

Seattle Planning Commission Briefing

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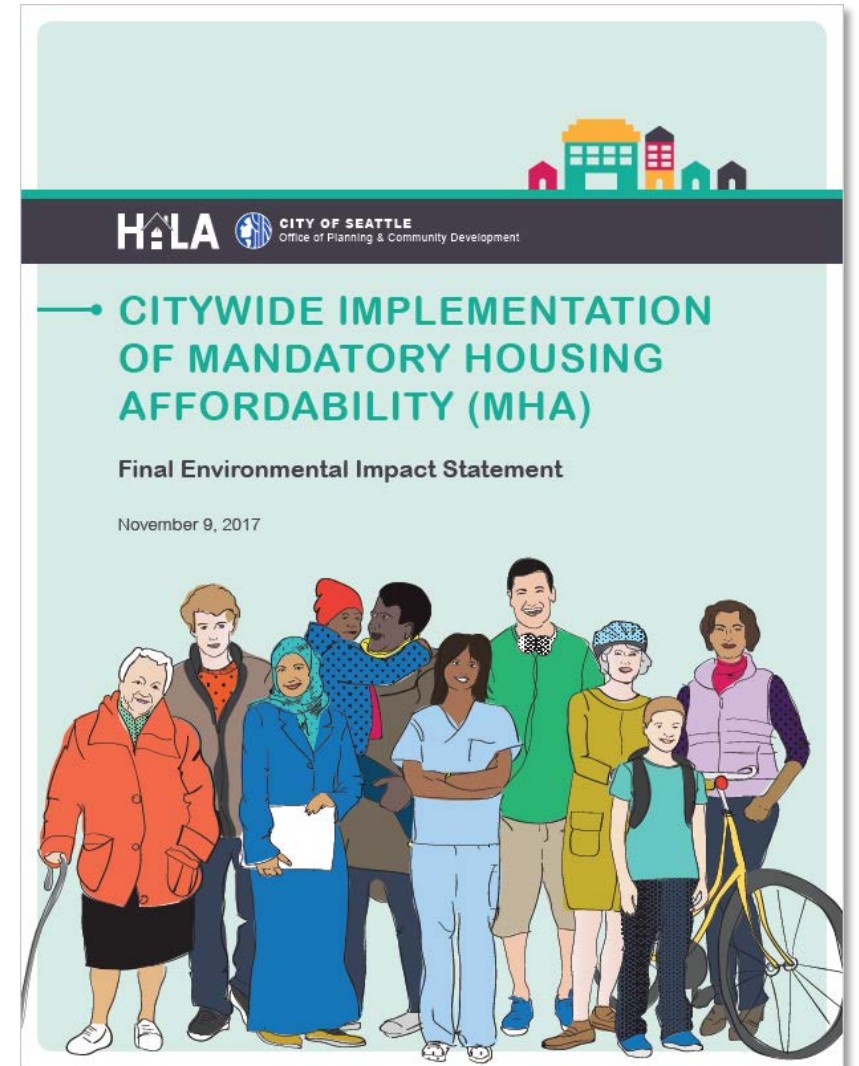
July 12, 2018

Seattle Planning Commission Briefing

- MHA
- Accessory Dwelling Units EIS
- Duwamish Valley Action Plan
- Equitable Development Initiative
- Urban Village Monitoring Report
- C/ID Planning
- Imagine Downtown
- Outside Citywide
- Seattle Public Schools

MHA Update - SEPA Appeal

- Final EIS adequacy appeal filed Nov. 2017
- Hearing Schedule:
 - June 25-29 (complete)
 - Second week: July 23-27
 - Final block: August 20-29
- **Decision expected: October**
- Council can't pass legislation until the SEPA appeal is resolved.
- City and appellants held mediation in June but did not reach agreement.



MHA Update - Council Process

- Citywide legislation transmitted to Council Dec. 2017
- 5 public hearings completed Feb. – June 2018
- 7 committee briefings completed Jan. – June 2018
- Additional committee briefings scheduled for August – September

- Due to extension of the SEPA appeal hearing it is unlikely Council can pass the legislation until December, or early 2019.



