

Ordinance No. 119216

Council Bill No. 112298

AN ORDINANCE amending the Seattle  
Comprehensive Plan to incorporate portions  
of the Central Area Action Plan II.

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

Date Introduced:	AUG 24 1998	
Date 1st Referred:	To: (committee)	Neighborhoods, Growth Planning and Civic Engagement Committee
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage:	Full Council Vote: 9-0	
Date Presented to Mayor:	Date Approved: NOV 12 1998	
Date Returned to City Clerk:	Date Published:	T.O. <input type="checkbox"/> F.T. <input type="checkbox"/>
Date Vetted by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: CONLIN  
Councilmember

*Law Department*

Committee Action:

*As Amended*  
PASS 3-0

*Conlin  
Donaldson  
Licata*

*11-2-98 Full Council: Passed 9-2*

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

Law Dept. Review

OMP  
Review

City Clerk  
Review

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The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: CONLIN  
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**Committee Action:**

*AS Amended*  
PASS 3-0  
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11-2-98 Full Council: Passed 9-2

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

Law Dept. Review

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City Clerk  
Review

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

4 NOW THEREFORE,

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

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

- 8 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive  
9 Plan is hereby amended to add Central Area, as shown in Attachment 1.
- 10 B. The Central Area Action Plan II goals and policies, as shown in Attachment 2 to  
11 this Ordinance, are hereby incorporated into the Neighborhood Plans volume of  
12 the Comprehensive Plan.
- 13 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in  
14 Attachment 3 to this Ordinance to confirm the designation and growth targets for the  
15 12th Avenue Urban Center Village, 23rd Avenue S. @ S. Jackson-Union and  
16 Madison-Miller Residential Urban Villages.
- 17 D. The Neighborhood Plans volume, Central Area section, is hereby amended to include  
18 the capital facilities and utilities inventory and analyses and transportation analyses  
19 shown in Attachment 4 to this Ordinance.
- 20 E. The following maps are hereby amended to reflect the final designation and  
21 boundaries of the 12th Avenue Urban Center Village, as shown in Attachment 5 to  
22 this Ordinance:
- Future Land Use Map
  - Land Use Figure 3
  - Land Use Figure 3-A
- 23 F. The following maps are hereby amended to reflect the final designation and  
boundaries of the 23rd Avenue S. @ S. Jackson - Union and Madison-Miller  
Residential Urban Villages, as shown in Attachment 5 to this Ordinance:
- Future Land Use Map
  - Land Use Figure 1, and
  - Land Use Figure 1-A.

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A new map, Land Use Figure 7 is hereby added.

G. Land Use Figure 1 is hereby amended to show confirmation of the following neighborhood anchors:

- M.L. King Jr. Way E. @ E. Madison St.
- 34th Avenue E. @ E. Union St.

H. Land Use Appendix B is hereby amended to reflect the final growth targets for the 12th Avenue Urban Center Viilage, and the 23rd Avenue S. @ S. Jackson - Union and Madison-Miller Residential Urban Villages as shown in Attachment 6 to this Ordinance.

**Section 2** The amendments contained in Section 1 of this ordinance constitute an adopted neighborhood plan for purposes of SMC 23.34.008(D)(2).

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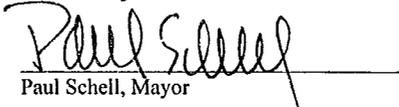
1           **Section 3.** Residential use in single-purpose residential development within  
2 commercial zones in the 12th Avenue Urban Center Village, and the 23rd Avenue S. @ S.  
3 Jackson - Union and Madison-Miller Residential Urban Villages established by adoption of  
4 this ordinance, shall continue to be permitted by conditional use. Further, the densities  
5 permitted for the residential use in single-purpose residential structures within the  
6 aforementioned urban villages shall be as established in SMC Subsection 23.47.009(D)(1).

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

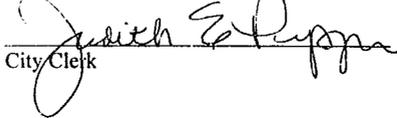
11           Passed by the City Council the 2<sup>nd</sup> day of November, 1998, and  
12 signed by me in open session in authentication of its passage this 2<sup>nd</sup> day of  
13 November, 1998.

14   
15 President of the City Council

16           Approved by me this 17<sup>th</sup> day of November, 1998.

17   
18 Paul Schell, Mayor

19           Filed by me this 12<sup>th</sup> day of November, 1998.

20   
21 City Clerk

22 (SEAL)

23

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1 **LIST OF ATTACHMENTS**

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<b>ATTACHMENT 1</b>	TABLE OF CONTENTS - THE CITY OF SEATTLE COMPREHENSIVE PLAN NEIGHBORHOOD PLANS
<b>ATTACHMENT 2</b>	CENTRAL AREA GOALS AND POLICIES
<b>ATTACHMENT 3</b>	AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT
<b>ATTACHMENT 4</b>	CAPITAL FACILITIES AND UTILITIES INVENTORY AND ANALYSES AND TRANSPORTATION ANALYSES
<b>ATTACHMENT 5</b>	COMPREHENSIVE PLAN MAP AMENDMENTS
<b>ATTACHMENT 6</b>	AMENDMENTS TO COMPREHENSIVE PLAN LAND USE APPENDIX B

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**ATTACHMENT 1**

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

**Table of Contents**

Ballard Interbay Northend Manufacturing/Industrial Center

Central Area

Crown Hill/Ballard

Wallingford

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**ATTACHMENT 2**

**CENTRAL AREA NEIGHBORHOOD PLAN**

**GOALS AND POLICIES**

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## CENTRAL AREA NEIGHBORHOOD SPECIFIC GOALS AND POLICIES

---

### *Overall Central Area*

#### *Community Identity and Character*

- G1 A community that celebrates the Central Area's culture, heritage, and diversity of people and places
- CA1 Enhance the sense of community and increase the feeling of pride among Central Area residents, business owners, employees, and visitors through excellent physical and social environments on main thoroughfares.
- CA2 Recognize the historical importance and significance of the Central Area's single-family residential housing stock, institutional buildings (old schools, etc.), and commercial structures as community resources. Incorporate their elements into building design guidelines, housing maintenance programs, and possible designation of historic and cultural resources.
- CA3 Seek opportunities for community-based public improvements that would create a sense of identity, establish pride of place, and enhance the overall image of the Central Area.
- CA4 Create opportunities for public spaces, public art, and community gateways (e.g., Lavizzo Amphitheater, I-90 Lid).
- CA5 Support the development of CAAP\*IT CAN (Central Area Action Plan \* Implementation Team Community Action Network) for coordination of volunteerism & economically viable community building programs, projects & collaboration.

#### *Transportation and Infrastructure*

- G2 A community where residents, workers, students and visitors alike can choose from a variety of comfortable and competitively convenient modes of transportation including walking, bicycling, and transit and where our reliance on cars for basic transportation needs is minimized or eliminated.
- G3 A community that is served by a well-maintained infrastructure and the most up to date communication technology.
- CA6 Facilitate movement of residents, workers, visitors, and goods within the Central Area with a particular focus on increasing safety, supporting economic centers, encouraging a full range of transportation choices, and creating social gathering places that improve the quality of life and serve as the heart of the community.
- CA7 Encourage use of travel modes such as transit, bicycles, walking and shared vehicles by students and employees, and discourage commuting by single occupant vehicle. Minimize impacts of commuters on Central Area neighborhoods and neighborhood cut through traffic to and from the regional highway network. Work with institutions/businesses to develop creative solutions for minimizing auto usage by employees and students.
- CA8 Promote capital improvements that encourage "pedestrianism" among residents, employees, and shoppers. Use all area streets and sidewalks as avenues to walk to work,

school, recreational facilities, shopping districts, and visit neighbors. Provide for pedestrian convenience and priority at signalized intersections using Transportation Strategic Plan strategies. Preserve residential area street ends and stairways for public access.

- CA9 Identify key pedestrian streets and areas where neighborhoods can be linked together.
- CA10 Central Gateway project: Strive to provide excellent pedestrian and bicycle links between the Central Area and adjacent neighborhoods. Facilitate bicycle and pedestrian safety, and transit and traffic flow and access. Minimize neighborhood cut-through traffic.
- CA11 Coordinate project planning with affected neighborhood planning areas including the Central Area, the International District, and First Hill.
- CA12 Strive to provide safety for pedestrians needing to cross Central Area arterials to reach schools, parks, businesses, services, and transit. Operate pedestrian signals to facilitate pedestrian movement and safety.
- CA13 Facilitate residents' access to Central Area businesses, services, and institutions by using public transportation, thereby encouraging patronage of area businesses and reducing the need for cars. Encourage community-based transit service with transit hubs at primary business nodes and community anchors
- CA14 Facilitate access to employment centers for Central Area residents who use public transit. Maintain efficiency of direct transit service to downtown, improve north-south transit service to regional job centers, and improve access to eastside transit service.
- CA15 Encourage shared parking at business nodes in order to meet parking requirements while maximizing space for other uses with a goal to reduce the need for surface parking lots especially along Key Pedestrian Streets.
- CA16 Encourage coordination of construction work within the street right of way in order to maximize the public benefit and minimize the disruption of the street surface.
- CA17 Improve the visual quality of the neighborhoods by encouraging undergrounding of utilities including service lines for all new construction and remodel projects and minimizing the impact of new telecommunication facilities such as towers.

### **Housing**

- G4 A stable community with a mix of housing types meeting the needs of a wide variety of households, where home ownership is an affordable option for many households.
- CA18 Advocate for more flexible options for mortgage financing, and strive to remove barriers to home-ownership and renovation loans for local residents.
- CA19 Support sweat-equity housing programs.
- CA20 Support housing services that encourage age integration.
- CA21 Ameliorate the potential impacts of gentrification through a variety of affordable housing programs and techniques.

### **Economic Development**

- G5 Central Area as one business district offering a series of successful economic niche neighborhoods within the overall community.
- CA22 Encourage minority and locally owned businesses in the Central Area to grow and expand.
- CA23 Facilitate and support business associations for primary business districts
- CA24 Create a viable business base that will attract investment, focusing on neighborhood retail, professional and personal services, restaurants, and entertainment. Support the urban design element of the Central Area Neighborhood Plan that strengthens development and enhances the pedestrian nature of each area.
- CA25 Support linkages between job training and services and jobs available.
- CA26 Develop organizational capacity within the community to stimulate economic development.
- CA27 Support crime prevention programs that involve the community such as Community Police Teams, Block Watch, Youth Advisory Council.

