

Councilmember Conlin and Seattle Planning Commission edits and comments on Attachment A to Council Bill 117697

Tom Hauger / [Richard Conlin](#) / [SPC](#)
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Urban Village Element

Introduction

Discussion

Seattle is prepared to embrace its share of the Puget Sound region's growth. To ensure that it remains a vibrant and healthy place to live, Seattle has planned for the future of the city as a whole and for each ~~((neighborhood))~~ urban center and urban village that is expected to grow and change. The City will use these plans to shape changes in ways that encompass the collective vision for the city as identified in this Plan ~~((of its citizens))~~.

This Plan envisions a city where growth: helps to build stronger communities, heightens our stewardship of the environment, leads to enhanced economic opportunity and security for all residents, and is accompanied by greater social equity across Seattle's communities. The City has made a commitment to growing wisely, to growing in ways that ensure a livable future, and to growing sustainably. Growing sustainably also means building on the city's successes.

Seattle's successes include its neighborhoods. Seattle, at the beginning of the 21st Century, has a large number of appealing mixed-use neighborhoods ~~that~~ ~~((,which))~~ serves as the cores of broader communities. Areas as diverse as Lake City, Columbia City, Uptown, and Georgetown provide goods, services, housing, and employment to Seattle's residents and are ~~the key~~ ~~((to))~~ for key contributors to Seattle's livability.

Seattle's strategy for accommodating future growth and creating a sustainable city builds on the foundation of these neighborhoods and brings together a number of tools to create a better city:

- diverse housing and employment growth,
- pedestrian and transit-oriented communities,
- the provision of services and infrastructure targeted to support that growth, and
- enhancements to the natural environment and the city's cultural resources.

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Together, these tools form the urban village strategy. As Seattle's population and job base grow, urban villages are the areas where conditions can best support increased density needed to house and employ the city's newest residents. By concentrating growth in these urban villages, Seattle can build on successful aspects of the city's existing urban character, continuing the development of concentrated, pedestrian-friendly mixed-use neighborhoods of varied intensities at appropriate locations throughout the city.

Urban Village Strategy

Discussion

Urban villages are community resources that enable the City to: deliver services more equitably, pursue a development pattern that is environmentally and economically sound, and provide a better means of managing growth and change through collaboration with the community in planning for the future of these areas. The urban village strategy is a comprehensive approach to planning for a sustainable future. This approach is intended to maximize the benefit of public investment in infrastructure and services and promote collaboration with private interests and the community, to achieve mutual benefits.

Locating more residents, jobs, stores and services in close proximity can reduce the reliance on cars for shopping and other daily trips and decrease the amount of fossil fuels burned and the amount of greenhouse gases emitted. Increasing residential and employment densities in key locations makes transit and other public services convenient for more people and therefore makes these services more efficient.

The urban village strategy tries to match growth to the existing and intended character of the city's neighborhoods. Four categories of urban villages recognize the different roles that different areas will play in the city's future:

1. Urban centers are the densest neighborhoods in the city and are both regional centers and neighborhoods that provide a diverse mix of uses, housing, and employment opportunities. Larger urban centers are divided into urban center villages to recognize the distinct character of different neighborhoods within them.

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2. Manufacturing/Industrial Centers are home to the city's thriving industrial businesses. As with urban centers, Manufacturing/Industrial Centers are regional designations and are an important regional resource.
3. Hub urban villages are communities that provide a balance of housing and employment, generally at densities lower than those found in urban centers. These areas provide a focus of goods, services, and employment to communities that are not close to urban centers.
4. Residential urban villages provide a focus of goods and services for residents and surrounding communities but may not provide a concentration of employment.

In addition to these centers and villages, this Element of the Plan puts further emphasis on transit communities – those areas within easy walking distance of frequent transit service. Most of those transit areas overlap with the geographic areas of urban villages, and the presence of the [frequent and reliable](#) transit service reinforces the intended function of the urban villages by providing [an alternative way-viable mobility options](#) for residents and employees [to travel](#). Each of these areas is intended to see growth and change over time, and together they will accommodate the majority of the city's growth over the life of this Plan. The City will continue to work with its residents, businesses, and institutions to promote conditions that will help each of its communities thrive, but will pay special attention to those areas where the majority of growth and change is expected.

Policies in this (~~Element and the Neighborhood Planning Element~~)Plan provide direction for that change and growth. In addition to designating urban villages and defining conditions desired within them, the (~~(p)~~)Plan addresses conditions outside these areas.

Areas outside urban villages will accommodate some growth in less dense development patterns consisting primarily of single-family neighborhoods, limited multifamily and commercial areas and scattered industrial areas. The strategy of focusing future development in urban villages continues to direct new development away from Seattle's single-family areas.

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ENVIRONMENT ELEMENT

E. Climate Change

Discussion

Climate change is a global challenge~~((and the human factors that contribute to it are not confined to jurisdictional boundaries))~~. The impacts of greenhouse gases, no matter where they are emitted, affect us all. ~~((Nevertheless,))~~ Seattle City government can ~~((contribute to))~~ reduce emissions ~~((reductions of those factors through public education, regulation))~~ by coordinating land use with existing and planned transportation systems to reduce car trips and facilitate other transportation choices, by supporting energy conservation and low carbon energy sources, by reducing waste generation, by promoting public education, and by reducing emissions from City government operations.

Seattle is a regional employment center and, as such, is a locus for the generation of greenhouse gas emissions from industry and traffic that are the shared responsibility of the region, state, and nation. By monitoring and ~~((seeking to))~~ responding to emissions within Seattle's geographic boundaries, Seattle can contribute to a regional reduction in greenhouse gases. Some efforts to reduce emissions will be opportunities for innovations that support local jobs.

This Comprehensive Plan addresses the period between 2004 and 2024. ~~((The greenhouse gas emission goals below are set to correspond to a 50-year goal consistent with s))~~ Studies prepared by national and international organizations ~~((These studies))~~ indicate that developed countries must reduce greenhouse gases as much as 80 percent in carbon dioxide equivalents (CO₂e) below 1990 levels by 2050 in order to achieve climate stabilization.

