

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

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4 AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate changes proposed
5 as part of the 2013-2014 Comprehensive Plan annual amendment process.

6 WHEREAS, the City of Seattle adopted a Comprehensive Plan through Ordinance 117221 in
7 1994; and

8 WHEREAS, the City of Seattle last amended the Comprehensive Plan through Ordinance
9 124177 on May 13, 2013; and

10 WHEREAS, the City Council adopted procedures in Resolution 31117 for amending the
11 Comprehensive Plan consistent with the requirements for amendment prescribed by the
Growth Management Act, RCW 36.70A; and

12 WHEREAS, the Growth Management Act, Chapter 36.70A RCW, requires that the City's
13 Comprehensive Plan be subject to continuing review and evaluation; and

14 WHEREAS, in determining which amendments to consider the Council applied criteria set out in
15 Resolution 31402, amending Resolution 30662; and

16 WHEREAS, various parties proposed amendments for consideration during the 2013-2014
17 annual amendment process; and

18 WHEREAS, the Council's Planning, Land Use and Sustainability Committee held a public
19 hearing on July 11, 2013, to take public testimony on the amendments proposed for
consideration; and

20 WHEREAS, the Council's Planning, Land Use and Sustainability Committee met on July 24,
21 2013 to consider the proposed amendments; and

22 WHEREAS, on July 29, 2013 the City Council considered these proposed Comprehensive Plan
23 amendments and adopted Council Resolution 31458 directing that City staff further
review and analyze certain proposed amendments; and

24 WHEREAS, these proposed amendments have been reviewed and analyzed by the Department
25 of Planning and Development and considered by the Council; and
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1 WHEREAS, the City has provided for public participation in the development and review of
2 these proposed amendments that comply with the Growth Management Act's requirement
3 for early and continuous public participation in the development and amendment of the
4 City's Comprehensive Plan; and

5 WHEREAS, the Council has reviewed and considered the Executive's report and
6 recommendations, public testimony made at the public hearing, and other pertinent
7 material regarding the proposed amendments; and

8 WHEREAS, the Council finds that the amendments to be adopted are consistent with the Growth
9 Management Act, and will protect and promote the health, safety, and welfare of the
10 general public; NOW, THEREFORE,

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

12 Section 1. The Seattle Comprehensive Plan, as last amended by Ordinance 124177, is
13 amended as follows:

14 A. Central Area Neighborhood Plan: Update and edit goals and policies and modify the
15 Future Land Use Map to change the category of seven parcels from Multi-Family to
16 Commercial/Mixed Use, as shown in Attachments A-1 and A-2.

17 B. BINMIC: Modify the Future Land Use Map to remove three parcels from the
18 Manufacturing / Industrial Center and change the designation of those parcels to
19 Commercial/Mixed Use, as shown in Attachment B.

20 C. Manufacturing Industrial Centers: Add a policy to the Urban Village Element relating
21 to criteria for removal of land from Manufacturing/Industrial Centers and a policy to the Land
22 Use Element that prohibits new Industrial Commercial zoning in those Centers, as shown in
23 Attachment C;

24 D. Stadium District: Add a new designation titled "Stadium District" to the Future Land
25 Use Map and add goals and policies to the Land Use Element relating to land use and
26 transportation in that District, as shown in Attachments D-1 and D-2;

27 E. University Community Urban Center Plan: Update, edit and clarify goals and policies,
28 as show in Attachment E.

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Section 2. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 2014, and signed by me in open session in authentication of its passage this ____ day of _____, 2014.

President _____ of the City Council

Approved by me this ____ day of _____, 2014.

Michael McGinn, Mayor

Filed by me this ____ day of _____, 2014.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

Attachment A-1: Central Area Goals and Polices

Attachment A-2: Central Area Plan-Proposed Changes to FLUM

- 1 Attachment B: BINMIC Proposed Changes to FLUM and UVB
- 2 Attachment C: Manufacturing/Industrial Center Polices
- 3 Attachment D-1: Stadium District Goals and Policies
- 4 Attachment D-2: Stadium District proposed Changes to FLUM and UVB
- 5 Attachment E: University Community Urban Center Plan Goals and Policies

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Attachment A-1 – Central Area Goals and Policies

Recommended Amendments

Element: Neighborhood Plan: 23rd Avenue South @ S. Jackson-Union Residential Urban Village

overall central area community identity & character and land use goals

CA-G1 The Central Area is a ((A)) community ((that celebrates the Central Area's)) proud of its culture, heritage, and diversity of people and places. This richness derives from the fact that this neighborhood has always been a place of welcome and it has been, and continues to be the center of the African American community.

CA-G((6))2 ((Distinct and mutually supportive primary business districts along the 23rd Avenue Corridor)) The three community nodes along 23rd Ave at Jackson, Cherry and Union are each distinct with a different niche, but they also together, proclaim the shared identity of the Central Area. These community nodes together serve the diversity of cultures in the Central Area and continue to be home to those businesses and institutions that are central to the African American community:

- 23rd and Jackson ((node – Shopping Center: the Central Area's shopping focal point, and a true "urban village.")) - The largest of the three community nodes with larger scaled mixed use commercial and housing developments for a broad mix of people. The community's center for general goods and services including education, arts, places of worship and gathering, parks, a library , housing, social services and places to shop for a daily household needs among other draws.
- 23rd and Union ((node – Business/Restaurant Center: A small scale commercial hub serving the neighborhood, providing a range of residential housing types)) - A medium sized community node that includes mixed use commercial and housing developments with locally owned businesses and institutions that serve the local community as well as the African American community, and provides a range of housing types. It is a neighborhood scale destination that builds on existing assets and draws customers from the larger neighborhood.
- 23rd and Cherry - This is a smaller scaled node with an abundance of community assets especially for youth. It is home to parks/open space, Garfield High School, community center, teen center, arts programs, and small businesses including culturally specific restaurants that create a unique identity for this node. A place for smaller scaled, finer grained mixed use developments.

CA-G3 A community that provides inclusive opportunities for everyone to participate in community projects.

