

Ordinance No. 119525

64

The City of Seattle Council Bill/Ordinance

Council Bill No. 112624

AN ORDINANCE relating to the Roosevelt Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions of the Roosevelt Neighborhood Plan; amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the Roosevelt Residential Urban Village; and amending Seattle Municipal Code Chapter 23.47, relating to single purpose residential development.

6/22/99

CF No. _____

Date Introduced: <u>MAR 29 1999</u>	
Date 1st Referred: <u>MAR 29 1999</u>	To: (committee) <u>Neighborhoods, Growth Planning and Code Enforcement Committee</u>
Date Re - Referred:	To: (committee)
Date Re - Referred:	To: (committee)
Date of Final Passage: <u>7-6-99</u>	Full Council Vote: <u>8-0</u>
Date Presented to Mayor: <u>7-6-99</u>	Date Approved:
Date Returned to City Clerk: <u>JUL 12 1999</u>	Date Published: <u>6/22/99</u> T.O. <input checked="" type="checkbox"/> P.T. <input type="checkbox"/>
Date Vetoed by Mayor:	Date Veto Published:
Date Passed Over Veto:	Veto Sustained:

6-7-99 FU
(E)

This file is complete and ready

(A)

Law Department

Law Dept. Review

B

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: CONLIN
Councilmember

Committee Action:

6/27/99 pass as amended 
unanimously Conlin yes
Steinbock yes

6-7-99 Full Council: Passed 8-0
(Excused: Choe)

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

Law Department

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

1 WHEREAS, the Roosevelt Neighborhood Plan is consistent with the goals and policies of
2 Seattle's Comprehensive Plan; and

3 WHEREAS, the Roosevelt Neighborhood plan calls for adjusting the balance between
4 commercial and housing uses in certain commercial zones, by allowing single-
5 purpose residential structures to be permitted outright; and

6 WHEREAS, the City's environmental review requirement under SEPA has been fulfilled
7 through issuance of an addendum to the Comprehensive Plan's 1994 Final
8 Environmental Impact Statement on April 1, 1999; and

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

12 **NOW THEREFORE,**

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

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

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

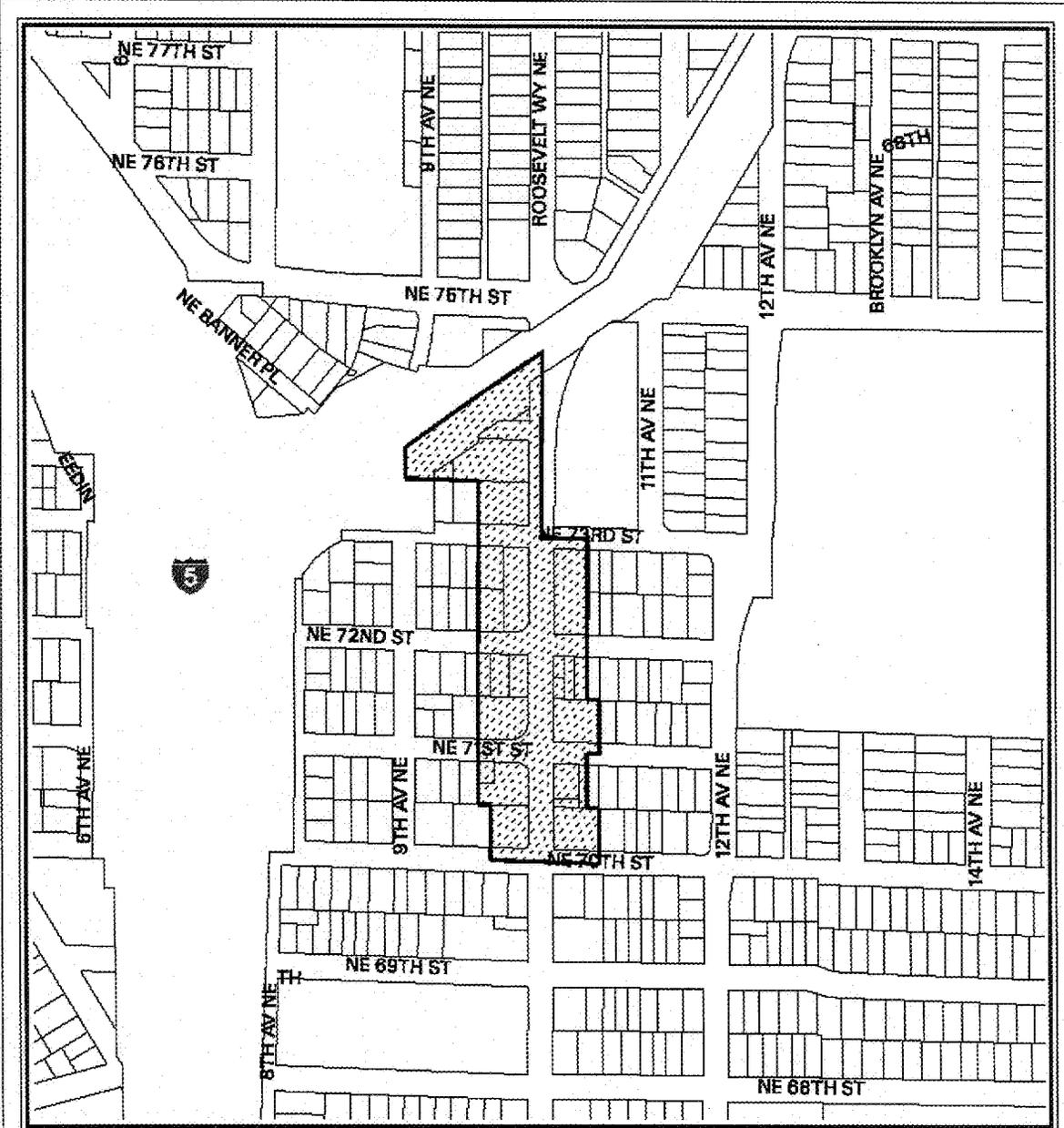
18 B. The Roosevelt Neighborhood Plan goals and policies, as shown in Attachment 2
19 to this Ordinance, are hereby incorporated into the neighborhood plans volume of
20 the Comprehensive Plan.

21 C. The land use element of the Comprehensive Plan is hereby amended as shown in
22 Attachment 3 to this ordinance to confirm the designation and growth targets for the
23 Roosevelt Residential Urban Village.

D. The capital facilities and utilities inventory and analyses and transportation analyses
shown in Attachment 4 to this ordinance are hereby incorporated into the
neighborhood plans volume, Roosevelt section, of the Comprehensive Plan.

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

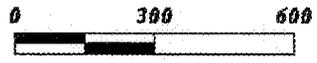
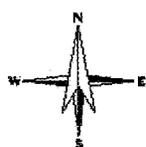
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Roosevelt Urban Village

 *Single-purpose residential development permitted outright.*

Section 23.47.004
Map 23.47.004 D



FEET

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1 **LIST OF ATTACHMENTS**

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5 NEIGHBORHOOD PLANS

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13 AND ANALYSES AND TRANSPORTATION ANALYSES

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THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

Table of Contents

* * *

Roosevelt

* * *

ROOSEVELT GOALS AND POLICIES

A. LAND USE AND ECONOMIC DEVELOPMENT

- G1 An attractive and diverse community that features the neighborhood's special small-scale building character and a strong, vibrant business district.

Land Use Transitions and Building Heights

- P1 Encourage the maintenance of the neighborhood's single-family and small-business architectural character and scale.
- P2 Promote better transitions between residential and commercial zones.

Housing

- G2 A neighborhood with a wide range of housing and family types that support an eclectic and diverse community.
- P3 Promote housing opportunities for a wide range of residents.
- P4 Encourage the preservation of existing single-family homes as well-maintained, owner-occupant housing.
- P5 Encourage future housing development in multifamily structures designed to accommodate a range of incomes.
- P6 Encourage an appropriate fit of scale and architectural character in all new developments.
- P7 Encourage extended families and families with children to reside in Roosevelt.
- P8 Encourage efforts to improve neighborhood appearance and image through maintenance of the housing stock (for both owner-occupied and non-owner-occupied units).
- P9 Encourage the redevelopment of underutilized and run-down areas in a way that complements the neighborhood character.
- P10 Support partnerships with community organizations and developers to promote housing opportunities in the neighborhood.

Commercial Core

- G3 A community with a viable, vibrant commercial core that retains its small-town scale and character, that is the focus of neighborhood retail and commercial development and promotes a neighborhood identity.
- P11 Encourage efforts to unify and enhance the neighborhood's identity through streetscape treatments, façade improvements and neighborhood gateway design.
- P12 Promote a pedestrian environment on Roosevelt's commercial streets.
- P13 Encourage projects and programs to promote Roosevelt's business district.

B. URBAN DESIGN

- G4 A well designed, aesthetically pleasing community with attractive streetscapes, interesting storefronts, comfortable residences, and flourishing parks.

Neighborhood Identity

- G5 A neighborhood recognized and identified as both a business district and a residential community.
- P14 Encourage efforts to unify the neighborhood's identity through streetscape and neighborhood gateway design, and development of a town center.
- P15 Promote the inclusion of art projects and local artists in capital improvements and neighborhood facilities.

Pedestrian Environment

- P16 Promote a pedestrian orientation and amenities along Roosevelt's streets.
- P17 Support efforts to improve pedestrian connections to Green Lake.

