

# Seattle Planning Commission Briefing

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# Highlights of OPCD Work Plan

Recent Accomplishments	Wrapping Up/ Next Phases Beginning	Mid-Stream	Emerging
<ul style="list-style-type: none"><li>• Uptown Design Guidelines</li><li>• U District Design Guidelines</li><li>• Mandatory Housing Affordability</li><li>• Second round of EDI Funding</li><li>• Duwamish Action Plan / South Park Outside</li></ul>	<ul style="list-style-type: none"><li>• Imagine Greater Downtown</li><li>• Ballard Design Guidelines</li><li>• Capitol Hill Guidelines</li><li>• Sound Transit 3 Alternatives Development</li><li>• Outside South Park</li></ul>	<ul style="list-style-type: none"><li>• ADU/DADU</li><li>• Duwamish Action Plan Implementation</li><li>• Crown Hill Community Plan</li><li>• NE 130<sup>th</sup> &amp; 145<sup>th</sup> Station Area Plan visioning phase</li><li>• 3D Zoning</li><li>• Buildable Lands</li><li>• Mt Baker Redevelopment</li><li>• EDI Indicators</li><li>• Lid I-5</li></ul>	<ul style="list-style-type: none"><li>• Comprehensive Plan Annual Amendments</li><li>• Comprehensive Plan Major Update</li><li>• Housing Choices</li><li>• EDI 2019 Funding</li><li>• ST3 Station Area Planning</li><li>• EDI Permanent Advisory Board</li><li>• Westwood/ Highland Park</li><li>• Racial Equity Analysis Framework</li><li>• Responding to Resolutions/ Executive Orders</li></ul>

# Uptown Design Guidelines 2019

ADOPTED FEBRUARY 6, 2019

- Contributing to a safe, attractive, inviting pedestrian environment
- Creating a strong and vibrant Heart of Uptown
- Ensuring edges surrounding the Seattle Center are inviting and welcoming
- Design to make the Arts and Cultural District visible
- Introducing taller buildings into Uptown
- Anticipating a new light rail station
- Achieving a true mixed-use urban center



# U District Design Guidelines 2019

ADOPTED FEBRUARY 6, 2019



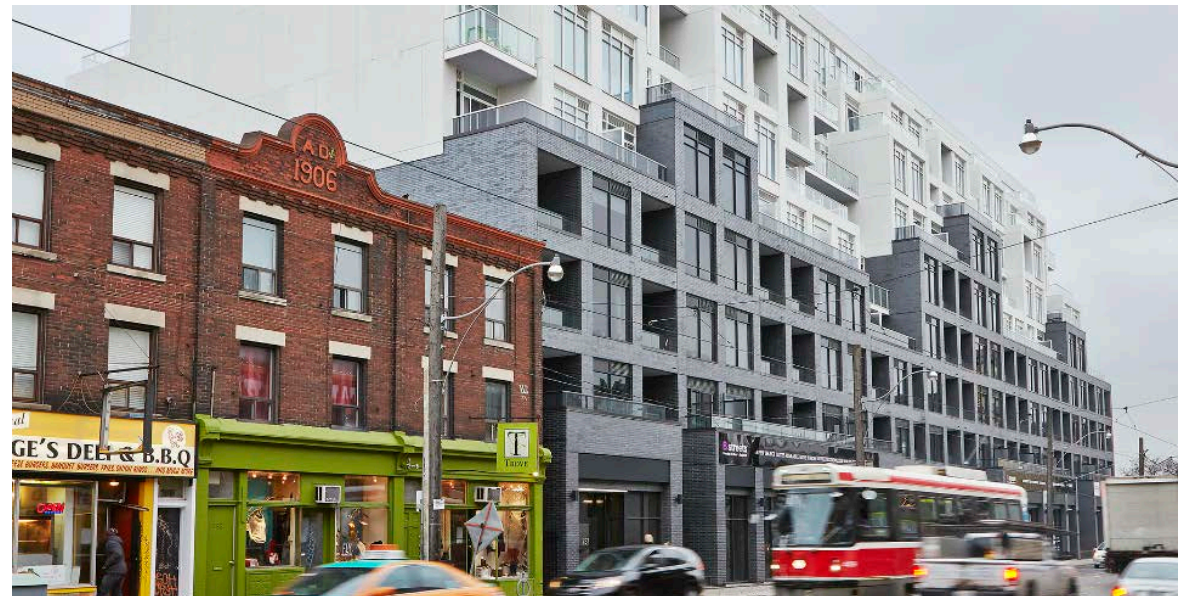
Lined with shops and seating areas



Activate open space



Gateways and Placemaking



Use upper story step-backs and reflect historic patterns

# Capitol Hill Design Guidelines

- Responsive to arts community, arts district, LGBTQ culture
- Development adjacent to major institutions
- Sustainability
- Pedestrian experience along retail corridors
- Tree canopy and landscaping
- Address neighborhood sub-areas