Accessory Dwelling Units (ADUs)

Key Options Explored in EIS:

- Allow both ADUs and DADUs
- Remove off-street parking requirement for ADU
- Remove owner occupancy requirement
- Increase maximum size DADU to 1,000 sq. ft.
(800 is allowed now)
- Increase height limit by 1' – 3' depending
on lot width



Accessory Dwelling Units (ADUs)

Key Options Explored in EIS:

- Limit FAR to 0.5 or 2,500 square feet (none currently)
- Increase allowed unrelated occupants to 12 (from 8 currently)
- Consider applying MHA when an owner creates a second ADU

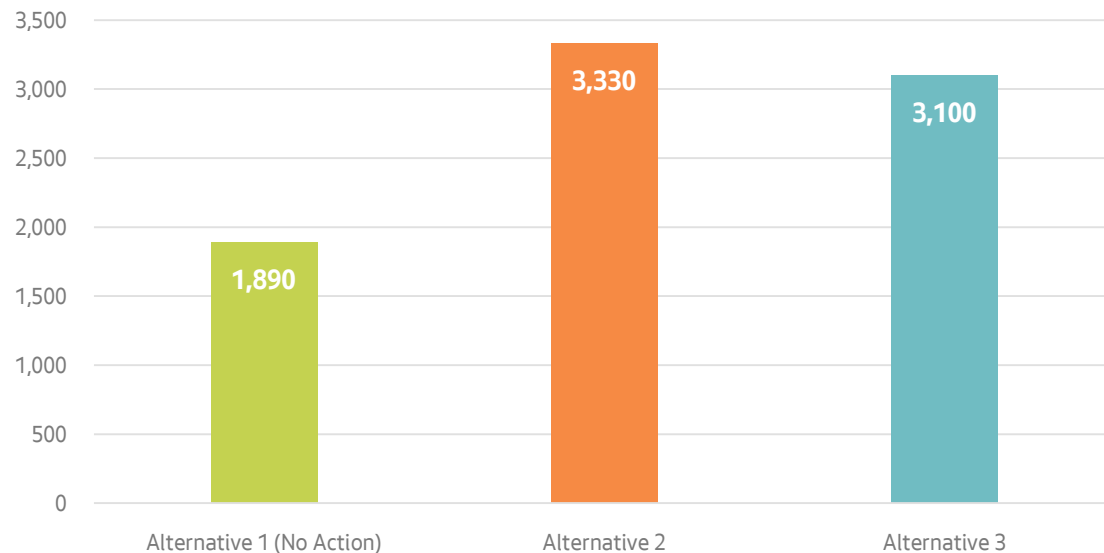


What did we learn in the Draft EIS?

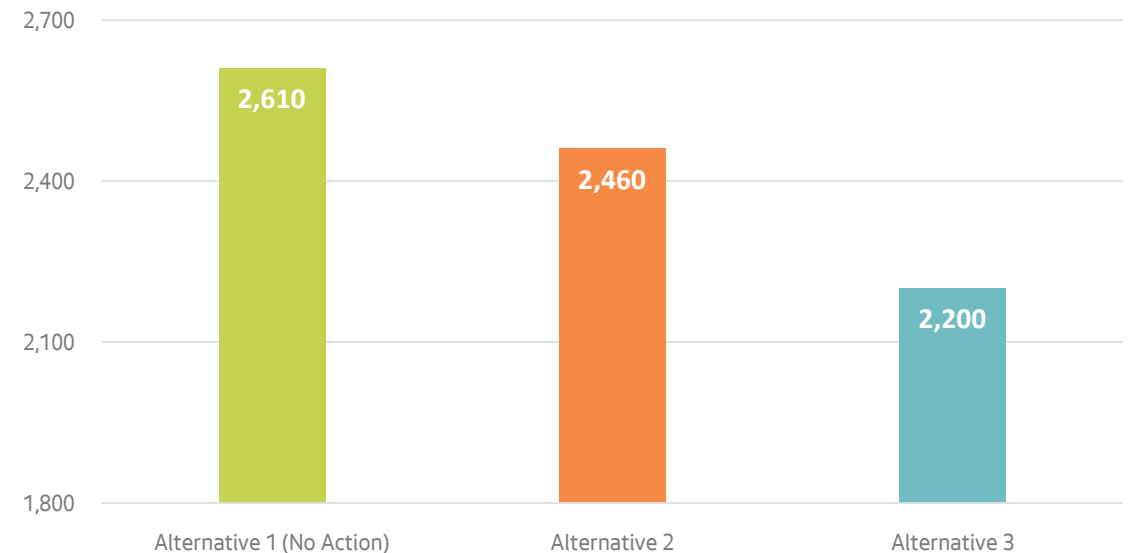
- The proposal would result in about 1,400 more ADUs across Seattle over 10 years

