information Sources <sup>1</sup> /Comments  |
|---------------------------|--|---|---|---|
| Fire Station <sup>2</sup> | SFD 18   | 1521 NW Market St.                        | Engine Co., Ladder Co., Aid, Salvage, Battalion   | Seattle Fire Department   |
| Police Station            | North Precinct   | 10049 College Way N                       | 32.04 sq. mi. service area, 1990 population: 228,659  | Seattle Police Department<br>Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.   |
| Schools <sup>3</sup>      | Adams Elementary<br>West Woodland Elementary<br>All 10 Middle Schools<br>All 10 High Schools | 6110 28th Avenue NW<br>5601 4th Avenue NW | 450 students<br>450 students  | Seattle Public Schools' 1995-1996 Choices Seattle Public Schools, 1995 Seattle Public Schools database  |
| Library                   | Ballard Branch   | 5711 24th Ave. NW                         | 7296 sq. ft. 1990 population served 33,168, or .21 sq. ft/capita + .32 sq. ft/capita in citywide facilities | Seattle Public Library Statistical Report, EDL&A, December 1992   |
| Parks <sup>4</sup>        | Ballard Playground   | 6020 - 28th Ave. NW                       | 3.1 ac: 2 softball fields or 1 football/soccer field, play area   | Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989<br>Urban Villages Open Space Analyses, Office of Management and Planning |
|                           | Bergen Place   | NW Market St. & Leary Ave. NW             | 0.2 ac: Benches, awnings, mural   |   |
|                           | Marvin Gardens   | 22nd Ave. NW & Ballard Ave. NW            | 0.01 ac: Benches, planting, bell tower  |   |
|                           | Ballard Pool Tennis Courts   | 15th Av NW & NW 67th St                   | 0.9 ac: 4 floodlit tennis courts  |   |
|                           | Gilman Playground  | NW 54th St & 11th Av NW                   | 3.9 ac: Shelterhouse, 2 softball fields or 1 football/soccer field, play area, 2 tennis courts, roses       |   |
|                           | Hiram Chittenden Locks & Carl English Gardens (US Army Corps of Engineers)                   | 3400 Seaview Ave. NW                      | 7 ac: Locks, gardens, wooded areas, salmon ladder   |   |
| Other <sup>4</sup>        | Ballard Community Center   | 6020 - 28th Ave. NW                       | >10,000 sq. ft: Gym, kids room, crafts room, meeting room, game room, kitchen                               |   |
|                           | Ballard Swimming Pool  | 1471 NW 67th St.                          | 0.9 ac: Indoor pool   |   |

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

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

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

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

| Facility Type         | Name  | Location                  | Capacity   | Information Sources <sup>1</sup> /Comments  |
|-----------------------|---|---------------------------|--|---|
| Electrical Power      | Canal Substation  | 8th Ave. NW & NW 45th St. | 160 Megawatts  | Seattle City Light, October 1996<br>This village is located in City Light's Northwest forecast area, which has a total capacity of 390 megawatts.   |
| Water                 | This village is located in the 316 pressure zone. The water for this area comes from the Cedar River supply. Storage is provided in the Greenlake Reservoir (14th Ave. NE & NE 73rd St.) or Lincoln Reservoir (Nagel Pl. & E. Howell St.).<br><br>See Map for system locations. |                           | Greenlake Reservoir: 50 million gallons<br>Lincoln Reservoir: 21 million gallons<br><br>Supply mains were constructed primarily before 1949. Pipes are predominately of cast iron.   | Seattle Water Department, October-November, 1996<br>In this pressure zone, elevations range from 20-154 feet above sea level; static water pressure ranges from 70-128 pounds per square inch.<br><sup>5</sup> The minimum pressure in this area is considered very good.   |
| Drainage & Wastewater | This village is served by a Partially Separated system.<br>See Map for system locations.  |                           | 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. Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) are performed as needed which may enhance system capacity. | Seattle Drainage and Wastewater Utility, November 1996<br><br>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. |

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

**Capital Facilities and Utilities Analysis  
Ballard Hub Urban Village**

*Expected 6-yr. HH Growth: 415  
Expected 20-yr. HH Growth: 1,520  
Land Area: 425 Acres*

| Facility Type | Facilities needed to accommodate:   |  | Analysis   |
|---------------|---|--|--|
|               | 6-year growth <sup>6</sup>  | 20-year growth   |  |
| Fire          | None  | None expected at this time.  | Fire Station #18, the closest to this urban village, has an average response time of 3.66 minutes for emergency medical calls and 4.63 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. Response times for this station meet industry standards and are expected to for the next six years.  |
| Police        | None  | Additional precinct space may be required.   | In 1998 the Police Department will conduct a Police Precinct Planning Study intended to address the impacts of the shifting emphasis toward community policing techniques on the need for and nature of precinct-related facilities. The project will also contain an operational plan for precinct-based operations and a facilities plan for supporting those operations. Different facility requirements may be identified and planned for as a result of this study.   |
| Schools       | School facility expansions or improvements are not expected to be required as a result of growth in this village. |  | Seattle School district standard physical goals are as follows for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase One of the School District's Building Excellence program includes demolition, and all new construction of Ballard High School on an expanded site.   |
| Electricity   | None  | North Substation rebuild will replace two old transformers, and a fourth transformer at the Shoreline Substation will increase capacity in this forecast area. | Electrical demand from this village is estimated to increase by 1.7 annual average megawatts and 4.0 megawatts in a peak hour in 6 years.<br><br>This village is located in City Light's Northwest forecast area. In 6 years, capacity in this forecast area will be 390 megawatts, and demand is expected to be 293 megawatts. In 20 years, capacity in this forecast area will be 426 megawatts, and demand is expected to be 338 megawatts. In both years, capacity is more than adequate to meet demand.<br><br>Market Unit at 2826 NW Market is tentatively scheduled for de-energizing in 2000 and decommissioning in 2001-2002. |
| Water         | None  | None expected at this time.  | Current peak day demand estimate: 2.2 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 2.6 mgd or 18% increase. Peak day demand estimate in 20 years: 3.4 mgd or 53.5% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed.  |

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

| Facility Type           | Facilities needed to accommodate:                                    |                | Analysis   |
|-------------------------|--|----------------|--|
|                         | 6-year growth <sup>6</sup>   | 20-year growth |  |
| Drainage and Wastewater | No new facilities are expected to be required because of new growth. |                | <p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>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> |

**Transportation Analysis<sup>7</sup> for  
Ballard Hub Urban Village**

| Arterial                    | Segment                      | Arterial Class | Direction      | Existing V/C ratio | Forecast 2010 V/C ratio |
|-----------------------------|------------------------------|----------------|----------------|--------------------|-------------------------|
| 15th Ave. NW                | NW Leary Way - NW Market St. | Principal      | Northbound     | 1.1                | 1.2                     |
|                             |                              |                | Southbound     | 0.7                | 0.7                     |
| 15th Ave. NW                | NW Market St. - NW 65th St.  | Principal      | Northbound     | 1.1                | 1.2                     |
|                             |                              |                | Southbound     | 0.6                | 0.6                     |
| NW Market St. / NW 54th St. | 32nd Ave. NW - 24th Ave. NW  | Minor          | Eastbound      | 0.4                | 0.5                     |
|                             |                              |                | Westbound      | 0.5                | 0.6                     |
| NW Market St.               | 24th Ave. NW - 15th Ave. NW  | Principal      | Eastbound      | 0.5                | 0.6                     |
|                             |                              |                | Westbound      | 0.4                | 0.5                     |
| NW Market St.               | 15th Ave. NW - 8th Ave. NW   | Principal      | Eastbound      | 0.6                | 0.7                     |
|                             |                              |                | Westbound      | 0.5                | 0.6                     |
| NW 65th St.                 | 32nd Ave. NW - 24th Ave. NW  | Collector      | Eastbound      | 0.4                | 0.4                     |
|                             |                              |                | Westbound      | 0.5                | 0.6                     |
| NW 65th St.                 | 24th Ave. NW - 15th Ave. NW  | Minor          | Eastbound      | 0.8                | 0.8                     |
|                             |                              |                | Westbound      | 0.6                | 0.7                     |
| NW 65th St.                 | 15th Ave. NW - 8th Ave. NW   | Minor          | Eastbound      | 0.7                | 0.8                     |
|                             |                              |                | Westbound      | 0.6                | 0.6                     |
| Leary Ave. NW               | NW Market St. - NW Leary Way | Principal      | Northwestbound | 0.3                | 0.3                     |
|                             |                              |                | Southeastbound | 0.2                | 0.3                     |
| 24th Ave. NW                | NW Market St. - NW 65th St.  | Minor          | Northbound     | 0.5                | 0.5                     |
|                             |                              |                | Southbound     | 0.3                | 0.3                     |
| 20th Ave. NW                | Market St. NW - NW 65th St.  | Collector      | Northbound     | 0.5                | 0.6                     |
|                             |                              |                | Southbound     | 0.3                | 0.4                     |
| 14th Ave. NW                | NW 46th St. - NW Market St.  | Collector      | Northbound     | 0.6                | 0.8                     |
|                             |                              |                | Southbound     | 0.2                | 0.3                     |
| 14th Ave. NW                | NW Market St. - NW 65th St.  | Collector      | Northbound     | 0.4                | 0.6                     |
|                             |                              |                | Southbound     | 0.4                | 0.5                     |

The volume-to-capacity (V/C) ratio is an indicator of congestion. The table above shows existing V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for all arterials in the Ballard hub urban village. The existing V/C ratios are estimated from traffic counts collected in 1992 through 1995. Compare existing V/C ratios to the 2010 forecast to see the potential change over 20 years.

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

The 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:** *15th Ave. NW from NW Leary Way to NW 65th St. has a V/C ratio near 1.1. All other arterial streets have V/C ratios at or below 0.8.*

15th Ave. NW, NW Market St. east of 15th Ave. NW, and Leary Ave. NW are principal arterials. South of the urban village, 15th Ave. NW (Ballard Bridge) is one of six arterials/highways crossing the Ship Canal.

15th Ave. NW, NW Market St. east of 24th Ave. NW, Leary Ave. NW, and 24th Ave. NW are Transit Priority Network streets.

**Future conditions:** *The V/C ratio on 15th Ave. NW is projected to increase to above 1.1. All other arterials are projected to have V/C ratios at or below 0.8.*

**Inventory for Facilities and Utilities Serving  
Crown Hill Residential Urban Village**

| Facility Type             | Name  | Location   | Capacity   | Information Sources <sup>8</sup> /Comments  |
|---------------------------|---|--|--|---|
| Fire Station <sup>9</sup> | SFD 35  | 8729 15th Ave. NW  | Engine Co.   | Seattle Fire Department   |
| Police Station            | North Precinct  | 16049 College Way N.                                       | 32.04 sq. mi. service area, 1990 population 228,659  | Seattle Police Department<br>Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision. |
| Schools <sup>10</sup>     | North Beach Elementary<br>Whittier Elementary<br>Loyal Heights Elementary<br>All 10 Middle Schools<br>All 10 High Schools   | 9018 24th Ave. NW<br>7501 13th Ave. NW<br>2511 NW 80th St. | 275 students<br>475 students<br>350 students   | Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database   |
| Library                   | Greenwood Branch  | 8016 Greenwood Ave. N.                                     | 7094 sq. ft, 1990 pop served 23,342, or .30 sq. ft/capita + .32 sq. ft/capita in citywide facilities                                   | Seattle Public Library Statistical Report, EDL&A, December 1992   |
| Parks <sup>11</sup>       | Soundview Playfield   | NW 90th St. & 15th Ave. NW                                 | 10.5 ac: 2 Tennis courts, 3 softball fields and 1 baseball field, or 2 football/soccer fields, comfort station, play area, wading pool | Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning  |
| Electrical power          | Viewland-Hoffman substation   | 105th N & Fremont  | 214 Megawatts  | Seattle City Light, October 1996<br>This village is located in City Light's Northwest forecast area, which has a total capacity of 390 megawatts.                           |
| Water                     | The majority of this village is located in the 499 pressure zone, with some area in the 420 pressure zone. Water for this area comes from both the Cedar River and Tolt water supplies. Storage is provided by the Bitter Lake Reservoir (Linden Ave. NE & NE 143rd St.) and the Maple Leaf |  | Bitter Lake Reservoir: 21.5 million gallons<br>Maple Leaf Reservoir: 60 million gallons  | Seattle Water Department, October-November, 1996<br>In the 499 pressure zone, elevations range from 298-360 feet above sea level; static water pressure ranges              |

<sup>8</sup> For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.

<sup>9</sup> The nearest station is listed; Fire and Emergency Medical Services are generally provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to serious medical emergencies.

<sup>10</sup> Through the student assignment plan, the village is served by a number of designated regular elementary schools, and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.