Community Gathering Spaces

- P18 Encourage the provision of community gathering places including open spaces and neighborhood meeting places.
- P19 Work to enhance and protect Roosevelt's existing open spaces.
- P20 Explore ways to encourage large developments to provide open space for public use.

Roosevelt High School Design Issues

- G6 A neighborhood that integrates Roosevelt High School into the physical fabric of Roosevelt and recognizes the school as a major community landmark and institution, and as a positive element of the community.
- P21 Support coordination between neighborhood groups and the School District in discussing Roosevelt High issues (including renovation).
- P22 Encourage cooperative efforts between the high school and the neighborhood to improve the school's appearance.

Design Guidelines

- P23 Encourage new development that complements existing neighborhood character, promotes pedestrian orientation, and responds to community input.

C. TRANSPORTATION

- G7 A neighborhood that provides convenient, pleasant access for pedestrians, bicyclists, motorists and transit patrons.

Arterial Traffic

- G8 A neighborhood where cars, buses, and light rail are supported by and coexist with pedestrian and bicycle traffic.
- P24 Explore strategies to calm arterial traffic and reduce pedestrian/vehicular conflicts while maintaining adequate capacity and access to local businesses and residences.

Parking

- G9 A neighborhood that is accessible to visiting friends and family, to commercial area patrons, and to those who enjoy the area's parks and fields.
- P25 Explore ways to protect the residential parking supply.
- P26 Encourage coordination between businesses and residents in the community core and Roosevelt High School on neighborhood parking management issues.

Light Rail Station

- G10 A neighborhood connected to neighboring communities and the region by light rail, with a station that supports and reinforces the business district.
- P27 Promote pedestrian improvements to maximize accessibility to and safety in the station area.
- P28 Encourage transit links from the light rail station and the business district to adjacent neighborhoods, and support cross-town service to improve accessibility to the rail station and the commercial core.
- P29 Encourage development of a light rail station and transit links that will support transit oriented development within the zoned capacity of the neighborhood's commercial core.

D. COMMUNITY SAFETY AND LIVABILITY

- G11 A community where people look out for one another and are committed to keeping residential and commercial districts safe, clean and healthy.
- P30 Support community policing efforts in the neighborhood.
- P31 Support efforts to control litter and graffiti in the neighborhood.
- P32 Support community efforts to promote compliance with land use, building and safety codes.

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

1. Amend policy L44 as follows:

L44:

* * *

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

* * *

Roosevelt

* * *

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

2. Amend goal G36 as follows:

G36

* * *

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

Residential Growth

Roosevelt 340

* * *

ATTACHMENT 4

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

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

Facility Type	Name	Location	Capacity	Information Sources /Comments
Fire Station ²	SFD 16	6846 Oswego Pl. NE	#16 Engine Co., Medic	Seattle Fire Department
Police Station	North Precinct	10049 College Wy. N.	32.04 sq. mi. service area, 1990 population 228,659	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	Green Lake Elementary All 10 Middle Schools All 10 High Schools	2400 N. 65th St.	350 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Greenlake Branch	7364 E. Greenlake Dr. N.	8690 sq. ft. 1990 population served 26,910, or .32 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks ⁴	Ravenna Boulevard Cowen Park Ravenna Park	E Greenlake Way to 20th Ave NE NE Ravenna Blvd & Brooklyn Ave NE 20th Ave NE & NE 58th St	29.3 ac (1.3 miles): Tree-lined boulevard 8.4 ac: Lawn, wooded hillsides, paths, 1 softball field, play area, shelterhouse 52.7 ac: 5 Tennis courts, shelterhouse, picnic areas, wading pool, 1 softball field, 1 football/soccer field, wooded ravine, paths, play area 0.6 ac: Overlook 3.0 ac: 2 tennis courts, play area 0.5 ac: Freeway buffer planting 162 Megawatts	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
Electrical power	Rainbow Point Froula Playground NE 60th St. Park North substation	NE Banner Pl & I-5 NE 72nd St & 12th Av NE 5th Av NE & NE 60th NE 75th St & 8th Av NE		Seattle City Light, October 1996 This village is located in City Light's Northeast forecast area, which currently has a total capacity of 275 megawatts.
Water	Except for a small area in the southwest corner and another in the north		Maple Leaf Reservoir: 60 million	Seattle Water Department, October-

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

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

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

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

Facility Type	Name	Location	Capacity	Information Sources ¹ /Comments
	<p>end, this village is located in the Maple Leaf 420 pressure zone. The area is served from the Cedar River Pipelines with storage in the Maple Leaf Reservoir (NE Roosevelt Way & NE 82nd St). Water is delivered by means of taps on the major transmission pipelines that pass through the area. There is a 12-inch supply main in NE 70th St, which is tapped in the Cedar River Pipeline #2 (42-inch steel) and the Maple Leaf Pipeline. These two pipelines are also connected with a 20-inch main in NE 63rd St.</p> <p>The Cedar River Pipeline connects the Maple Leaf and Volunteer Park Reservoirs.</p> <p>See Utilities Figure A-4 Map for system locations (Capital Facilities Appendix).</p>	<p>This village is served by a Combined system.</p> <p>See Utilities Figure A-5 Map for system locations (Capital Facilities Appendix).</p>	<p>gallons</p> <p>The majority of the pipe network was constructed in the 1920s, predominantly of cast iron. The mains appear to be in good order, given the age of the network.</p> <p>Because of the numerous interconnections among the main supply lines and reservoirs, there is a significant degree of supply redundancy, enhancing reliability of service.</p>	<p>November, 1996</p> <p>In this pressure zone, elevations range from 152-295 feet above sea level, static water pressure ranges from 55-116 pounds per square inch. 5 Pressures are considered to be good.</p>
Drainage & Wastewater			<p>With Combined systems, existing sewage flows constitute about 5% of pipe capacity, with the remainder for stormwater flows. Capacity of the combined systems in this area is considered adequate. Occasionally, sewer rehabilitation projects which are part of the 6-year Capital Improvement Program are performed in these areas which may in some instances have the added benefit of enhancing the system capacity.</p>	<p>Seattle Drainage and Wastewater Utility, November 1996</p> <p>Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.</p>

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

Table 2

Expected 6-yr. HH Growth:
93
Expected 20-yr HH Growth:
340
Land Area: 160 Acres

Capital Facilities and Utilities Analysis

Roosevelt Residential Urban Village

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁶	20-year growth	
Fire	None	None expected at this time	Fire Station #16, the closest to this urban village, had an average response time, in 1996, of 4.97 minutes for emergency medical calls and 4.82 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 6 years.
Police	None	Additional precinct space may be required.	Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision. Minor facility modifications will occur as needed and funded.
Schools	School facility expansions are not expected to be required as a result of growth in this village.	School facility expansions or improvements are not expected to be required as a result of growth in this village.	Seattle School District physical goals are as follows for: a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere.
Electricity	None	North Substation rebuild will replace two old transformers, increasing capacity.	Phase Two of the School District's Building Excellence program includes projects at the following neighborhood schools: a) Greenlake: Lunchroom/auditorium addition; b) Roosevelt: Partial demolition, historic renovation, modernization. Voters have not yet approved funds for this phase. 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. This village is located in City Light's Northeast forecast area. In 6 years, capacity in this forecast area will be 275 megawatts, and demand is expected to be 259 megawatts. In 20 years, capacity in this forecast area will be 319 megawatts, and demand is expected to be 301 megawatts. In both years, capacity is more than adequate to meet demand. Substantial wiring upgrades in the North Substation, seismic improvements to the building and yard and removal of three unit substations in the station grounds are being considered over the next couple of years. Two of the four transformers will be removed, and one new larger transformer installed.

⁶ 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 ⁶	20-year growth	
Water	None	None expected at this time	<p>Current peak day demand estimate: 0.78 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 0.82 mgd or 6% increase. Peak day demand estimate in 20 years: 0.92 mgd or 19% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed.</p> <p>Potential future improvements: Closing some loops in streets now served by dead-ended water mains is a suggested system improvement; preliminary cost estimates: \$181,000.</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. 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 Analysis⁷ for
Roosevelt Residential Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Roosevelt Way NE	NE Ravenna Blvd - NE 65th St	Principal	Southbound	0.5	0.8
Roosevelt Way NE	NE 65th St - NE 75th St	Principal	Southbound	0.4	0.6
12th Ave NE	NE Ravenna Blvd - NE 65th St	Principal	Northbound	0.6	0.7
12th Ave NE	NE 65th St - Lake City Way NE.	Principal	Northbound	0.7	0.7
NE 65th St	Ravenna Blvd - Roosevelt Way NE	Minor	Eastbound	0.5	0.7
			Westbound	0.4	0.5
NE 65th St	Roosevelt Way NE - 15th Ave NE	Minor	Eastbound	0.7	0.9
			Westbound	0.9	1.0
NE 73rd St	I-5 Off Ramp - 12th Ave NE	Principal	Eastbound	0.3	0.3
NE 75th St	Roosevelt Way NE - 12th Ave NE	Principal	Eastbound	0.5	0.5
			Westbound	0.9	1.1
Ravenna Blvd NE	NE 65th St - Brooklyn Ave NE	Principal/ Minor	Eastbound	0.8	0.9
			Westbound	0.9	1.0
8th Ave NE	Ravenna Blvd NE - NE 70th St	Principal/ Minor	Northbound	0.6	0.6
			Southbound	0.4	0.5
NE 70th St	8th Ave NE - 12th Ave NE	Minor	Eastbound	0.5	0.7
			Westbound	0.6	0.6

The volume-to-capacity (V/C) ratio is an indicator of congestion. The table above shows 1990 V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for all arterials in the Roosevelt urban village. Compare 1990 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 segments have a V/C ratio of 0.9 or less.

