

# Welcome...

## ...to the Draft Plan Open House!

### What is Seattle 2035?

Seattle 2035 is a citywide conversation about how Seattle grows over the next 20 years. The City is updating Seattle's Comprehensive Plan to shape growth in a way that builds on our strength and character as a city.

### What's Happening Tonight?

Over the last two years, we've heard about issues important to you and ideas you want us to consider. We also worked with many city departments to explore best practices and strengthened our commitment to draft an equitable plan for Seattle's future. This Open House continues this important collaboration. We released a Draft Plan in July, and want to know what you think.

Your input will help us identify changes for the next draft– the Mayor's Recommended Plan.

### Let's get started...

1. Sign In, get a Handout & Survey
2. Visit some stations & weigh in on Key Proposals
3. Pick up some refreshments
4. Visit more stations
5. Before you leave, fill-out and return your survey

### Give us your input today!

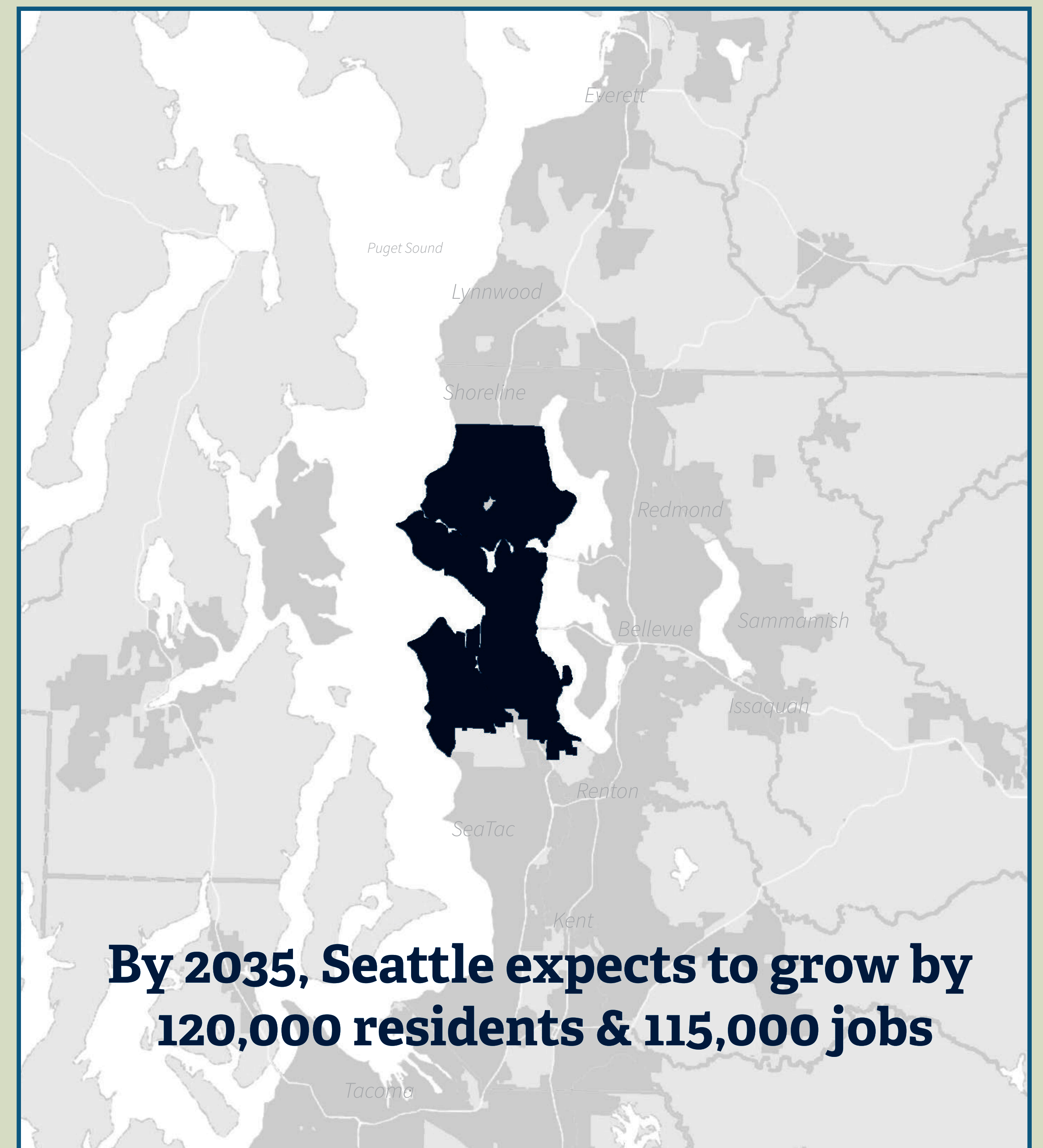
- Complete a survey
- Write on the easel pads
- Use the iPads for Consider.It
- Talk to City staff
- Go online to [2035.seattle.gov](http://2035.seattle.gov) or [Seattle2035.consider.it](http://Seattle2035.consider.it)



