



Comprehensive Plan: Managing Growth to become an Equitable City

Mayor's Recommended Plan May 2016

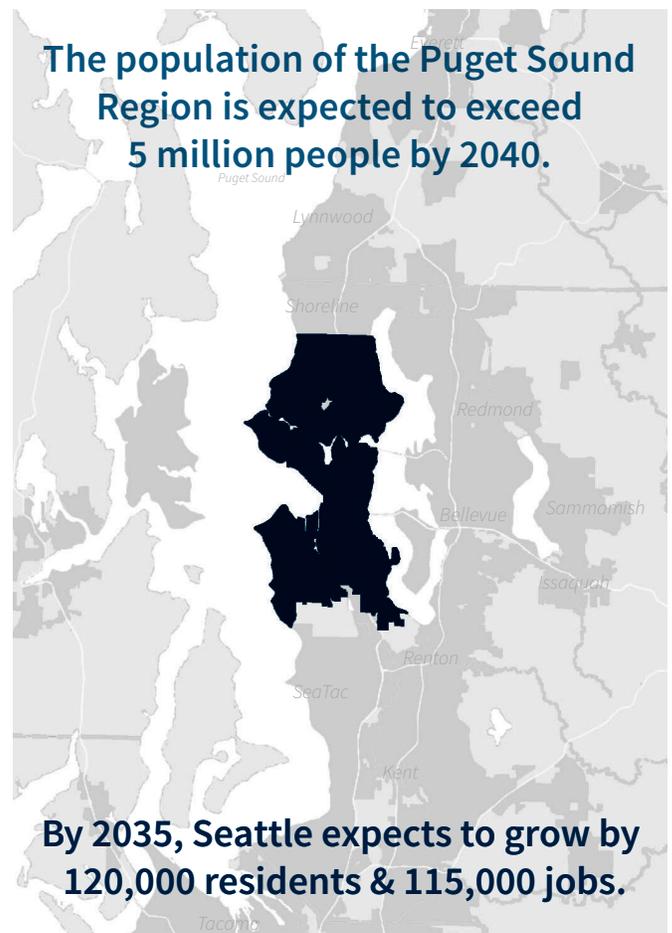


“Seattle is among the three fastest growing cities in the nation and this plan is our guide to achieving a future we want.” -Mayor Murray

The Mayor's Plan is a blueprint for how Seattle will grow. It will guide public investments, programs, and policies to meet the needs of everyone who lives, works, and plays in Seattle.

The Mayor's Plan envisions a city with a sustainable environment, thriving economy, and strong communities. The Plan also recognizes the need to plan for growth that meets the needs of the most vulnerable among us. It addresses potential displacement of small businesses and people. It addresses the need to create opportunities and provide services equitably throughout the city.

The Mayor's Plan recognizes how our city and our region are changing, and it seeks to build upon the strength and diversity of our communities. It envisions a global city unrivaled in its combination of natural amenities, cultural diversity and shared economic prosperity.





Four Core Values



Four core values inform the Plan and shape its goals and policies. These values include:

1. Race and Social Equity

We need to address displacement and the unequal distribution of opportunities to sustain a diverse Seattle. The Mayor’s Plan promotes equitable access to housing, jobs, education, parks, community centers, and healthy food.

2. Environmental Stewardship

Seattle protects rural areas, forests, and green spaces in the city by taking on a significant share of the region’s growth and concentrating that growth in urban villages. The City is committed to become carbon neutral by 2050. The Mayor’s Plan calls for development that makes biking, walking, and transit viable options, so people can be less car reliant.

3. Economic Opportunity and Security

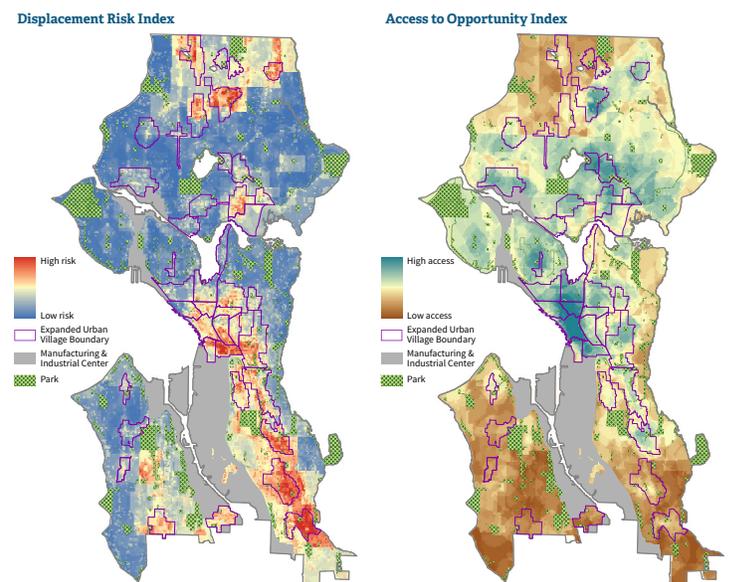
Jobs and livable wages create opportunity and stability in Seattle’s communities. The Mayor’s Plan includes policies that help the City accommodate and direct employment growth. It also addresses the education and skills residents need to fill the new jobs in Seattle.