# Ballard Design Guidelines

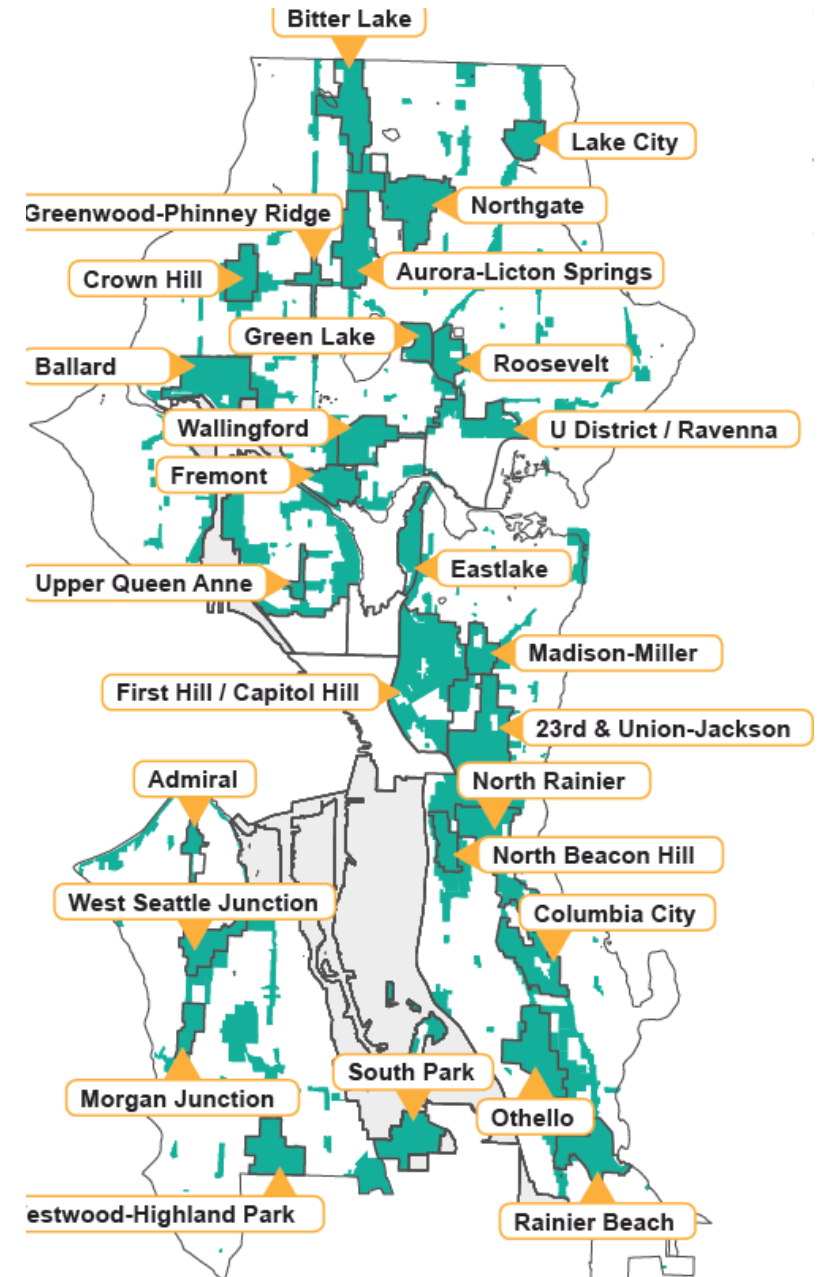
- Includes entire Ballard Hub Urban Village
- Seven Character Areas
- Respond to taller buildings, historic character, street-level design
- Community input builds on the Ballard Urban Design and Transportation Framework



# Citywide MHA Proposal (2019)

In March, Council approved (9-0) MHA rezones and new affordability requirements

- All Urban Villages and Urban Village expansion areas
- All areas outside of Urban Villages zoned for multi-family or commercial development