- ▶ It would also decrease the number of homes torn down by about 16 percent

Estimated Citywide ADU Production over 10 Years



Estimated Homes Torn Down and Rebuilt over 10 Years



Encouraging ADUs

Access to financing

- Conventional financing can be hard to find
- Especially difficult for owners with credit challenges, lower incomes, etc.

Streamlining the process

- Pre-approved plans
- Concierge services
- One-stop website with resources



Duwamish Valley Program

Environmental Justice



Equitable Development

Duwamish Clean-up will...

- Clean-up to remove pollution
- Create programs to support healthy levels of fish consumption

Duwamish Program will...

- Improve the environmental determinants of health
- Build community resilience

- Help provide a river environment that supports a healthy community
- Incorporate jobs and education programs
- Support sustained industrial/manufacturing activity

- Support Strong Communities
- Align investments to create a neighborhood that supports a healthy community

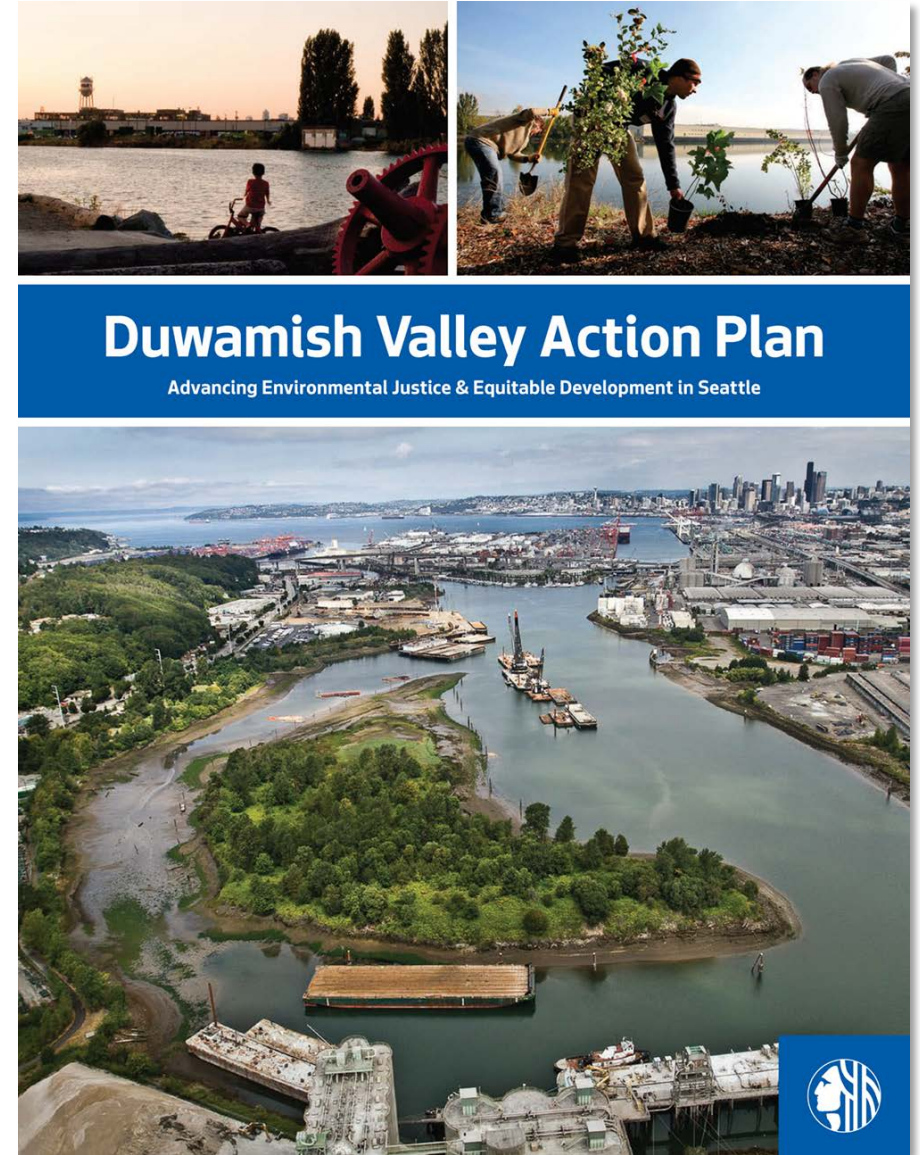


A healthy community protects and improves the quality of life for its citizens, promotes healthy behaviors and minimizes hazards for its residents, and preserves the natural environment. (Dannenberg, Frumkin et al)

Duwamish Valley Program

Operationalize the Mayors vision to align & coordinate City actions to achieve equitable development & environmental justice

1. Articulate shared vision
2. Implement short-term actions (“quick wins”) to build trust and demonstrate responsiveness
3. Create a framework (Action Plan) to support long-term actions, including capital investments that deliver multiple benefits



Duwamish Valley Action Plan

Seven Priority Areas

Healthy Environment, Parks & Open Spaces, Community Capacity,
Mobility & Transportation, Economic Opportunity & Jobs,
Affordable Housing, and Public Safety.

It includes:

50
NEAR-TERM
ACCOMPLISHMENTS

37
MID-TERM
OPPORTUNITIES

5
LONG-TERM
STRATEGIES



The City took 50 actions in South Park and Georgetown from **2016 through early 2018** to address community priorities, show responsiveness, and build trust.

With specific strategies and actions, the City will **begin implementing in 2018**.

Bold and ambitious goals related to:
Anti-Displacement, Workforce Development, Climate Change, Parks & Open Spaces, and Health.

Near-term Actions

Georgetown	South Park
Georgetown Mobility Study early implementation	Public Safety Task Force
