

# Chapter I.

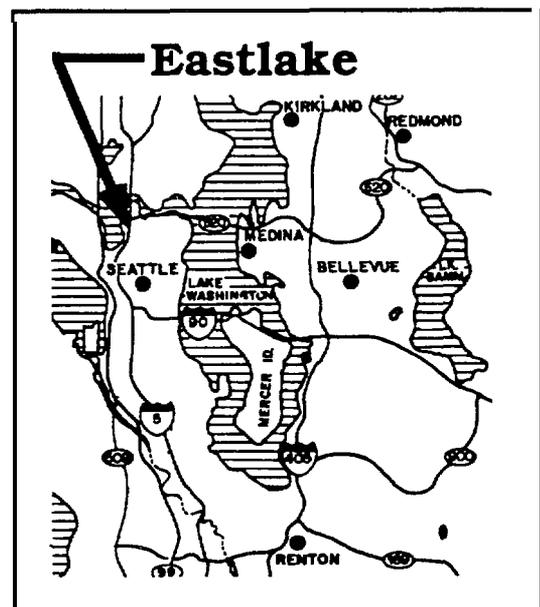
# PLAN VISION AND OVERVIEW

## 1. Plan Vision

*To enhance the diverse character of the Eastlake neighborhood while ensuring responsible stewardship of our natural and constructed environment, and cultivating a strong sense of community.*

Responding to the above vision, the Eastlake Neighborhood Plan maps out a future. It is a future that, with continued volunteer commitment and City assistance, can keep Eastlake a great neighborhood and make it better.

For the past three years, Eastlake's residents, business people, school parents, social service agencies and others have discussed with one another and with City agencies how to strengthen and reconcile the neighborhoods needs for community design, open space, transportation, business district revitalization, gateways, diversity and affordable housing- The results of that discussion are documented in the Eastlake Neighborhood Plan.



### A Diversity of People, Organizations and Places

Eastlake's neighborhood planning process has reaffirmed the unique diversity of its people, organizations and their surroundings. Diversity is reflected in how we use the land and in the mix of residences and workplaces. No other area so small (less than 300 acres) includes such a wide variety of zoning and land uses-maritime, commercial, neighborhood-serving businesses, apartments, condominiums and cooperatives, and single family homes (many of these being the Northwest's largest floating home community). We also have an unusual range of public land resources that includes the Land Union shorelands and the freeway and utility rights-of-way.

Eastlake has a growing number of homeowners, but also more renters (75 % of total units) than the Seattle average. However, affordable rents and house prices are being lost due to the neighborhoods hot real estate market. Our 3500 residents and 3000 jobs are more balanced and

intermixed than can be found in other Seattle neighborhoods, and Eastlake has one of the City's largest proportions of people who live and work in the same neighborhood (and sometimes the same building).

Eastlake's hundreds of businesses include at least ten with more than 100 employees, and also many small ones, some of which have only the owner on staff. Eastlake has classic shipyards, a fishing company, a propeller manufacturer and a company that maps the bottom of the ocean, as well as computer and biotechnology companies. Eastlake's residential population is ethnically less diverse than some other neighborhoods, but many ethnic groups are represented by the employees and owners of Eastlake businesses.

As diverse as its residences and businesses are Eastlake's nonprofit organizations, which include a community council, business association, park's advocacy group, a land trust, and many social services. Just beyond Eastlake's north and south boundaries are two major institutions (the University of Washington and the Fred Hutchinson Cancer Research Center). The cooperation achieved among these many organizations and the neighborhood is reflected in their involvement with Eastlake Tomorrow. For example, the neighborhood planning process has benefited from UW student projects and from the Fred Hutchinson's donated services as our fiscal agent.

Fundamental to Eastlake's Neighborhood Plan is finding and maintaining a balance (such as among uses, housing costs, or activities) that allows diversity to flourish.

## **2. Plan Overview**

The following section summarizes the organization and content of the Eastlake Neighborhood Plan.

### **Plan Organization**

The Eastlake Neighborhood Plan generally consists of an executive summary (at the beginning of the Plan), eleven chapters (seven of which address specific planning topics or elements), and appendices. The contents of these items are described below.