<sup>11</sup> Parks and Other Resources shown are inside the village or within 1/8 mile of the unadopted village boundary.

| Facility Type         | Name  | Location | Capacity  | Information Sources <sup>12</sup> /Comments  |
|-----------------------|---|----------|---|--|
|                       | Reservoir (NE Roosevelt Way & NE 82nd St.).<br><br>See Map for system locations.  |          | The pipe network was mostly constructed between 1920-1950s. Pipes are predominately of cast iron.   | from 60-87 pounds per square inch. The minimum pressure in this area is considered very good. In the 420 pressure zone, elevations range from 282-317 feet above sea level; static water pressure ranges from 45-60 pounds per square inch. <sup>12</sup> The minimum pressure in this area is considered adequate.  |
| Drainage & Wastewater | The northern half of the village is served by a Separated system where there is a Ditch & Culvert drainage system; the southern half of the village is served by a Combined system.<br><br>This village is located in the Pipers Creek Drainage Basin, which covers about 1,835 acres. In the Pipers Creek basin, south of Holman Road the drainage is carried by an extensive pipe network that was constructed in the early 1960's. The area north of Holman Road is drained by ditches to Pipers Creek. Stormwater also enters the sanitary sewer system which empties to the Carkeek Wastewater Treatment Plant. Drains to Pipers Creek and Venema Creek empty into Puget Sound. Pipers Creek is the one of the few remaining functioning salmon streams in Seattle.<br><br>See Map for system locations. |          | In areas with ditch & culvert drainage systems, sewage systems are sized for full zoned development and capacity is considered adequate. Drainage systems in these areas occasionally lack adequate capacity. CIP projects to provide additional capacity are part of a 15-year program in the City's adopted Comprehensive Drainage Plan.<br><br>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. Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) are performed as needed which may enhance system capacity. | Seattle Drainage and Wastewater Utility, November 1996<br><br>Separate Sanitary and Stormwater System: A system where the sanitary wastes are transferred in one pipe, and roof and street runoff is carried in a separate pipe or through a ditch & culvert system.<br><br>Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe. |

<sup>12</sup> Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

**Capital Facilities and Utilities Analysis  
Crown Hill Residential Urban Village**

Expected 6-yr. HH Growth: 85  
Expected 20-yr. HH Growth: 310  
Land Area: 173 Acres

| Facility Type | Facilities needed to accommodate:   |  | Analysis   |
|---------------|---|--|--|
|               | 6-year growth <sup>13</sup>   | 20-year growth   |  |
| Fire          | None  | None expected at this time.  | Fire Station #35, the closest to this urban village, has an average response time of 3.49 minutes for emergency medical calls and 4.59 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. Response times for this station meet industry standards and are expected to for the next six years.  |
| Police        | None  | Additional precinct space may be required.   | In 1998 the Police Department will conduct a Police Precinct Planning Study intended to address the impacts of the shifting emphasis toward community policing techniques on the need for and nature of precinct-related facilities. The project will also contain an operational plan for precinct-based operations and a facilities plan for supporting those operations. Different facility requirements may be identified and planned for as a result of it's study.   |
| Schools       | School facility expansions or improvements are not expected to be required as a result of growth in this village. |  | Seattle School District standard physical goals are as follows for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase One of the School District's Building Excellence program includes demolition and all new construction of Whittier Elementary. Phase Two of the program calls for demolition and all new construction of Loyal Heights Elementary. Voters have not yet approved funds for this phase. |
| Electricity   | None  | North Substation rebuild will replace two old transformers, and a fourth transformer will be added to the Shoreline Substation, increasing capacity in this forecast area. | Electrical demand from this village is estimated to increase by 0.2 annual average megawatts and 0.6 megawatts in a peak hour in 6 years.<br><br>This village is located in City Light's Northwest forecast area. In 6 years, capacity in this forecast area will be 390 megawatts, and demand is expected to be 293 megawatts. In 20 years, capacity in this forecast area will be 426 megawatts, and demand is expected to be 338 megawatts. In both years, capacity is more than adequate to meet demand.<br><br>Olympic Unit at 8032 15 Ave. NW is tentatively scheduled for de-energizing in 2001, de-commissioning in 2002-2003.                           |
| Water         | None  | None expected at this time.  | Current peak day demand estimate: 0.71 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 0.76 mgd or 8% increase. Peak day demand estimate in 20 years: 0.89 mgd or 26% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed.  |

<sup>13</sup> An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

| Facility Type           | Facilities needed to accommodate:<br>6-year growth <sup>13</sup> 20-year growth | Analysis   |
|-------------------------|---|--|
| Drainage and Wastewater | No new facilities are expected to be required because of new growth.            | <p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>In areas with ditch &amp; culvert stormwater systems, sewage systems are sized for full zoned development; capacity is considered adequate to serve growth. Drainage system improvements in the Comprehensive Drainage Plan and on-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>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>See Pipers Creek Basin Plan in <i>1995 Comprehensive Drainage Plan Update</i>, Seattle Drainage and Wastewater Utility</p> |

**Transportation Analysis<sup>14</sup> for  
Crown Hill Residential Urban Village**

| Arterial     | Segment                        | Arterial Class | Direction      | Existing V/C ratio | Forecast 2010 V/C ratio |
|--------------|--------------------------------|----------------|----------------|--------------------|-------------------------|
| 15th Ave. NW | NW 80th St. -<br>Holman Rd NW  | Principal      | Northbound     | 0.9                | 1.1                     |
|              |                                |                | Southbound     | 0.7                | 0.8                     |
| 15th Ave. NW | Holman Rd NW -<br>NW 96th St.  | Collector      | Northbound     | 0.4                | 0.4                     |
|              |                                |                | Southbound     | 0.4                | 0.4                     |
| Holman Rd NW | 15th Ave. NW -<br>12th Ave. NW | Principal      | Northeastbound | 0.8                | 0.9                     |
|              |                                |                | Southwestbound | 0.5                | 0.6                     |
| NW 80th St.  | 24th Ave. NW -<br>15th Ave. NW | Minor          | Eastbound      | 0.4                | 0.4                     |
|              |                                |                | Westbound      | 0.5                | 0.5                     |
| NW 80th St.  | 15th Ave. NW -<br>8th Ave. NW  | Minor          | Eastbound      | 0.4                | 0.5                     |
|              |                                |                | Westbound      | 0.5                | 0.6                     |
| NW 85th St.  | 24th Ave. NW -<br>15th Ave. NW | Minor          | Eastbound      | 0.5                | 0.6                     |
|              |                                |                | Westbound      | 0.7                | 0.7                     |
| NW 85th St.  | 15th Ave. NW -<br>8th Ave. NW  | Principal      | Eastbound      | 0.6                | 0.6                     |
|              |                                |                | Westbound      | 0.7                | 0.7                     |

The volume-to-capacity (V/C) ratio is an indicator of congestion. The table above shows existing V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for all arterials in the Crown Hill residential urban village. The existing V/C ratios are estimated from traffic counts collected in 1992 through 1995. Compare existing V/C ratios to the 2010 forecast to see the potential change over 20 years.

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

<sup>14</sup> The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).

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:** *15th Ave. NW between NW 80th St. to Holman Rd. NW has a V/C ratio of approximately 0.9. All other arterial streets have V/C ratios at or below 0.8.*

15th Ave. NW south of Holman Rd. NW, Holman Rd. NW, and NW 85th St. east of 15th Ave. NW are principal arterials. Together, 15th Ave. NW and Holman Rd. NW provide a continuous arterial connecting Ballard and the Interbay area to North Seattle and I-5.

The three principal arterials in the Crown Hill urban village are also Transit Priority Network streets. In addition, NW 85th St. west of 15th Ave. NW is on the Transit Priority Network.

**Future conditions:** *The V/C ratio on 15th Ave. NW is projected to increase above 1.0, and the V/C ratio on Holman Rd NW is projected to increase to near 0.9. All other arterials are projected to have V/C ratios below 0.8.*

ATTACHMENT 5

**COMPREHENSIVE PLAN MAP AMENDMENTS:**

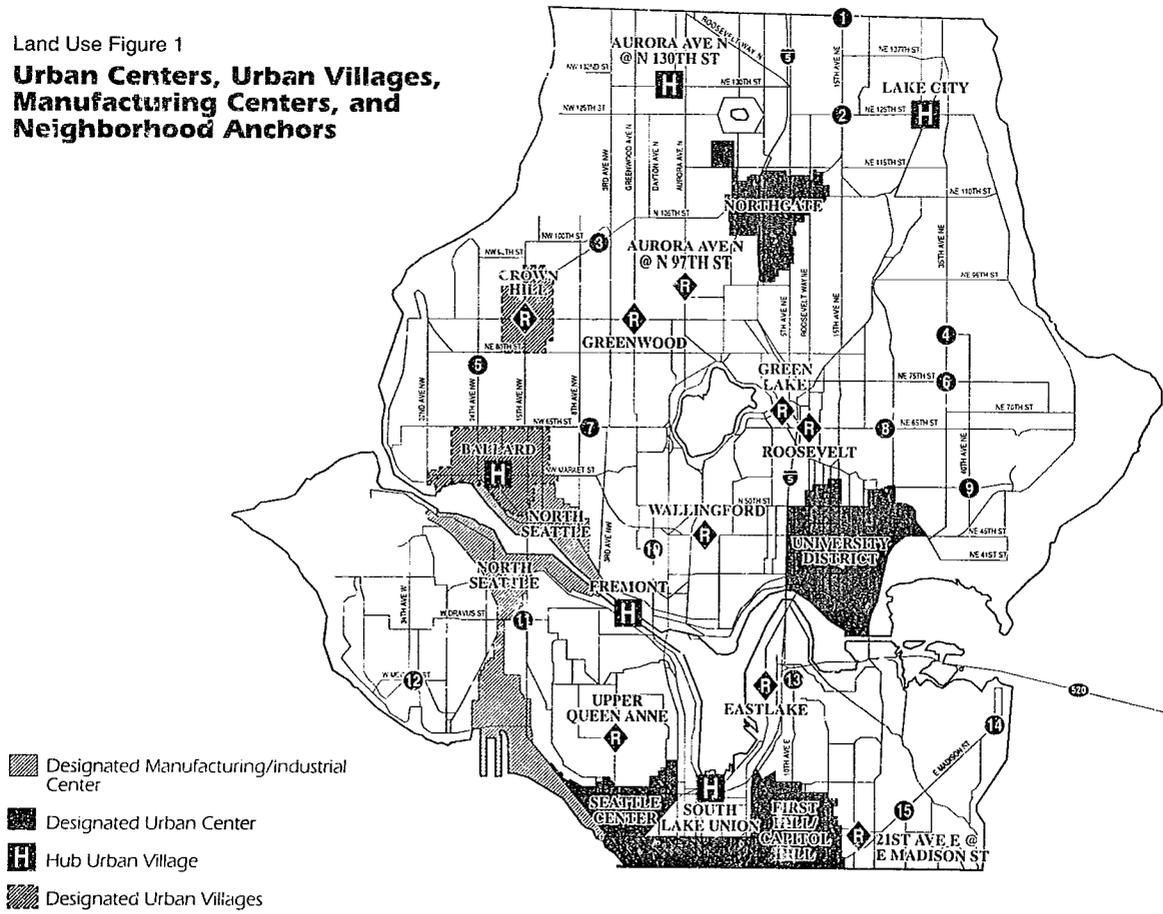
LAND USE FIGURE 1

LAND USE FIGURE A-1

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Land Use Figure 1

**Urban Centers, Urban Villages,  
Manufacturing Centers, and  
Neighborhood Anchors**



**R** Residential Urban Village

**17** Neighborhood Anchors

1. 15th Ave NE @ NE 145th St
2. 15th Ave NE @ NE 125th St
3. Holman Rd NW @ NW 100th St
4. 35th Ave NE @ NE 85th St
- \* 5. 24th Ave NW @ NW 77th St
- \* 6. 35th Ave NE @ NE 75th St
- \* 7. 6th Ave NW @ NW 65th St
8. Ravenna Ave NE @ NE 65th St
9. 40th Ave NE @ NE 55th St
10. Fremont Ave N @ N 43rd St
11. 16th Ave W @ W Dravus St
12. 33rd Ave W @ W McGraw St
13. 10th Ave E @ E Miller St
14. 42nd Ave E @ E Madison St
15. M.L. King Jr Way E @ E Madison St
16. 34th Ave E @ E Union St
17. 61st Ave SW @ Alki Ave SW
18. Delridge Way SW @ SW Andover St
19. Delridge Way SW @ SW Brandon St
20. Beacon Ave S @ S Columbia Way
21. 51st Ave S @ S Dawson St
22. 35th Ave SW @ SW Morgan St
23. 13th Ave S @ S Albro Pl
24. Rainier Ave S @ S Graham St
25. Delridge Way SW @ SW Sylvan Way

\* The designation of these neighborhood anchors has been confirmed.

