Managing Growth to Become an Equitable and Sustainable City

Seattle’s Comprehensive Plan: An Overview

Presentation to State Transportation Commission
January 18, 2017
Planning Context

- Comp Plan is policy document
- Vision for how we will manage growth over the next 20 years
- Growth Projections
- Urban Village Strategy
Urban Village Strategy

- Direct over 80% of expected growth to 3 types of urban villages:
  - 6 urban centers
  - 6 hub urban villages
  - 18 residential villages
- Provide these areas with transit and other public services
- Villages are less than 20% of city’s land area
Changes in Seattle since the previous major update (2004)

- Added 49,000 housing units and 58,000 jobs since 2004
- Expanded transit (light rail and more bus hours)
- Updated Regional Plan and Countywide Planning Policies
- New growth assumptions
- Affordable housing crisis
- Ride sharing
- City’s commitment to be carbon neutral
- City’s increased emphasis on race and social equity
## 2004-2024 Growth

### Targets

<table>
<thead>
<tr>
<th>Urban Center</th>
<th>Housing Units</th>
<th>Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown</td>
<td>10,000</td>
<td>29,000</td>
</tr>
<tr>
<td>First Hill/Capitol Hill</td>
<td>3,500</td>
<td>4,600</td>
</tr>
<tr>
<td>Uptown</td>
<td>1,000</td>
<td>1,000</td>
</tr>
<tr>
<td>South Lake Union</td>
<td>8,000</td>
<td>16,000</td>
</tr>
<tr>
<td>University District</td>
<td>2,500</td>
<td>6,000</td>
</tr>
<tr>
<td>Northgate</td>
<td>2,500</td>
<td>4,200</td>
</tr>
</tbody>
</table>

| Citywide:                     | 47,000        | 86,000|

### Actual 2005-2015

<table>
<thead>
<tr>
<th>Housing</th>
<th>Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>8,200</td>
<td>7,400</td>
</tr>
<tr>
<td>6,200</td>
<td>(1,000)</td>
</tr>
<tr>
<td>2,500</td>
<td>900</td>
</tr>
<tr>
<td>4,200</td>
<td>18,000</td>
</tr>
<tr>
<td>2,500</td>
<td>3,500</td>
</tr>
<tr>
<td>1,000</td>
<td>1,300</td>
</tr>
</tbody>
</table>

| Citywide:         | 49,000        | 58,000|
Seattle’s Expected Growth 2015-2035

• 70,000 housing units
• 115,000 jobs
• Represents over 1/3 of all expected growth in King County
Goals for the Plan Update

- Engage the public
- Emphasize race and social equity
- Continue directing growth to Urban Centers/Villages
- Build on transit investments
- Make the Plan more accessible
Public Engagement by the numbers…

In-Person

• 3,200+ people
• 23 public meetings, open houses and other events we hosted
• 32 presentations at stakeholder gatherings
• 9 POEL meetings for under-represented communities
• 20+ Briefings for Planning Commission, other commissions, City Council
… and more numbers

Online
• 2,400+ people joined email list
• 1,000+ Facebook fans
• 760+ Twitter followers
• 4,700+ people visited the Draft EIS Online Open House
• 410+ people participated in the Draft Plan Online Community Conversation
• 1,900+ comments
• 2,100+ responses to surveys
Top issues identified by public

• Public transit
• Affordable housing
• Parks and open space
• Schools
Equity Analysis of Growth Alternatives

• How will the distribution of growth affect displacement of marginalized populations?

• How will the distribution of growth affect access to opportunity?

• How can the City grow while making sure everyone has what they need to succeed and thrive?
Displacement Risk Index

Vulnerability

- Nonwhite population
- Low English-speaking ability
- Low educational attainment
- Rental tenancy
- Housing cost burden
- Income below 200% of poverty

Amenities

- Proximity to frequent bus service
- Proximity to current or future Link light rail and streetcar
- Proximity to regional job center
- Proximity to already-gentrified or affluent neighborhood
- Proximity to core businesses (grocery, pharmacy, restaurant/cafe)
- Proximity to civic infrastructure (school, community center, park, library)

Development capacity and rent

- Residential parcels with high development potential
- Below-average median rent
Access to Opportunity Index

**Education**
- High-performing elementary / middle school (reading and math)
- Above-average high school graduation rate
- Transit time to university / college
- Proximity to library

**Economic opportunity**
- Number of jobs within two-mile radius
- Change in median home value 2000-2013

**Transit access**
- Proximity to frequent bus service
- Proximity to current/future light rail/streetcar

**Civic infrastructure**
- Proximity to community center
- Proximity to park

**Health**
- Proximity to public health facility
- Proximity to store with fresh produce
Changes in the Plan - Equity

- Renamed Core Value – Race and Social Equity
- Data points in nearly every element
- Policy emphasis – over 100 policies provide direction about how the City will address race and social equity
Equity Themes

- Prioritize public investments to meet the needs of marginalized populations.
- Analyze City decisions through a race and social equity lens.
- Stabilize communities to reduce displacement pressures.
- Create economic mobility for all to participate in Seattle’s prosperity.
- Provide more affordable housing choices throughout the city.
- Engage marginalized populations in decisions that affect their communities.
Changes in the Plan – Updated Growth Strategy

• Identify urban villages well-served by transit for higher growth rate and possible boundary expansion

• Consider potential new village @ 130th St.

• Lower growth rate for villages with high displacement risk
Seattle 2035 and PSRC’s Transportation 2040

Seattle’s Plan:

• Directs large majority of growth to locations well-served by light rail or frequent bus service

• Identifies locations for transit, bicycle and pedestrian facility improvements to promote mobility choices

• Focuses on equity to provide access for low-income people and populations of color

• Uses new multi-modal level-of-service measure of system performance
Changes in the Plan - Housing

- Affordable housing goals no longer directed by Countywide Planning Policies
- Detailed needs assessment in Appendix
- Commitment to Fair Housing Act
- More choices of housing types in single-family zones within urban villages
HALA in the Plan

• New policies about mandatory affordable housing

• Urban village boundary expansions - finalize through HALA outreach

• Future Land Use Map change - supports rezones within UVs

• Land use policies encourage more housing choices
Thank You!

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