# Council's MHA Companion Resolution

## Supporting neighborhood livability and equitable development

- Identify additional supports for community organizations and small businesses
- Identify a permanent and consistent source of EDI funding beyond the \$5 million per year from short-term rental tax
- Develop a variety of land use and development strategies for low-income and elderly homeowners to leverage undeveloped land on their property so that they can afford to maintain and remain in their homes. (Responsible Departments: OPCD and SDCI)Expand Tenant Relocation Assistance Ordinance
- Invest MHA fees in neighborhoods where they were generated
- Encourage family-sized homes
- Monitor changes in housing development, tree canopy, historic resources



# Mayor Durkan's Anti-Displacement Executive Order

- Directs The Affordability and Livability Subcabinet to include anti-displacement efforts in their 2019 workplan
- Affirms the need for continued efforts to address displacement and gentrification through the EDI
- City departments to explore the feasibility of combining different types of capital to realize affordable housing developments in Opportunity Zones
- City departments to recommend regulations, incentives, protections and funding opportunities that can help address residential displacement
- Requires the Affordability and Livability Subcabinet to report to the Mayor by May 31, 2019 and quarterly thereafter

# Affordable Middle Income Housing Advisory Committee

Mayor Durkan solicits input from business, labor, non-profit and community leaders to explore additional strategies:

- Increase affordable market-rate housing for middle-income
- Explore innovative housing investment financing and/or fund(s)
- Attract equitable development investments in Seattle Opportunity Zones.

Informed by OPCD's Housing Choices data analysis and community engagement.

AMIHAC recommendations to the Mayor expected in late 2019

# Encouraging ADUs - Reducing Barriers

	Existing regulations	Councilmember O'Brien's Proposal
<b>Owner-occupancy requirements</b>	Owner must live on site	No owner-occupancy requirement
<b>Parking</b>	1 parking space required	No off-street parking requirement
<b>ADUs allowed per lot</b>	1 ADU per lot maximum	1 DADU + 1 AADU or 2 AADUs
<b>Minimum lot size for DADU</b>	4,000 square feet	3,200 square feet
<b>Maximum height</b>	Vary between 15-23 feet depending on lot width	1-3 feet higher than existing limits Plus 1-2 additional feet for green roofs, solar PV, etc.
<b>Maximum gross floor area</b>	AADUs 1,000 sq. ft. DADUs 800 sq. ft. including garage/storage	AADUs 1,000 sq. ft. DADUs 1,000 sq. ft. excluding garage/storage
<b>Maximum lot coverage</b>	<b><i>No change from current regulations</i></b> <i>35% (for lots ≥ 5,000 sf) or 15% + 1000 sf (for lots &lt; 5,000 sf)</i>	
<b>Maximum rear yard coverage</b>	40%	60 percent if DADU is 15 feet in height or less
<b>Floor area ratio (FAR) limit</b>	None. Maximum house size effectively set by yard requirements, height limit, and lot coverage limit.	0.5 FAR or 2,500 square feet (whichever is greater). Below-grade floor area and floor area in an ADU exempt.