**23rd Avenue Corridor**

- G6 Distinct but mutually supportive primary business districts along the 23rd Avenue Corridor:
  - 23rd and Madison Node - Destination/Entertainment Center: the Central Area's northern commercial anchor.
  - 23rd and Jackson Node - Shopping Center: the Central Area's shopping focal point, and a true "urban village".
  - 23rd and Union Node - Business/Restaurant Center: A small scale commercial hub serving the neighborhood, providing a range of residential housing types
- CA28 Encourage the preservation and conversion of homes south of Union on 23rd to live workstructures to increase the viability of the existing housing stock and enhance the pedestrian feel of 23rd Avenue.
- CA29 Support Central Area programs that have been concentrated at the 23rd and Jackson node. Build on existing partnerships.
- CA30 Encourage increased housing density in and around the 23rd Avenue and Jackson Street commercial area.
- CA31 Explore the potential for an incentive-based East Madison "economic opportunity area"
- CA32 Support additional retail, restaurants, services, and office space at 23rd and Yesler.

**Madison Miller**

- G7 A vibrant, revitalized pedestrian-oriented commercial district on East Madison from 16th to 24th Avenues that serves both local and destination shoppers with a variety of shops and services.
- G8 A vibrant, revitalized pedestrian-oriented commercial node at the 19th Avenue (cross street? Madison?) that principally serves local residents.

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- CA33 Encourage increased housing density at 23<sup>rd</sup> and Madison.
- CA34 Seek entertainment facilities (e.g. entertainment complex), destination retail, convention and conference facilities and other like businesses at 23<sup>rd</sup> and Madison.
- CA35 Adopt themes and identity elements for Madison/Miller and incorporate into streetscape concepts, transportation improvements, community-based projects, and new development proposals, including concepts such as:
  - The area's African-American Heritage;
  - Madison After Dark;
  - Community Diversity;
  - The Physical and Natural Environment, and
  - The area's Transportation History.

**12th Avenue**

- G9 A thriving mixed-use residential and commercial area with a "main street" including services and retail that is attractive and useful to neighborhood residents and students, and public spaces that foster a sense of community, near the intersection of several diverse neighborhoods and major economic and institutional centers.
- CA36 Encourage increased housing density where appropriate, such as on 12<sup>th</sup> Avenue and on Yesler Way, and in mid-rise zoned areas.
- CA37 Facilitate the redevelopment of City-owned land, emphasizing mixed use where that type of development will contribute to the desired community character.
- CA38 Seek services and retail that builds on the neighborhood's proximity to Seattle University.

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ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

L21 Promote the balance of uses in each urban center or urban center village indicated by one of the following functional designations, assigned as follows:

Functional Designation	Urban Center Village
1. Primarily residential.	Denny Regrade Capitol Hill Pike/Pine
2. Mixed, with a residential emphasis.	
3. Mixed residential and employment.	Westlake Pioneer Square International District First Hill <del>South Capitol Hill</del> 12th Avenue University District Northwest Ravenna Northgate* Seattle Center* Downtown Commercial Core
4. Mixed, with an employment emphasis.	

\* These urban centers are not divided into urban center villages

(Amended 7/95, 7/96, 8/98)

L44:

...

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

...

- Crown Hill
- ~~23rd Ave S @ S Jackson St~~ 23rd Ave S @ S Jackson - Union
- ~~21st & Madison~~ Madison-Miller

...

G36

...

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

**Residential Growth**

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...	
<u>Crown Hill</u>	<u>Approx. 310 households</u>
<u>23rd Ave S. @ S. Jackson - Union</u>	<u>900</u>
<u>Madison-Miller</u>	<u>400</u>
...	

L54

Preliminarily designate as neighborhood anchors locations shown in Land Use Figure 1, above, subject to further objective analysis in the neighborhood planning process.

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

#15 M.L. King Jr Way E @ E Madison St (Madison Valley)

#16 34th Ave F. @ E Union St (Madrona)

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**ATTACHMENT 4**

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

- 12th Avenue Urban Center Village
- 23<sup>rd</sup> Ave S. @ S. Jackson - Union Residential Urban Village
- Madison - Miller Residential Urban Village

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**Table 1**  
**Inventory for Facilities and Utilities Serving**  
**12th Avenue Urban Center Village**

Facility Type	Name	Location	Capacity	Information Sources <sup>1</sup> /Comments
Fire Station <sup>2</sup>	SFD 25	1300 E. Pine St.	Engine Co., Ladder Co., Battalion, Aid Unit, Power Unit	Seattle Fire Department
	SFD 22	901 E. Roanoke St.	Engine, Communications van	
	SFD 10	301 2nd Ave. S.	Engine Co., Ladder Co., Deputy Chief, Aid Co., Hazmat Van	
Police Station	East Precinct	1519 12th Ave.	8.45 sq. mi. service area, 1994 population 82,265	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools <sup>3</sup>	Lowell Elementary	1058 E. Mercer St.	391 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
	TT Minor Elementary	1701 E. Union St.	391 students	
	Gatzert Elementary	1301 E. Yesler Way	414 students	
	All 10 Middle Schools All 10 High Schools			
Library	Downtown main library	1000 4th Ave.	166,092 sq. ft. Downtown pop 21,904 Citywide pop 1990 516,334 or .32 sq. ft/capita	Seattle Public Library Statistical Report, EDL&A, December 1992
	Douglass Truth Branch	2300 E. Yesler Way	8007 sq. ft. 1990 pop served 21,101, or .38 sq. ft/capita + .32 sq. ft/capita in citywide facilities	
Parks	McGilvra Place	E. Madison St. & Pike St. In Village	0.07 ac: Street triangle	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	Spring Street Mini Park	E. Spring St. & 15th Ave Within 1/8 mile	0.33 ac: Lawn	
	Harborview Park	8th Ave & Jefferson St. Within 1/4 mi	3.6 ac: Lawns, walks, viewpoint	
	Park at Langston Hughes	104 - 17th Ave. S Within 1/4 mile	1.2 ac:	
	Pratt Park	20th Ave. S & E Yesler Within 1/2 mile	5.5 ac: Lawn, play area, picnic area, sports pavilion	
	Firehouse mini park	18th Ave. & E. Cherry St. Within 1/2 mile	0.33 ac: play area, landscaping	

<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.

Facility Type	Name	Location	Capacity	Information Sources <sup>1</sup> /Comments
Other	Yesler Playfield & Community Center	903 Yesler Way	4,771 sq. ft, 1.7 ac	<i>Open Spaces, Parks and Facilities Inventory</i> , Seattle Department of Parks and Recreation, August 1989
	Langston Hughes Cultural Arts Center	104 - 17th Ave. S	>8,000 sq. ft, 1.2 ac: class/craft rooms, 350-seat theater, day care	
Electrical Power	East Pine Substation	East Pine & 23rd Ave. E	183 Megawatts	Seattle City Light, October 1993 This village is located in City Light's Southeast forecast area, which has a total capacity of 331 megawatts.
Water	The majority of this village is located in the 420 pressure zone with a small area in the 520 zone. Water for this village comes from the Cedar River supply. Storage is supplied by the Volunteer Park Reservoir (12th Ave. E & E Prospect St.) and Volunteer Park Standpipe.  See Map for system locations.		Volunteer Park Reservoir: 20.5 million gallons  Supply mains were constructed primarily before 1949 - many in the early 1900's. Pipes are predominately of cast iron.	Seattle Water Department, October-November, 1996 In the 420 pressure zone, elevations range from 160-350 feet above sea level; static water pressure ranges from 30-113 pounds per square inch. The lowest pressure in this area is considered marginal. In the 520 pressure zone, elevations range from 161-350 feet above sea level; static water pressure ranges from 74-156 pounds per square inch. <sup>4</sup> The lowest pressure in this area is considered very good.
Drainage & Wastewater	The majority of the village is served by a Combined system.  See Map for system locations.		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 1995  Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.

<sup>4</sup> Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

**Table 2**  
**Capital Facilities and Utilities Analysis**  
**12th Avenue Urban Center Village**

*Expected 6-yr. HH Growth: 149*  
*Expected 20-yr HH Growth: 1,200*  
*Land Area: 160 Acres*

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth <sup>5</sup>	20-year growth	
Fire	None	None expected at this time.	Fire Station 25 has an average response time of 3.21 minutes for emergency medical calls and 4.01 minutes for fire calls. Fire Station 22 has an average response time of 4.02 minutes for emergency medical calls and 4.81 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. Fire Station 10 has an average response time of 2.99 minutes for emergency medical calls and 3.71 minutes for fire calls. Response times for these stations meet industry standards and are expected to for the next six years.
Police	None	None expected at this time.	Seattle Police Department patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision since police officers are on patrol in various sectors, and calls for service are dispatched by radio, or officers handle situations on-view.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Seattle School District Physical goals are as follows for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase Two of the School District's Building Excellence program includes projects at the following neighborhood schools: <ul style="list-style-type: none"> <li>• Lowell: Demolition, all new construction</li> <li>• Minor: Partial demolition, modernization, new addition</li> </ul> Voters have not yet approved funds for this phase.
Electricity	None	A third transformer in the Creston-Nelson Substation, and a future downtown substation will add capacity in this forecast area.	Electrical demand from this village is estimated to increase by 0.65 annual average megawatts and 1.0 megawatt in a peak hour in 6 years.  This village is located in City Light's Southeast forecast area. In 6 years, capacity in this forecast area will be 331 megawatts, and demand is expected to be 291 megawatts. In 20 years, capacity in this forecast area will be 493 megawatts, and demand is expected to be 343 megawatts. In both years, capacity is more than adequate to meet demand.
Water	None	None expected at this time.	First Hill Unit at 717 11 Ave has been decommissioned and the property sold to Seattle U.  Current peak day demand estimate: 0.97 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.1 mgd or 14% increase. Peak day demand estimate in 20 years: 1.4 mgd or 41% 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.  The Water Department recommends more detailed studies of the distribution network in this area because it is among the oldest in the city, and the area is already densely developed.

<sup>5</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>5</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>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>

**Table 3**  
**Transportation Analysis<sup>6</sup> for**  
**First Hill/Capital Hill Urban Center (including 12th Avenue Urban Center Village)**

Screenline Location	Arterials	Arterial Classification	Direction	V/C Ratio	
				1990	2010
North of Pine	Melrose Ave.	Minor	Northbound	0.5	0.6
	Bellevue Ave.	Collector	Southbound	0.5	0.5
	Broadway Ave.	Minor			
	12th Ave.	Minor			
North of James - Cherry	15th Ave.	Minor			
	Boren Ave.	Principal	Northbound	0.5	0.7
	Broadway Ave.	Minor	Southbound	0.5	0.7
	12th Ave.	Minor			
West of Broadway	14th Ave.	Collector			
	Yesler Way	Minor	Eastbound	0.5	0.6
	Boren Ave.	Principal	Westbound	0.5	0.6
	Jefferson St.	Collector			
	James St.	Principal			
	Madison St.	Principal			
	Union St.	Minor			
	Pike St.	Minor			
	Pine St.	Minor			
	E Denny Way	Minor			
West of I-5	E Olive Way	Principal			
	E Roy St.	Minor			
	Pike/Pine on ramp	Principal	Eastbound	0.6	0.7
	Pine St.	Principal	Westbound	0.7	0.8
	Pike St.	Principal			
	8th Ave.	Minor			
	Union off ramp	Principal			
West of I-5 (cont.)	University on ramp	Principal			
	Seneca St.	Principal			
	Seneca off ramp	Principal			
	Spring St.	Principal			
	Spring on ramp	Principal			
	Madison St.	Principal			
	Columbia off ramp	Principal			
	Columbia/Cherry on	Principal			
Cherry St.	Principal				
James St.	Principal				
James/6th on ramp	Principal				
6th Ave.	Principal				
Yesler St.	Minor				

<sup>6</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).