Shoreline Street End parks at River and Michigan St.	South Park Community Center site plan
Business Boost	South Park Neighborhood Center
S Michigan St. improvements	Duwamish Waterway Park
Airport Way signal at S Doris St	Youth programming and training

Equitable Development Initiative

Strategies to achieve community stability and resilience in the face of displacement, and great neighborhoods with access by all:



Advance economic mobility and opportunity



Promote transportation mobility and connectivity



Prevent residential, commercial, and cultural displacement



Develop healthy and safe neighborhoods



Build on local cultural assets



Provide equitable access to all neighborhoods

Equitable Development Initiative Fund

Investment in targeted place-based strategies

FUNDING

- \$16M from City Plaza sale and
- \$430,000 CDBG for 2018
- \$5M annually from AirBNB tax starting 2019

WHY

Address historic and market inequities through investing in projects and programs that mitigate displacement and increase access to opportunity

HOW

- Community Capacity Development
- Project Development

EDI Round 2 Applications

- 35 applications totaling almost \$16M
 - \$2.2M for capacity building
 - \$13.5M for predevelopment / site acquisition / development
- 12 from SE Seattle
- 6 from the Central District
- 2 each from Beacon Hill and Lake City



EDI Projects Funded

Organization	Capital	Capacity	Total
African Women's Business Association	0	\$75,000	\$75,000
Africatown - Midtown Center	\$1,000,000	\$75,000	\$1,075,000
Chief Seattle Club	\$850,000	\$75,000	\$925,000
Filipino Community of Seattle	\$925,000	\$75,000	\$1,000,000
Duwamish Valley Affordable Housing Coalition	0	\$75,000	\$75,000
United Indians - Daybreak Star	\$1,000,000	\$75,000	\$1,075,000
XXXXX XXXXX XXXXX	\$815,000		\$815,000
West African Community Center			TBD
Ethiopian Community in Seattle			TBD
Black and Tan Hall			TBD
		Total	\$5,500,000

Urban Village Indicators Monitoring Report

- Released in July 2018
- Purpose: to help City leaders and stakeholders gauge how well the Comprehensive Plan's Urban Village strategy is working to guide growth and investments.
- Monitoring covers:
 - **Growth:** Housing growth and employment growth
 - **Affordability:** market-rate housing and the supply of housing dedicated to serving low-income households
 - **Livability:** Access to transit, presence of sidewalks, and access to parks and open space
- Presents findings for the city as a whole and for individual urban centers and urban villages.