# 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

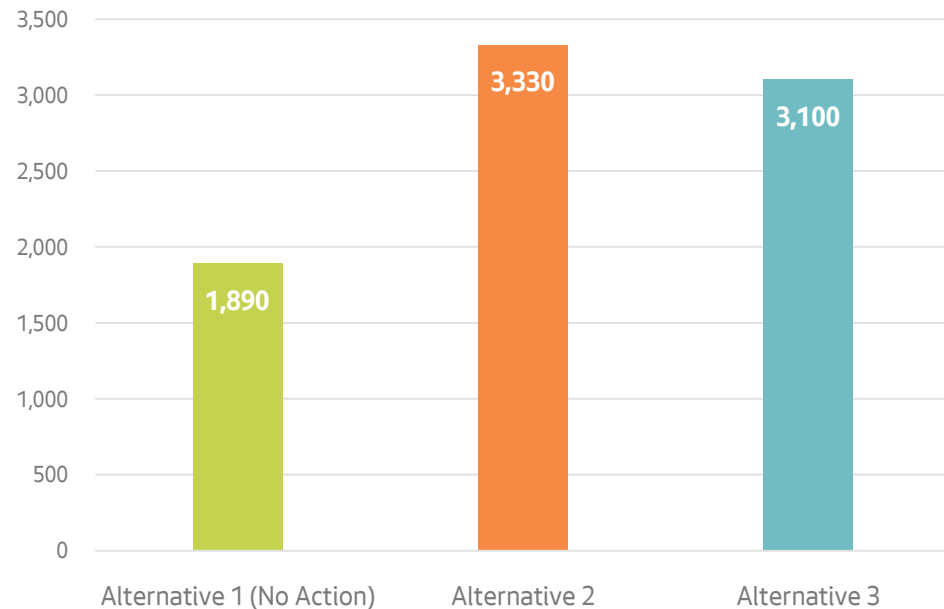


# EIS findings on new ADU requirements

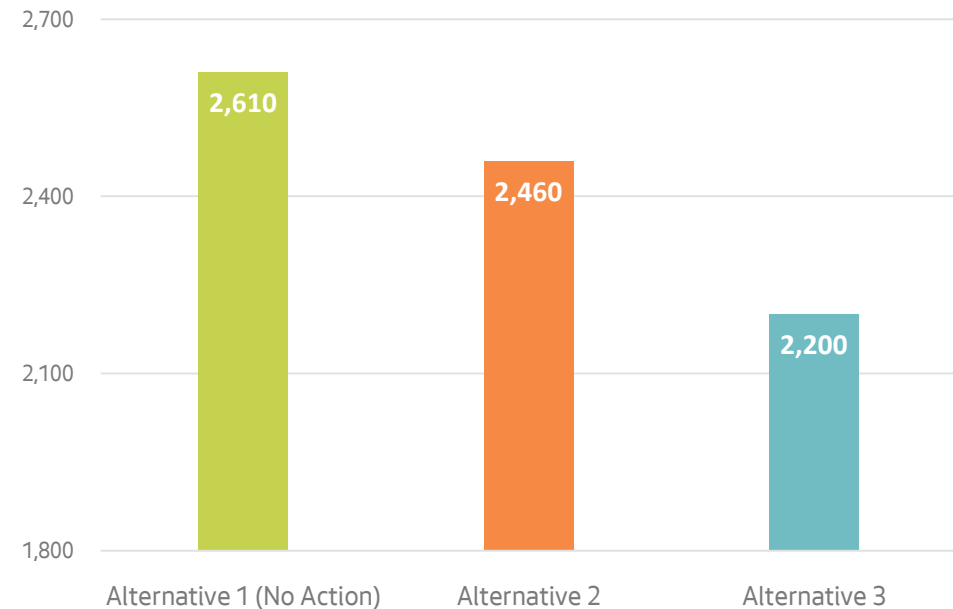
- The proposal would result in about 1,400 more ADUs across Seattle over 10 years

- ▶ 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



# 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

- Initial \$16M from City Plaza sale
- Permanent source of \$5 million per year from short-term rental tax

## WHY

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

## HOW

- Community Capacity Development
- Project Development

# EDI Projects (2016-2018)

PROJECT	ORGANIZATION/TEAM
African Women Business Alliance	African Women Business Alliance / Women Business Network
Africatown Plaza at Midtown Center	Africatown Community Land Trust (ACLT)
Black and Tan Hall	Black and Tan Hall
Chief Seattle Club	Chief Seattle Club
Duwamish Valley Affordable Housing Coalition	Duwamish Valley Affordable Housing Coalition (DVAHC)
Ethiopian Village	Ethiopian Community of Seattle
Filipino Community Village	Filipino Community of Seattle (FCS)
Little Saigon Landmark Project	
Multicultural Community Center	
Othello Village - HomeSight Economic Opportunity Center	
Rainier Beach Food Innovation District	
Refugee and Immigrant Family Center	Sound Child Care Solutions (SCCS)
United Indians of All Tribes	United Indians of All Tribes
West African Community Center	West African Community Council
William Grose Center for Cultural Innovation	



# EDI Projects (2016-2018)

## The Refugee and Immigrant Family Center - an early success story

- An important community asset serving the Delridge for 30 years
- 45 kids engaged in a supportive, bilingual, quality learning environment
- Faced the prospect of displacement when the property was up for sale.
- EDI Round 2 \$815,000 award enabled RIFC to buy their own building