With the City's long-standing commitment to environmental stewardship and as home to the nation's first carbon neutral electric utility, Seattle is well positioned to be a leader in emissions reduction. Building on this history of stewardship and leadership, in 2011 the City Council adopted carbon neutrality by 2050 as the City's climate goal.

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Meeting targets for reductions in greenhouse gas emissions will require community support and action, political leadership ~~((consensus))~~ and ~~((technology))~~ innovation.

Without ~~such~~ consensus and innovation, there is a risk that the City may not continue to make necessary progress in meeting these goals. Seattle can, and should, be in the forefront of developing new economic opportunities in industrial sectors that can positively affect greenhouse gas reduction.

The Urban Village Strategy is a powerful tool for helping to achieve the City's climate goals. Since the transportation sector is the largest single source of greenhouse gas emissions, the Urban Village Strategy's focus on concentrating new housing and jobs near one another and near frequent transit service will reduce reliance on cars and lower the number of vehicle miles driven. This Comprehensive Plan's approach for the City to take a large proportion of the region's growth will also help to reduce the number of long-distance commute trips made and ~~lowering the lower~~ per capita emissions across the region.

While concerted efforts to reduce greenhouse gas emissions are critical, historic emissions remain and will continue to affect the global climate. Therefore, ~~((+))~~ in addition to doing its part to reduce the effects of climate change, the City must also ~~be preparing~~ ~~((prepare))~~ ~~for~~ ~~((, and adapt to,))~~ prepare for and adapt to the effects of climate change.

Goal

EG7 ~~To~~ ~~((control the impact of climate change globally and locally,))~~ reduce emissions of carbon dioxide and other climate-changing greenhouse gases in Seattle by 30 percent from 1990 levels by 2020, and ~~((by 80 percent from 1990 levels))~~ become carbon neutral by 2050.

EG((15.6))7.3 Seattle will act as a regional and national leader by becoming carbon neutral. ~~((The Climate Action Plan will identify strategies for reducing greenhouse gas emissions in the transportation, building energy, and waste sectors, including establishing specific vehicle miles traveled reduction goals by transportation mode or sector.))~~

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EG7.5 ~~Plan~~ Prepare for and adapt to the likely effects of climate change through the development, ongoing assessment, and implementation of the Climate Action Plan.

Sector	2020 Targets (% reduction compared to 2008)	2030 Targets (% reduction compared to 2008)
Transportation		
Passenger	14% reduction in vehicle miles traveled (VMT) 35% reduction in GHG emissions per mile of Seattle vehicles	20% reduction in VMT 75% reduction in GHG emissions per mile of Seattle vehicles
Freight	((Maximum 7% increase in VMT)) 25% reduction in GHG emissions per mile of Seattle vehicles	((Maximum increase 15% increase in VMT)) 50% reduction in GHG emissions per mile of Seattle vehicles
Buildings	((8% reduction in energy use))	((20% reduction in energy use))
Residential	<u>8% reduction in energy use</u> ((5% reduction in energy use))	<u>20% reduction in energy use</u> ((10% reduction in energy use))
Commercial	<u>5% reduction in energy use</u>	<u>10% reduction in energy use</u>
Both	15% reduction in tons of carbon dioxide equivalent (CO2e) per billion BTU for residential and commercial buildings combined	25% reduction in tons of CO2e per billion BTU for residential and commercial buildings combined
Waste	Increase diversion rate to 69%. 50% reduction in methane emissions commitment per ton of waste disposed	Increase diversion rate to over 70%. 50% reduction in methane emissions commitment per ton of waste disposed
TOTAL GHG EMISSION REDUCTION	30% reduction in emissions by 2020	58% reduction in emissions by 2030
	87% reduction in emissions by 2050	

E15 Work with private and public sector partners ~~((in seeking))~~ to achieve the goal ~~((EG7 for))~~ of reducing climate-changing greenhouse gas emissions. ~~((from private and public sources to control the impacts of global warming on the city's water supply, electrical energy supply, ecosystems, public health, and economy. Work to establish a standard for greenhouse gas emissions for privately owned buildings))~~

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E15.1 Build infrastructure and provide services for pedestrians, bicycles, electric vehicles and transit to facilitate movement around the city by means other than fossil-fueled automobiles.

E15.2 Consider innovative measures that would encourage and facilitate use of alternatives to single-occupant vehicles, such as parking maximums for new development, parking taxes or fees.

E15.3 Continue to recognize the value of planning for transportation facilities at the same time as for the location, type and density of future housing and jobs as a way to reduce the need for future residents and workers to travel by automobile.

E15.4. Work to reduce greenhouse gas emissions through energy efficiency and low-carbon energy sources in buildings

E15.5 For itself and the general public, the City should anticipate the effects of climate change and make plans for adapting to those effects.

E15.7 Establish energy efficiency standards for new buildings, and encourage existing buildings ~~to~~ also ~~to~~ achieve those standards, through incentives or other means.

E15.8 Reduce emissions associated with solid waste by reducing the amount of waste generated and by operating efficient collection and disposal systems.

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(Note that the Planning Commission recommends deferring the adoption of this new element in their February 7, 2013 letter to the Council.)

Urban Design Policy Directions

Discussion

As Seattle grows and changes, urban design policies can help conserve and enhance aspects of the physical environment that make Seattle special to its residents and visitors. These aspects include: its layered, well-defined and diverse neighborhoods; compact, intimate walkable scale; the mixing of uses; close relationship with natural systems; and its parks and streets and public spaces. Urban design also attempts to direct growth to produce positive outcomes while reducing the negative impacts of change, and guides the fit of old with the new.

Urban Design policies can raise the standards for how private and public developments contribute to the appearance and quality of the city.

Urban design policies build on the ideas and principles outlined in this Plan's urban village strategy and provide an additional tool for implementing the strategy.

