Attachment 2 Urban Village Element

Urban Village Element

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A Urban Village Strategy

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goals

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((~~**UV**G7 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.~~))

UVG((~~8~~))7 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.

UVG((~~9~~))8 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.

UVG((~~10~~))9 Collaborate with the community in planning for the future.

UVG((~~11~~))10 Increase public safety by making villages places that people will be drawn to at all times of the day.

UVG((~~12~~))11 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.

UVG((~~13~~))12 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.

UVG((~~14~~))13 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.

UVG((~~15~~))14 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

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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~~))appropriate for that village.
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 are accommodated in multi-family 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.

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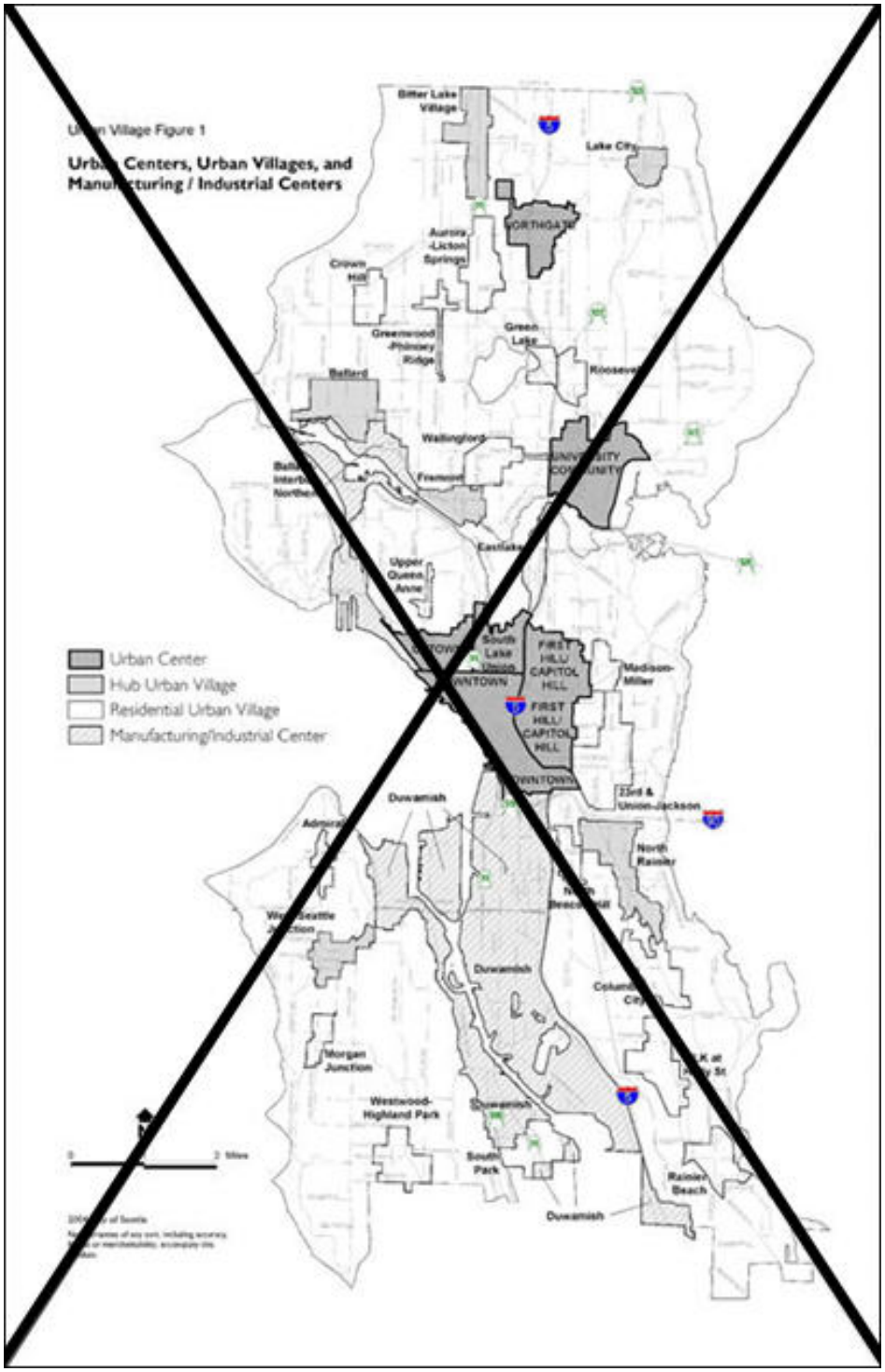
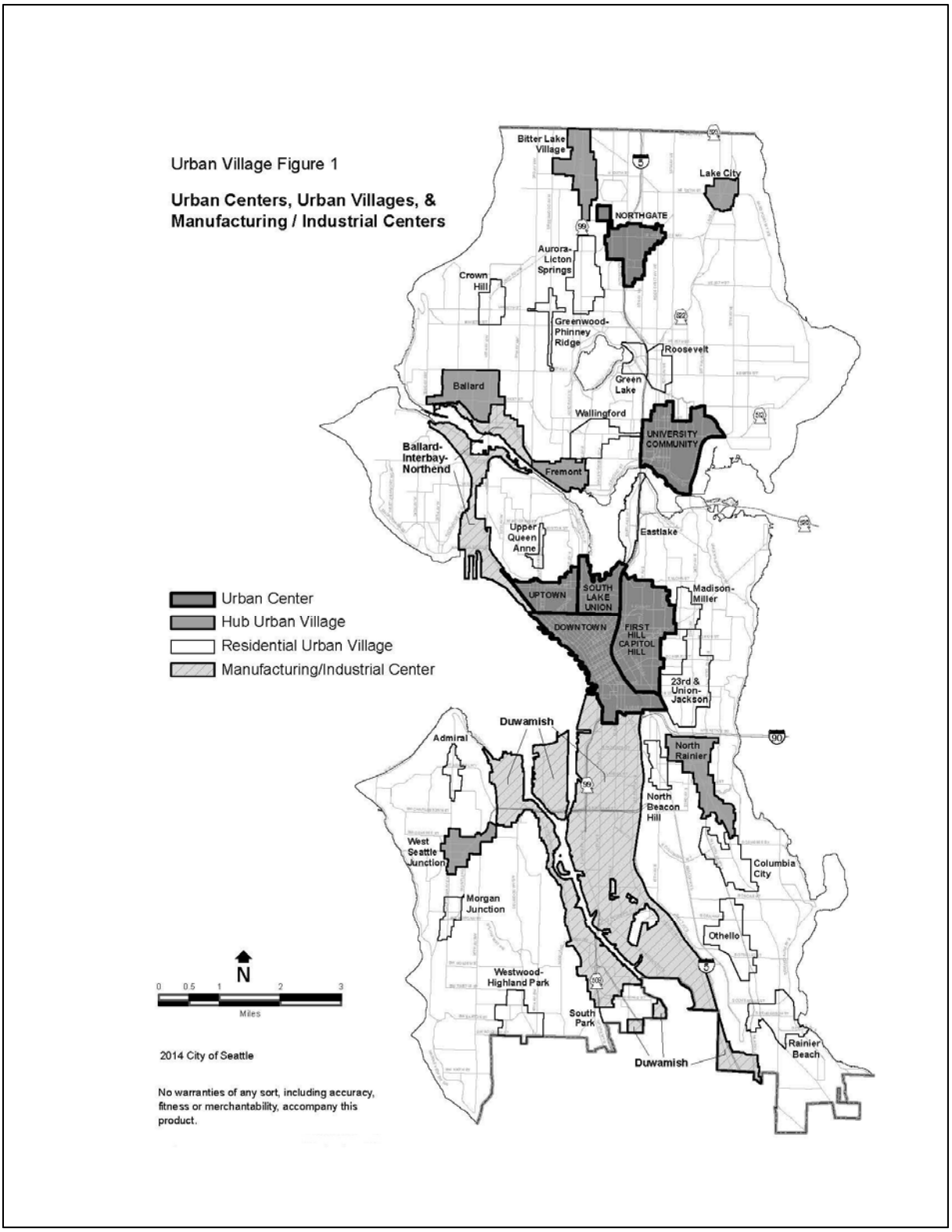
Urban Village Figure 1