**overall central area community
identity & character and land use policies**

- CA-P1 Strengthen a unique identity for the Central Area that celebrates its culture, heritage and diversity; ((Enhance)) enhance the sense of community; and increase the feeling of pride among Central Area residents, business owners, employees, and visitors through excellent physical and social environments ((on main thoroughfares)).
- CA-P2 Recognize the historical importance and significance of the Central Area's ~~((single-family residential))~~ existing housing stock, institutional buildings (old schools, etc.), and commercial structures as community resources. Incorporate their elements into building design ~~((guidelines, housing maintenance programs,))~~ and possible designation of historic and cultural resources.
- CA-P3 Seek opportunities for community-based public improvements that would create a sense of identity, establish pride of place, and enhance the overall image of the Central Area.
- CA-P4 Create opportunities for public spaces, public art, and ~~((community))~~ gateways that engage and express the Central Area's unique heritage and identity ((e.g., Lavizzo Amphitheater, I-90 Lid)).
- CA-P5 Create activities and spaces for people with diverse cultures, ages and background to meet, share, learn and strengthen community ties.
- CA-P6 Create an appealing environment that enhances the historic character while providing opportunities for existing and new development to grow, and serve the emerging needs of the diverse community.
- CA-P7 Use zoning and design guidelines to encourage dense urban development in the commercial areas that creates a vibrant commercial district with businesses and housing supportive of the community.
- CA-P~~((29))~~8 Support existing and new Central Area community programs and expand on existing partnerships so these programs prioritize services to those who consider the Central Area to be central to their identity such as the African American community ((that have been concentrated at the 23rd-and Jackson node. Build on existing partnerships)).
- CA-P~~((30))~~9 Encourage new pedestrian-friendly mixed-use development and increased housing density in and around the 23rd Avenue and Jackson Street commercial area that includes

small and large businesses, opportunities for startup businesses, and affordable housing while preserving existing gathering spaces. Implement this vision through rezone and design guidelines.

CA-P(~~(32)~~)10 Support additional retail, restaurants, services, and office space at 23rd and Yesler to create active sidewalks.

CA-P11 Encourage new pedestrian-friendly mixed-use development at 23rd and Union that includes neighborhood serving shops and services, opportunities for startup businesses, affordable housing and live/work housing while respecting the small scale and historic character of this node. Implement this vision through rezone and design guidelines.

CA-P12 Preserve small-scale neighborhood character, immigrant and refugee owned businesses while providing a greater variety of shops and services at 23rd and Cherry and an activated street frontage. Implement this vision through rezone and design guidelines.

CA-P13 Improve access and connectivity to community assets at 23rd and Cherry and activate space around Garfield campus.

CA-P(~~(5)~~)14 Support ~~((the development of CAAP*IT-CAN (Central Area Action Plan * Implementation Team Community Action Network))~~) a network of community based organizations that can ((for coordination of)) coordinate ((volunteerism and economically viable)) diverse volunteers to implement community building programs((-)) and projects ((and collaboration)) that serve to anchor the cultural diversity of the Central Area.

transportation & infrastructure goals

CA-G(~~(2)~~)4 A community where residents, workers, students and visitors ~~((alike))~~ can choose from a variety of comfortable and ~~((competitively))~~ convenient modes of transportation including walking, bicycling, and transit and where our reliance on cars for basic transportation needs is minimized or eliminated.

CA-G5: The neighborhood has an efficient and effective network of transit including linkages to the proposed East Link light rail station that supports land use goals and adequately serves the community.

CA-G(~~(3)~~)6 A community that is served by ~~((a))~~ well-maintained infrastructure ~~((and))~~ including the most up to date communication technology such as fiber optic telecommunication infrastructure.

transportation & infrastructure policies

~~CA-P((6))15~~ Facilitate movement of residents, workers, visitors, and goods within the Central Area with a particular focus on increasing safety ~~((-supporting economic centers, encouraging a full range of transportation choices, and creating social gathering places that improve the quality of life and serve as the heart of the community))~~.

CA-P16 Support a multimodal transportation network that connects community destinations such as economic centers, schools, recreational facilities, shopping nodes, and social gathering places and that links the Central Area to other neighborhoods.

~~((CA-P7 Encourage use of travel modes such as transit, bicycles, walking and shared vehicles by students and employees, and discourage commuting by single occupant vehicle. Minimize impacts of commuters on Central Area neighborhoods and neighborhood cut through traffic to and from the regional highway network.))~~

CA-P17 Consider traffic calming measures on Central Area arterial streets.

CA-P18 Work with institutions/businesses to develop creative solutions for minimizing single occupant auto usage by employees and students.

~~CA-P((8))19 Promote capital improvements and maintenance that enhance pedestrian safety, mobility and access to encourage walking ((encourage "pedestrianism" among residents, employees, and shoppers. Use all area streets and sidewalks as avenues to walk to work, school, recreational facilities, shopping districts, and visit neighbors. Provide for pedestrian convenience and priority at signalized intersections using Transportation Strategic Plan strategies. Preserve residential area street ends and stairways for public access))~~.

CA-P20 Maintain and improve pedestrian infrastructure including sidewalks, stairways, pedestrian underpasses, and planting strips and medians on arterial streets.

CA-P21 Consider improvements to unimproved right of ways such as street ends to foster pedestrian access and mobility.

~~((CA-P9 Identify key pedestrian streets and areas where neighborhoods can be linked together.))~~

~~((CA-P10 Central Gateway project: Strive to provide excellent pedestrian and bicycle links between the Central Area and adjacent neighborhoods. Facilitate bicycle and pedestrian safety, and transit and traffic flow and access. Minimize neighborhood cut through traffic.))~~

~~CA-P((14))22~~ Coordinate project planning with affected ~~((neighborhood planning areas including the Central Area, the International District, and First Hill))~~ adjacent neighborhoods.

CA-P((12))23 ~~((Strive to p))~~ Provide safety for pedestrians ~~((needing to))~~ along and across Central Area arterials to reach schools, parks, businesses, services, and transit. ~~((Operate pedestrian signals to facilitate pedestrian movement and safety.))~~

~~((CA-P13 Facilitate residents' access to Central Area businesses, services, and institutions by using public transportation, thereby encouraging patronage of area businesses and reducing the need for cars. Encourage community-based transit service with transit hubs at primary business nodes and community anchors.))~~

CA-P((14))24 Facilitate convenient transit access to local and regional employment centers for Central Area residents~~((who use public transit. Maintain efficiency of direct transit service to downtown, improve north-south transit service to regional job centers, and improve access to eastside transit service))~~.