4. Community

As Seattle grows and becomes more diverse, the Mayor’s Plan encourages more public participation in decisions affecting all aspects of City policies.

Is Seattle Equitable Today?

OPCD examined demographic, economic, and physical factors to understand current displacement risk and access to opportunity. The findings, expressed as the Displacement Risk Index and the Access to Opportunity Index, show that disparities exist, leaving many marginalized populations at risk of displacement and without the means to succeed and thrive.





Key Directions



Based on your feedback on the Draft Plan (released July 2015), additional study, and internal discussions, we made changes to improve the Plan. Below are the key policy directions to guide our City for the next 20 years.

Social Equity. Make equity part of everything we do.

Growth Strategy. Guide more growth within a 10-minute walk of frequent transit, but moderate growth in places with a high risk of displacement and low access to opportunity.

Monitor Growth. Monitor and report on growth and change citywide and in urban villages, and include data about racial disparities.

Land Use. Advance our vision of urban villages as dense, mixed-use, walkable and equitable places with more transportation options for getting around.

Housing. Increase the supply, diversity and affordability of housing for existing and new residents.

Economic Development. Minimize displacement of marginalized populations and small businesses as the city grows.

Parks and Open Space. Plan for a connected, accessible and equitable open space system to enhance the livability of our growing city.



Read the full plan online at <http://2035.seattle.gov/>

The Plan includes hundreds of policies organized in chapters about major topics.

Growth Strategy
(previously Urban Village)
Land Use
Transportation
Housing
Capital Facilities
Utilities

Economic Development
Environment
Parks and Open Space
Arts and Culture
(previously Cultural Resources)
Community Well-being
(previously Human Development)

Neighborhood Planning
(previously Neighborhood Planning A)
Container Port
(no changes)
Shoreline Areas
(no changes)
Neighborhood Plans
(previously Neighborhood Planning B, no changes)



The foundation of Seattle’s Comprehensive Plan is the Urban Village Strategy.

The Urban Village Strategy encourages most future job and housing growth to specific areas in the city that are best able to absorb and capitalize on that growth, while providing essential public services and making amenities available to residents.

Urban Centers (UCs) Urban Centers contain the highest density of jobs and housing. They are both regional centers and city neighborhoods, such as Downtown, Uptown, South Lake Union, University Community, First Hill/Capitol Hill and Northgate.

Hub Urban Villages (HUVs) Hub Urban Villages offer a balance of housing and employment at lower densities than urban centers. They provide a mix of goods, services, and employment for their residents and surrounding neighborhoods.

Residential Urban Villages (RUVs) Residential Urban Villages will continue to add housing and provide goods and services for residents and surrounding communities, but generally there isn’t a concentration of employment.

