



Urban Village Element

Table of Contents

	Introduction	1.3
A	Urban Village Strategy	1.3
A-1	Categories of Urban Villages	1.9
A-2	Areas Outside of Centers & Villages	1.21
B	Distribution of Growth	1.22
C	Open Space Network	1.25
D	Annexation	1.27





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 that is expected to grow and change. The City will use these plans to shape changes in ways that encompass the collective vision 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, which serve 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 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.

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.

A 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.

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.



- 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.

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 provide direction for that change and growth. In addition to designating urban villages and defining conditions desired within them, the 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.

goals

- UVG1** Maintain and enhance Seattle's character as the city grows and changes. Seattle's character includes its built environment: large areas of detached single-family houses both inside and outside of 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.
- UVG2** Respect Seattle's human scale, history, aesthetics, natural environment, and sense of community identity as the city changes.
- UVG3** Implement regional growth management strategies and the countywide centers concept through this Plan.
- UVG4** Promote densities, mixes of uses, and transportation improvements that support walking, use of public transportation, and other transportation demand management (TDM) strategies, especially within urban centers and urban villages.
- UVG5** Direct the greatest share of future development to centers and urban villages and reduce the potential for dispersed growth along arterials and in other areas not conducive to walking, transit use, and cohesive community development.
- UVG6** Accommodate planned levels of household and employment growth. Depending on the characteristics of each area, establish concentrations of employment and housing at varying densities and with varying mixes of uses.



- UVG7** Accommodate a range of employment activity to ensure employment opportunities are available for the city's diverse residential population, including maintaining healthy manufacturing and industrial areas.
- UVG8** Accommodate the City's existing and future housing needs through maintenance of existing residential neighborhoods and the creation of new residential neighborhoods. Encourage housing development so that by 2024, a citywide ratio of 1.8 jobs per household is maintained.
- UVG9** Use limited land resources more efficiently and pursue a development pattern that is more economically sound, by encouraging infill development on vacant and underutilized sites, particularly within urban villages.
- UVG10** Maximize the benefit of public investment in infrastructure and services, and deliver those services more equitably by focusing new infrastructure and services, as well as maintenance and improvements to existing infrastructure and services, in areas expecting to see additional growth, and by focusing growth in areas with sufficient infrastructure and services to support that growth.
- UVG11** Collaborate with the community in planning for the future.
- UVG12** Increase public safety by making villages places that people will be drawn to at all times of the day.
- UVG13** Promote physical environments of the highest quality, which emphasize the special identity of each of the city's neighborhoods, particularly within urban centers and villages.
- UVG14** Distribute urban villages around the city so that communities throughout the city have easy access to the range of goods and services that villages are intended to provide.
- UVG15** Encourage development of ground-related housing, which is attractive to many

residents including families with children, including townhouses, duplexes, triplexes, ground-related apartments, small cottages, accessory units, and single-family homes.

- UVG16** Provide parks and open space that are accessible to urban villages to enhance the livability of urban villages, to help shape the overall development pattern, and to enrich the character of each village.

policies

- UV1** Promote the growth of urban villages as compact mixed-use neighborhoods in order to support walking and transit use, and to provide services and employment close to residences.
- UV2** Promote conditions that support healthy neighborhoods throughout the city, including those conducive to helping mixed-use urban village communities thrive, such as focused transportation demand management strategies, vital business districts, a range of housing choices, a range of park and open space facilities, and investment and reinvestment in neighborhoods.
- UV2.5** In areas surrounding major transit hubs, except in industrial zones, allow densities sufficient to take advantage of significant investment in public transportation infrastructure. Use incentive zoning programs and other strategies to help ensure the provision of affordable housing.
- UV3** Consider the following characteristics appropriate to all urban village categories except Manufacturing and Industrial Centers:
 1. Clearly defined geographic boundaries that reflect existing development patterns, functional characteristics of the area, and recognized neighborhood boundaries.
 2. Zoning sufficient to accommodate the residential and employment growth targets established for that village.

urban village element

A

January | 2005 (2008) (2009)



3. The ability to accommodate a range of employment or commercial activity compatible with the overall function, character, and intensity of development specified for the village.
4. Zoning that provides locations for commercial services convenient to residents and workers and, depending on the village designation, serving a citywide and regional clientele.
5. Zoning sufficient to allow a diversity of housing to accommodate a broad range of households.
6. Zoning regulations that restrict those public facilities that are incompatible with the type of environment intended in centers and villages.
7. Most future households accommodated in multifamily housing.
8. Additional opportunities for housing in existing single-family areas, to the extent provided through neighborhood planning, and within other constraints consistent with this Plan.
9. Public facilities and human services that reflect the role of each village category as the focus of housing and employment and as the service center for surrounding areas.
10. Parks, open spaces, street designs, and recreational facilities that enhance environmental quality, foster public health and attract residential and commercial development.
11. A place, amenity, or activity that serves as a community focus.
12. Neighborhood design guidelines for use in the City's design review process.

- UV4** Consider the following characteristics appropriate to Manufacturing and Industrial Centers:
1. Clearly defined geographic boundaries that reflect existing development patterns, functional characteristics of the area, and recognized neighborhood boundaries.
 2. Zoning sufficient to accommodate the employment growth targets established for that center.
 3. The ability to accommodate a range of industrial activity compatible with the overall function, character, and intensity of development specified for the center.
 4. Zoning regulations that restrict those public facilities that are incompatible with the type of environment intended in manufacturing and industrial centers.
 5. Public facilities and human services that reflect the role of each center as a focus of employment.

- UV5** Consider suitable for urban village designation areas where:
1. Natural conditions, the existing development pattern, and current zoning are conducive to supporting denser, mixed-use pedestrian environments where public amenities and services can be efficiently and effectively provided. In some instances, the urban village designation is intended to transform automobile-oriented environments into more cohesive, mixed-use pedestrian environments, or within economically distressed communities to focus economic reinvestment to benefit the existing population;



- 2. Access to transportation facilities is good or can be improved;
- 3. Public and private facilities, services and amenities, such as parks, schools, commercial services, and other community services, are available, or can be provided over time; and,
- 4. Existing public infrastructure has capacity or potential to accommodate growth.

UV6 Establish clearly defined boundaries for centers and urban villages that reflect existing development patterns, functional characteristics of the area, and recognized neighborhood boundaries. Use boundaries to guide development activity, monitor growth and other development conditions, and evaluate performance towards meeting neighborhood and comprehensive plan goals for services and amenities.

UV7 In order to support the existing character of areas outside of urban villages, and to encourage continued investment in all of Seattle's neighborhoods, permit areas outside of urban villages to accommodate some growth in a less dense development pattern consisting primarily of single-family neighborhoods and limited multifamily, commercial, and industrial areas.

UV7.5 Coordinate public and private activities to address transportation, utilities, open space and other public services to accommodate the new growth associated with subarea rezones (e.g., in transit station areas) that result in significant increases in density.

UV8 Involve the public in identifying needs for, planning, and designing public facilities, programs, and services. Encourage and provide opportunities for extensive public involvement in City decisions, and encourage other agencies to provide similar opportunities.