# Seattle is at the center of a dynamic and growing region

**The population of the Puget Sound region is expected to exceed 5 million by 2040. Over the next 20 years, Seattle expects to welcome a significant share of the region's growth.**

**Seattle's Comprehensive Plan contains goals and policies to guide future growth and decisions in a manner that reflects the City's core values and enhances the quality of life for all.**



**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. 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 this Draft 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 contributes to positive health impacts for residents.



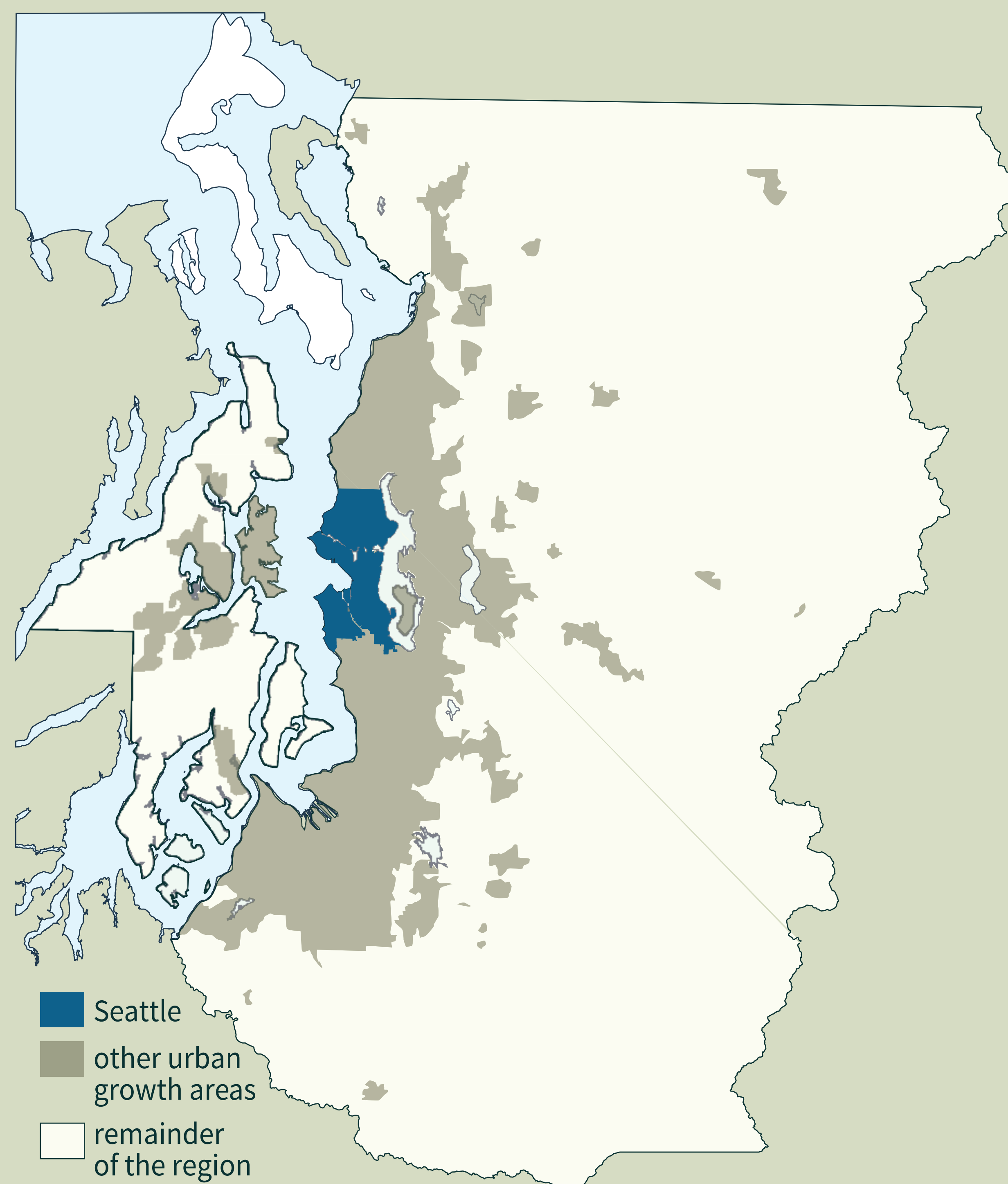
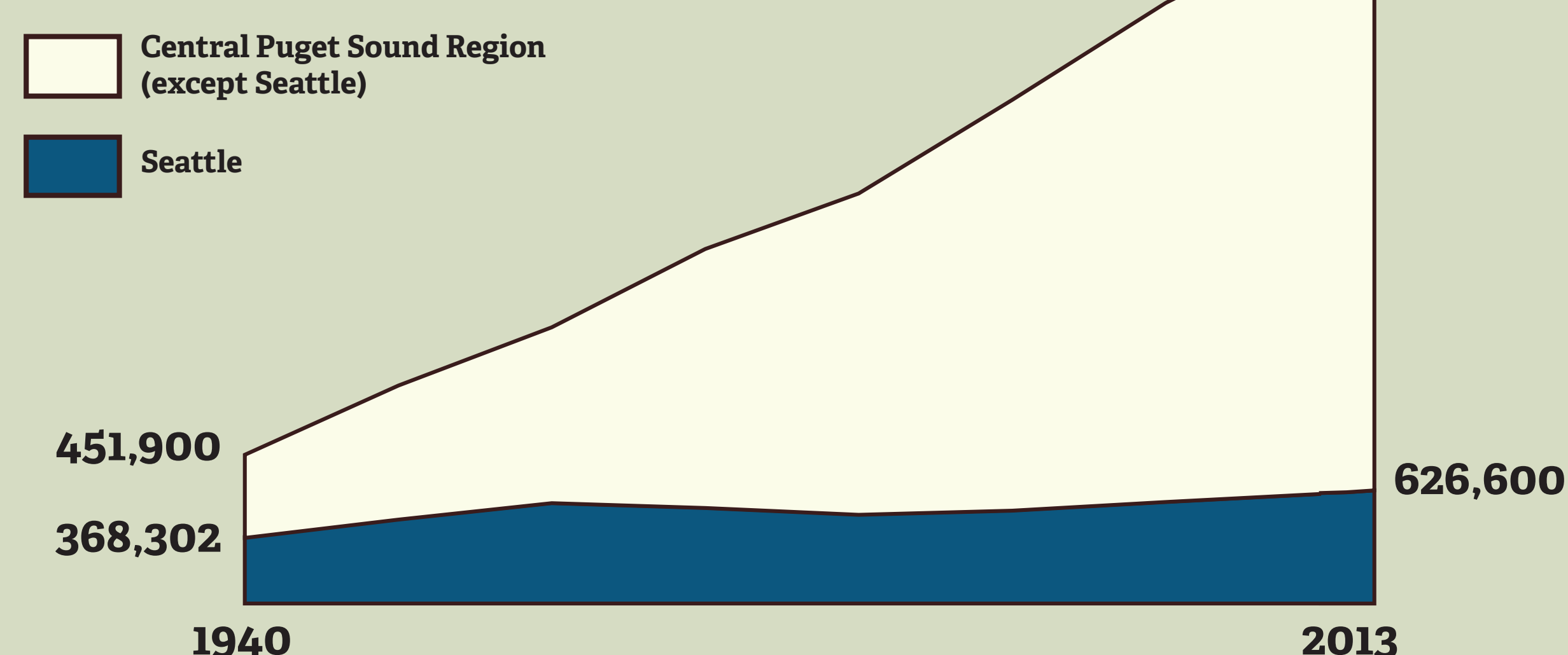
# What is Seattle's Comprehensive Plan?