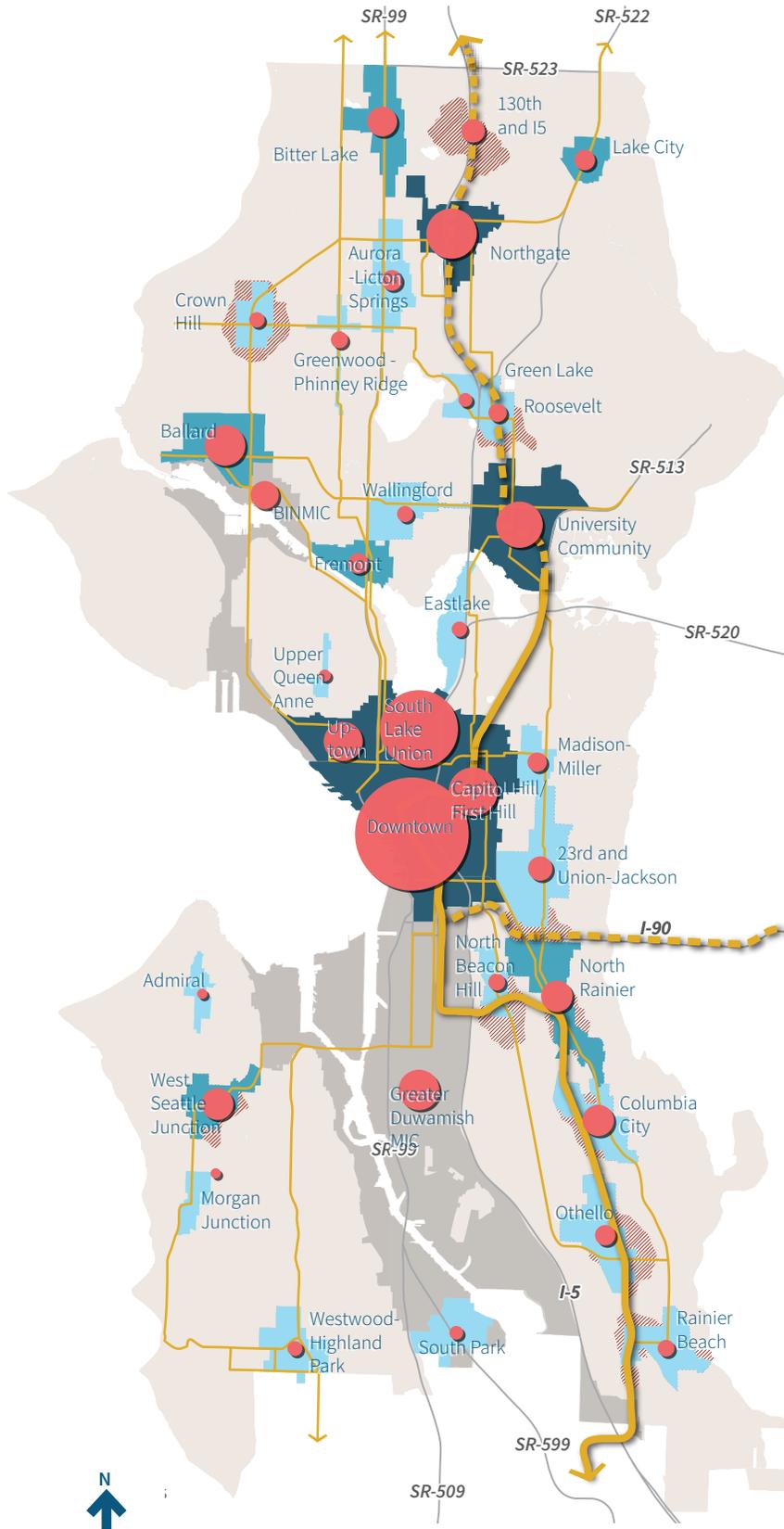
Manufacturing/Industrial Centers (MICs) These are the two well-established regional centers for retaining and attracting jobs in a diversified economy.

The Urban Village Strategy:

- + Accommodates Seattle’s expected growth in an orderly and predictable way.
 - + Strengthens existing business districts.
 - + Encourages more walking, bicycling, and transit use in the city.
 - + Promotes the most efficient use of public investments, now and in the future.
 - + Helps retain the character of the less dense neighborhoods outside urban villages.
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Estimating Growth



UV/UCs will absorb **over 78%** of job and housing growth.

UV/UCs make up **17%** of Seattle's total land area.

- Growth.** Quantity of new jobs and housing.*
- Urban Centers.** Largest amount of residential and job growth is expected.
- Hub Urban Villages.** Some job growth and significant residential growth is expected.
- Residential Urban Villages.** Continued residential growth is expected.
- Potential New Urban Village Areas.** Would include the 10-minute walksheds from stations with existing/planned light rail or very good bus service.
- Manufacturing/Industrial Centers.** Location for industrial job growth and other employment.
- Outside Urban Centers and Villages.** Continued growth, especially along arterials, where multifamily and commercial uses are allowed.
- Existing Light Rail.**
- Planned Light Rail.**
- Priority Bus Corridors.**

* Does not indicate a specific location within the urban village.