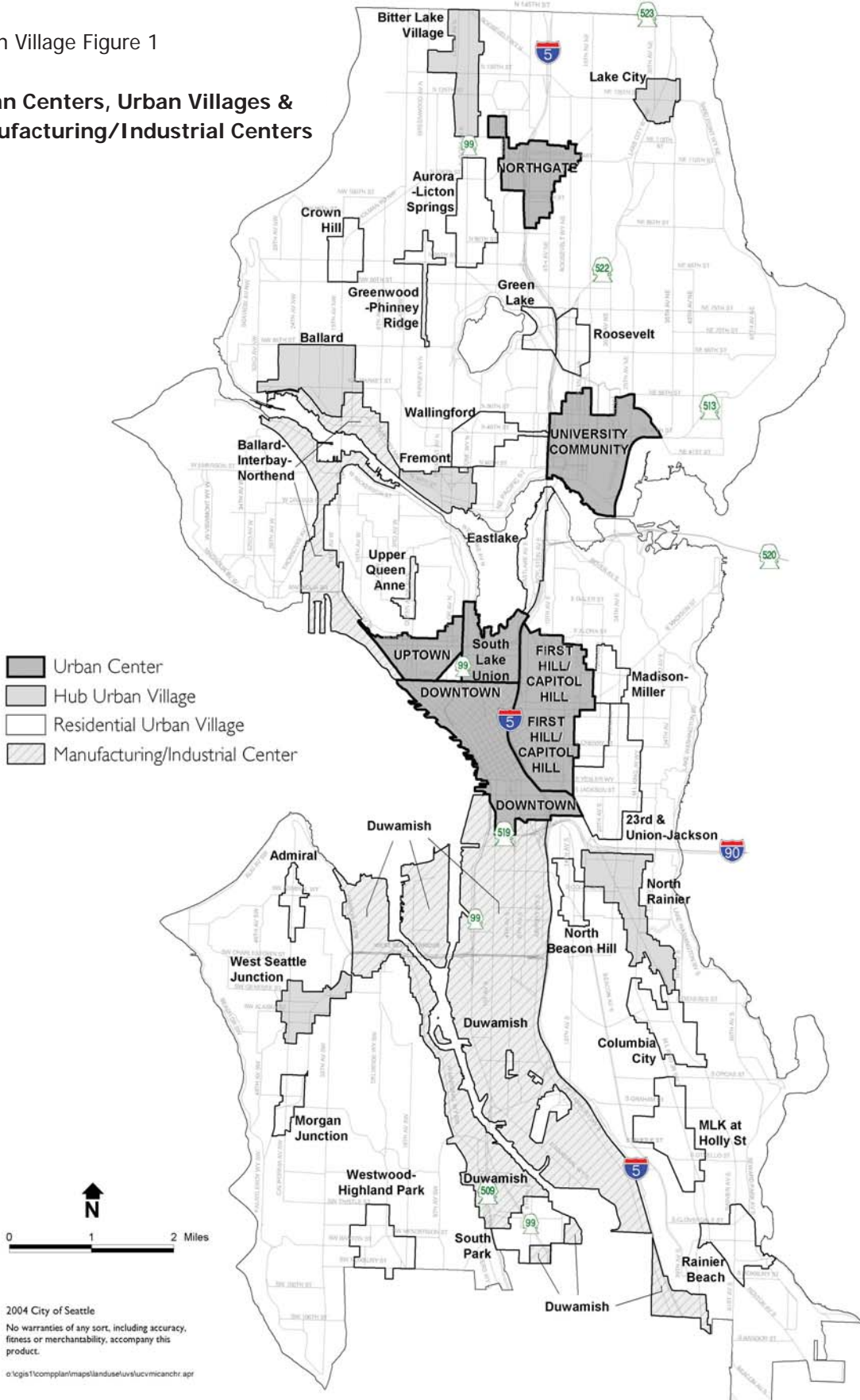
UV9 Preserve developments of historic, architectural, or social significance that contribute to the identity of an area.

UV10 Maintain and enhance retail commercial services throughout the city, especially in areas attractive to pedestrians and transit riders, to support concentrations of residential and employment activity, with special emphasis on serving urban villages.

Urban Village Figure 1

Urban Centers, Urban Villages & Manufacturing/Industrial Centers

urban village element



A

January | 2005



A-1 Categories of Urban Villages

discussion

Seattle's urban village categories build on the urban center and manufacturing/industrial center designations called for in the Countywide Planning Policies. The designation of an area as an urban center, urban village, or manufacturing/industrial center guides other City actions to enhance the character and function of that area and to accommodate growth in a manner that supports the Countywide Centers growth concept. Urban village designations supplement the regional growth management concept by shaping it to fit Seattle's established, densely developed, and complex urban neighborhoods.

A village designation recognizes the contributions a particular area makes to the city and provides guidance regarding the intended function, character, intensity, type and degree of growth anticipated for an area.

goal

UVG17 Guide public and private activities to achieve the function, character, amount of growth, intensity of activity, and scale of development of each urban village consistent with its urban village designation and adopted neighborhood plan.

policies

UV11 Based on the functions and densities they can support, designate categories of urban villages in order to guide planning for the mixed-use environments that are smaller or less dense than the urban center designations of the Countywide Planning Policies as follows:

1. Urban center villages within urban centers
2. Hub urban villages
3. Residential urban villages

UV12 The intended functions of the urban village categories are generally:

- Urban centers, and the urban villages within them, are intended to be the densest areas with the widest range of land uses.
- Hub urban villages will also accommodate a broad mix of uses, but at lower densities, especially for employment, than urban centers.
- Residential urban villages are intended for predominantly residential development around a core of commercial services.
- Manufacturing/industrial centers are intended to maintain viable industrial activity and promote industrial development.

UV13 Designations of areas as hub urban villages and residential urban villages, as indicated in Urban Village Figure 1, shall be consistent with criteria developed to address the following factors:

- existing zoned capacity
- existing and planned density
- 20-year growth targets
- population
- amount of neighborhood commercial land
- public transportation investments and access
- other characteristics of hub or residential urban villages as provided in this Plan, or further refined

UV14 Establish goals for the mix of uses, target densities for employment and housing, the scale and intensity of development, and the types of public improvements desired to make each village category function as intended.



urban centers goals

- UVG18** Designate as urban centers unique areas of concentrated employment and housing, with direct access to high-capacity transit, and a wide range of supportive land uses such as retail, recreation, public facilities, parks, and open space.
- UVG19** Recognize areas that provide a regionally significant focus for housing and employment growth as urban centers. Enhance the unique character and collection of businesses and housing types of each center.
- UVG20** Designate urban center villages within larger urban centers to recognize different neighborhoods within a larger community.
- UVG21** Encourage housing development so that by 2024, the ratios of jobs per household shown on the following chart are achieved:

Urban Center	2024 Jobs/ Household Ratio
Center City (First Hill/Capitol Hill, Downtown, South Lake Union, and Uptown Urban Centers)	4.2
University Community Urban Center (University District Northwest, Ravenna, and University of Washington Campus*)	4.1
Northgate Urban Center	2.5

* The household numbers for the University District do not include on-campus dormitory housing.

urban centers policies

- UV15** Designate as urban centers those areas of the city that are consistent with the following criteria and relevant Countywide Planning Policies:
 1. Area not exceeding one and one-half square miles (960 acres).