**Our Comprehensive Plan is a 20-year vision and handbook for Seattle's future. It guides decisions that influence how Seattle grows and welcomes 120,000 more people and 115,000 jobs.**

- **First adopted in 1994 and last updated in 2004**
- **Part of a regional planning strategy guided by the 1990 Washington State Growth Management Act (GMA)**
- **Developed after years of analysis and community participation**
- **Provides guidance on:**
  - **Improvements to our transportation system: infrastructure to improve safety and make it easier for pedestrians, bicycles, transit, cars, and trucks to move around the city**
  - **Investments in utilities, parks, libraries, and other services and urban amenities**
  - **Where changes or more planning may be needed to improve our zoning and other development policies**

**While Seattle has grown a lot, the rest of our region has grown even more**

**1940-2013 Population**





# Four Core Values

**We envision Seattle as a city where growth benefits and increases opportunities for all residents while offering ways to enhance and preserve our natural environment. Four core values guide the goals and policies in the Draft Plan.**

## 1. Race and Social Equity

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

## 2. Environmental Stewardship

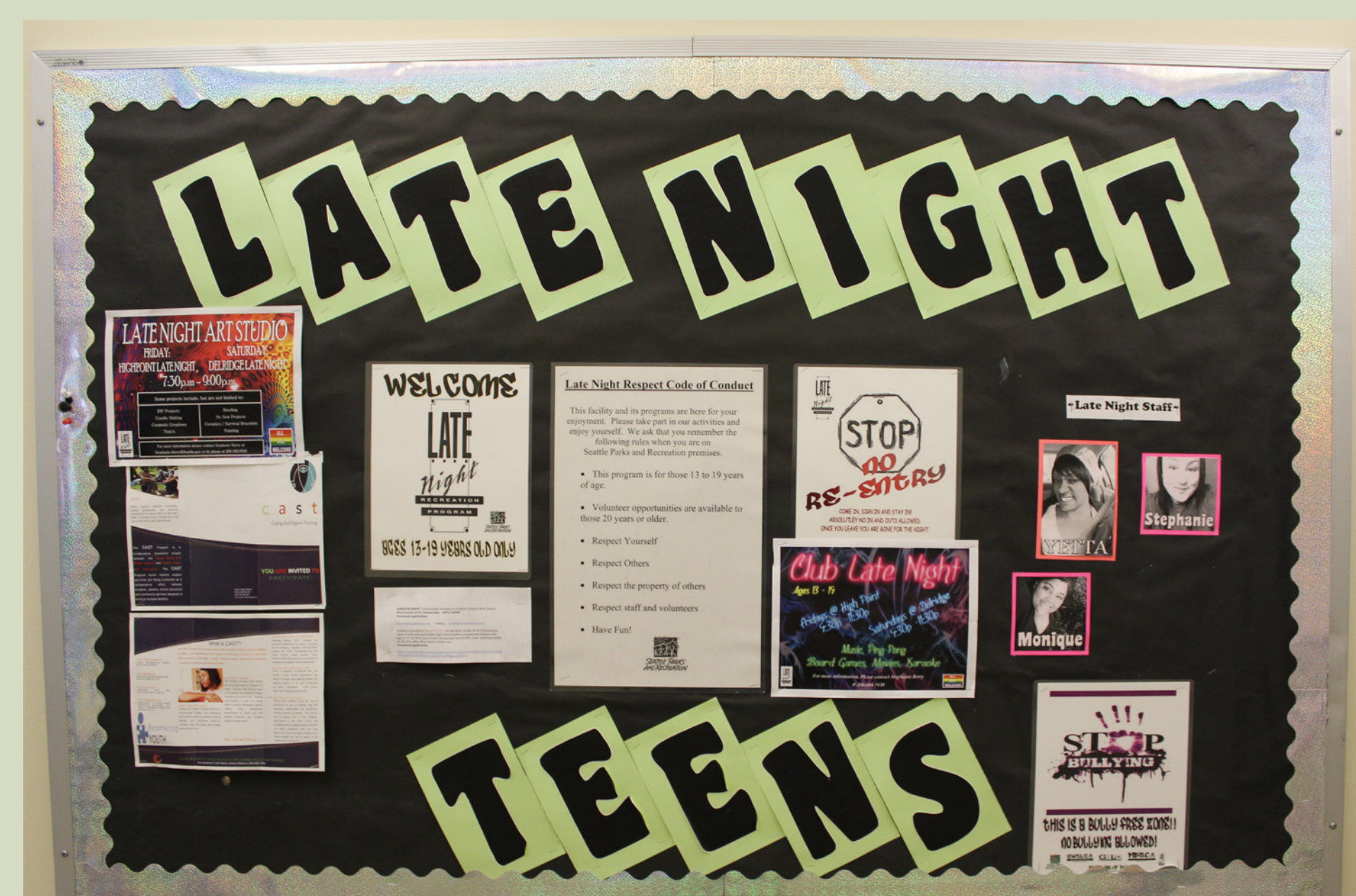
Seattle protects rural areas, forests, and green spaces in the city by taking on a significant share of the region's growth and concentrating that growth in urban villages. The City is committed to become carbon neutral by 2050. The Draft Plan calls for development that makes biking, walking, and transit 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 Draft 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.