**Executive Summary.** Provides highlights of the Eastlake Neighborhood Plan, including recommendations requiring City Council action concurrent with its action on the Plan, key strategies, and the general topics and issues that are addressed by the Plan.

**Chapter I (this chapter).** Describes Eastlake's planning vision and the Plan contents.

**Chapter II.** Generally describes Eastlake's planning activities before the current neighborhood planning process and details the public outreach and process that occurred for this Eastlake Neighborhoodpkm.

**Chapter III.** Provides background and recommendations for Eastlake's urban village designation, growth targets and boundary.

Chapters IV through X. Include information on the seven planning elements that were the focus of Eastlake’s planning process—community design, open space, transportation, Eastlake Avenue as a “main street,” the north gateway to the neighborhood, diversity and affordable housing. Each chapter—or planning element—contains (from beginning to end):

- A vision and goals;
- . Definitions of terms used in the chapter;
- . Information on how the chapter recommendations relate to the City’s Comprehensive Plan;
- . Background information and details of the public outreach specifically related to the planning element; and
- . Recommendations that include specific projects, studies, processes, code changes and other measures to achieve the vision and goals for the planning element (the Community Design and Open Space chapters also have a policy that relates to each implementing recommendation).

The Community Design and North Gateway elements also include a section (6) on key pending issues, and the Open Space element includes a section (6) that identifies Open Space recommendations requiring City Council action.

All goals, policies and recommendations described in these chapters are numbered for reference according to the planning topic or element with which they correspond. The reference numbering system is described in a following subsection of this chapter.

Chapter XI. Provides a complete, although abbreviated, list of all the recommendations in the Eastlake Neighborhood Plan, organized according to recommendations that implement Eastlake’s four key planning strategies, and near- and long-term recommendations (see Prioritization of Recommendations, below).

Appendices. Contains documents that are referenced in the chapters of the Plan and that are important to understanding the Plan’s recommendations. Acknowledgments, a resource list and bibliography, draft design guidelines, a plan for Rogers Playfield and the Franklin Avenue green street, a landscape plan for the North Gateway and other documents are presented in the Appendices.

## Reference Numbering System for Goals, Policies, and Recommendations

All goals, policies and recommendations described in these chapters are numbered for reference according to the planning topic or element with which they correspond:

AH	Affordable Housing	NG	North Gateway
CD	Community Design	Os	Open Space
D	Diversity	T	Transportation
M	Main Street	UV	Urban Village

All goals and policies are preceded with the word “goal” or “policy”, while implementing recommendations are simply preceded with the corresponding planning element abbreviation. The recommendations in the Transportation, Main Street, North Gateway, Diversity, and Affordable Housing elements are all also referenced according to a corresponding goal, while the recommendations in the Community Design and Open Space elements are referenced according to a corresponding policy.

For example, references for the goals, policies and implementing recommendations of the Community Design element are as follows: Goal CD-1, Policy CD-1 and CD-1. 1 and CD-1.2 (where the policy and recommendations correspond). References for the goals and implementing recommendations of the Transportation Element are: Goal T-1 and T-1.1, T-1.2, T-1.3, and so on (where the goals and recommendations correspond).

## Prioritization of Recommendations

The Neighborhood Planning Office has instructed neighborhoods to prioritize recommendations into the categories of key integrated strategies (which were to be limited to a small number of strategies), near-term actions and long-term actions. The guidance available on the definitions of the categories has been ambiguous, changing and sometimes conflicting, and in certain respects seems inapplicable to the Eastlake neighborhood and the realities of citizen-based implementation. This neighborhood plan applies the prioritization terms that have been identified by the City, but in a specifically defined way.

Four key integrated strategies are essential to the fulfillment of the overall vision, goals and policies described in the Eastlake Neighborhood Plan. Although some of the key strategies are not fully developed, they should all be pursued immediately because of their importance to the overall character and fiction of the Eastlake neighborhood.