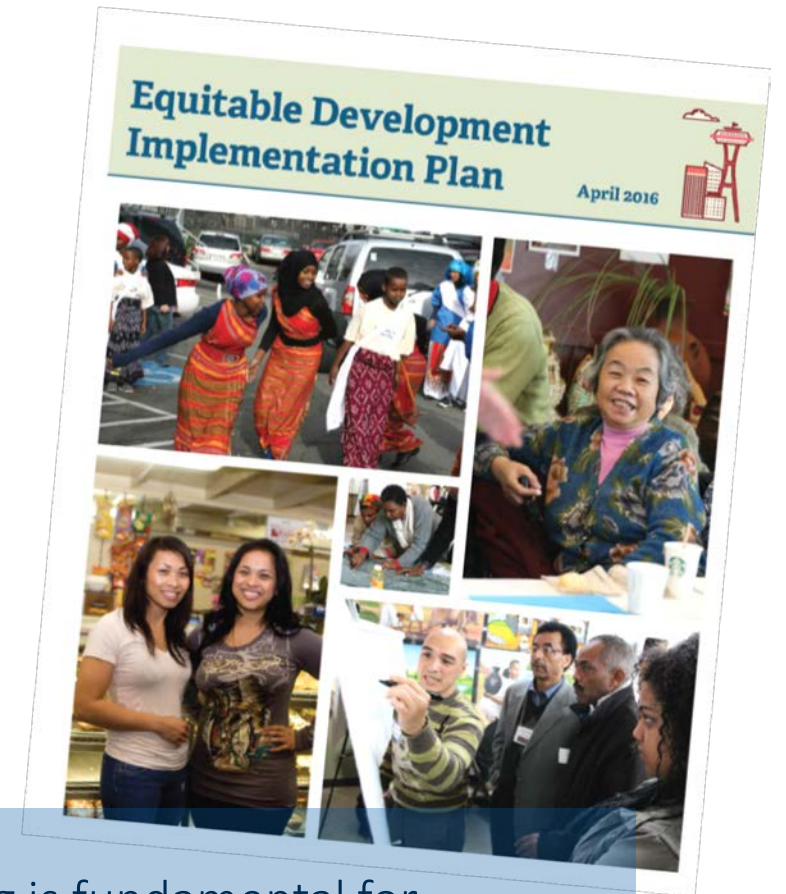
**2019 Round 3 funds of \$5M announced on April 4 (applications due June 5)**



# EDI Monitoring Report

OPCD will establish an annual monitoring program to report on:

- Heightened displacement risk
- Progress toward equitable development
- Phase 1 - Equitable Development Outcome Indicators: mid 2019
- Phase 2 – Heightened Displacement Risk Indicators: mid 2020