Through zoning regulations and design review, the City helps shape the appearance of individual projects. The designation of several historic districts in the city conserves the character of those valued neighborhoods. The way the City builds and maintains major infrastructure, including parks and roads, will continue to define key public spaces and the connections among them.

Urban design policies described here provide a citywide context that will give a coherent approach to the City's future actions in regulating, building and maintaining the city. The policies reflect the diversity of neighborhoods and populations and are part of building equitable communities across the city.

- How to reflect the city's natural setting and features in the shape of new public infrastructure and private development.
- How to fit new development into the city's built form, including the street grid and neighborhood character, that has evolved over 150 years.
- How to enhance the visual and functional qualities of public open spaces and streets.

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Goals

~~((UUG4))~~UDG1 Maintain and enhance Seattle's character and sense of place, including its built environment and how it respects its natural setting, as the city grows and changes. ~~((Seattle's character includes its built environment: large areas of detached single-family houses both inside and outside urban villages, many thriving multifamily areas, mixed-use commercial areas, industrial areas, major institutions, and a densely developed downtown with surrounding high-density neighborhoods. Seattle's character also includes its setting on Puget Sound, its lakes and mountain views, its hills and watercourses, and its many parks and open spaces.))~~

Natural Environment Policies

UD1 Encourage the preservation, protection and restoration of natural features and land forms such as bluffs, beaches, streams, and remaining evergreen forests that give Seattle its unique sense of place.

UD2 Encourage design that retains links to the Nature surrounding ~~the city~~Seattle, especially where ~~it-the city~~ touches Puget Sound and Lake Washington and ~~its-public~~ views of the Olympic and Cascade Mountains.

UD3 Build with Nature by integrating ecological functions such as storm water filtration or retention with other infrastructure and development.

UD4 Respect topography, water and natural systems in the built environment, such as by using development regulations or design to "step up or down" hillsides to accommodate significant changes in elevation, or by siting tall buildings to ~~accentuate~~ harmonize with the city's topography.

UD5 Increase public access to water—both physical and visual.

UD6 Encourage ~~the~~ designs for buildings and public spaces ~~to-that~~ maximize access to sunlight and provide protection from inclement weather conditions.

UD7 Extend landscape strategies to typically under-designed sites such as surface parking lots, rooftops and around freeways.

UD8 Look for ways to connect new developments to the public open space system.

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UD9 Connect open spaces ~~into~~ ~~in~~ a citywide network.

UD10 Design landscaping strategies that can contribute to urban food production.

UD11 Promote the use of indigenous plants in landscaping to emphasize the region's natural identity.

Built Environment Policies

UD12 Design public infrastructure and private developments to emphasize the positive aspects of existing block and street patterns.

UD13 Integrate new housing in single-family neighborhoods in ways that allow flexibility in the size and design of units, recognizing the character and scale of existing neighborhoods.

UD14 Design streets to give them distinctive identities based on a citywide street hierarchy.

UD15 Design streets as public spaces by encouraging active, rich ground floor facades, especially along important walking routes.

UD16 Preserve, strengthen, and, as opportunities permit, reconnect Seattle's street grid as a means to knit together neighborhoods and to connect various districts of the city.

UD17 Develop a system of street designs that reflect a street's function, right-of-way width, adjoining uses and opportunities for providing open space and green infrastructure, such as storm water infiltration.

UD18 Design streets in urban villages to be pedestrian-friendly by ~~such~~ means ~~such~~ as respecting street grids, providing connections between major activity centers, incorporating public open spaces, and having commercial buildings with retail and active uses that abut the sidewalk.

UD19 Design multifamily areas as attractive residential communities with high quality residential buildings, appropriately scaled landscaping, setbacks, street amenities, and limited commercial uses that support the local population.

UD 21 Use building forms and height to enhance desirable city patterns of attractive and walkable neighborhoods.

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UD22 Use groupings of tall buildings, instead of solitary towers, to enhance topographic form or define districts.

UD23 Allow taller buildings in key locations, such as close to light rail transit stations, to provide visual focus and define activity centers.

UD24 Design tall buildings with setbacks to ensure sunlight to public streets, parks or open spaces and access to major public views or view corridors.

UD25 Locate and site tall structures in ways that respect natural surroundings and key natural features, such as by having lower building heights near major water bodies.

UD26 Reduce setbacks from the street, while maintaining adequate sidewalk width for pedestrians, to encourage better scale relationships between horizontal width of streets and vertical walls of buildings.

Public Space Policies

UD27 Encourage new approaches to street design that expand the role of streets as public spaces.

UD28 Encourage well-defined outdoor spaces that are of adequate size to serve potential users and that are well integrated with adjoining buildings and spaces.

UD29 Consider the needs of growing demographic and ethnic groups in the design of public space.

UD30 Connect large parks and open spaces to each other and to population concentrations, such as urban villages.

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Healthy Food Policies

Urban Village Element

- UV10.5: Encourage the location of grocery stores, farmers markets, and community food gardens to support access to healthful food for all ~~residential areas, inside and in key locations outside of urban villages~~ where people live.

Land Use Element

- LU5.5: Seek opportunities to preserve active farms by employing mechanisms such as the transfer of development rights from regional farmland into the city.

Utility Element

- U12.5: Encourage residents to reduce food waste as a strategy to decrease ~~the burdens on the~~ utility expenses as well as ~~reducing to reduce~~ fertilizer and pesticide use, and greenhouse gas emissions.

Economic Development Element

- ED11.5: Recognize the value of the local food system in sustaining the local economy and seek ways to expand this benefit by supporting our capacity to grow, process, distribute, and access local foods.

Human Development Element

- HDG3.5: Goal: All households in the city should have access to healthy, affordable food.
- HD13.5: Seek to expand access to healthy food by encouraging better distribution and marketing of healthy options in a greater diversity of places and by addressing nutrition standards in City purchasing programs.
- HD13.6: Encourage local food production, processing, and distribution through the support of home and community gardens, farmers markets, community kitchens, and other collaborative initiatives to provide healthy foods, promote food security, and build community.
- HD13.7: Consider using City land, including parks and surplus property, to expand our capacity to grow, process, distribute, and access local foods.