CA-P((15))25 Encourage shared parking at business nodes in order to meet parking ~~((requirements))~~ demand while minimizing the size of surface parking lots and maximizing space for other uses ~~((with a goal to reduce the need for surface parking lots especially along Key Pedestrian Streets))~~.

CA-P((16))26 Encourage coordination of construction work within the street right of way in order to maximize the public benefit and minimize the disruption of the street surface.

CA-P27 Improve road safety through public education, targeted enforcement, and engineering measures.

CA-P28 Develop a multi-modal access plan for proposed and future high capacity transit stations (Bus Rapid Transit, Light Rail) that serves or are near to the Central Area

CA-P29 Create safe pedestrian and bicycle access to bus and light rail service and to the business districts.

CA-P30 Encourage King County Metro to provide effective bus service through the neighborhood to the light rail station and surrounding community facilities.

CA-P((17))31 Improve the visual quality of the neighborhoods by encouraging undergrounding of utilities including service lines for all new construction and remodel projects and minimizing the impact of new telecommunication facilities such as towers.

housing goal

CA-G((4))7 A stable community that supports the broad economic, cultural and family-size diversity of this neighborhood by keeping housing affordable with a balance of both single-family

~~and multifamily housing for both renters and owners ((with a mix of housing types meeting the needs of a wide variety of households, where home ownership is an affordable option for many households)).~~

housing policies

- CA-P~~((18))~~32 Advocate for more flexible options for mortgage financing, and strive to remove barriers to home-ownership and renovation loans for local residents.
- CA-P~~((19))~~33 Support sweat-equity housing programs.
- CA-P~~((20))~~34 Support housing services that encourage age integration.
- CA-P~~((24))~~35 Ameliorate the potential impacts of gentrification and displacement of existing residents through a variety of affordable housing programs ((and techniques)) including preserving existing multi-family affordable housing and producing new affordable housing.
- CA-P36 Maintain and create affordable housing to keep a range of housing prices, unit sizes including affordable family-sized units with amenities for families, and a balance of rental and owner-occupied housing.
- CA-P37 Support low-income, senior and disabled renters and homeowners with supportive services that will allow them to continue to live in the neighborhood.
- CA-P38 Encourage affordable housing in close proximity or with easy access to community assets and amenities.
- CA-P39 Target affordable housing investments near investments in high-frequency transit to reduce the transportation costs of low-income households.
- CA-P40 Leverage publicly owned properties to produce affordable housing.
- CA-P41 Provide development incentives to multi-family housing developers for provision of affordable housing units within market rate housing projects.

economic development goals

- CA-G~~((5))~~8 ~~((Central Area as one business district offering a series of successful economic niche neighborhoods within the overall community.))~~ The Central Area is a culturally and ethnically diverse and

economically strong community. Its business districts provide the goods and services needed for the multicultural community who live, work, worship and shop here.

CA-G9 The Central Area has vibrant commercial districts with diverse economic opportunities for area residents, including career-path family-wage jobs for its residents.

CA-G10 The Central Area has strong entrepreneurship that creates jobs and grows the local economy for the benefit of its residents.

CA-G11 This neighborhood is, and feels, safe and inviting for people and businesses.

economic development policies

CA-P((22))42 Support efforts to encourage ((Encourage)) existing and new minority and locally owned businesses in the Central Area to grow and expand.

CA-P43 Support implementation of coordinated long-term strategies to improve commercial districts including support for existing or expanding small businesses and ethnically based businesses in order to maintain the multi-cultural character.

CA-P((23))44 ((Facilitate and-s))Support strong, culturally inclusive business associations that support the vitality of business districts serving the entire community ((for primary business districts)).

CA-P((24))45 ((Create a viable business base that will attract investment, focusing on neighborhood retail, professional and personal services, restaurants, and entertainment. Support the urban design element of the Central Area Neighborhood Plan that strengthens development and enhances the pedestrian nature of each area.)) Support vibrant, diverse and distinct commercial districts that provide a range of goods and services for the entire community.

CA-P46 Support projects that increase affordable, culturally appropriate and healthy food.

CA-P((25))47 ((Support)) Create strong linkages ((between)) to tie job and vocational training, apprenticeship programs and ((services and)) jobs ((available)) to members of the community in need of such services, especially youth.

((CA-P26 Develop organizational capacity within the community to stimulate economic development.))

CA-P48 Build strong partnerships and support projects that provide opportunities for local jobs for Central Area residents and pathways to living wage jobs in the region's employment centers.

CA-P49 Strengthen the community by developing healthy workplaces where employees are treated with respect, and have a voice in decisions that impact their jobs, lives and community.

CA-P50 Provide opportunities and support for start-up small businesses.

CA-P51 Encourage partnerships among businesses to create a safe and active commercial district.

CA-P52 Seek opportunities for the community and the Seattle Police Department to strengthen partnerships.

CA-P((27))53 Support crime prevention programs that ((involve)) create partnerships between the broad diversity of the community, the businesses and the City to decrease crime and to address underlying conditions that may encourage crime ((the community such as Community Police Teams, Block Watch, Youth Advisory Council)).

CA-P54 Support efforts to improve the appearance and cleanliness of business districts.

Human Service and Community Building Goals

CA-G12 A connected and caring community that nurtures and supports all its members especially the children, youth and the elderly, and provide programs and services needed by its diverse community.

CA-G13 The Central Area has strong schools with excellent programs and strong enrollment with no achievement gap, providing opportunities for all students to succeed and have bright futures.

CA-G14 The Central Area is a neighborhood in which the community, community-based organizations, service organizations, education/training institutions and the City work together to create pathways to meaningful employment for all its youth.

CA-G15 To support cultural diversity, there is improved access to education and employment training opportunities for all, especially for its diverse youth.

CA-G16 Develop and promote the empowerment of all Central Area youth.

CA-G17 The Central Area has strong organizations and local leaders who work to anchor the cultural diversity of this neighborhood.