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Traffic volumes were forecasted for the arterial streets in the center. Next, volumes were summed for all arterials crossing a "screenline," or an imaginary line that intersects the streets traveling through the area. The sum of volumes was compared to the sum of the capacities of arterials crossing the screenline, creating a volume-to-capacity (V/C) ratio. The V/C ratio across a screenline is an indicator of congestion. This method of measurement takes into account that drivers may make choices within an urban center among arterial streets and alternative modes.

The table above shows existing screenline V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for four screenlines in the First Hill/Capitol Hill Urban Center. 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 use of screenlines allows flexibility in selecting improvement measures and locations within the urban center. The capacity of a street or screenline is not a fixed number of vehicles that can never be exceeded. Rather, it is a relative measure of traffic flow.

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

**Existing conditions:** *The V/C ratios on all screenlines in the urban center are below 0.8.*

**Future conditions:** *The projected V/C ratios on all screenlines in the urban center are at or below 0.8.*

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**Table 1**  
**Inventory for Facilities and Utilities Serving**  
**23rd Ave S. @ S. Jackson - Union Residential Urban Village**

Facility Type	Name	Location	Capacity	Information Sources <sup>7</sup> /Comments
Fire Station <sup>8</sup>	SFD 6	101 23rd Ave. S.	Engine Co., Ladder Co.	Seattle Fire Department
Police Station	East Precinct	1519 12th Ave.	8.45 sq. mi. service area, 1994 population 82,265	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools <sup>9</sup>	Gatzert Elementary Leschi Elementary Minor Elementary Madrona Elementary Colman Elementary All 10 Middle Schools All 10 High Schools	1301 E. Yesler Way 135 32nd Avenue 1701 E. Union St. 1121 33rd Avenue 2401 S. Irving St.	450 students 450 students 525 students 400 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Douglass-Truth Branch	2300 E. Yesler Way	8007 sq. ft. 1990 pop served 21,101, or .38 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks <sup>10</sup>	Dr. Blanche Lavizzo Park	22nd St. E. Yesler Way to S. Jackson St.	1.95 ac: Path, stage, amphitheater, restrooms	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses Office of Management and Planning
	Gerber Park	MLK Way & E. Cherry	0.15 ac: Lawn	
	Spruce Street Park	E. Spruce St. & 21st Ave.	0.75 ac: Lawn, play area	
	Pratt Park	20th Ave. S & E Yesler	5.5 ac: Lawn, play area, picnic area, sports pavilion	
	Garfield Playfield	23rd Ave. & E. Cherry	9.3 ac: 2 softball fields, 1 baseball field, 1 football/soccer field, 3 tennis courts, shelterhouse, play area.	
	Flo Ware Park	28th Ave. & S. Jackson	0.5 ac: Lawn, play area, basketball	
	Firehouse Park	18th Ave. & E. Cherry	0.33 ac: play area, landscaping	
	Judkins Park & Playground	22nd Ave. S & S Charles	14.1 ac: Shelterhouse, comfort station, play area, lawns, picnic areas, 1 baseball field, 1 softball field, or 2 football/soccer fields.	
	Powell Barnett Park	MLK Way & E. Jefferson	4.4 ac: Shelterhouse, play area, paths, lawns, wading pool	

<sup>7</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>8</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>9</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>10</sup> Parks and Other Resources shown are inside the village or within 1/8 mile of the unadapted village boundary.

Facility Type	Name	Location	Capacity	Information Sources/Comments
Other <sup>10</sup>	Garfield Community Center	23rd Ave. & E Cherry	>19,000	
	Medgar Evers Pool	500 - 23rd Ave.	Indoor swimming pool	
	Langston Hughes Cultural Arts Center	104 - 17th Ave. S	>8,000 sq. ft, 1.2 ac: class/craft rooms, 350-seat theater, day care center	
	Pratt Fine Arts Center	1800 S. Main St.	>7500 sq. ft: Shops and craft rooms, glassblowing, metal work, jewelry and print-making	
	Jackson Place P-Patch		13 plots	
	Squire Park/Pratt Park P-Patch		30 plots	
Marion St. P-Patch	2317 E. Marion	15 plots		P-Patch Program, Seattle Department of Housing and Human Services
Electrical Power	East Pine Substation	East Pine & 23rd Ave. E	183 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Southeast forecast area, which has a total capacity of 33 megawatts.
Water	This village is mostly located in the 420 pressure zone with a small portion in the 316 zone. Storage is provided by the Volunteer Park Reservoir (12th Ave. E & E Prospect St.)  See Map for system locations.	Volunteer Park Reservoir: 20.5 million gallons  The majority of the supply mains were constructed between 1890 and 1919. Pipes are predominately of cast iron.	Seattle Water Department, Oct.-Nov., 1996 In the 420 pressure zone, elevations range from 175-329 feet above sea level; static water pressure ranges from 39-106 pounds per square inch. The minimum pressure in this area is considered marginal. In the 316 pressure zone, elevations range from 106-200 feet above sea level; static water pressure ranges from 50-91 pounds per square inch. <sup>11</sup> The minimum pressure in this area is considered good.	Seattle Drainage and Wastewater Utility, November 1996
Drainage & Wastewater	The majority of this village is served by a Partially Separated system; portions of the northeast and northwest area of the village are served by a Combined 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. With Combined systems, existing sewage flows constitute about 5% of pipe capacity, with the remainder for stormwater flows. Capacity of the partially separated and 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  Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.  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>10</sup> Parks and Other Resources shown are inside the village or within 1/8 mile of the unadopted village boundary.

<sup>11</sup> Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

**Table 2**  
**Capital Facilities and Utilities Analysis**  
**23rd Ave S. @ S. Jackson - Union Residential Urban Village**

Expected 6-yr. HH Growth: 246  
 Expected 20-yr HH Growth: 900  
 Land Area: 485 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth <sup>12</sup>	20-year growth	
Fire	None	None expected at this time.	Fire Station #6, the closest to this urban village, has an average response time of 3.17 minutes for emergency medical calls and 3.79 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	None expected at this time.	Seattle Police Department patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision since police officers are on patrol in various sectors, and calls for service are dispatched by radio, or officers handle situations on-view.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Seattle School District physical goals are as follows for: a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase One of the School District's Building Excellence program includes partial demolition, modernization, and new addition for Madrona Elementary. Phase Two of the program calls for: • Garfield: Partial demolition, historic renovation, new addition • Minor: Partial demolition, modernization, new addition • Mann (NOVA): Historic renovation Voters have not yet approved funds for this phase.
Electricity	None	A third transformer in the Creston-Nelson Substation and a future downtown substation will add capacity in this forecast area.	Electrical demand from this village is estimated to increase by 0.4 annual average megawatts and 0.7 megawatts in a peak hour in 6 years.  This village is located in City Light's Southeast forecast area. In 6 years, capacity in this forecast area will be 331 megawatts, and demand is expected to be 291 megawatts. In 20 years, capacity in this forecast area will be 433 megawatts, and demand is expected to be 343 megawatts. In both years, capacity is more than adequate to meet demand.  Distribution breakers at the East Pine substation will be replaced in 1998 through 2000; the control building may be enlarged in 1997-1999. City Light hopes to work with the neighborhood to remove the "tower" on the northwest corner that encourages users and sellers of illegal substances to hang around the area.

<sup>12</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>12</sup>	20-year growth	
Water	None	None expected at this time.	<p>Current peak day demand estimate: 2.2 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 2.3 mgd or 5% increase. Peak day demand estimate in 20 years: 2.6 mgd or 16% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed.</p> <p>The Water Department recommends further study of the distribution system in this area as it is among the oldest in the city.</p>
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. 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>

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**Table 3**  
**Transportation Analysis<sup>13</sup> for**  
**23rd Ave S. @ S. Jackson - Union Residential Urban Village**

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
23rd Ave. E	I-90 - S Jackson St.	Principal	Northbound	0.3	0.5
			Southbound	0.4	0.6
23rd Ave. E	S Jackson St. - E Yesler St.	Principal	Northbound	0.4	0.6
			Southbound	0.6	0.8
23rd Ave. E	E Yesler St. - E Cherry St.	Principal	Northbound	0.6	0.7
			Southbound	0.7	0.8
23rd Ave. E	E Cherry St. - E Union St.	Principal	Northbound	0.6	0.8
			Southbound	0.6	0.8
23rd Ave. E	E Union St. - E Maison St.	Principal	Northbound	0.5	0.7
			Southbound	0.5	0.7
Martin Luther King Jr Way S	I-90 - S Jackson St.	Minor	Northbound	0.4	0.4
			Southbound	0.5	0.6
Martin Luther King Jr Way	S Jackson St. - E Cherry St.	Minor	Northbound	0.4	0.5
			Southbound	0.5	0.7
Martin Luther King Jr Way	E Cherry St. - E Union St.	Minor	Northbound	0.4	0.5
			Southbound	0.3	0.5
Rainier Ave. S	S Dearborn St. - S Jackson St.	Principal	Northbound	0.9	1.0
			Southbound	1.2	1.2
S Jackson St.	Rainier Ave. S - 23rd Ave. S	Minor	Eastbound	0.4	0.5
			Westbound	0.3	0.3
S Jackson St.	23rd Ave. S - 31st Ave. S	Minor	Eastbound	0.4	0.4
			Westbound	0.5	0.5
E Yesler Way	14th Ave. E - 23rd Ave. E	Minor	Eastbound	0.6	0.7
			Westbound	0.4	0.4
E Yesler Way	23rd Ave. E - M L King Jr Way	Minor	Eastbound	0.4	0.5
			Westbound	0.4	0.4
E Jefferson St.	14th Ave. E - 23rd Ave. E	Collector	Eastbound	0.6	0.6
			Westbound	0.5	0.6
E Cherry St.	14th Ave. E - 23rd Ave. E	Collector	Eastbound	0.3	0.4
			Westbound	0.6	0.6
E Cherry St.	23rd Ave. E - M L King Jr Way	Minor	Eastbound	0.5	0.6
			Westbound	0.3	0.4
E Union St.	19th Ave. E - 23rd Ave. E	Minor	Eastbound	0.6	0.7
			Westbound	0.5	0.5
E Union St.	23rd Ave. E - M L King Jr Way	Minor	Eastbound	0.7	0.7
			Westbound	0.4	0.5
20th Ave. S	S Judkins St. - S Jackson St.	Collector	Northbound	0.4	0.4
			Southbound	0.4	0.5
S Judkins St.	20th Ave. S - 23rd Ave. S	Collector	Eastbound	0.3	0.5
			Westbound	0.2	0.2

<sup>13</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).