Key Monitoring Findings

Growth

- 22% of the Comp Plan's anticipated 20-year **housing growth** has already occurred in the first two years of the Plan's monitoring period
- 1/5th of anticipated 20-year **employment growth** in just 1 year!

Affordability

- More than half of Seattle renter households have incomes > or = to 80% of AMI, but 103% of AMI is needed to afford for a 1-BR apartment in a medium to large complex

Livability

- As of fall 2017, 64% of homes in the city are within a half-mile walk of **transit** running every 10 minutes or more frequently
- 84% of homes in centers and villages close to 10-minute service

Chinatown-International District Framework and Implementation Plan

1. Community Stabilization

- Affordable housing strategies
- Commercial affordability strategies
- EDI and Landmark Project

2. ISRD and Design Review

- ISRD Guidelines Update
- Review Land Use Code – uses, parking, review processes
- Respond to an expanded ISRD boundary (Little Saigon)

3. Charles Street Campus

- Evaluate costs associated with relocation of City facilities to support potential future community use

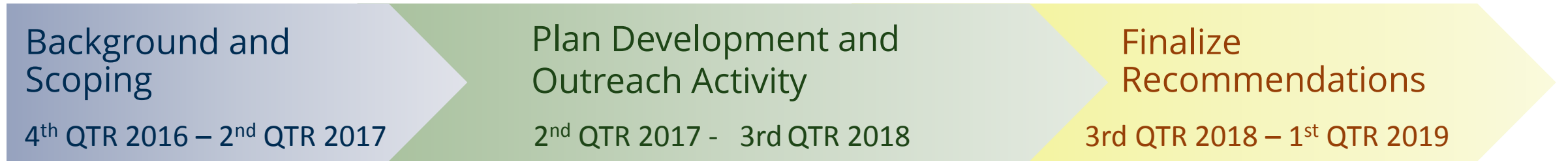
4. Capital Projects Coordination

- Forum for City and CID Community coordination of capital projects
- Coordinated outreach and implementation

5. Public Realm

- Documentation of public realm assets
- Create a Public Realm Plan
- Coordination with Imagine Downtown

CID Work Program Timeline



◆ = Report/Work Product(s)


We are here



imagine
DOWNTOWN

Big Ideas for the Heart of Seattle

20-year Vision and Framework

Create a shared urban design and mobility vision for the heart of Seattle that:

- Builds upon prior planning efforts and current projects
- Focuses on people and anticipates future needs and opportunities in the face of continued growth and change
- Drives coordinated public and private investments
- Instills public confidence that downtown will be inclusive, vibrant, accessible, safe and affordable