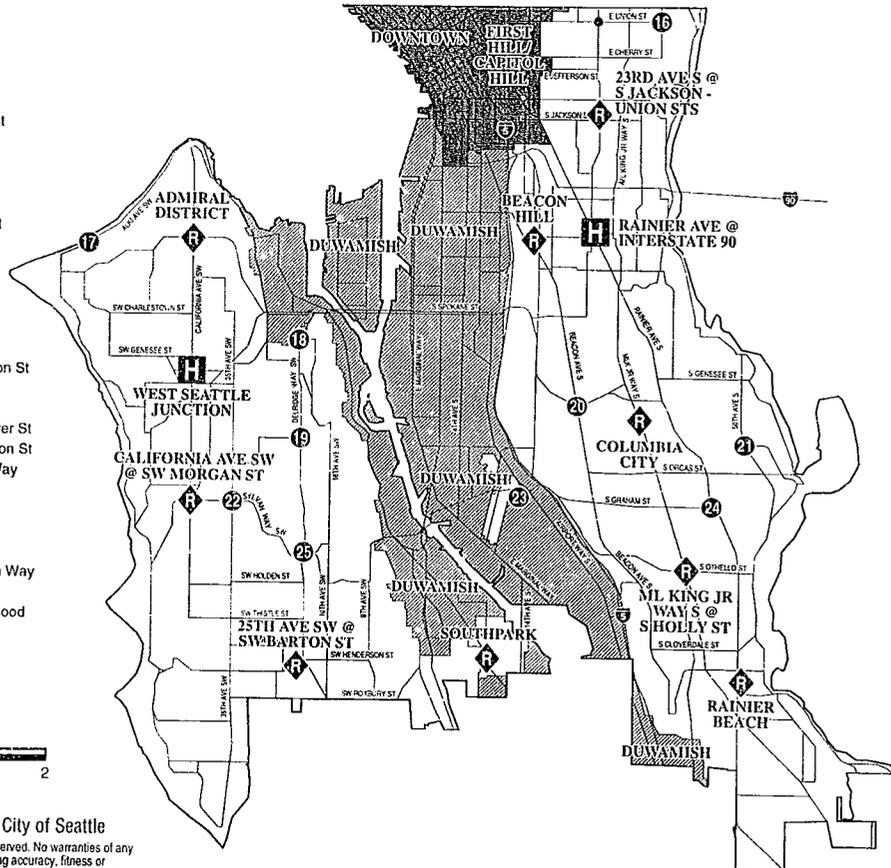


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Scale in Miles

Adopted July 25, 1994

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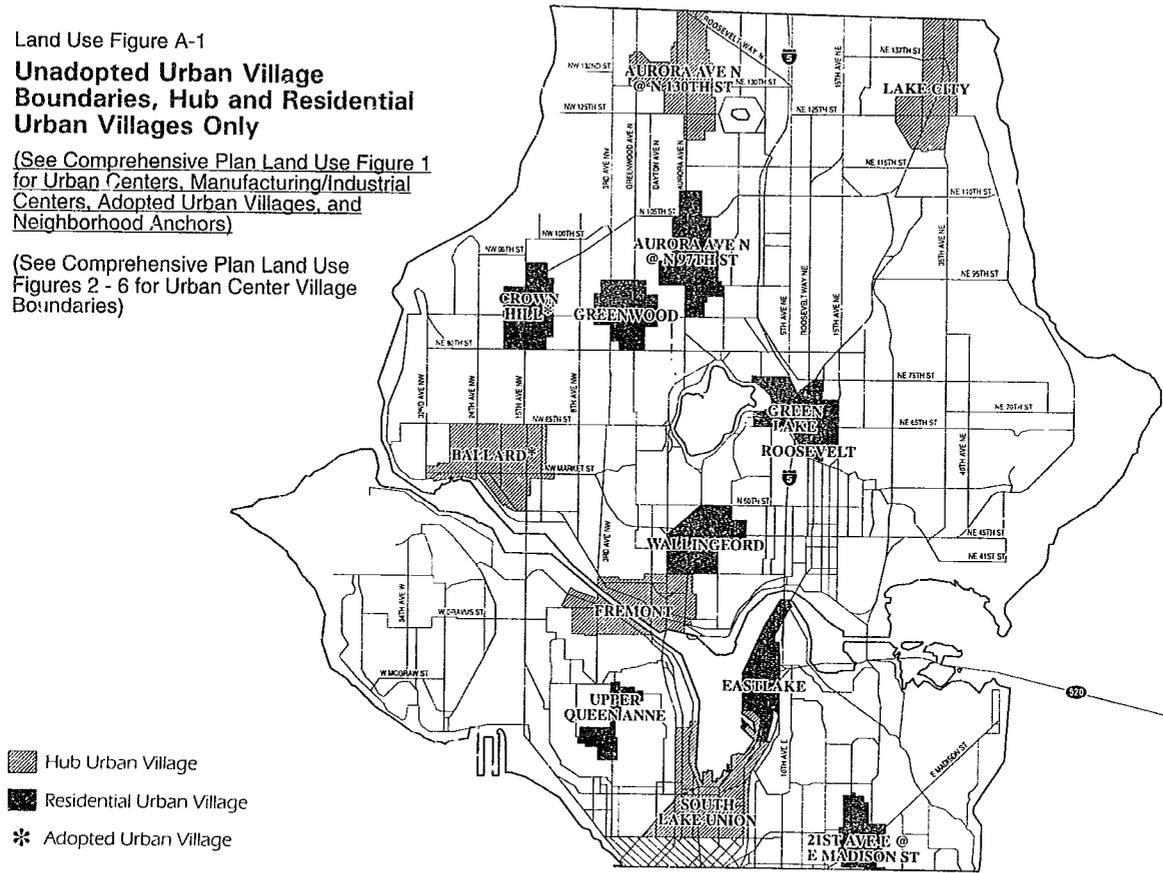
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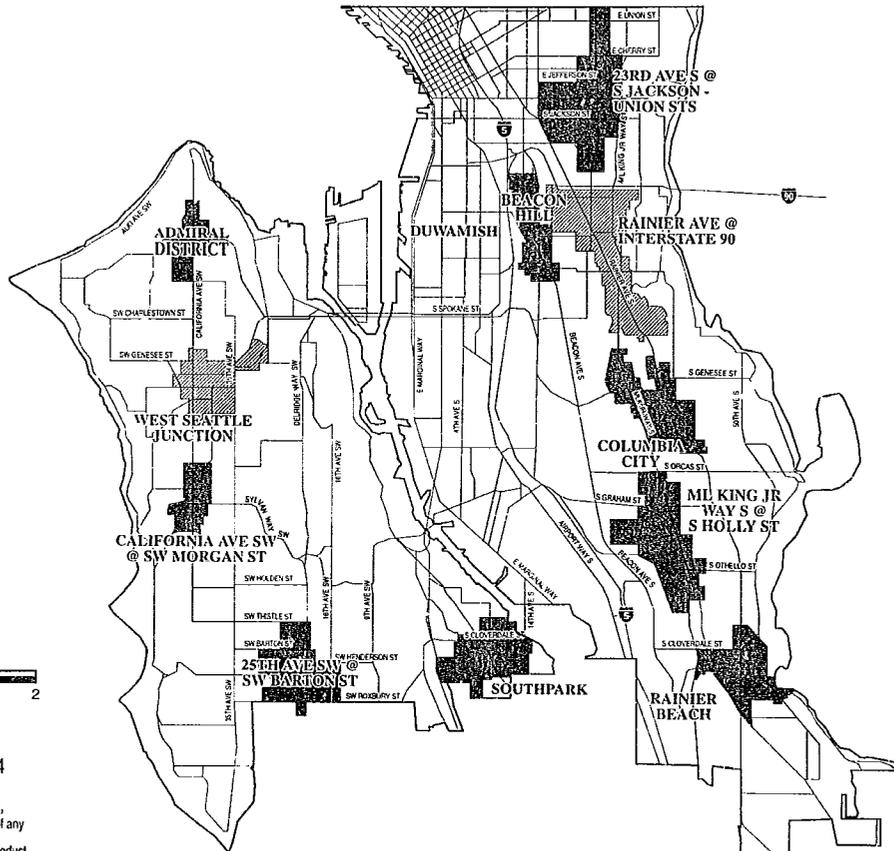
Land Use Figure A-1

**Unadopted Urban Village  
Boundaries, Hub and Residential  
Urban Villages Only**

(See Comprehensive Plan Land Use Figure 1  
for Urban Centers, Manufacturing/Industrial  
Centers, Adopted Urban Villages, and  
Neighborhood Anchors)

(See Comprehensive Plan Land Use  
Figures 2 - 6 for Urban Center Village  
Boundaries)





Adopted July 25, 1994

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**ATTACHMENT 6**

**COMPREHENSIVE PLAN LAND USE APPENDIX B**

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## LAND USE APPENDIX B

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

| Village                                    | Land Area in Acres | Households (HH) |                            |   |                        | Employment (Jobs) |                              |  |                        |
|--|--------------------|-----------------|----------------------------|---|------------------------|-------------------|------------------------------|--|------------------------|
|  |                    | Existing        | Existing Density (HH/Acre) | <i>Growth Target or Planning Estimate</i> (HH Growth) | Estimated 2010 Density | Existing          | Existing Density (Jobs/Acre) | <i>Growth Target or Planning Estimate</i> (Job Growth) | Estimated 2010 Density |
| <b>Urban Centers &amp; Center Villages</b> |                    |                 |                            |   |                        |                   |                              |  |                        |
| <b>Downtown Urban Center Total</b>         | <b>945</b>         | <b>7421</b>     | <b>7.9</b>                 | <b>NA<sup>1</sup></b>                                 | <b>23.4</b>            | <b>165119</b>     | <b>175</b>                   | <b>NA<sup>1</sup></b>                                  | <b>241</b>             |
| Denny Regrade Village                      | 216                | 3492            | 15.2                       | 6500  | 46.3                   | 22699             | 105                          | 4500   | 126                    |
| Westlake Village                           | 143                | 514             | 3.6                        | 3500  | 28.1                   | 22010             | 154                          | 23600  | 319                    |
| Commercial Core Village                    | 275                | 1435            | 5.2                        | 1300  | 9.9                    | 106823            | 388                          | 27000  | 487                    |
| Pioneer Square Village                     | 142                | 376             | 2.6                        | 2100 <sup>2</sup>                                     | 17.4                   | 9113              | 64                           | 4800 <sup>2</sup>                                      | 98                     |
| International District Village             | 169                | 1604            | 9.5                        | 1300  | 17.2                   | 4474              | 26                           | 2800   | 43                     |
| <b>First Hill/Cap. Hill Center Total</b>   | <b>912</b>         | <b>21673</b>    | <b>23.8</b>                | <b>NA<sup>1</sup></b>                                 | <b>30.0</b>            | <b>33393</b>      | <b>37</b>                    | <b>NA<sup>1</sup></b>                                  | <b>50</b>              |
| First Hill Village                         | 225                | 5896            | 26.2                       | 2400  | 36.9                   | 20626             | 85                           | 6100   | 119                    |
| Capitol Hill Village                       | 396                | 12450           | 31.4                       | 1980  | 36.4                   | 5284              | 13                           | 3000   | 21                     |
| Pike/Pine Village                          | 131                | 2349            | 18.0                       | 620   | 22.7                   | 3963              | 30                           | 1400   | 41                     |
| South Capitol Hill Village                 | 160                | 973             | 6.1                        | 540   | 9.5                    | 3520              | 22                           | 1200   | 30                     |
| <b>Univ. Dist. Urban Center Total</b>      | <b>770</b>         | <b>11611</b>    | <b>15.0</b>                | <b>NA<sup>1</sup></b>                                 | <b>17.8</b>            | <b>31427</b>      | <b>41</b>                    | <b>NA<sup>1</sup></b>                                  | <b>52</b>              |
| University Dist. NW Village                | 289                | 4324            | 14.9                       | 1630  | 20.5                   | 8625              | 30                           | 3000   | 40                     |
| University Village Village                 | 122                | 973             | 8.0                        | 480   | 12.0                   | 1580              | 13                           | 700  | 19                     |
| University Campus Village                  | 359                | 6313            | 17.6                       | 0 <sup>3</sup>  | 17.6                   | 21222             | 59                           | 4800   | 72                     |