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

Roosevelt Way NE and 12th Ave. NE are a one-way north-south couplet through the center of the urban village. Both are principal arterials serving traffic between the University District and Lake City Way. NE 65th St., a minor arterial, is the main east-west arterial through the urban village.

Roosevelt Way NE and 12th Ave. NE are Transit Priority Network streets, as is N. E. 65th St. east of Roosevelt Way NE.

Future conditions: *NE 75th St. westbound between 12th Ave. NE and NE Roosevelt Way NE is projected to have a V/C ratio of 1.1.* This segment of NE 75th St. receives traffic from neighborhoods to the east as well as traffic from 12th Ave. NE crossing over to continue north on Roosevelt Way NE.

NE 65th St. from 15th Ave. NE to Roosevelt Way NE and Ravenna Blvd. NE between Brooklyn Ave. NE and NE 65th street are projected to have V/C ratios at 1.0.

ATTACHMENT 5

COMPREHENSIVE PLAN MAP AMENDMENTS — *Urban Village Boundaries*

ATTACHMENT 6

AMENDMENTS TO COMPREHENSIVE PLAN LAND USE APPENDIX B

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

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

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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
University Campus	359	6313	17.6	03	12.0	21222	59	48003	72
Northgate Urb. Center Total	410	3291	8.0	NA¹	15.3	11366	28	NA¹	50
Uptown Queen Anne Urban Center Total	297	3138	10.6	NA¹	15.0	19,000	64	NA¹	75
Hub Urban Villages⁴									
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1260	10.3	4027	12	2800	20
Rainier Ave @ I-90	415	2043	4.9	1200	7.8	3371	8	3500	17
South Lake Union	446	461	1.0	1700	4.8	15230	34	4500	44
Residential Urban Villages⁴									
Aurora N @ 97th St.	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA

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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave. S. @ S. Jackson-Union	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
SW Barton St @ 25th Ave S	278	1654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr Vy S @ Holly St	380	1247	3.3	800 ⁵	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA
Madison-Miller	145	1486	10.3	400	13.0	NA	NA	NA	NA
California @ SW Morgan St	139	1104	8.0	300	10.1	NA	NA	NA	NA

LAND USE ELEMENT APPENDIX B

Footnotes

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

City of Seattle
Strategic Planning Office

Lizanne Lyons, Director
Paul Schell, Mayor

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MEMORANDUM

DATE: March 23, 1999
TO: Councilmember Richard Conlin, Chair
Neighborhoods, Growth Planning and Civic Engagement Committee
FROM: Teresita Batayola, Assistant Director, Strategic Planning Office
Karma Ruder, Director, Neighborhood Planning Office *KR*
SUBJECT: **Roosevelt Approval and Adoption Package**

We are pleased to transmit to you the Approval and Adoption Package for the Roosevelt Residential Urban Village. The Council's Neighborhoods, Growth Planning, and Civic Engagement Committee will hold a presentation and Public Hearing on this plan at 7:00 p.m. on April 28, 1999 at the Roosevelt High School cafeteria.

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

The full package includes:

1. A proposed resolution to recognize the Roosevelt Neighborhood Plan and approve a matrix of Executive responses to the plan's recommended activities to implement the plan.
2. A proposed ordinance to:
 - confirm the Comprehensive Plan designation, boundary, and growth targets of the Roosevelt Residential Urban Village;
 - incorporate Roosevelt goals and policies, capital facilities and utilities inventories and analyses and transportation analyses for the urban village into the Neighborhood Plans volume of the Comprehensive Plan.
 - allow single-purpose residential development outright in designated commercial zones within the Roosevelt Residential Urban Village.

The Roosevelt Approval and Adoption Matrix is divided into two sections:

- *Key Strategies*, through which a neighborhood indicates to the City which recommendations are pivotal to the plan's success. Generally, these strategies have a geographic or thematic focus, and the specific recommendations in them are linked. The Executive's response focuses on the first steps needed to implement these strategies.

Memo to Councilmember Ricnard Conlin

Page 2

November 23, 1988

- *Additional Activities for Implementation*, which are activities not directly associated with a Key Strategy, but have specific Executive recommended actions.

SPO, NPO, and other City staff look forward to working with the City Council through the plan adoption process for the Roosevelt Neighborhood Plan.

We wish to thank the members of the Tomorrow's Roosevelt Planning Committee for their hard work.

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

Attachments

cc: Geri Beardsley, Council Central Staff
Bob Morgan, Council Central Staff
Tom Byers, Mayor's Office
Denna Cline, Mayor's Office
Jim Diers, DON
Marty Curry, Planning Commission
Carla Main, NPO
Calvin Chow, SPO
Sasha Gorny, Tomorrow's Roosevelt
Tim Jewett, Tomorrow's Roosevelt
Jacqui Silvio Barnes, Tomorrow's Roosevelt

**EXECUTIVE REPORT ON THE PROPOSED
ROOSEVELT NEIGHBORHOOD PLAN**

March 23, 1999

I. Introduction

The Roosevelt neighborhood plan is a general plan for the Roosevelt Residential Urban Village preliminarily designated in the City's Comprehensive Plan. The Roosevelt Residential Urban Village covers approximately 160 acres, and is bounded roughly by Ravenna Boulevard, I-5, NE 75th St., and 15th Ave. NE.

The plan is structured around three *key strategies*:

- ◆ Roosevelt's Town Center
- ◆ Roosevelt's Key Pedestrian Streets
- ◆ Roosevelt: Growing Gracefully

These strategies are described in more detail below.

For the most part, the Executive supports the recommendations of the Roosevelt neighborhood plan. Some of the proposed recommendations have already been accomplished or are underway. Of the recommendations which are not underway, many could be implemented by the City, once funding is identified. Many other recommendations are community based and could be implemented without support from the City or with financial support from the Neighborhood Matching Fund. In addition, although it is unclear when Sound Transit will make its decision on Phase II rail alignment, the future Station Area Planning process for the proposed Roosevelt light rail station will provide an opportunity to address a number of the community's recommendations, including the Roosevelt's Town Center Key Strategy.

II. Background

This neighborhood plan represents an extension of previous planning efforts in the Roosevelt community. Tomorrow's Roosevelt, the neighborhood planning organization, has conducted various and extensive outreach activities. A detailed outreach report is included in Attachment 2.

III. Comprehensive Plan Consistency

Goals and policies expressing the Roosevelt Plan were prepared by the Tomorrow's Roosevelt neighborhood planning committee and were reviewed and edited by SPO staff. The Executive recommends their inclusion in the Comprehensive Plan, as noted in the proposed ordinance.

The Roosevelt Neighborhood Plan confirms the Residential Urban Village designation, as well as its boundaries and growth targets. In addition, inventories and analyses of capital

facilities and utilities serving Roosevelt, and transportation analyses for the Roosevelt Residential Urban Village, have been reviewed and accepted by the community for inclusion in the Comprehensive Plan.

Please see the Comprehensive Plan Consistency Checklist for the Roosevelt Residential Urban Village (Attachment 3) for additional information on Comprehensive Plan consistency.

IV. Sound Transit and the Station Area Planning Process in Roosevelt

Much of the neighborhood's planning effort was predicated on the future Roosevelt light rail station, and was focused on opportunities to address neighborhood concerns through Station Area Planning. The future station is part of Sound Transit's Phase II extension from the University District to Northgate, and the neighborhood has adamantly opposed an aerial alignment and surface station alternative for Roosevelt. Recently, the City passed a resolution (dated February 22, 1999) which supports the 12th Ave NE tunnel alignment and underground station alternative at 12th Ave NE and NE 65th St. The Sound Transit Board's Locally Preferred Alternative on light rail alignment and station locations (adopted on February 25, 1999) specifically deferred decisions regarding the future Roosevelt station location and the Phase II Sound Transit extension alignment. Sound Transit will continue to evaluate each of the alternatives for the Roosevelt station location in the environmental review process. It is currently uncertain when Sound Transit will make its decision on Phase II station locations and alignment.

As a result of Sound Transit's decision, the Executive will proceed with an abbreviated form of Station Area Planning for Roosevelt. Until a Phase II alignment is determined, Station Area Planning will concentrate on monitoring Sound Transit's environmental review process and providing a forum for Sound Transit and the community to discuss potential mitigation measures. Once Phase II alignment decisions are made, Station Area Planning will provide a forum for addressing many of the specific recommendations for improvements and planning for areas around the future light rail station described in the neighborhood's plan.