Human Service and Community Building Policies

CA-P55 Encourage local institutions, community-based organizations, and other agencies to provide life-long learning opportunities needed by the Central Area's diverse community.

CA-P56 Provide all Central Area youth with required skills and experience needed for future careers and employment opportunities near where they live.

CA-P57 Support the growth of jobs for teenagers in the neighborhood, especially those most in need of a path to a successful future.

CA-P58 Provide the Central Area youth with cultural education and recreational opportunities that embrace its diversity.

CA-P59 Enhance community pride through multicultural activities such as community festivals, youth mentoring and other youth programs.

CA-P60 Support innovative and effective youth services.

CA-P61 Encourage Central Area youth to actively engage in community activities and develop leadership skills, especially those most in need of such support.

CA-P62 Provide seniors with needed resources and assistance and opportunities to engage with the community.

CA-P63 Provide supportive service for the immigrant/refugee and African American communities.

CA-P64 Support programs and organizations that nurture local leadership within the Central Area.

Parks and Open Space Goal

CA-G18 A community with functional, well maintained and connected parks, open space, and recreational facilities to serve the Central Area's diverse population.

Parks and Open Space Policies

CA-P65 Work with the community to ensure that park facilities, improvements and programming reflect the needs of the neighborhood.

CA-P66 Seek opportunities within the commercial districts to create open spaces for community gathering.

CA-P67 Seek opportunities for public open space on unused or unimproved properties.

CA-P68 Promote greening and beautification of the neighborhood through local citizen participation.

CA-P69 Work with community members, organizations, schools and institutions to provide park stewardship.

~~23rd avenue corridor goals~~

~~CA-G6—Distinct but mutually supportive primary business districts along the 23rd Avenue Corridor:~~

- ~~• 23rd and Madison Node—Destination/Entertainment Center: the Central Area’s northern commercial anchor.~~
- ~~• 23rd and Jackson Node—Shopping Center: the Central Area’s shopping focal point, and a true “urban village.”~~
- ~~• 23rd and Union Node—Business/Restaurant Center: A small scale commercial hub serving the neighborhood, providing a range of residential housing types~~

~~23rd avenue corridor policies~~

~~CA-P28—Encourage the preservation and conversion of homes south of Union on 23rd to live workstructures to increase the viability of the existing housing stock and enhance the pedestrian feel of 23rd Avenue.~~

~~CA-P29—Support Central Area programs that have been concentrated at the 23rd and Jackson node. Build on existing partnerships.~~

~~CA-P30—Encourage increased housing density in and around the 23rd Avenue and Jackson Street commercial area.~~

~~CA-P31 Explore the potential for an incentive-based East Madison “economic opportunity area”~~

~~CA-P32 Support additional retail, restaurants, services, and office space at 23rd and Yesler.)~~

Madison-Miller goals

CA-G((7))19 A vibrant, revitalized pedestrian-oriented commercial district on East Madison from 16th to 24th Avenues that serves both local and destination shoppers with a variety of shops and services.

CA-G((8))20 A vibrant, revitalized pedestrian-oriented commercial node at Madison St. between 19th Avenue and 23rd Avenue that principally serves local residents.

CA-G21 ((23rd and Madison →)A Destination/Entertainment Center at 23rd and Madison ((:)) servicing as the Central Area’s northern commercial anchor.

Madison-Miller policies

CA-P((33))70 Encourage increased housing density at 23rd and Madison. As one tool for implementing this policy, consider the RSL zone to be appropriate for single family areas south of E. Madison St. within the Madison-Miller Residential Urban Village.

A. The portion of East Madison Street within the Madison-Miller Residential Urban Village is designated a principal commercial street.

CA-P((34))71 Seek entertainment facilities (e.g. entertainment complex), destination retail, convention and conference facilities and other like businesses at 23rd and Madison.

CA-P((35))72 Adopt themes and identity elements for Madison/Miller and incorporate into streetscape concepts, transportation improvements, community-based projects, and new development proposals, including concepts such as:

- The area’s African-American Heritage;
- Madison After Dark;
- Community Diversity;
- The Physical and Natural Environment, and
- The area’s Transportation History.

CA-P(~~(34)~~)73 Explore the potential for an incentive-based East Madison “economic opportunity area.”

12th avenue goal

CA-G(~~(9)~~)22 A thriving mixed-use residential and commercial area with a “main street” including services and retail that is attractive and useful to neighborhood residents and students, and public spaces that foster a sense of community, near the intersection of several diverse neighborhoods and major economic and institutional centers.