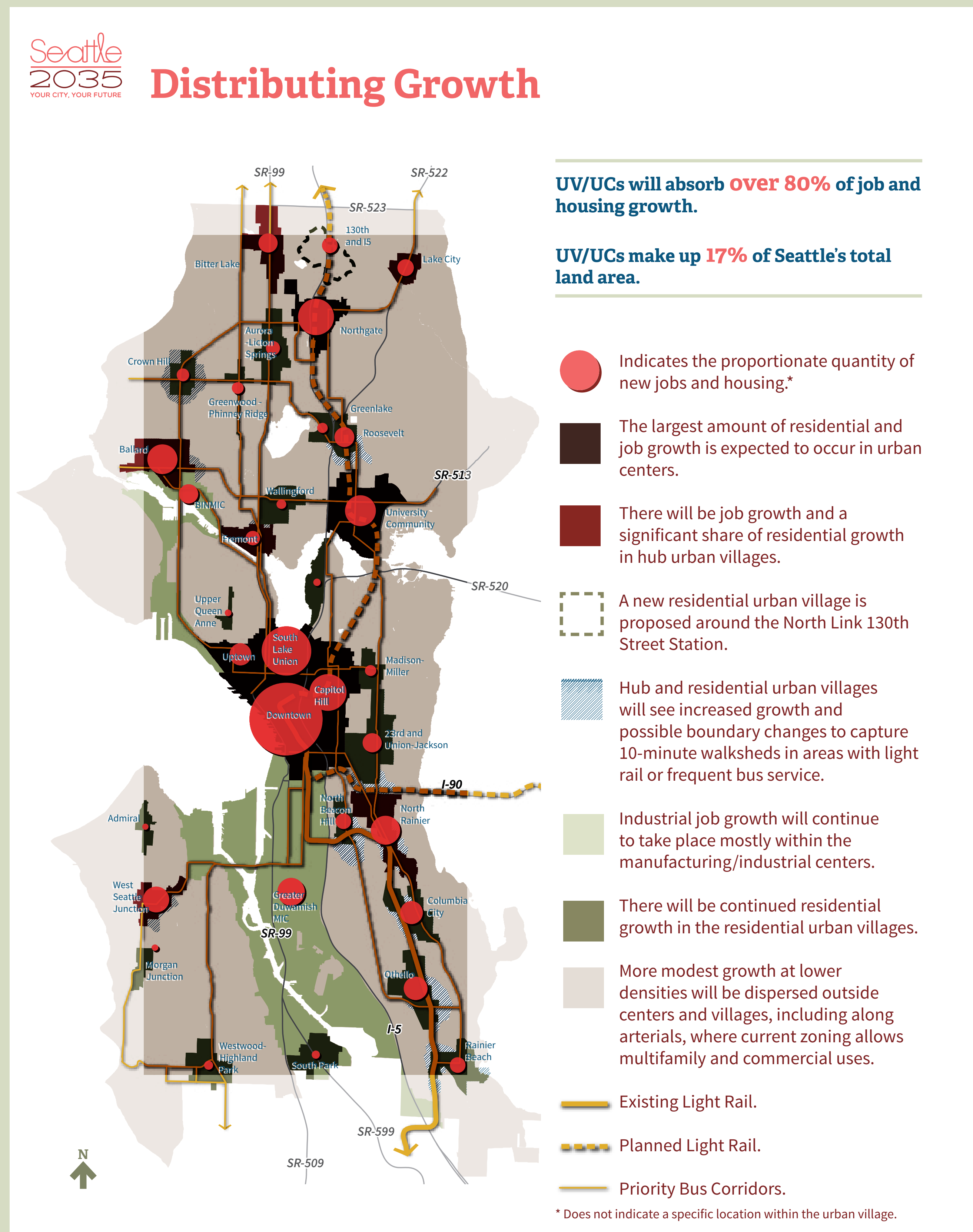
## 4. Community

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





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



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

