



SEATTLE CITY COUNCIL

Legislative Summary

CB 119443

Record No.: CB 119443

Type: Ordinance (Ord)

Status: Passed

Version: 2

Ord. no: Ord 125790

In Control: City Clerk

File Created: 01/07/2019

Final Action: 03/20/2019

Title: AN ORDINANCE relating to land use; amending the Seattle Comprehensive Plan to incorporate changes related to Mandatory Housing Affordability as proposed as part of the 2019 Comprehensive Plan annual amendment process.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Johnson

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Att 1 – Amendments to Growth Strategy Element v2, Att 2 – Amendments to Neighborhood Plans v2, Att 3 - Amendments to the Future Land Use Map in 23rd & Union Jackson, Att 4 - Amendments to the Future Land Use Map in Ballard, Att 5 - Amendments to the Future Land Use Map in Columbia City, Att 6 - Amendments to the Future Land Use Map in Crown Hill, Att 7 - Amendments to the Future Land Use Map in North Beacon Hill, Att 8 - Amendments to the Future Land Use Map in North Rainier v3, Att 9 - Amendments to the Future Land Use Map in Othello, Att 10 - Amendments to the Future Land Use Map in Rainier Beach, Att 11 Amendments to the Future Land Use Map in Roosevelt v2, Att 12 - Amendments to the Future Land Use Map in West Seattle Junction, Att 13 Amendments to the Future Land Use Map in Northgate

Drafter: patrick.wigren@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

☐ Yes

☐ No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Clerk	01/09/2019	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	01/10/2019	sent for review	Select Committee on Citywide Mandatory Housing Affordability (MHA)			

Action Text: The Council Bill (CB) was sent for review. to the Select Committee on Citywide Mandatory Housing Affordability (MHA)

Notes:

- 1 City Council 01/22/2019 referred Select Committee
on Citywide
Mandatory
Housing
Affordability (MHA)

Action Text: The Council Bill (CB) was referred. to the Select Committee on Citywide Mandatory Housing Affordability (MHA)

Notes:

- 1 Select Committee on 02/08/2019 discussed
Citywide Mandatory
Housing Affordability
(MHA)

Action Text: The Council Bill (CB) was discussed in Committee.

Notes:

- 1 Select Committee on 02/21/2019 discussed
Citywide Mandatory
Housing Affordability
(MHA)

Action Text: The Council Bill (CB) was discussed in Committee.

Notes: A Public Hearing was held.

- 1 Select Committee on 02/25/2019 pass as amended Pass
Citywide Mandatory
Housing Affordability
(MHA)

Action Text: The Committee recommends that City Council pass as amended the Council Bill (CB).

In Favor: 8 Chair Johnson, Member Bagshaw, Member González , Member Harrell,
Member Herbold, Member Juarez, Member Mosqueda, Member Sawant

Opposed: 0

- 1 City Council 03/18/2019 passed as amended Pass
amended

Action Text: The Motion carried, the Council Bill (CB) was passed as amended by the following vote, and the President signed the Bill:

Notes: ACTION 1:

Motion was made by Councilmember Johnson, duly seconded and carried, to amend Council Bill 119443, Attachment 1, by substituting version 2 for version 1.

ACTION 2:

Motion was made and duly seconded to pass Council Bill 119443 as amended.

In Favor: 9 Councilmember Bagshaw, Councilmember González , Council
President Harrell, Councilmember Herbold, Councilmember Johnson,
Councilmember Juarez, Councilmember Mosqueda, Councilmember
O'Brien, Councilmember Sawant

Opposed: 0

- 2 City Clerk 03/19/2019 submitted for Mayor
Mayor's signature

Legislative Summary Continued (CB 119443)

- 2 Mayor 03/20/2019 Signed
Action Text: The Council Bill (CB) was Signed.
Notes:
- 2 Mayor 03/20/2019 returned City Clerk
Action Text: The Council Bill (CB) was returned. to the City Clerk
Notes:
- 2 City Clerk 03/20/2019 attested by City Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:
-

CITY OF SEATTLE

ORDINANCE 125790

COUNCIL BILL 119443

AN ORDINANCE relating to land use; amending the Seattle Comprehensive Plan to incorporate changes related to Mandatory Housing Affordability as proposed as part of the 2019 Comprehensive Plan annual amendment process.

WHEREAS, The City of Seattle ("City") adopted a Comprehensive Plan through Ordinance 117221 in 1994 and most recently adopted an amended Comprehensive Plan in 2018; and

WHEREAS, the Growth Management Act authorizes annual amendments to the City's Comprehensive Plan; and

WHEREAS, the changes to Neighborhood Plan policies and the boundaries of urban villages in this ordinance further the City's planning policies by strengthening the Urban Village Strategy, encouraging growth near transit and amenities, fostering a greater diversity of housing options, addressing housing affordability, supporting the implementation of Mandatory Housing Affordability requirements, and promoting social equity and environmental sustainability; and

WHEREAS, the City has provided for public participation in the development and review of these proposed amendments and other changes to implement the Mandatory Housing Affordability program to comply with the Growth Management Act, including requirements for early and continuous public participation in the development and amendment of the City's Comprehensive Plan; and

WHEREAS, the Council has reviewed and considered the Director's Report, public testimony made at the public hearings, and other pertinent material regarding all the proposed amendments; and

1 WHEREAS, the Council finds that these amendments to the Comprehensive Plan are consistent
2 with the Growth Management Act, and will protect and promote the health, safety, and
3 welfare of the general public; NOW, THEREFORE,

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

5 Section 1. The Seattle Comprehensive Plan, as last amended by Ordinance 125732, is
6 amended as follows:

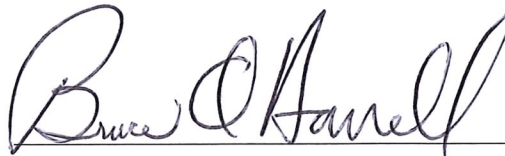
7 A. Amendments to the Growth Strategy Element, as shown in Attachment 1 to this
8 ordinance;

9 B. Amendments to Neighborhood Plans, as shown in Attachment 2 to this ordinance; and

10 C. Amendments to the Future Land Use Map, as shown in Attachments 3 through 12 to
11 this ordinance.

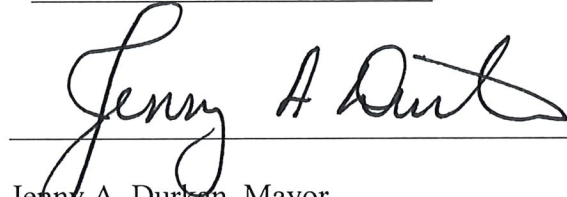
Section 2. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 18th day of March, 2019,
and signed by me in open session in authentication of its passage this 18th day of
March, 2019.



President _____ of the City Council

Approved by me this 20th day of March, 2019.



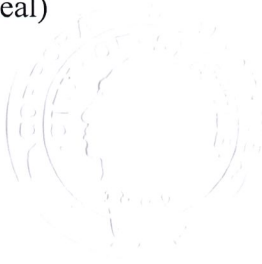
Jenny A. Durkan, Mayor

Filed by me this 20th day of MARCH, 2019.



Monica Martinez Simmons, City Clerk

(Seal)



1 Attachments:

2 Attachment 1 – Amendments to Growth Strategy Element

3 Attachment 2 – Amendments to Neighborhood Plans

4 Attachment 3 – Amendments to the Future Land Use Map in 23rd & Union-Jackson

5 Attachment 4 – Amendments to the Future Land Use Map in Ballard

6 Attachment 5 – Amendments to the Future Land Use Map in Columbia City

7 Attachment 6 – Amendments to the Future Land Use Map in Crown Hill

8 Attachment 7 – Amendments to the Future Land Use Map in North Beacon Hill

9 Attachment 8 – Amendments to the Future Land Use Map in North Rainier

10 Attachment 9 – Amendments to the Future Land Use Map in Othello

11 Attachment 10 – Amendments to the Future Land Use Map in Rainier Beach

12 Attachment 11 – Amendments to the Future Land Use Map in Roosevelt

13 Attachment 12 – Amendments to the Future Land Use Map in West Seattle Junction

14 Attachment 13 – Amendments to the Future Land Use Map in Northgate

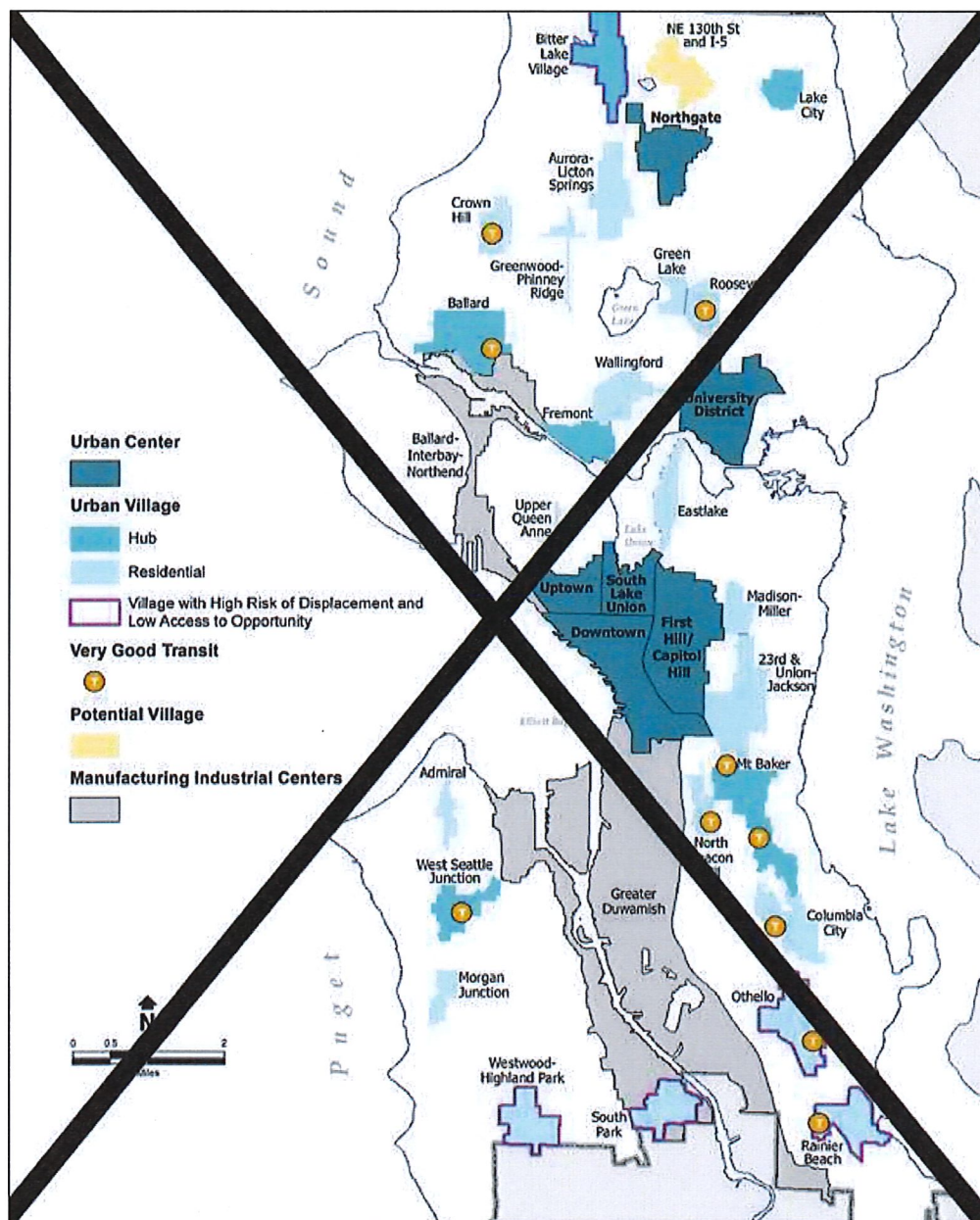
Attachment 1: Amendments to Growth Strategy Element

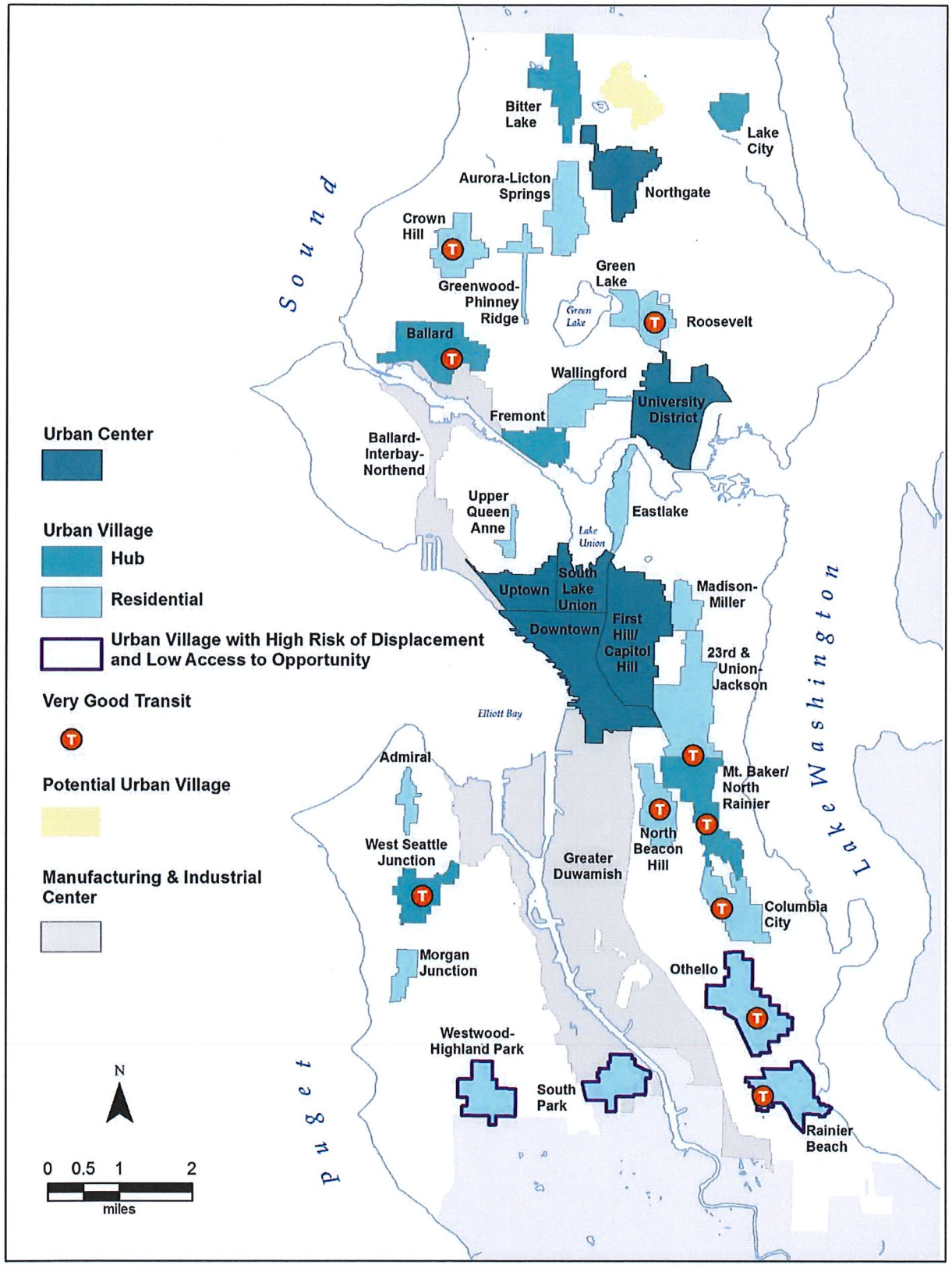
Growth Strategy

* * *

Growth Strategy Figure 4

Urban Centers, Urban Villages, Manufacturing/Industrial Centers





Attachment 2: Amendments to Neighborhood Plans

ADOPTED NEIGHBORHOOD PLANS

* * *

AURORA-LICTON

* * *

DESIGNATION OF THE AURORA-LICTON

RESIDENTIAL URBAN VILLAGE POLICIES

* * *

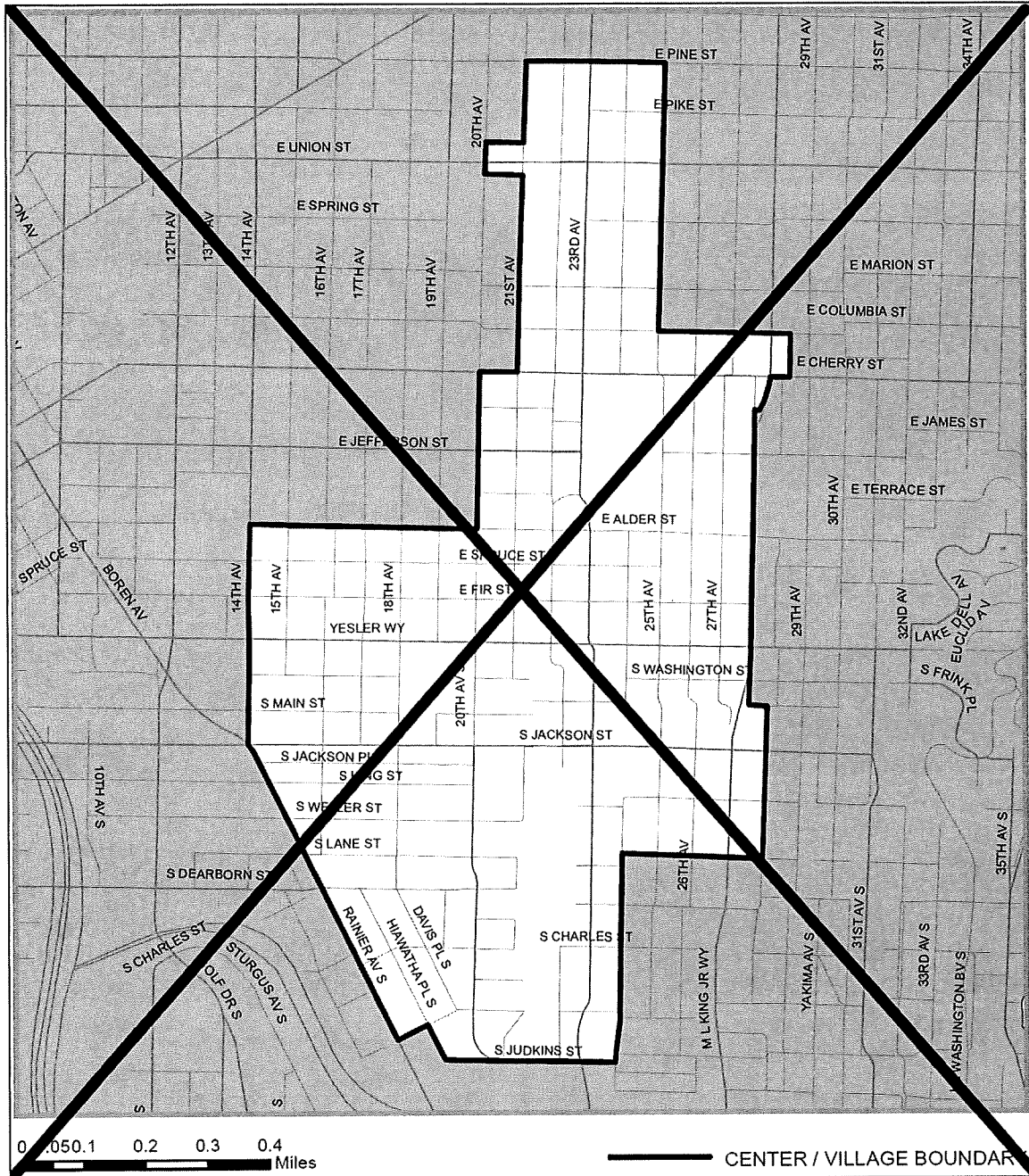
AL-P2 ~~((Protect))~~ Maintain the physical character ~~((and integrity))~~ of ~~((Aurora-Licton's single-family))~~ historically lower-density areas ~~((within the boundaries))~~ of the ~~((Aurora-Licton))~~ urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses in these areas while allowing for small scale commercial and retail services for the urban village and surrounding area, generally at a lower scale than in hub urban villages and urban centers.