V. Summary of Executive Response to Key Strategies

The Executive recognizes the importance of the Key Strategies to the neighborhood. Given the number of Key Strategies that will be proposed from the 37 planning areas, priorities will have to be set and projects phased over time. The Executive will coordinate efforts to sort through the Key Strategies. During this sorting process, departments and neighborhood development managers will work to prioritize elements of the Key Strategies. This may include developing rough cost estimates for the activities within each Key Strategy; identifying potential funding sources and mechanisms; establishing priorities for the Key Strategies within each plan, as well as priorities among plans; and developing phased implementation and funding strategies. The City will involve the neighborhoods in a public process so that neighborhoods can help to establish citywide priorities. The results of these efforts will determine which strategies and activities will have priority for City response in 1999-2000, rather than later

implementation. Activities identified in this section will be included in the City's tracking database for monitoring neighborhood plan implementation.

The Tomorrow's Roosevelt Planning Committee has focused on three Key Strategies.

◆ ***Roosevelt's Town Center***

This Key Strategy focuses on strengthening Roosevelt's identity, enhancing the business district, and integrating the future light rail station into the community. The recommendations include the development of a "Town Square plaza" and a neighborhood center, and express the neighborhood's desire for an underground light rail alignment and station. Although station location and light rail alignment decisions are the responsibility of Sound Transit, future Station Area Planning efforts will provide an opportunity and resources to address many of the issues raised in this Key Strategy once Sound Transit's Phase II alignment decisions are made. Until then, Station Area Planning for Roosevelt will continue to monitor Sound Transit's environmental review process and provide a forum for Sound Transit and the community to explore potential mitigation measures. The Executive encourages efforts to strengthen Roosevelt's identity and business district, and strongly supports the concept of transit-oriented development to integrate the future light rail station into the community.

◆ ***Roosevelt's Key Pedestrian Streets***

The activities of this Key Strategy are primarily transportation and pedestrian improvements which seek to address the impacts of arterial traffic which dominate the neighborhood, improve the pedestrian environment within Roosevelt and enhance pedestrian connections to Green Lake. This community recommends streets for designation as Key Pedestrian Streets and describes the kinds of pedestrian treatments envisioned for these streets. The Executive faces significant challenges in responding to this Key Strategy. Primary arterials function to facilitate through-traffic and provide connections to regional facilities as part of the City's overall transportation network; the Executive has some concerns that some of the recommendations in this key strategy would reduce level-of-service and capacity on these arterials.

Nevertheless, there may be opportunities to address many of the community's concerns for an improved pedestrian environment. SEATRAN is pursuing curb bulbs as a part of the Roosevelt Square development, and is examining the community's request for removing peak-hour parking restrictions and for additional speed limit signs on Roosevelt and 12th Ave. The Executive will continue to work with the community in identifying appropriate improvements to promote pedestrian environments and mitigate some of the arterial traffic impacts. Priorities will need to be identified through the City's Northeast Sector Work Program to focus City efforts once resources are identified and become available to develop these kinds of transportation improvements. In addition, future Station Area Planning efforts will provide an opportunity to address these issues around the future light rail station, once Sound Transit's Phase II alignment decisions are made.

◆ ***Roosevelt: Growing Gracefully***

The activities of this Key Strategy are geared towards accommodating the future growth expected in Roosevelt while maintaining and enhancing key aspects of the community's character, including the feel of a small-town business district, the diversity of housing options, and the integrity of the single family, owner-occupied neighborhoods. The neighborhood has submitted draft neighborhood-specific design guidelines which are an important component of this Key Strategy. Many of the recommendations listed here will require further work and analysis by DCLU and the community to move forward.

The community has also expressed concern for the condition of housing in the neighborhood and has asked for better code enforcement. In response, DCLU is leading an interdepartmental team (including SPD, Health, Law, DON, and SPU/Solid Waste) that is working with the Roosevelt Neighborhood to address enforcement issues in the community.

VI. Additional Activities for Implementation

For the most part, the recommendations in the Additional Activities for Implementation are supported by the Executive, and help implement the Comprehensive Plan as well as the neighborhood's vision. These include a number of recommendations regarding parks and open space, coordination with Roosevelt High School, improving neighborhood appearance, and promoting a police presence in the neighborhood. Many of these recommendations are community-based and are supported by existing City programs.

VII. Activities Not Supported by the Executive

The matrix contains a recommendation to pursue additional study on the feasibility of turning Roosevelt and 12th Ave. NE into two-way streets (IB-T-7). Such a study would be costly, and SEATRAN firmly believes that removal of the one-way couplet would increase congestion on these routes. Roosevelt and 12th are principal arterials, and SEATRAN would not support uncoupling these streets if the level of service on these corridors is reduced. In addition, two-way operation of these streets would preclude other neighborhood recommendations, such as curb bulbs and removing parking restrictions, to accommodate two-way traffic flow.

VIII. Policy Docket Issues Raised in the Matrix

A number of recommendations raise city-wide policy issues which the Executive proposes to refer to the Policy Docket. These issues include:

- ◆ Community Centers (IA-U-2, II-U-29)
- ◆ Key Pedestrian Streets (IB-U-5)
- ◆ Pedestrian lighting issues (IB-U-8)
- ◆ Crosswalks and pedestrian crossing signals (IB-U-10)
- ◆ Sidewalk maintenance and repair (IB-U-11, III-U-32)
- ◆ Building code enforcement (IC-L-13)

VIII. Changes to the Matrix Following Community Validation

Tomorrow's Roosevelt submitted a number of changes to the matrix in response to their December 6, December 8, and December 17, 1998 validation events. These changes involved the inclusion of new recommendations, deletion of other recommendations, and revisions to previously unclear or incorrect recommendations. Zoning recommendations previously proposed by the neighborhood have been deferred to Station Area Planning for future study.

Tomorrow's Roosevelt Outreach Report

Tomorrow's Roosevelt has been committed to conducting a thorough outreach campaign throughout its neighborhood planning effort. From the start, one of the guiding principles of the neighborhood plan was to make it as inclusive as possible. To this end, special efforts have been made to distribute surveys, notices and other information not only to residents and businesses, but also to absentee landlords, often by hand. Particular efforts have been made to reach out to the business community, especially in Phase I.

Previous Planning

The Roosevelt Neighborhood Plan is the neighborhood's second neighborhood planning effort in recent years. A 1991-1992 planning effort resulted in a two-part plan that includes:

- Proposed Commercial Area Zoning recommendations for a significant downzoning of the commercial area.
- Proposed Neighborhood Design Guidelines intended to soften the transition between commercial and residential zones and to guide streetscape and parking area development.

Due to concerns about the viability of downzoning recommendations and opposition from local property owners and businesses, the plan remains unadopted by the City. The Proposed Neighborhood Design Guidelines, however, were generally accepted by the neighborhood and are incorporated as part of this plan.

The opposition by property owners and businesses to this earlier plan led Tomorrow's Roosevelt to make a concerted effort to include this important group of stakeholders in the current planning process.

Neighborhood Planning Office and Tomorrow's Roosevelt

In 1995, the Seattle Neighborhood Planning Office (NPO) was established as a temporary executive office of the City charged with assisting 37 individual neighborhoods with the neighborhood planning processes.

Tomorrow's Roosevelt was formed to involve neighborhood residents, businesses, employees, institutions and property owners in the planning process. An organizing committee began meeting in June 1996 to do stakeholder analysis, planning committee recruitment, and development of the Phase I scope of work and outreach strategy. In the fall, members of this group made presentations to the Roosevelt Neighborhood Association (RNA) and the Roosevelt Chamber of Commerce (RCC) to engage these entities in the planning process. From the beginning, the outreach strategy has been to use existing community organizations as "conduits" to the greater community.

Phase I

The neighborhood planning group's first organizational meeting was on May 1996, and Tomorrow's Roosevelt formally began Phase I of its neighborhood planning effort in January 1997. Throughout Phase I, the planning committee regularly contributed newsletter articles and inserts to RNA and RCC publications, which are widely distributed (all residents and businesses receive the RNA newsletter by hand delivery, and all businesses are mailed the RCC newsletter). Tomorrow's Roosevelt also produced its own flyers, mailers, web page, and press releases to complete outreach efforts. Highlights of this process included:

- In February 1997, a Good Neighbor Day kick-off event was held. Planning handbooks which explained the purpose of neighborhood planning were produced and distributed. Sixty people attended.
- Tomorrow's Roosevelt interviewed approximately 50 community members. These interviews provided a chance for the committee to speak with stakeholders and gain direction for the development of future workshops and printed materials.
- Tomorrow's Roosevelt collaborated with the RNA and the RCC in the spring of 1997 by holding a workshop at each group's May meeting. Twenty-five people attended the RCC workshop and 65 people attended the RNA workshop. In addition, two business area focus groups were held.
- In the Spring/Summer of 1997 surveys were distributed to all neighborhood residents, businesses, and absentee landlords. The return rate was outstanding: 21% of all residents and absentee residential property owners; 20% of all commercial property owners; and 70% of all businesses returned surveys.
- By the end of the summer, Tomorrow's Roosevelt had created a draft neighborhood vision statement (see below) and Phase II scope of work. These products were described in a validation mailing that went to all residents, property owners, and businesses. A Phase I validation event was held on September 20, 1997.

Tomorrow's Roosevelt Neighborhood Vision: An Identity in Progress

Roosevelt is a place where neighbors know each other. We have frequent community celebrations to bring together those who live, work, go to school, and operate businesses in our neighborhood. Groups like the Roosevelt Neighborhood Association, the Roosevelt Chamber of Commerce and the Roosevelt High School collaborate to improve our community. We look out for one another and our strong block-watch system keeps our residential and commercial districts safe.

