

Comprehensive Plan Urban Village Indicators

Briefing for the Seattle Planning Commission
November 9, 2017

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Goals for briefing and discussion

- **Reacquaint Commissioners with the scope and the indicators identified** for the Comp Plan Monitoring Program
- **Describe approach staff are taking** on the indicators
- **Provide a preview of findings on growth indicators**
 - Engage Commission in discussion: *What are considerations and implications of findings on growth that you'd like keep in mind as you review planning policies and projects?*

Purpose, scope, and topics for indicators laid out in Comp Plan Intro

- Measure whether we're moving in the directions the Comp Plan lays out
- Comp Plan identifies the scope and set of indicators. These were chosen to:
 - provide insights about progress on key issues
 - be measurable at an urban village as well as city-wide level

Preview of findings on Housing Growth

What we're tracking

- Housing growth that has occurred since the beginning of the current (2016-2035) planning period.

Why we're tracking this

- Adding to the housing supply is essential for accommodating population growth and improving affordability.
- Concentrating housing growth in centers and villages as envisioned furthers City's Growth Strategy will enable these places to function as increasingly complete neighborhoods.
- If actual growth is different than expected growth, the City may need to make adjustments.

Comprehensive Plan Urban Village Indicators



Growth

- Growth in number of housing units
- Growth in number of jobs



Housing Affordability

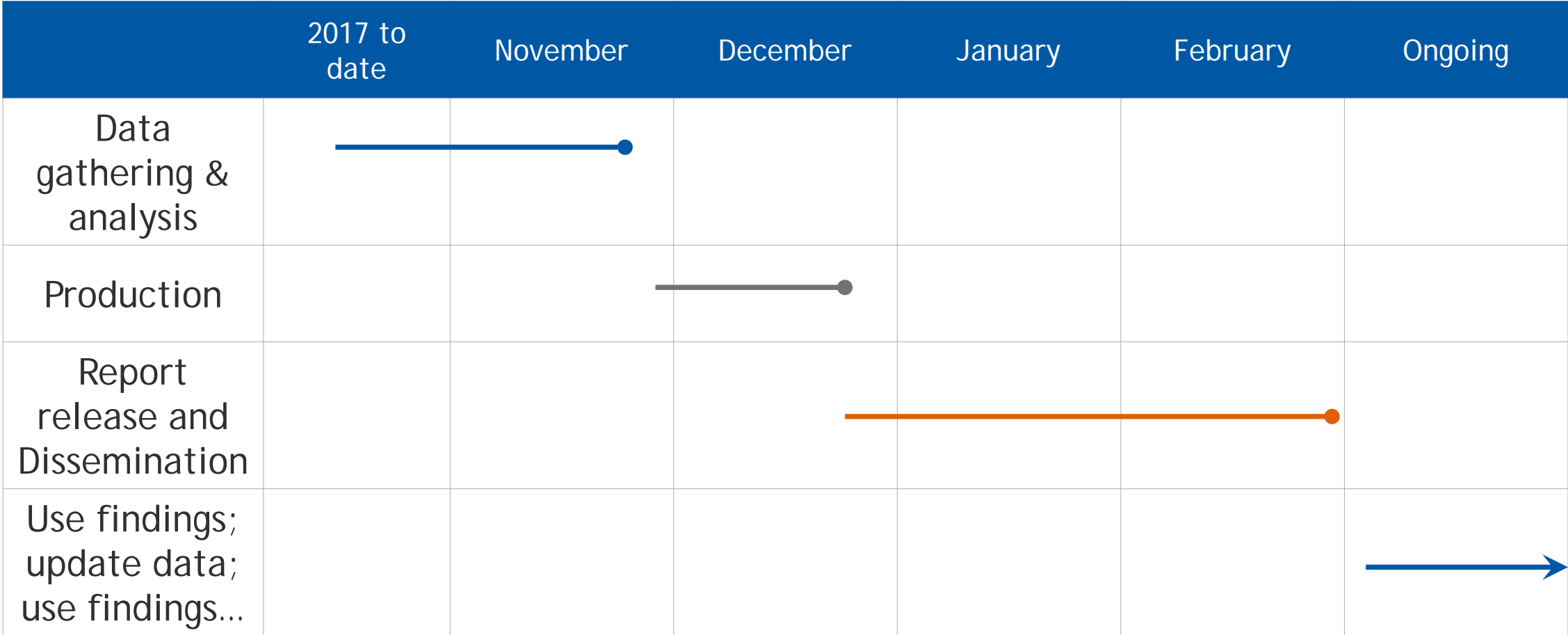
- Housing costs
- Housing units devoted to low-income-households