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* * *

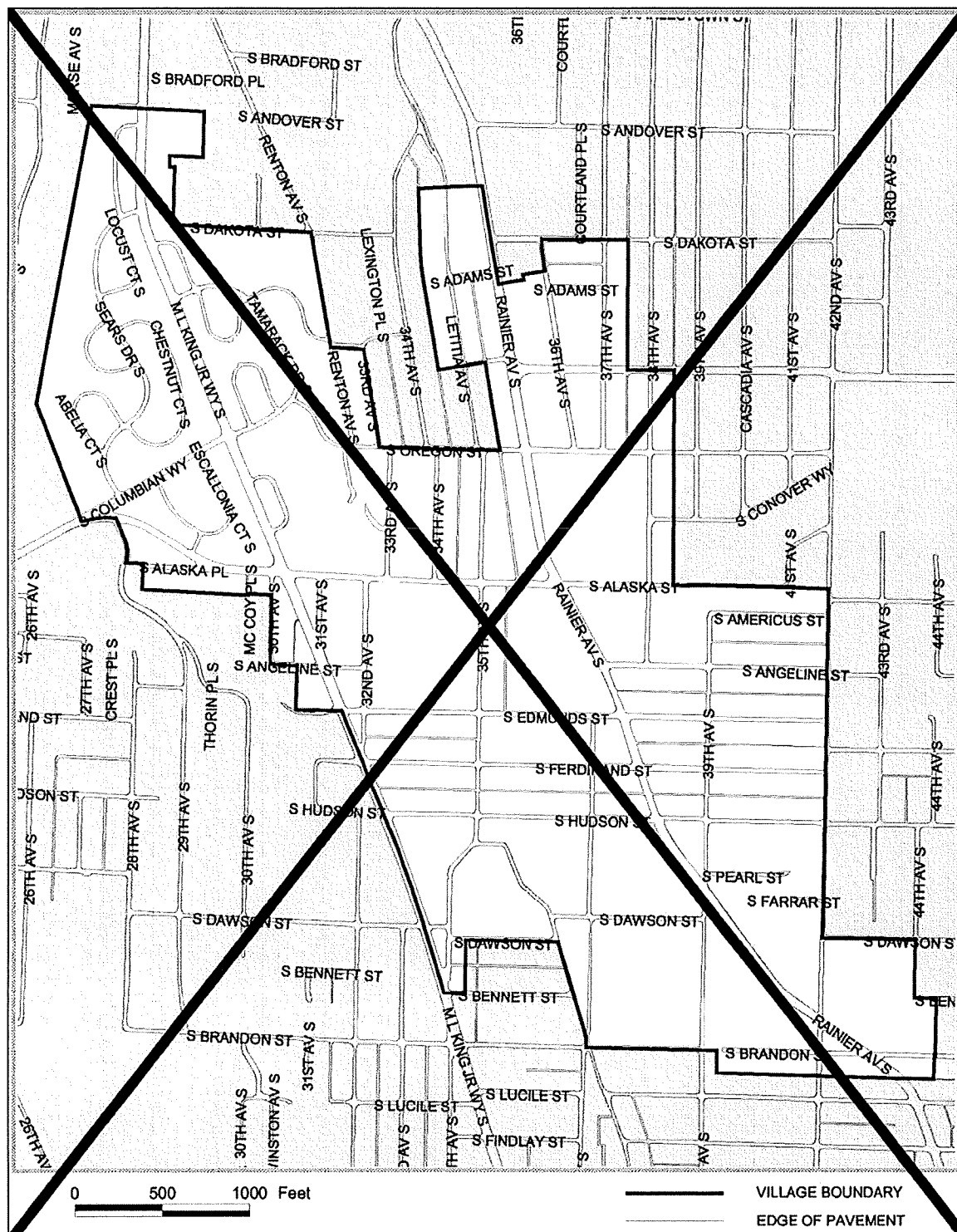
23RD & UNION-JACKSON

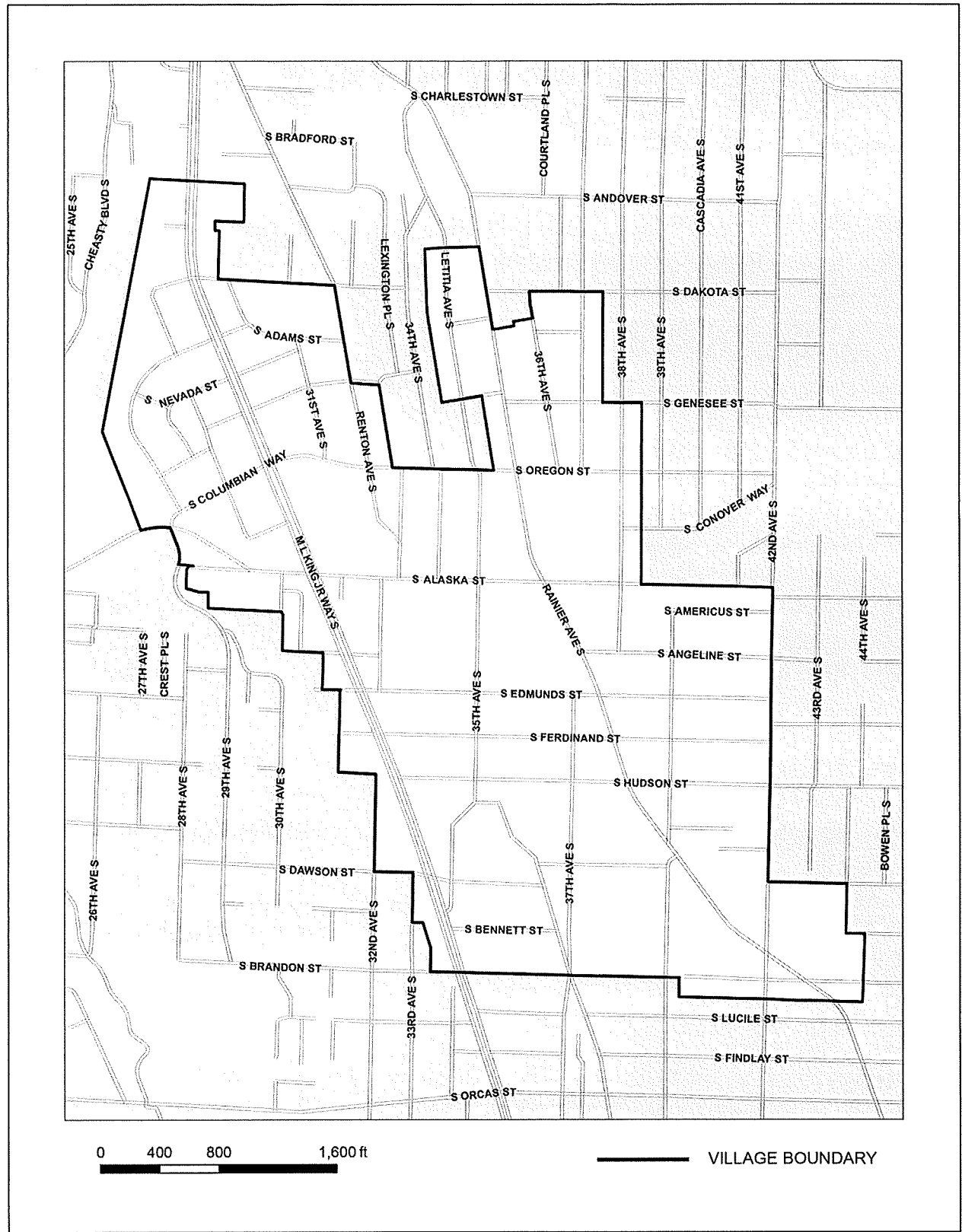
Residential Urban Village





Residential Urban Village





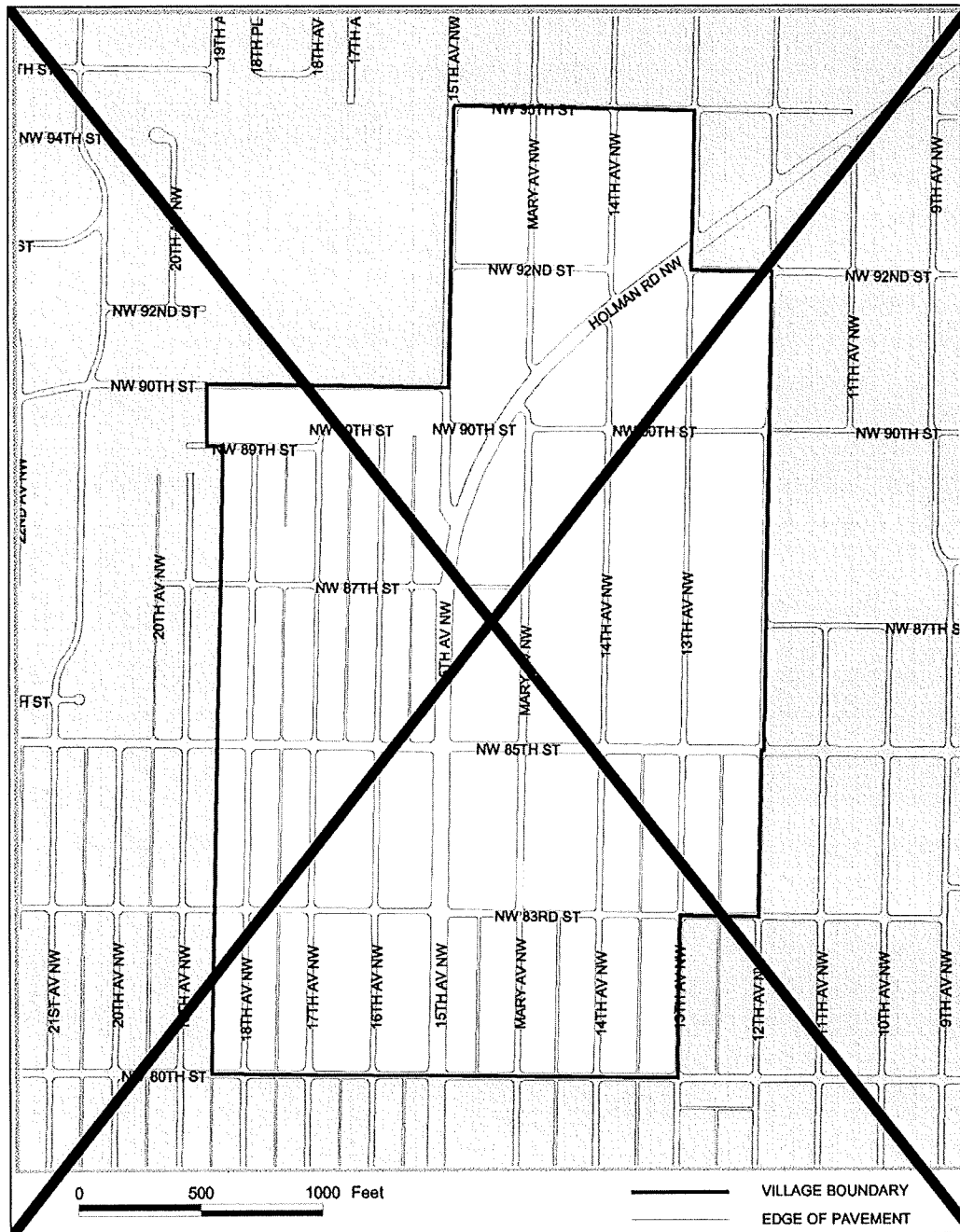
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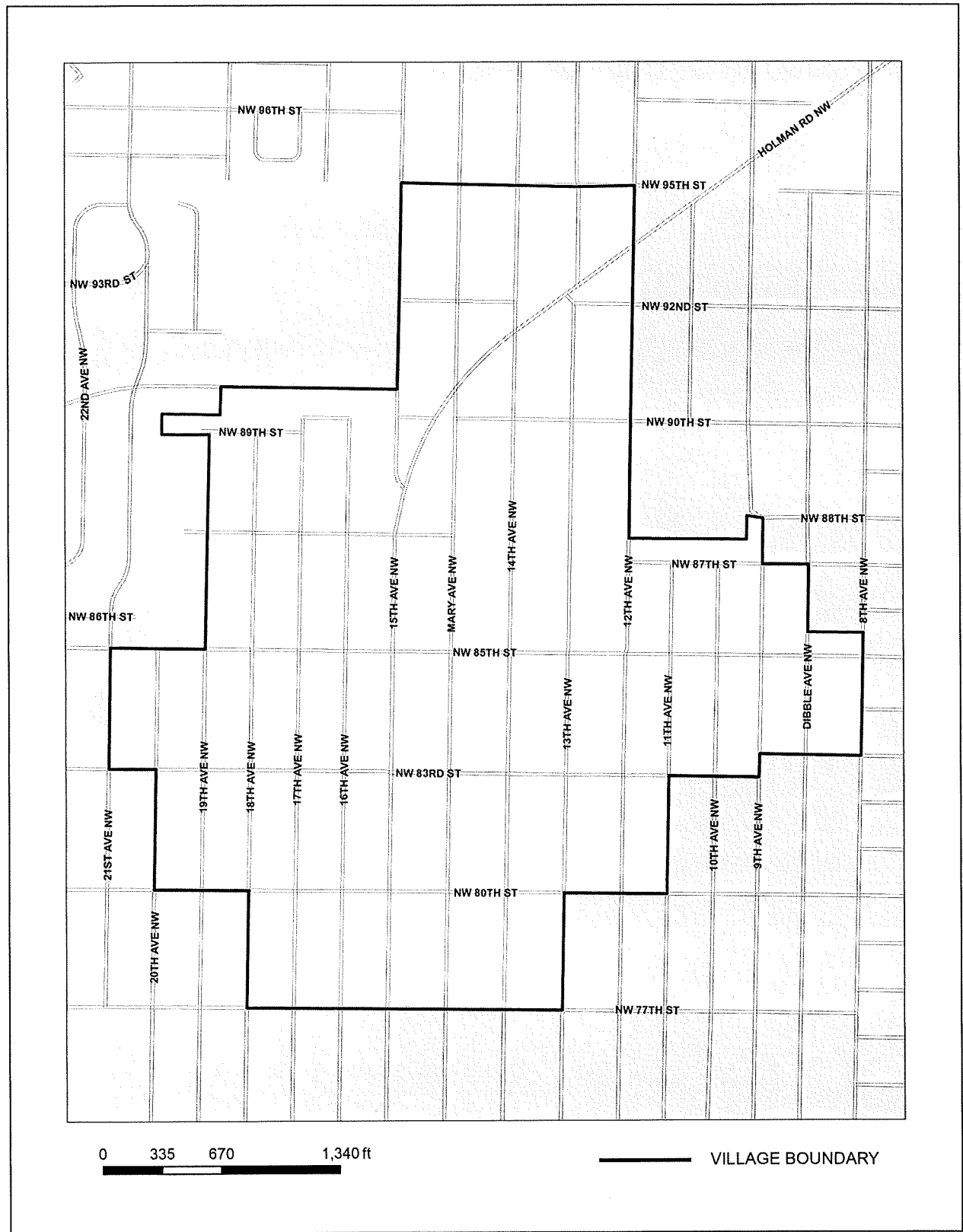
CROWN HILL/BALLARD

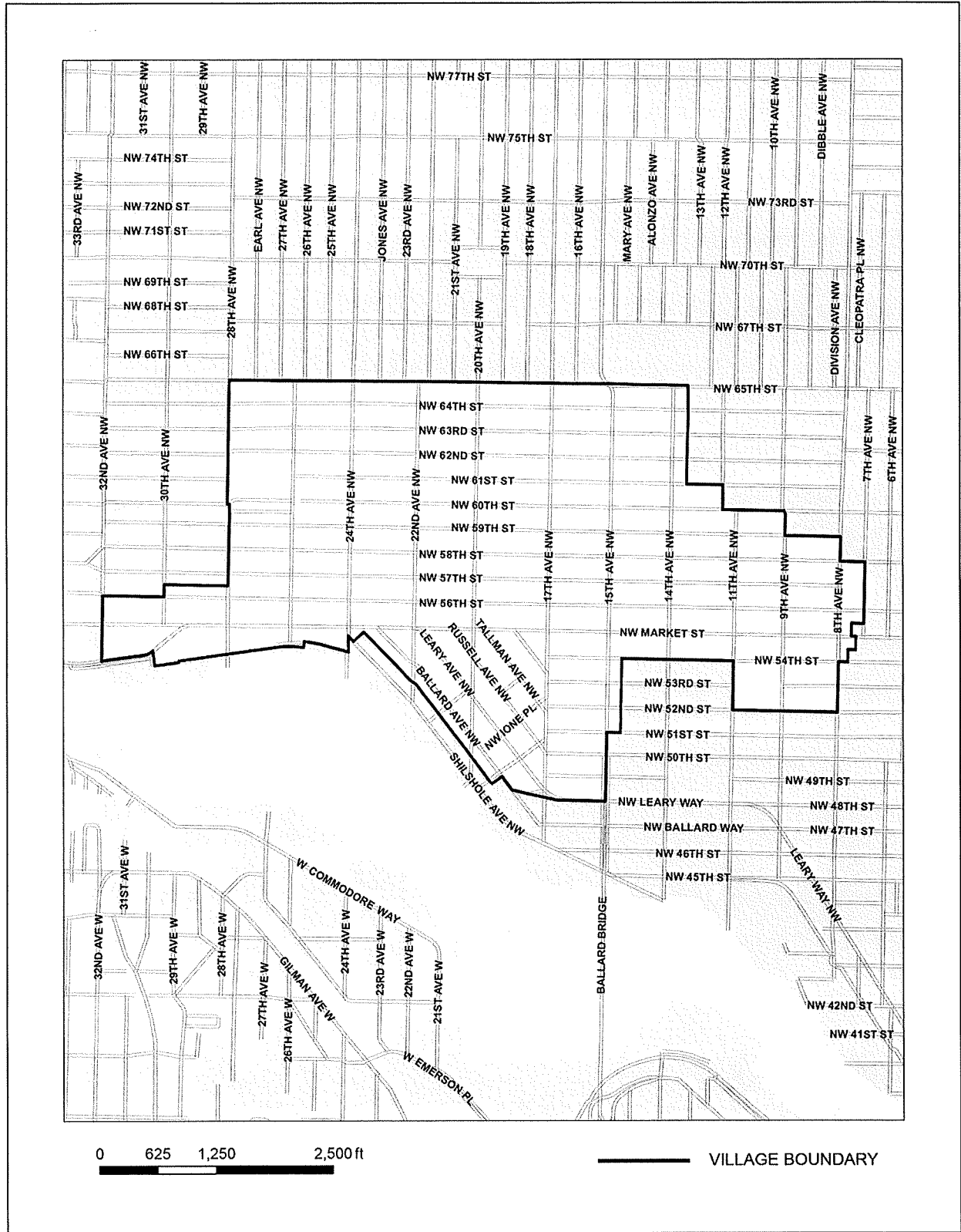
* * *

CROWN HILL

Residential Urban Village







FREMONT

* * *

COMMUNITY CHARACTER POLICIES

* * *

F-P13 (~~In the area where the Wallingford Urban Village and the Fremont Planning Area overlap (the area bounded by Stone Way on the east, N. 45th Street on the north, Aurora Avenue North on the west, and N. 40th Street on the south) maintain the character and integrity of the existing single-family zoned areas by maintaining current single-family zoning on properties meeting the locational criteria for single-family zones.))~~ [RESERVED]

* * *

MORGAN JUNCTION

* * *

HOUSING AND LAND USE POLICIES

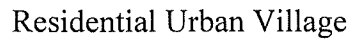
MJ-P13 Maintain the physical character and ~~((integrity))~~ scale of ~~((the existing))~~ historically single-family ~~((designated))~~ housing areas within the urban village by ~~((maintaining current single-family zoning both inside and outside the urban village on properties meeting the locational criteria for single-family zones, except where, as part of a development proposal, a long-standing neighborhood institution is maintained and existing adjacent community gathering places are activated, helping to meet MJ-P6))~~ encouraging housing choices such as cottages, townhouses, and low-rise apartments, in these areas.

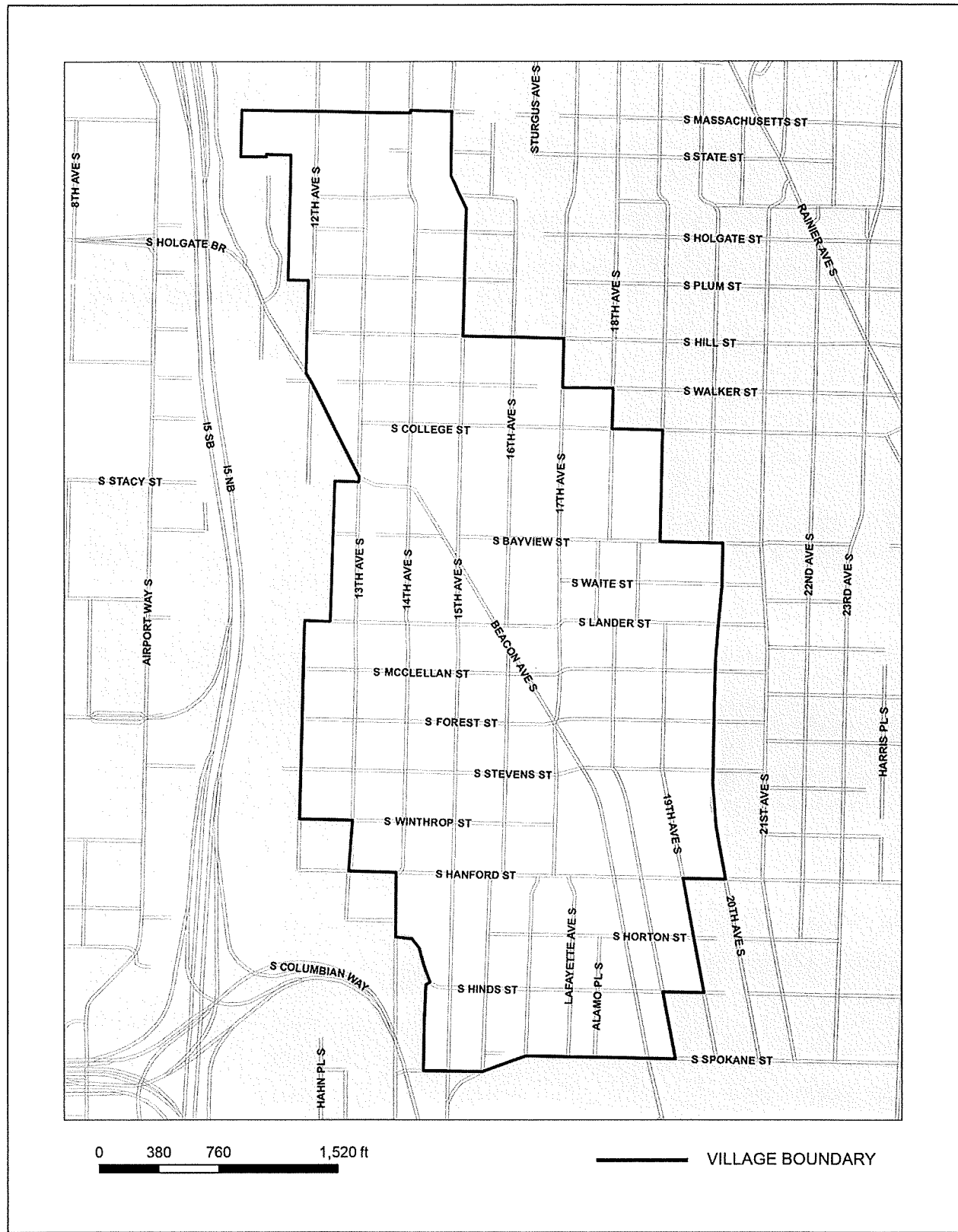
MJ-P14 ~~((Ensure that use and development regulations are the same for single-family zones within the Morgan Junction Urban Village as those in corresponding single-family zones in the remainder of the Morgan Junction Planning Area.))~~ Encourage a mix of housing stock to promote generational wealth creation through the retention or creation of affordable, entry-level, family-sized housing units that provide homeownership opportunities in the historically single-family housing areas of the urban village.