(Continued)

Roosevelt is an ever evolving neighborhood built on strong foundations. Things change, but thoughtfully. New developments are of the highest quality and are designed to augment our special character and strengthen our vibrant business district. Our great variety of businesses and housing options attract a mix of people to live, work and shop in our neighborhood.

Transportation works in Roosevelt. The RTA, and other public transportation, provide a vital link to neighboring communities and beyond. When we must drive, we travel on well paved roads that allow traffic to move at a comfortable, but not excessive, speed. These same options allow people to "get here" so that we are accessible to visiting friends and family, to patrons of our commercial core, and to those who come to enjoy our parks and fields. We have partnered with the city to ensure that the cars, buses, and light rail trains coming to and through our neighborhood "share" the road with those of us who travel on bike and foot.

Roosevelt is an esthetically pleasing community with attractive streetscapes, interesting storefronts, comfortable residences, and flourishing parks. Street trees, park benches and urban gardens encourage a pedestrian scale. Our environment allows for function as well as form. Public art marks a central gathering place and our many open spaces provide recreational opportunities for people of all ages and interests.

Phase II

Phase II of Tomorrow's Roosevelt Neighborhood Plan began in November of 1997 with solicitations for appointments to a Board. In January of 1998 a Steering Committee was formed with 3 subcommittees: Land Use and Economic Development, Urban Design, and Transportation. A Housing subcommittee was formed in the spring of 1998 to focus on housing issues.

Both the Steering Committee and these subcommittees were open to any participants and have held regular meetings. These meetings are announced at community meetings and through neighborhood and local newspapers, the Neighborhood Planning Office's newsletter and monthly calendar, and the Department of Design, Construction and Land Use newsletter.

Several public meetings were held to gather input from neighborhood residents, business people, and property owners. These meetings were advertised through local newspapers and hand-distributed fliers. Phone lists compiled by Tomorrow's Roosevelt, the Roosevelt Neighborhood Association, and the Roosevelt Chamber of Commerce were also used to make personal invitations. Phase II outreach activities included:

■ Outreach Activities

Phase II Mailing for Appointment of Board – November - December 1997

Notification of Phase I participants and stakeholder groups of meeting to elect Phase II Board and subsequent notice of the election results.

Kick-off Retreat – January 31, 1998

Planning committee members and consultants convened to kick-off Phase II of the neighborhood planning effort. A contest to create a theme for Roosevelt was held, and "Seattle's Small Town" won the straw poll. The overall structure of the Phase II planning effort and relationships between the Planning Committee, the consultants, and the City were discussed. Gaps in the planning committee were identified, including absentee landlords, commercial property owners, and representatives from surrounding neighborhoods. Strategies for filling these gap were discussed, including more outreach to commercial and apartment landlords and expanding the outreach area to the triangle between 15th Avenue NE, NE 75th Street, and Lake City Way and a two-block buffer around the planning area boundaries. Sub-committee work plans were scoped, and plans for a public design workshop were discussed.

Public Design Workshop – March 14, 1998

Planning committee members and neighbors began shaping the Phase I issues and vision statements into specific proposals through a group brainstorming session in which ideas and issues were graphically recorded, then rated in terms of importance, followed by small group mapping exercises in which ideas and concerns were recorded on large-scale maps. These plans formed the basis for the development of alternative recommendations to be further developed by the subcommittees.

Outreach Workshop – April 27, 1998

An *ad hoc* outreach committee met with consultant Nellie Fujii Anderson of NFA Marketing Services to learn about and organize outreach strategies.

Alternatives Presented to the Roosevelt Neighborhood Association – April 28, 1998

Representatives of Tomorrow's Roosevelt and their consultants presented the summary of the Design Workshop and the trends and alternatives emerging from the planning process to the local neighborhood group. Questions about the plan and the planning process were answered, and comments and suggestions were taken.

Alternatives Presented to the Roosevelt Chamber of Commerce – April 29, 1998

Representatives of Tomorrow's Roosevelt presented the summary of the Design Workshop and the trends and alternatives emerging from the planning process to the local business organization. Questions about the plan and the planning process were answered, and comments and suggestions were taken.

Alternatives Workshop at Roosevelt Square – May 20, 1998

Alternative recommendations emerging from the public design workshop, sub-committee meetings and presentations to neighborhood groups were presented at a public workshop. Planning committee members and consultants described options and answered questions. Surveys were distributed at the workshop to help evaluate the alternatives and gauge neighborhood support for the recommendations.

Distribution of Survey – June - July, 1998

Another survey describing issues and alternatives was developed based on the feedback from the Alternatives Workshop delivered throughout the neighborhood in the summer of 1998. 1970 surveys were mailed or delivered to all residents and businesses in the neighborhood and within two blocks of the planning area boundaries, and to all commercial and absentee property owners. Approximately 10% were returned.

Fun Event – September 27, 1998

A neighborhood gathering with refreshments and live music was held to celebrate the planning process, recognize the hard work of those involved and let others in the neighborhood learn more about the planning process and recommendations.

Distribution of Zoning Mailer – October, 1998

An informational flyer on the Land Use and Economic Development committee's zoning recommendations, and the November 17 public meeting to present and review them, was mailed to all addresses within 300 feet of the proposed changes.

Zoning Meeting – November 17, 1998

The Land Use and Economic Development Committee's recommendations for zoning changes were presented to the public along with preliminary re-zone analysis. Public comments were taken, questions were answered, and participants were given evaluation forms to determine the level of support for the recommendations. The Land Use and Economic Development Committee, along with some of the participants of the Zoning Meeting, met to evaluate the comments and feedback received. As a result, several of the re-zone recommendations were either revised or deferred for further consideration in the Station Area Planning process.

Distribution of Validation Mailer – November - December 1998

A flyer summarizing the Draft Plan, announcing where to get and/or review a copy of the plan, and publicizing the December validation events was mailed to all addresses in the neighborhood and within two blocks of the planning area boundaries. A survey to determine neighborhood support for the plan recommendations was included in the mailer.

Distribution of Draft Plan – November - December 1998

The validation mailer listed seven locations in and around the neighborhood where the Draft Plan could be reviewed and told how to get a copy. Approximately 70 full copies were distributed.

Validation Events – December 6, 8, 17, 1998

Validation events were held on a weekend afternoon, a weekday afternoon, and a weekday evening to provide ample opportunities for all stakeholders to attend. A summary of the plan and the planning process was presented, displays of individual elements were available for closer review, and participants were polled to determine neighborhood support for the plan recommendations. As a result of this feedback, changes were made in the final matrix and plan.

■ Tomorrow's Roosevelt Committee Meetings

Planning Committee Meetings

October 15, 1997	March 18, 1998	August 20, 1998	October 15, 1998
November 19, 1997	April 15, 1998	August 31, 1998	October 22, 1998
January 21, 1998	June 17, 1998	September 2, 1998	November 19, 1998
February 18, 1998	July 15, 1998	September 19, 1998	January 20, 1999

Transportation

November 25, 1997	March 12, 1998	June 11, 1998	September 29, 1998
January 21, 1998	March 28, 1998	July 9, 1998	October 29, 1998
February 12, 1998	April 9, 1998	August 13, 1998	
March 7, 1998	May 14, 1998	September 10, 1998	

Urban Design

February 4, 1998	April 18, 1998	July 18, 1998	September 16, 1998
March 4, 1998	May 6, 1998	August 11, 1998	
April 8, 1998	June 4, 1998	September 4, 1998	

Land Use and Economic Development

February 3, 1998	May 12, 1998	August 12, 1998	November 30, 1998
March 10, 1998	June 15, 1998	August 28, 1998	
April 14, 1998	July 14, 1998	November 5, 1998	

Housing

March 7, 1998	May 5, 1998	June 8, 1998	November 30, 1998
April 18, 1998	May 16, 1998	July 18, 1998	

ATTACHMENT 3

COMPREHENSIVE PLAN CONSISTENCY CHECKLIST

For the Roosevelt Residential Urban Villages

<i>Comprehensive Plan (CP policies indicated in parentheses)</i>	<i>Neighborhood Plan Recommendation #¹</i>
Plan contains the following elements or statements that the current Comprehensive Plan policies adequately reflect the area's vision and goals (N14). <ul style="list-style-type: none"> • <i>land use, housing, transportation, capital facilities & utilities.</i> 	Yes. Plan contains these elements.
For each Residential Village, plan establishes: <ul style="list-style-type: none"> • Designation (L18, L19). 	Yes. Designation is confirmed.
<ul style="list-style-type: none"> • Boundaries (L13, L19). 	Yes. Boundary is confirmed.
<ul style="list-style-type: none"> • Name (L19) 	Yes. Name is confirmed.
<ul style="list-style-type: none"> • Household growth targets (L59). Growth targets do not exceed 80% of zoned development capacity (L55) 	Growth targets do not exceed 80% of zoned capacity.
Plan contains existing capital facilities inventory, and transportation, capital facilities and utilities analyses.	Inventories and analyses are included as attachments to the ordinance.
Urban village zoning will allow achievement of affordable housing goals in urban villages for households with incomes below 50% of median (H29).	Current zoning will allow achievement of these goals.
If Plan proposes changes to zoning map, proposed zoning changes meet the following requirements: <ul style="list-style-type: none"> • consistent with locational criteria in Land Use Code 	The neighborhood proposes no zoning changes at this time.*
<ul style="list-style-type: none"> • Growth target does not exceed 80% of zoned development capacity (L55) 	N/A.
<ul style="list-style-type: none"> • Any proposed additions of single family land to Residential Urban Village are within five minutes walking distance or five blocks of a designated principal commercial street (L10, L50). 	N/A.
<ul style="list-style-type: none"> • Any proposed upzones to single family land are within acreage limits listed in Land Use Appendix C (L74, L83). 	N/A.
<i>Optional (Not required for Comprehensive Plan consistency)</i>	
Plan designates key pedestrian streets (T46)	Yes.