## Manufacturing/Industrial Centers (MICs)

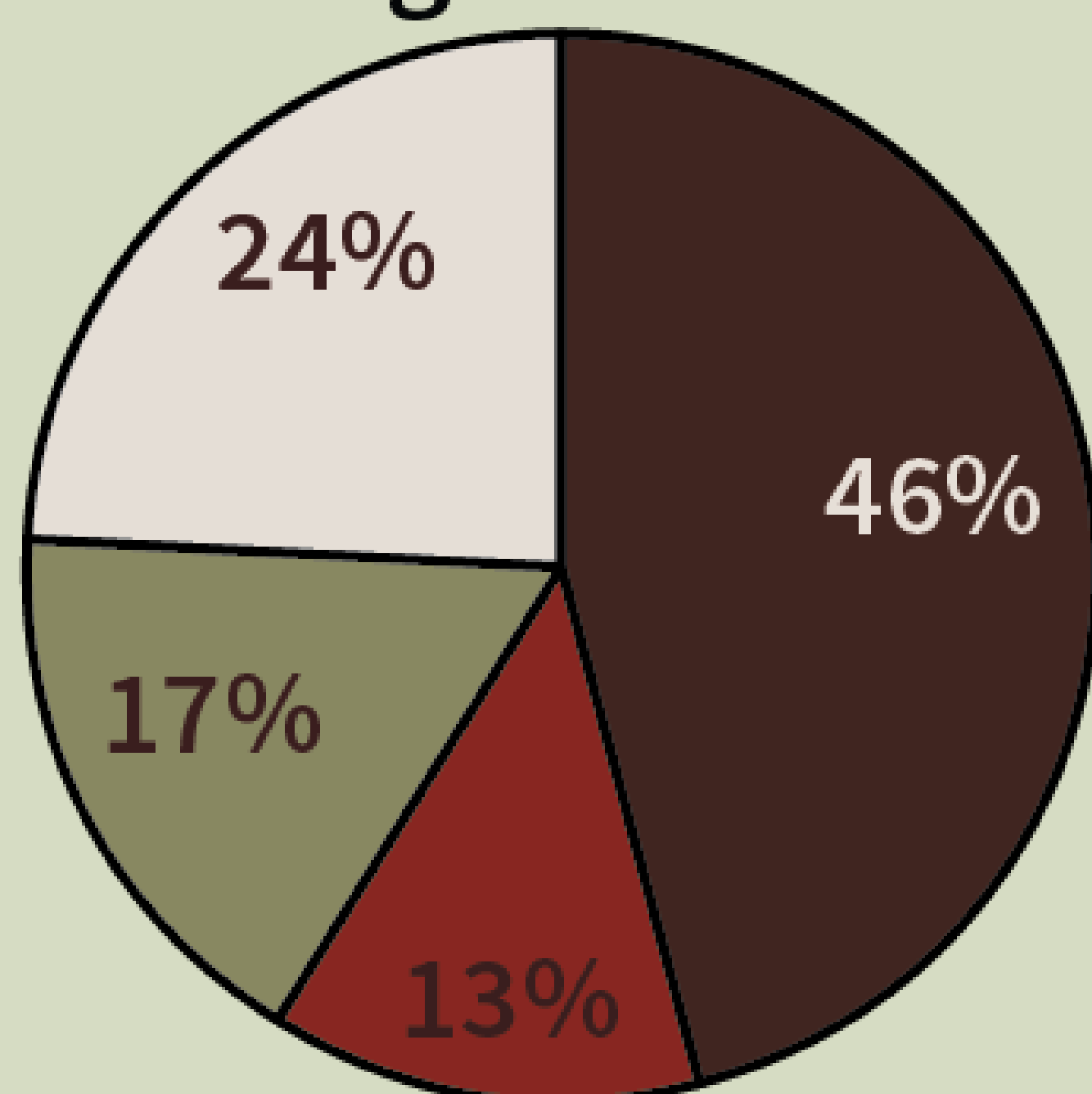
These are the two well-established regional centers for retaining and attracting jobs in a diversified economy.

