Overview of OPCD

Presentation to Urban Forestry Commission
March 6, 2019
Our Mission
We lead collaborative planning, advance equitable development and create great places.

Our Vision
An inspiring city, in harmony with nature, where everyone thrives.
OPCD

Areas of Work

• Comprehensive and Regional Planning
• Citywide Initiatives
• Community Planning
• Equitable Development Initiative
• Placemaking
• Planning Commission
• Design Commission
MANAGING SEATTLE’S GROWTH

Primary themes

- Housing affordability
- Race and Social Equity
- Growing sustainably
- Livability
SEATTLE IS GROWING FAST

- 120,000 more people by 2035
- 115,000 more jobs by 2035
SEATTLE IS GROWING UNAFFORDABLY

• Rents have increased 35% over 5 years.
• Home prices have increased 50% over 5 years.
• Average price of a non-condo home is $900,000. This is considered affordable to 4-person household making 180% of Area Median Income.
• We are not producing a diversity of housing options.
Urban Village Strategy
GROWTH WITH AFFORDABILITY

30,000 new market-rate homes
- Incentives for family-sized housing
- Reduce permitting barriers
- More efficient construction methods
- Continue growth in urban centers

20,000 affordable homes
- Rent- and income-restricted homes
- Funding programs primarily serve those ≤ 60% Area Median Income
- Incentive programs primarily serve 60% to 80% AMI households
GROWTH WITH AFFORDABILITY

Mandatory Housing Affordability (MHA)

- All new development must build or pay for affordable housing
- Provides additional development capacity to partially offset the cost of these requirements (zoning changes)
- Increases housing choices
GROWTH WITH EQUITY

Seattle 2035 equity themes

- Prioritize marginalized populations
- Race and social equity lens
- Address displacement
- Distribute the benefits and burdens of growth equitably
- Increase opportunities for low-income households
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
• Implementation-focused
• Learn by doing
imagine DOWNTOWN

Big Ideas for the Heart of Seattle
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)
Community Planning

• Chinatown-International District
• Crown Hill
• 130th and 145th Station Area Planning
Equitable Development Framework: Strong People, Strong Communities

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

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<th>Advance economic mobility and opportunity</th>
<th>Promote transportation mobility and connectivity</th>
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<tr>
<td>Prevent residential, commercial, and cultural displacement</td>
<td>Develop healthy and safe neighborhoods</td>
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<tr>
<td>Build on local cultural assets</td>
<td>Provide equitable access to all neighborhoods</td>
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