Eastlake Tomorrow takes the position that, although most key recommendations are related, some key recommendations need not be a part of an integrated strategy. They may not naturally relate to other recommendations in a broader strategy, yet may stand alone as being individually key. As explained in Chapter XI, the Eastlake Neighborhood Plan classifies a few recommendations as being individually key. Of these, the urban village (UV) recommendations for Eastlake’s

designation, growth targets, and boundary are fundamental to the Eastlake Neighborhood Plan and are required to be adopted when the City Council takes action on the Plan.

All recommendations that are not listed as key are classified as either near-term or long-term actions. Whether a project is classified as near-term or long-term is based in large part on the required amount and availability of City funds, the degree of complexity, and the general state of readiness (for example, whether more studies or community feedback is needed). Near-term actions could be fully implemented within five years after City Council action on the Eastlake Neighborhood Plan (anticipated at the end of 1998); long-term actions would likely be fully implemented during or after the year 2004.

Near-Term or Long-Term  
Recommendation?

Depends on:

- Required amount and availability of City funds
- Degree of complexity
- State of readiness

This prioritization method is based on the premise that priorities may shift according to opportunities that arise. For example, needed funds may become available through a non-City source (such as the State and County, which helped to fund Eastlake's Fairview Olmsted Park) and may shift a long-term park project to near-term. Or significant volunteer interest and commitment may help a recommendation come to fruition more rapidly than initially contemplated. Whatever the situation, Eastlake has a tradition of creating and recognizing opportunities to fulfill neighborhood objectives, and remains committed to embracing opportunities that will further all of the recommendations in the Eastlake Neighborhood Plan.

Perhaps more than in some neighborhoods, many of the Eastlake Plan's recommendations do not require any or much in the way of City funds, requiring only City staff time to review the recommendations. For example, design and construction funds from the Washington State Department of Transportation for noise reduction and for the improvement of state right-of-way would make a project possible at no cost to the City's capital budget.

Eastlake Tomorrow has concerns about forcing a competition between small, low-budget projects and more complex costly ones. The City's own Neighborhood Matching Fund reduces unfair competition between such projects by providing two funding sources for projects of different costs and complexity—the Semi-Annual Fund and the Small and Simple Fund. Eastlake

has attempted to address the issue by prioritizing its Plan recommendations based on the combination of factors and premises described above.

### **3. What Is Not In The Eastlake Plan**

Although the Eastlake Neighborhood Plan establishes a focus for planning activities in the neighborhood, it is not intended to document all issues that are important to Eastlake. Nor *is* it intended to exclude debate, evaluation and action on all issues not included in the Plan.

The Eastlake Plan tends to focus on things that need change (either to resolve a problem or to improve on or expand something that works well) or respond to known proposals. In general, it does not identify and confirm the many characteristics or activities that already contribute to Eastlake's vision and goals and that do not require change, for to do so would be an overwhelming task. For example, there is no specific recommendation to maintain Eastlake's current zoning height restrictions; instead, the Plan identifies a limited number of other zoning changes that should be pursued. Similarly, there is no recommendation in the Plan to keep Eastlake's residential parking zone, but there are other recommendations for relocating parking and doing parking studies. However, in both examples, it would be a gross misrepresentation of the Eastlake Neighborhood Plan to conclude, from the absence of a specific recommendation otherwise, that Eastlake's existing building height or RPZ program are unimportant to Eastlakers or of little consequence to Eastlake's character.

It is also highly likely that new issues, deemed as important as those addressed by the Eastlake Plan recommendations, will arise. Such issues are sometimes precipitated by new development proposals not foreseen at the time the Eastlake Neighborhood Plan was prepared, or by a degradation of community character that reached unacceptable levels over time, or by an opportunity that was not known or available during the planning process. For example, a reported proposal for a skybridge in the community created new concerns about streetscape character, views, and historic preservation, and resulted in the Steering Committee approving, during the later stages of the draft plan, a recommendation addressing skybridges.

Moreover, it is simply not possible, within the budget allowed and length of the current Eastlake Plan, to identify all issues that are important to Eastlake.

Thus, the recommendations in the Eastlake Neighborhood Plan should be regarded as an attempt to identify some of the most important currently known problems that need to be resolved or opportunities that the community would like to pursue.