### Hub Urban Villages (HUVs)

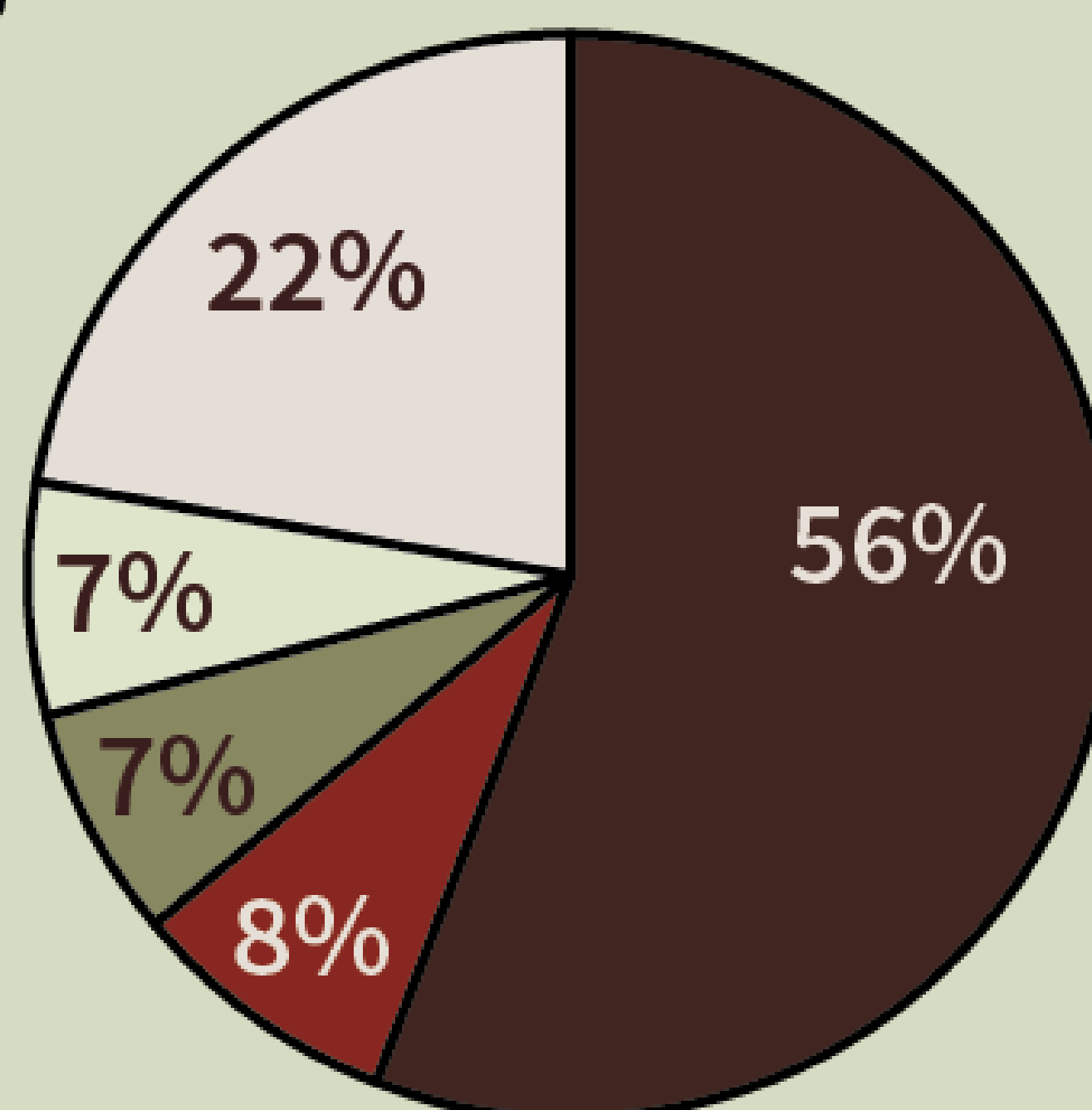
Hub Urban Villages offer a balance of housing and employment. They provide a mix of goods, services, and employment for their residents and surrounding neighborhoods.