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The volume-to-capacity (V/C) ratio is an indicator of congestion. The table above shows existing V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for all arterials in the 23rd and Jackson 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.

**Existing conditions:** *Rainier Ave. S. from S. Jackson St. to S. Dearborn St. has a V/C ratio between 1.1 and 1.2. All other arterial streets have V/C ratios below 0.7.*

**Rainier Ave. S. and 23rd Ave. S. are principal arterials.** Both are also Transit Priority Network streets along with S. Jackson St. between Rainier and 23rd.

**Future conditions:** *The V/C ratio on Rainier Ave. S. is projected to be near 1.2. The V/C ratio on all other arterials is projected to be below 0.8.*

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**Table 1**  
**Inventory for Facilities and Utilities Serving**  
**Madison - Miller Residential Urban Village**

Facility Type	Name	Location	Capacity	Information Sources <sup>14</sup> /Comments
Fire Station <sup>15</sup>	SFD 25	1300 E. Pine St.	Engine Co., Ladder Co., Aid, Power, Battalion	Seattle Fire Department
Police Station	East Precinct	1519 12th Ave.	8.45 sq. mi. service area, 1994 pop 82,265	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools <sup>16</sup>	Stevens Elementary King Elementary Madrona Elementary Minor Elementary All 10 Middle Schools All 10 High Schools	1241 18th Ave. E. 3201 E. Republican St. 1121 33rd Ave. 1701 E. Union St.	325 students 250 students 525 students 450 students	Seattle Public Schools: 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Douglass-Truth Branch  Madrona Sally Goldmark Branch	2300 E. Yesler Way  1134 33rd Ave.	8007 sq. ft, 1990 pop served 21,101, or .38 sq. ft/capita + .32 sq. ft/capita in citywide facilities 1702 sq. ft, 1990 pop served 10,724, or .16 sq. ft. capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks <sup>17</sup>	Pendleton Miller Picnicfield Plum Tree Park Prentiss I. Frazier Park Miller Triangle	19th Av E & E Thomas 1700 block of 26th Av 24th Av E & E Harrison E. John St. & 20th Ave. E	7.9 ac 0.33 ac: lawns, play area 0.3 ac: play structures 0.1 ac: street triangle	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989
Other <sup>17</sup>	Miller Community Center Republican P-Patch	Adjacent to Meany Middle School 503 - 20th Av E	>4000 sq. ft 13 plots	Urban Villages Open Space Analyses, Office of Management and Planning P-Patch Program, Seattle Department of Housing and Human Services

<sup>14</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>15</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>16</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>17</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>14</sup> /Comments
Electrical Power	East Pine Substation	East Pine & 23rd Av E	183 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Southeast forecast area, which has a total capacity of 331 megawatts.
Water	About half of this village is located in the 520 pressure zone and half in the 420 pressure zone. Water for this area comes from the Cedar River supply. Storage is provided by the Volunteer Park Reservoir (12th Ave. E & E Prospect St.). Water is pumped to the area in the 520 zone by the Volunteer Park Pump, Broadway Pump, and Lincoln Turbine.  See Map for system locations.	Volunteer Park Reservoir: 20.5 million gallons  The pipe network was constructed 1891-1982, predominantly of cast iron.	Seattle Water Department, October-November, 1996 In the 520 pressure zone, elevations range from 336-419 feet above sea level; static water pressure ranges from 44-80 pounds per square inch. In the 420 pressure zone, elevations range from 236-351 feet above sea level; static water pressure ranges from 30-80 pounds per square inch. <sup>18</sup> The minimum pressure in this area is considered marginal to adequate.	
Drainage & Wastewater	The majority of this village is served by a Partially Separated system; the southern third is served by a Combined 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.  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) may enhance system capacity.	Seattle Drainage and Wastewater Utility, November 1996  Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe.  Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.	

<sup>18</sup> Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

**Table 2**  
**Capital Facilities and Utilities Analysis**  
**Madison - Miller Residential Urban Village**

*Expected 6-yr. HH Growth: 109*  
*Expected 20-yr HH Growth: 400*  
*Land Area: 145 Acres*

Facility	Facilities needed to accommodate:		Analysis
	6-year growth <sup>19</sup>	20-year growth	
Fire	None	None expected at this time.	Fire Station 25, the closest to this urban village, has an average response time of 3.21 minutes for emergency medical calls and 4.01 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 needed as part of citywide service expansion.	Seattle Police Department patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision since police officers are on patrol in various sectors, and calls for service are dispatched by radio, or officers handle situations on-view.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Seattle School District physical goals are as follows for : a) Elementary schools: 380-535 students, 4 acre site; b) Middle school: 600-800 students, 12 acre site; and c) High School 1,000-1,600 students, 17 acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere.  The School District's Building Excellence program calls for partial demolition, historic renovation and new addition for Stevens Elementary; and partial demolition, modernization and new addition for Madrona Elementary in phase I, for which funding has been approved. Minor Elementary is scheduled for partial demolition, modernization and new addition in phase II. Voters have not yet approved funds for this phase.

<sup>19</sup> Measures of facility adequacy for each type of facility, and an explanation of the methodologies used to assess adequacy are available from the Neighborhood Planning Office.

Facility	Facilities needed to accommodate:		Analysis
	6-year growth <sup>19</sup>	20-year growth	
Electricity	None	A third transformer in the Creston-Nelson Substation and a future downtown substation will add capacity in this forecast area.	<p>Electrical demand from this village is estimated to increase by 0.2 annual average megawatts and 0.4 megawatts in a peak hour in 6 years.</p> <p>This village is located in City Light's Southeast forecast area. In 6 years, capacity in this forecast area will be 331 megawatts, and demand is expected to be 291 megawatts. In 20 years, capacity in this forecast area will be 493 megawatts, and demand is expected to be 343 megawatts. In both years, capacity is more than adequate to meet demand.</p> <p>Distribution breakers at the East Pine substation will be replaced in 1998 through 2000; the control building may be enlarged in 1997-1998. City Light hopes to work with the neighborhood to remove the "tower" on the northwest corner that encourages users and sellers of illegal substances to hang around the area.</p>
Water	None	None expected at this time.	<p>Current peak day demand estimate: 0.95 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.0 mgd or 5% increase. Peak day demand estimate in 20 years: 1.1 mgd or 18% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed.</p> <p>The Water Department recommends further study of the system in this area as it is among the oldest in the city, it is quite densely developed, and there have been some complaints about low water pressure.</p>
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>Since Separated systems are sized for full zoned development, capacity is considered adequate to serve new growth. 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>

**Table 3**  
**Transportation Analysis<sup>20</sup> for Madison - Miller Residential Urban Village**

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
E Madison St.	E Pine St. - 23rd Ave. E	Principal	Eastbound	0.7	0.8
			Westbound	0.5	0.6
E Madison St.	23rd Ave. E - M L King Jr Way	Minor	Eastbound	0.8	0.9
			Westbound	0.5	0.6
23rd Ave. E	E Union St. - E Madison St.	Principal	Northbound	0.5	0.7
			Southbound	0.5	0.7
23rd Ave. E	E Madison St. - E Aloha St.	Principal	Northbound	0.6	0.8
			Southbound	0.5	0.7
E Thomas St.	15th Ave. E - E Madison St.	Minor	Eastbound	0.6	0.6
			Westbound	0.6	0.6
19th Ave. E	E Union St. - E Madison St.	Collector	Northbound	0.2	0.3
			Southbound	0.2	0.3
19th Ave. E	E Madison St. - E Thomas St.	Collector	Northbound	0.5	0.8
			Southbound	0.4	0.6
19th Ave. E	E Thomas St. - E Aloha St.	Collector	Northbound	0.5	0.8
			Southbound	0.4	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 Madison - Miller 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.

**Existing conditions:** All arterial streets have V/C ratios below 0.8.

23rd Ave. E. and E. Madison St. west of 23rd Ave. E are principal arterials. Both are also Transit Priority Network streets along with E. Thomas St. west of 23rd Ave. E.

**Future conditions:** The V/C ratio on E. Madison St. between 23rd Ave. E. and Martin Luther King Jr. Way is projected to increase to above 0.8. All other arterials would remain at or below a V/C ratio of 0.8.

<sup>20</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)

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ATTACHMENT 5

**COMPREHENSIVE PLAN MAP AMENDMENTS — Urban Village Boundaries**

**FUTURE LAND USE MAP**

*The future land use map is hereby amended to reflect the final designation and boundaries of the the 23rd @ Jackson-Union, and the Madison-Miller Residential urban villages.*

**LAND USE FIGURE 1**

*Land Use Figure 1 in the Comp Plan is hereby amended to 1) add the 23rd @ Jackson-Union, and the Madison-Miller Residential urban village boundaries, 2) to change the name of the Madison-Miller village (from 21st Ave. E @ E. Madison St), and 3), to place asterisks next to the 34th E @ E Union (#16), and the ML King Way @ E Madison St. (#15) neighborhood anchors. Also, the names "Madison Valley" and "Madrona" should be added in parenthesis to the description of the intersections listed, consistent with the terms used in the neighborhood plan for these anchors.*

**LAND USE FIGURE 3**

*Land Use Figure 3 in the Comp Plan is hereby amended to change the title of the South Capitol Hill Urban Village to 12th Avenue Urban Center Village*

**LAND USE FIGURE 7**

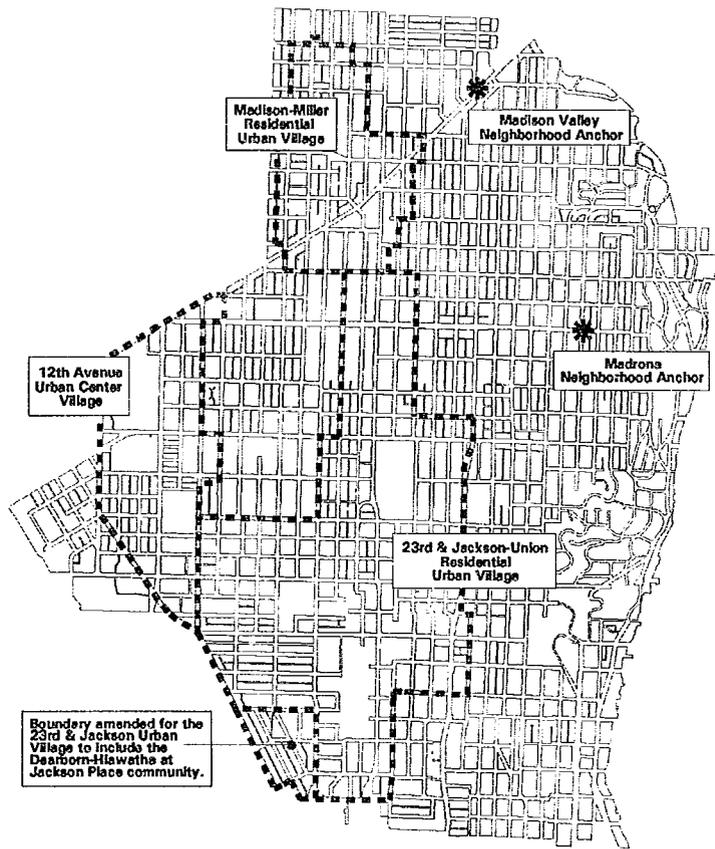
*A new Figure 7 shown on the following page is added to show details of the boundaries for the Madison-Miller and 23rd & Jackson-Union urban villages.*