* * *

MJ-P23.1 Use community engagement and neighborhood planning tools to identify potential solutions for land use and housing affordability issues when more than 25 percent of the urban village could be affected by proposed zoning changes.

* * *

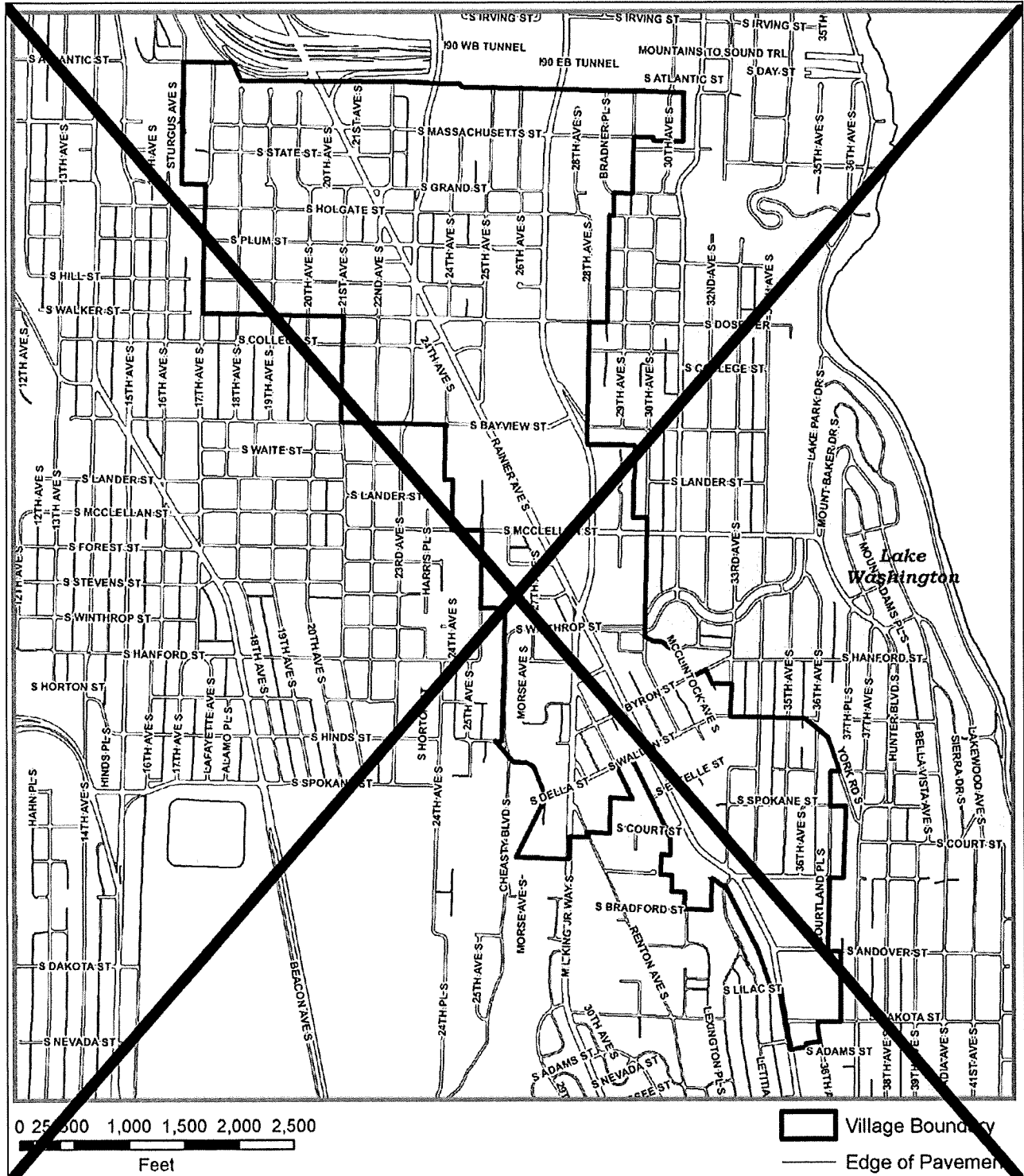


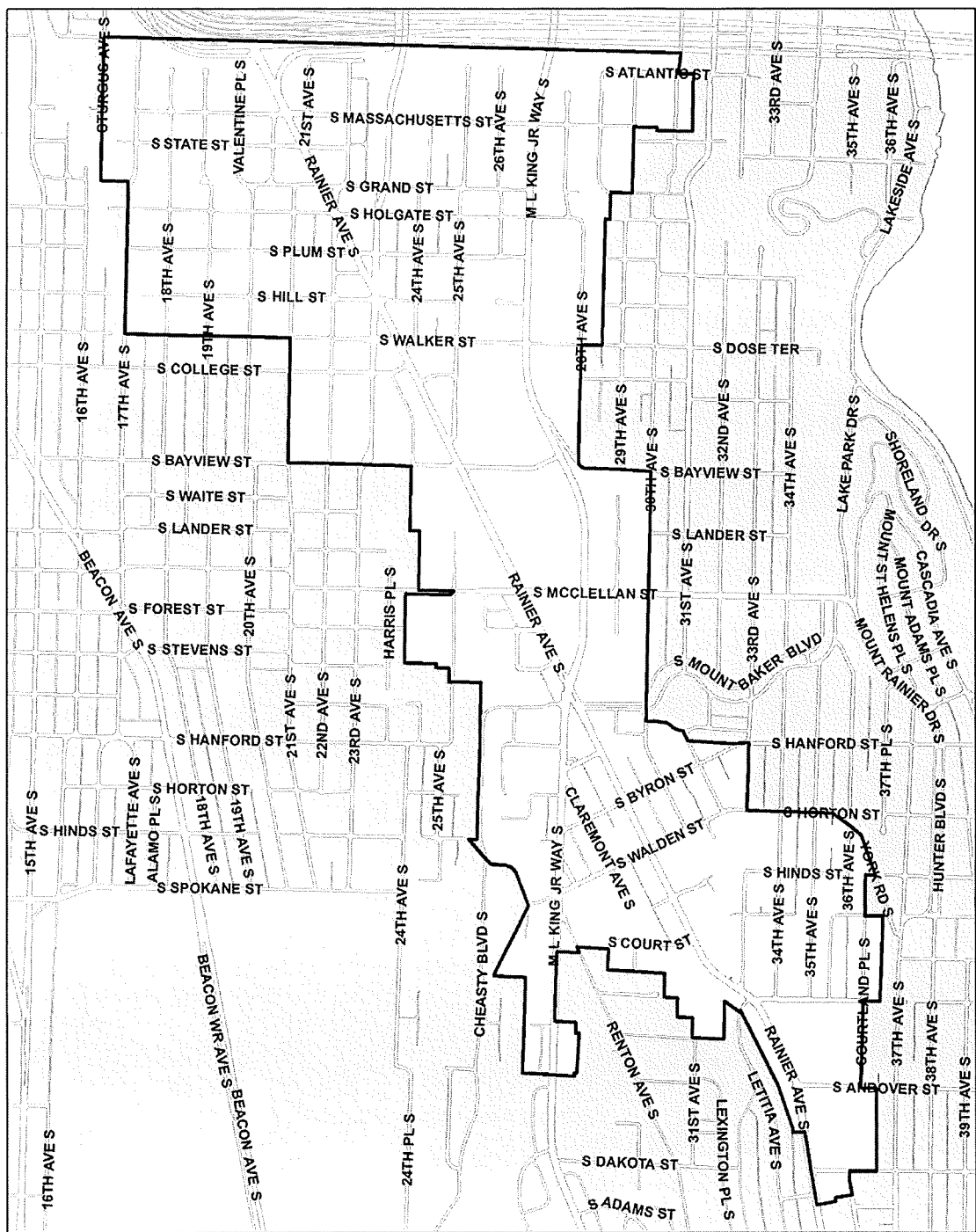


* * *

NORTH RAINIER

Hub Urban Village





0 500 1,000 2,000 ft

— VILLAGE BOUNDARY

* * *

HOUSING POLICIES

* * *

NR-P9 (~~Seek to maintain single family zoned areas within the urban village, but allow rezones to Residential Small Lot to encourage cluster housing developments and bungalow courts. Any single family zoned area within the urban village is appropriate for any of the small lot single family designations, provided that the area meets other requirements of the land use code rezone evaluation criteria for rezones of single-family land.~~) Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses in these areas while allowing for commercial and retail services for the urban village and surrounding area, generally at a lower scale than in urban centers.

* * *

NORTHGATE

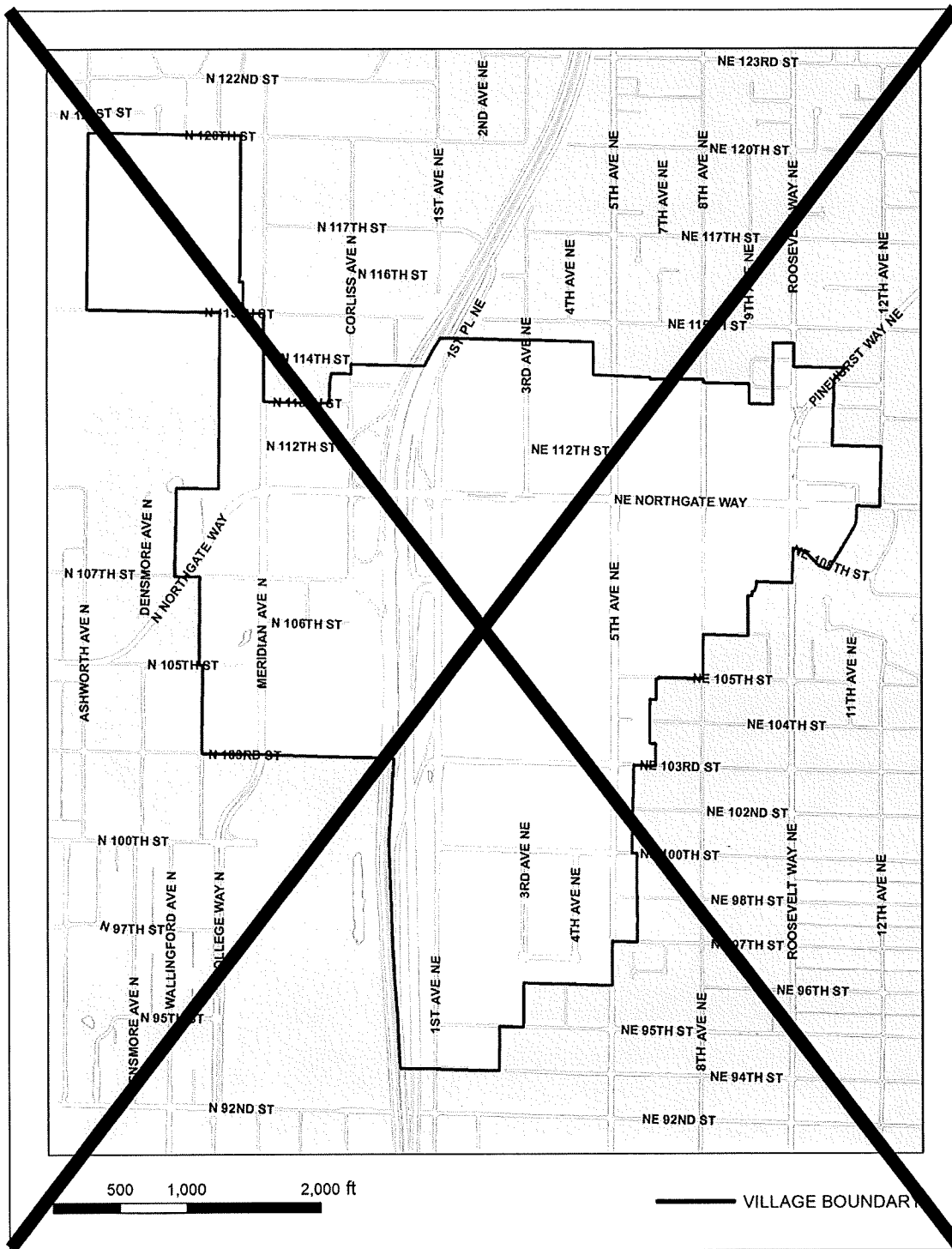
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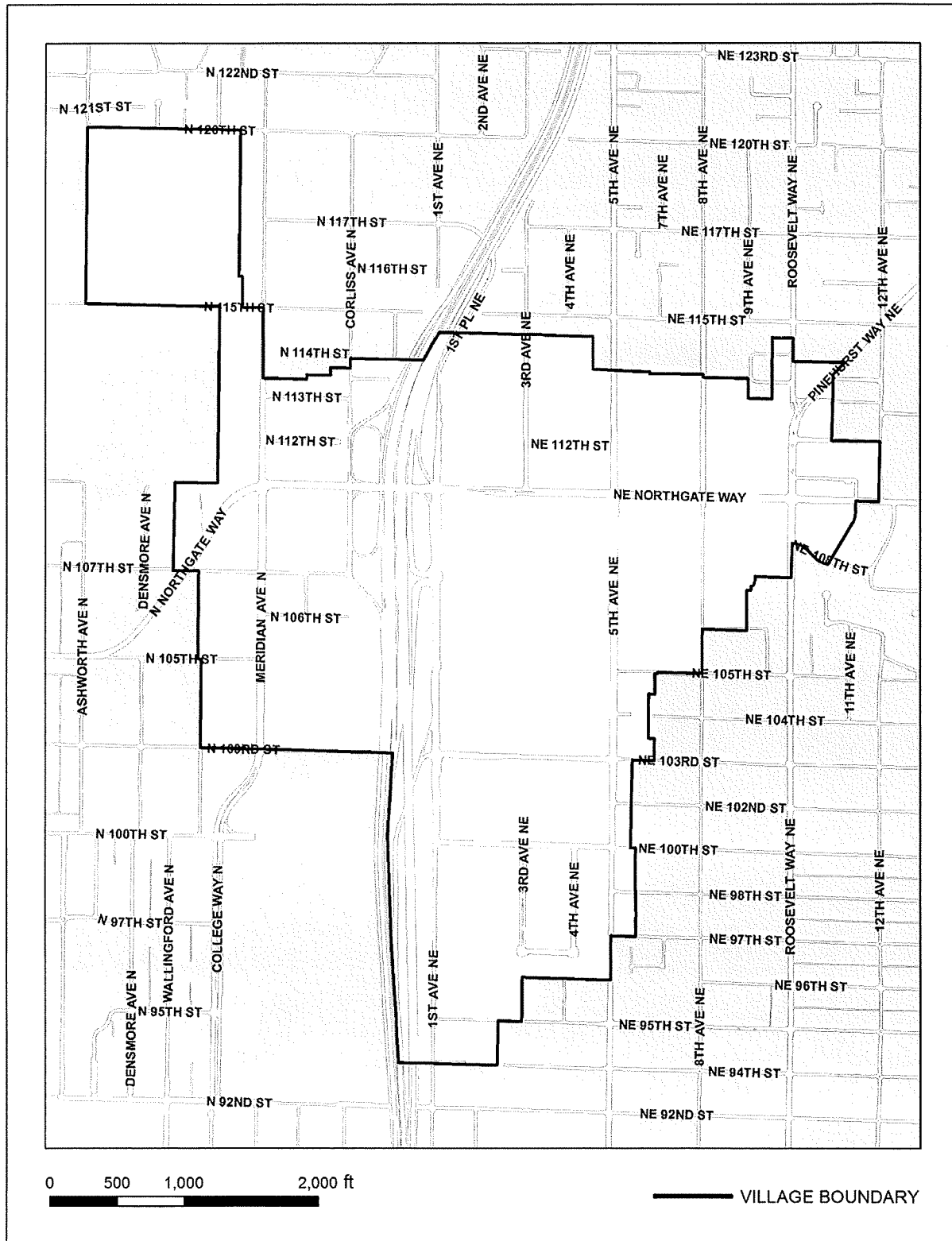
LAND USE & HOUSING POLICIES

* * *

NG-P8 Maintain the physical character ~~((and integrity))~~ of ~~((the existing single-family zoned))~~
historically lower-density areas of the urban village by ~~((maintaining current single-~~
~~family-zoning on properties meeting the locational criteria for single-family zones.))~~
encouraging housing choices such as rowhouses, townhouses, and low-rise apartments.
Encourage primarily residential uses in these areas while allowing for commercial and
retail services for the village and surrounding area.

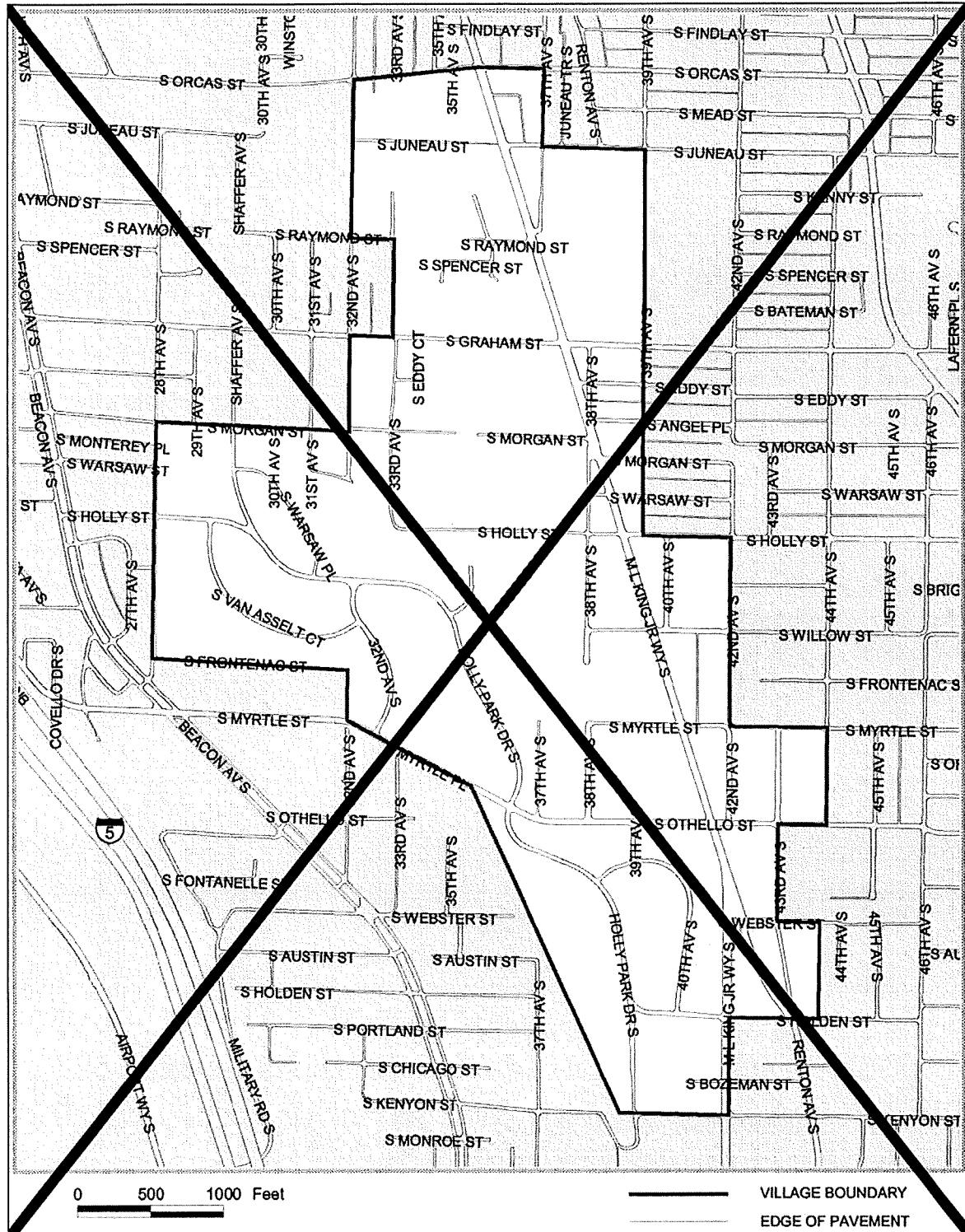
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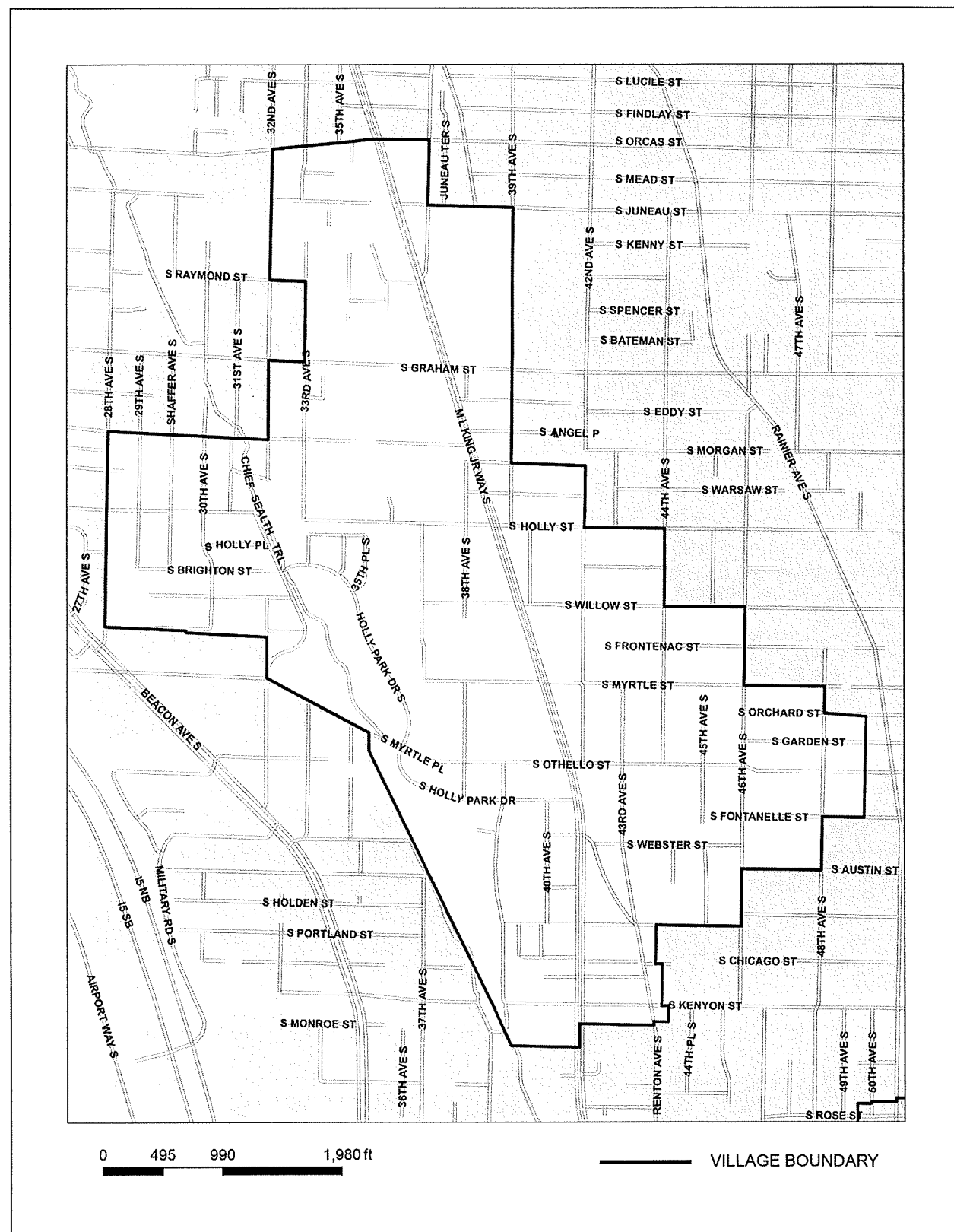