¹ List the goal, policy or activity by number in the plan that addresses the Comprehensive Plan policy.

Comprehensive Plan (CP policies indicated in parentheses)	Neighborhood Plan Recommendation #1
Plan uses tools and strategies to achieve affordable housing goals: <ul style="list-style-type: none"> • Ground-related housing (H12) • Transfer of development rights (H28) • Incentive zoning (downtown) (H27) 	No.
Plan addresses open space in villages and nearby areas (L148).	Yes.
Plan proposes to modify open space goals (L147).	No.
Plan takes advantage of any of the following zoning tools to implement the urban villages strategy consistent with the Comprehensive Plan and Land Use Code: <ul style="list-style-type: none"> • Residential small lot zone customized for the neighborhood (L82) 	No.
<ul style="list-style-type: none"> • Flexibility in rezone criteria for rezoning of multifamily land to neighborhood commercial zones (L90) 	No.
<ul style="list-style-type: none"> • Mapping of NC/R zones (L107) 	No.
<ul style="list-style-type: none"> • Zoning overlay (G66, L125) 	Plan recommends extending and modifying the P-2 pedestrian overlay zone.
<ul style="list-style-type: none"> • Changes to zoned height limits (L137) 	No.

COMMENTS

None.

I have reviewed the neighborhood plan goals and policies in relation to the Comprehensive Plan goals and policies and have identified no inconsistencies, except as noted above.

Checklist completed by: Calvin Chow Date: March 23, 1999

Organization: City of Seattle Strategic Planning Office

1 WHEREAS, the Roosevelt Neighborhood Plan is consistent with the goals and policies of
2 Seattle's Comprehensive Plan; and

3 WHEREAS, the Roosevelt Neighborhood plan calls for adjusting the balance between
4 commercial and housing uses in certain commercial zones, by allowing single-
purpose residential structures to be permitted outright; and

5 WHEREAS, the City's environmental review requirement under SEPA has been fulfilled
6 through issuance of an addendum to the Comprehensive Plan's 1994 Final
Environmental Impact Statement on April 1, 1999; and

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

9 **NOW THEREFORE,**

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

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

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

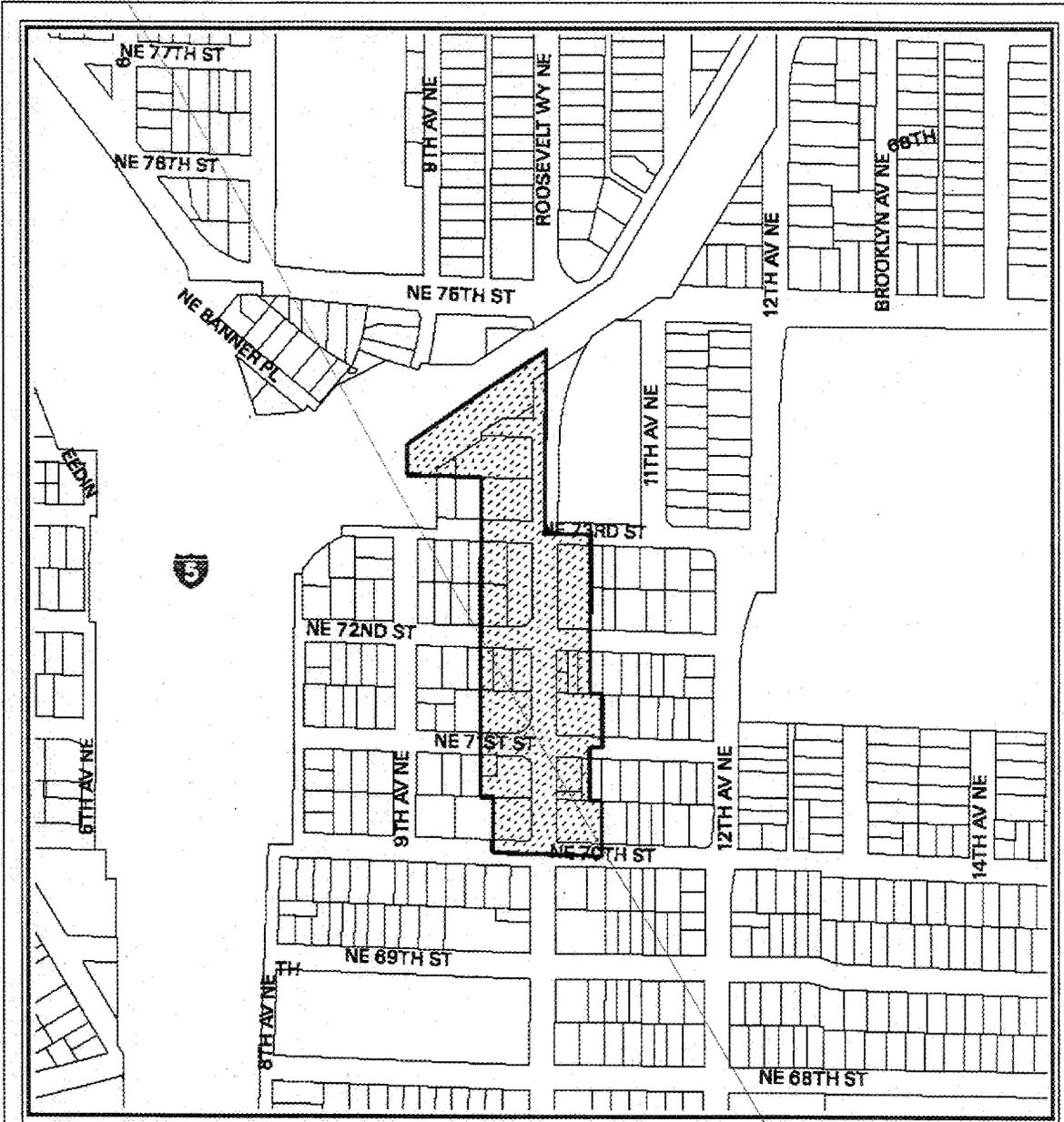
15 B. The Roosevelt Neighborhood Plan goals and policies, as shown in Attachment 2
16 to this Ordinance, are hereby incorporated into the Neighborhood Plans volume
of the Comprehensive Plan.

17 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in
18 Attachment 3 to this Ordinance to confirm the designation and growth targets for the
Roosevelt Residential Urban Village.

19 D. The capital facilities and utilities inventory and analyses and transportation analyses
20 shown in Attachment 4 to this Ordinance are hereby incorporated into the
Neighborhood Plans volume, Roosevelt section, of the Comprehensive Plan.

21 E. The following maps are hereby amended to reflect the final designation and
22 boundaries of the Roosevelt Residential Urban Village, as shown in Attachment 5 to
this Ordinance:

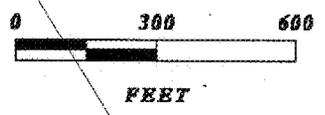
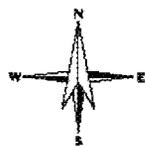
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Roosevelt Urban Village

 **Single-purpose residential development permitted outright.**

Section 23.47.004
Map 23.47.004 D



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1 **LIST OF ATTACHMENTS**

2

3 **ATTACHMENT 1** AMENDMENT TO TABLE OF CONTENTS – THE CITY
4 OF SEATTLE COMPREHENSIVE PLAN,
5 NEIGHBORHOOD PLANS

6

7 **ATTACHMENT 2** ROOSEVELT GOALS AND POLICIES

8

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

11

12 **ATTACHMENT 4** CAPITAL FACILITIES AND UTILITIES INVENTORY
13 AND ANALYSES AND TRANSPORTATION ANALYSES

14

15 **ATTACHMENT 5** COMPREHENSIVE PLAN MAP AMENDMENTS

16

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

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THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

Table of Contents

* * *

Roosevelt

* * *



ROOSEVELT GOALS AND POLICIES

A. LAND USE AND ECONOMIC DEVELOPMENT

- G1 An attractive and diverse community that features the neighborhood's special small-scale building character and a strong, vibrant business district.

Land Use Transitions and Building Heights

- P1 Encourage the maintenance of the neighborhood's single-family and small-business architectural character and scale.
- P2 Promote better transitions between residential and commercial zones.

Housing

- G2 A neighborhood with a wide range of housing and family types that support an eclectic and diverse community.
- P3 Promote housing opportunities for a wide range of residents.
- P4 Encourage the preservation of existing single-family homes as well-maintained, owner-occupant housing.
- P5 Encourage future housing development in multifamily structures designed to accommodate a range of incomes.
- P6 Encourage an appropriate fit of scale and architectural character in all new developments.
- P7 Encourage extended families and families with children to reside in Roosevelt.
- P8 Encourage efforts to improve neighborhood appearance and image through maintenance of the housing stock (for both owner and non-owner-occupied units).
- P9 Encourage the redevelopment of underutilized and run-down areas in a way that complements the neighborhood character.
- P10 Support partnerships with community organizations and developers to promote housing opportunities in the neighborhood.