**LAND USE APPENDIX FIGURE A-1**

*Land Use Figure A-1 in the Land Use Appendix is hereby amended to change the 23rd and Jackson - Union boundary as proposed in the CAAP II Neighborhood Plan, change the name of the Madison-Miller village (from "21st Ave E. @ E Madison St) and to indicate with asterisks that Madison-Miller and 23rd @ S Jackson-Union villages have been adopted.*

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**ATTACHMENT 6**

**COMPREHENSIVE PLAN LAND USE APPENDIX B**

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### LAND USE APPENDIX B

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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
<b>Urban Centers &amp; Center Villages</b>									
<b>Downtown Urban Center Total</b>	<b>945</b>	<b>7421</b>	<b>7.9</b>	<b>NA<sup>1</sup></b>	<b>23.4</b>	<b>165119</b>	<b>175</b>	<b>NA<sup>1</sup></b>	<b>241</b>
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>	<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 1 <sup>st</sup> Avenue Village	160	978	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

## LAND USE APPENDIX B

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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
University 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
<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

## 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
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 23rd Ave S @ S Jackson - Union	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
SW Barton St @ 25th Ave S	278	1654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr Wy S @ Holly St	380	1247	3.3	800 <sup>6</sup>	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA

## LAND USE APPENDIX B

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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
21st Ave E @ E Madison St Madison - Miller	145	1486	10.3	400	13.0	NA	NA	NA	NA
California @ SW Morgan St	139	1104	6.0	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 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.



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

3 WHEREAS, it is the intent of the City Council that those neighborhood plan provisions  
4 adopted into the Comprehensive Plan's Neighborhood Plans volume constitute  
'adopted Neighborhood Plans' which shall be taken into consideration in rezone  
5 review pursuant to SMC 23.34.008(D)(2);

6 NOW THEREFORE,

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

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

- 10 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive  
11 Plan is hereby amended to add Central Area, as shown in Attachment 1.
- 12 B. The Central Area Action Plan II goals and policies, as shown in Attachment 2 to  
13 this Ordinance, are hereby incorporated into the Neighborhood Plans volume of  
the Comprehensive Plan.
- 14 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in  
15 Attachment 3 to this Ordinance to confirm the designation and growth targets for the  
12th Avenue Urban Center Village, 23rd Avenue S. @ S. Jackson-Union and  
16 Madison-Miller Residential Urban Villages.
- 17 D. The Neighborhood Plans volume, Central Area section, is hereby amended to include  
the capital facilities and utilities inventory and analyses and transportation analyses  
18 shown in Attachment 4 to this Ordinance.
- 19 E. The following maps are hereby amended to reflect the final designation and  
boundaries of the 12th Avenue Urban Center Village, as shown in Attachment 5 to  
20 this Ordinance:
- 21 • Future Land Use Map
  - Land Use Figure 3
  - 22 • Land Use Figure 3-A

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- 1 F. The following maps are hereby amended to reflect the final designation and  
2 boundaries of the 23rd Avenue S. @ S. Jackson - Union and Madison-Miller  
Residential Urban Villages, as shown in Attachment 5 to this Ordinance:
- 3 • Future Land Use Map
  - Land Use Figure 1
  - 4 • Land Use Figure 1-A
- 5 G. Land Use Figure 1 is hereby amended to show confirmation of the following  
neighborhood anchors:
- 6 • M.L. King Jr. Way E. @ E. Madison St.
  - 34th Avenue E. @ E. Union St.
- 7 H. Land Use Appendix B is hereby amended to reflect the final growth targets for the  
8 12th Avenue Urban Center Village, 23rd Avenue S. @ S. Jackson - Union and  
Madison-Miller Residential Urban Villages as shown in Attachment 6 to this  
9 Ordinance.

10 **Section 2.** Residential use in single-purpose residential development within  
commercial zones in the 12th Avenue Urban Center Village, and the 23rd Avenue S. @ S.  
11 Jackson - Union and Madison-Miller Residential Urban Villages established by adoption of  
12 this ordinance, shall continue to be permitted by conditional use.

13 **Section 3.** This ordinance shall take effect and be in force thirty (30) days from  
14 and after its approval by the Mayor, but if not approved and returned by the Mayor within  
15 ten (10) days after presentation, it shall take effect as provided by Municipal Code Section  
16 1.04.020.

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

20 \_\_\_\_\_  
21 President of the City Council

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

23

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

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

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

(SEAL)

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1 **LIST OF ATTACHMENTS**

2	<b>ATTACHMENT 1</b>	TABLE OF CONTENTS
3	<b>ATTACHMENT 2</b>	CENTRAL AREA GOALS AND POLICIES
4	<b>ATTACHMENT 3</b>	AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT
5	<b>ATTACHMENT 4</b>	CAPITAL FACILITIES AND UTILITIES INVENTORY AND ANALYSES AND TRANSPORTATION ANALYSES
6	<b>ATTACHMENT 5</b>	COMPREHENSIVE PLAN MAP AMENDMENTS
7	<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

Central Area

Crown Hill/Ballard

Pioneer Square

University District Urban Center

Wallingford

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ATTACHMENT 2

CENTRAL AREA ACTION PLAN II GOALS AND POLICIES

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## CENTRAL AREA NEIGHBORHOOD SPECIFIC GOALS AND POLICIES

---

### *Overall Central Area*

#### ***Community Identity and Character***

- G1 A community that celebrates the Central Area's culture, heritage, and diversity of people and places
- P1 Recognize the historical importance and significance of the Central Area's single-family residential housing stock, institutional buildings (old schools, etc.), and commercial structures as community resources. Incorporate their elements into building design guidelines, housing maintenance programs, and possible designation of historic and cultural resources.
- P2 Seek opportunities for community-based public improvements that would create a sense of identity, establish pride of place, and enhance the overall image of the Central Area.
- P3 Create opportunities for public spaces, public art, and community gateways (e.g., Amphitheater, I-90 Lid).
- P4 Support the development of CAAP\*IT CAN for coordination of volunteerism & economically viable community building programs, projects & collaboration.

#### ***Transportation and Infrastructure***

- G2 A community where residents, workers, students and visitors alike can choose from a variety of comfortable and competitively convenient modes of transportation including walking, bicycling, and transit and where our reliance on cars for basic transportation needs is reduced or eliminated.
- P5 Encourage use of travel modes such as transit, bicycles, walking and shared vehicles by students and employees, and discourage commuting by single occupant vehicle.
- P6 Promote capital improvements that encourage "pedestrianism" among residents, employees, and shoppers. Use all area streets and sidewalks as avenues to walk to work, school, recreational facilities, shopping districts, and visit neighbors.
- P7 Identify key pedestrian streets and areas where neighborhoods can be linked together.
- P8 Central Gateway project: Strive to enhance pedestrian and bicycle links between the Central Area and adjacent neighborhoods. Improve bicycle safety and traffic flow. Reduce cut-through traffic.
- P9 Coordinate project planning with affected neighborhood planning areas including Central Area, International District, First Hill.

#### ***Housing***

- G3 A stable community with a mix of housing types meeting the needs of a wide variety of households, where home ownership is an affordable option for many households.

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- P10 Advocate for more flexible options for mortgage financing, and remove barriers to home-ownership and renovation loans for local residents.
- P11 Support sweat-equity housing programs.
- P12 Support housing services that encourage age integration.
- P13 Ameliorate the potential impacts of gentrification through a variety of affordable housing programs and techniques.

### ***Economic Development***

- G4 Central Area as one business district offering a series of successful economic niche neighborhoods within the overall community.
- P14 Encourage minority businesses to grow and expand in the Central Area.
- P15 Facilitate and support business associations for primary business districts.
- P16 Create a viable business base that will attract investment, focusing on neighborhood retail, professional and personal services, restaurants, and entertainment. Support the urban design plan element that strengthens this development and enhances the pedestrian nature of each area.
- P17 Support linkages between job training and services and jobs available.
- P18 Develop organizational capacity within the community to stimulate economic development.
- P19 Support crime prevention programs that involve the community such as Community Police Teams, Block Watch, Youth Advisory Council.

### ***23rd Avenue Corridor***

- G5 Distinct but mutually supportive primary business districts along the 23<sup>rd</sup> Avenue Corridor:
  - 23<sup>rd</sup> and Madison Node - Destination/Entertainment Center: the Central Area's northern commercial anchor.
  - 23<sup>rd</sup> and Jackson Node - Shopping Center: the Central Area's shopping focal point, and a true "urban village".
  - 23<sup>rd</sup> and Union Node - Business/Restaurant Center: A small scale commercial hub serving the neighborhood, providing a range of residential housing types
- P20 Encourage the preservation and conversion of homes south of Union or 23<sup>rd</sup> to multifamily structures to increase residential density moderately and enhance the pedestrian feel of East Union Street.
- P21 Support Central Area programs that have been concentrated at the 23<sup>rd</sup> and Jackson. Build on existing partnerships.
- P22 Encourage increased housing density in and around the 23<sup>rd</sup> Avenue and Jackson Street commercial area.
- P23 Explore the potential for an incentive-based East Madison "economic opportunity area"
- P24 Support additional retail, restaurants, services, and office space at 23<sup>rd</sup> and Yesler.

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**Madison Miller**

- G6 A vibrant, revitalized pedestrian-oriented commercial district on East Madison from 16<sup>th</sup> to 24<sup>th</sup> Avenues that serves both local and destination shoppers with a variety of shops and services.
- G7 A vibrant, revitalized pedestrian-oriented commercial node at E. Madison St. between 19<sup>th</sup> Avenue and 23rd Avenue that principally serves local residents.
- P25 Encourage increased housing density at 23<sup>rd</sup> and Madison.
- P26 Seek entertainment facilities (e.g. entertainment complex), destination retail, convention and conference facilities and other like businesses at 23<sup>rd</sup> and Madison.
- P27 Adopt themes and identity elements for Madison/Miller and incorporate into streetscape concepts, transportation improvements, community-based projects, and new development proposals, including concepts such as:
  - The area's African-American Heritage;
  - Madison After Dark;
  - Community Diversity;
  - The Physical and Natural Environment, and;
  - The area's Transportation History.