OTHELLO

Residential Urban Village

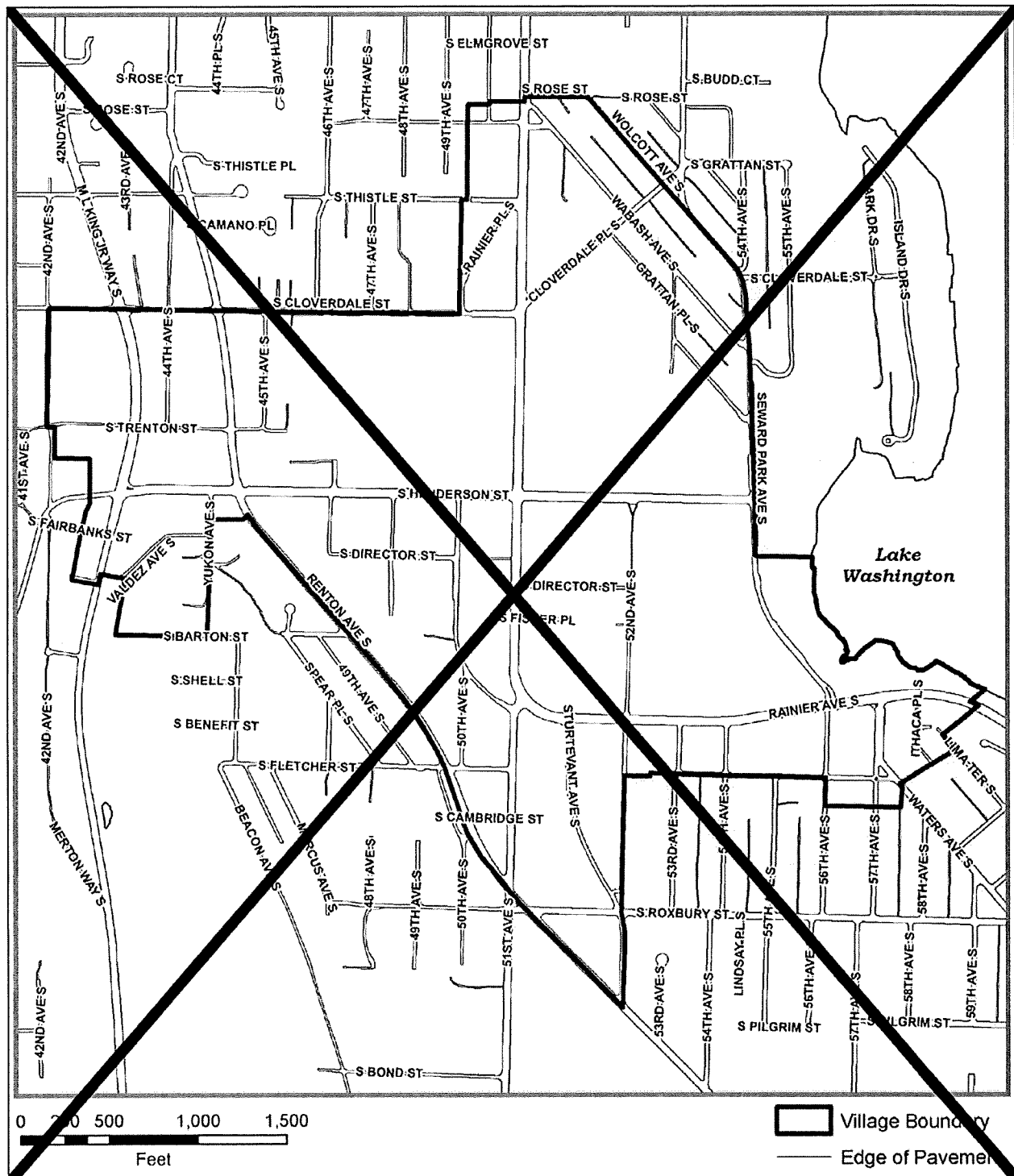


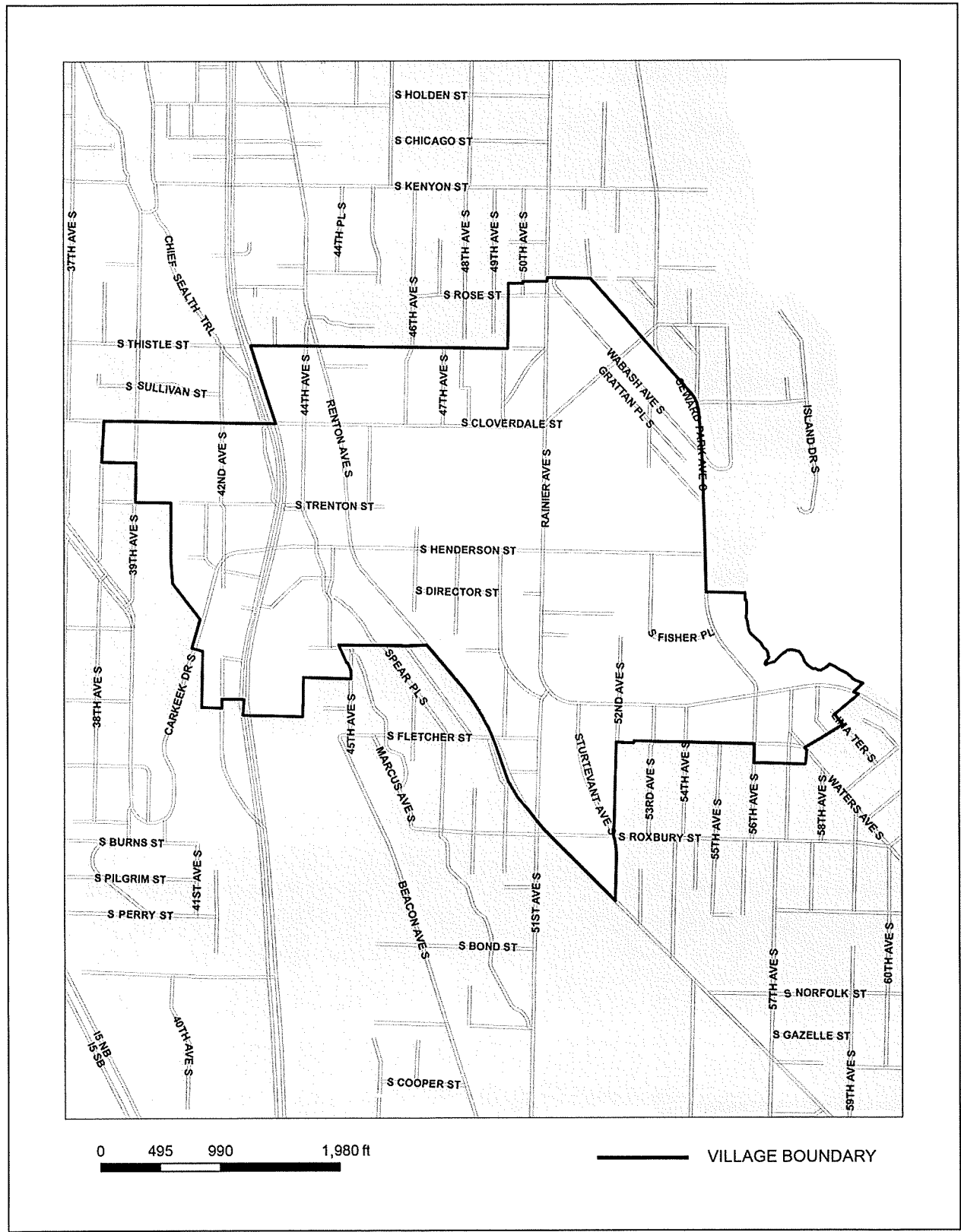


* * *

RAINIER BEACH

Residential Urban Village





ROOSEVELT

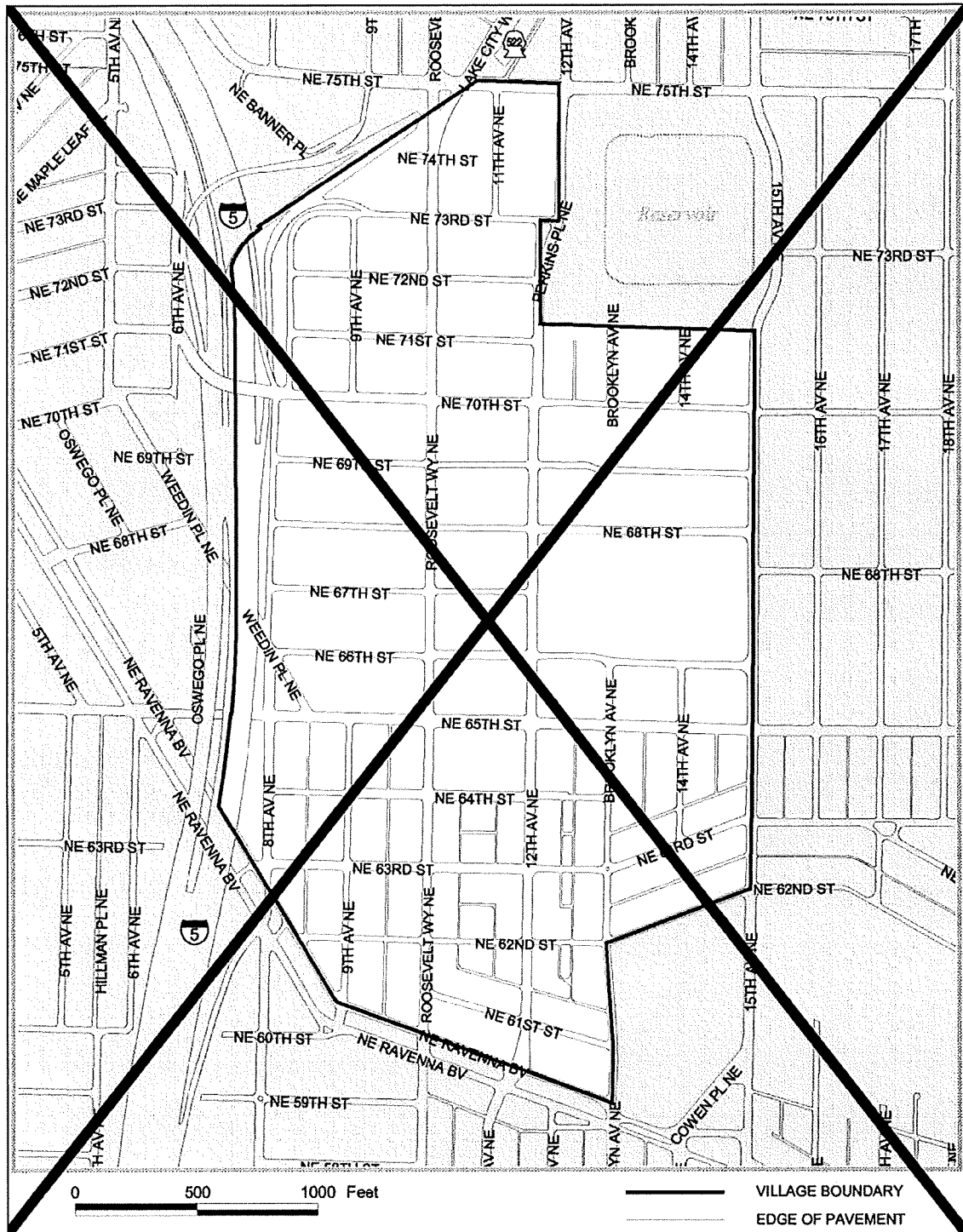
LAND USE GOALS

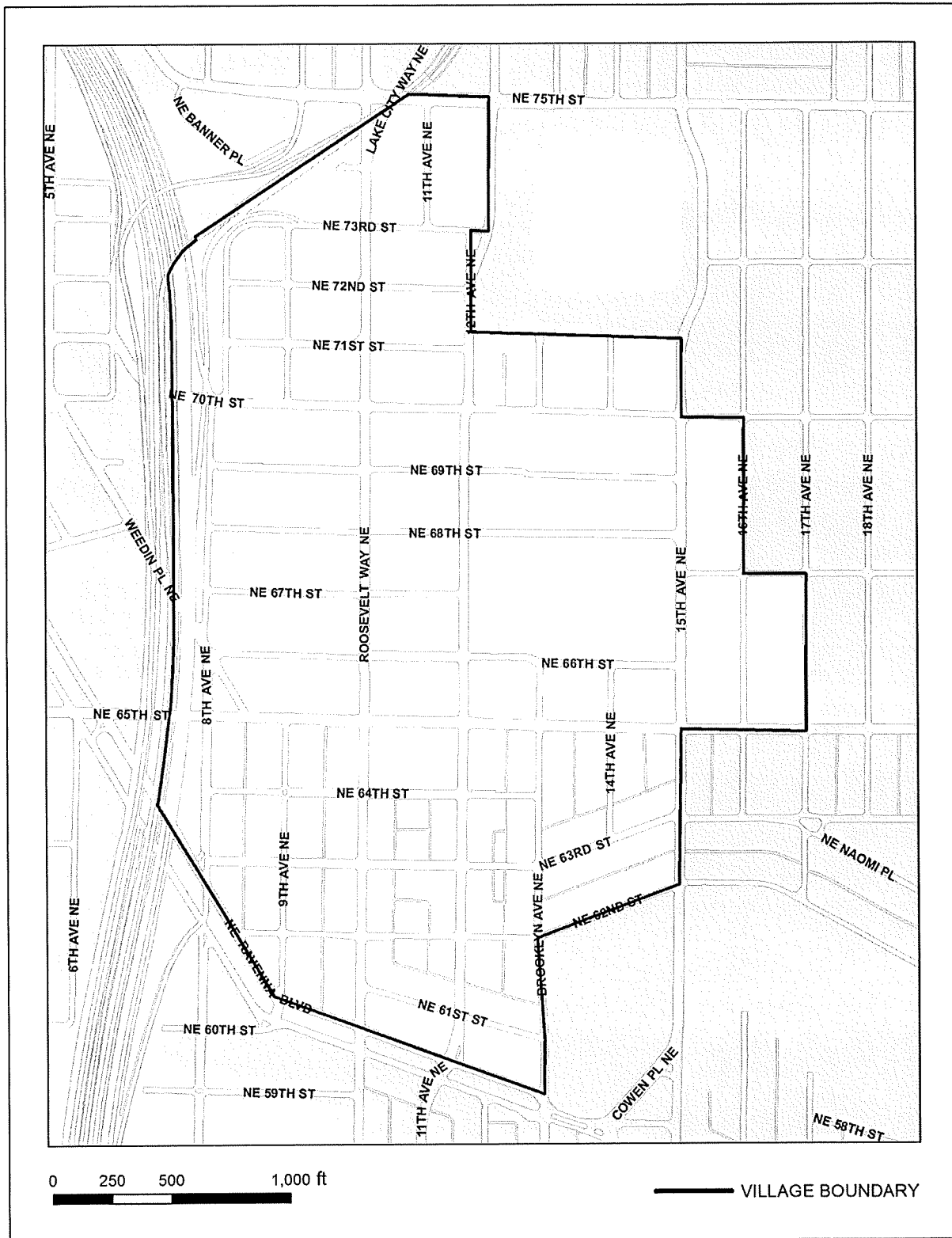
R-LUG1 ~~((Foster development in a way that preserves single-family residentially-zoned enclaves and provides))~~ Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Provide appropriate transitions from these areas to more dense ((, or incompatible,)) uses.