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Environment Element

- E15.7: Encourage local food production as a ~~means-way~~ to decrease the environmental and climate impacts of the food production and distribution systems.
- E12.5: ~~Seek to~~Promote the reduction of the amount of pesticides, herbicides, and artificial fertilizers used for urban agriculture within the city.

Existing Policies to be Modified

- UV57.5: Create opportunities for people to experience the natural environment by including parks, forested areas, (~~community gardens~~) urban agriculture (P-Patches, farms, orchards and community gardens), and viewpoints among the priority uses to be considered for the City's surplus properties.
- U12: Pursue the long-term goal of diverting 100% of the city's solid waste from disposal by maximizing recycling, reducing consumption, preventing food waste, and promoting products that are made to be reused, repaired or recycled back into nature or the marketplace.
- E22: Work to achieve a sustainable urban forest that contains a diverse mix of tree species and ages in order to use the forest's abilities to reduce storm water runoff and pollution, absorb air pollutants, provide wildlife habitat, absorb carbon dioxide, provide shade, stabilize soil, provide food, and increase property values.

C-6 Transit Communities

Discussion

Reliable, frequent transit service provides a meaningful opportunity to cultivate livable, equitable, and connected “transit communities” across Seattle. The City will leverage local and regional transit investments by aligning and coordinating land use policies and public investment to foster the development of strong residential and business communities oriented around transit.

Transit communities are complete, compact, connected places generally within a ten-minute walk of reliable, frequent transit, [as defined in the Transit Master Plan](#), that offer a [unique](#), sustainable lifestyle.

- Complete: Depending on the type of transit community, a variety of people will live and/or work in and visit the neighborhood. Key infrastructure makes it easy and safe for pedestrians and bicyclists to travel to and within the area. Infrastructure serves and protects the urban environment. Residents, workers and visitors are able to obtain a variety of goods and services within transit communities, varying by each transit community place type.
- Compact: Transit communities are designed so that more people and activities are located closest to transit service, creating a critical mass of people and activity to encourage safe streets and public spaces and support more services for the larger neighborhood.
- Connected: Transit communities are internally accessible and are connected to other transit communities by reliable, frequent transit service. People have increased mobility choices without need for a car.

While transit communities range in scale and intensity of use, on the whole they tend to be more compact and connected than the surrounding area. People who live, work or attend school in a transit community enjoy enhanced livability in the form of diverse housing types; car-free access to goods, services and jobs; a comfortable, safe connected system for walking and bicycling; high quality open space; and distinctive neighborhood culture and diversity. These components of livability create vibrant, walkable, sustainable communities. Transit communities provide environmental, economic, and social benefits to individuals and to the greater community, including healthy lifestyle choices, [low-lower](#) transportation costs, [low-reduced](#) greenhouse gas emissions and easy access to housing options and jobs.

Transit communities follow the core values and principles outlined in this Plan’s urban village strategy. Since the adoption of the urban village strategy in 1994, the region’s investment in transit has grown to include commuter rail, light rail, streetcar, and bus rapid transit in addition to the bus and ferry systems that pre-dated the Plan.

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The transit community [goals and](#) policies presented here provide a planning framework that focuses precisely on areas near transit to help implement the urban village strategy, as well as other state and regional growth management goals. Transit communities will not replace urban villages. Urban villages will continue to be the central organizing principle for distributing growth within the city. Transit community policies support the City's decision-making process regarding capital investments, land use changes and transportation improvements by defining place types, [and](#) implementing the [idea of a](#) "walkshed" to define the geography of a transit community. The policies can also support the citywide goals for social equity and carbon neutrality. [Most often, transit communities will be within urban villages and urban centers. Transit communities within Manufacturing and Industrial Centers have unique characteristics based on concentrations of jobs but not residents.](#)

Goals

LUG 60 [Create c](#)ommunities that are complete, compact, connected places within walking distance of reliable, frequent transit.

LUG 61 [Prioritize i](#)nnvestments and infrastructure in transit communities that take advantage of high concentrations of jobs and residents.

~~LUG 62 [Opportunities for people to live and work in close proximity to transit and so they can easily access other daily needs such as healthy food, healthcare, child care, education, services, and retail, good jobs and reliable utilities, thereby potentially lowering overall household costs. Provide opportunities for residents of transit communities to improve their overall affordability of living by ensuring that there is safe and convenient walking or transit access to employment, education, and goods and services to meet their daily needs.](#)~~

~~LUG 63 [Opportunities for a broad cross-section of socio-economic groups, ethnicities and household types to live and work in transit communities, especially current residents and employees of local businesses. Ensure equitable access to the transit system and preserve opportunities for a broad cross-section of socio-economic groups, ethnicities, and household types to live and work in transit communities. Encourage targeted use of incentive zoning and other tools and resources to curb potential displacement of low income, special needs, immigrant / refugee populations, and culturally significant institutions or businesses due to price increases and development associated with new transit facilities.](#)~~

LUG 64 ~~[Lower dependency](#)~~ [Reduced dependence](#) on automobile transportation and ~~[reduce](#)~~ [reduced](#) greenhouse gas emissions ~~[by supporting transit communities.](#)~~

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LUG 65 ~~Leverage E~~efficient, frequent and reliable transit service by promoting land use policies that encourage activity that comes from closer proximity to jobs and residents.