## LAND USE APPENDIX B

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

| Village                                       | Land Area in Acres | Households (HH) |                            |   |                        | Employment (Jobs) |                              |  |                        |
|---|--------------------|-----------------|----------------------------|---|------------------------|-------------------|------------------------------|--|------------------------|
|   |                    | Existing        | Existing Density (HH/Acre) | <u>Growth Target or Planning Estimate</u> (HH Growth) | Estimated 2010 Density | Existing          | Existing Density (Jobs/Acre) | <u>Growth Target or Planning Estimate</u> (Job Growth) | Estimated 2010 Density |
| <b>Northgate Urb. Center Total</b>            | <b>410</b>         | <b>3291</b>     | <b>8.0</b>                 | <b>NA<sup>1</sup></b>                                 | <b>15.3</b>            | <b>11366</b>      | <b>28</b>                    | <b>NA<sup>1</sup></b>                                  | <b>50</b>              |
| <b>Sea. Center Urb. Center Total</b>          | <b>297</b>         | <b>3138</b>     | <b>10.6</b>                | <b>NA<sup>1</sup></b>                                 | <b>15.0</b>            | <b>19,000</b>     | <b>64</b>                    | <b>NA<sup>1</sup></b>                                  | <b>75</b>              |
| <b>Hub Urban Villages<sup>4</sup></b>         |                    |                 |                            |   |                        |                   |                              |  |                        |
| Ballard                                       | 323                | 4279            | 13.2                       | 1520  | 17.9                   | 3518              | 11                           | 3700   | 22                     |
| Fremont                                       | 339                | 3766            | 11.1                       | 820   | 13.5                   | 6937              | 20                           | 1700   | 25                     |
| Lake City                                     | 310                | 2740            | 8.8                        | 1400  | 13.3                   | 2827              | 9                            | 2900   | 18                     |
| W. Seattle Junction                           | 225                | 1835            | 8.2                        | 1100  | 13.0                   | 3108              | 14                           | 2300   | 24                     |
| Aurora Ave N @ 130th St                       | 344                | 2271            | 6.6                        | 1260  | 10.3                   | 4027              | 12                           | 2800   | 20                     |
| Rainier Ave @ I-90                            | 415                | 2043            | 4.9                        | 1200  | 7.8                    | 3371              | 8                            | 3500   | 17                     |
| South Lake Union                              | 446                | 461             | 1.0                        | 1700 <sup>5</sup>                                     | 4.8                    | 15230             | 34                           | 4500   | 44                     |
| <b>Residential Urban Villages<sup>4</sup></b> |                    |                 |                            |   |                        |                   |                              |  |                        |
| Aurora N @ 97th St                            | 288                | 2106            | 7.3                        | 900   | 10.4                   | NA                | NA                           | NA   | NA                     |
| Greenwood                                     | 202                | 1283            | 6.4                        | 350   | 8.1                    | NA                | NA                           | NA   | NA                     |
| Upper Queen Anne                              | 103                | 1063            | 10.3                       | 300   | 13.2                   | NA                | NA                           | NA   | NA                     |
| Eastlake                                      | 205                | 2423            | 11.8                       | 380   | 13.6                   | NA                | NA                           | NA   | NA                     |
| 23rd Ave S @ S Jackson St                     | 485                | 3186            | 6.6                        | 900   | 8.4                    | 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) | <i>Growth Target or Planning Estimate</i> (HH Growth) | Estimated 2010 Density | Existing          | Existing Density (Jobs/Acre) | <i>Growth Target or Planning Estimate</i> (Job Growth) | Estimated 2010 Density |
| Admiral District          | 103                | 798             | 7.8                        | 340   | 11.1                   | NA                | NA                           | NA   | NA                     |
| Green Lake                | 107                | 1439            | 13.4                       | 400   | 17.2                   | NA                | NA                           | NA   | NA                     |
| Roosevelt                 | 160                | 1007            | 6.3                        | 340   | 8.4                    | NA                | NA                           | NA   | NA                     |
| Wallingford               | 245                | 1973            | 8.1                        | 200   | 8.9                    | NA                | NA                           | NA   | NA                     |
| Rainier Beach             | 227                | 1482            | 6.5                        | 740   | 9.8                    | NA                | NA                           | NA   | NA                     |
| Columbia City             | 313                | 1639            | 5.2                        | 740   | 7.6                    | NA                | NA                           | NA   | NA                     |
| SW Barton St @ 25th Ave S | 278                | 1654            | 6.0                        | 700   | 8.5                    | NA                | NA                           | NA   | NA                     |
| Beacon Hill               | 171                | 1844            | 10.8                       | 550   | 14.0                   | NA                | NA                           | NA   | NA                     |
| Crown Hill                | 173                | 929             | 5.4                        | 310   | 7.2                    | NA                | NA                           | NA   | NA                     |
| MLK Jr Wy S @ Holly St    | 380                | 1247            | 3.3                        | 800 <sup>6</sup>                                      | 5.4                    | NA                | NA                           | NA   | NA                     |
| South Park                | 264                | 997             | 3.8                        | 350   | 5.1                    | NA                | NA                           | NA   | NA                     |
| 21st Ave E @ E Madison St | 145                | 1486            | 10.3                       | 400   | 13.0                   | NA                | NA                           | NA   | NA                     |
| California @ SW Morgan St | 139                | 1104            | 8.0                        | 300   | 10.1                   | NA                | NA                           | NA   | NA                     |

## LAND USE ELEMENT APPENDIX B

### Footnotes

- 1 Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for 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 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 Eighty percent of the current zoning capacity in South Lake Union can accommodate 1,700 households. To guide the Seattle Commons planning effort, the long-term residential planning estimate for the area is a total of 4,900 households. It is assumed that the 3,200 households that presently cannot be accommodated in the area will be accommodated elsewhere in the city where there is available zoning capacity until necessary zoning changes can be made under the Seattle Commons Plan.
- 6 Because of the potential for redevelopment of the Holy Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.

City of Seattle  
Strategic Planning Office

Lizanne Lyons, Director  
Paul Scheil, Mayor

COPY



MEMORANDUM

Date: June 3, 1998

TO: Councilmember Sue Donaldson, President  
Seattle City Council

FROM: Norm Schwab, Assistant Director, Strategic Planning Office  
Karma Ruder, Director, Neighborhood Planning Office

SUBJECT: Crown Hill/Ballard Neighborhood Plan Approval and Adoption Package (Revised)

Included in this transmittal is the Approval and Adoption Package for the Crown Hill/Ballard neighborhood planning area. Attached to this memorandum, for your information, are an Executive Report, a summary of the outreach activities of this planning effort, and Comprehensive Plan consistency checklists for the Ballard and Crown Hill Urban Villages.

Since the presentation to the Neighborhoods and Neighborhood Planning Committee on May 26, 1998, the plan has gone through community validation and we have been working with the Neighborhood Planning Association to resolve some unresolved issues. Changes to the Approval and Adoption Package since the briefing are listed in the Executive Report.

The package includes:

1. A proposed Plan Approval Resolution to recognize the Crown Hill/Ballard neighborhood plan and approve a matrix of Executive responses to the plan's recommended activities to implement the plan. The Crown Hill/Ballard Neighborhood Planning Association has prepared a variety of documents, listed as attachments to the Resolution, and a one-page, 11"x17" summary entitled, *Crown Hill/Ballard Neighborhood Plan*, which is also attached.
2. A proposed Comprehensive Plan Amendment Ordinance to:
  - confirm the designations, boundaries and growth targets of the Ballard Hub Urban Village and the Crown Hill Residential Urban Village;
  - confirm the designation of two neighborhood anchors; and
  - incorporate Crown Hill/Ballard goals and policies, capital facilities and utilities inventories and analyses and transportation analyses for the two urban villages into the Neighborhood Plans volume of the Comprehensive Plan.

The Crown Hill/Ballard Approval and Adoption Matrix is divided into three sections:

- *Key or integrated strategies*, through which a neighborhood indicates to the City which recommendations are pivotal to the plan's success. Generally, these strategies have a geographic or

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Memo to Councilmember Donaldson  
June 3, 1998  
Page 2

thematic focus, and the specific recommendations in them are linked. The Executive's response focuses on the steps needed to implement these strategies.

- *Specific Activities for Near-Term Implementation* represent additional discrete, clearly described, recommendations that the neighborhood would like to see carried out in the next 3-5 years. For the Crown Hill/Ballard Matrix, you will notice that several columns have been shaded. The Crown Hill/Ballard Neighborhood Planning Association did not provide any information for these columns.
- *Activities for Longer Term Implementation* need to be further defined in order for the City to implement them.

A second ordinance will be coming to you in the near future proposing to implement the new density limits for single purpose residential development in neighborhood commercial zones in the Crown Hill/Ballard planning area. We have been working with DCLU, Council Central staff and Councilmember Conlin to determine how this issue should be addressed.

We wish to thank the members of the Crown Hill/Ballard Neighborhood Planning Association for their hard work.

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

#### Attachments

cc: All Councilmembers  
Mayor Paul Schell  
Deputy Mayor Tom Byers  
Denna Cline, Mayors Office  
Lizanne Lyons, Strategic Planning Office  
Jim Diers, Department of Neighborhoods  
Marty Curry, Planning Commission  
Geri Beardsley, Council Central Staff  
Bob Morgan, Council Central Staff  
Bob Tobin, Law Department  
Tom Miller, Crown Hill/Ballard Neighborhood Planning Association.

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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 last amended by Ordinance \_\_\_\_\_, is hereby amended as follows:

- 4
- 5 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive  
6 Plan is hereby amended to add Crown Hill/Ballard, as shown in Attachment 1.
- 7
- 8 B. The Crown Hill/Ballard Plan goals and policies, as shown in Attachment 2 to this  
9 Ordinance, are hereby incorporated into the Neighborhood Plans volume of the  
10 Comprehensive Plan.
- 11
- 12 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in  
13 Attachment 3 to this Ordinance to confirm the designation and growth targets for the  
14 Crown Hill Residential Urban Village and the Ballard Hub Urban Village.
- 15
- 16 D. The Neighborhood Plans volume, Crown Hill/Ballard section, is hereby amended to  
17 include the capital facilities and utilities inventory and analyses and transportation  
18 analyses shown in Attachment 4 to this Ordinance.
- 19
- 20 E. The Future Land Use Map is hereby amended to reflect the final designation and  
21 boundaries of the Crown Hill Residential Urban Village and the Ballard Hub Urban  
22 Village. In addition, the following maps reflect the same changes, as well as the  
23 confirmation of designation of two neighborhood anchors, as shown in Attachment 5  
to this Ordinance:
- Land Use Figure 1
  - Land Use Figure A-1

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1 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the  
2 Ballard Hub Urban Village and the Crown Hill Residential Urban Village, as shown  
in Attachment 6 to this Ordinance.

3 Section 2. This ordinance shall take effect and be in force thirty (30) days after  
4 after its approval by the Mayor, but if not approved and returned by the Mayor within ten  
5 (10) days after presentation, it shall take effect as provided by Municipal Code Section  
6 1.04.020.

7 Passed by the City Council the \_\_\_ day of \_\_\_\_\_, 1998, and signed by me in open  
8 session in authentication of its passage this \_\_\_ day of \_\_\_\_\_, 1998.

9  
10  
11 \_\_\_\_\_  
President \_\_\_\_\_ of the City Council

12 Approved by me this \_\_\_ day of \_\_\_\_\_, 1998.

13  
14 \_\_\_\_\_  
Mayor

15  
16  
17 Filed by me this \_\_\_ day of \_\_\_\_\_, 1998.

18  
19 \_\_\_\_\_  
City Clerk

20 (Seal)

21

22

23

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ATTACHMENT 1

THE CITY OF SEATTLE COMPREHENSIVE PLAN  
NEIGHBORHOOD PLANS

Table of Contents

Ballard Interbay Northend Manufacturing/Industrial Center

Crown Hill/Ballard

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ATTACHMENT 2

**Crown Hill/Ballard Neighborhood Specific Goals and Policies**

**Economic Development**

- G1: A defined, vital, accessible mixed use core with residential and commercial activity in the Ballard Hub Urban Village and Crown Hill Residential Urban Village.
- CH/B 1: Employ economic development strategies that build on Ballard's history and welcome the variety of traditions represented in the area's population and businesses to create a family-friendly neighborhood that offers the best of Seattle living.
- CH/B 2: Improve the attractiveness of the business areas in the Ballard Hub Urban Village and the Crown Hill Residential Urban Village to businesses, residents and shoppers through creation of pleasant streetscapes and public spaces.
- CH/B 3: Strive to create a mix of locally-owned, unique businesses and regional and national retailers.
- CH/B 4: Encourage tourists visiting the Ballard Locks to patronize businesses in the neighborhood.

**Residential Development**

- G2: A community with housing types that range from single family to moderate density multifamily.
- G3: A civic complex in the core of the Ballard Hub Urban Village that incorporates moderate density housing as well as public open space and other public and private services.
- CH/B 5: Accommodate the majority of new housing units and increases in density in the core areas of the Ballard and Crown Hill urban villages.
- CH/B 6: Maintain the physical character of the single family-zoned areas outside the core areas of the Ballard and Crown Hill urban villages.