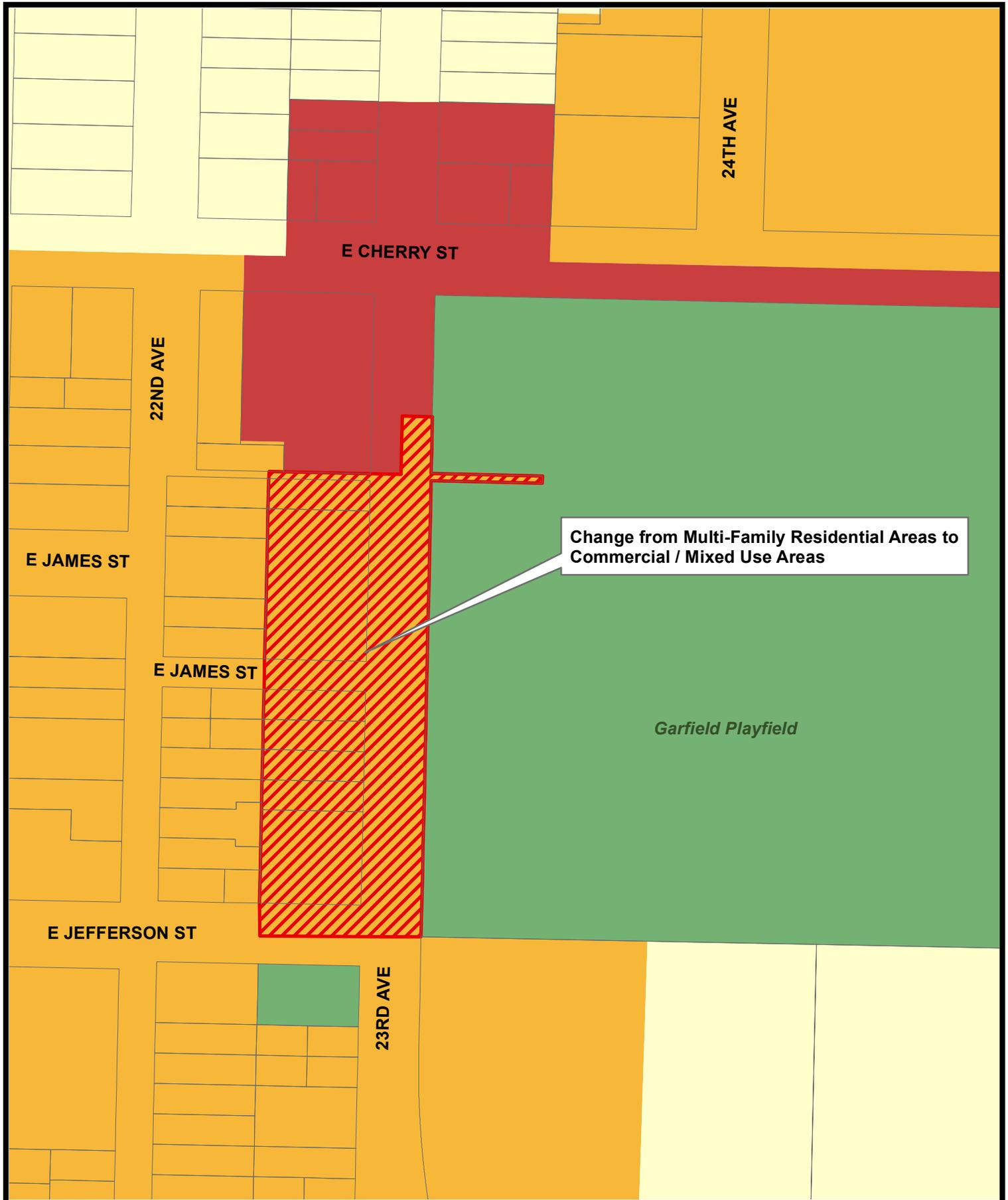
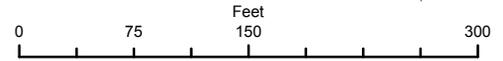
12th avenue policies

CA-P(~~(36)~~)74 Encourage increased housing density where appropriate, such as on 12th Avenue and on Yesler Way, and in mid-rise zoned areas.

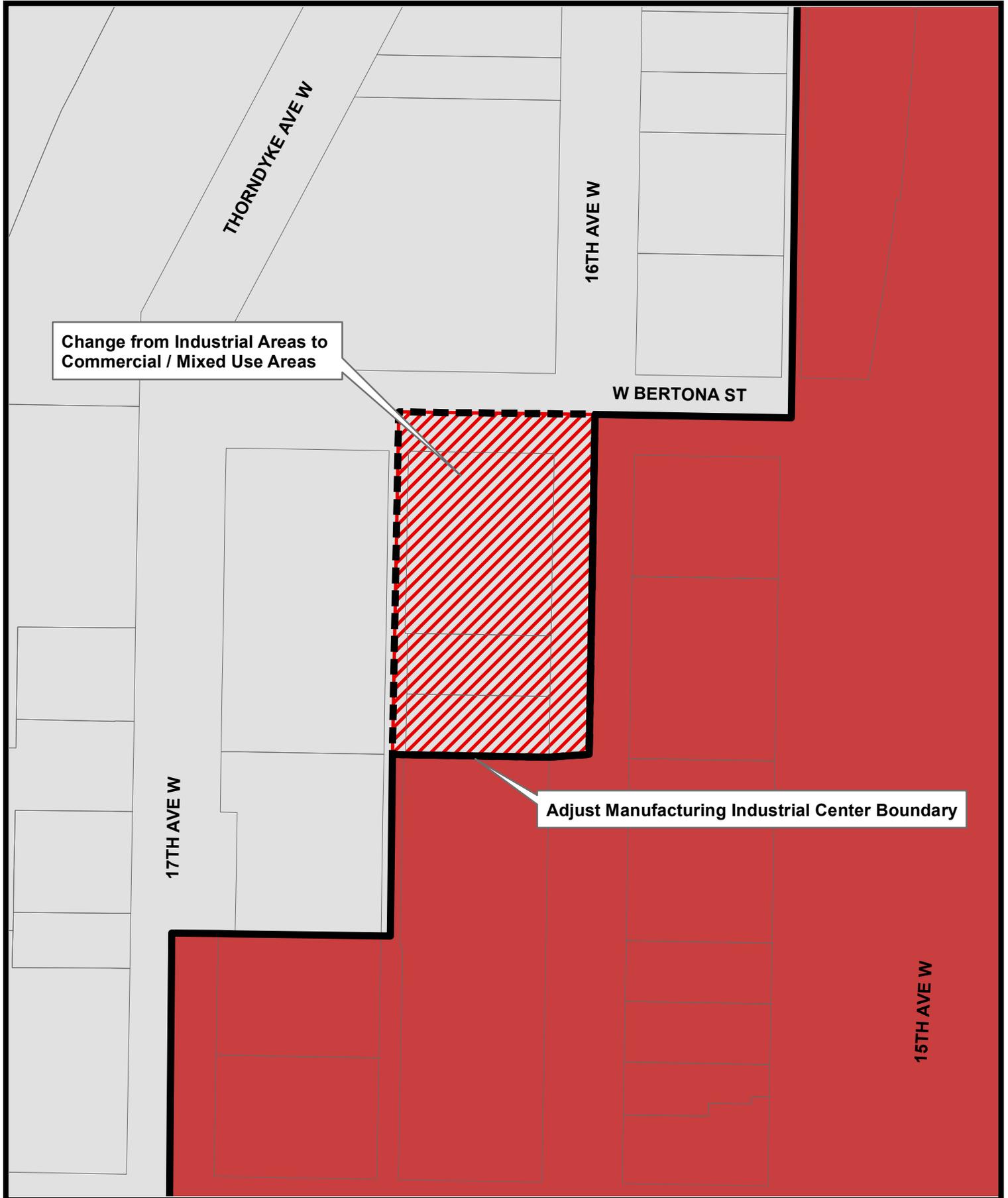
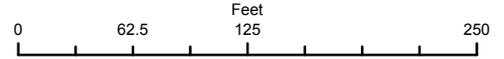
CA-P(~~(37)~~)75 Facilitate the redevelopment of City-owned land, emphasizing mixed use where that type of development will contribute to the desired community character.