Policies

LU270 Identify transit communities based on the following: ~~the location of transit stations or stops, transit mode, frequency and span of transit services, the mix and intensity of use in the surrounding area, as well as proximity to activity-generating destinations. Transit communities will be centered around transit nodes with substantial boardings, and two or more intersecting transit lines, at least one of which has all day sservice of 15 minutes or less.~~pedestrian demand generators (including frequent and reliable transit service, existing land uses, anticipated population and employment), social equity factors, and corridor function,

LU271 ~~Identify the boundaries of a designated transit community as the area generally within a ten-minute walk or “walkshed” of a transit station or stop, accounting for the street network, topography, and physical barriers, and to take advantage of activity-generating destinations such as a major employer or institution, a neighborhood business district or major housing development. Consider walksheds when planning for areas near transit.~~Establish transit community boundaries that are generally within a ten-minute walk or “walkshed” of areas identified using the methodology outlined in LU270, accounting for the street network and topography. Work with communities to potentially include neighborhood destinations such as a major employer or institution, business district, or major housing development within the boundary of a transit community.

LU272 Create a series of transit community place types to be used as a tool to support current and future planning efforts. These place types help to describe the characteristics, qualities and features of different parts of the city and what outcomes our planning efforts should aspire to. More analysis will be required to map these place types as part of focused planning in specific areas.

- *Urban center*: Regional hub in downtown or other regionally designated intensely urbanized area where abundant transit and very-high-density land uses predominate; features wayfinding linkages to and between transit nodes in addition to a rich network of public spaces, civic institutions and destinations. These areas coincide with the Urban Centers designated in this Plan.
- *Mixed-use center*: Local hub where transit supports a high concentration of jobs, housing and services in a vibrant neighborhood; variety of smaller open and gathering spaces; healthy food access; community facilities for all ages; high levels of complete street improvements and a network of dedicated bicycle facilities.

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Features a high intensity of activity, and a land use mix of residential, pedestrian-oriented retail and other employment.

- *Mixed-use neighborhood*: Local neighborhood centered around transit where a range of retail, commercial and housing options meet most of residents' daily needs; variety of public open spaces integrated with other public facilities including natural areas, trails and sports fields; service businesses; healthy food access; high level of complete street improvements; community facilities and dedicated bicycle facilities connecting to transit. Features a moderate intensity of activity, as well as a land use mix of residential and pedestrian-oriented retail.
- ~~*Industrial job center*: Cluster of large and small industrial businesses and ancillary commercial uses well-served by transit and less likely to have the mix of uses or level of pedestrian activity found in other types of transit communities;~~
- *Special district*: Area near transit featuring a major institution, entertainment district, sports facility, or multimodal transfer hub that creates large pulses of activity; pedestrian environment designed to accommodate large groups, displays and vendors. May have a very high, intermittent intensity of use associated with large cultural or sporting events. Most special districts in Seattle are within designated Urban Centers.

LU273 Prioritize and focus city investments in transit communities, ~~in addition to~~ [with emphasis on those in](#) urban centers and urban villages, to provide affordable housing and other components of livability within transit communities.

LU274 Identify components of livability appropriate to each transit community place type based on land use mix, scale, intensity and vibrancy, job and residential density, as well as unique land uses and conditions.

[LU275 Identify stakeholders in proposed transit communities, including neighborhood, business, community, and nonprofit organizations, and invite them to participate in planning processes, including investment goals, design guidelines, and land use and transit planning. Utilize existing organizations, councils, and networks, where possible, especially in urban village and urban center planning areas.](#)

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Broadview/Bitter Lake/Haller Lake

Neighborhood Plan

Public involvement

BL-G1 A community where residents, businesses, community organizations, and property owners are involved throughout the implementation of the neighborhood plan.

Utilities

BL-G2 Environmentally sound sanitary sewer, storm water, and drinking water systems throughout the Broadview, Bitter Lake and Haller Lake neighborhoods that are well-maintained and adequate to serve the current and new-future population.

BL-P1 (~~((Seek to i))~~)Integrate the area's formal and informal drainage and storm water systems with the appropriate basin or citywide system.

BL-P2 (~~((Explore new tools, including land use tools, to))~~)Use ((provide)) environmentally sensitive solutions to resolve drainage and wastewater challenges, such as by encouraging groundwater infiltration ((including those created by additional))where ((paving))paved surfaces predominate.

BL-P3 Create system-wide drainage infrastructure that enables the construction of "complete streets" along arterials, while also linking individual green stormwater infrastructure improvements.

BL-P4 Design sustainable drainage solutions that ~~do not preclude~~ provide for adequate sidewalks on both sides of streets and planned bicycle facilities.

BL-P5 Plan, provide and maintain adequate utility services in collaboration with the community.

Transportation

BL-G3 A community where neighbors are able to comfortably walk and bicycle from residential areas to Aurora Ave. N., other area business districts, schools, parks, churches, community facilities, and other neighborhood focal points via a connected network of sidewalks, pathways, and bicycle facilities~~((trails))~~.

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BL-G4 An attractive and functional streetscape on Aurora Ave. that includes safe sidewalks and crossings, facilities encouraging reliable transit, safe auto access, landscaping and drainage.

~~BL-G5((4 Adequate))~~ A-Develop a comprehensive and safe network of “complete streets” (multi-modal) ((transportation networks))that support access and mobility for((the residential)) residents and business customers in the Broadview, Bitter Lake and Haller Lake neighborhoods((populations)).

~~((BL-G5 Facilities for pedestrians and bicyclists and opportunities for accessible and safe walking and bicycling in the Broadview, Bitter Lake and Haller Lake neighborhoods-))~~

BL-G6 Efficient vehicular movement through north/south and east/west transportation corridors.

BL-G7 A neighborhood in which regional traffic does not have a serious impact on local streets.

BL-G8 Transit systems that provide convenient and fast local and regional transportation, connecting the urban village and surrounding residential areas to the rest of the city and region.

BL-G8 Aurora Ave. is designed to serve the communities and development along it as well as local and regional transportation needs

BL-G9 Aurora Ave. will be a high capacity transit (e.g. bus rapid transit) corridor.

~~BL-P6((3 Work))~~ Involve ((with local))community organizations, schools, property and business owners, residents, and other interested parties ((toward))in the design of ((providing))safe and efficient auto, bus, freight, bike and pedestrian access in neighborhoods and to local businesses, schools and other public facilities ((by auto, bus, bike and foot)).