**Transportation**

- G4: A transportation system that supports residential, commercial and civic activity in the core of the Ballard and Crown Hill urban villages, and encourages people to use transit and non-motorized transportation modes.
- CH/B 7: Improve mobility for people using all modes of transportation to, within and around the Ballard Hub Urban Village to increase retail, commercial and civic activity and within, around and to the Crown Hill Urban village to serve the residents and businesses there.
- CH/B 8: Emphasize accessibility by transit, bicycle and pedestrians in the downtown Ballard area.
- CH/B 9: Preserve the function of 15th Avenue NW as a principal arterial and a major truck street, but strive to overcome the street as a barrier that isolates the neighborhood areas to the east and west from each other and to improve its contribution to the visual character of Crown Hill and Ballard.

- CH/B 10: Strive to improve the pedestrian environment along NW Market Street while retaining its function as a principal arterial.
- CH/B 11: Take advantage of present and future economic, cultural and open space developments to enhance the bicycle and pedestrian network.
- CH/B 12: Ensure that Ballard residents and businesses are served by the Regional Transit Authority and King County/Metro systems.

**Recreation and Open Space**

- G5: A neighborhood with open space, parks and recreation sites connected by a network of "green links," that offer a full range of active and passive recreational opportunities to area residents and visitors, throughout Crown Hill/Ballard.
- CH/B 13: Increase the range of recreation opportunities and types of open space available in the neighborhood through the development of new facilities, including, but not limited to passive parks, tennis courts, basketball courts, ballfields, play areas, marine and shoreline parks, pedestrian-friendly walkways, trails (including the Burke-Gilman), and gateways.
- CH/B 14: Enhance existing open space and recreation sites and facilities throughout Crown/Hill Ballard.
- CH/B 15: Create opportunities for people to experience the natural environment through the preservation of publicly-owned forested areas, encouraging community gardening (P-patches), and tree planting on private property and in the public right-of-way, and creating access to views and waterways.

**Arts and Culture**

- G6: A rich, diverse and accessible cultural life that serves as the basis for neighborhood identity and helps build a livable community.
- CH/B 16: Promote Ballard as a hub of arts, culture and entertainment.
- CH/B 17: Engage in cultural activities that promote community revitalization and historic preservation.
- CH/B 18: Encourage the development of indoor and outdoor facilities in which cultural activities can take place.
- CH/B 19: Address the lack of affordable live/work spaces for artists and others in Seattle through promoting the adaptive reuse of historic buildings in the Ballard Landmark District and other nearby areas as appropriate.
- CH/B 20: Seek to attract industrial uses that could have a symbiotic relations with the local arts community, including but not limited to, glass blowing facilities, welding and metalwork shops, facilities that recycle materials into usable objects, woodworking facilities, or large-scale ceramics.
- CH/B 21: Define and promote Crown Hill/Ballard's identity by establishing a series of welcoming gateways, such as landscaped areas or artworks, at key entry points to the neighborhood.

**Human Services**

- G7: A caring community that nurtures and supports all its members, particularly the most vulnerable, including children, youth and the elderly.

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CH/B 22: Create a strong network with multiple access points that link neighborhood organizations and service providers to fully utilize resources and to improve the awareness and use of services among those that need them in Crown Hill/Ballard.

**Capital Facilities and Utilities**

The goals and policies of the capital facilities and utilities elements of the Comprehensive Plan express vision of the Crown Hill/Ballard neighborhood.

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

L33: Preliminarily designate the following ~~seven~~ locations as hub urban villages (Land Use Figure 1), subject to future objective analysis in the neighborhood planning process:

- ~~1. Ballard~~
- ~~1.2. West Seattle Junction~~
- ~~2.3. Lake City~~
- ~~3.4. Fremont~~
- ~~4.5. Aurora at N 130th~~
- ~~5.6. Rainier Avenue/I-90~~
- ~~6.7. South Lake Union~~

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

- L. Ballard

L44: (add new paragraph following existing policy)

Designate residential urban villages as shown on Land Use Figure 1, above.

L54: (add new paragraph following existing policy)

Designate neighborhood anchor locations as shown on Land Use Figure 1, above.

G36 (add new paragraphs following existing policy)

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

|         | <u>Residential Growth</u> | <u>Employment Growth</u> |
|---------|---------------------------|--------------------------|
| Ballard | approx. 1,520 households  | approx. 3,700 jobs       |

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

|            | <u>Residential Growth</u> |
|------------|---------------------------|
| Crown Hill | approx. 310 households    |

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ATTACH 3

ATTACHMENT 4

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

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**Inventory for Facilities and Utilities Serving  
Ballard Hub Urban Village**

| Facility Type             | Name   | Location                                  | Capacity  | Information Sources/Comments  |
|---------------------------|--|---|---|---|
| Fire Station <sup>1</sup> | SFD 18   | 1521 NW Market St.                        | Engine Co., Ladder Co., Aid, Salvage, Battalion   | Seattle Fire Department   |
| Police Station            | North Precinct   | 10049 College Way N.                      | 32.04 sq. mi. service area, 1990 population 228,659   | Seattle Police Department<br>Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.   |
| Schools <sup>2</sup>      | Adams Elementary<br>West Woodland Elementary<br>All 10 Middle Schools<br>All 10 High Schools | 6110 28th Avenue NW<br>5601 4th Avenue NW | 450 students<br>450 students  | Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database   |
| Library                   | Ballard Branch   | 5711 24th Ave. NW                         | 7296 sq. ft, 1990 population served 33,168, or .31 sq. ft/capita + .32 sq. ft/capita in citywide facilities | Seattle Public Library Statistical Report, EDL&A, December 1992   |
| Parks <sup>3</sup>        | Ballard Playground   | 6020 - 28th Ave. NW                       | 3.1 ac: 2 softball fields or 1 football/soccer field, play area   | Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989<br>Urban Villages Open Space Analyses, Office of Management and Planning |
|                           | Bergen Place   | NW Market St. & Leary Ave. NW             | 0.2 ac: Benches, awnings, mural   |   |
|                           | Marvin Gardens   | 22nd Ave. NW & Ballard Ave. NW            | 0.01 ac: Benches, planting, bell tower  |   |
|                           | Ballard Pool Tennis Courts   | 15th Av NW & NW 67th St                   | 0.9 ac: 4 floodlit tennis courts  |   |
|                           | Gilman Playground  | NW 54th St & 11th Av NW                   | 3.9 ac: Shelterhouse, 2 softball fields or 1 football/soccer field, play area, 2 tennis courts, roses       |   |
|                           | Hiram Chittenden Locks & Carl English Gardens (US Army Corps of Engineers)                   | 3400 Seaview Ave. NW                      | 7 ac: Locks, gardens, wooded areas, salmon ladder   |   |
| Other <sup>4</sup>        | Ballard Community Center   | 6020 - 28th Ave. NW                       | >10,000 sq. ft: Gym, kids room, crafts room, meeting room, game room, kitchen                               |   |
|                           | Ballard Swimming Pool  | 1471 NW 67th St.                          | 0.9 ac: Indoor pool   |   |

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

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

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

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

| Facility Type         | Name  | Location                  | Capacity  | Information Sources /Comments   |
|-----------------------|---|---------------------------|---|---|
| Electrical Power      | Canal Substation  | 8th Ave. NW & NW 45th St. | 160 Megawatts   | Seattle City Light, October 1996<br>This village is located in City Light's Northwest forecast area, which has a total capacity of 390 megawatts.   |
| Water                 | This village is located in the 316 pressure zone. The water for this area comes from the Cedar River supply. Storage is provided in the Greenlake Reservoir (14th Ave. NE & NE 73rd St.) or Lincoln Reservoir (Nagel Pl. & E. Howell St.).<br><br>See Map for system locations. |                           | Greenlake Reservoir: 50 million gallons<br>Lincoln Reservoir: 21 million gallons<br><br>Supply mains were constructed primarily before 1949. Pipes are predominately of cast iron.  | Seattle Water Department, October-November, 1996<br>In this pressure zone, elevations range from 20-154 feet above sea level; static water pressure ranges from 70-128 pounds per square inch. <sup>5</sup><br>The minimum pressure in this area is considered very good.   |
| Drainage & Wastewater | This village is served by a Partially Separated system. See Map for system locations.   |                           | 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. Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) are performed as needed which may enhance system capacity. | Seattle Drainage and Wastewater Utility, November 1996<br><br>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. |

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

**Capital Facilities and Utilities Analysis  
Ballard Hub Urban Village**

Expected 6-yr. HH Growth: 415  
Expected 20-yr. HH Growth: 1,520  
Land Area: 425 Acres

| Facility Type | Facilities needed to accommodate:   |  | Analysis   |
|---------------|---|--|--|
|               | 6-year growth <sup>6</sup>  | 20-year growth   |  |
| Fire          | None  | None expected at this time.  | Fire Station #18, the closest to this urban village, has an average response time of 3.66 minutes for emergency medical calls and 4.63 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. Response times for this station meet industry standards and are expected to for the next six years.  |
| Police        | None  | Additional precinct space may be required.   | In 1998 the Police Department will conduct a Police Precinct Planning Study intended to address the impacts of the shifting emphasis toward community policing techniques on the need for and nature of precinct-related facilities. The project will also contain an operational plan for precinct-based operations and a facilities plan for supporting those operations. Different facility requirements may be identified and planned for as a result of this study.   |
| Schools       | School facility expansions or improvements are not expected to be required as a result of growth in this village. |  | Physical goals for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase One of the School District's Building Excellence program includes demolition, and all new construction of Ballard High School on an expanded site.   |
| Electricity   | None  | North Substation rebuild will replace two old transformers, and a fourth transformer at the Shoreline Substation will increase capacity in this forecast area. | Electrical demand from this village is estimated to increase by 1.7 annual average megawatts and 4.0 megawatts in a peak hour in 6 years.<br><br>This village is located in City Light's Northwest forecast area. In 6 years, capacity in this forecast area will be 390 megawatts, and demand is expected to be 293 megawatts. In 20 years, capacity in this forecast area will be 426 megawatts, and demand is expected to be 338 megawatts. In both years, capacity is more than adequate to meet demand.<br><br>Market Unit at 2826 NW Market is tentatively scheduled for de-energizing in 2000 and decommissioning in 2001-2002. |
| Water         | None  | None expected at this time.  | Current peak day demand estimate: 2.2 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 2.6 mgd or 18% increase. Peak day demand estimate in 20 years: 3.4 mgd or 53.5% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed.  |

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

| Facility Type           | Facilities needed to accommodate:                     |                | Analysis   |
|-------------------------|---|----------------|--|
|                         | 6-year growth <sup>6</sup>                            | 20-year growth |  |
| Drainage and Wastewater | No new facilities are expected because of new growth. |                | <p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>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> |

**Transportation Analysis<sup>7</sup> for  
Ballard Hub Urban Village**

| Arterial                    | Segment                      | Arterial Class | Direction      | Existing V/C ratio | Forecast 2010 V/C ratio |
|-----------------------------|------------------------------|----------------|----------------|--------------------|-------------------------|
| 15th Ave. NW                | NW Leary Way - NW Market St. | Principal      | Northbound     | 1.1                | 1.2                     |
|                             |                              |                | Southbound     | 0.7                | 0.7                     |
| 15th Ave. NW                | NW Market St. - NW 65th St.  | Principal      | Northbound     | 1.1                | 1.2                     |
|                             |                              |                | Southbound     | 0.6                | 0.6                     |
| NW Market St. / NW 54th St. | 32nd Ave. NW - 24th Ave. NW  | Minor          | Eastbound      | 0.4                | 0.5                     |
|                             |                              |                | Westbound      | 0.5                | 0.6                     |
| NW Market St.               | 24th Ave. NW - 15th Ave. NW  | Principal      | Eastbound      | 0.5                | 0.6                     |
|                             |                              |                | Westbound      | 0.4                | 0.5                     |
| NW Market St.               | 15th Ave. NW - 8th Ave. NW   | Principal      | Eastbound      | 0.6                | 0.7                     |
|                             |                              |                | Westbound      | 0.5                | 0.6                     |
| NW 65th St.                 | 32nd Ave. NW - 24th Ave. NW  | Collector      | Eastbound      | 0.4                | 0.4                     |
|                             |                              |                | Westbound      | 0.5                | 0.6                     |
| NW 65th St.                 | 24th Ave. NW - 15th Ave. NW  | Minor          | Eastbound      | 0.8                | 0.8                     |
|                             |                              |                | Westbound      | 0.6                | 0.7                     |
| NW 65th St.                 | 15th Ave. NW - 8th Ave. NW   | Minor          | Eastbound      | 0.7                | 0.8                     |
|                             |                              |                | Westbound      | 0.6                | 0.6                     |
| Leary Ave. NW               | NW Market St. - NW Leary Way | Principal      | Northwestbound | 0.3                | 0.3                     |
|                             |                              |                | Southeastbound | 0.2                | 0.3                     |
| 24th Ave. NW                | NW Market St. - NW 65th St.  | Minor          | Northbound     | 0.5                | 0.5                     |
|                             |                              |                | Southbound     | 0.3                | 0.3                     |
| 20th Ave. NW                | Market St. NW - NW 65th St.  | Collector      | Northbound     | 0.5                | 0.6                     |
|                             |                              |                | Southbound     | 0.3                | 0.4                     |
| 14th Ave. NW                | NW 46th St. - NW Market St.  | Collector      | Northbound     | 0.6                | 0.8                     |
|                             |                              |                | Southbound     | 0.2                | 0.3                     |
| 14th Ave. NW                | NW Market St. - NW 65th St.  | Collector      | Northbound     | 0.4                | 0.6                     |
|                             |                              |                | Southbound     | 0.4                | 0.5                     |

The volume-to-capacity (V/C) ratio is an indicator of congestion. The table above shows existing V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for all arterials in the Ballard hub urban village. The existing V/C ratios are estimated from traffic counts collected in 1992 through 1995. Compare existing V/C ratios to the 2010 forecast to see the potential change over 20 years.