Livability

- Access to frequent transit
- Presence of sidewalks
- Access to open space

Timeline



Approach to measuring growth indicators:

- Housing growth:

- Each year, we will report on the growth we've seen since beginning of planning period compared to anticipated growth
- First report will provide a retrospective

- Employment growth:

- Similar approach
- First report to include a retrospective

Approach to measuring and reporting on other indicators

- Leveraging existing monitoring efforts being conducted by City departments:
 - Office of Housing's work to track the number of affordable housing units in Seattle dedicated to low-income households
 - New monitoring program OH and OPCD are partnering on to track the affordability of market-rate rental housing

Approach (continued)

- Piggybacking on key metrics that departments are already using in functional and strategic plans to prioritize investments and gauge progress:
 - Measures of access to frequent transit--Transit Master Plan and Move Seattle
 - Measures of sidewalk completeness--Pedestrian Master Plan
 - Analysis of proximity to parks and open space--Parks and Open Space Plan

Preview of findings on Housing Growth

What we're tracking

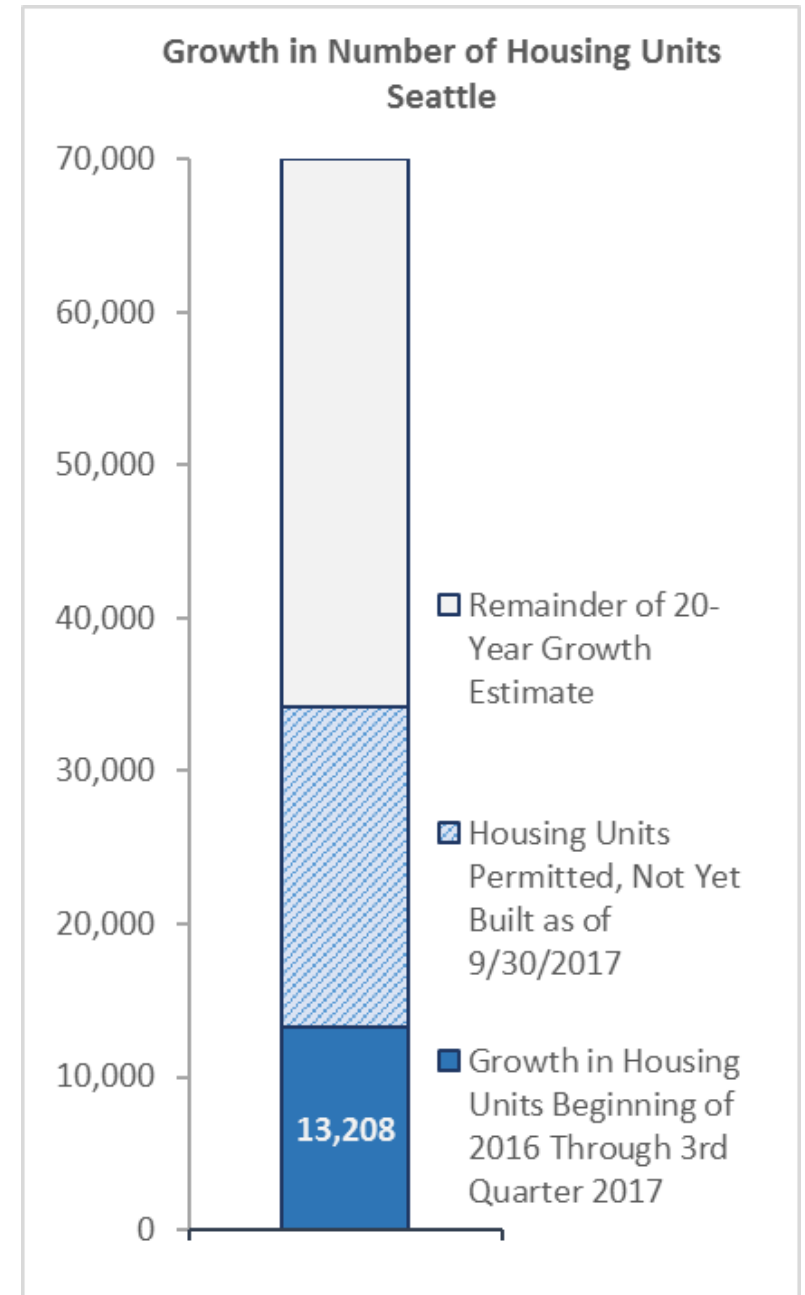
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Why we're tracking this