IMAGINE DOWNTOWN! BIG IDEAS FOR THE HEART OF SEATTLE

DRAFT PROCESS PROPOSAL

ISSUES/OPPORTUNITIES + VISION/PRINCIPLES

DRAFT FRAMEWORK + BIG IDEAS

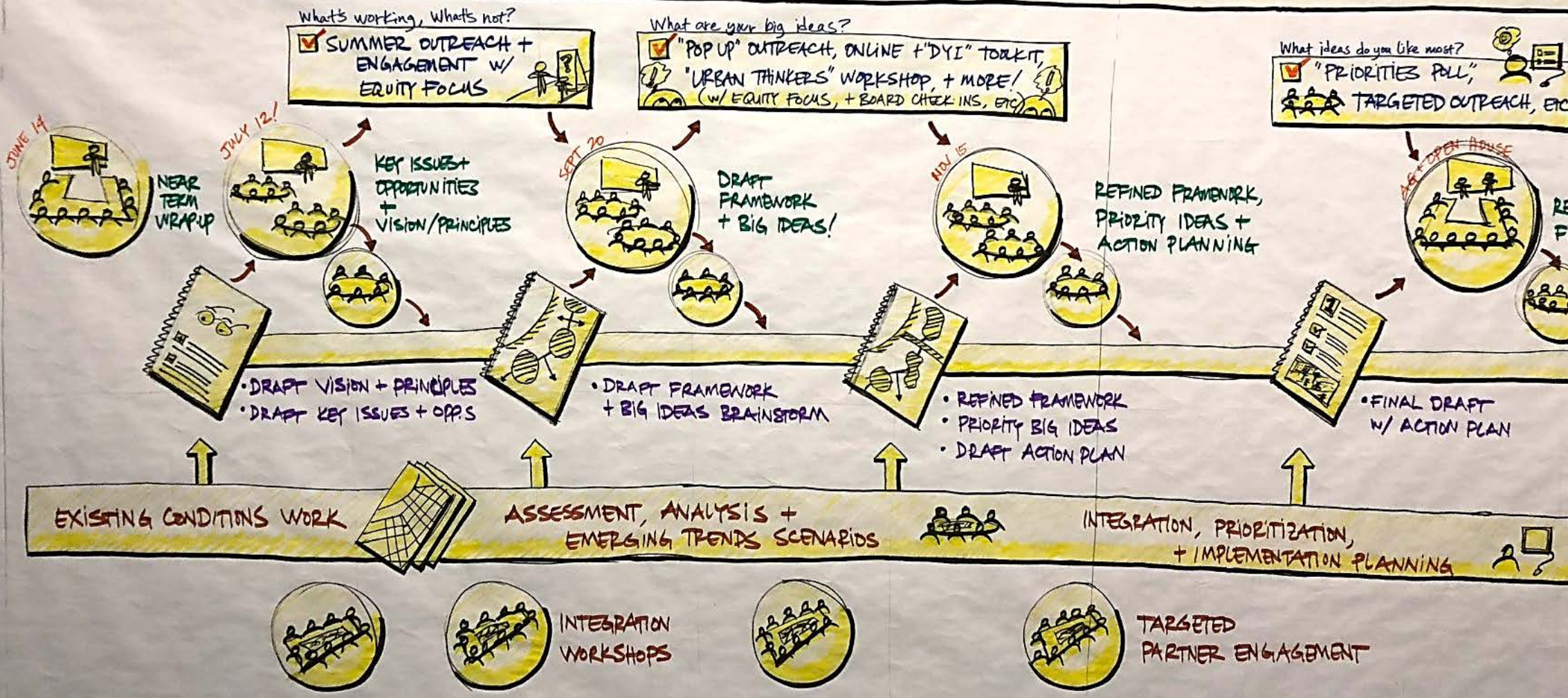
DRAFT PLAN DEVELOPMENT

TARGETED + COORDINATED OUTREACH

ADVISORY GROUP MEETINGS

KEY DELIVERABLES

STAFF + CONSULTANT WORK



2/19/

Outside Citywide

An interdepartmental initiative that aims to create a more integrated, equitable, and complete public space network that supports communities to thrive in place.

Neighborhood-based

By working through challenges at the neighborhood scale, we'll build best practices that can be applied in future neighborhoods and throughout the city.