2. Accessibility to the existing regional transportation network including access to other urban centers, with access to the regional high-capacity transit system to be provided in the future.
3. Zoning that can accommodate a broad mix of activities, including commercial and residential activities, as appropriate to the planned balance of uses in the center.
4. The area is already connected to surrounding neighborhoods by bicycle and/or pedestrian facilities or can be connected through planned extensions of existing facilities.
5. The area presently includes, or is adjacent to, open space available for public use, or opportunities exist to provide public open space in the future.
6. Zoning that permits the amount of new development needed to meet the following minimum density targets:
 - a. A minimum of 15,000 jobs located within a half mile of a possible future high capacity transit station;
 - b. An overall employment density of 50 jobs per acre; and
 - c. An overall residential density of 15 households per acre.

UV16 Designate the following locations as urban centers as shown in Urban Village Figures 2-7 below:

1. Downtown Seattle
2. First Hill/Capitol Hill
3. Uptown Queen Anne
4. University Community
5. Northgate
6. South Lake Union

UV17 Designate urban center villages within the Downtown, First Hill/Capitol Hill and University Community urban centers as shown in Urban Village Figures 2, 3 and 5. While the Uptown Queen Anne, South Lake Union, and Northgate centers are presently considered to be too small to be subdivided into center villages, this does not preclude the designation of urban center villages within those urban centers in future neighborhood planning processes. Goals and policies for urban center villages apply to all urban centers.

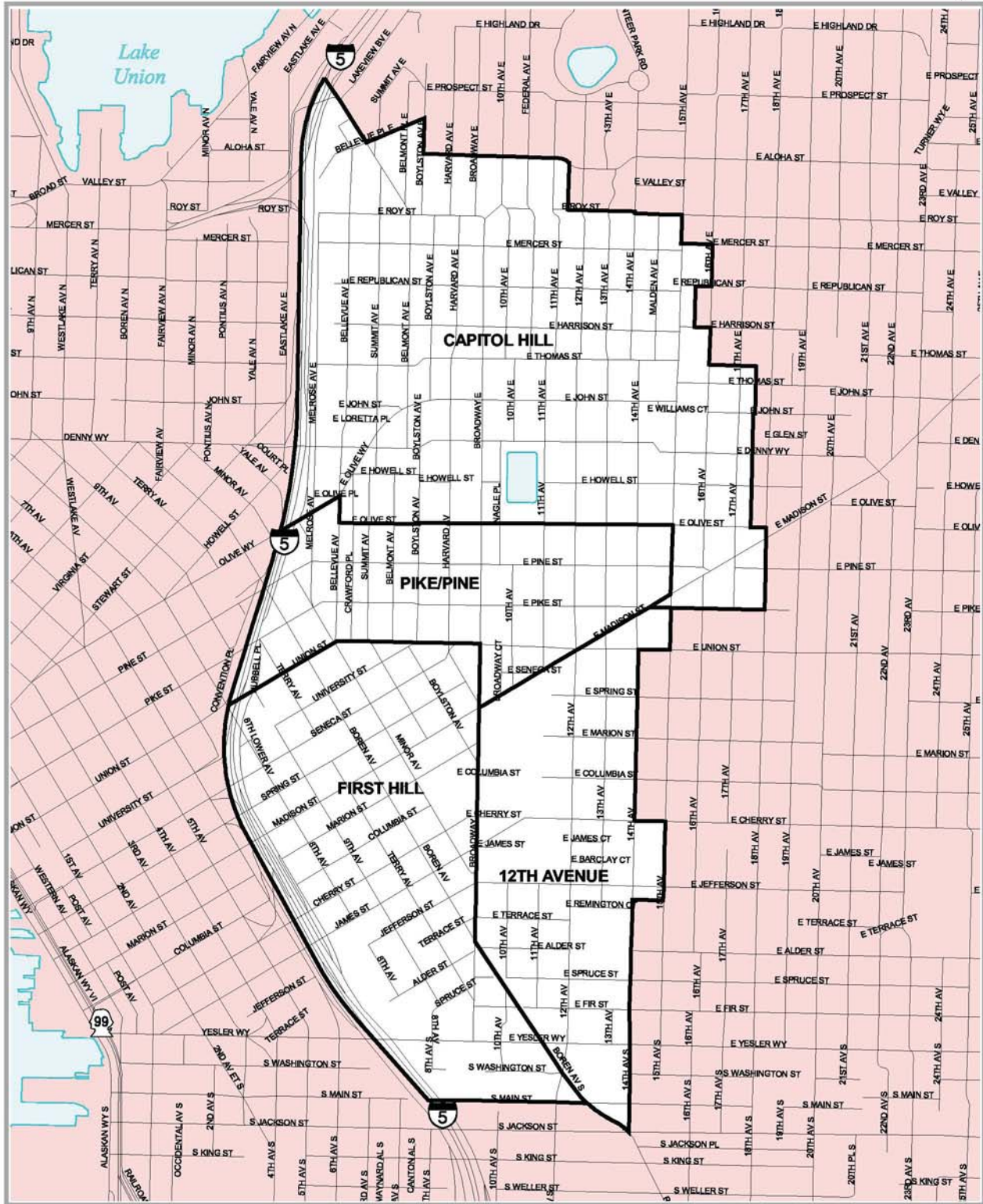
UV18 Promote the balance of uses in each urban center or urban center village indicated by one of the following functional designations, assigned as follows:

Functional Designation	Urban Center Village
1. Primarily residential.	Belltown Capitol Hill
2. Mixed, with a residential emphasis.	Pike/Pine
3. Mixed residential and employment.	Denny Triangle Pioneer Square Chinatown/International District First Hill 12 th Avenue University District Northwest Ravenna Northgate* Uptown Queen Anne* South Lake Union*
4. Mixed, with an employment emphasis.	Downtown Commercial Core