CA-P(~~(38)~~)76 Seek services and retail that builds on the neighborhood’s proximity to Seattle University.

Central Area Plan Proposed Changes to Future Land Use Map



BINMIC Proposed Changes to Future Land Use Map and Urban Village Boundary



Adjust Manufacturing Industrial Center Boundary

Change from Industrial Areas to
Commercial / Mixed Use Areas

Attachment C – Manufacturing/Industrial Center Policies

Urban Village Element

New Policy

Do not remove land from a Manufacturing/Industrial Center unless:

- The proposed use for that land is specifically described;
- There is insufficient appropriately-zoned land elsewhere in the city for the proposed use;
- The proposed use would not displace an existing industrial use; and
- The proposed use would not adversely affect nearby industrial operations.

Land Use Element

New Policy

As a hybrid zone that permits a variety of commercial uses at moderate to high densities, the Industrial Commercial zone is not appropriate in the Manufacturing/Industrial Centers, where the City encourages retention of land for primarily industrial purposes. Do not rezone any additional land to Industrial/Commercial (IC) in the Manufacturing/Industrial Centers.

Attachment D-1 (Stadium District Goals and Policies)

Element: Land Use

New subcategory: Stadium District

Goal #1

Recognize the Stadium District as a unique sports and entertainment district that includes a range of complementary uses, is a seven-day-a-week neighborhood, and builds on the public investment in stadium infrastructure.

Policies under Goal 1:

Designate the Stadium District as a land use category on the future land use map to recognize the unique characteristics and functions of the Stadium District, including spectator sports and entertainment, retail, office, lodging, and light industry. Do not expand the Stadium District into industrial areas or the Downtown Urban Center.

Within the Stadium District, limit residential uses to specifically identified sites.

Allow residential uses on specifically identified sites only, and no farther south than 200 feet south of the S. Charles St. right-of-way as extended in an east/west direction, and only in combination with public benefits on other portions of the identified sites, to support a more active 24/7 neighborhood

Site and design residential uses to minimize negative impacts on nearby activities including industry, and transportation.

Allow lodging uses within the Stadium District close to events for the high volume of visitors to stadiums and event centers.

Allow building heights that are compatible with the historic development pattern in the area, generally 65 to 85 feet, except for stadiums, and except for a limited quantity of tower structures on specifically identified sites only. Reflect the character of historic development in the design and massing of infill structures and encourage preservation of character buildings.

In the limited locations where towers are permitted, design structures in ways that contribute to the downtown skyline.

As new development occurs, support creation of a network of public spaces and streetscapes that accommodates patrons before and after events, supports social interaction, promotes activity seven days a week and contributes to a safe and vibrant District, without adversely affecting neighboring industrial activity, stadium and event center operations, and traffic flow.

Encourage major uses in the District to use coordinated and shared parking strategies to address unique event-related parking needs. Consider allowing new principal use parking to meet short term event-related parking needs, where it is identified as part of a Transportation Management Program.

If adding new parking, prioritize siting it adjacent to, or co-located with existing parking, and design all new parking to meet goals for urban design and pedestrian-friendly character.

Encourage transportation management strategies by major sports and entertainment uses and other uses in the district to minimize the need for parking facilities and limit the traffic impacts associated with events, by encouraging patrons to ride transit and choose non-motorized modes of travel.

Continue to support the operation of stadiums and event centers, such as event staging, altering normal traffic patterns, nighttime operations, and accommodating buses and trucks.

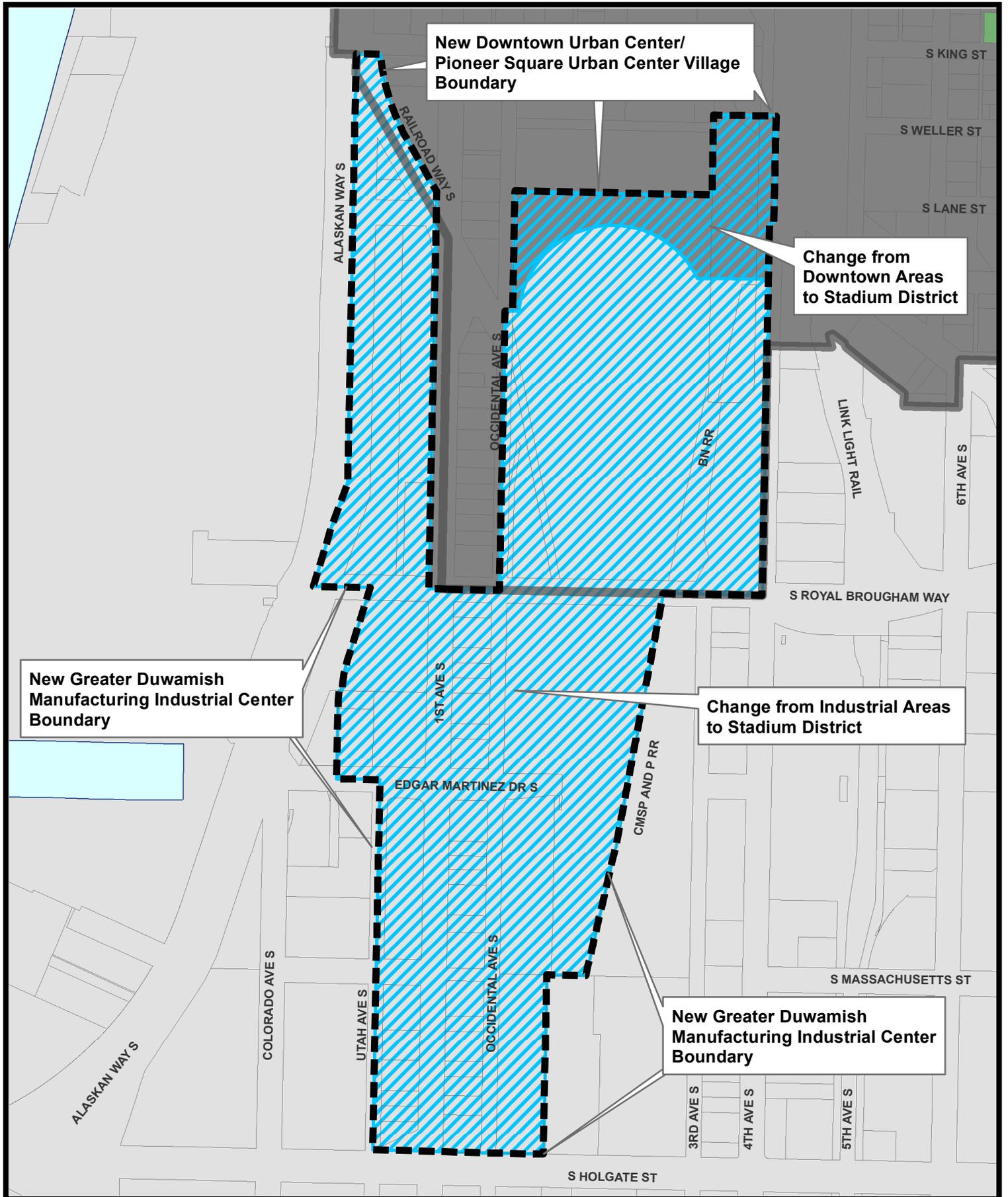
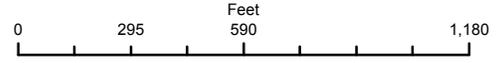
Goal #2