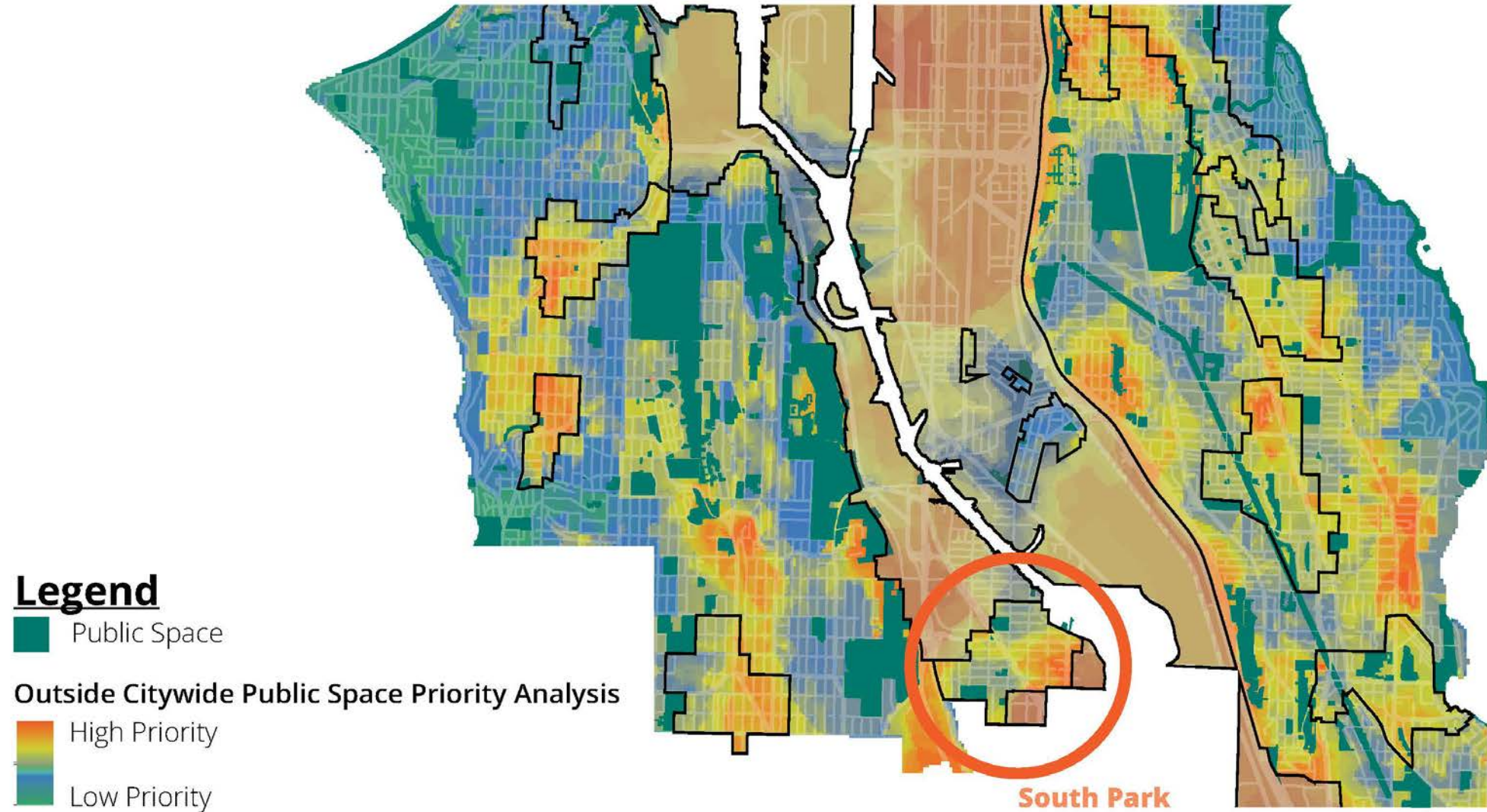
Implementation-focused

Rather than aiming to create plans and documents, this project will focus on moving selected projects through to implementation.

Learn by doing

Develop partnerships to deliver public space improvements in the near term that respond to community priorities, and apply lessons learned to future projects

Neighborhood Selection



Seattle Public Schools

School Planning Technical Team (SPTT)

- Partnership agreement signed in Nov. 2017 to advance opportunities for developing SPS facilities.



**Seattle Public Schools and City of Seattle
Public Process Partnership Agreement:
School District Facilities, Fort Lawton,
Memorial Stadium, and Seattle Center**

11/20/17



Seattle

- SPTT formed to implement parts of the agreement related to school capacity planning: bringing together best available data to address potential enrollment projections.

SPTT's work

Process just starting, will continue through 2018 and beyond.

- Since February

- Learning from one another how SPS and City respectively plan for growth
- Exploring how additional data can inform enrollment and capacity planning
- Scoping ongoing collaboration; initial report in July 2018

- Next steps

- OPCD Long Range Planning Mgr. joins SPS Facilities Master Plan Task Force
- SPTT members continue gathering data and sharing insights
- OPCD shares information with SPTT on community planning initiatives
- Annual report each December from OPCD Director and Assoc. Superintendent.

An aerial photograph of a city, likely Seattle, with a green tint. The image shows a dense urban area with many buildings and streets. The text is overlaid on the left side of the image.

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OPCD