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

The 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:** *15th Ave. NW from NW Leary Way to NW 65th St. has a V/C ratio near 1.1. All other arterial streets have V/C ratios below 0.8.*

15th Ave. NW, NW Market St. east of 15th Ave. NW, and Leary Ave. NW are principal arterials. South of the urban village, 15th Ave. NW (Ballard Bridge) is one of six arterials/highways crossing the Ship Canal.

15th Ave. NW, NW Market St. east of 24th Ave. NW, Leary Ave. NW, and 24th Ave. NW are Transit Priority Network streets.

**Future conditions:** *The V/C ratio on 15th Ave. NW is projected to increase to above 1.1. All other arterials are projected to have V/C ratios below 0.8.*

**Inventory for Facilities and Utilities Serving  
Crown Hill Residential Urban Village**

| Facility Type             | Name  | Location   | Capacity   | Information Sources/Comments  |
|---------------------------|---|--|--|---|
| Fire Station <sup>9</sup> | SFD 35  | 8729 15th Ave. NW  | Engine Co.   | Seattle Fire Department   |
| Police Station            | North Precinct  | 10049 College Way N.                                       | 32.04 sq. mi. service area, 1990 population 228,659  | Seattle Police Department<br>Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.   |
| Schools <sup>10</sup>     | North Beach Elementary<br>Whittier Elementary<br>Loyal Heights Elementary<br>All 10 Middle Schools<br>All 10 High Schools   | 9018 24th Ave. NW<br>7501 13th Ave. NW<br>2511 NW 80th St. | 275 students<br>475 students<br>350 students   | Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995<br>Seattle Public Schools database  |
| Library                   | Greenwood Branch  | 8016 Greenwood Ave. N.                                     | 7094 sq. ft, 1990 pop served 23,342, or .30 sq. ft/capita vs .32 sq. ft/capita in citywide facilities                                  | Seattle Public Library Statistical Report, EDL&A, December 1992   |
| Parks <sup>11</sup>       | Soundview Playfield   | NW 90th St. & 15th Ave. NW                                 | 10.5 ac: 2 Tennis courts, 3 softball fields and 1 baseball field, or 2 football/soccer fields, comfort station, play area, wading pool | Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989<br>Urban Villages Open Space Analyses, Office of Management and Planning |
| Electrical power          | Viewland-Hoffman substation   | 105th N & Fremont  | 214 Megawatts  | Seattle City Light, October 1996<br>This village is located in City Light's Northwest forecast area, which has a total capacity of 390 megawatts.                             |
| Water                     | The majority of this village is located in the 499 pressure zone, with some area in the 420 pressure zone. Water for this area comes from both the Cedar River and Tolt water supplies. Storage is provided by the Bitler Lake Reservoir (Linden Ave. NE & NE 143rd St.) and the Maple Leaf |  | Bitler Lake Reservoir: 21.5 million gallons<br>Maple Leaf Reservoir: 60 million gallons  | Seattle Water Department, October-November, 1996<br>In the 499 pressure zone, elevations range from 298-360 feet above sea level; static water pressure ranges                |

<sup>8</sup> For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.

<sup>9</sup> The nearest station is listed; Fire and Emergency Medical Services are generally provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to serious medical emergencies.

<sup>10</sup> Through the student assignment plan, the village is served by a number of designated regular elementary schools, and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.

<sup>11</sup> Parks and Other Resources shown are inside the village or within 1/8 mile of the unadopted village boundary

| Facility Type         | Name  | Location | Capacity  | Information Sources/Comments   |
|-----------------------|---|----------|---|--|
|                       | Reservoir (NE Roosevelt Way & NE 82nd St.)<br><br>See Map for system locations.   |          | The pipe network was mostly constructed between 1920-1950s. Pipes are predominately of cast iron.   | from 60-87 pounds per square inch. The minimum pressure in this area is considered very good. In the 420 pressure zone, elevations range from 282-317 feet above sea level; static water pressure ranges from 45-60 pounds per square inch. <sup>12</sup> The minimum pressure in this area is considered adequate.  |
| Drainage & Wastewater | The northern half of the village is served by a Separated system where there is a Ditch & Culvert drainage system; the southern half of the village is served by a Combined system.<br><br>This village is located in the Pipers Creek Drainage Basin, which covers about 1,835 acres. In the Pipers Creek basin, south of Holman Road the drainage is carried by an extensive pipe network that was constructed in the early 1960's. The area north of Holman Road is drained by ditches to Pipers Creek. Stormwater also enters the sanitary sewer system which empties to the Carkeek Wastewater Treatment Plant. Drains to Pipers Creek and Venema Creek empty into Puget Sound. Pipers Creek is the one of the few remaining functioning salmon streams in Seattle.<br><br>See Map for system locations. |          | In areas with ditch & culvert drainage systems, sewage systems are sized for full zoned development and capacity is considered adequate. Drainage systems in these areas occasionally lack adequate capacity. CIP projects to provide additional capacity are part of a 15-year program in the City's adopted Comprehensive Drainage Plan.<br><br>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. Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) are performed as needed which may enhance system capacity. | Seattle Drainage and Wastewater Utility, November 1996<br><br>Separate Sanitary and Stormwater System: A system where the sanitary wastes are transferred in one pipe, and roof and street runoff is carried in a separate pipe or through a ditch & culvert system.<br><br>Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe. |

<sup>12</sup> Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

**Capital Facilities and Utilities Analysis  
Crown Hill Residential Urban Village**

*Expected 6-yr. HH Growth: 85  
Expected 20-yr. HH Growth: 310  
Land Area: 173 Acres*

| Facility Type | Facilities needed to accommodate:   |  | Analysis   |
|---------------|---|--|--|
|               | 6-year growth <sup>13</sup>   | 20-year growth   |  |
| Fire          | None  | None expected at this time.  | Fire Station #35, the closest to this urban village, has an average response time of 3.49 minutes for emergency medical calls and 4.59 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. Response times for this station meet industry standards and are expected to for the next six years.  |
| Police        | None  | Additional precinct space may be required.   | In 1998 the Police Department will conduct a Police Precinct Planning Study intended to address the impacts of the shifting emphasis toward community policing techniques on the need for and nature of precinct-related facilities. The project will also contain an operational plan for precinct-based operations and a facilities plan for supporting those operations. Different facility requirements may be identified and planned for as a result of this study.   |
| Schools       | School facility expansions or improvements are not expected to be required as a result of growth in this village. |  | Physical goals for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase One of the School District's Building Excellence program includes demolition and all new construction of Whittier Elementary. Phase Two of the program calls for demolition and all new construction of Loyal Heights Elementary. Voters have not yet approved funds for this phase.                       |
| Electricity   | None  | North Substation rebuild will replace two old transformers, and a fourth transformer will be added to the Shoreline Substation, increasing capacity in this forecast area. | Electrical demand from this village is estimated to increase by 0.2 annual average megawatts and 0.6 megawatts in a peak hour in 6 years.<br><br>This village is located in City Light's Northwest forecast area. In 6 years, capacity in this forecast area will be 390 megawatts, and demand is expected to be 293 megawatts. In 20 years, capacity in this forecast area will be 426 megawatts, and demand is expected to be 338 megawatts. In both years, capacity is more than adequate to meet demand.<br><br>Olympic Unit at 8032 15 Ave. NW is tentatively scheduled for de-energizing in 2001, de-commissioning in 2002-2003. |
| Water         | None  | None expected at this time.  | Current peak day demand estimate: 0.71 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 0.76 mgd or 8% increase. Peak day demand estimate in 20 years: 0.89 mgd or 26% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed.  |

<sup>13</sup> An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

| Facility Type           | Facilities needed to accommodate:                     |                | Analysis   |
|-------------------------|---|----------------|--|
|                         | 6-year growth <sup>13</sup>                           | 20-year growth |  |
| Drainage and Wastewater | No new facilities are expected because of new growth. |                | <p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events. Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>In areas with ditch &amp; culvert stormwater systems, sewage systems are sized for full zoned development; capacity is considered adequate to serve growth. Drainage system improvements in the Comprehensive Drainage Plan and on-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p> <p>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>See Pipers Creek Basin Plan in 1995 Comprehensive Drainage Plan Update, Seattle Drainage and Wastewater Utility</p> |

**Transportation Analysis<sup>14</sup> for  
Crown Hill Residential Urban Village**

| Arterial     | Segment                        | Arterial Class | Direction      | Existing V/C ratio | Forecast 2010 V/C ratio |
|--------------|--------------------------------|----------------|----------------|--------------------|-------------------------|
| 15th Ave. NW | NW 80th St. -<br>Holman Rd NW  | Principal      | Northbound     | 0.9                | 1.1                     |
|              |                                |                | Southbound     | 0.7                | 0.8                     |
| 15th Ave. NW | Holman Rd NW -<br>NW 96th St.  | Collector      | Northbound     | 0.4                | 0.4                     |
|              |                                |                | Southbound     | 0.4                | 0.4                     |
| Holman Rd NW | 15th Ave. NW -<br>12th Ave. NW | Principal      | Northeastbound | 0.8                | 0.9                     |
|              |                                |                | Southwestbound | 0.5                | 0.6                     |
| NW 80th St.  | 24th Ave. NW -<br>15th Ave. NW | Minor          | Eastbound      | 0.4                | 0.4                     |
|              |                                |                | Westbound      | 0.5                | 0.5                     |
| NW 80th St.  | 15th Ave. NW -<br>8th Ave. NW  | Minor          | Eastbound      | 0.4                | 0.5                     |
|              |                                |                | Westbound      | 0.5                | 0.6                     |
| NW 85th St.  | 24th Ave. NW -<br>15th Ave. NW | Minor          | Eastbound      | 0.5                | 0.6                     |
|              |                                |                | Westbound      | 0.7                | 0.7                     |
| NW 85th St.  | 15th Ave. NW -<br>8th Ave. NW  | Minor          | Eastbound      | 0.6                | 0.6                     |
|              |                                |                | Westbound      | 0.7                | 0.7                     |

The volume-to-capacity (V/C) ratio is an indicator of congestion. The table above shows existing V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for all arterials in the Crown Hill residential urban village. The existing V/C ratios are estimated from traffic counts collected in 1992 through 1995. Compare existing V/C ratios to the 2010 forecast to see the potential change over 20 years.

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

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

<sup>14</sup> The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).

**Existing conditions:** *15th Ave. NW between NW 80th St. to Holman Rd. NW has a V/C ratio of approximately 0.9. All other arterial streets have V/C ratios below 0.8.*

15th Ave. NW south of Holman Rd. NW, Holman Rd. NW, and NW 85th St. east of 15th Ave. NW are principal arterials. Together, 15th Ave. NW and Holman Rd. NW provide a continuous arterial connecting Ballard and the Interbay area to North Seattle and I-5.

The three principal arterials in the Crown Hill urban village are also Transit Priority Network streets. In addition, NW 85th St. west of 15th Ave. NW is on the Transit Priority Network.