~~BL-P7((4)) ((Seek to develop))~~ Develop funding sources to design, construct, and maintain a network of “complete streets” that provide accessible pedestrian walkways, including sidewalks along arterial streets. ~~((and))~~

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BL-P8 Develop funding sources to design, construct and maintain pedestrian pathways that will link residents to the ~~((arterial))~~ "complete streets" network and other community focal points, including schools and transit stops.

BL-P9~~((5))~~ Work with the State, King County Metro, and the community to fund the design and construction of Aurora Ave. improvements to provide ~~((consider safe))~~ sidewalks and pedestrian crossings, frequent and fast ~~and~~ transit, and adequate drainage~~((of Aurora Avenue North and other arterials that are accessible to all neighborhood residents))~~.

BL-P10~~((6))~~ Develop funding sources for the design and construction of ~~((Designate a))~~ the network of bike-bicycle ~~((paths and trails))~~ facilities recommended in the Bicycle Master Plan that will connect~~((ing residential neighborhoods in the))~~ Broadview, Bitter Lake, and Haller Lake residential neighborhoods with community destinations as well as regional trails and other nearby urban villages.

BL-P11~~((7 Seek))~~ Use design and traffic circulation strategies that~~((to))~~ keep residential streets ~~((quiet and safe))~~ free from excessive traffic volumes and speed.

BL-P12~~((8 Work with the State to identify opportunities for improvements to vehicular circulation on))~~ Improve the capacity of Aurora Avenue ~~((N))~~ to support access by transit, pedestrians, bicycles and automobiles.

BL-P13 Encourage future vehicular circulation improvements along other arterials in the area that balance pedestrian and bicycle circulation.

BL-P14~~((9))~~ Work with transit providers to provide safe, accessible and convenient transit stops.

Land Use and Housing

BL-G10~~((9))~~ A community where new development is environmentally friendly, ~~((and))~~ supports pedestrians, ~~((containing))~~ contains a wide range of housing types and income levels, and ~~((accommodating))~~ accommodates ~~((a diverse set of))~~ businesses ~~((providing))~~ offering a diverse selection ~~((range))~~ of products and services.

BL-P15 Plan for Broadview-Bitter Lake-Haller Lake's growing age, household, and ethnic diversity so that a range of affordable housing types are made available to a variety of residents including individuals, couples, and families of varying ages within the urban village.

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BL-P16 Plan and design commercial developments, parks and schools to be walkable places using such methods as interior sidewalks linking building entrances to each other and to adjacent sidewalks, pedestrian-scale lighting, limiting the size of buildings to create block-sized pattern of development, and orienting development toward public streets.

BL-G11 A hierarchy of vibrant commercial centers: regional (Aurora Ave.); urban village (Linden Ave.); and neighborhood (Greenwood Ave. nodes).

BL-G12 Create a vibrant mixed-use “town center” along Linden Avenue that supports a greater range of neighborhood-serving shops and services, and high quality dense residential housing serving a wide range of income levels.

BL-P17 Strengthen Aurora Avenue as a regional commercial center and source of jobs, while enhancing its fit with surrounding communities.

BL-P18 Use economic development strategies to organize, attract and assist neighborhood servicing businesses to Broadview-Bitter Lake-Haller Lake.

BL-P19 Support business and residential growth in the Greenwood Avenue business nodes at N. 125th and between N 143rd and N ~~245th~~-145th to enhance the vitality of these smaller neighborhood centers.

BL-P~~20~~((12 Explore developing)) Take steps toward developing Stone Avenue North into a green corridor, planted with trees and landscaping, to provide~~((ing))~~ a transition between commercial uses and the Haller Lake residential area.

BL-P~~21~~((3 Encourage the preservation)) Preserve ~~((of))~~existing open space and study the creation of new open space throughout the planning area. Seek additional opportunities to plant trees throughout the community.

BL-P~~22~~((14 Seek to)) Use the permitting and environmental review processes to minimize or mitigate the impacts of commercial and higher density residential uses on nearby single family residential areas.

BL-P~~23~~((15)) Encourage ~~((single-family and multi-family housing))~~design and ~~((siting))~~site planning ~~((to))~~of single-family and multi-family housing that fits ~~((in))~~with the surrounding neighborhoods.

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BL-P24(~~(16 Encourage)~~) Develop and use ((the use of))neighborhood design guidelines to help establish an urban design vision for Linden Ave., to guide multi-family and commercial ((land uses))development that enhances the pedestrian environment, and to ((provide))ensure appropriate transitions between single family neighborhoods and denser commercial areas.

BL-P25(~~(18 Explore mechanisms to prevent)~~) Develop regulations, incentives and educational materials to minimize lot clearing and ((provide for))ensure creative site designs that ((encourage the retention of))retain mature trees.

Recreation

BL-G13(~~(0)~~) A community where a system of safe and well-maintained pocket parks, playgrounds, gardens, public plazas, and larger parks take advantage of natural amenities such as lakes, creeks, and the shores of Puget Sound.

BL-P26 Reinforce and expand parks and open spaces through partnerships and other strategic efforts.

BL-P27(~~(19 Seek to turn)~~) Coordinate future capital improvements so that Linden Avenue N((into)) becomes a greener corridor ((which provides))with a neighborhood “village center” focal point and opportunities for recreation.

BL-P28 Enhance the “neighborhood feel” of Linden Avenue North area by creating more gathering places for community members to meet.

BL-P29(~~(0 Seek opportunities to provide)~~) Increase public access to public water bodies.

BL-P30(~~(24 Work with)~~) Include the Seattle School District, community organizations, property owners, residents, and parents of school children in planning to provide attractive public facilities in the Broadview, Bitter Lake and Haller Lake neighborhoods.

BL-P31(~~(22)~~) Continue to offer excellent public services at neighborhood City facilities.

Public Safety

BL-G14(~~(1)~~) A community where residents feel safe and the community works with safety officers to reduce crime.

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BL-P32(~~(23 Explore opportunities to~~i)) Increase the visibility of law enforcement efforts and maintain an adequate presence of officers within the city and community.