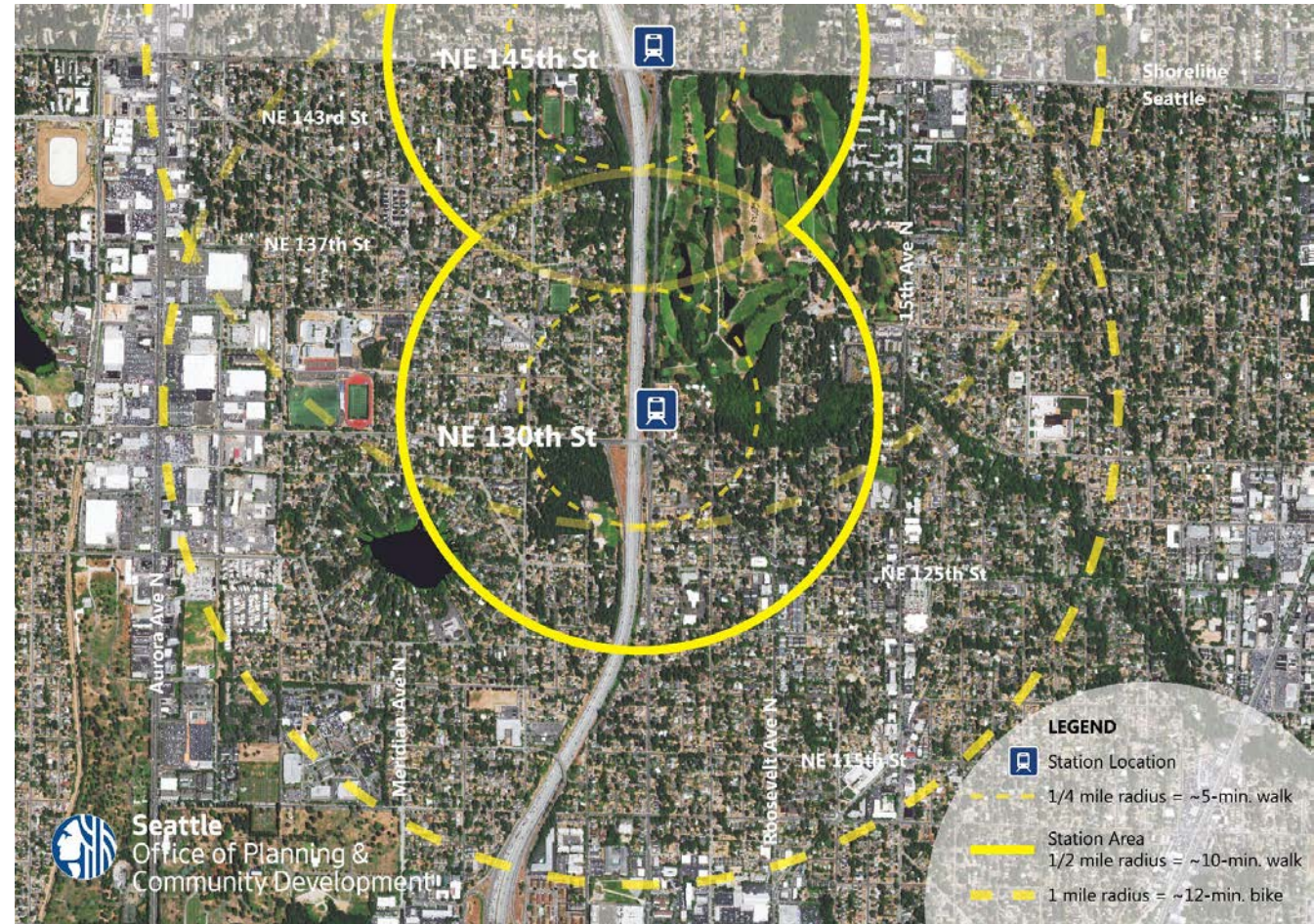


“Monitoring is fundamental for ensuring accountability and making meaningful and sustained progress on equitable development.”

- EDI Plan

# 130<sup>th</sup> / 145<sup>th</sup> Station Area Planning

- Station area planning
  - Within ½ mile of LINK Stations
  - Land use
  - Station access projects
  - Other community-identified issues
- Mobility planning
  - Within 1 mile of LINK stations
  - Bicycle network
  - Transit connections
  - Other community-identified issues
- Other
  - 145<sup>th</sup> Ave BRT Stations (4 stations: I-5, 115th, 125th, Lake City Way)
  - 145<sup>th</sup> Multi-modal Corridor Plan
  - I5 & 145<sup>th</sup> Interchange Project



# Crown Hill Community Planning

## Goals identified by community:

- Walkable town center
- Variety of businesses and services
- Pedestrian and bicycle connections to parks, schools, and transit
- Safe and engaging public spaces and streetscapes
- Add and retain affordable housing
- Improve stormwater drainage



*Actions will be identified by Fall 2019*

# South Park Outside

## Environmental and Climate Justice, Healthy Communities

- Access to a cleaner Duwamish Waterway
- Improved play areas and public space network
- Maintenance and improvement of existing parks and open space
- Safe neighborhood connections and wayfinding