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



Urban Village Figure 3 FIRST HILL/CAPITOL HILL Urban Center



0 0.25 0.5 Miles

VILLAGE BOUNDARY

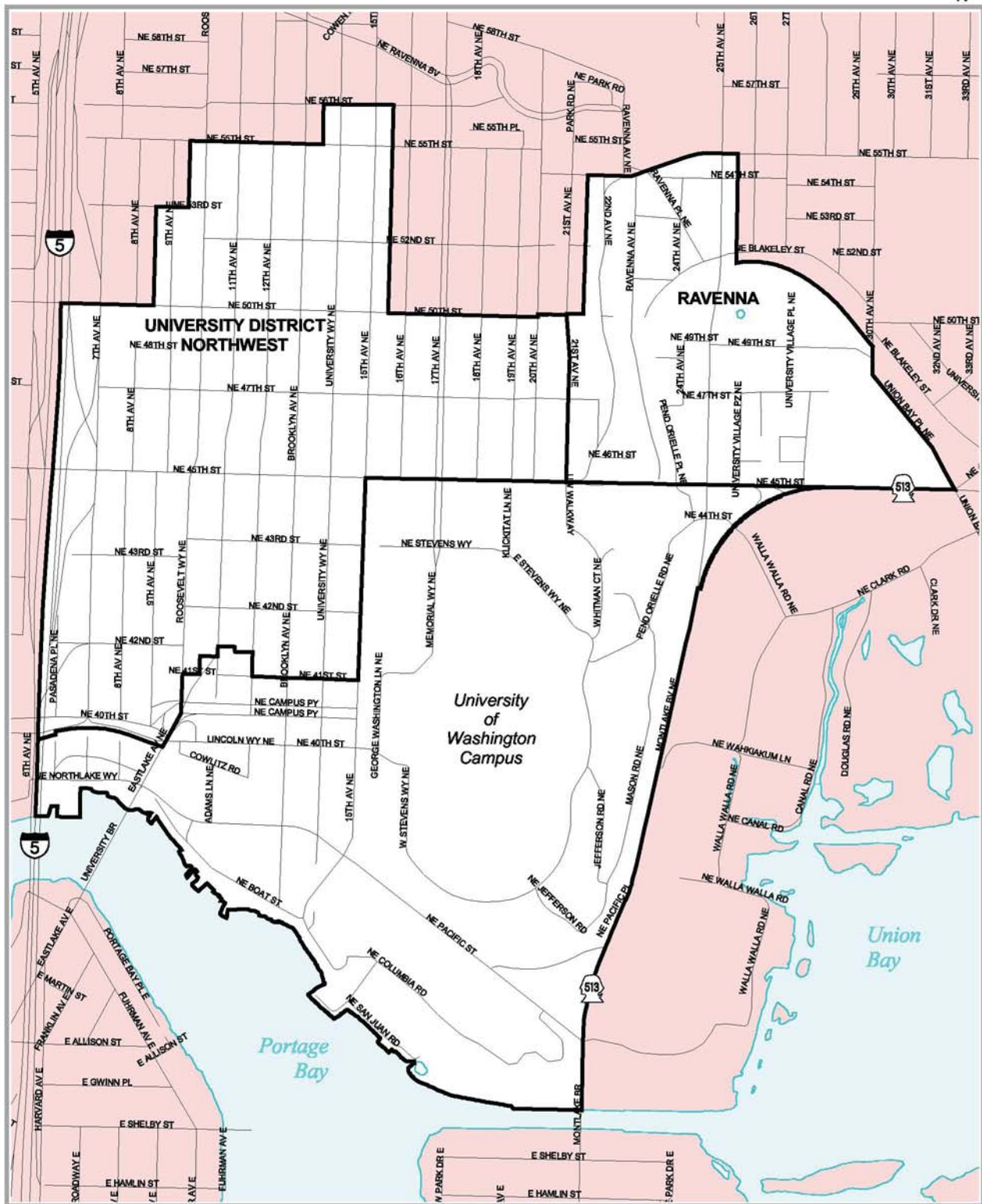
urban village element

A-1

January | 2005



Urban Village Figure 5 UNIVERSITY COMMUNITY Urban Center



urban village element

A-1

January | 2005

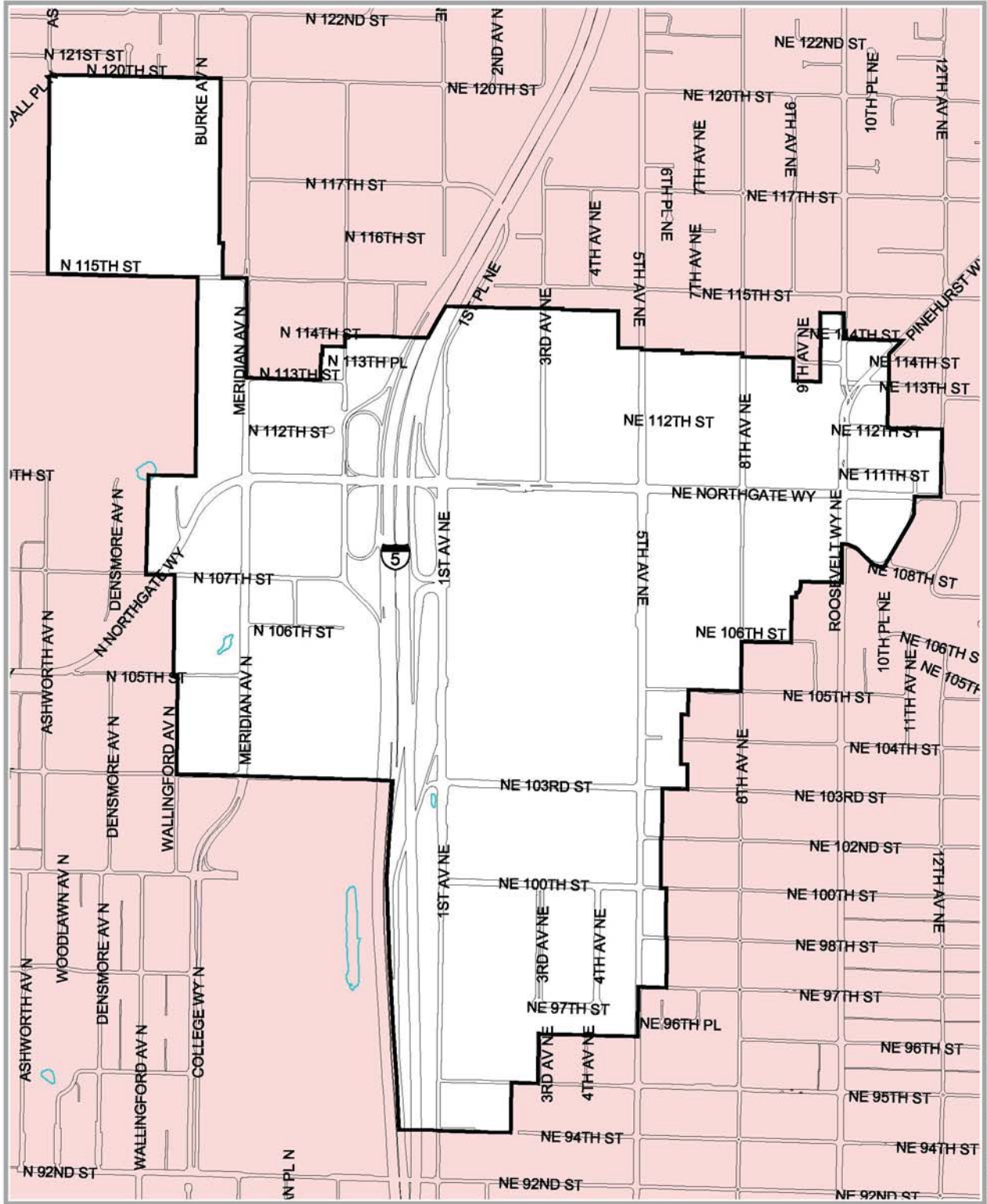


urban village element

A-1



January | 2005

Urban Village Figure 6 NORTHGATE Urban Center



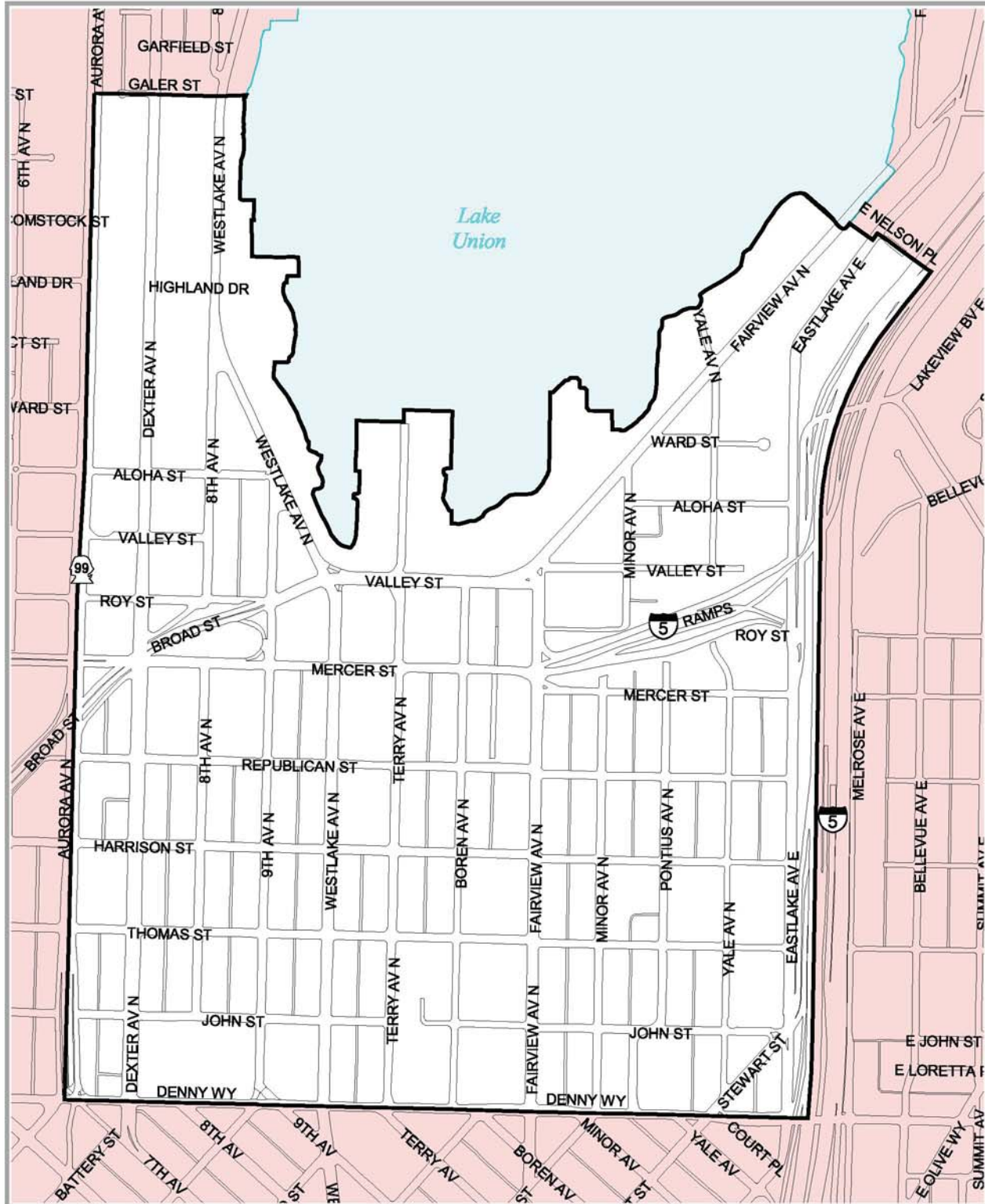
0 500 1000 Feet



 CENTER BOUNDARY
 EDGE OF PAVEMENT



Urban Village Figure 7 SOUTH LAKE UNION Urban Center



urban village element

A-1

January | 2005



manufacturing/industrial centers goals

UVG22 Ensure that adequate accessible industrial land remains available to promote a diversified employment base and sustain Seattle's contribution to regional high-wage job growth.

UVG23 Promote the use of industrial land for industrial purposes.

UVG24 Encourage economic activity and development in Seattle's industrial areas by supporting the retention and expansion of existing industrial businesses and by providing opportunities for the creation of new businesses consistent with the character of industrial areas.

manufacturing/industrial centers policies

UV19 Designate as manufacturing/industrial centers areas that are generally consistent with the following criteria and relevant Countywide Planning Policies:

1. Zoning that promotes manufacturing, industrial, and advanced technology uses and discourages uses that are not compatible with industrial areas.
2. Buffers protecting adjacent, less intensive land uses from the impacts associated with the industrial activity in these areas (such buffers shall be provided generally by maintaining existing buffers, including existing industrial buffer zones).
3. Sufficient zoned capacity to accommodate a minimum of 10,000 jobs.
4. Large, assembled parcels suitable for industrial activity.
5. Relatively flat terrain allowing efficient industrial processes.

6. Reasonable access to the regional highway, rail, air and/or waterway system for the movement of goods.

UV20 Designate the following locations as manufacturing/industrial centers as shown in Urban Village Figure 1:

1. The Ballard Interbay Northend Manufacturing/Industrial Center; and
2. The Duwamish Manufacturing/Industrial Center.