**12th Avenue**

- G8 A thriving mixed-use residential and commercial area with a "main street" including services and retail that is attractive and useful to neighborhood residents and students, and public spaces that foster a sense of community, near the intersection of several diverse neighborhoods and major economic and institutional centers.
- P28 Encourage increased housing density where appropriate, such as on 12<sup>th</sup> Avenue and on Yesler Way, and in mid-rise zoned areas.
- P29 Facilitate the redevelopment of City-owned land, emphasizing mixed use where that type of development will contribute to the desired community character.
- P30 Seek services and retail that builds on the neighborhood's proximity to Seattle University.

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ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

L21 Promote the balance of uses in each urban center or urban center village indicated by one of the following functional designations, assigned as follows:

Functional Designation	Urban Center Village
1. Primarily residential.	Denny Regrade Capitol Hill Pike/Pine
2. Mixed, with a residential emphasis.	
3. Mixed residential and employment.	Westlake Pioneer Square International District First Hill South Capitol Hill- 12th Avenue University District Northwest Ravenna Northgate* Seattle Center* Downtown Commercial Core
4. Mixed, with an employment emphasis.	

\* These urban centers are not divided into urban center villages

(Amended 7/95, 7/96, 8/98)

L44:

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

- ~~23rd Ave S @ S Jackson St~~ 23rd Ave S @ S Jackson - Union
- ~~21st & Madison~~ Madison-Miller

G36

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

	Residential Growth
<u>23rd Ave S @ S Jackson - Union</u>	<u>900</u>
<u>Madison-Miller</u>	<u>400</u>

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ATTACHMENT 4

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

- 12th Avenue Urban Center Village
- 23rd Ave S. @ S. Jackson - Union Residential Urban Village
- Madison - Miller Residential Urban Village

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**Table 1**  
**Inventory for Facilities and Utilities Serving**  
**12th Avenue Urban Center Village**

Facility Type	Name	Location	Capacity	Information Sources/Comments
Fire Station <sup>2</sup>	SFD 25	1300 E. Pine St.	Engine Co., Ladder Co., Battalion, Aid Unit, Power Unit	Seattle Fire Department
	SFD 22	901 E. Roanoke St.	Engine, Communications van	
	SFD 10	301 2nd Ave. S.	Engine Co., Ladder Co., Deputy Chief, Aid Co., Hazmat Van	
Police Station	East Precinct	1519 12th Ave.	8.45 sq. mi. service area, 1994 population 82,265	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools <sup>3</sup>	Lowell Elementary	1058 E. Mercer St.	391 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
	TT Minor Elementary	1701 E. Union St.	391 students	
	Galzert Elementary	1301 E. Yester Way	414 students	
	All 10 Middle Schools All 10 High Schools			
Library	Downtown main library	1000 4th Ave.	166,092 sq. ft. Downtown pop 21,904 Citywide pop 1990 516,334 or .32 sq. ft/capita	Seattle Public Library Statistical Report, EDL&A, December 1992
	Douglass Truth Branch	2300 E. Yester Way	8007 sq. ft. 1990 pop served 21,101. or .38 sq. ft/capita + .32 sq. ft/capita in citywide facilities	
Parks	McGilvra Place	E. Madison St. & Pike St. In Village	0.07 ac: Street triangle	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	Spring Street Mini Park	E. Spring St. & 15th Ave Within 1/8 mile	0.33 ac: Lawn	
	Harborview Park	8th Ave & Jefferson St. Within 1/4 mi	3.6 ac: Lawns, walks, viewpoint	
	Park at Langston Hughes	104 - 17th Ave. S Within 1/4 mile	1.2 ac:	
	Pratt Park	20th Ave. S & E Yester Within 1/2 mile	5.5 ac: Lawn, play area, picnic area, sports pavilion	
	Firehouse mini park	18th Ave. & E. Cherry St. Within 1/2 mile	0.33 ac: play area, landscaping	

<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.

Facility Type	Name	Location	Capacity	Information Sources /Comments
Other	Yesler Playfield & Community Center	903 Yesler Way	4,771 sq. ft, 1.7 ac	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989
	Langston Hughes Cultural Arts Center	104 - 17th Ave. S	>8,000 sq. ft, 1.2 ac: class/craft rooms, 350-seat theater, day care	
Electrical Power	East Pine Substation	East Pine & 23rd Ave. E	183 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Southeast forecast area, which has a total capacity of 331 megawatts.
Water	The majority of this village is located in the 420 pressure zone with a small area in the 520 zone. Water for this village comes from the Cedar River supply. Storage is supplied by the Volunteer Park Reservoir (12th Ave. E & E Prospect St.) and Volunteer Park Standpipe.  See Map for system locations.		Volunteer Park Reservoir: 20.5 million gallons  Supply mains were constructed primarily before 1949 - many in the early 1900's. Pipes are predominately of cast iron.	Seattle Water Department, October-November, 1996 In the 420 pressure zone, elevations range from 160-350 feet above sea level; static water pressure ranges from 30-113 pounds per square inch. The lowest pressure in this area is considered marginal. In the 520 pressure zone, elevations range from 161-350 feet above sea level; static water pressure ranges from 74-156 pounds per square inch. <sup>4</sup> The lowest pressure in this area is considered very good.
Drainage & Wastewater	The majority of the village is served by a Combined system.  See Map for system locations.		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  Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.

<sup>4</sup> Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

**Table 2**  
**Capital Facilities and Utilities Analysis**  
**12th Avenue Urban Center Village**

*Expected 6-yr. HH Growth: 149*  
*Expected 20-yr HH Growth: 1,200*  
*Land Area: 160 Acres*

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth <sup>5</sup>	20-year growth	
Fire	None	None expected at this time.	Fire Station 25 has an average response time of 3.21 minutes for emergency medical calls and 4.01 minutes for fire calls. Fire Station 22 has an average response time of 4.02 minutes for emergency medical calls and 4.81 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. Fire Station 10 has an average response time of 2.99 minutes for emergency medical calls and 3.71 minutes for fire calls. Response times for these stations meet industry standards and are expected to for the next six years.
Police	None	None expected at this time.	In 1997 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 Two of the School District's Building Excellence program includes projects at the following neighborhood schools: <ul style="list-style-type: none"> <li>• Lowell: Demolition, all new construction</li> <li>• Minor: Partial demolition, modernization, new addition</li> </ul> Voters have not yet approved funds for this phase.
Electricity	None	A third transformer in the Creston-Nelson Substation, and a future downtown substation will add capacity in this forecast area.	Electrical demand from this village is estimated to increase by 0.65 annual average megawatts and 1.0 megawatt in a peak hour in 6 years.  This village is located in City Light's Southeast forecast area. In 6 years, capacity in this forecast area will be 331 megawatts, and demand is expected to be 291 megawatts. In 20 years, capacity in this forecast area will be 493 megawatts, and demand is expected to be 343 megawatts. In both years, capacity is more than adequate to meet demand.  First Hill Unit at 717 11 Ave has been decommissioned and the property sold to Seattle U.

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<sup>5</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	20-year growth	
Water	None	None expected at this time.	<p>Current peak day demand estimate: 0.97 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.1 mgd or 14% increase. Peak day demand estimate in 20 years: 1.4 mgd or 41% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed.</p> <p>The Water Department recommends more detailed studies of the distribution network in this area because it is among the oldest in the city, and the area is already densely developed.</p>
Drainage and Wastewater	No new facilities are expected because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</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>

**Table 3**  
**Transportation Analysis<sup>6</sup> for**  
**First Hill/Capital Hill Urban Center (including 12th Avenue Urban Center Village)**

Screenline Location	Arterials	Arterial Classification	Direction	V/C Ratio	
				1990	2010
North of Pine	Melrose Ave.	Minor	Northbound	0.5	0.6
	Bellevue Ave.	Collector	Southbound	0.5	0.5
	Broadway Ave.	Minor			
	12th Ave.	Minor			
	15th Ave.	Minor			
North of James - Cherry	Boren Ave.	Principal	Northbound	0.5	0.7
	Broadway Ave.	Minor	Southbound	0.5	0.7
	12th Ave.	Minor			
	14th Ave.	Collector			
West of Broadway	Yesler Way	Minor	Eastbound	0.5	0.6
	Boren Ave.	Principal	Westbound	0.5	0.6
	Jefferson St.	Collector			
	James St.	Principal			
	Madison St.	Principal			
	Union St.	Minor			
	Pike St.	Minor			
	Pine St.	Minor			
	E Denny Way	Minor			
	E Olive Way	Principal			
E Roy St.	Minor				
West of I-5	Pike/Pine on ramp	Principal	Eastbound	0.6	0.7
	Pine St.	Principal	Westbound	0.7	0.8
	Pike St.	Principal			
	8th Ave.	Minor			
	Union off ramp	Principal			
	University on ramp	Principal			
	Seneca St.	Principal			
Seneca off ramp	Principal				
West of I-5 (cont.)	Spring on ramp	Principal			
	Madison St.	Principal			
	Columbia off ramp	Principal			
	Columbia/Cherry on	Principal			
	Cherry St.	Principal			
	James St.	Principal			
	Jarvis/6th on ramp	Principal			
6th Ave.	Principal				
Yesler St.	Minor				

<sup>6</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).

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Traffic volumes were forecasted for the arterial streets in the center. Next, volumes were summed for all arterials crossing a "screenline," or an imaginary line that intersects the streets traveling through the area. The sum of volumes was compared to the sum of the capacities of arterials crossing the screenline, creating a volume-to-capacity (V/C) ratio. The V/C ratio across a screenline is an indicator of congestion. This method of measurement takes into account that drivers may make choices within an urban center among arterial streets and alternative modes.

The table above shows existing screenline V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for four screenlines in the First Hill/Capitol Hill Urban Center. 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 use of screenlines allows flexibility in selecting improvement measures and locations within the urban center. The capacity of a street or screenline is not a fixed number of vehicles that can never be exceeded. Rather, it is a relative measure of traffic flow.