Commercial Core

- G3 A community with a viable, vibrant commercial core that retains its small-town scale and character, that is the focus of neighborhood retail and commercial development and promotes a neighborhood identity.
- P11 Encourage efforts to unify and enhance the neighborhood's identity through streetscape treatments, façade improvements and neighborhood gateway design.
- P12 Promote a pedestrian environment on Roosevelt's commercial streets.
- P13 Encourage projects and programs to promote Roosevelt's business district.

B. URBAN DESIGN

- G4 A well designed, aesthetically pleasing community with attractive streetscapes, interesting storefronts, comfortable residences, and flourishing parks.

Neighborhood Identity

- G5 A neighborhood recognized and identified as both a business district and a residential community.
- P14 Encourage efforts to unify the neighborhood's identity through streetscape and neighborhood gateway design, and development of a town center.
- P15 Promote the inclusion of art projects and local artists in capital improvements and neighborhood facilities.

Pedestrian Environment

- P16 Promote a pedestrian orientation and amenities along Roosevelt's streets.
- P17 Support efforts to improve pedestrian connections to Green Lake.

Community Gathering Spaces

- P18 Encourage the provision of community gathering places including open spaces and neighborhood meeting places.
- P19 Work to enhance and protect Roosevelt's existing open spaces.
- P20 Explore ways to encourage large developments to provide open space for public use.

Roosevelt High School Design Issues

- G6 A neighborhood that integrates Roosevelt High School into the physical fabric of Roosevelt and recognizes the school as a major community landmark and institution, and as a positive element of the community.
- P21 Support coordination between neighborhood groups and the School District in discussing Roosevelt High issues (including renovation).
- P22 Encourage cooperative efforts between the high school and the neighborhood to improve the school's appearance.

Design Guidelines

- P23 Encourage new development that complements existing neighborhood character, promotes pedestrian orientation, and responds to community input.

C. TRANSPORTATION

- G7 A neighborhood that provides convenient, pleasant access for pedestrians, bicyclists, motorists and transit patrons.

Arterial Traffic

- G8 A neighborhood where cars, buses, and light rail are supported by and coexist with pedestrian and bicycle traffic.
- P24 Explore strategies to calm arterial traffic and reduce pedestrian/vehicular conflicts while maintaining adequate capacity and access to local businesses and residences.

Parking

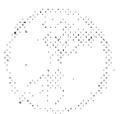
- G9 A neighborhood that is accessible to visiting friends and family, to commercial area patrons, and to those who enjoy the area's parks and fields.
- P25 Explore ways to protect the residential parking supply.
- P26 Encourage coordination between businesses and residents in the community core and Roosevelt High School on neighborhood parking management issues.

Light Rail Station

- G10 A neighborhood connected to neighboring communities and the region by light rail, with a station that supports and reinforces the business district.
- P27 Promote pedestrian improvements to maximize accessibility to and safety in the station area.
- P28 Encourage transit links from the light rail station and the business district to adjacent neighborhoods, and support cross-town service to improve accessibility to the rail station and the commercial core.
- P29 Encourage development of a light rail station and transit links that will support transit oriented development within the zoned capacity of the neighborhood's commercial core.

D. COMMUNITY SAFETY AND LIVABILITY

- G11 A community that looks out for one another and is committed to keeping residential and commercial districts safe, clean and healthy.
- P30 Support community policing efforts in the neighborhood.
- P31 Support efforts to control litter and graffiti in the neighborhood.
- P32 Support community efforts to promote compliance with land use, building and safety codes.



AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

1. Amend policy L44 as follows:

L44:

* * *

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

* * *

Roosevelt

* * *

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

2. Amend goal G36 as follows:

G36

* * *

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

Residential Growth

Roosevelt 340

* * *



ATTACHMENT 4

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

Table 1
Inventory for Facilities and Utilities Serving
Roosevelt Residential Urban Village

Facility Type	Name	Location	Capacity	Information Sources /Comments
Fire Station ²	SFD 16	6846 Oswego Pl. NE	#16 Engine Co., Medic	Seattle Fire Department
Police Station	North Precinct	10049 College Wy. N.	32.04 sq. mi. service area, 1990 population 228,659	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	Green Lake Elementary All 10 Middle Schools All 10 High Schools	2400 N. 65th St.	350 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Greenlake Branch	7364 E. Greenlake Dr. N.	8690 sq. ft. 1990 population served 26,910, or .32 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks ⁴	Ravenna Boulevard	E Greenlake Way to 20th Ave NE	29.3 ac (1.3 miles) Tree-lined boulevard	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	Cowen Park	NE Ravenna Blvd & Brooklyn Ave NE	8.4 ac: Lawn, wooded hillsides, paths, 1 softball field, play area, shelterhouse	
	Ravenna Park	20th Ave NE & NE 58th St	52.7 ac: 5 Tennis courts, shelterhouse, picnic areas, wading pool, 1 softball field, 1 football/soccer field, wooded ravine, paths, play area	
	Rainbow Point	NE Banner Pl & I-5	0.6 ac: Overlook	
Electrical power	Froula Playground	NE 72nd St & 12th Av NE	3.0 ac: 2 tennis courts, play area	Seattle City Light, October 1996 This village is located in City Light's Northeast forecast area, which currently has a total capacity of 275 megawatts. Seattle Water Department, October-
	NE 60th St. Park	5th Av NE & NE 60th	0.5 ac: Freeway buffer planting	
	North substation	NE 75th St & 8th Av NE	162 Megawatts	
Water	Except for a small area in the southwest corner and another in the north		Maple Leaf Reservoir: 60 million	

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

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

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

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

Facility Type	Name	Location	Capacity	Information Sources /Comments
	<p>end, this village is located in the Maple Leaf 420 pressure zone. The area is served from the Cedar River Pipelines with storage in the Maple Leaf Reservoir (NE Roosevelt Way & NE 82nd St). Water is delivered by means of taps on the major transmission pipelines that pass through the area. There is a 12-inch supply main in NE 70th St, which is tapped in the Cedar River Pipeline #2 (42-inch steel) and the Maple Leaf Pipeline. These two pipelines are also connected with a 20-inch main in NE 63rd St.</p> <p>The Cedar River Pipeline connects the Maple Leaf and Volunteer Park Reservoirs.</p> <p>See Utilities Figure A-4 Map for system locations (Capital Facilities Appendix).</p>	<p>The majority of the pipe network was constructed in the 1920s, predominantly of cast iron. The mains appear to be in good order, given the age of the network. Because of the numerous interconnections among the main supply lines and reservoirs, there is a significant degree of supply redundancy, enhancing reliability of service.</p>	<p>November, 1996</p> <p>In this pressure zone, elevations range from 152-295 feet above sea level; static water pressure ranges from 55-116 pounds per square inch.⁵ Pressures are considered to be good.</p>	
Drainage & Wastewater	<p>This village is served by a Combined system.</p> <p>See Utilities Figure A-5 Map for system locations (Capital Facilities Appendix).</p>	<p>With Combined systems, existing sewage flows constitute about 5% of pipe capacity, with the remainder for stormwater flows. Capacity of the combined systems in this area is considered adequate. Occasionally, sewer rehabilitation projects which are part of the 6-year Capital Improvement Program are performed in these areas which may in some instances have the added benefit of enhancing the system capacity.</p>	<p>Seattle Drainage and Wastewater Utility, November 1996</p> <p>Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.</p>	

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

Table 2

Expected 6-yr. HH Growth:
93
Expected 20-yr HH Growth:
340
Land Area: 160 Acres

Capital Facilities and Utilities Analysis

Roosevelt Residential Urban Village

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁶	20-year growth	
Fire	None	None expected at this time	Fire Station #16, the closest to this urban village, had an average response time, in 1996, of 4.97 minutes for emergency medical calls and 4.82 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 6 years. Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision. Minor facility modifications will occur as needed and funded.
Police	None	Additional precinct space may be required.	
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		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: a) Greenlake: Lunchroom/auditorium addition; b) Roosevelt: Partial demolition, historic renovation, modernization. Voters have not yet approved funds for this phase. 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. This village is located in City Light's Northeast forecast area. In 6 years, capacity in this forecast area will be 275 megawatts, and demand is expected to be 259 megawatts. In 20 years, capacity in this forecast area will be 319 megawatts, and demand is expected to be 301 megawatts. In both years, capacity is more than adequate to meet demand. Substantial wiring upgrades in the North Substation, seismic improvements to the building and yard and removal of three unit substations in the station grounds are being considered over the next couple of years. Two of the four transformers will be removed, and one new larger transformer installed.
Electricity	None	North Substation rebuild will replace two old transformers, increasing capacity.	

⁶ 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 ^s	20-year growth	
Water	None	None expected at this time	<p>Analysis</p> <p>Current peak day demand estimate: 0.78 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 0.82 mgd or 6% increase. Peak day demand estimate in 20 years: 0.92 mgd or 19% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed.</p> <p>Potential future improvements: Closing some loops in streets now served by dead-ended water mains is a suggested system improvement; preliminary cost estimates: \$181,000.</p> <p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events. Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>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>
Drainage and Wastewater	No new facilities are expected to be required because of new growth.		

