



- 2. Manufacturing/Industrial Centers are home to the city's thriving industrial businesses. As with urban centers, Manufacturing/Industrial Centers are regional designations and are an important regional resource.
- 3. Hub urban villages are communities that provide a balance of housing and employment, generally at densities lower than those found in urban centers. These areas provide a focus of goods, services, and employment to communities that are not close to urban centers.
- 4. Residential urban villages provide a focus of goods and services for residents and surrounding communities but may not provide a concentration of employment.

Each of these areas is intended to see growth and change over time, and together they will accommodate the majority of the city's growth over the life of this plan. The City will continue to work with its residents, businesses, and institutions to promote conditions that will help each of its communities thrive, but will pay special attention to those areas where the majority of growth and change is expected.

Policies in this element and the Neighborhood Planning Element provide direction for that change and growth. In addition to designating urban villages and defining conditions desired within them, the plan addresses conditions outside these areas.

Areas outside urban villages will accommodate some growth in less dense development patterns consisting primarily of single-family neighborhoods, limited multifamily and commercial areas and scattered industrial areas. The strategy of focusing future development in urban villages continues to direct new development away from Seattle's single-family areas.

goals

- UVG1** Maintain and enhance Seattle's character as the city grows and changes. Seattle's character includes its built environment: large areas of detached single-family houses both inside and outside of urban villages, many thriving multifamily areas, mixed-use commercial areas, industrial areas, major institutions, and a densely developed downtown with surrounding high-density neighborhoods. Seattle's character also includes its setting on Puget Sound, its lakes and mountain views, its hills and watercourses, and its many parks and open spaces.
- UVG2** Respect Seattle's human scale, history, aesthetics, natural environment, and sense of community identity as the city changes.
- UVG3** Implement regional growth management strategies and the countywide centers concept through this Plan.
- UVG4** Promote densities, mixes of uses, and transportation improvements that support walking, use of public transportation, and other transportation demand management (TDM) strategies, especially within urban centers and urban villages.
- UVG5** Direct the greatest share of future development to centers and urban villages and reduce the potential for dispersed growth along arterials and in other areas not conducive to walking, transit use, and cohesive community development.
- UVG6** Accommodate planned levels of household and employment growth. Depending on the characteristics of each area, establish concentrations of employment and housing at varying densities and with varying mixes of uses.



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

- UVG14** Distribute urban villages around the city so that communities throughout the city have easy access to the range of goods and services that villages are intended to provide.
- UVG15** Encourage development of ground-related housing, which is attractive to many residents including families with children, including townhouses, duplexes, triplexes, ground-related apartments, small cottages, accessory units, and single-family homes.
- UVG16** Provide parks and open space that are accessible to urban villages to enhance the livability of urban villages, to help shape the overall development pattern, and to enrich the character of each village.

policies

- UV1** Promote the growth of urban villages as compact mixed-use neighborhoods in order to support walking and transit use, and to provide services and employment close to residences.
- UV2** Promote conditions that support healthy neighborhoods throughout the city, including those conducive to helping mixed-use urban village communities thrive, such as focused transportation demand management strategies, vital business districts, a range of housing choices, a range of park and open space facilities, and investment and reinvestment in neighborhoods.
- UV3** Consider the following characteristics appropriate to all urban village categories except Manufacturing and Industrial Centers:
 1. Clearly defined geographic boundaries that reflect existing development patterns, functional characteristics of the area, and recognized neighborhood boundaries.
 2. Zoning sufficient to accommodate the residential and employment growth targets established for that village.

urban village element

A

January | 2005 (2008)



manufacturing/industrial centers goals

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

UVG23 Promote the use of industrial land for industrial purposes.

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

manufacturing/industrial centers policies

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

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

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

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

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

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

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

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

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

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