* * *

ROOSEVELT

Residential Urban Village





* * *

WALLINGFORD

* * *

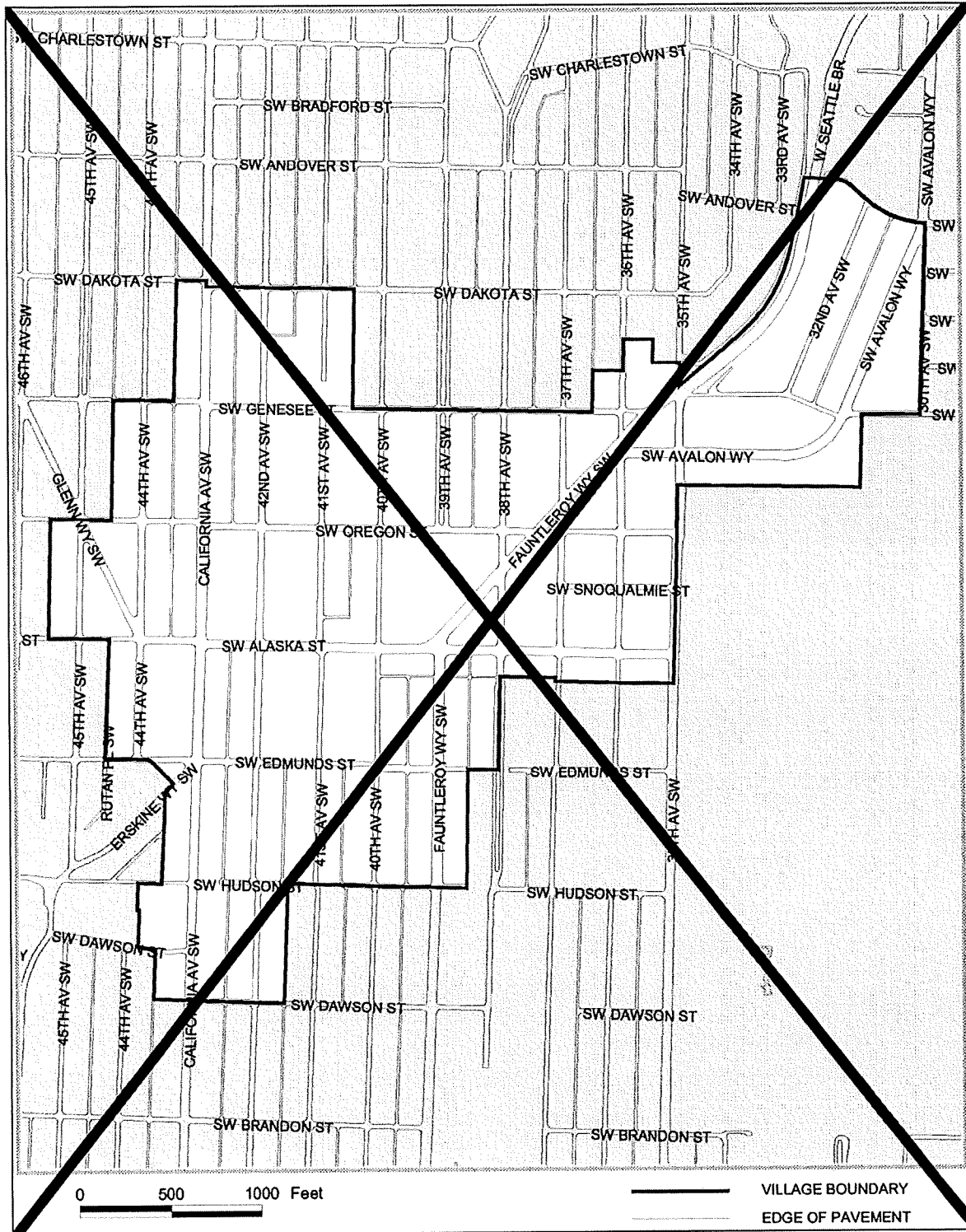
URBAN VILLAGES POLICIES

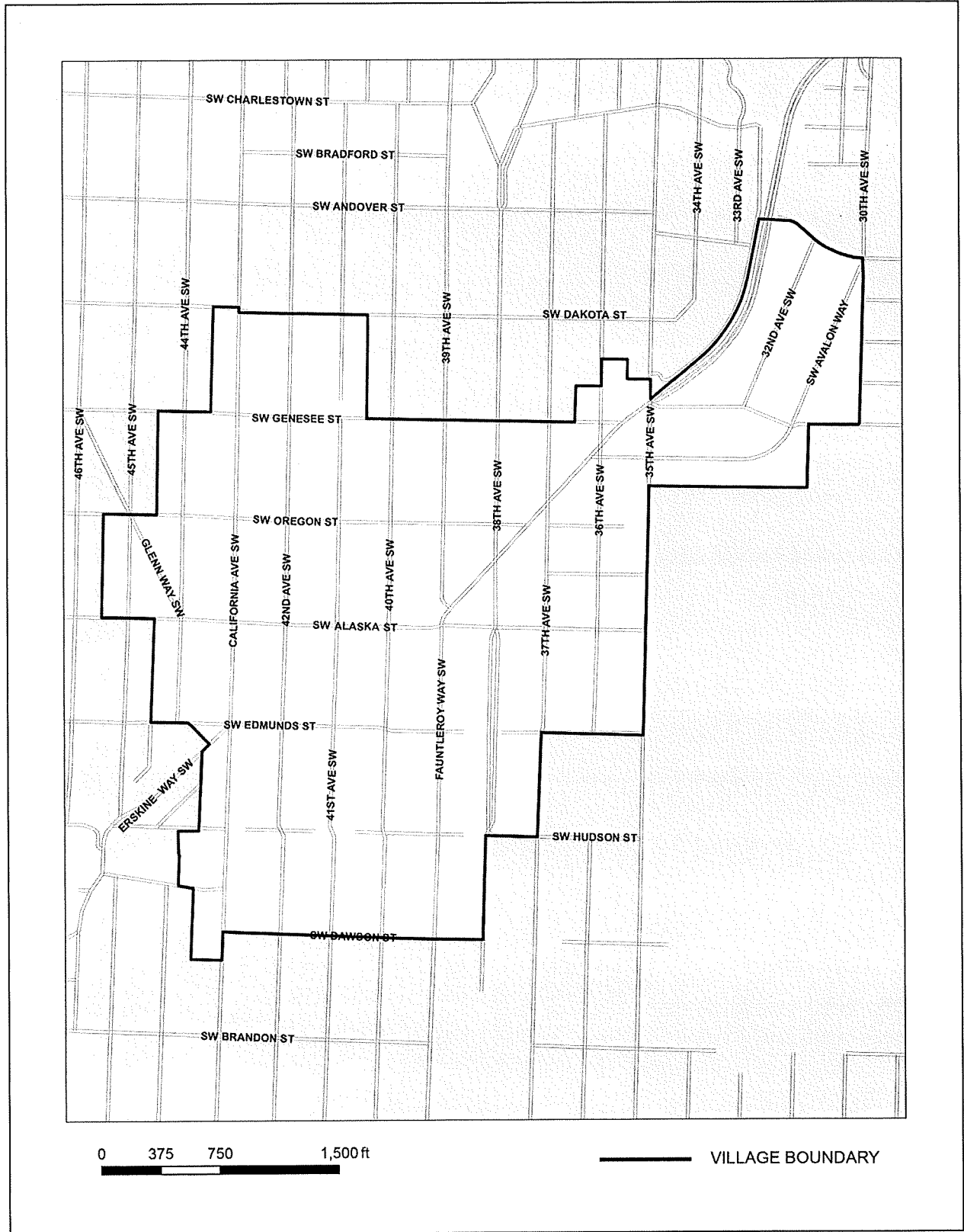
W-P1 ~~((Protect the character and integrity of Wallingford's single-family areas.))~~ Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses in these areas while allowing for small scale commercial and retail services for the urban village and surrounding area, generally at a lower scale than in hub urban villages and urban centers.

* * *

WEST SEATTLE JUNCTION

Hub Urban Village





HOUSING & LAND USE POLICIES

WSJ-P13 Maintain ~~((the))~~ a character and ~~((integrity))~~ scale in historically single-family areas similar to ~~((of))~~ the existing single-family housing ~~((areas))~~.

* * *

Westwood/Highland Park

* * *

COMMUNITY CHARACTER POLICIES

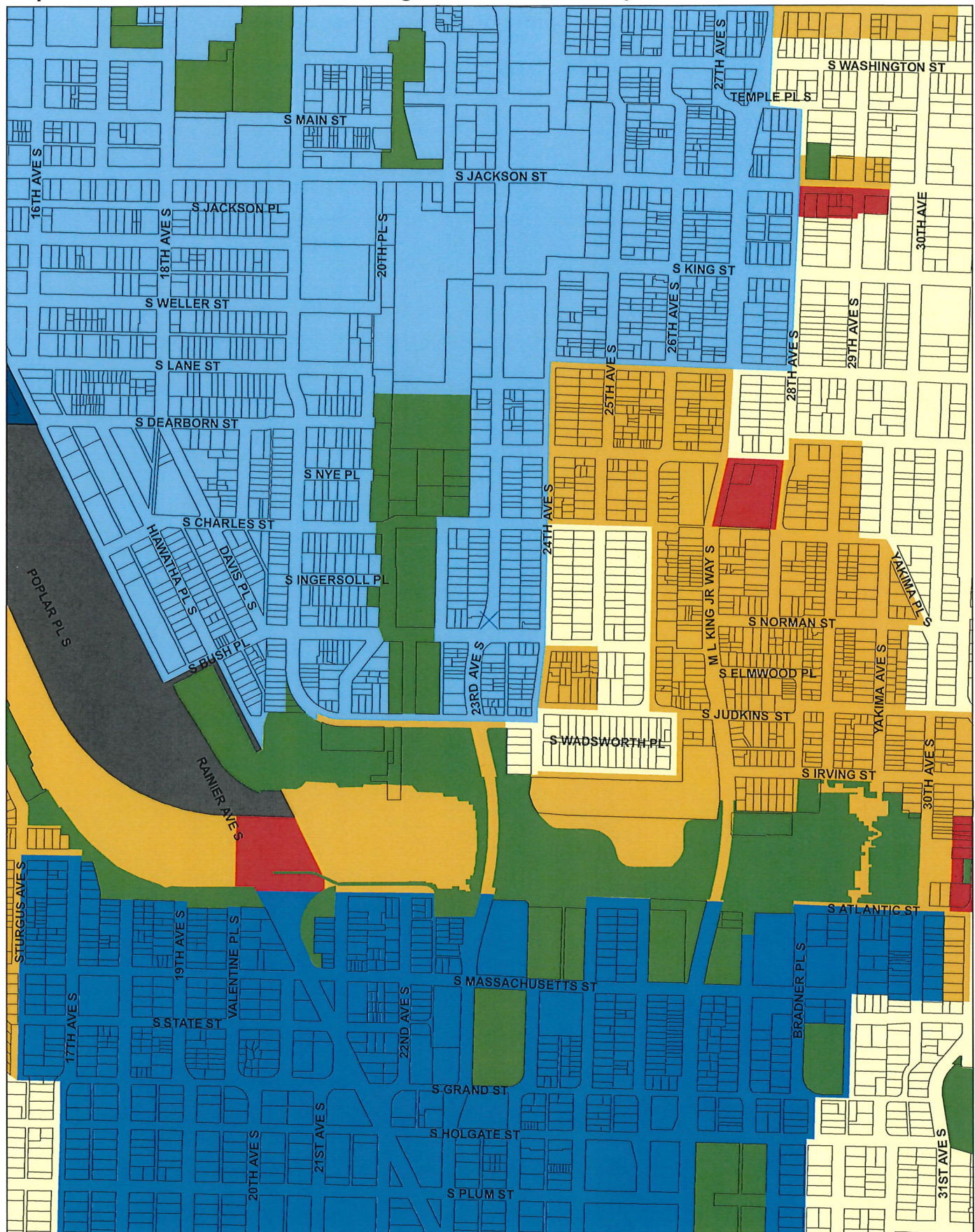
* * *

W/HP-P3 ~~((Strive to preserve existing single-family areas and increase))~~ Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Increase the attractiveness of multifamily residential areas that offer a range of attractive and safe housing choices affordable to a broad spectrum of the entire community.

* * *

W/HP-P18 Seek to maintain a ~~((the))~~ character and ~~((integrity))~~ scale in historically single-family areas similar to ~~((of))~~ the existing single-family areas.

Map 3a: 23rd & Union-Jackson Existing Future Land Use Map

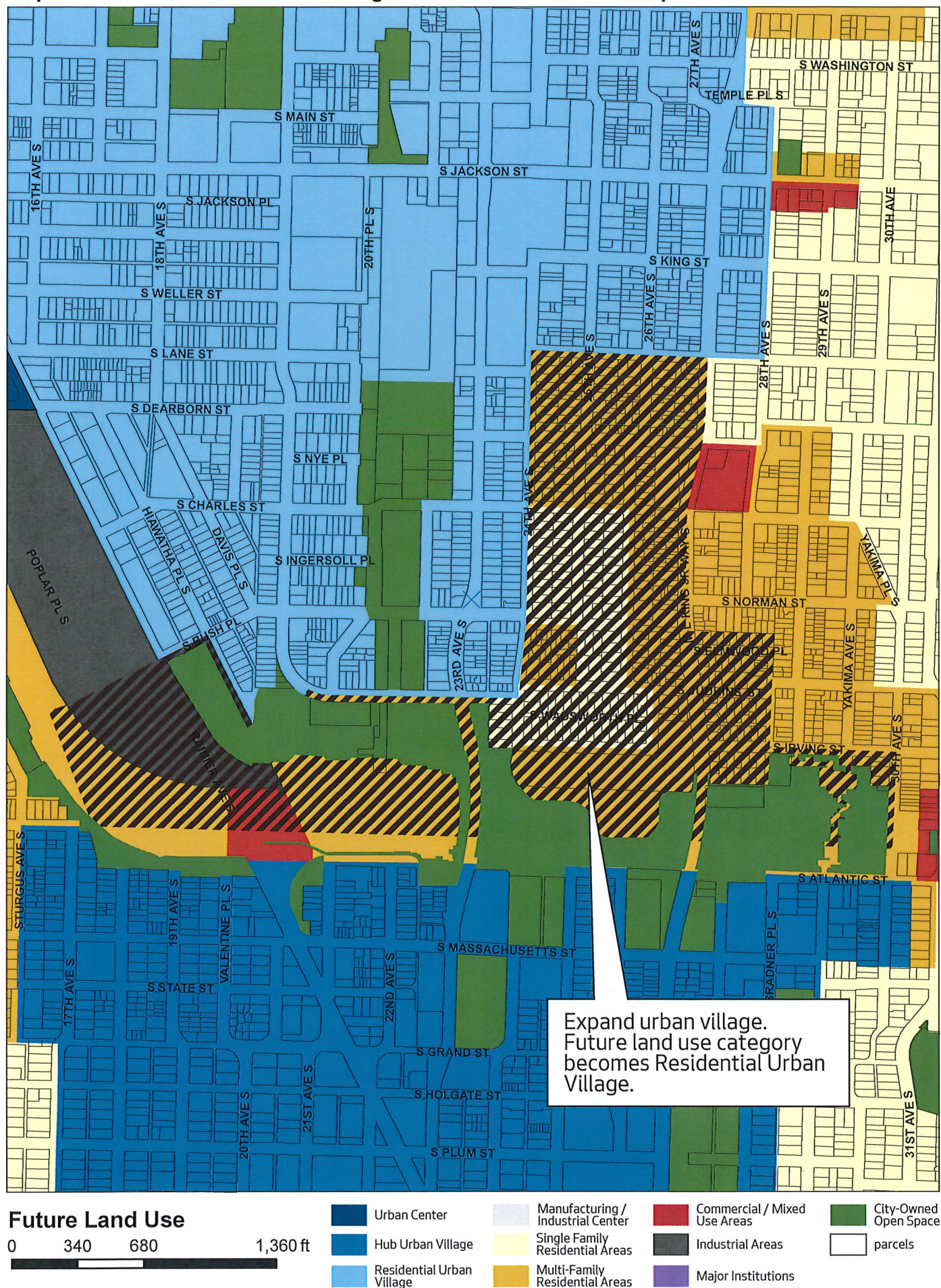


Future Land Use

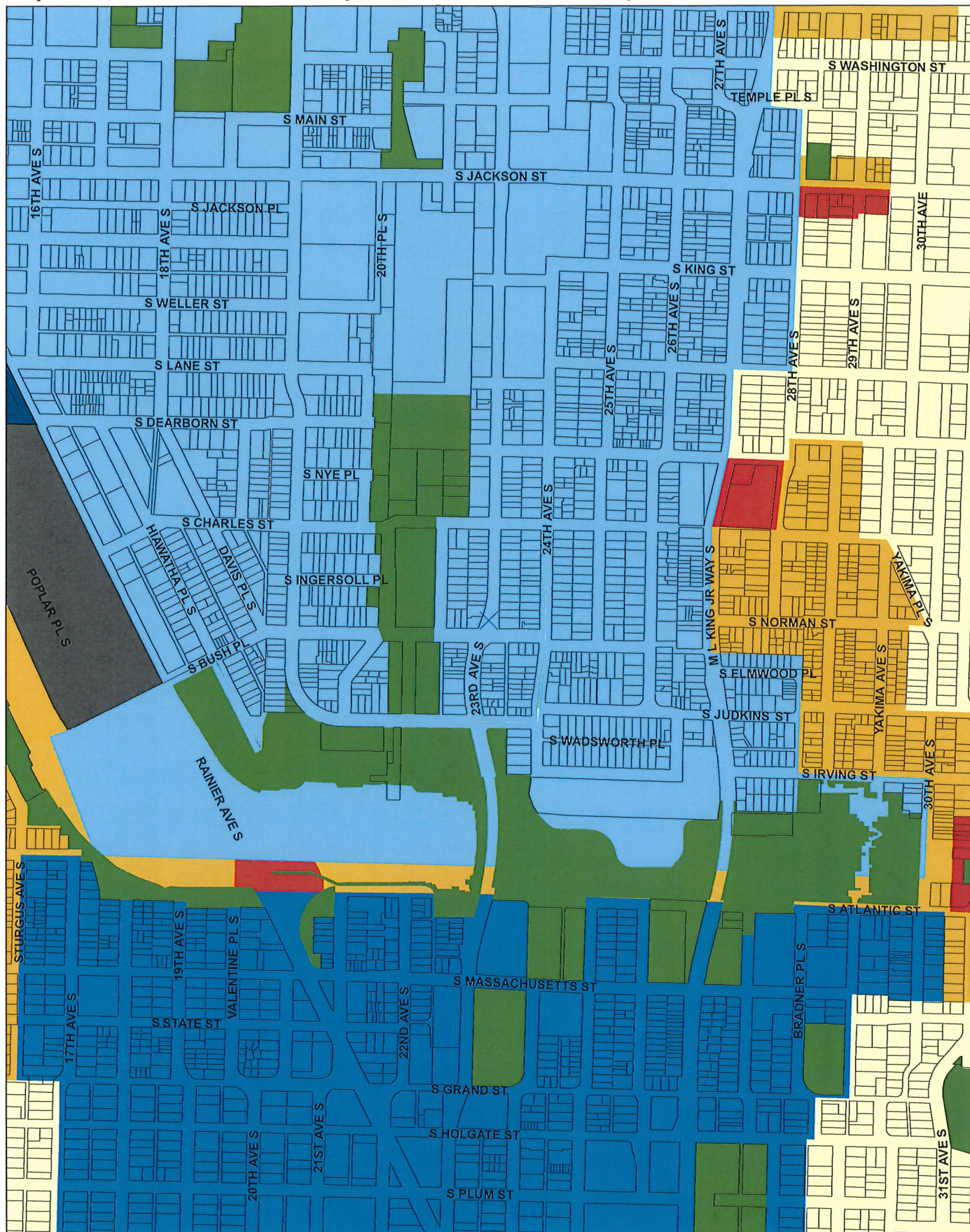
0 340 680 1,360 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 3b: 23rd & Union—Jackson Change to the Future Land Use Map



Map 3c: 23rd & Union-Jackson Updated Future Land Use Map



Future Land Use

0 340 680 1,360 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 4a: Ballard Existing Future Land Use Map

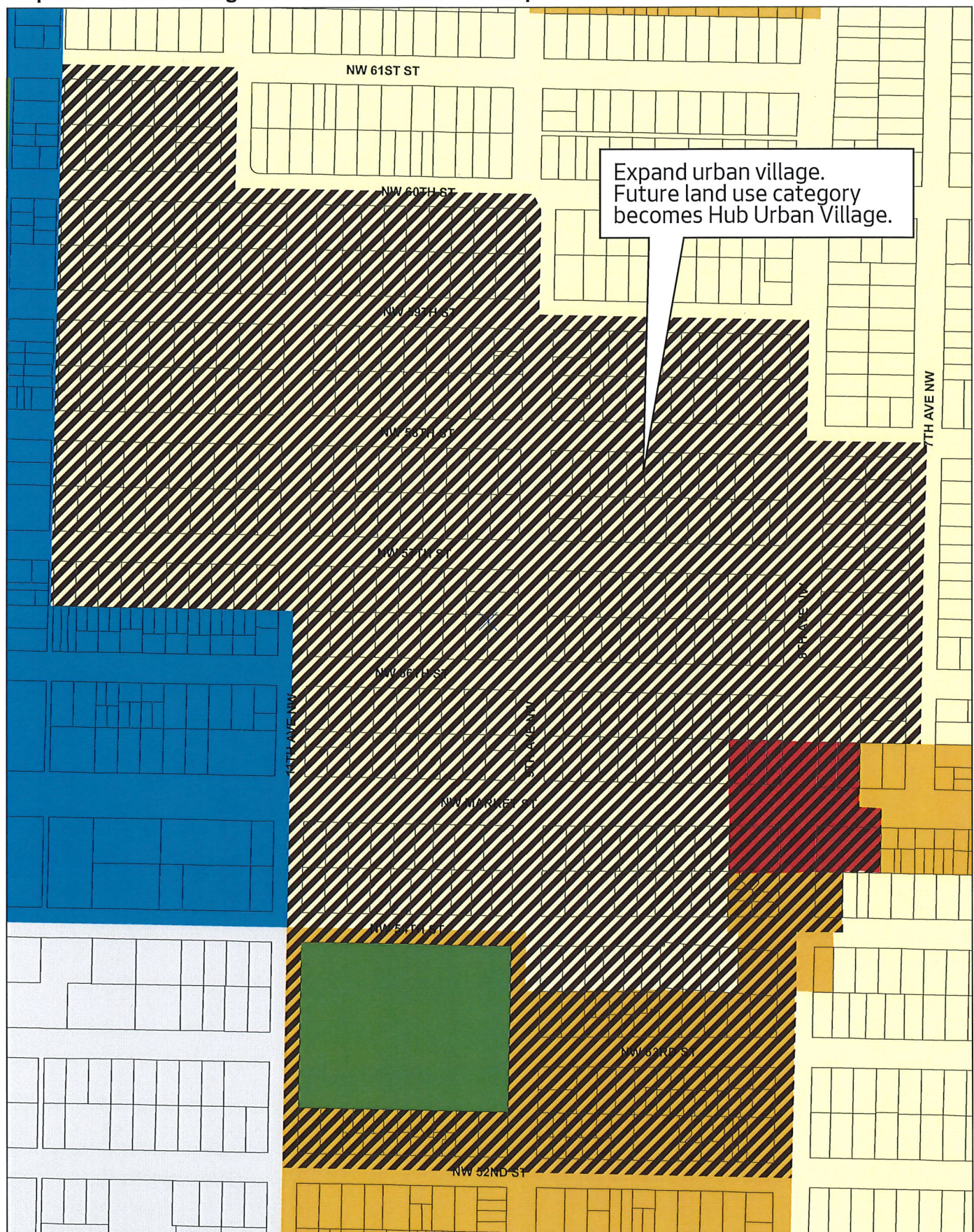


Future Land Use

0 155 310 620 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 4b: Ballard Change to the Future Land Use Map



Future Land Use

0 155 310 620 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 4c: Ballard Updated Future Land Use Map