Table 3
Transportation Analysis⁷ for
Roosevelt Residential Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Roosevelt Way NE	NE Ravenna Blvd - NE 65th St	Principal	Southbound	0.5	0.8
Roosevelt Way NE	NE 65th St - NE 75th St	Principal	Southbound	0.4	0.6
12th Ave NE	NE Ravenna Blvd - NE 65th St	Principal	Northbound	0.6	0.7
12th Ave NE	NE 65th St - NE 85th St	Principal	Northbound	0.7	0.7
NE 65th St	Ravenna Blvd - Roosevelt Way NE	Minor	Eastbound	0.5	0.7
			Westbound	0.4	0.5
NE 65th St	Roosevelt Way NE - 15th Ave NE	Minor	Eastbound	0.7	0.9
			Westbound	0.9	1.0
NE 73rd St	I-5 Off Ramp - 12th Ave NE	Principal	Eastbound	0.3	0.3
NE 75th St	Roosevelt Way NE - 12th Ave NE	Principal	Eastbound	0.5	0.5
			Westbound	0.9	1.1
Ravenna Blvd NE	NE 65th St - Brooklyn Ave NE	Principal/ Minor	Eastbound	0.8	0.9
			Westbound	0.9	1.0
8th Ave NE	Ravenna Blvd NE - NE 70th St	Principal/ Minor	Northbound	0.6	0.6
			Southbound	0.4	0.5
NE 70th St	8th Ave NE - 12th Ave NE	Minor	Eastbound	0.5	0.7
			Westbound	0.6	0.6

The volume-to-capacity (V/C) ratio is an indicator of congestion. The table above shows existing (1990) V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for all arterials in the Roosevelt urban village. Compare 1990 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 segments have a V/C ratio of 0.9 or less.

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

Roosevelt Way NE and 12th Ave. NE are a one-way north-south couplet through the center of the urban village. Both are principal arterials serving traffic between the University District and Lake City Way. NE 65th St., a minor arterial, is the main east-west arterial through the urban village.

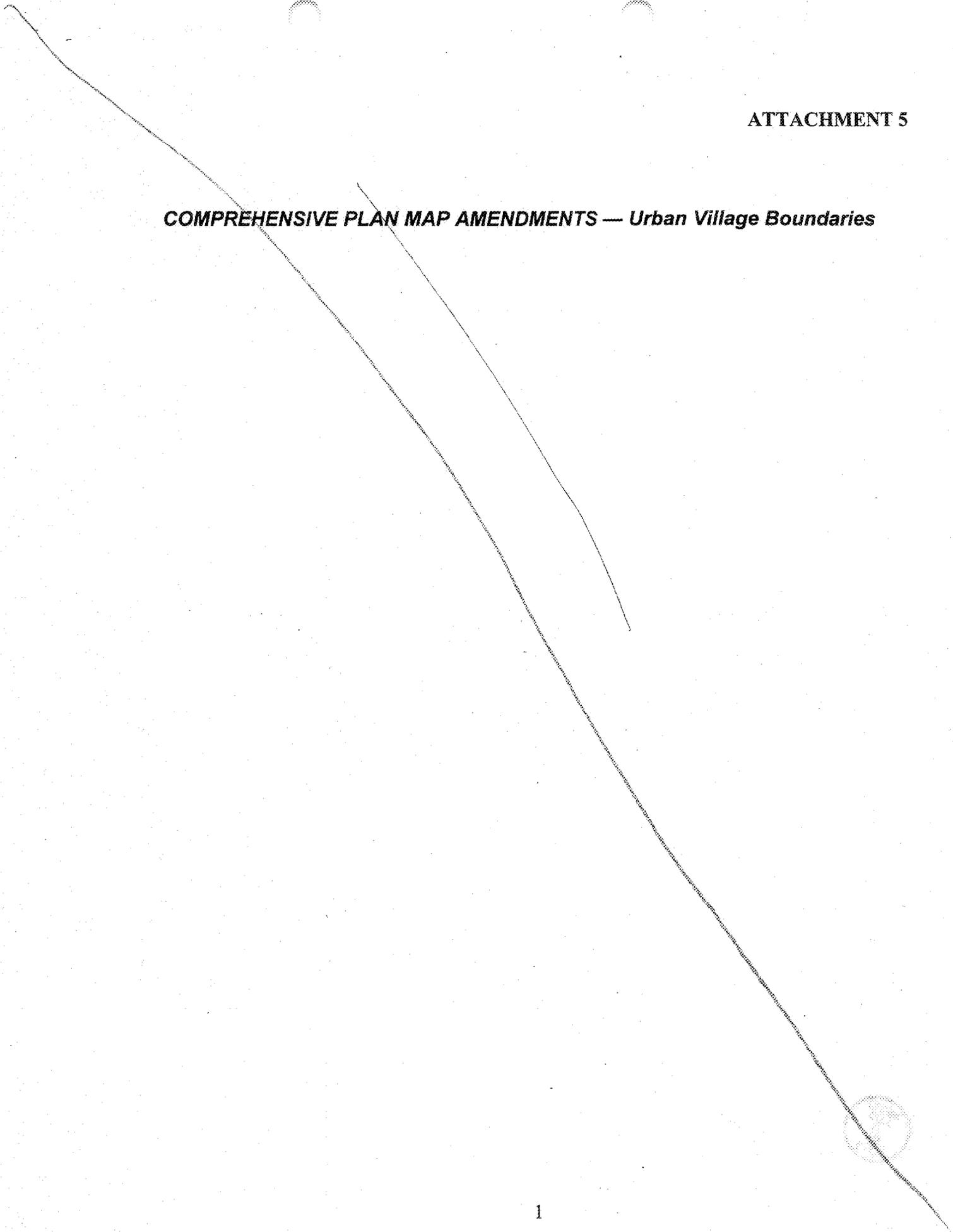
Roosevelt Way NE and 12th Ave. NE are Transit Priority Network streets, as is N. E. 65th St. east of Roosevelt Way NE.

Future conditions: *NE 75th St. westbound between 12th Ave. NE and NE Roosevelt Way NE is projected to have a V/C ratio of 1.1.* This segment of NE 75th St. receives traffic from neighborhoods to the east as well as traffic from 12th Ave. NE crossing over to continue north on Roosevelt Way NE.

NE 65th St. from 15th Ave. NE to Roosevelt Way NE and Ravenna Blvd. NE near Brooklyn Ave. NE are projected to have V/C ratios approaching 1.0.

ATTACHMENT 5

COMPREHENSIVE PLAN MAP AMENDMENTS — *Urban Village Boundaries*



ATTACHMENT 6

AMENDMENTS TO COMPREHENSIVE PLAN LAND USE APPENDIX B

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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Urban Centers & Center Villages									
Downtown Urban Center Total	945	7421	7.9	NA¹	23.4	165119	175	NA¹	241
Belltown Village	216	3492	16.2	6800	46.3	22699	105	4500	126
Denny Triangle Village	143	514	3.6	3500	28.1	22010	154	23600	319
Commercial Core Village	275	1435	5.2	1300	9.9	106823	388	27000	487
Pioneer Square Village	142	376	2.6	2100 ²	17.4	9113	64	4800 ²	98
Chinatown/Int. Dist. Village	169	1604	9.5	1300	17.2	4474	26	2800	43
First Hill/Cap. Hill Center Total	912	21673	23.8	NA¹	30.0	33393	37	NA¹	50
First Hill Village	225	5896	26.2	2400	36.9	20626	85	6100	119
Capitol Hill Village	396	12450	31.4	1980	36.4	5284	13	3000	21
Pike/Pine Village	131	2349	18.0	620	22.7	3963	30	1400	41
12th Avenue Village	160	978	6.1	540	9.5	3520	22	1200	30
Univ. Comm. Urban Center Total	770	11611	15.0	NA¹	17.8	31427	41	NA¹	52
Univ. Dist. NW Village	289	4324	14.9	1630 ³	20.5	8625	30	3000	40
Ravenna Village	122	973	8.0	480 ³	12.0	1580	13	700 ³	19

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

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
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University Campus	359	6313	17.6	0 ³	12.0	21222	59	4800 ³	72
Northgate Urb. Center Total	410	3291	8.0	NA¹	15.3	11366	28	NA¹	50
Uptown Queen Anne Urban Center Total	297	3138	10.6	NA¹	15.0	19,000	64	NA¹	75
Hub Urban Villages⁴									
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1260	10.3	4027	12	2800	20
Rainier Ave @ I-90	415	2043	4.9	1200	7.8	3371	8	3500	17
South Lake Union	446	461	1.0	1700	4.8	15230	34	4500	44
Residential Urban Villages⁴									
Aurora N @ 97th St.	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA

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

LAND USE ELEMENT APPENDIX B

Footnotes

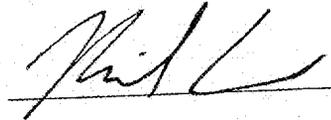
- 1 Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for residential and hub urban villages are established upon adoption of a neighborhood plan. Separate growth targets for urban center villages are not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

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

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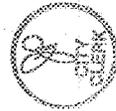
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City of Seattle, City Clerk

No. FULL ORDINAN

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

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was published on

07/22/99

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

N. Patterson

Subscribed and sworn to before me on

07/22/99

McOlivarez

Notary Public for the State of Washington, residing in Seattle