Urban Centers, Urban Villages, and Manufacture / Industrial Centers




Urban Village Figure 1
Urban Centers, Urban Villages, & Manufacturing / Industrial Centers
Bitter Lake Village
Lake City
NORTHGATE
Aurora-Licton Springs
Crown Hill
Greenwood-Phinney Ridge
Roosevelt
Green Lake
Ballard
Wallingford
UNIVERSITY COMMUNITY
Ballard-Interbay-Northend
Fremont
Upper Queen Anne
Eastlake
UPTOWN
SOUTH LAKE UNION
Madison-Miller
DOWNTOWN
FIRST HILL CAPITOL HILL
23rd & Union-Jackson
Urban Center
Hub Urban Village
Residential Urban Village
Manufacturing/Industrial Center
Duwamish
Admiral
North Rainier
North Beacon Hill
West Seattle Junction
Columbia City
Morgan Junction
Othello
Westwood-Highland Park
South Park
Duwamish
Rainier Beach
N
0 0.5 1 2 3
Miles
2014 City of Seattle
No warranties of any sort, including accuracy, fitness or merchantability, accompany this product.

A-1 Categories of Urban Villages

* * *

goal

UVG((~~16~~))15 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

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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

* * *

urban centers goals

UVG((~~17~~))16 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.

UVG((~~18~~))17 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.

UVG((~~19~~))18 Designate urban center villages within larger urban centers to recognize different neighborhoods within a larger community.