- Adding housing is essential for accommodating population growth and improving affordability.
- Concentrating growth in centers and villages as envisioned in the Growth Strategy enables these places to function as increasingly complete neighborhoods.
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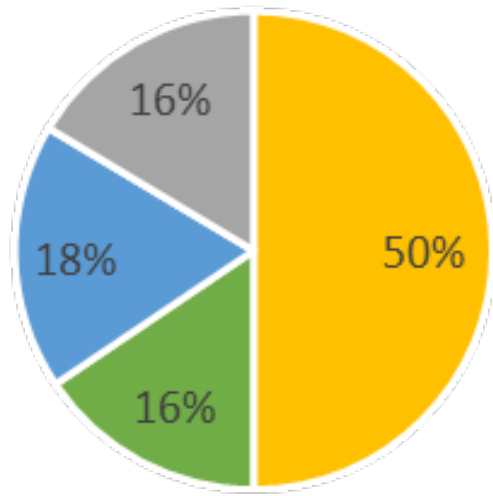
Housing growth in the city as a whole

- Anticipated growth: Twenty-year growth estimate for city as a whole: 70,000 housing units.
- Actual growth since beginning of 2016 through 3rd quarter 2017: More than 13,000 housing units.
- Growth to date plus development in the pipeline = 34,000 units, ~49% percent of growth expected

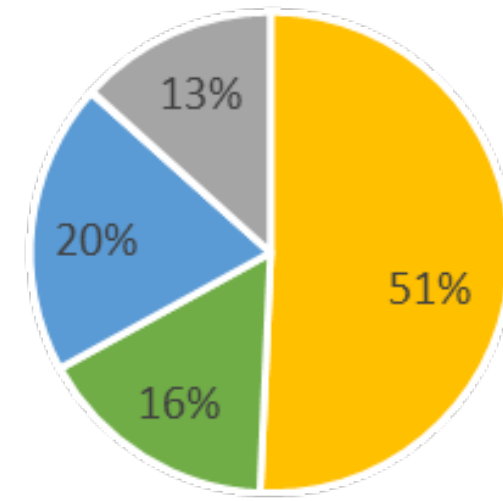


Share of the city's growth going to urban centers and urban villages

Anticipated Distribution of Housing Growth in Seattle
Current 20-Year Planning Period
(70,000 Households Total)



Actual Distribution of Housing Growth in Seattle
Beginning of 2016 Through 3rd Quarter of 2017
(13,208 Households Total)

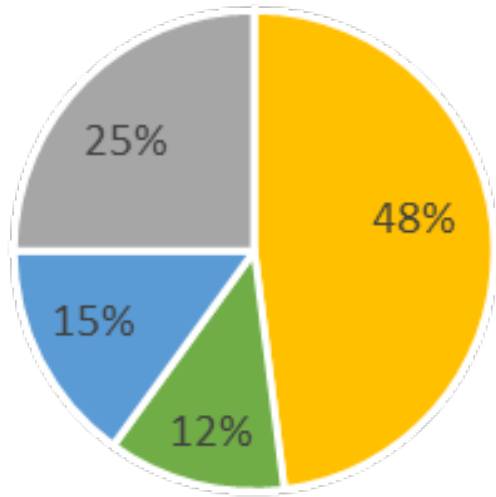


- Urban Centers
- Hub Urban Villages
- Residential Urban Villages
- Outside Urban Centers and Villages