UV21 Promote manufacturing and industrial employment growth, including manufacturing uses, advanced technology industries, and a wide range of industrial-related commercial functions, such as warehouse and distribution activities, in manufacturing/industrial centers.

UV22 Strive to retain and expand existing manufacturing and industrial activity.

UV23 Maintain land that is uniquely accessible to water, rail, and regional highways for continued industrial use.

UV24 Limit in manufacturing/industrial areas those commercial or residential uses that are unrelated to the industrial function, that occur at intensities posing short- and long-term conflicts for industrial uses, or that threaten to convert significant amounts of industrial land to non-industrial uses.

UV24.1 The City should limit its own uses on land in the manufacturing/industrial centers to uses that are not appropriate in other zones and should discourage other public entities from siting non industrial uses in manufacturing/industrial centers. An exception for essential public facilities should be provided.



hub urban villages goals

- UVG25** Accommodate concentrations of housing and employment at strategic locations in the transportation system conveniently accessible to the city's residential population, thereby reducing the length of work-trip commutes.
- UVG26** Provide convenient locations for commercial services that serve the populations of the village, surrounding neighborhoods, the city, and the region.
- UVG27** Accommodate concentrations of employment and housing at densities that support pedestrian and transit use and increase opportunities within the city for people to live close to where they work.

hub urban villages policies

- UV25** Designate as hub urban villages areas that are consistent with the following criteria:
 1. Zoning that allows a mix of uses to accommodate concentrations of employment and housing.
 2. Sufficient zoned capacity to accommodate a minimum of 25 jobs/acre and to accommodate a total of at least 2,500 jobs within 1/4 mile of the village center, and to accommodate at least 3,500 dwellings units within 1/2 mile of the village center.
 3. The area presently supports, or can accommodate under current zoning, a concentration of residential development at 15 or more units/acre and a total of at least 1,800 housing units within 1/4 mile of the village center.
 4. Surroundings comprised primarily of residential areas that allow a mix of densities, and non-residential activities that support residential use.