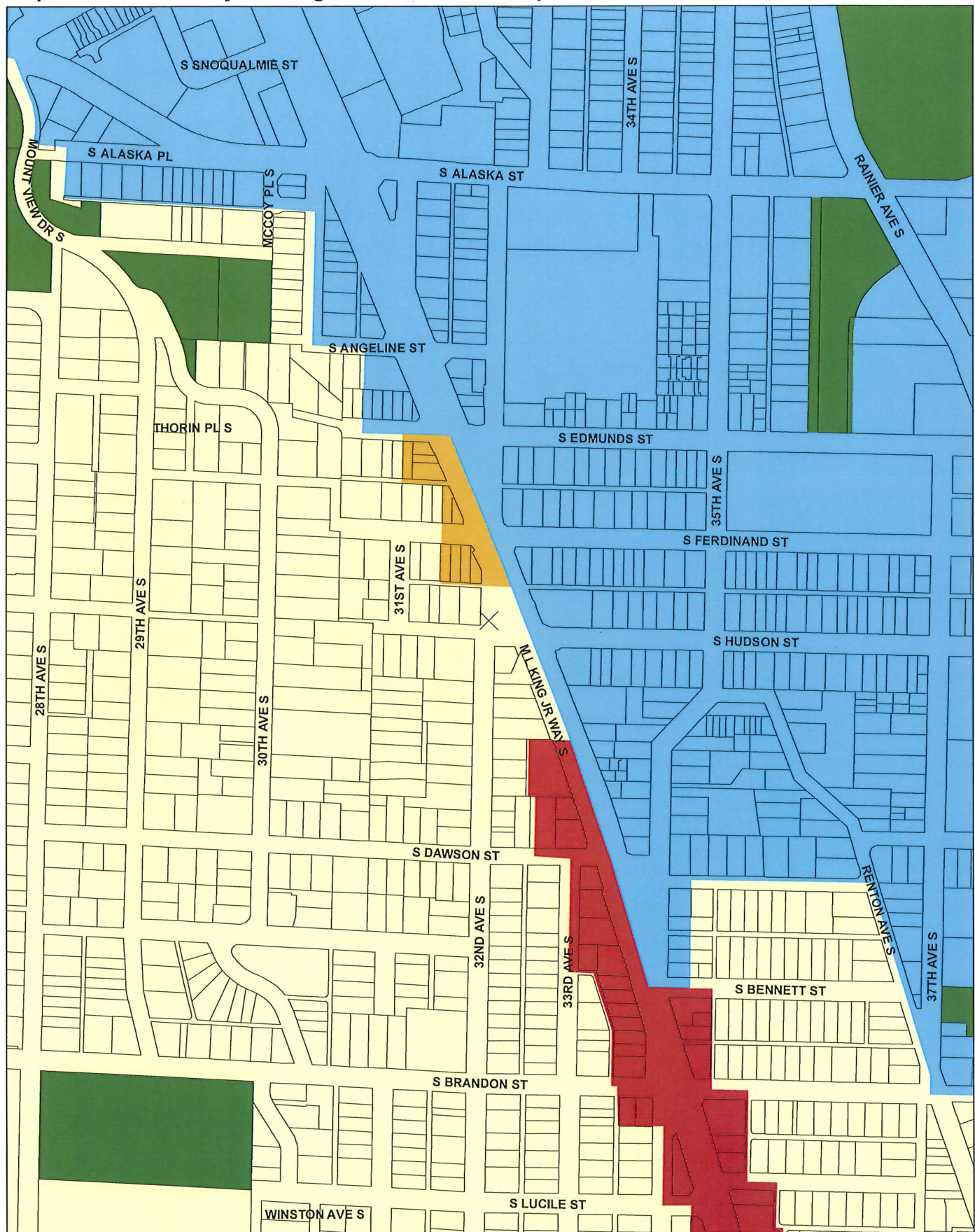


Future Land Use

0 155 310 620 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 5a: Columbia City Existing Future Land Use Map

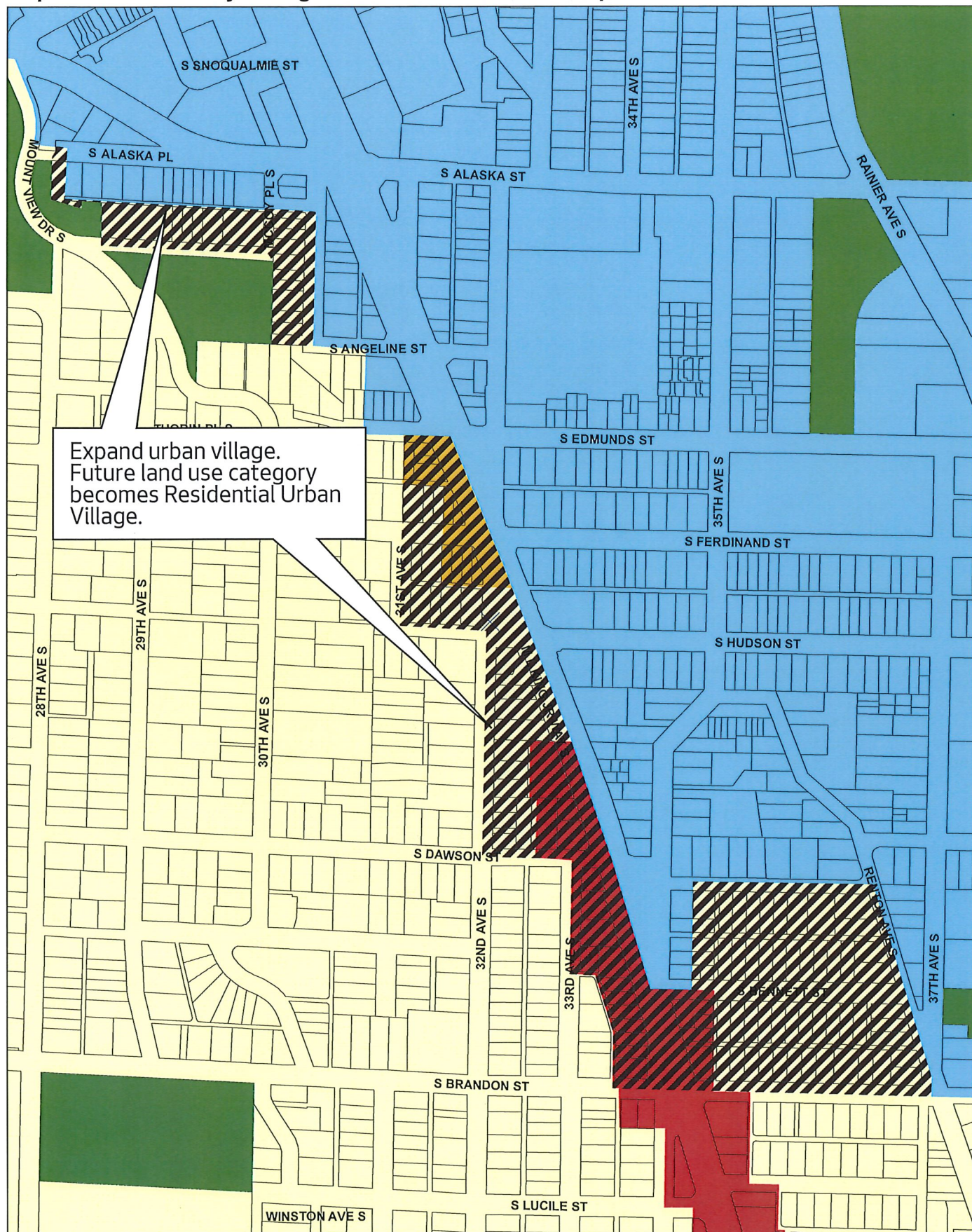


Future Land Use

0 205 410 820 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 5b: Columbia City Change to the Future Land Use Map

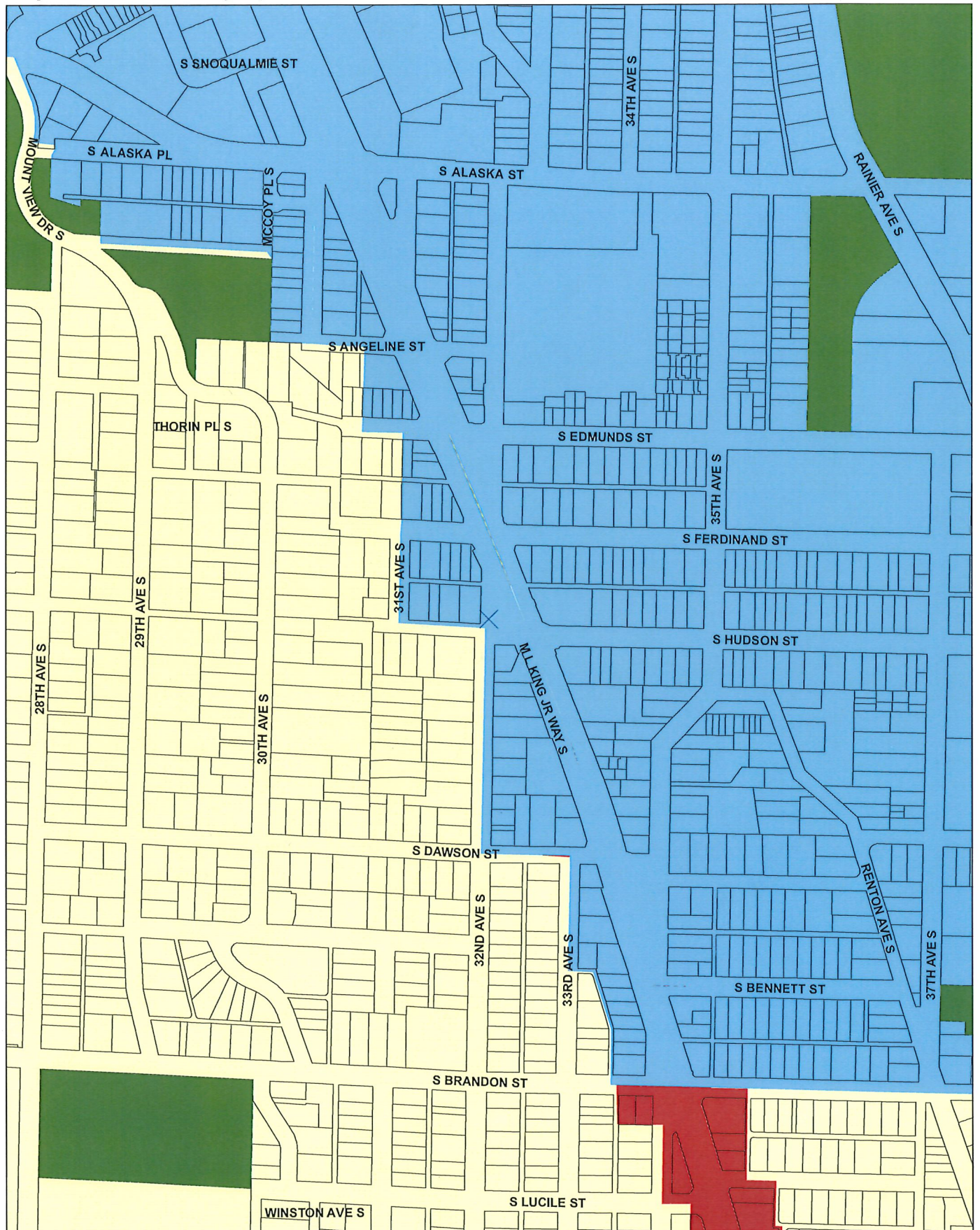


Future Land Use

0 205 410 820 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 5c: Columbia City Updated Future Land Use Map



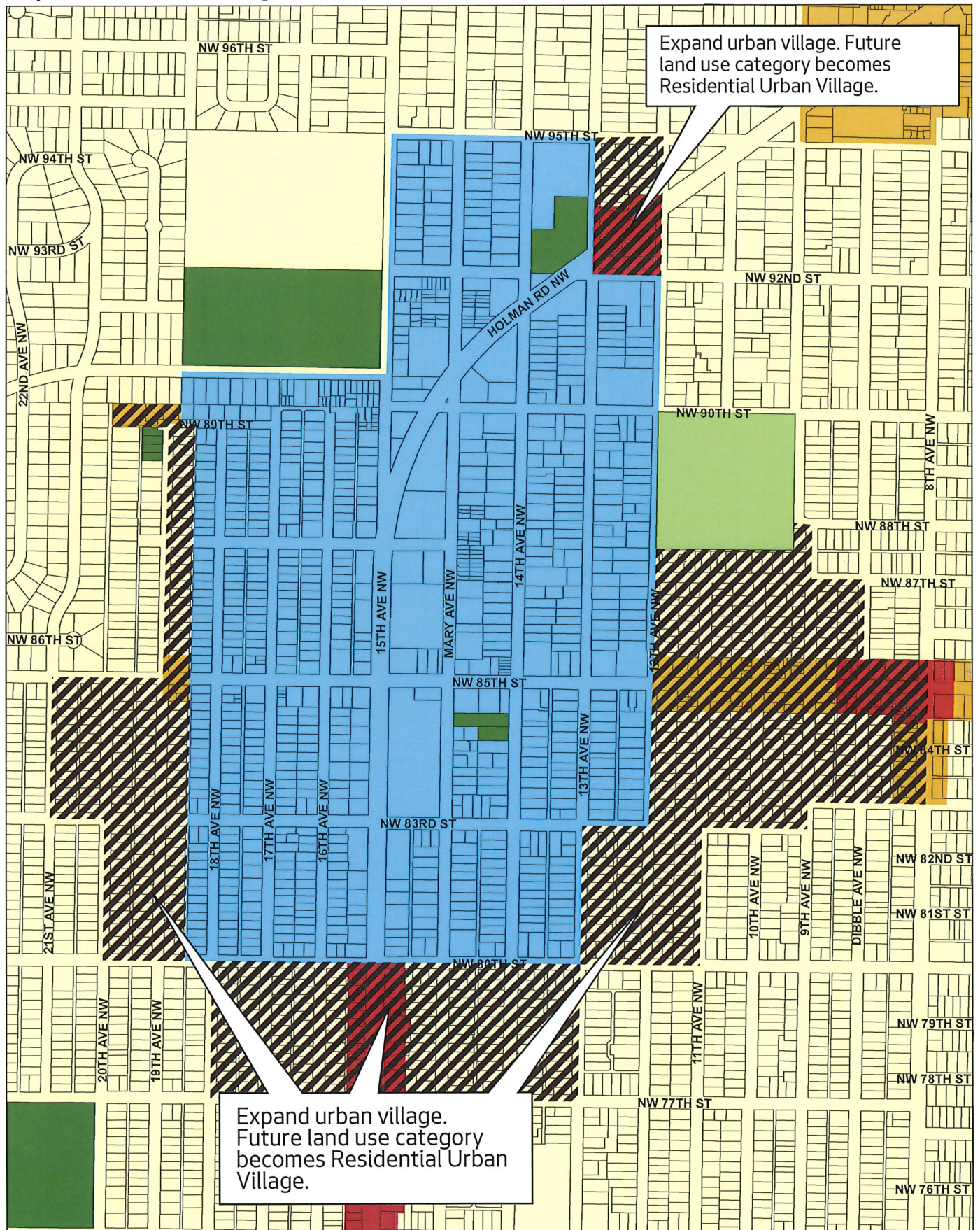
Future Land Use

0 205 410 820 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |



Map 6b: Crown Hill Change to Future Land Use Map

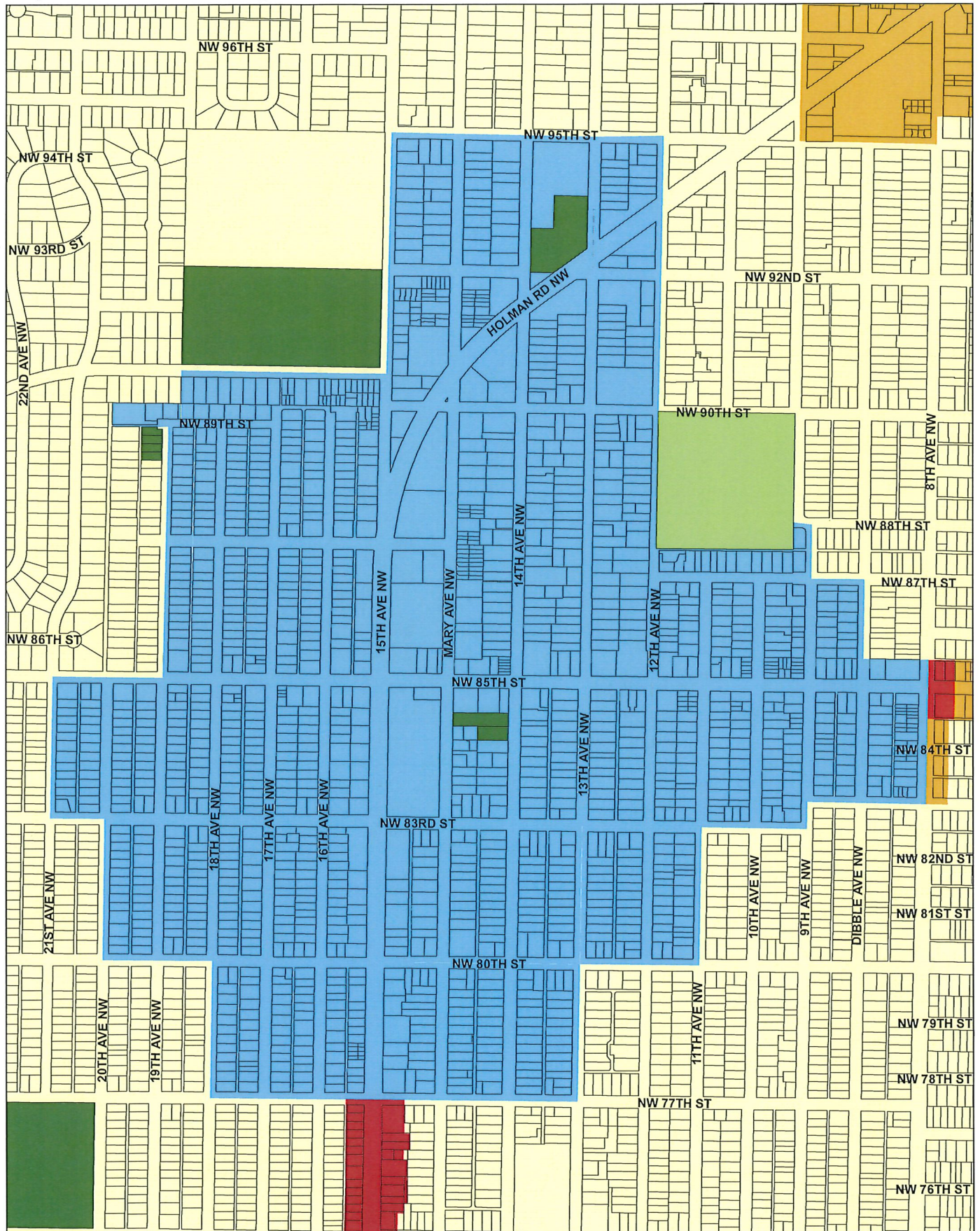


Future Land Use

0 335 670 1,340 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 6c: Crown Hill Change to Future Land Use Map



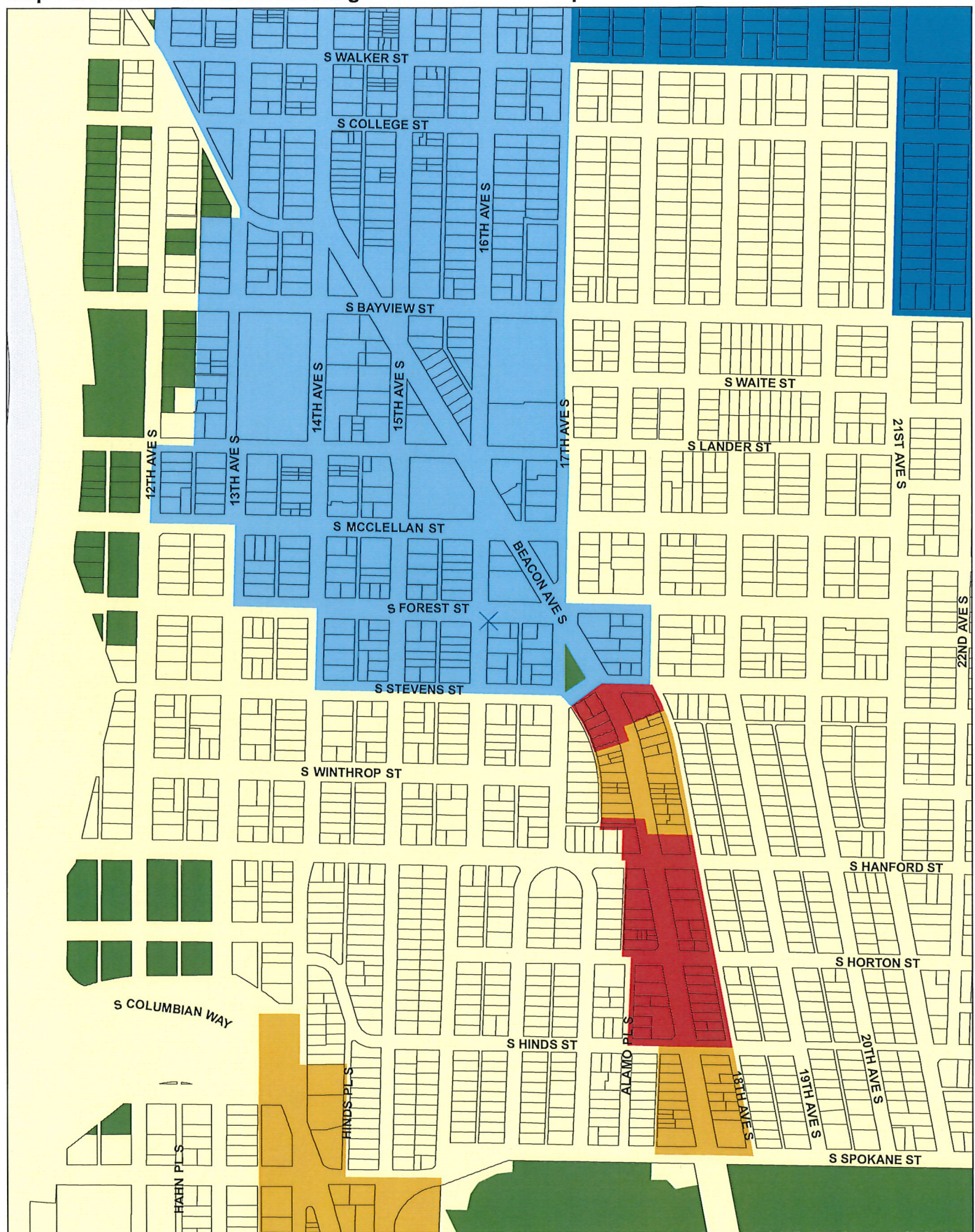
Future Land Use

0 335 670 1,340 ft



- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 7a: North Beacon Hill Existing Future Land Use Map