Support the continued success of industrial operations in the Duwamish Manufacturing/Industrial Center, which borders the Stadium District on three sides, particularly the Port of Seattle's Terminal 46.

Policy under Goal #2

Site and develop new land uses in the Stadium District in ways that minimize incompatibilities at the edges of the district, with regard to light, glare, noise, access and mobility.

Stadium District Proposed Changes to Future Land Use Map and Urban Village Boundary



UNIVERSITY COMMUNITY URBAN CENTER PLAN GOALS AND POLICIES

GOALS

- UC-G1** Stable residential neighborhoods that can accommodate projected growth and foster desirable living conditions.
- UC-G2** Vibrant commercial districts serving local needs and offering regional specialties. ((See Map on Figure 1 for locations of principal commercial districts.))
- UC-G3** An efficient transportation system that balances different modes, including public transit, pedestrian, bicycle and automobile, and minimizes negative impacts to the community.
- UC-G4** A community in which the housing needs and affordability levels of major demographic groups, including students, young adults, families with children, empty nesters, and seniors, are met and which balances home ownership opportunities with rental unit supply.
- UC-G5** A community with a wide range of neighborhood recreation facilities and open space and which meets the Comprehensive Plan's open space goals.
- UC-G6** A community that builds a unique physical identity on its historical and architectural resources, attractive streets, university campus, and special features.
- UC-G7** An urban center that is home to the University of Washington; the region's foremost educational institution which is expanding to meet new challenges while enhancing the surrounding community.
- UC-G8** A community in which public education resources are readily available.
- UC-G9** A community that is regionally recognized for its arts and cultural activities and that uses cultural activities as a community building asset.
- UC-G10** An integrated social service delivery network that serves the entire community.
- UC-G11** A community where people are and feel safe.
- UC-G12** A community where the historic resources, natural elements, and other elements that add to the community's sense of history and unique character are conserved.

POLICIES

UC-P1 ~~((In pursuit of Comprehensive Plan Policy H12))~~ 1~~((i))~~ In order to provide diverse housing types, encourage ~~((ground-related))~~ single family and ~~((lowrise))~~ low-rise multifamily housing types in portions of the northern tier~~((r))~~ and Ravenna areas of the community, with options at a variety of affordability levels.

UC-P2 ~~((Encourage high-quality development, up to 65 feet, or about five stories, south of NE 43rd Street, and from just east of Brooklyn to the west))~~ South of 50th and west of 15th, encourage high quality development with a variety of buildings, ~~((to enhance this residential))~~ enhancing a vibrant mixed-use area with excellent proximity to the University and to the Sound Transit Light Rail ~~((RT))~~ stations.

~~((UC-P3 Encourage a vibrant mixed-use residential neighborhood in the University Gardens Core area (between NE 50th Street, Brooklyn Avenue NE, NE 43rd Street, and 9th Avenue NE.))~~

~~((UC-P4 These goals and policies of the UCUC Neighborhood Plan are not intended to change the policy basis for consideration of rezones proposed after adoption of these goals and policies.))~~

UC-P3~~((5))~~ Strengthen pedestrian-oriented retail on University Way through physical improvements to the street and sidewalk and encouraging private property owners to improve their properties. Reinforce improvements to University Way ~~((made))~~ south of NE 50th St., and encourage new improvements north of NE 50th St.

UC-P4~~((6))~~ Strengthen a diverse mix of retail and commercial activities on NE 45th Street and Roosevelt Avenue NE.

UC-P5~~((7))~~ Support the University Village Shopping Center's activities in a way that furthers economic and housing goals while requiring mitigation of significant and cumulative impacts according to SEPA.

UC-P6~~((8))~~ Encourage the development of retail businesses that serve local needs on 25th Avenue NE, and encourage the redevelopment of a diverse mix of housing and compatible retail, where appropriate, in adjacent areas.

UC-P7~~((9))~~ Involve the community and contiguous neighborhoods in the monitoring of traffic, and the identification of actions needed to preserve the multi-modal capacity of the principal arterial streets, to accommodate projected growth and protect residential streets from the effects of through-traffic. ~~((Give priority to transit, bicycle and pedestrian modes for those networks identified in the Comprehensive Plan, and where specific mode improvements are noted on the map in Figure 2.))~~

UC-P8~~((10))~~ ~~((In pursuit of Comprehensive Plan Policies T42, T43, and T44.))~~ E~~((e))~~ emphasize comfortable, safe, attractive pedestrian and bicycle access throughout the center, especially those routes identified ~~((in Figure 2))~~ in citywide modal plans.