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

**Existing conditions:** *The V/C ratios on all screenlines in the urban center are below 0.8.*

**Future conditions:** *The projected V/C ratios on all screenlines in the urban center are at or below 0.8.*

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**Table 1**  
**Inventory for Facilities and Utilities *Surviving***  
**23rd Ave S. @ S. Jackson - Union Residential Urban Village**

Facility Type	Name	Location	Capacity	Information Sources/Comments
Fire Station <sup>7</sup>	SFD 6	101 23rd Ave. S.	Engine Co., Ladder Co.	Seattle Fire Department
Police Station	East Precinct	1519 12th Ave.	8.45 sq. mi. service area, 1994 population 82,265	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools <sup>8</sup>	Gatzert Elementary Leschi Elementary Minor Elementary Madrona Elementary Colman Elementary All 10 Middle Schools All 10 High Schools	1301 E. Yesler Way 135 32nd Avenue 1701 E. Union St. 1121 33rd Avenue 2401 S. Irving St.	450 students 450 students 450 students 525 students 400 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Douglass-Truth Branch	2300 E. Yesler Way	8007 sq. ft. 1990 pop served 21,101, or .38 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks <sup>9</sup>	Dr. Blanche Lavizzo Park	22nd St. E. Yesler Way to S. Jackson St.	1.95 ac: Path, stage, amphitheater, restrooms	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses Office of Management and Planning
	Gerber Park	MLK Way & E. Cherry	0.15 ac: Lawn	
	Spruce Street Park	E. Spruce St. & 21st Ave.	0.75 ac: Lawn, play area	
	Pratt Park	20th Ave. S & E Yesler	5.5 ac: Lawn, play area, picnic area, sports pavilion	
	Garfield Playfield	23rd Ave. & E. Cherry	9.3 ac: 2 softball fields, 1 baseball field, 1 football/soccer field, 3 tennis courts, shelterhouse, play area.	
	Flo Ware Park	28th Ave. & S. Jackson	0.5 ac: Lawn, play area, basketball	
	Firehouse Park	18th Ave. & E. Cherry	0.33 ac: play area, landscaping	
	Judkins Park & Playground	22nd Ave. S & S Charles	14.1 ac: Shelterhouse, comfort station, play area, lawns, picnic areas, 1 baseball field, 1 softball field, or 2 football/soccer fields.	
	Powell Barnett Park	MLK Way & E. Jefferson	4.4 ac: Shelterhouse, play area, paths, lawns, wading pool	

<sup>7</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>8</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>9</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>10</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
Other <sup>10</sup>	Garfield Community Center	23rd Ave. & E Cherry	>19,000	
	Medgar Evers Pool	500 - 23rd Ave.	Indoor swimming pool	
	Langston Hughes Cultural Arts Center	104 - 17th Ave. S	>8,000 sq. ft. 1.2 ac. class/craft rooms, 350-seat theater, day care center	
	Pratt Fine Arts Center	1800 S. Main St.	>7500 sq. ft. Shops and craft rooms, glassblowing, metal work, jewelry and print-making	
	Jackson Place P-Patch		13 plots	
	Squire Park/Pratt Park P-Patch		30 plots	
	Marion St. P-Patch	2317 E. Marion	15 plots	F-Patch Program, Seattle Department of Housing and Human Services
Electrical Power	East Pine Substation	East Pine & 23rd Ave. E	183 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Southeast forecast area, which has a total capacity of 332 megawatts.
Water	This village is mostly located in the 420 pressure zone with a small portion in the 316 zone. Storage is provided by the Volunteer Park Reservoir (12th Ave. E & E Prospect St.)  See Map for system locations.	Volunteer Park Reservoir: 20.6 million gallons  The majority of the supply mains were constructed between 1890 and 1919. Pipes are predominately of cast iron.		Seattle Water Department, Oct.-Nov., 1998 in the 420 pressure zone, elevations range from 175-329 feet above sea level; static water pressure ranges from 39-106 pounds per square inch. The minimum pressure in this area is considered marginal. In the 316 pressure zone, elevations range from 106-200 feet above sea level; static water pressure ranges from 50-91 pounds per square inch. <sup>11</sup> The minimum pressure in this area is considered good.
Drainage & Wastewater	The majority of this village is served by a Partially Separated system; portions of the northeast and northwest area of the village are served by a Combined 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. With Combined systems existing sewage flows constitute about 5% of pipe capacity, with the remainder for stormwater flows. Capacity of the partially separated and 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  Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.  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 invert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe.

<sup>10</sup> Parks and Other Resources shown are inside the village or within 1/8 mile of the unadopted village boundary.

<sup>11</sup> Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

**Table 2**  
**Capital Facilities and Utilities Analysis**  
**23rd Ave S. @ S. Jackson - Union Residential Urban Village**

Expected 6-yr. HH Growth: 246  
 Expected 20-yr HH Growth: 900  
 Land Area: 485 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth <sup>12</sup>	20-year growth	
Fire	None	None expected at this time.	Fire Station #6, the closest to this urban village, has an average response time of 3.11 minutes for emergency medical calls and 3.79 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	None expected at this time.	In 1997 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 partial demolition, modernization, and new addition for Madrona Elementary. Phase Two of the program calls for : <ul style="list-style-type: none"> <li>• Garfield: Partial demolition, historic renovation, new addition</li> <li>• Minor: Partial demolition, modernization, new addition</li> <li>• Mann (NOVA): Historic renovation</li> </ul> Voters have not yet approved funds for this phase.
Electricity	None	A third transformer in the Creston-Nelson Substation and a future downtown substation will add capacity in this forecast area.	Electrical demand from this village is estimated to increase by 0.4 annual average megawatts and 0.7 megawatts in a peak hour in 6 years.  This village is located in City Light's Southeast forecast area. In 6 years, capacity in this forecast area will be 331 megawatts, and demand is expected to be 291 megawatts. In 20 years, capacity in this forecast area will be 493 megawatts, and demand is expected to be 343 megawatts. In both years, capacity is more than adequate to meet demand.  Distribution breakers at the East Pine substation will be replaced in 1998 through 2000; the control building may be enlarged in 1997-1998. City Light hopes to work with the neighborhood to remove the "lower" on the northwest corner that encourages users and sellers of illegal substances to hang around the area.

<sup>12</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>12</sup>	20-year growth	
Water	None	None expected at this time.	<p>Current peak day demand estimate: 2.2 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 2.3 mgd or 5% increase. Peak day demand estimate in 20 years: 2.6 mgd or 16% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed.</p> <p>The Water Department recommends further study of the distribution system in this area as it is among the oldest in the city.</p>
Drainage and Wastewater	No new facilities are expected because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</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. 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>

**Table 3**  
**Transportation Analysis<sup>13</sup> for**  
**23rd Ave S. @ S. Jackson - Union Residential Urban Village**

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
23rd Ave. E	I-90 - S Jackson St.	Principal	Northbound	0.3	0.5
			Southbound	0.4	0.6
23rd Ave. E	S Jackson St. - E Yesler St.	Principal	Northbound	0.4	0.6
			Southbound	0.6	0.8
23rd Ave. E	E Yesler St. - E Cherry St.	Principal	Northbound	0.6	0.7
			Southbound	0.7	0.8
23rd Ave. E	E Cherry St. - E Union St.	Principal	Northbound	0.6	0.8
			Southbound	0.6	0.8
23rd Ave. E	E Union St. - E Madison St.	Principal	Northbound	0.5	0.7
			Southbound	0.5	0.7
Martin Luther King Jr Way S	I-90 - S Jackson St.	Minor	Northbound	0.4	0.4
			Southbound	0.5	0.6
Martin Luther King Jr Way	S Jackson St. - E Cherry St.	Minor	Northbound	0.4	0.5
			Southbound	0.5	0.7
Martin Luther King Jr Way	E Cherry St. - E Union St.	Minor	Northbound	0.4	0.5
			Southbound	0.3	0.5
Rainier Ave. S	S Dearborn St. - S Jackson St.	Principal	Northbound	0.9	1.0
			Southbound	1.2	1.2
S Jackson St.	Rainier Ave. S - 23rd Ave. S	Minor	Eastbound	0.4	0.5
			Westbound	0.3	0.3
S Jackson St.	23rd Ave. S - 31st Ave. S	Minor	Eastbound	0.4	0.4
			Westbound	0.5	0.5
E Yesler Way	14th Ave. E - 23rd Ave. E	Minor	Eastbound	0.6	0.7
			Westbound	0.4	0.4
E Yesler Way	23rd Ave. E - M L King Jr Way	Minor	Eastbound	0.7	0.5
			Westbound	0.4	0.4
E Jefferson St.	14th Ave. E - 23rd Ave. E	Collector	Eastbound	0.6	0.6
			Westbound	0.5	0.6
E Cherry St.	14th Ave. E - 23rd Ave. E	Collector	Eastbound	0.3	0.4
			Westbound	0.6	0.6
E Cherry St.	23rd Ave. E - M L King Jr Way	Minor	Eastbound	0.5	0.6
			Westbound	0.3	0.4
E Union St.	19th Ave. E - 23rd Ave. E	Minor	Eastbound	0.6	0.7
			Westbound	0.5	0.5
E Union St.	23rd Ave. E - M L King Jr Way	Minor	Eastbound	0.7	0.7
			Westbound	0.4	0.5
20th Ave. S	S Judkins St. - S Jackson St.	Collector	Northbound	0.4	0.4
			Southbound	0.4	0.5
S Judkins St.	20th Ave. S - 23rd Ave. S	Collector	Eastbound	0.3	0.5
			Westbound	0.2	0.2

<sup>13</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).

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The volume-to-capacity (V/C) ratio is an indicator of congestion. The table above shows existing V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for all arterials in the 23rd and Jackson 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.

**Existing conditions:** *Rainier Ave. S. from S. Jackson St. to S. Dearborn St. has a V/C ratio between 1.1 and 1.2. All other arterial streets have V/C ratios below 0.7.*

Rainier Ave. S. and 23rd Ave. S. are principal arterials. Both are also Transit Priority Network streets along with S. Jackson St. between Rainier and 23rd.

**Future conditions:** *The V/C ratio on Rainier Ave. S. is projected to be near 1.2. The V/C ratio on all other arterials is projected to be below 0.8.*

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**Table 1**  
**Inventory for Facilities and Utilities Serving**  
**Madison - Miller Residential Urban Village**

Facility Type	Name	Location	Capacity	Information Sources <sup>14</sup> /Comments
Fire Station <sup>15</sup>	SFD 25	1300 E. Pine St.	Engine Co., Ladder Co., Aid, Power, Battalion	Seattle Fire Department
Police Station	East Precinct	1519 12th Ave.	8.45 sq. mi. service area, 1994 pop 82,285	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools <sup>16</sup>	Stevens Elementary King Elementary Madrona Elementary Minor Elementary All 10 Middle Schools All 10 High Schools	1241 18th Ave. E. 3201 E. Republican St. 1121 33rd Ave. 1701 E. Union St.	325 students 250 students 625 students 450 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Douglass-Truth Branch  Madrona Sally Goldmark Branch	2300 E. Yesler Way  1134 33rd Ave.	8007 sq. ft. 1990 pop served 21,101, or .38 sq. ft/capita + .32 sq. ft/capita in citywide facilities 1702 sq. ft. 1990 pop served 10,724, or .16 sq. ft. capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks <sup>17</sup>	Pendleton Miller Playfield Plum Tree Park Prentiss I. Frazier Park Miller Triangle	19th Av E & E Thomas 1700 block of 26th Av 24th Av E & E Harrison E. John St. & 20th Ave. E	7.9 ac 0.33 ac: lawns, play area 0.3 ac: play structures 0.1 ac: street triangle	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
Other <sup>17</sup>	Miller Community Center Republican P-Patch	Adjacent to Meany Middle School 503 - 20th Av. E	>4000 sq. ft. 13 plots	P-Patch Program, Seattle Department of Housing and Human Services

<sup>14</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>15</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>16</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>17</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>18</sup> /Comments
Electrical Power	East Pine Substation	East Pine & 23rd Av E	183 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Southeast forecast area, which has a total capacity of 331 megawatts.
Water	About half of this village is located in the 520 pressure zone and half in the 420 pressure zone. Water for this area comes from the Cedar River supply. Storage is provided by the Volunteer Park Reservoir (12th Ave. E & E Prospect St.). Water is pumped to the area in the 520 zone by the Volunteer Park Pump, Broadway Pump, and Lincoln Turbine.  See Map for system locations.	Volunteer Park Reservoir: 20.5 million gallons  The pipe network was constructed 1891-1932, predominantly of cast iron.	Seattle Water Department, October-November, 1996 In the 520 pressure zone, elevations range from 336-419 feet above sea level; static water pressure ranges from 44-80 pounds per square inch. In the 420 pressure zone, elevations range from 236-351 feet above sea level; static water pressure ranges from 30-80 pounds per square inch. <sup>18</sup> The minimum pressure in this area is considered marginal to adequate.	
Drainage & Wastewater	The majority of this village is served by a Partially Separated system; the southern third is served by a Combined 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.  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) may enhance system capacity.	Seattle Drainage and Wastewater Utility, November 1996  Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe.  Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.	