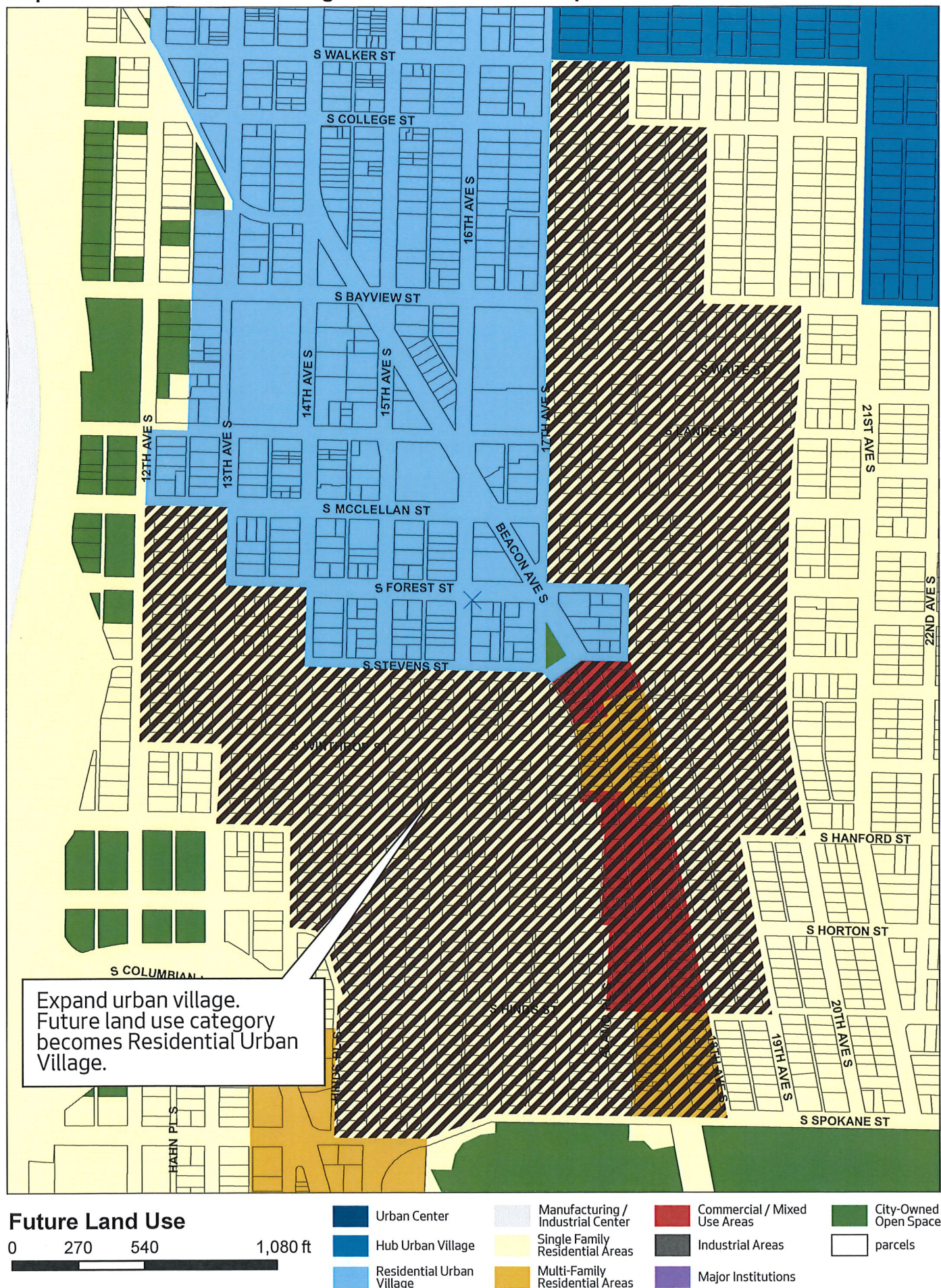
Future Land Use

0 270 540 1,080 ft

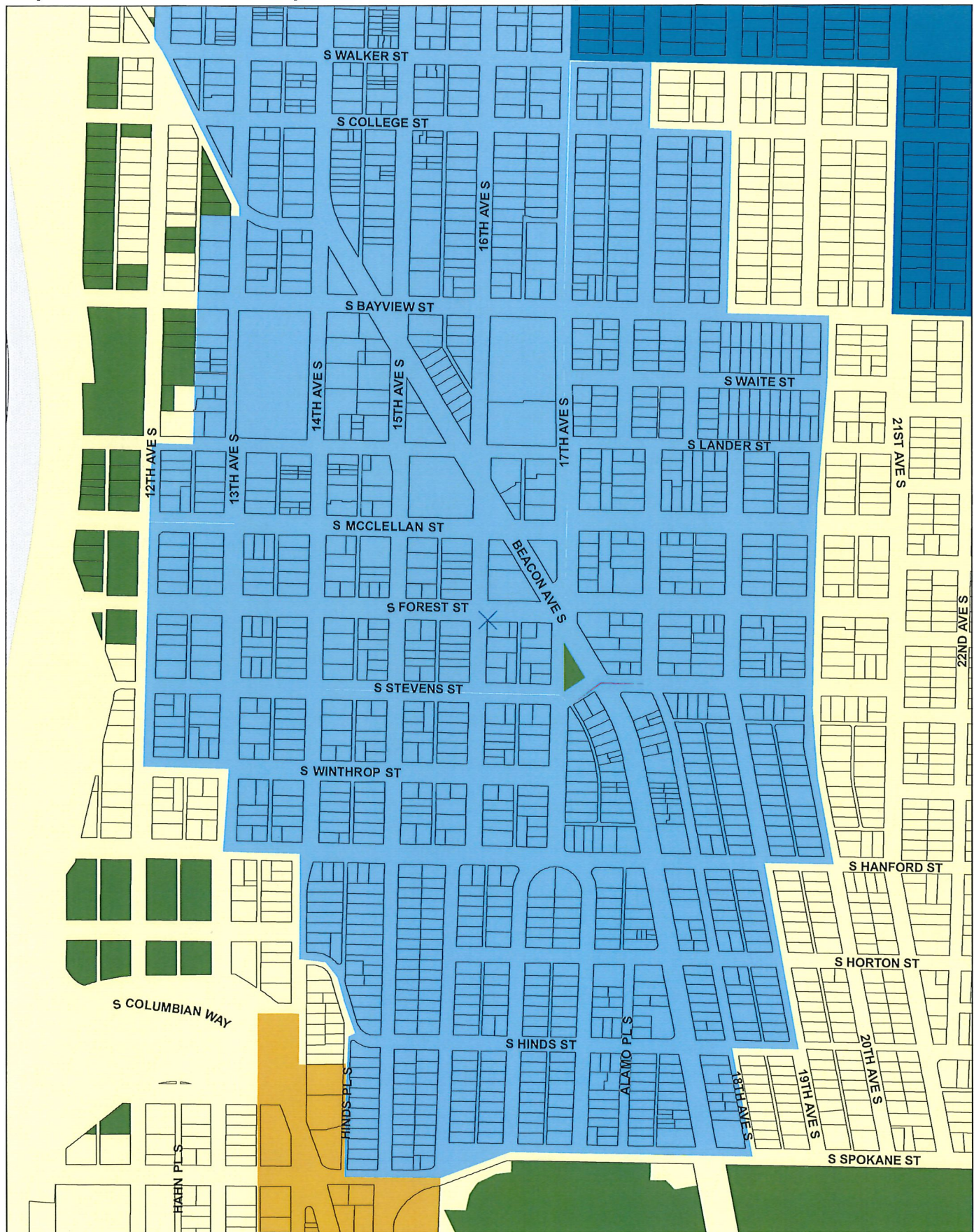


- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 7b: North Beacon Hill Change to Future Land Use Map



Map 7c: North Beacon Hill Updated Future Land Use Map

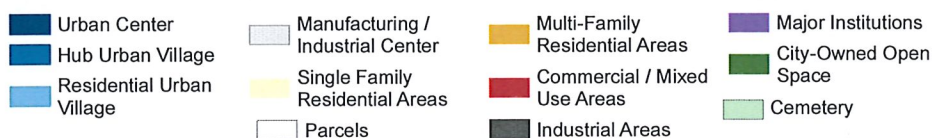


Future Land Use

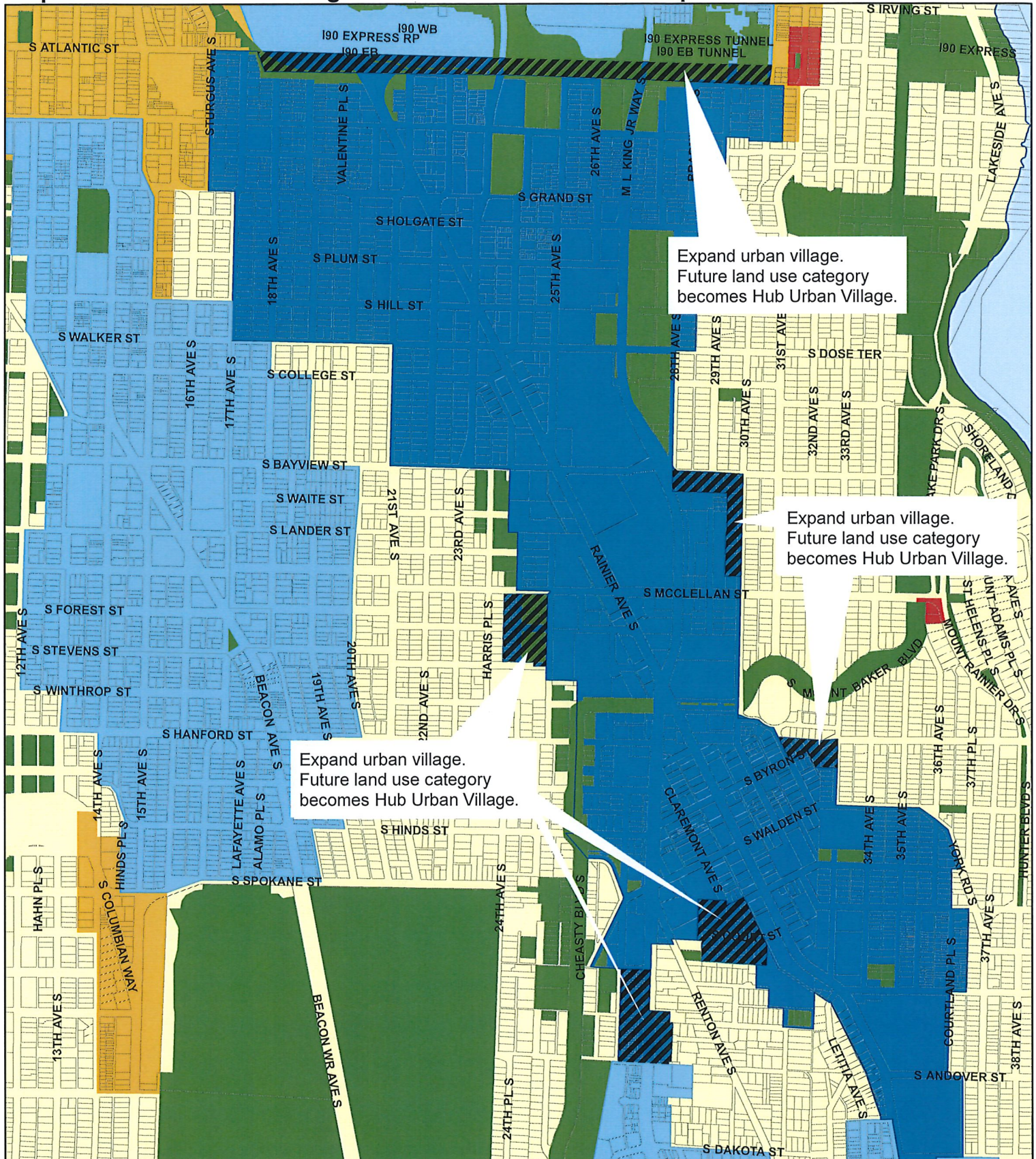
0 270 540 1,080 ft



- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |



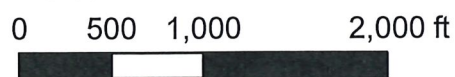
Map 8b: North Rainier Changes to the Future Land Use Map



Future Land Use

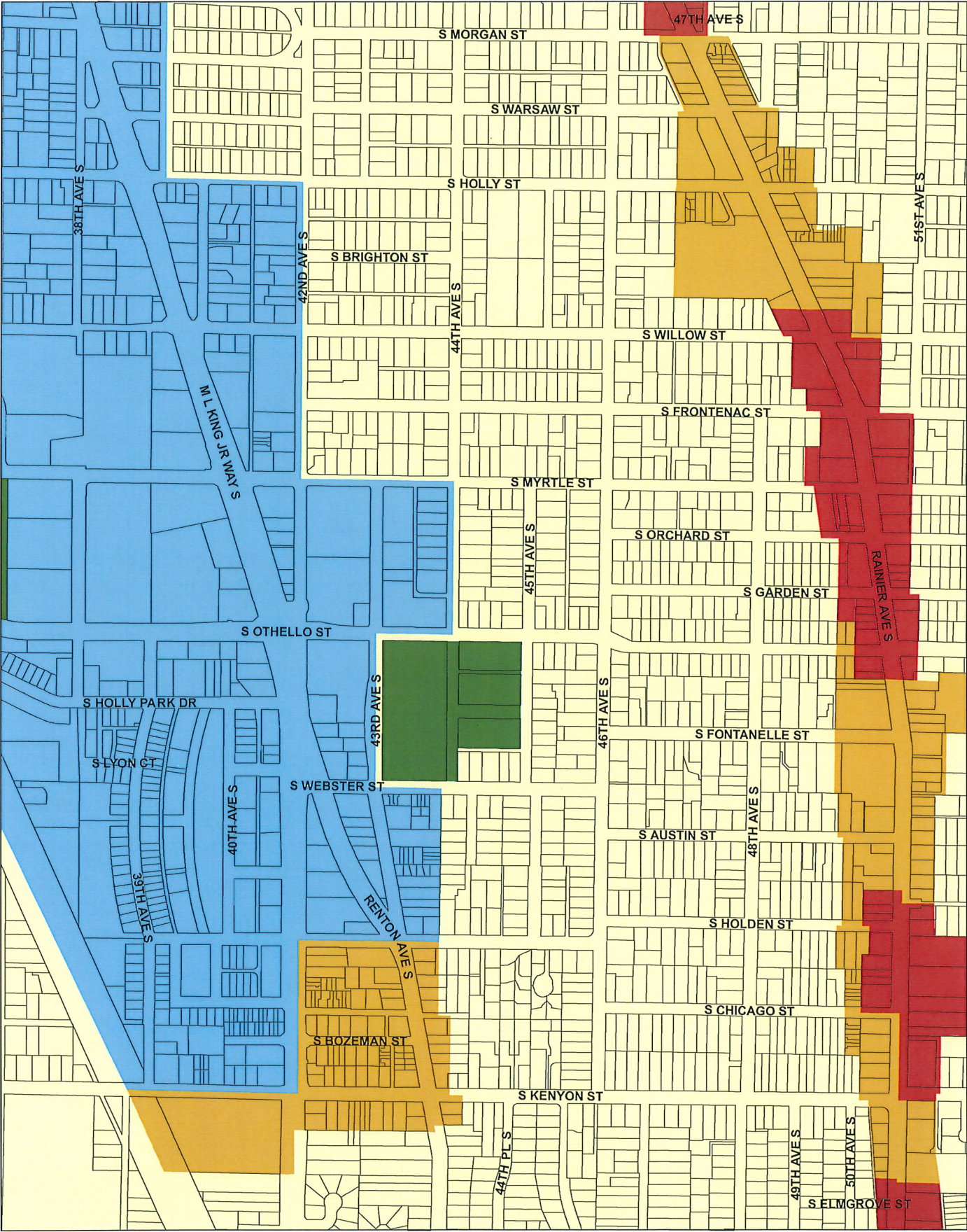
0 500 1,000 2,000 ft

- | | | | |
|---------------------------|-----------------------------------|--------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Multi-Family Residential Areas | Major Institutions |
| Hub Urban Village | Single Family Residential Areas | Commercial / Mixed Use Areas | City-Owned Open Space |
| Residential Urban Village | Parcels | Industrial Areas | Cemetery |



- | | | | |
|---|---|--|---|
|  Urban Center |  Manufacturing / Industrial Center |  Multi-Family Residential Areas |  Major Institutions |
|  Hub Urban Village | | |  City-Owned Open Space |
|  Residential Urban Village |  Single Family Residential Areas |  Commercial / Mixed Use Areas |  Cemetery |
| |  Parcels |  Industrial Areas | |

Map 9a: Othello Existing Future Land Use Map



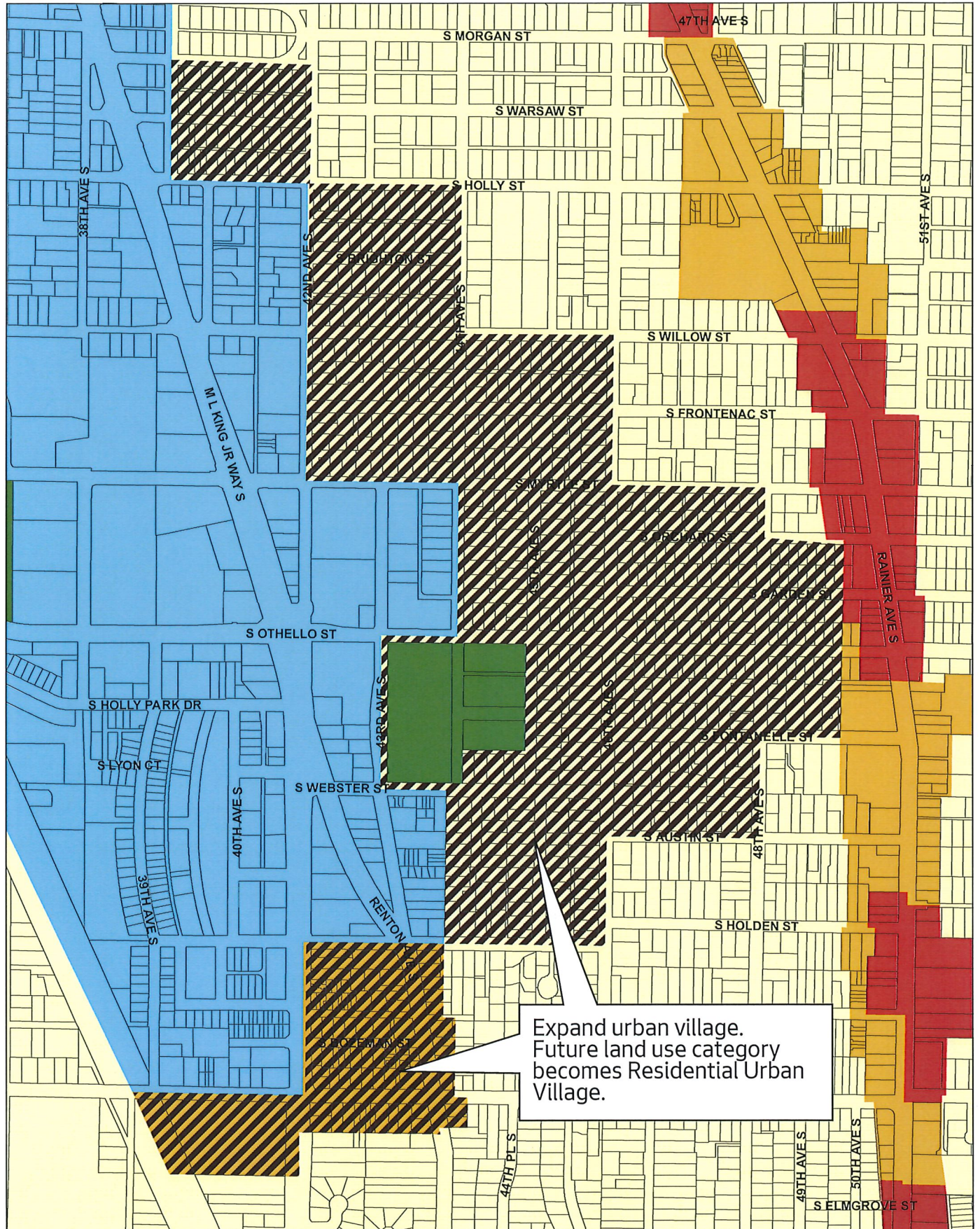
Future Land Use

0 300 600 1,200 ft



- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 9b: Othello Change to Future Land Use Map