((~~**UV**G20 Encourage housing development so that by 2024, the ratios of jobs per household shown on the following chart are achieved:~~

~~**Urban Center**~~	~~**2024 Jobs/Housing 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.~~))

* * *

manufacturing/industrial centers goals

UVG((~~21~~))19 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.

UVG((~~22~~))20 Promote the use of industrial land for industrial purposes.

UVG((~~23~~))21 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.

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hub urban villages goals

UVG((~~24~~))22 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.

UVG((~~25~~))23 Provide convenient locations for commercial services that serve the populations of the village, surrounding neighborhoods, the city, and the region.

UVG((~~26~~))24 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.

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residential urban villages goal

UVG((~~27~~))25 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.

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A-2 Areas Outside of Centers ((~~&~~))and Villages

goal

UVG((~~28~~))26 Support and maintain the positive qualities of areas outside of urban centers and villages.

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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~~)).

* * *

goals

UVG((~~29~~))27 Encourage growth in locations within the city that support more compact and less land-consuming, high quality urban living.

UVG((~~30~~))28 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.

UVG((~~31~~))29 Plan for urban centers to receive the most substantial share of Seattle's growth consistent with their role in shaping the regional growth pattern.

UVG((~~32~~))30 Plan citywide for 70,000 additional housing units and 115,000 additional jobs between 2015 and 2035 and ((~~E~~))encourage growth in Seattle's urban centers and manufacturing/industrial centers ((~~between 2004-2024, ~~))to be distributed generally ((~~distributed across the city ~~))as shown in Urban Village Figure 8.

Urban Village Figure 8

((~~**Targets for the General Distribution of Growth 2004-2024**~~))

~~**Location**~~	~~**% of Citywide Residential Growth**~~	~~**% of City 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 target 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~~

Growth Estimates for Urban Centers and Manufacturing/Industrial Centers 2015-2035

Location	Housing Units	Jobs
Urban Centers		
Downtown	10,000	30,000
First Hill/Capitol Hill	7,000	4,000
South Lake Union	4,700	20,000
Uptown	3,500	3,500
University District	2,700	8,000
Northgate	1,600	5,000
M/I Centers		
Duwamish		3,000
Ballard/Interbay		1,500
Remainder of city (Urban Villages and areas outside centers/villages)	40,500	40,000
Total	**70,000**	**115,000**

UVG((~~33~~))31 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.

((~~**UV**G34 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.~~))

UVG((~~35~~))32 Achieve development within urban villages at a pace appropriate to current conditions in the area.

UVG((~~36~~))33 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

((**UV**~~40 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.~~))

UV((~~41~~))40 Base 20-year growth targets for each urban center((~~,~~)) and manufacturing/industrial((~~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~~))employment 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

UV((~~42~~))41 Promote the concentration of development within centers ((~~and villages~~))over the 20-year timeframe of this ((~~p~~))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((~~.~~))

((~~**UV**43 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.~~

~~**UV**44 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.~~))

UV((~~45~~))42 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 ((~~r~~))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.

Establish by resolution, percentage threshold criteria to identify growth conditions over an extended period of time that ((~~are at variance with growth targets. I~~))indicate a need to 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.

C. Open Space Network

goals

UVG((~~37~~))34 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.

UVG((~~38~~))35 Through the creation, preservation, and enhancement of the city's open spaces, support the development patterns called for by this ((~~p~~))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.

UVG((~~39~~))36 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
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

policies

UV((~~46~~))43 Strive to accomplish goals in Urban Village Appendix ((~~B~~)) Figures A-1 and A-2 for the amount, types, and distribution of open space.

UV((~~47~~))44 Designate and preserve important natural or ecological features in public ownership as ((~~greenspaces~~))green spaces for low-intensity open space uses.

UV((~~48~~))45 Identify City-owned open spaces on the Future Land Use Map.

UV((~~49~~))46 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.

UV((~~50~~))47 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.

UV((~~51~~))48 Provide unstructured open play space for children in or near residential neighborhoods.

UV((~~52~~))49 Guide development of shoreline public access and recreation as important elements in the city's open space network.

UV((~~53~~))50 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.

UV((~~54~~))51 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

UV((~~55~~))52 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.

UV((~~56~~))53 Emphasize flexibility in planning, designing, and developing new open space and encourage development of innovative projects.

UV((~~57~~))54 Promote inter-agency and intergovernmental cooperation to expand community gardening opportunities.

UV((~~57.5~~))54.5 Create opportunities for people to experience the natural environment by including parks, forested areas, urban agriculture (P-Patches, farms, orchards, and community gardens), and viewpoints among the priority uses to be considered for the City's surplus properties.

D. Annexation

policies

UV((~~58~~))55 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.

UV((~~59~~))56 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.

UV((~~60~~))57 Favorably consider annexation requests by the residents of unincorporated areas to meet regional growth management goals.

UV((~~61~~))58 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.

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