<sup>18</sup> Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

**Table 2**  
**Capital Facilities and Utilities Analysis**  
**Madison - Miller Residential Urban Village**

*Expected 6-yr. HH Growth: 109*  
*Expected 20-yr HH Growth: 400*  
*Land Area: 145 Acres*

Facility	Facilities needed to accommodate:		Analysis
	6-year growth <sup>19</sup>	20-year growth	
Fire	None	None expected at this time.	Fire Station 25, the closest to this urban village, has an average response time of 3.21 minutes for emergency medical calls and 4.01 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 8-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 needed.	In 1997 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.  The School District's Building Excellence program calls for partial demolition, historic renovation and new addition for Stevens Elementary; and partial demolition, modernization and new addition for Madrona Elementary in phase I, for which funding has been approved. Minor Elementary is scheduled for partial demolition, modernization and new addition in phase II. Voters have not yet approved funds for this phase.

<sup>19</sup> Measures of facility adequacy for each type of facility, and an explanation of the methodologies used to assess adequacy are available from the Neighborhood Planning Office.

Facility	Facilities needed to accommodate: 6-year growth <sup>19</sup> 20-year growth		Analysis
Electricity	None	A third transformer in the Creston-Nelson Substation and a future downtown substation will add capacity in this forecast area.	<p>Electrical demand from this village is estimated to increase by 0.2 annual average megawatts and 0.4 megawatts in a peak hour in 6 years.</p> <p>This village is located in City Light's Southeast forecast area. In 6 years, capacity in this forecast area will be 331 megawatts, and demand is expected to be 291 megawatts. In 20 years, capacity in this forecast area will be 493 megawatts, and demand is expected to be 343 megawatts. In both years, capacity is more than adequate to meet demand.</p> <p>Distribution breakers at the East Pine substation will be replaced in 1998 through 2000; the control building may be enlarged in 1997-1998. City Light hopes to work with the neighborhood to remove the "tower" on the northwest corner that encourages users and sellers of illegal substances to hang around the area.</p>
Water	None	None expected at this time.	<p>Current peak day demand estimate: 0.95 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.0 mgd or 5% increase. Peak day demand estimate in 20 years: 1.1 mgd or 18% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed.</p> <p>The Water Department recommends further study of the system in this area as it is among the oldest in the city, it is quite densely developed, and there have been some complaints about low water pressure.</p>
Drainage and Wastewater	No new facilities are expected because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>Since Separated systems are sized for full zoned development, capacity is considered adequate to serve new growth. 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>

**Table 3**  
**Transportation Analysis<sup>20</sup> for Madison - Miller Residential Urban Village**

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
E Madison St.	E Pine St. - 23rd Ave. E	Principal	Eastbound	0.7	0.8
			Westbound	0.5	0.6
E Madison St.	23rd Ave. E - M L King Jr Way	Minor	Eastbound	0.8	0.9
			Westbound	0.5	0.6
23rd Ave. E	E Union St. - E Madison St.	Principal	Northbound	0.5	0.7
			Southbound	0.5	0.7
23rd Ave. E	E Madison St. - E Aloha St.	Principal	Northbound	0.6	0.8
			Southbound	0.5	0.7
E Thomas St.	15th Ave. E - E Madison St.	Minor	Eastbound	0.6	0.6
			Westbound	0.6	0.6
19th Ave. E	E Union St. - E Madison St.	Collector	Northbound	0.2	0.3
			Southbound	0.2	0.3
19th Ave. E	E Madison St. - E Thomas St.	Collector	Northbound	0.5	0.8
			Southbound	0.4	0.6
19th Ave. E	E Thomas St. - E Aloha St.	Collector	Northbound	0.5	0.8
			Southbound	0.4	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 Madison - Miller 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.

**Existing conditions:** All arterial streets have V/C ratios below 0.8.

23rd Ave. E. and E. Madison St. west of 23rd Ave. E are principal arterials. Both are also Transit Priority Network streets along with E. Thomas St. west of 23rd Ave. E.

**Future conditions:** The V/C ratio on E. Madison St. between 23rd Ave. E. and Martin Luther King Jr. Way is projected to increase to above 0.8. All other arterials would remain at or below a V/C ratio of 0.8.

<sup>20</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).

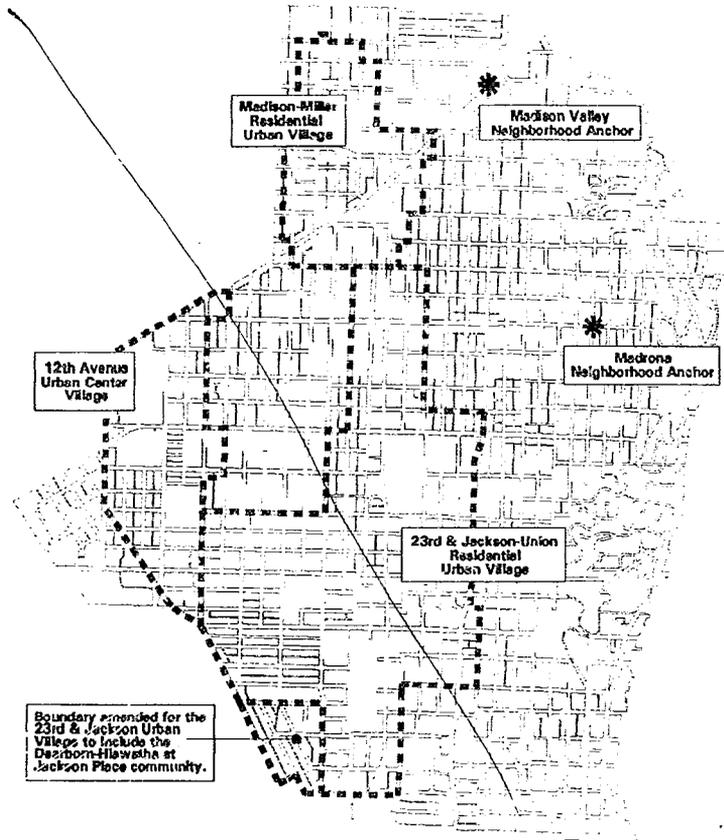
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**ATTACHMENT 5**

**COMPREHENSIVE PLAN MAP AMENDMENTS — *Urban Village Boundaries***

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ATTACHMENT 6

COMPREHENSIVE PLAN LAND USE APPENDIX B

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## LAND USE APPENDIX B

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

Village	Land Area In Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
<b>Urban Centers &amp; Center Villages</b>									
<b>Downtown Urban Center Total</b>	<b>945</b>	<b>7421</b>	<b>7.9</b>	<b>NA<sup>1</sup></b>	<b>23.4</b>	<b>165119</b>	<b>175</b>	<b>NA<sup>1</sup></b>	<b>241</b>
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	378	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 12th Avenue Village	160	978	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

## LAND USE APPENDIX B

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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
University 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
Northgate Urb. Center Total	410	3291	8.0	NA <sup>1</sup>	15.3	11366	28	NA <sup>1</sup>	50
Sea. Center Urb. Center Total	297	3138	10.6	NA <sup>1</sup>	15.0	19,000	64	NA <sup>1</sup>	75
Hub Urban Villages <sup>4</sup>									
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1260	10.3	4027	12	2800	20
Rainier Ave @ I-90	415	2043	4.9	1200	7.8	3371	8	3500	17
South Lake Union	446	481	1.0	1700 <sup>5</sup>	4.8	15230	34	4500	44
Residential Urban Villages <sup>4</sup>									
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

### 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 (4H Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
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 23rd Ave S @ S Jackson - Union	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
SW Barton St @ 25th Ave S	278	1654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr Wy S @ Holly St	380	1247	3.3	800 <sup>b</sup>	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA

### LAND USE APPENDIX B

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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
24th Ave E @ E Madison St Madison - Miller	145	1486	10.3	400	13.0	NA	NA	NA	NA
California @ SW Morgan St	139	1104	8.0	300	10.1	NA	NA	NA	NA

### LAND USE ELEMENT APPENDIX B

#### 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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A new map, Land Use Figure 7 is hereby added.

- G. Land Use Figure 1 is hereby amended to show confirmation of the following neighborhood anchors:
- M.L. King Jr. Way E. @ E. Madison St.
  - 34th Avenue E. @ E. Union St.

- H. Land Use Appendix B is hereby amended to reflect the final growth targets for the 12th Avenue Urban Center Village, and the 23rd Avenue S. @ S. Jackson - Union and Madison-Miller Residential Urban Villages as shown in Attachment 6 to this Ordinance.

~~Section 2~~ The amendments contained in Section 1 of this ordinance constitute an adopted neighborhood plan for purposes of SMC 23.34.008(D)(2).

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STATE OF WASHINGTON - KING COUNTY

99471  
City of Seattle, City Clerk

-s-

No. ORD BY TITLE

City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following ordinances, passed by the City Council on November 2, 1998, 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 624-8344.

ORDINANCE NO. 119210

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the Central Area Action Plan II.

ORDINANCE NO. 119219

AN ORDINANCE relating to the Environmental Management Initiative; appropriating from the Cumulative Reserve Subfund, for the Municipal Resource Conservation project, amounts received as reimbursements from the departments that have realized savings through conservation measures resulting from this project, all by a three-fourths vote of the City Council.

ORDINANCE NO. 119221

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Publication ordered by JUDITH PIP, PIP, City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, November 17, 1998. (11/17/99471)

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: 119216, 19, 21

was published on

11/17/98

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

11/17/98

Notary Public for the State of Washington, residing in Seattle

Affidavit of Publication

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