5. Within 1/2 mile of the village center a minimum of one-third (at least 20 acres) of the land area is currently zoned to accommodate mixed-use or commercial activity.
6. A broad range of housing types and commercial and retail support services either existing or allowed under current zoning to serve a local, citywide, or regional market.
7. A strategic location in relation to both the local and regional transportation network, including:
 - a. Transit service with a frequency of 15 minutes or less during peak hours, and 30-minute transit headways in the off-peak hours, with direct access to at least one urban center, with the possibility of improved connections to future high capacity transit stations
 - b. Located on the principal arterial network, with connections to regional transportation facilities
 - c. Routes accommodating goods movement
 - d. Convenient and direct, connections to adjacent areas by pedestrians and bicyclists
8. Open space amenities, including:
 - a. Direct access to either existing or potential public open spaces in the immediate vicinity
 - b. Accessibility to major open space resources in the general area via either existing or potential urban trails, boulevards, or other open space links, or anticipated major public investment in open space.



urban village element

9. Opportunities for redevelopment because of a substantial amount of vacant or under-used land within the village.

UV26 Designate as hub urban villages areas ranging from those able to accommodate growth with minor changes and public investment to those requiring more extensive public investment, where the potential exists to achieve desired village conditions through redevelopment over time.

UV27 Designate the following locations as hub urban villages as shown on Urban Village Figure 1:

1. Lake City
2. North Rainier
3. Bitter Lake Village
4. Ballard
5. West Seattle Junction
6. Fremont

UV28 Permit the size of hub urban villages to vary according to local conditions, but limit their size so that most areas within the village are within a walkable distance of employment and service concentrations in the village.

residential urban villages goal

A-1

UVG28 Promote the development of residential urban villages, which function primarily as compact residential neighborhoods providing opportunities for a wide range of housing types and a mix of activities that support the residential population. Support densities in residential urban villages that support transit use.

residential urban villages policies

UV29 Designate as residential urban villages areas that are consistent with the following criteria:

1. The area presently supports, or can accommodate under current zoning, a concentration of residential development at a density of at least 8 units per acre, with a capacity to accommodate a total of at least 1,000 housing units within 2,000 feet of the village center in small to moderate scale structures.
2. The area includes one or more centers of activity that provide or could provide commercial and retail support services to the surrounding area, including at least 10 acres of commercial zoning within a radius of 2,000 feet.
3. The area is generally surrounded by single-family and/or lower-density multifamily areas.
4. The area is presently on the city's arterial network and is served by a transit route providing direct transit service to at least one urban center or hub village, with a peak-hour transit frequency of 15 minutes or less and 30-minute transit headways in the off-peak.
5. The area has the opportunity to be connected by bicycle and/or pedestrian facilities to adjacent areas and nearby public amenities.
6. The area presently includes, or is adjacent to, open space available for public use, or opportunities exist to provide public open space in the future.

UV30 Balance objectives for accommodating growth, supporting transit use and walking, maintaining compatibility with existing development conditions, maintaining affordable housing, and responding to market preferences for certain types of housing, through the density and scale of development permitted.



UV31 Allow employment activity in residential urban villages to the extent that it does not conflict with the overall residential function and character of the village, provided that a different mix of uses may be established through an adopted neighborhood plan.

UV32 Designate the following residential urban villages as shown on Urban Village Figure 1:

1. Crown Hill
2. 23rd Avenue S @ S Jackson – Union
3. Madison-Miller
4. Wallingford
5. Eastlake
6. MLK@Holly Street
7. South Park
8. Upper Queen Anne
9. Roosevelt
10. Aurora-Licton
11. Green Lake
12. Rainier Beach
13. Morgan Junction
14. Admiral
15. North Beacon Hill
16. Greenwood/Phinney Ridge
17. Columbia City
18. Westwood/Highland Park

UV33 Permit the size of residential urban villages to vary according to local conditions, but consider it generally desirable that any location within the village be within easy walking distance of at least one center of activity and services.

UV34 Include among areas considered suitable for designation as residential urban villages those areas that possess the desired characteristics and infrastructure to support a moderately dense residential population and those areas that, while lacking infrastructure or other characteristics of a residential urban village, warrant public investment to address inadequacies in order to promote a transition to a higher density residential neighborhood.

A-2

Areas Outside of Centers & Villages

goal

UVG29 Support and maintain the positive qualities of areas outside of urban centers and villages.

policies

UV35 Provide that the area of the city outside urban centers and villages remain primarily as residential and commercial areas with allowable densities similar to existing conditions, or as industrial areas, or major institutions.

UV36 Protect single-family areas, both inside and outside of urban villages. Allow limited multifamily, commercial, and industrial uses outside of villages to support the surrounding area or to permit the existing character to remain.

UV37 Recognize neighborhood anchors designated in adopted neighborhood plans as important community resources that provide a transit and service focus for those areas outside of urban villages.

UV38 Permit limited amounts of development consistent with the desire to maintain the general intensity of development that presently characterizes the multifamily, commercial, and industrial areas outside of urban centers and villages and direct the greatest share of growth to the urban centers and villages.

UV39 Accommodate growth consistent with adopted master plans for designated major institutions located throughout the city.

urban village element

A-2

January | 2005



B Distribution of Growth

discussion

The urban village strategy directs Seattle's future growth primarily to areas designated as centers and villages. The greatest share of job growth will be accommodated in urban centers – areas that already function as high density, concentrated employment centers with the greatest access to the regional transit network. Growth in industrial sector jobs will continue to be accommodated primarily within the two manufacturing/industrial centers where this activity is already securely established. Job growth will also occur in hub urban villages, which are distributed throughout the city to promote additional employment concentrations in areas easily accessible to the surrounding residential population, thereby locating jobs and services near where people live.

The greatest share of residential growth will also be accommodated in urban centers, increasing opportunities for people to live close to work. The next most significant share of residential growth will be distributed among the various hub and residential urban villages throughout the city in amounts compatible with the existing development characteristics of individual areas.

Modest growth will also be dispersed, generally at low density, in various areas outside centers and villages.

Growth targets at the citywide level represent the city's share of King County's projected 20-year population and employment growth. The City plans its zoning and infrastructure to accommodate these targets citywide as well as for the individual urban centers and villages.

Across the city, there are currently just under two jobs for every household. The 20-year growth targets this Plan anticipates will continue that ratio. Similar ratios apply throughout King County and the four-county region.

Within the city, jobs and households are not evenly distributed. For instance, the four contiguous urban centers (Downtown, Capitol Hill/First Hill, South Lake Union, and Uptown) contain almost one-fifth of the city's households and nearly one-half of the city's jobs – on less than 5 percent of the city's land. And among the city's urban centers, there are substantial differences in the distribution of jobs and housing. Downtown, for instance, has about ten times more jobs than housing units. This Plan's growth targets indicate that the expected growth in households will change the ratio between jobs and households in some urban centers to be somewhat closer to the citywide average over the next 20 years. However, the growth targets also show that the role these centers currently play as primarily job centers is likely to continue.