Future Land Use

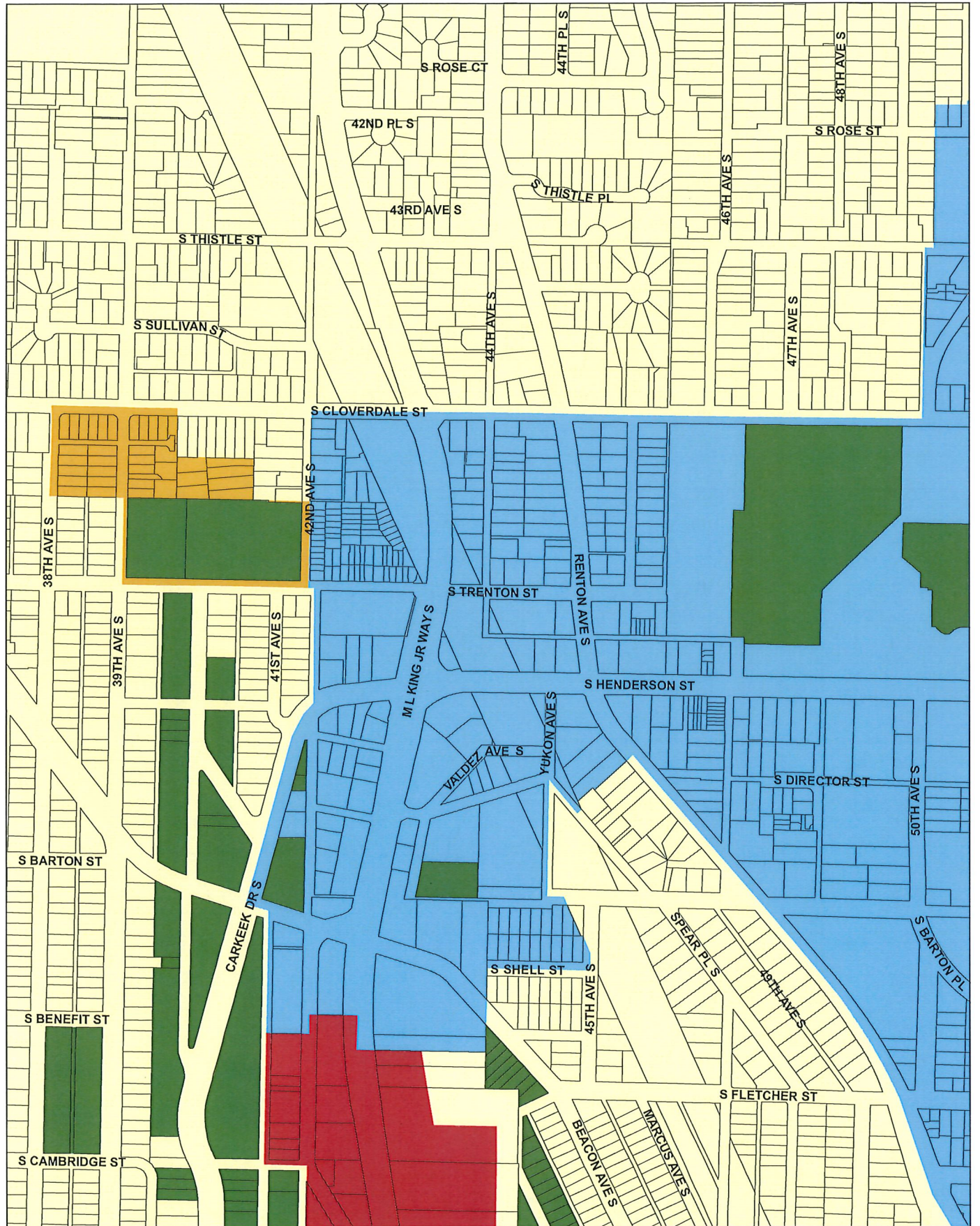
0 300 600 1,200 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 9c: Othello Updated Future Land Use Map



Map 10a: Rainier Beach Existing Future Land Use Map



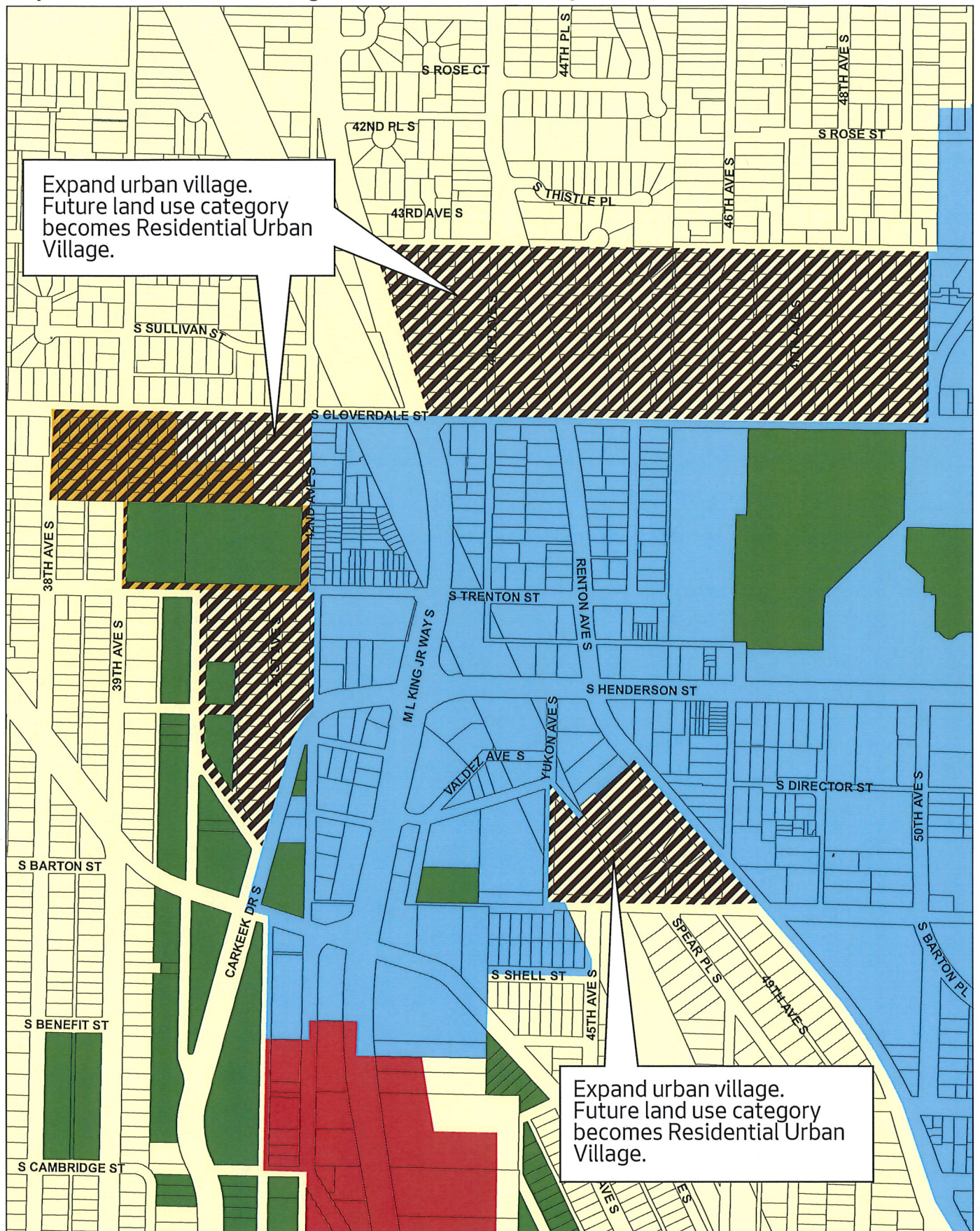
Future Land Use

0 260 520 1,040 ft



- | | | | | | | | |
|---|---------------------------|---|-----------------------------------|---|------------------------------|---|-----------------------|
|  | Urban Center |  | Manufacturing / Industrial Center |  | Commercial / Mixed Use Areas |  | City-Owned Open Space |
|  | Hub Urban Village |  | Single Family Residential Areas |  | Industrial Areas |  | parcels |
|  | Residential Urban Village |  | Multi-Family Residential Areas |  | Major Institutions | | |

Map 10b: Rainier Beach Change to Future Land Use Map

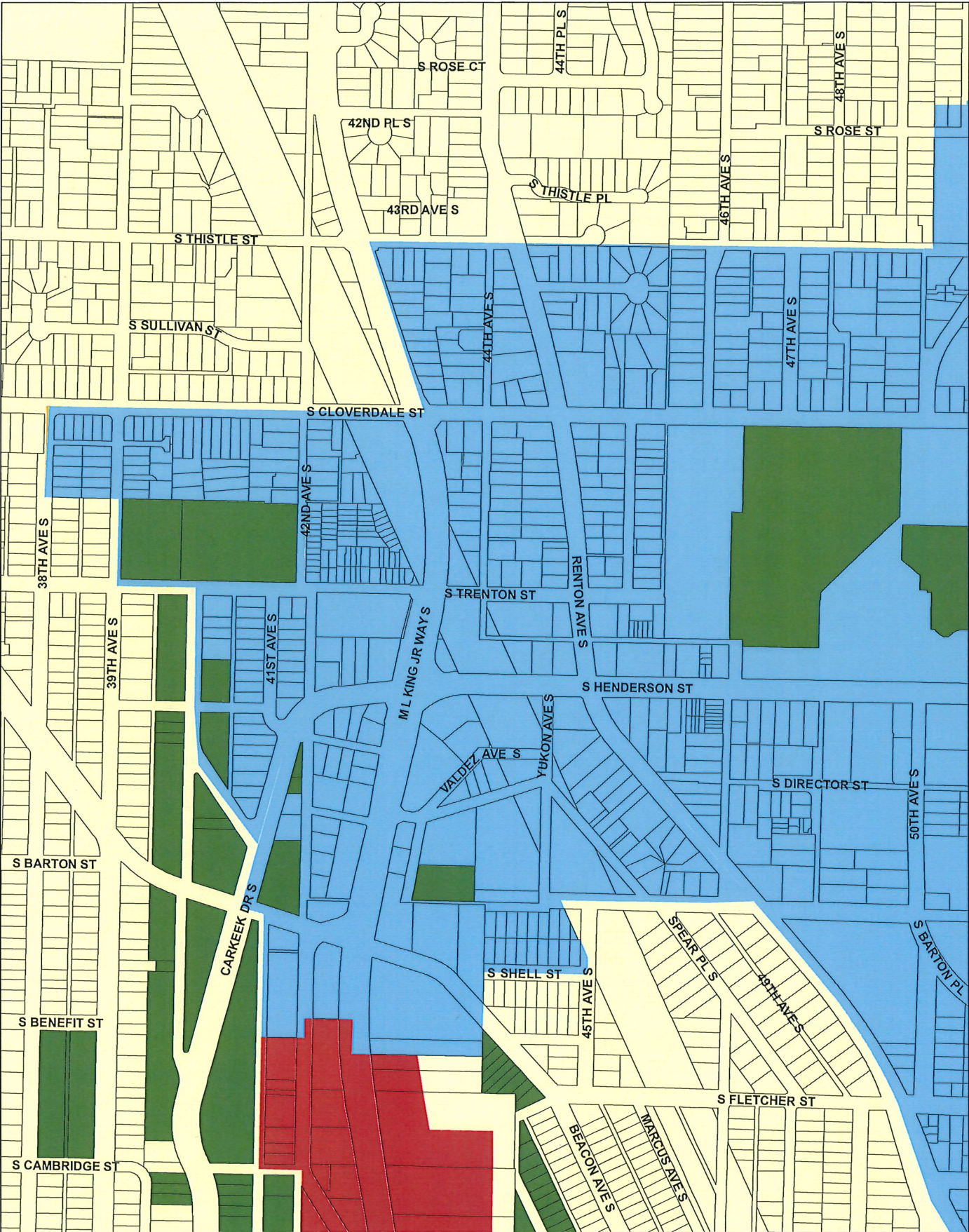


Future Land Use

0 260 520 1,040 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 10c: Rainier Beach Updated Future Land Use Map



Future Land Use

0 260 520 1,040 ft

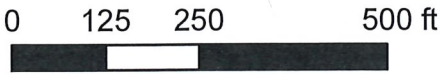


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|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 11a: Roosevelt Existing Future Land Use Map

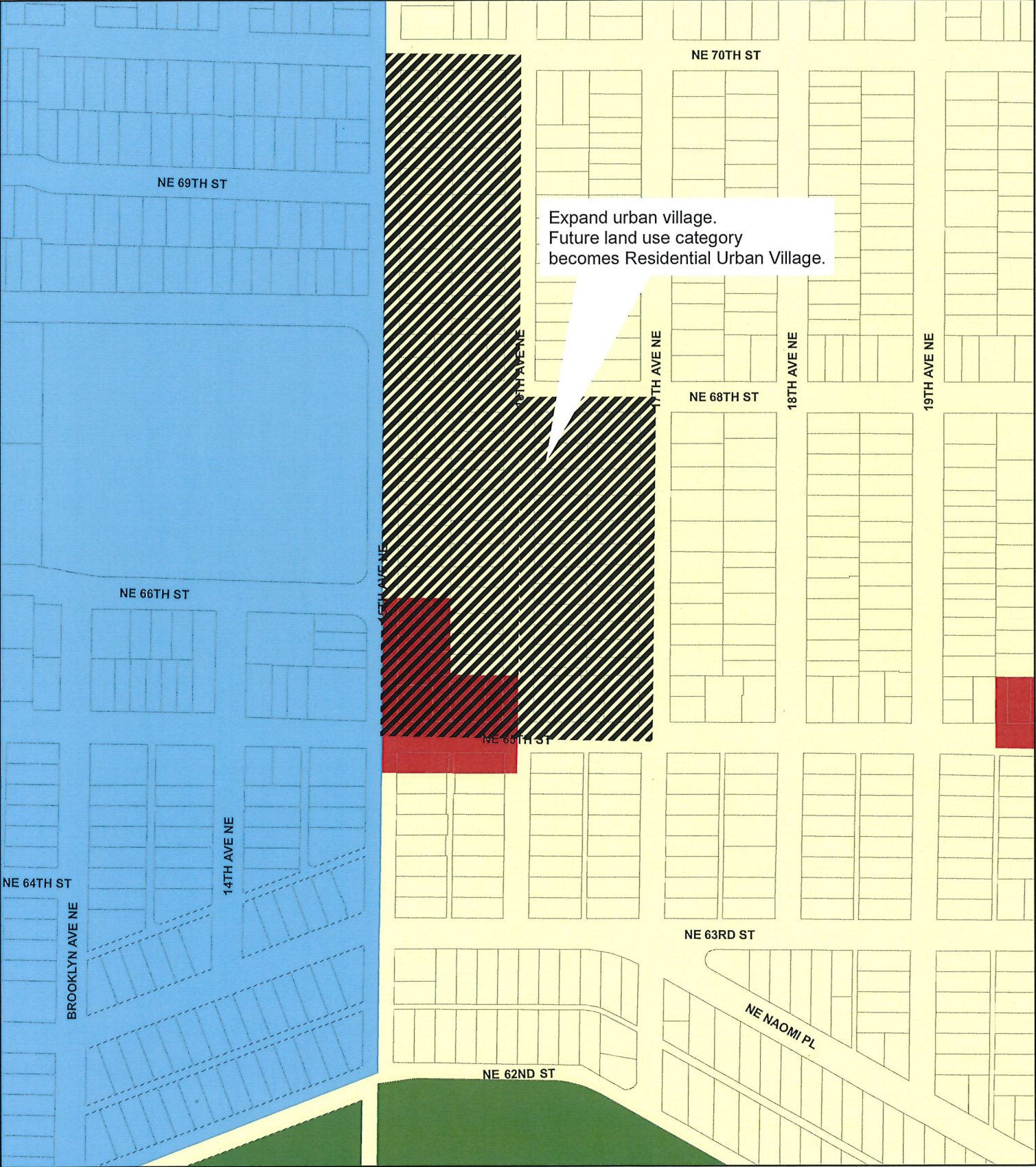


Future Land Use

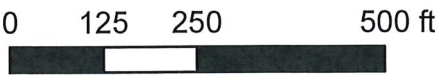


- | | | | |
|---------------------------|-----------------------------------|--------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Multi-Family Residential Areas | Major Institutions |
| Hub Urban Village | Single Family Residential Areas | Commercial / Mixed Use Areas | City-Owned Open Space |
| Residential Urban Village | Parcels | Industrial Areas | Cemetery |

Map 11b: Roosevelt Change to the Future Land Use Map

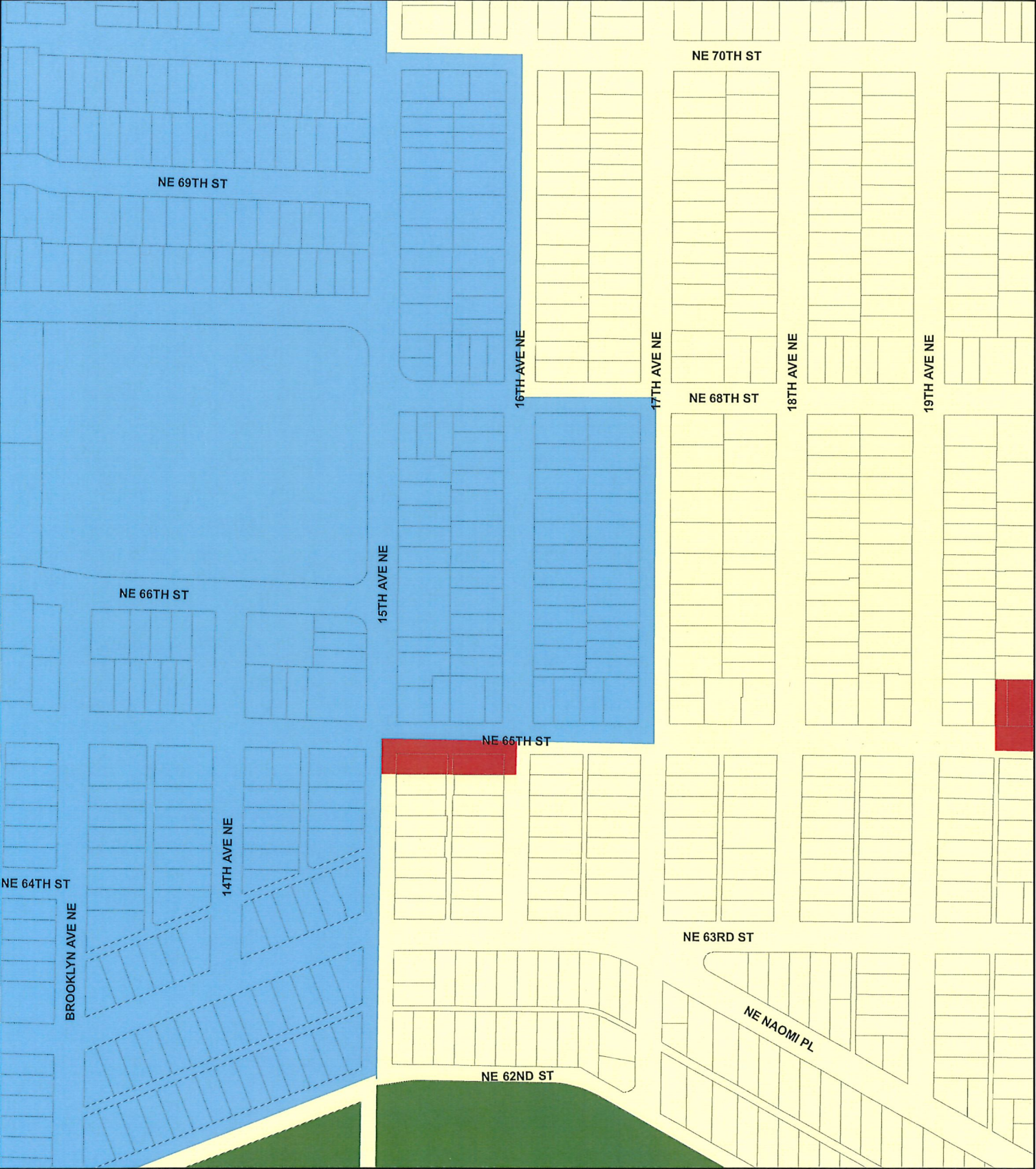


Future Land Use

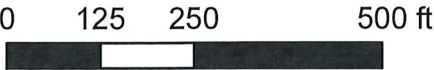


- | | | | |
|---------------------------|-----------------------------------|--------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Multi-Family Residential Areas | Major Institutions |
| Hub Urban Village | Single Family Residential Areas | Commercial / Mixed Use Areas | City-Owned Open Space |
| Residential Urban Village | Parcels | Industrial Areas | Cemetery |

Map 11c: Roosevelt Updated Future Land Use Map



Future Land Use



- | | | | |
|---------------------------|-----------------------------------|--------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Multi-Family Residential Areas | Major Institutions |
| Hub Urban Village | Single Family Residential Areas | Commercial / Mixed Use Areas | City-Owned Open Space |
| Residential Urban Village | Parcels | Industrial Areas | Cemetery |

Map 12a: West Seattle Junction Existing Future Land Use Map



Future Land Use

0 230 460 920 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

Map 12b: West Seattle Junction Change to Future Land Use Map



Future Land Use

0 230 460 920 ft

Urban Center	Manufacturing / Industrial Center	Commercial / Mixed Use Areas	City-Owned Open Space
Hub Urban Village	Single Family Residential Areas	Industrial Areas	parcels
Residential Urban Village	Multi-Family Residential Areas	Major Institutions	

Map 12c: West Seattle Junction Updated Future Land Use Map



Future Land Use

0 230 460 920 ft

- | | | | |
|---------------------------|-----------------------------------|------------------------------|-----------------------|
| Urban Center | Manufacturing / Industrial Center | Commercial / Mixed Use Areas | City-Owned Open Space |
| Hub Urban Village | Single Family Residential Areas | Industrial Areas | parcels |
| Residential Urban Village | Multi-Family Residential Areas | Major Institutions | |