**Future conditions:** *The V/C ratio on 15th Ave. NW is projected to increase above 1.0, and the V/C ratio on Holman Rd NW is projected to increase to near 0.9. All other arterials are projected to have V/C ratios below 0.8.*

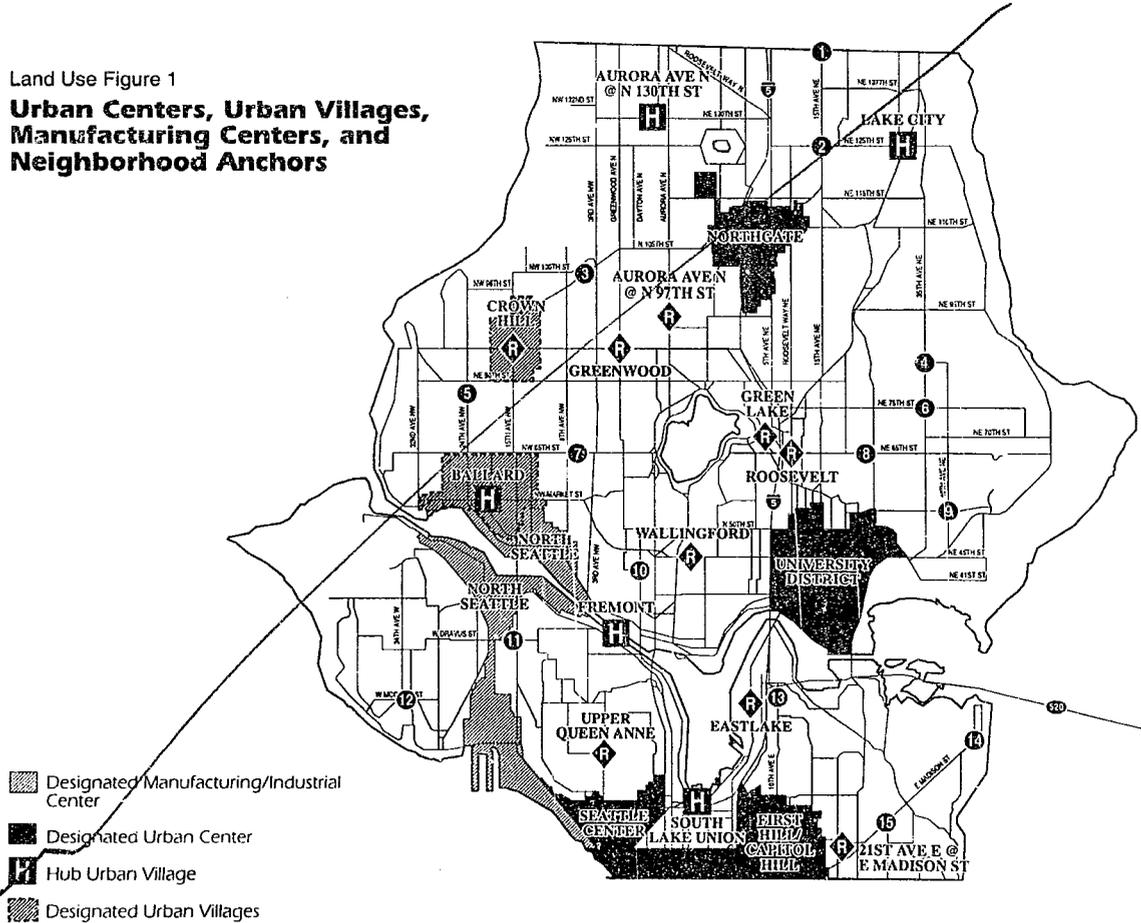
ATTACHMENT 5

**COMPREHENSIVE PLAN MAP AMENDMENTS:**  
LAND USE FIGURE 1  
LAND USE FIGURE A-1

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Land Use Figure 1

**Urban Centers, Urban Villages,  
Manufacturing Centers, and  
Neighborhood Anchors**



**R** Residential Urban Village

**17** Neighborhood Anchors

1. 15th Ave NE @ NE 145th St
2. 15th Ave NE @ NE 125th St
3. Holman Rd NW @ NW 100th St
4. 35th Ave NE @ NE 85th St
5. 24th Ave NW @ NW 77th St
- \* 6. 35th Ave NE @ NE 75th St
7. 6th Ave NW @ NW 65th St
8. Ravenna Ave NE @ NE 65th St
9. 40th Ave NE @ NE 55th St
10. Fremont Ave N @ N 43rd St
11. 16th Ave W @ W Dravus St
12. 33rd Ave W @ W McGraw St
13. 10th Ave E @ E Miller St
14. 42nd Ave E @ E Madison St
15. M.L. King Jr Way E @ E Madison St
16. 34th Ave E @ E Union St
17. 61st Ave SW @ Alki Ave SW
18. Delridge Way SW @ SW Andover St
19. Delridge Way SW @ SW Brandon St
20. Beacon Ave S @ S Columbia Way
21. 51st Ave S @ S Dawson St
22. 35th Ave SW @ SW Morgan St
23. 13th Ave S @ S Albro Pl
24. Rainier Ave S @ S Graham St
25. Delridge Way SW @ SW Sylvan Way

\* The designation of these neighborhood anchors has been confirmed.

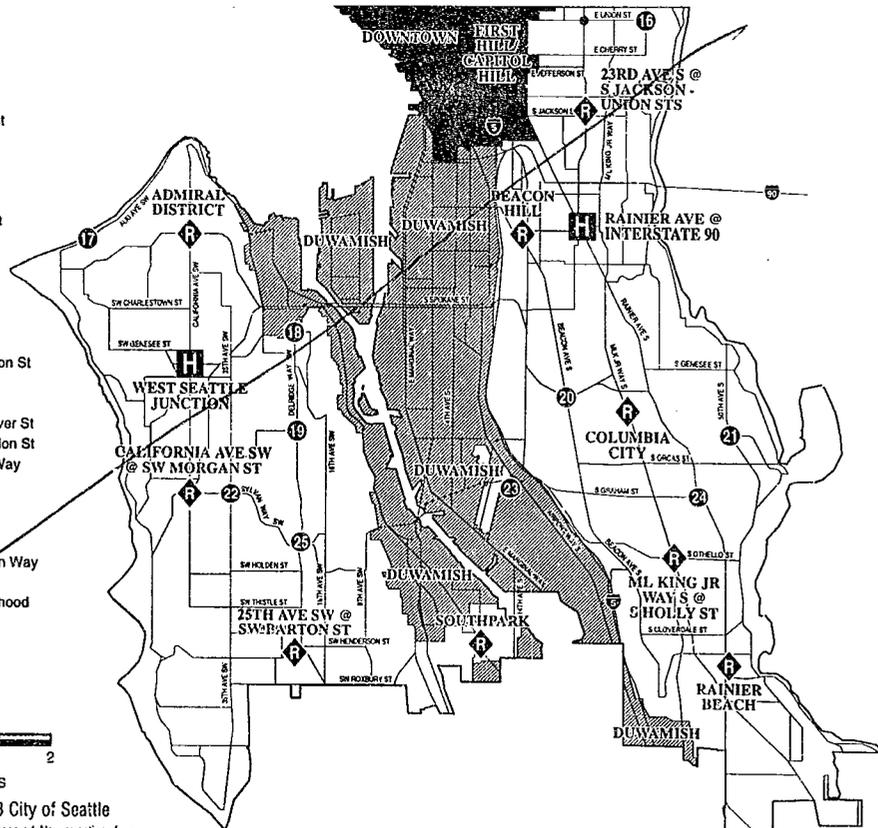


Scale in Miles

Adopted July 25, 1994

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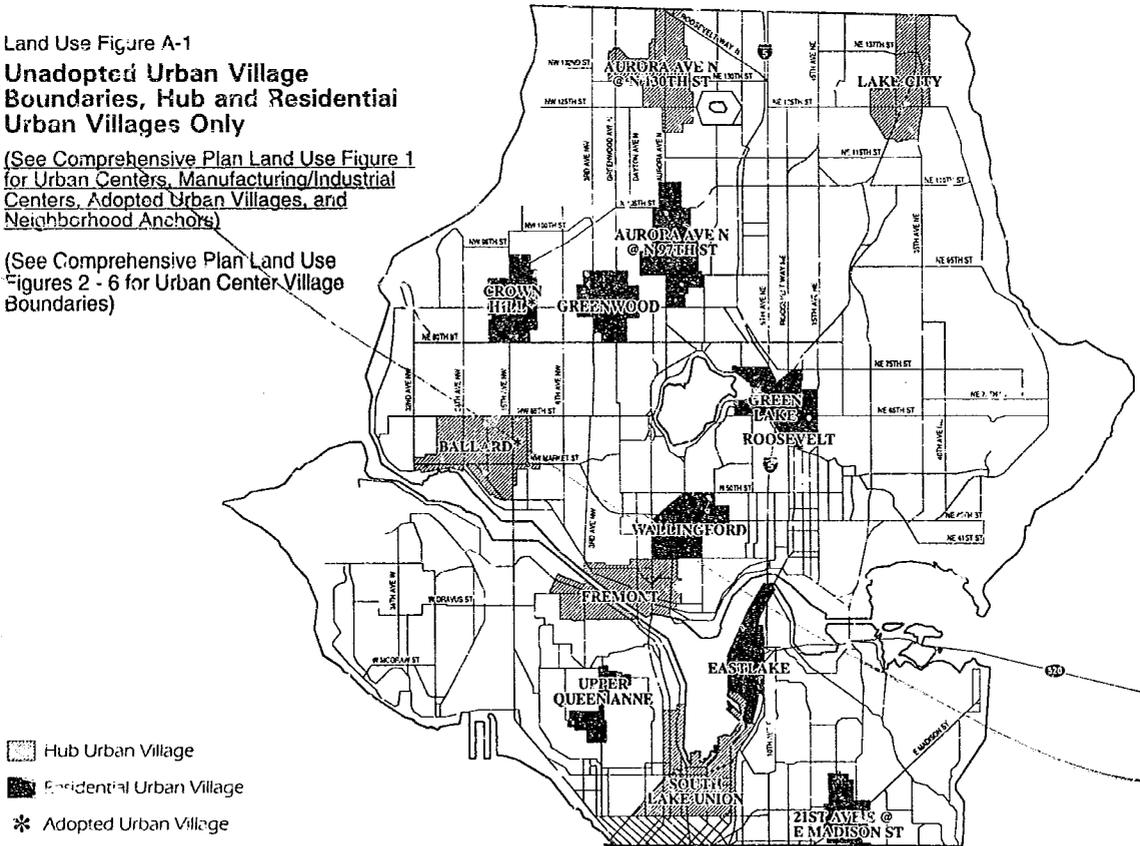
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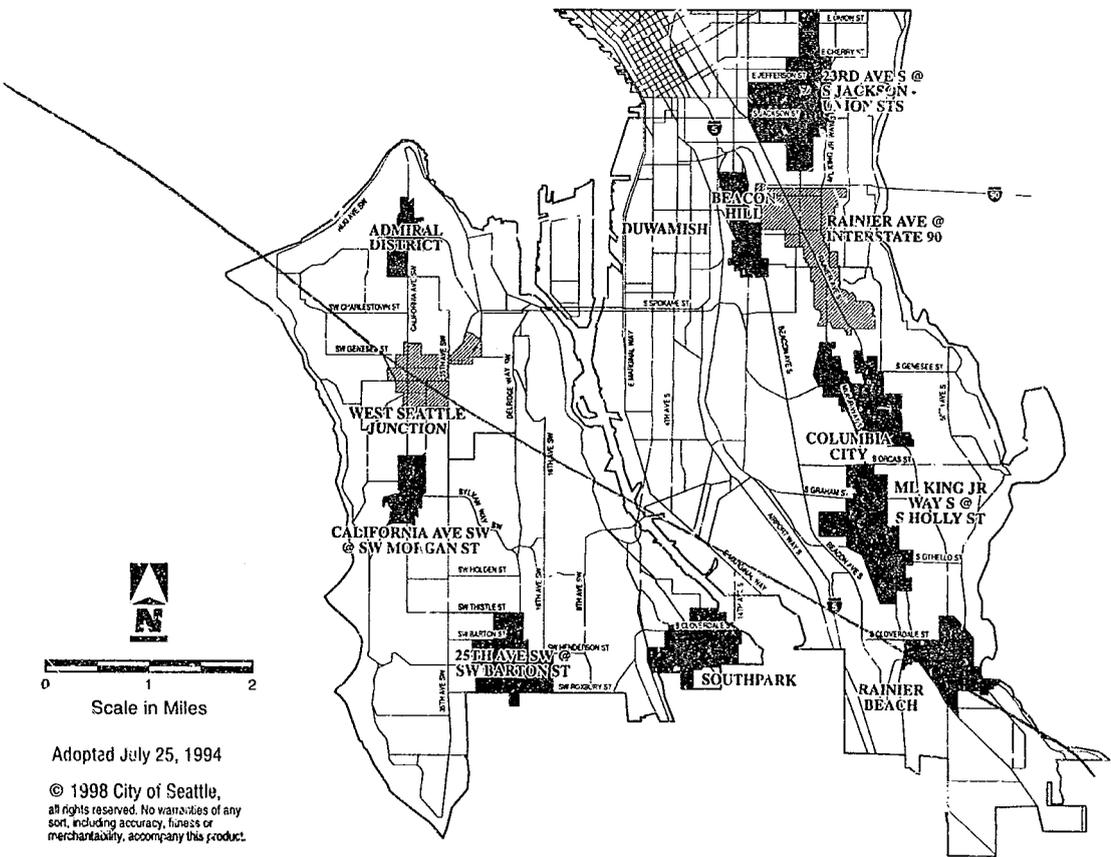
Land Use Figure A-1