20-year targets of the growth of each urban center and urban village can be found in Urban Village Appendix A.

goals

- UVG30** Encourage growth in locations within the city that support more compact and less land-consuming, high quality urban living.
- UVG31** Concentrate a greater share of employment growth in locations convenient to the city's residential population to promote walking and transit use and reduce the length of work trips.
- UVG32** Plan for urban centers to receive the most substantial share of Seattle's growth consistent with their role in shaping the regional growth pattern.
- UVG33** Encourage growth in Seattle between 2004-2024, to be generally distributed across the city as shown in Figure 8.

urban village element

B

January | 2005



Urban Village Figure 8
Targets for the General Distribution of Growth 2004-2024

Location	% of Citywide Residential Growth	% of Citywide Employment Growth
In urban centers	58% (27,450 households)	73% (61,120 jobs)
In manufacturing/ industrial centers	No housing target	14% (11,900 jobs)
In hub and residential urban villages	25% (11,880 households)	No targets for residential urban villages; Hub urban villages only: 5% (4,450 jobs)
Remainder of city	16% (7,670 households)	No specific target
Total	47,000 households	84,000 jobs

urban village element

UVG34 Plan for a distribution of growth to each urban village that accomplishes the goals of the urban village strategy, and recognizes local circumstances, community preferences as expressed in neighborhood plans, and the need for an equitable distribution of growth across the city.

UVG35 Achieve growth in urban centers, manufacturing/Industrial centers, hub urban villages and residential urban villages that is consistent with the 20-year residential and employment growth targets contained in Urban Village Appendix A.

UVG36 Achieve development within urban villages at a pace appropriate to current conditions in the area.

UVG37 Allow limited amounts of development in areas of the city outside urban centers and villages to maintain the general intensity of development that already characterizes these areas and to promote the targeted level of growth in village and center locations.

policies

UV40 Use 20-year growth targets for urban villages as a tool for planning for the growth that may occur in each urban village. Use these targets as a guide for City plans for development and infrastructure provision. Recognize that the growth targets do not represent the maximum amount of growth that could occur in a village. Recognize also that the private sector builds most housing units and creates most jobs, and, therefore, the growth targets impose no obligation on the City to ensure that those numbers of households or jobs actually occur.

B



- UV41** Base 20-year growth targets for each urban center, manufacturing/ industrial center and urban village contained in Urban Village Appendix A on:
1. Citywide targets for housing and job growth over 20 years from the County-wide Planning Policies
 2. The center's or village's role in regional growth management planning
 3. Accessibility to transit
 4. Existing zoning, including capacity for commercial and residential development
 5. Existing densities
 6. Current development conditions, recent development trends and plans for development by public or private sector developers, such as major institution plans
 7. Density goals for each type of center or village
 8. Plans for infrastructure and public amenities and services necessary to support additional growth
 9. The relationship of the center or village to the regional transportation network

- UV42** Promote the concentration of development within centers and villages over the 20 year timeframe of this plan, by:
1. Establishing 20-year growth targets that do not exceed 80 percent of zoned capacity for development, as calculated by the City
 2. Maintaining the 80 percent capacity margin in each center or village whenever zoning is modified

3. Making reasonable efforts to provide services, facilities, and incentives to accommodate the targeted growth.

UV43 Adjust growth targets at least every ten years to reflect state and county 20-year growth estimates and current information, or as neighborhood plans for the city's urban centers and villages are adopted or substantially revised.

UV44 In order to monitor the effects of the urban village strategy: collect data, review, and report on growth and change in urban centers, urban villages, and manufacturing/ industrial centers at least every 3 years. Include in these reports factors such as: progress on implementing neighborhood plan approval and adoption matrices; changes in the numbers of jobs and housing units; housing costs, including net loss or gain of low-income and very low-income housing units; housing types; crime rates; transportation systems and their use; business types; public facilities; services; and open space, to the extent information is practically available. Collect and report on similar data for typical areas outside villages for comparison. Broadly communicate the results of monitoring efforts.

UV45 Review situations where the rate of growth is significantly faster or slower than anticipated in the growth targets contained in Appendix UV-A or where other measures indicate significant changes in the center or village over an extended period of time. Evaluate the significance of the changes with center or village residents, business owners, and other community stakeholders in light of the expectations underlying the neighborhood plan for the area, the actual level of growth, progress toward neighborhood plan implementation, and the relative maturity (level of mixed-use development, the pedestrian environment, infrastructure, and public facilities) of the area as an urban center or village.



C

Open Space Network

goals

Establish by resolution, percentage threshold criteria to identify growth conditions over an extended period of time that are at variance with growth targets. Initiate a neighborhood review process when the established threshold criteria are exceeded, or when there are significant changes in the other growth monitoring measures. In the neighborhood review process, identify appropriate responses to significant growth or changes, including but not limited to:

- community-led activities;
- additional planning for, or re-prioritization of, City programs or infrastructure improvements;
- partially or entirely updating a neighborhood plan;
- amending growth targets; or
- working with other public agencies to address community goals.

UVG38 Provide safe and welcoming places for the people of Seattle to play, learn, contemplate, and build community. Provide healthy spaces for children and their families to play; for more passive activities such as strolling, sitting, viewing, picnicking, public gatherings, and enjoying the natural environment; and for active uses such as community gardening, competitive sports, and running.

UVG39 Through the creation, preservation, and enhancement of the city's open spaces, support the development patterns called for by this plan, enhance environmental quality, provide light, air, and visual relief; offer community-building opportunities; provide buffers between residential areas and incompatible uses; provide spaces for sports and recreation; and protect environmentally sensitive areas.

UVG40 Enhance the urban village strategy through the provision of:

1. Amenities in more densely populated areas
2. Recreational opportunities for daytime populations in urban centers
3. Mitigation of the impacts of large scale development
4. Increased opportunities to walk regularly to open spaces by providing them close by
5. Connections linking urban centers and villages, through a system of parks, boulevards, community gardens, urban trails, and natural areas

urban village element





policies

- 6. A network of connections to the regional open space system
- 7. Protected environmentally critical areas
- 8. Enhanced tree canopy and understory throughout the city

- UV46** Strive to accomplish goals in Urban Village Appendix B for the amount, types, and distribution of open space.
- UV47** Designate and preserve important natural or ecological features in public ownership as greenspaces for low-intensity open space uses.
- UV48** Identify City-owned open spaces on the Future Land Use Map.
- UV49** Consider open space provisions identified in adopted neighborhood plans, including specific open space sites and features, in guiding the expansion of the open space network.
- UV50** Establish, through the combined systems of urban trails, green streets and designated boulevards, a network among the city's varied open space features and urban villages and urban centers as well as connections with recreational and natural areas within the Puget Sound region.
- UV51** Provide unstructured open play space for children in or near residential neighborhoods.
- UV52** Guide development of shoreline public access and recreation as important elements in the city's open space network.