## Neighborhood Selection

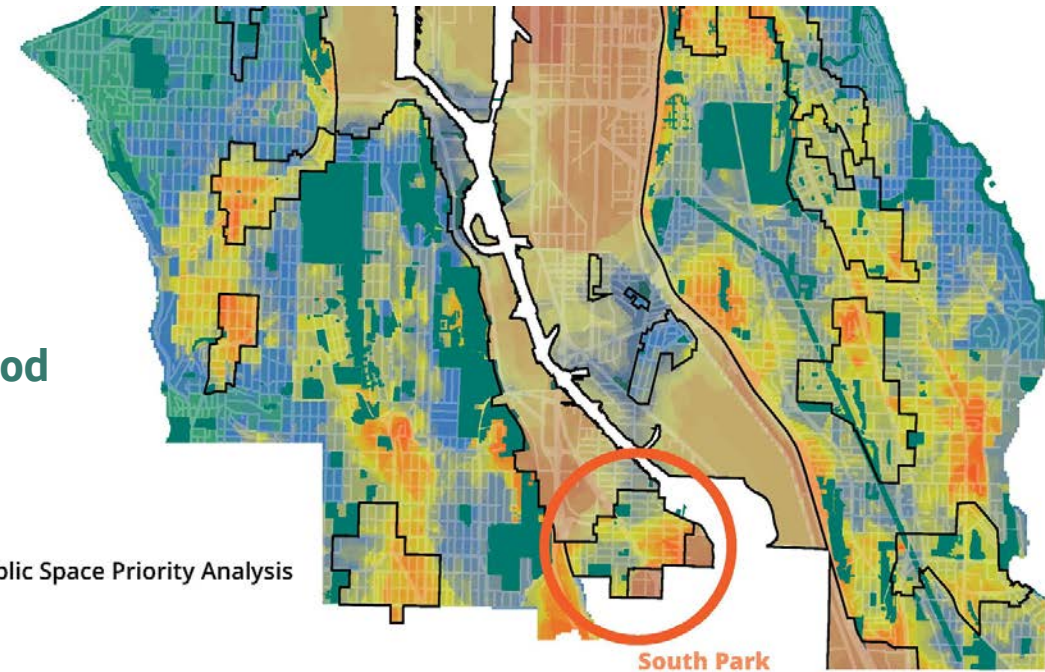
### Legend

Public Space

Outside Citywide Public Space Priority Analysis

High Priority

Low Priority



*Ongoing interagency collaboration responding to community goals*

# Downtown Public Realm

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

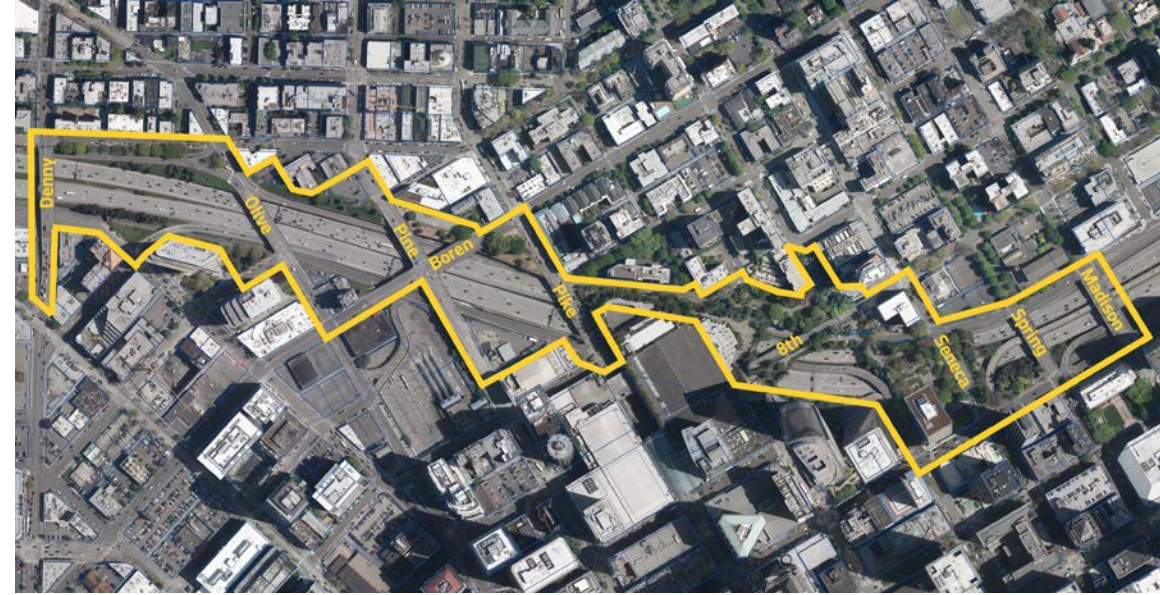


**imagine**  
**DOWNTOWN**

Big Ideas for the Heart of Seattle

# I-5 Lid Feasibility Study

- \$1.5m study funded by Washington State Convention Center expansion
- 15 acre site with transformative potential
- WSP selected as project consultant
- Community advisory group will help steer which options evaluated
- Engineering and financial study completed in early 2020



# Seattle Comprehensive Plan Update

- Early project planning beginning for the next major update
  - Identifying staffing and budget
  - Developing framework for racial equity analysis
  - Exploring community engagement strategies
  - Evaluating potential approaches to environmental analysis
- Comp Plan update due in 2023