

# Executive Summary

# **EASTLAKE NEIGHBORHOOD PLAN**

The following is a summary of the Eastlake Neighborhood Plan, prepared by the Eastlake Tomorrow planning teams under contract with the Seattle Neighborhood Planning Office to complement and supplement Seattle's Comprehensive Plan.

## **1. Plan Focus**

The Eastlake Neighborhood Plan (also referred to as the Eastlake Plan) is an extension of prior neighborhood planning in Eastlake. These earlier planning activities preceded the Comprehensive Plan and were assisted with grants from the Neighborhood Matching Fund.

The Eastlake Neighborhood Plan focuses on and more fully develops seven topics or planning elements that were identified in the prior planning efforts as being of particular importance to the community: community design (CD), open space (OS), transportation (T), Eastlake Avenue as a "main street" (M), diversity (D), housing (which was initially identified as part of the diversity topic; H), and Eastlake's north gateway (NG).

As required by the City's Comprehensive Plan, the Eastlake Neighborhood Plan also addresses Eastlake's urban village (UV) designation, household growth target, and boundary.

(Recommendations related to each of the above eight planning topics are indicated by the planning topic abbreviation shown in parentheses.)

The Eastlake Neighborhood Plan does not include specific sections on capital facilities or utilities because of the direction established by prior planning, and because the planning groups were not aware until late in the planning process of the Comprehensive Plan requirement to include these two elements. However, numerous recommendations in Chapters IV through X relate to capital facilities and utilities. For example, recommendations related to capital facilities address the following topics: parks (numerous Open Space recommendations, including OS-2 and OS-8); and Seward/TOPS School (CD-1 8 and D-1.4). Recommendations related to utilities address the following topics: sidewalk lighting on Eastlake Avenue (M-2.4); use of revenue from cellular antennas and other utilities in highway right-of-way for highway noise mitigation (T-6.4); I-5 stormwater drainage and treatment (T-6.8); lighting in areas under I-5 (T-6.8) and in the North Gateway (NG-1); the posting of community notices on utility poles (CD-8).

## **2. Recommendations Requiring Council Legislation at the Time of Plan Recognition**

Some recommendations in the Eastlake Neighborhood Plan are intended for City Council action at the time it recognizes the Eastlake Plan and require specific legislation:

- Goals and policies (throughout the Eastlake Plan);
- Eastlake's residential urban village designation and growth targets (UV-1), and modified boundary (UV-2);
- Directive to the Department of Construction and Land Use (DCLU) to work with Eastlake to evaluate and develop zoning tools in early 1999 that implement the zoning changes recommended for the Eastlake Avenue Pedestrian District (CD-1; the framework for the zoning changes is provided in the detailed recommendation for CD- 1 and is summarized below under "Zoning and Design Guidelines");
- A revision to the Land Use Code rezone criteria for Lowrise 3 and Lowrise 4 rezones in Eastlake (CD-9);
- Directive to DCLU to work with Eastlake in 1999 to develop its recommended Eastlake design guidelines (especially CD-2.2, CD-3, CD-6.1 and CD-6.2, but also possibly CD-2. 1, CD-2.3, CD-10, CD-13 and CD-16);
- Franklin Avenue Green Street designation, Type IV (OS-8.1);
- Fairview Avenue Green Street designations, both Type III (OS- 1.1 and OS-3.1; also T-1.12);
- In this budget cycle, allocate \$1 million in the Department of Housing and Human Services' 1999 budget for low-income housing in neighborhoods like Eastlake that have higher property values (AH-12).

A brief description of these goals, policies and recommendations is included in the paragraphs below; more detail can be found in the Eastlake Plan.

### **Plan Goals and Policies**

The Eastlake Neighborhood Plan includes specific Eastlake goals for community design, open space, transportation, Eastlake Avenue as a "main street," diversity, housing, and Eastlake's north gateway. There are also specific Eastlake policies for community design and-open space.

### **Urban Village Designation, Household Growth Targets and Boundary**

**Designation and Household Target.** The Eastlake Neighborhood Plan confirms Eastlake's designation as a residential urban village (UV-1).

It also accepts Eastlake's household growth target of 380 units. However, the Plan questions the baseline from which the 380 units is measured and documents concern that Eastlake's household growth is occurring, and may continue to occur, at a significantly faster rate than intended by the Comprehensive Plan.

Thus, there are three specific recommendations that address, among other things, the amount and allocation of Eastlake's residential growth:

- . Zoning changes to consolidate and get more housing on Eastlake Avenue (CD-1; see also "Zoning and Design Guidelines" below);