

APPENDIX J
LAND USE PLANNING POLICIES AND REGULATIONS

This appendix describes applicable statewide, regional, and City of Seattle land use planning policies for the Denny/Lake Union project. Planning designations for neighborhood areas within the South Lake Union and Denny Way subbasins as determined by the City of Seattle Comprehensive Plan (1994) are also included.

GROWTH MANAGEMENT ACT

The Growth Management Act (GMA) of 1990 provides the framework for land use planning at a statewide level (Seattle 1994c). The GMA's goal was to create a comprehensive growth strategy for Washington State. To further this goal, the GMA Amendments of 1991 required the development of countywide planning policies. *Vision 2020* (PSRC 1993) and the *Countywide Planning Policies* (King County 1992) present growth and planning policy for the region and King County, respectively. Land use policies in Seattle are dictated by the Seattle's comprehensive land use plan, developed in response to the GMA, and consistent with regional policy documents. The GMA directs counties to establish "urban growth areas" based on population planning and projections, where urban densities and growth will be encouraged over the next 20 years. Urban growth areas are required to provide public facilities and services (including storm and sanitary sewer systems) (RCW 36.70A.110). With respect to public facilities and services, the following planning goal is stated in the GMA:

"public facilities and services necessary to support development shall be adequate to serve development at the time development is available for occupancy and use without decreasing current service levels below locally established minimum standards" (RCW 36.70A.020).

VISION 2020, COUNTYWIDE PLANNING POLICIES AND KING COUNTY COMPREHENSIVE PLAN

Vision 2020 was adopted in 1990 as the regional long-range growth plan for central Puget Sound. *Vision 2020: Multicounty Planning Policies for King, Kitsap, Pierce and Snohomish Counties* (PSRC 1993) was adopted in March 1993 as an addendum, replacing the growth and transportation policy in *Vision 2020* and serving as a regional framework under which community planning policy is developed. The *Countywide Planning Policies* (King County 1992) were adopted in July 1992 by the King County Council and address growth management in King County, outlining policy that supports the vision of coordinated and managed growth in King County over the next 20 to 30 years. The *King County Comprehensive Plan* (King County 1994), developed under the parameters of the *Countywide Planning Policies*, declares that "adequate sewage treatment and disposal are vital to protect public health and safety and to maintain high quality for all water resource users."

SEATTLE COMPREHENSIVE PLAN

The *City of Seattle Comprehensive Plan (Comprehensive Plan)* (Seattle 1994c) was adopted in July 1994 by the Seattle City Council. Pursuant to the GMA, the *Comprehensive Plan* sets forth a twenty year policy to guide and coordinates growth and development in Seattle. Under the Utilities Element of the *Comprehensive Plan* (Seattle 1994c), policies for utility infrastructure are: 1) maintain the reliability of the City's utility infrastructure as the first priority for utility capital expenditures, and 2) continue to provide to critical maintenance of and remedying existing deficiencies in city utility capital facilities. The *Comprehensive Plan* presents an "urban village strategy," designed to facilitate

"Seattle's commitment to preserve the character of its many, diverse neighborhoods, its strong single family areas, and its vital business districts" (Seattle 1994c). The *Comprehensive Plan* establishes urban centers, manufacturing/industrial centers, and three categories of urban villages: 1) urban center villages within urban centers, 2) hub urban villages, and 3) residential urban villages. Goals outlined in the *Comprehensive Plan* for "centers" and "urban villages" include the following:

- ◆ Urban centers - to "identify and reinforce concentrations of employment and housing in locations that would support and have direct access to the regional high capacity transit system."
- ◆ Manufacturing/industrial centers - to "ensure that adequate accessible industrial land is available to promote a diversified employment base and sustain Seattle's contribution to regional high-wage job growth."
- ◆ Urban villages - to "provide for the intended function, character, amount of growth, intensity of activity, and scale of development appropriate for each urban village neighborhood." (Seattle 1994c)

South Lake Union Subbasin

South Lake Union is designated a "hub urban village." Hub urban villages are able to accommodate growth and are characterized by high density, mixed residential and non-residential activity. There is access to public open spaces and local and regional transportation networks. Hub urban villages located near downtown areas will accommodate greater intensity of development in conjunction with areal concentrations of employment.

Elliott Bay Subbasin

Upper Queen Anne is designated a "residential urban village" by the *Comprehensive Plan*. Residential urban villages are areas which can accommodate a wide range of housing types and a density appropriate for supporting transit use. These villages are able to support a mixture of compatible employment and land use activities. Residential urban villages are further characterized by pedestrian accessible amenities and a proximity to larger centers of activity.

Seattle Center is designated an "urban center" in the *Comprehensive Plan*. Urban centers are intended to be regional centers with clearly demarcated boundaries, an area not exceeding one and a half square miles (960 acres), and minimum residential density targets. They concentrate employment and housing in locations that have access to a regional high capacity transit system. The Seattle Center is targeted for possible subdivision to include an "urban center village" as future growth unfolds. Urban center villages are assigned functional designations. The Seattle Center's potential "village" function is "mixed residential and employment".

Elliott Bay shoreline within the project area is part of the North Seattle Manufacturing/Industrial Center. *Comprehensive Plan* policies emphasize the promotion of land use activity and employment concentrations tailored specifically to the expansion of manufacturing and industrial activity.

Downtown Seattle is designated an "urban center" in the *Comprehensive Plan*. The Denny Regrade is designated an "urban center village" with a "primarily residential" function.