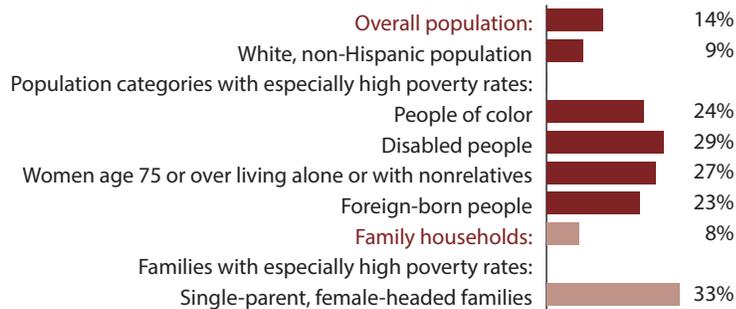
Identifying Disparities



While Seattle has benefited from an economic boom, not everyone who lives or works in Seattle has enjoyed those benefits. The following are illustrations of some disparities that still exist in Seattle:

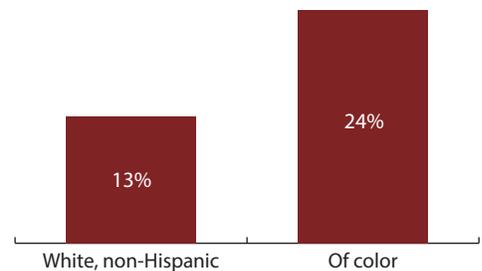
Poverty in Seattle

Percentage with incomes below poverty level



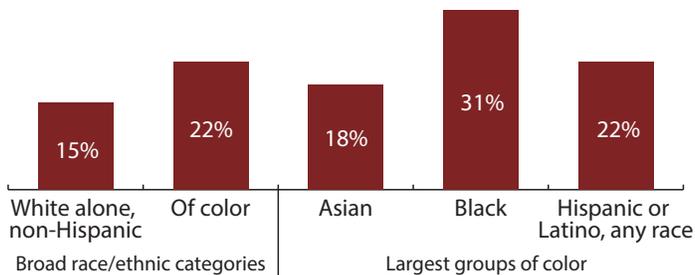
Source: 2011–2013 ACS, US Census Bureau.
Notes: Some people (for example, people living in college dormitories and people who are institutionalized) are not included in poverty rate calculations.

Share of Seattle Households without Access to a Vehicle By Race/Ethnicity of Householder



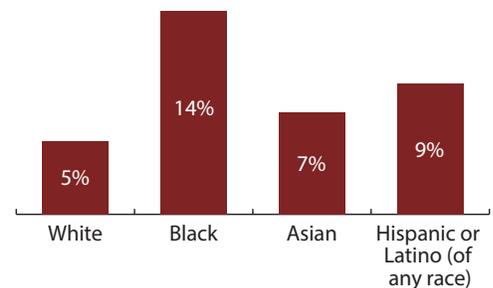
Source: 2011–2013 ACS, US Census Bureau

Share of Seattle Households Who Are Severely Housing-Cost Burdened by Race/Ethnicity of Person who Owns or Rents a Home



Source: 2006–2010 ACS CHAS special tabulation, US Census Bureau

Unemployment Rates for Seattle Residents Age 16 and Over



Source: 2011–2013 ACS, US Census Bureau



Monitoring the Plan



The City will report regularly on a set of indicators to help the public and elected officials judge the effectiveness of the Plan and the City’s actions to implement it.

Where data is available, the City will use these indicators to assess each urban center or village:

- The number of new housing units;
- The number of new jobs;
- The number of income- and rent-restricted affordable housing units;
- Age, race, and household composition;
- Access to frequent transit service;
- Presence of sidewalks; and
- Households with access to open space.

The City will use other indicators to how Seattle is becoming a more equitable city. This set of indicators will help show, for instance, where in Seattle marginalized populations are at higher risk of being displaced by development.





Planning Context



The State Growth Management Act (GMA) requires cities and counties to prepare Comprehensive Plans and update them regularly. The GMA's goals include reducing sprawl, protecting our agricultural and natural lands, and directing growth to areas that already have urban services.



The Puget Sound Regional Council (PSRC) is the regional growth management organization for four counties. Vision 2040, PSRC's growth management strategy, calls for concentrating population and job growth in designated centers and for using high-capacity transit to connect these centers. This framework is reflected in the Mayor's Plan.



King County's Growth Management Planning Council develops the twenty-year housing and job-growth targets for all King County jurisdictions. These policies address the need for affordable housing, local action to address climate change, and growing in ways that contribute to positive health impacts for residents.

Planning Timeline



Next Steps

City Council will review the Mayor's Plan, hold public hearings and adopt a final updated Plan in fall 2016.



Read the full Mayor's Plan online at 2035.seattle.gov/



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Follow the City Council review of the Mayor's Recommended Plan: www.seattle.gov/council/committees/planning-land-use-and-zoning



Participate in community conversations about the Housing Affordability and Livability Agenda (HALA) where possible citywide land use changes will be discussed. www.seattle.gov/HALA



Office of Planning and Community Development