UC-P9~~((11))~~ Take advantage of Sound Transit improvements ~~((to address))~~ and coordinate local transportation needs and impacts and facilitate intermodal connections, such as bus, streetcar, bicycle, pedestrian travel ~~((and monorail.))~~ and surface vehicle traffic.

UC-P10((12)) Work with King County Metro and Community Transit to create efficient bus circulation. Address bus layover impacts, bus routing, and transfer issues as well as street improvements to facilitate transit.

~~((UC-P13 Explore local shuttle transportation options.))~~

UC-P11((14)) Carefully manage parking to provide needed accessibility while minimizing traffic and on-street parking impacts when considering on-street parking actions, off-street parking requirements for new development, and public parking development. Strongly discourage "park-and-ride" parking for commuters.

UC-P12((15)) Employ a variety of ~~((housing types and development))~~ strategies to effectively provide for identified needs, including ~~((existing housing))~~ preservation of existing housing resources and ~~((;))~~ code enforcement. ~~((accessory units, new ground-related housing, and mixed-use mid-rise residential development and improved communications with the community through the design review process.))~~

UC-P13((16)) Employ a variety of strategies to bring housing development to ~~((desired))~~ the affordability levels identified in the Housing element of the Comprehensive Plan, including development partnerships, zoning modifications, incentive zoning, and subsidies.

UC-P14((17)) In order to serve existing residents to the north and emerging residential neighborhoods, support the ~~((organize a))~~ services spine roughly along NE 50th Street, which includes a ~~((include a wide))~~ variety of public, recreational, educational, community, and human services, plus churches, playfields, and other facilities. ~~((See Figure 3.))~~

UC-P15((18)) Employ a variety of strategies to increase open space, such as park acquisition through a major open space funding program, improvement of and better access to existing assets, and creation of small spaces with new development.

UC-P16((19)) Encourage the establishment of a local open space fund that can be used to purchase and improve small parcels when the opportunity arises.

UC-P17((20)) Place highest emphasis on open space and recreation facilities projects that will benefit the greatest number of people in areas that are least well served.

~~((UC-P21 In the Southwest Quadrant (the area generally south of NE 45th Street and west of Roosevelt Avenue NE), make convenient pedestrian connections to nearby parks and the waterfront and seek to develop a small shoreline park on the Lake Union shoreline at the south end of 7th Avenue NE.))~~

UC-P18((22)) Provide better physical connections from the University District to campus and to the waterfront consistent with the University Urban Design Framework, the UW Landscape Plan, the UW Master Plan and other planning documents. ~~((In Lower Brooklyn (the area generally south of NE 43rd Street between Roosevelt Avenue NE and the UW campus), provide open space for the large population including residents, workers, and students and strengthen physical connections to the waterfront and campus. Encourage better physical integration between the campus and the community.))~~

UC-P19((23)) ~~((In the University Gardens Core (the area generally between NE 50th Street, Brooklyn Avenue NE, NE 43rd Street, and 9th Avenue NE.))~~ South of NE 50th St and west of 15th Ave NE, create a ~~((connected))~~ network of publicly-accessible ~~((open))~~ spaces integrated with

development, including improved sidewalks and pedestrian pathways that increase accessibility through and along long blocks. Provide open space and recreation facilities for seniors.

UC-P20((24)) Within one quarter mile of the Sound Transit station, pursue the creation of a centrally-located ~~((urban park or plaza))~~ open space. Surround this open space with active uses, and manage it to ensure that it is a positive addition to the neighborhood. ~~((In the Northern Tier (the low rise multi-family residential areas above NE 45th Street between 22nd Avenue NE and 15th Avenue NE and north of NE 50th Street and west of Brooklyn Avenue NE), seek to establish and enhance a central open space and community facility as part of the NE 50th Street Community Services Spine. (See policy UCUC 17 above).))~~

UC-P21((25)) In the University Way-15th Avenue NE corridor between NE 55th Street and NE 41st Street, encourage the provision of more sidewalk cafes, alley activation, and street-oriented public space through both public and private investment.

UC-P22((26)) In the Ravenna Urban Village, seek to protect and enhance natural areas and features.

~~((UC-P27 Focus visual improvements on key streets, corridors, and gateways as identified in Figure 4))~~

UC-P23((28)) Seek to preserve and enhance the following design characteristics within the community: Pedestrian orientation and visual interest to the pedestrian, high quality, human-scaled design details in larger buildings, streetscape continuity on commercial corridors, integration between the UW campus and the surrounding community, buildings with attractive open space and low rise multi-family development that fits with the design character of adjacent single family houses.

UC-P24((29)) Enhance gateways into the University Community, especially at NE 45th St and 7th Ave NE, NE 50th Street at Roosevelt Avenue NE, NE 50th Street and NE 45th St at 15th Ave ~~((University Way))~~ NE, the Sound Transit light rail station, the "landing" of the University Bridge at NE 40th St, ~~((11th Avenue NE at NE 41st Street,))~~ 25th Avenue NE at NE 55th Street, NE 45th Street at 25th Avenue NE, and Roosevelt Avenue at NE 42nd Street. "Gateways" means visual enhancements, such as improved landscaping, signage, artwork, or other features, that signify the entries into the community.

UC-P25((30)) Accommodate new university growth in a way that benefits the surrounding community.

UC-P26((31)) Work to connect and integrate the campus and the community visually and physically.

UC-P27((32)) In pursuit of Comprehensive Plan Policy L130, ensure that the University Community plays an active role in the UW's Campus Master Plan on subjects of mutual interest.

UC-P28((33)) Pursue opportunities to work with Seattle Public School District #1 in locating a public school in the community, capitalizing on the area's excellent accessibility and proximity to the University of Washington.

UC-P29((34)) Work with Seattle Public School District #1 to ensure appropriate, equitable school resources are available in the community, including after-school activities and facilities.

UC-P30((35)) Encourage the local coordination of arts and cultural activities, including museums, theaters, commercial activities, galleries, classes, performance halls, arts groups and informal performance groups, for the mutual enhancement of those efforts.

UC-P31((36)) Provide the opportunity for local public involvement in City-sponsored art projects and the design of major public facilities.

UC-P32((37)) Ensure that the full range of cultural activities and backgrounds is represented in publicly-funded arts.