A look back at 20-years of growth since the original Comp Plan was adopted

1994 Plan: Anticipated Distribution of Residential Growth

20-Year Planning Period
(50,000-60,000 Households)



Urban Centers

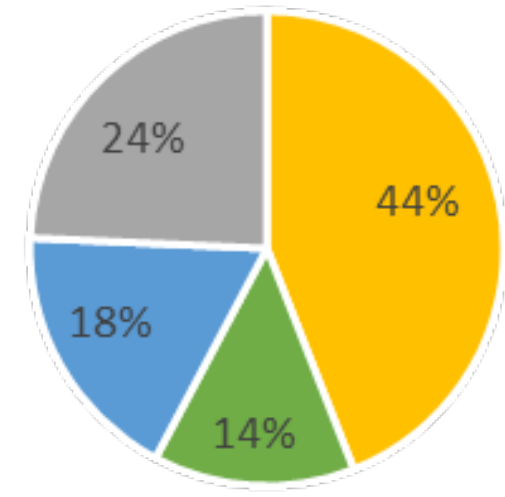
Hub Urban Villages

Residential Urban Villages

Outside Urban Centers and Villages

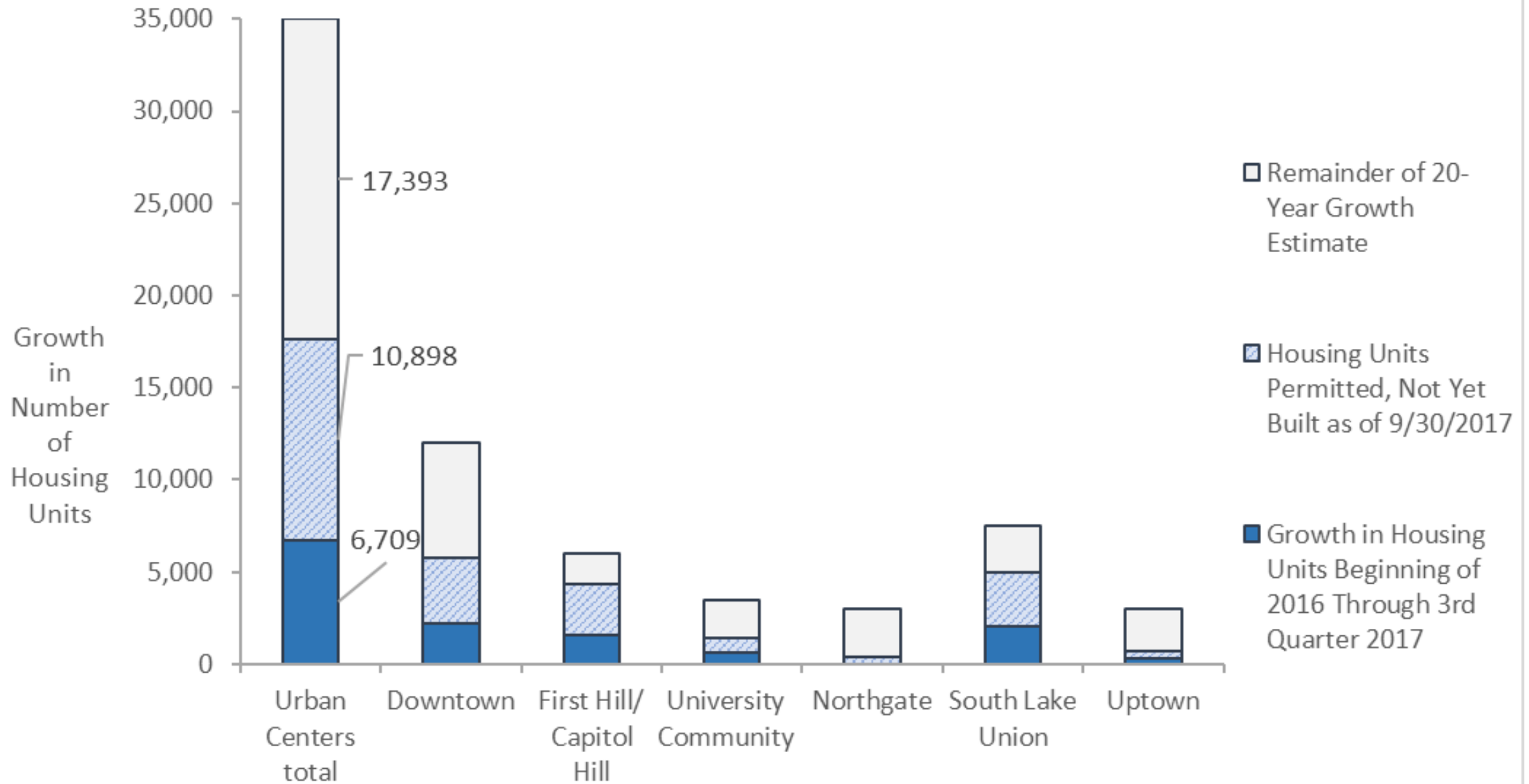
Actual Distribution of Housing Growth

beginning of 1995 to end of 2014
(67,111 Housing Units)



	Existing Housing Units 2015	20-Year Growth Estimates (2016-2035)	Growth to Date (2016 Through 3rd Qtr. 2017)	Housing Units in the Pipeline	Units Built + Pipeline
Seattle as a whole	336,188	70,000	13,208	20,985	34,193
Urban Centers total:	80,322	35,000	6,709	10,898	17,607
Downtown	24,347	12,000	2,207	3,573	5,780
First Hill/Capitol Hill	29,619	6,000	1,556	2,797	4,353
University Community	9,802	3,500	613	832	1,445
Northgate	4,535	3,000	3	361	364
South Lake Union	4,536	7,500	2,024	2,968	4,992
Uptown	7,483	3,000	306	367	673

Housing Growth in Seattle's Urban Centers



Expected housing growth rates in urban villages

	20-Year % Growth Estimates (2016- 2035)
Hub Urban Villages:	
With very good transit service	60%
Without very good transit service	40%
With high displacement risk	40%

	20-Year % Growth Estimates (2016- 2035)
Residential Urban Villages:	
With very good transit service	50%
Without very good transit service	30%
With high displacement risk	30%

Housing growth rates in urban villages

	20-Year % Growth Estimates (2016-2035)	% Growth to Date (2016 Through 3rd Qtr. 2017)
Hub Urban Villages:		9%
With very good transit service	60%	11%
Without very good transit service	40%	11%
With high displacement risk	40%	2%

	20-Year % Growth Estimates (2016-2035)	% Growth to Date (2016 Through 3rd Qtr. 2017)