- UV53** Direct efforts to expand the open space network according to the following considerations:
 - 1. Locations for new facilities:
 - a. Urban centers and villages targeted for largest share of residential growth; especially those existing high density residential areas presently not served according to the population-based or distribution goals for urban village open space;
 - b. Other urban village locations where an adopted subarea plan or recognized neighborhood plan includes open space recommendations consistent with these policies; and
 - c. Specific locations enumerated in the Parks functional plan outside urban centers or villages.
 - 2. Types of open space acquisitions and facility development:
 - a. Village open space sites, urban center indoor recreation facilities, village commons sites, and community gardens;
 - b. Critical open space linkages, connectors, and corridors that are highly accessible for active use within or directly serving urban villages, high density and/or high pedestrian, bicycle, or transit use areas;
 - c. Open space linkages, connectors, and corridors that are highly accessible for active use serving other high pedestrian, bicycle, or transit use areas; and



- d. Other types of open space within or adjacent to urban villages that is accessible from adjacent urban villages.

UV54 Promote sustainable management of public and private open spaces and landscaping including preserving or planting native and naturalized vegetation as appropriate to the landscape, removing invasive plants, protecting and enhancing wildlife habitat, and using an integrated pest management approach which favors natural over chemical pest management.

public projects policies

UV55 Seek to provide public open space in conjunction with major public projects such as utility and transportation projects, with the amount of open space based on the size of the project, open space needs of the adjacent areas, and the opportunities provided by the particular project.

UV56 Emphasize flexibility in planning, designing, and developing new open space and encourage development of innovative projects.

UV57 Promote inter-agency and intergovernmental cooperation to expand community gardening opportunities.

UV57.5 Create opportunities for people to experience the natural environment by including parks, forested areas, community gardens (P-Patches), and viewpoints among the priority uses to be considered for the City's surplus properties.

D Annexation

policies

UV58 Seek, through cooperative efforts with adjacent jurisdictions, an equitable and balanced resolution to jurisdictional boundaries of the remaining unincorporated areas adjacent to the city's limits. Future annexations to Seattle and/or city boundary changes shall be based on the following:

1. The area has access or can easily be connected to areas already served by the City, allowing efficient delivery of services to the area;
2. The City can readily provide services to the area; and
3. The boundary changes or interjurisdictional agreements will result in a fair and equitable distribution of revenues, facilities development and maintenance and operating costs, and transfer of assets.

UV59 Designate as Potential Annexation Areas areas that include parcels currently owned by the City or small areas almost completely surrounded by land currently within Seattle's city limits Areas meeting these conditions are designated as Potential Annexation Areas as shown in Urban Village Figure 9.

urban village element

D



urban village element

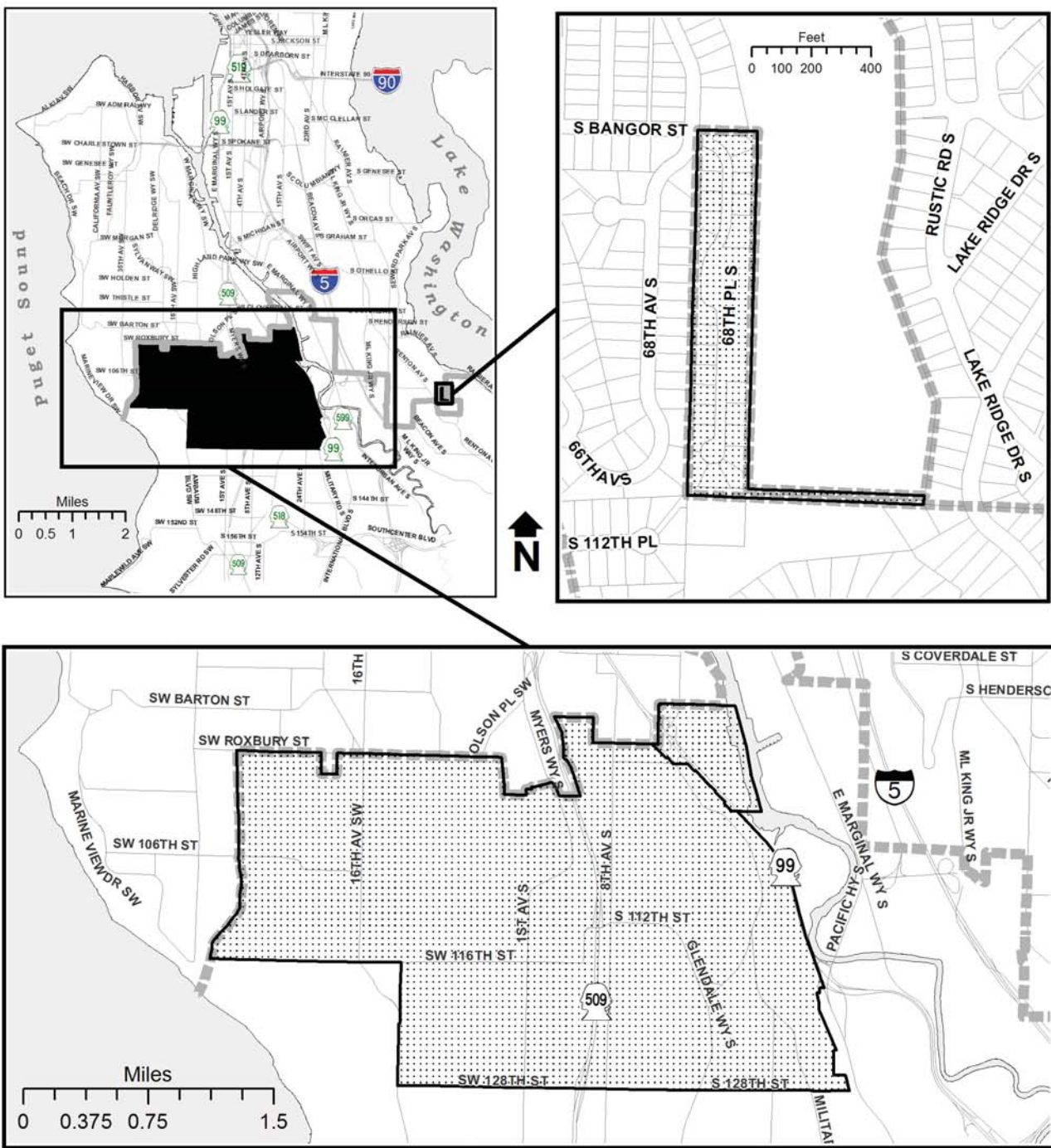
- UV60** Favorably consider annexation requests by the residents of unincorporated areas to meet regional growth management goals.
- UV61** Support annexations of unincorporated areas to surrounding jurisdictions by being involved in public participation efforts to determine local sentiment regarding annexations, participating in the development of interlocal agreements concerning final annexation plans with the goal of eventually eliminating any unincorporated island areas, and participating in the evaluation of any proposals to create new jurisdictions in these areas.

D


January | 2005



Urban Village Figure 9 Potential Annexation Areas



2007 City of Seattle
No warranties of any sort, including accuracy, fitness or merchantability, accompany this product.

 Potential Annexation Area