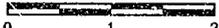
### Unadopted Urban Village Boundaries, Hub and Residential Urban Villages Only

(See Comprehensive Plan Land Use Figure 1 for Urban Centers, Manufacturing/Industrial Centers, Adopted Urban Villages, and Neighborhood Anchors)

(See Comprehensive Plan Land Use Figures 2 - 6 for Urban Center Village Boundaries)





  
  
 Scale in Miles

Adopted July 25, 1994

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ATTACHMENT 6

COMPREHENSIVE PLAN LAND USE APPENDIX B

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## LAND USE APPENDIX B

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

| Village                                    | Land Area in Acres | Households (HH) |                            |  |                        | Employment (Jobs) |                              |   |                        |
|--|--------------------|-----------------|----------------------------|--|------------------------|-------------------|------------------------------|---|------------------------|
|  |                    | Existing        | Existing Density (HH/Acre) | Growth Target or Planning Estimate (HH Growth) | Estimated 2010 Density | Existing          | Existing Density (Jobs/Acre) | Growth Target or Planning Estimate (Job Growth) | Estimated 2010 Density |
| <b>Urban Centers &amp; Center Villages</b> |                    |                 |                            |  |                        |                   |                              |   |                        |
| <b>Downtown Urban Center Total</b>         | 945                | 7421            | 7.9                        | NA <sup>1</sup>                                | 23.4                   | 165119            | 175                          | NA <sup>1</sup>                                 | 241                    |
| Denny Regrade Village                      | 216                | 3492            | 16.2                       | 6500   | 46.3                   | 22699             | 105                          | 4500  | 126                    |
| Westlake Village                           | 143                | 514             | 3.6                        | 3500   | 28.1                   | 22010             | 154                          | 23600   | 319                    |
| Commercial Core Village                    | 275                | 1435            | 5.2                        | 1300   | 9.9                    | 106823            | 388                          | 27000   | 487                    |
| Pioneer Square Village                     | 142                | 376             | 2.6                        | 2100 <sup>2</sup>                              | 17.4                   | 9113              | 64                           | 4800 <sup>2</sup>                               | 98                     |
| International District Village             | 169                | 1604            | 9.5                        | 1300   | 17.2                   | 4474              | 26                           | 2800  | 43                     |
| <b>First Hill/Cap. Hill Center Total</b>   | 912                | 21673           | 23.8                       | NA <sup>1</sup>                                | 30.0                   | 33393             | 37                           | NA <sup>1</sup>                                 | 50                     |
| First Hill Village                         | 225                | 5896            | 26.2                       | 2400   | 36.9                   | 20626             | 85                           | 6100  | 119                    |
| Capitol Hill Village                       | 396                | 12450           | 31.4                       | 1960   | 36.4                   | 5284              | 13                           | 3000  | 21                     |
| Pike/Pine Village                          | 131                | 2349            | 18.0                       | 420  | 22.7                   | 3963              | 30                           | 1400  | 41                     |
| South Capitol Hill Village                 | 160                | 978             | 6.1                        | 540  | 9.5                    | 3520              | 22                           | 1200  | 30                     |
| <b>Univ. Dist. Urban Center Total</b>      | 770                | 11611           | 15.0                       | NA <sup>1</sup>                                | 17.8                   | 31427             | 41                           | NA <sup>1</sup>                                 | 52                     |
| University Dist. NW Village                | 289                | 4324            | 14.9                       | 1630   | 20.5                   | 8625              | 30                           | 3000  | 40                     |
| University Village Village                 | 122                | 973             | 8.0                        | 450  | 12.0                   | 1580              | 13                           | 700   | 19                     |
| University Campus Village                  | 359                | 6313            | 17.6                       | 0 <sup>3</sup>                                 | 17.6                   | 21222             | 59                           | 4800  | 72                     |

## LAND USE APPENDIX B

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

| Village                                       | Land Area in Acres | Households (HH) |                            |   |                        | Employment (Jobs) |                              |  |                        |
|---|--------------------|-----------------|----------------------------|---|------------------------|-------------------|------------------------------|--|------------------------|
|   |                    | Existing        | Existing Density (HH/Acre) | <i>Growth Target or Planning Estimate (HH Growth)</i> | Estimated 2010 Density | Existing          | Existing Density (Jobs/Acre) | <i>Growth Target or Planning Estimate (Job Growth)</i> | Estimated 2010 Density |
| <b>Northgate Urb. Center Total</b>            | <b>410</b>         | <b>3291</b>     | <b>8.0</b>                 | <b>NA<sup>1</sup></b>                                 | <b>15.3</b>            | <b>11366</b>      | <b>28</b>                    | <b>NA<sup>1</sup></b>                                  | <b>50</b>              |
| <b>Sea. Center Urb. Center Total</b>          | <b>297</b>         | <b>3138</b>     | <b>10.6</b>                | <b>NA<sup>1</sup></b>                                 | <b>15.0</b>            | <b>19,000</b>     | <b>64</b>                    | <b>NA<sup>1</sup></b>                                  | <b>75</b>              |
| <b>Hub Urban Villages<sup>4</sup></b>         |                    |                 |                            |   |                        |                   |                              |  |                        |
| Ballard                                       | 323                | 4279            | 13.2                       | 1520  | 17.9                   | 3518              | 11                           | 3700   | 22                     |
| Fremont                                       | 339                | 3766            | 11.1                       | 820   | 13.6                   | 6937              | 20                           | 1700   | 25                     |
| Laku City                                     | 310                | 2740            | 8.8                        | 1400  | 13.3                   | 2827              | 9                            | 2900   | 18                     |
| W. Seattle Junction                           | 225                | 1835            | 8.2                        | 1100  | 13.0                   | 3108              | 14                           | 2300   | 24                     |
| Aurora Ave N @ 130th St                       | 344                | 2271            | 6.6                        | 1260  | 10.3                   | 4027              | 12                           | 2800   | 20                     |
| Rainier Ave @ I-90                            | 415                | 2043            | 4.9                        | 1200  | 7.8                    | 3371              | 8                            | 3500   | 17                     |
| South Lake Union                              | 446                | 461             | 1.0                        | 1700 <sup>5</sup>                                     | 4.8                    | 15230             | 34                           | 4500   | 44                     |
| <b>Residential Urban Villages<sup>4</sup></b> |                    |                 |                            |   |                        |                   |                              |  |                        |
| Aurora N @ 97th St                            | 268                | 2106            | 7.3                        | 900   | 10.4                   | NA                | NA                           | NA   | NA                     |
| Greenwood                                     | 202                | 1283            | 6.4                        | 350   | 8.1                    | NA                | NA                           | NA   | NA                     |
| Upper Queen Anne                              | 103                | 1063            | 10.3                       | 300   | 13.2                   | NA                | NA                           | NA   | NA                     |
| Eastlake                                      | 205                | 2423            | 11.8                       | 380   | 13.6                   | NA                | NA                           | NA   | NA                     |
| 23rd Ave S @ S Jackson St                     | 485                | 3186            | 6.6                        | 900   | 8.4                    | 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) | <i>Growth Target or Planning Estimate</i> (HH Growth) | Estimated 2010 Density | Existing          | Existing Density (Jobs/Acre) | <i>Growth Target or Planning Estimate</i> (Job Growth) | Estimated 2010 Density |
| Admiral District          | 103                | 798             | 7.8                        | 340   | 11.1                   | NA                | NA                           | NA   | NA                     |
| Green Lake                | 107                | 1439            | 13.4                       | 400   | 17.2                   | NA                | NA                           | NA   | NA                     |
| Roosevelt                 | 160                | 1007            | 6.3                        | 340   | 8.4                    | NA                | NA                           | NA   | NA                     |
| Wallingford               | 245                | 1973            | 8.1                        | 200   | 8.8                    | NA                | NA                           | NA   | NA                     |
| Rainier Beach             | 227                | 1482            | 6.5                        | 740   | 9.8                    | NA                | NA                           | NA   | NA                     |
| Columbia City             | 313                | 1639            | 5.2                        | 740   | 7.6                    | NA                | NA                           | NA   | NA                     |
| SW Barton St @ 25th Ave S | 278                | 1654            | 6.0                        | 700   | 8.5                    | NA                | NA                           | NA   | NA                     |
| Beacon Hill               | 171                | 1844            | 10.8                       | 550   | 14.0                   | NA                | NA                           | NA   | NA                     |
| Crown Hill                | 173                | 929             | 5.4                        | 310   | 7.2                    | NA                | NA                           | NA   | NA                     |
| MLK Jr Wy S @ Holly St    | 380                | 1247            | 3.3                        | 800 <sup>5</sup>                                      | 5.4                    | NA                | NA                           | NA   | NA                     |
| South Park                | 264                | 997             | 3.8                        | 350   | 5.1                    | NA                | NA                           | NA   | NA                     |
| 21st Ave E @ E Madison St | 145                | 1486            | 10.3                       | 400   | 13.0                   | NA                | NA                           | NA   | NA                     |
| California @ SW Morgan St | 139                | 1104            | 8.0                        | 300   | 10.1                   | NA                | NA                           | NA   | NA                     |

## LAND USE ELEMENT APPENDIX B

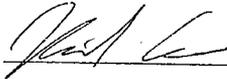
### Footnotes

- <sup>1</sup> Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for urban villages are established upon adoption of a neighborhood plan.
- <sup>2</sup> Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and employment growth.
- <sup>3</sup> No additional student housing growth according to UW General Physical Development Plan.
- <sup>4</sup> The areas to which numbers apply for land area, existing households and jobs, planning estimates and existing and planned densities for each hub and residential urban village are the unadopted village boundaries shown in Land Use Appendix A, above.
- <sup>5</sup> Eighty percent of the current zoning capacity in South Lake Union can accommodate 1,700 households. To guide the Seattle Commons planning effort, the long-term residential planning estimate for the area is a total of 4,900 households. It is assumed that the 3,200 households that presently cannot be accommodated in the area will be accommodated elsewhere in the city where there is available zoning capacity until necessary zoning changes can be made under the Seattle Commons Plan.
- <sup>6</sup> Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.

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PRESIDENT'S SIGNATURE

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

STATE OF WASHINGTON - KING COUNTY

96826

City of Seattle, City Clerk

-s-

No. ORD. TITLES

City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following ordinance, passed by the City Council on August 17, 1988, and published here by title only, will be mailed, at no cost, upon request for two months after this publication. For further information, contact the Seattle City Clerk at 684-5344.

ORDINANCE NO. 119111

AN ORDINANCE amending the Seattle Comprehensive Plan to adopt goals and policies for the Crown Hill/Balfour Urban Village and to confirm the designation of the Ballard Hub Urban Village and the Crown Hill Residential Urban Village.

ORDINANCE NO. 119112

AN ORDINANCE relating to the 1989 Budget of the Seattle Arts Commission; making an appropriation from the Cumulative Reserve Subfund to the Municipal Arts Fund; all by a three-fourths vote of the City Council.

ORDINANCE NO. 119113

AN ORDINANCE relating to the Executive Services Department; creating a Garden Capital Trust Fund for the benefit of the Garden of Remembrance adjacent to Benaroya Hall and appropriating funds therefor, all upon a three-fourths vote of the City Council.

ORDINANCE NO. 119115

AN ORDINANCE relating to the disposition and relocation of the surplus City artwork known as the "Doughboy" sculpture; authorizing the Director of Seattle Center to enter into an agreement for such disposition and relocation; and repealing Ordinance 62319 relating to the furnishing and erection of a memorial statue known as the "Doughboy".

ORDINANCE NO. 119116

AN ORDINANCE relating to the Seattle Department of Parks and Recreation; authorizing acceptance of grants from the King County Department of Parks and Recreation's Youth Sports Facilities Grant program for financial assistance to support development of the TT Minor and Queen Anne Bowl Projects; and making a reimbursable appropriation from the Cumulative Reserve Subfund therefor, all by a three-fourths vote of the City Council.

ORDINANCE NO. 119117

AN ORDINANCE relating to the Department of Parks and Recreation; authorizing the acquisition of Lots 7 and 8, Block 54, Denny and Hoyt Addition to the City of Seattle, according to the plat thereof recorded in Volume 2 of Plats, page 139, in King County, Washington; and authorizing the payment of related costs for open space, park, and recreation purposes.

ORDINANCE NO. 119118

AN ORDINANCE relating to the Families and Education Levy; reallocating funds from the Academic Improvement Activities service component of Educational and Developmental Services to the Early Childhood Development service component, commencing September 1, 1988; and amending the 1988 Adopted Budget.

ORDINANCE NO. 119119 Publication

AN ORDINANCE appropriating money to pay certain audited claim and ordering the payment thereof. Publication ordered by JUDITH PIPIN, City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, August 24, 1988. 8/24(96826)

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

CTOT: 11911-13, 15-119

was published on

08/24/98

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

Subscribed and sworn to before me on

08/24/98

Notary Public for the State of Washington, residing in Seattle

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