Residential Urban Villages:		6%
With very good transit service	50%	17%
Without very good transit service	30%	5%
With high displacement risk	30%	6%

Rates of growth in individual urban villages

Rates of residential development varied greatly between individual urban villages. *Looking at urban villages with high displacement risk:*

- Columbia City, North Beacon Hill, and 23rd & Union-Jackson residential urban villages grew markedly faster than urban villages did overall.
- While some grew very little:
 - Rainier Beach, South Park, and Westwood-Highland Park grew by only 1 percent or less.
 - In contrast, one hub urban villages with high displacement risk—Bitter Lake—saw reduction of its housing stock by 3 units.

Discussion topic 1: Rates of Growth in Urban Villages with High Displacement Risk

What are potential implications of the disparate rates of growth we're seeing thus far in urban villages with high displacement risk?

- **Of rapid rates of growth seen in some villages?**
- **Of slow rates in other villages? Are these actually concerning?**

What other take aways or considerations about growth do you want to keep in mind in the Planning Commission's ongoing work?

Discussion topic 2: Potential to adapt some Comp Plan UV indicators to EDI monitoring

Access to frequent transit indicator

For Comp Plan Urban Village Monitoring:

Shares of housing units (in urban centers and villages) within a half-mile walk of weekday transit service running every 10 minutes, weekdays 6 a.m. to 7 p.m.

For EDI Monitoring:

Shares of housing units (by race of HHer or in priority census tracts) within a ____-mile walk of weekday transit service running every ____ minutes, days and times: _____