BL-P33(~~(24 Work with~~)) Include community organizations, property and business owners, residents, and other interested parties (~~(to~~))in identifying high crime areas and targeting appropriate City and community resources.

BL-P34(~~(25)~~) Provide community safety programs, such as block watch and emergency preparedness, (and develop) and implement additional crime prevention measures, such as increased lighting of public spaces.

Natural Environment

BL-G15(~~(2)~~) A community where government agencies, community and environmental organizations, property and business owners, residents, and other interested parties work together to preserve, restore, and enhance our area's natural resources, including our lakes, creeks, and watersheds, and protect habitat for fish, birds, and other wildlife.

BL-P35(~~(26)~~) Use the design process and environmental (R)review (and)to identify ways to mitigate environmental impacts resulting from activities at City facilities, as appropriate.

BL-P36(~~(27 Seek to create~~)) Create a greener and healthier environment by protecting existing trees, as appropriate, and planting new trees.

BL-P37(~~(28 Work with~~)) Include the community, property owners and other public agencies (~~(to~~))in identifying tools to improve air and water quality, reduce noise pollution and remediate environmental impacts of current and past activities, as appropriate.

Community Development

BL-G16 Support a resilient community rich in different ages, incomes and household types.

BL-P38 Create a unified name and identity for the Broadview-Bitter Lake-Haller Lake area, reflecting its history, to nurture neighborhood pride and motivate various groups to come together as one community.

BL-P39 Create more opportunities for people to come together where they can meet and get to know their immediate (within a block or so) neighbors.

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Urban Agriculture

BL-G17 Stores, restaurant, and schools that provide healthy food choices.

BL-G18 An abundant local food economy that draws from urban agriculture activity in the neighborhood as well as regional food sources.

BL-P40 Expand access to locally grown food, by attracting farmers' markets and a wider range of grocery stores.

BL-P41 Create opportunities for the community to learn how to establish and maintain urban agriculture practices in the neighborhood through projects such as P-Patches and community gardens, as well as on private property.

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Rainier Beach

Neighborhood Plan

Land Use

RB-G1 A diverse and vibrant neighborhood composed of pedestrian-friendly, transit-connected business districts and affordable and attractive residential areas.

RB-G2 For Rainier Beach, the “town center” shall be comprised of the Historic Business District, Beach Square, Rose Street, and the Station Area. ~~is an interconnected and vibrant set of places where the community comes together. Together these places reflect the complex culture, history and identity of diverse cultures, histories and traditions that collectively give~~ Rainier Beach ~~its identity~~ as well as provide the goods and services this diverse area needs.

RB-P1 Encourage the revitalization of the S. Henderson Street corridor as a safe and attractive conduit between the ~~((future))~~ light rail station at Martin Luther King, Jr. Way S. and the commercial center along Rainier Avenue South.

RB-P2 Seek to promote transit-oriented development around Rainier Beach’s ~~((proposed))~~ light rail station at Martin Luther King, Jr. Way S. and South Henderson Street.

RB-P3 Encourage mixed-use housing and commercial development in the “Beach Square” area bounded by S. Henderson Street to the north, Rainier Avenue South to the south and west, and Seward Park Avenue South to the east.

RB-P4 ~~Seek to preserve the character of Rainier Beach’s ~~((all))~~ single family zoned areas ~~((‘ character))~~.~~ Encourage residential small lot opportunities within single-family areas within the designated residential urban village ~~((,))~~. ~~((and i))~~ In the area within the residential urban village west of Martin Luther King Way ~~((Boulevard))~~ S., permit consideration of rezones of single-family zoned land to ~~((the Lowrise Duplex Triplex (LDT), Lowrise 1 (L1), or Lowrise 2 (L2)))~~ mixed-use designations.

RB-P5 Encourage the City to support rezones within the Rainier Beach Residential Urban Village for projects that:

- A. meet the overall community vision,
- B. promote redevelopment of underutilized and derelict sites, and
- C. result in pedestrian-friendly, well designed new buildings.

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Transportation and Transit Facilities

RB-G3((~~5~~)) A community with safe streets, pedestrian- and bicycle-friendly facilities, and an efficient, multi-modal transit system that supports access to shops, schools, services, places of worship, etc. that are necessary to lead a healthy lifestyle, and connects Rainier Beach residents and employees to other parts of the Rainier Valley and the region. A safe walking environment should be free from crime, and protected from motorists. It should also include amenities such as landscaping, street trees and public art that contribute to an enjoyable environment.

RB-G4 Integrated transportation improvements that serve the community.

RB-P6((~~18~~)) Improve residential streets to best serve residential neighborhoods.

RB-P7((~~19~~)) Seek to promote non-motorized travel throughout Rainier Beach by providing facilities for pedestrians and bicyclists (as outlined in the Southeast Transportation Study, and Pedestrian and Bicycle Master Plans), particularly at the business node, along the S Henderson Street corridor, near the (~~future~~) light rail station, and around the “Beach Square” commercial core.

RB-P8((~~20~~)) Explore a range of alternative transportation modes and solutions that would support the concepts of sustainability and environmental responsibility.

RB-P9((~~21~~)) Seek to strengthen provisions for code enforcement of transportation related violations such as speeding, and parking violations.

RB-P9 Coordinate transportation improvements with other infrastructure and programmatic actions (such as public art, parks, or economic development) so that those improvements contribute positively to the neighborhood’s identity.

Housing

RB-G5((~~2~~)) A community that meets the housing needs of its economically diverse and multicultural population and provides opportunities at all economic levels.

RB-G6 Retain and develop affordable (low and moderate income) housing, especially where such housing is accessible to transit.

RB-P10((~~6~~)) Encourage (~~affordable and~~) attractive multifamily development, affordable to the neighborhood’s economically diverse population, particularly along Rainier

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Avenue South from South Holly Street to South Cloverdale Street, and as part of South Henderson Street revitalization efforts.

RB-P11((7)) Seek to preserve ~~((Rainier Beach's))~~the economic, racial/ethnic, and cultural diversity ((and multicultural))of Rainier Beach's population by providing affordable housing, including home-ownership opportunities, through capital funding and incentive programs (e.g. Multifamily Tax Exemption), and land use((and))/zoning tools, including, where appropriate, rezones((ing)).

RB-P12((8)) Seek to promote townhomes and mixed-use buildings as the preferred development pattern for meeting the housing ((projected))growth target for the Rainier Beach ((within the))residential urban village.

RB-P13((9 Seek to a)) Address the causes of the perception of crime, the lack of personal safety, and the detraction from Rainier Beach's community character ((4))such as by cleaning up((addressing)) derelict residential properties((and minimizing non-conforming and criminal uses))).

RB-P14 Increase opportunities for home-occupation, and live-work development that allows ground floor business including small-scale retail and services in the station area and along S. Henderson St.

RB-P15 Encourage affordable family sized units through incentives, direct City funding, and reuse of publicly owned surplus property programs.

Capital Facilities

RB-G7((6)) A community with a variety of parks and open spaces, civic facilities, waterfront access, and a trail system that promotes the existing open space sites, and the enjoyment of new public spaces.

RB-P16 Support the Rainier Beach Urban Farm and Wetland Project to convert the Parks Department's Atlantic Street Nursery into an urban farm and wetlands restoration project.

RB-P17((22)) Seek to retain existing parks and recreation facilities, and strive to improve maintenance of these facilities.

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RB-P18((23)) Recognize the importance of ~~((improving))~~actively programming, strengthening connections to the community and maintaining the Rainier Beach Community Center and South Shore Middle School to help foster a civic core.

RB-P19((24)) Seek to promote the development of pedestrian trails that connect residential areas to the commercial core, and bring pedestrians from the Rainier View neighborhood down to the lower Rainier Beach valley.

RB-G8 Connected parks and open space that serve the community.

RB-P20 Improve connections to, and circulation within, public spaces (South Shore k-8, Rainier Beach Playfield, Rainier Beach High School and between Beer Sheva and Pritchard Beach).

RB-G9 Use the arts and public art, in particular, to engage and express Rainier Beach's cultural diversity.

RB-P21((5)) Seek to include art created by local artists, and that includes the input of ethnic and minority communities in exploring themes and locations, in public works construction projects in Rainier Beach.

RB-P22((6)) Seek to ensure coordination between City departments, private service providers and volunteers for the maintenance, cleaning, and general landscape upkeep of Rainier Beach's public streets and civic areas.

Economic Development

RB-G10((4)) A revitalized commercial business core that attracts the patronage of local and citywide residents and employees through an attractive, safe, and clean built environment.

RB-P23((15)) Seek to promote "Beach Square" as Rainier Beach's hub of commercial retail activity.

RB-P24 Support and expand the existing character and diverse mix of small-scale, minority and immigrant-owned businesses nodes around Rainier Ave S and S Rose Street; Rainier Ave South and 56th/57th Ave. South; and the rail station.

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RB-P25((16)) Encourage partnerships among local housing providers, community development corporations, neighborhood and business organizations, and the City to assist with economic revitalization in Rainier Beach.

RB-G11 A strong local economy for Rainier Beach.

RB-G12 Strong entrepreneurship that creates jobs and grows the local economy

RB-P26 As part of community development, seek to provide programs that equip individuals and families with the tools for achieving sustainable wealth creation:; managing their money; making sound financial decisions; and building wealth.

RB-P27 Consider strategies for employing youth when funding and implementing economic development programs.

RB-P28 Encourage Sound Transit to develop its properties south of the rail station in ways that create permanent, well-paying jobs.

RB-P29 Build on the asset of community diversity and consider the specific needs of minority and immigrant-owned businesses when undertaking economic development.

RB-P30 Use streetscape improvements to [improve-enhance](#) the character of the town center and support small, locally-owned businesses located there.

Human Development

RB-G13 Strong schools with excellent programs and strong enrollment, that encourage and support the educational development of exceptional students.

RB-G14((3)) Education is integrated as an innovative and connected learning system into all levels of community life for all residents, resulting in the empowerment of the community and the promotion of lifelong learning.

RB-P3((10)) Create strong partnerships between Seattle School District and the City of Seattle to support capital and programmatic improvements for schools in the Rainier Beach area.

RB-P32((14)) Integrate the concept of life-long learning including education and job-related activities into the programs provided by the schools and by the neighborhood's entire educational system.

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RB-P33 Seek to attract a community college facility that serves the Rainier Beach community in order to offer local college level studies and to establish connections to four-year colleges.

RB-P~~34~~(42) Encourage parents and adults in the community to work with school administrators to improve schools in the Rainier Beach area.

RB-P~~35~~(43) Seek to facilitate and improve the participation of parents and adults in the neighborhood schools by encouraging formation of active PTAs and by outreach to the non and limited English-speaking population of Rainier Beach.

RB-P~~36~~(44) Encourage a community grass-roots approach to involve religious organizations and other influential organizations in community education issues.

RB-G15 Strong institutions and activities that engage and support Rainier Beach youth.

RB-G16 Ready access to healthy food.

RB-G17 Community-based implementation of neighborhood plan recommendations and other community projects.

RB-G18 Neighborhood spaces that support Rainier Beach's many cultures.

RB-G19 Arts and public art, in particular, are used to engage and express Rainier Beach's cultural diversity.

RB-P37 Work with existing community organizations and/or create new community organizations to implement plan update recommendations.

RB-G20 A positive identity for Rainier Beach based on its unique strengths.

RB-P38 Use public relations strategies to highlight Rainier Beach's community identity as a thriving and interconnected community with diverse households and supported by strong social and cultural institutions and services.

RB-G21 A safe Rainier Beach neighborhood.

RB-P39 Improve public safety when implementing any project or program within the community.

RB-P40 Build and sustain a positive relationship between Seattle Police and the diverse cultures in Rainier Beach.