**Residential Urban Villages (RUVs)** Residential Urban Villages provide goods and services for residents and surrounding communities, but generally there isn't a concentration of employment.

## housing units



jobs



**We have grown by more than 70,000 housing units and 87,000 jobs since the Comprehensive Plan was adopted in 1994. These charts show how growth has been distributed over the past twenty years.**

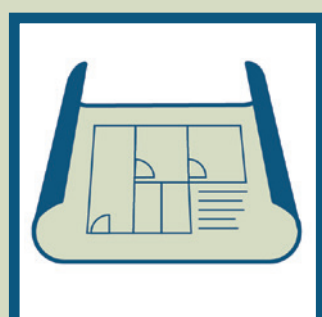


# Plan Elements



## GROWTH STRATEGY

Our goals and policies guide growth (new housing and jobs) to regionally designated urban centers and manufacturing/industrial centers, and locally designated urban villages.



## LAND USE

Choices for how we plan and use Seattle's limited supply of land are identified in this element. As Seattle grows and changes, goals and policies in the Land Use element provide broad direction for these decisions.



## TRANSPORTATION

Transportation systems will respond to travel demands, economic needs, development patterns, and changing lifestyles. Seattle will continue to work with regional transportation agencies to move people within the city and the region.



## HOUSING

Our goals and policies support creating housing choices to meet a diversity of needs at various affordability levels. They support the local character of residential neighborhoods even while the city grows and changes.



## CAPITAL FACILITIES

City government investments are an expression of our common priorities. Goals and policies provide direction toward managing capital resources to serve our growing population.



## UTILITIES

Our utility infrastructure must keep pace with development to serve the needs of residences, businesses, and all of the activities that take place in our city. Goals and policies focus on service delivery, resource management, facility siting and design, right-of-way coordination and relationships with other public and private utilities.



## ECONOMIC DEVELOPMENT

Economic goals and policies aim to strengthen local business districts within the regional economy, attract new businesses, create a climate that is friendly to workforce development, and support new economic sectors at all scales.



## ENVIRONMENT

Seattle is part of a larger environmental ecosystem and all our choices for public and private land and activities affect the environment. Goals and policies are intended to protect and improve the function of our natural environment and address global environmental challenges.



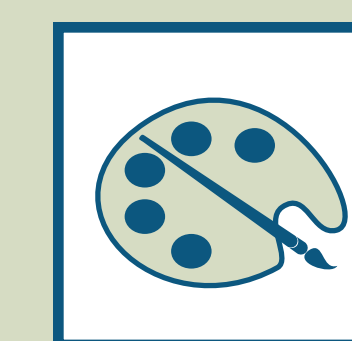
## PARKS AND OPEN SPACE

Seattle's parks system is one of the best in the nation. Our city is growing within a limited geography, so we must find new ways to create public spaces and serve the recreation needs for our changing population.



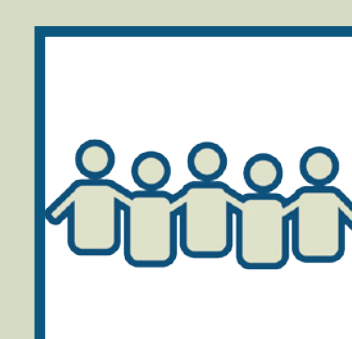
## ARTS AND CULTURE

Part of what makes Seattle great is our appreciation for arts and culture. These goals and strategies support the expansion of cultural venues, activities, and the arts as Seattle expands.



## COMMUNITY WELL-BEING

Seattle is an interconnected web of communities, cultures, organizations, and activities. Goals and policies focus on human relationships, educational opportunities, health care, public safety, and cultural diversity.



## NEIGHBORHOOD PLANNING

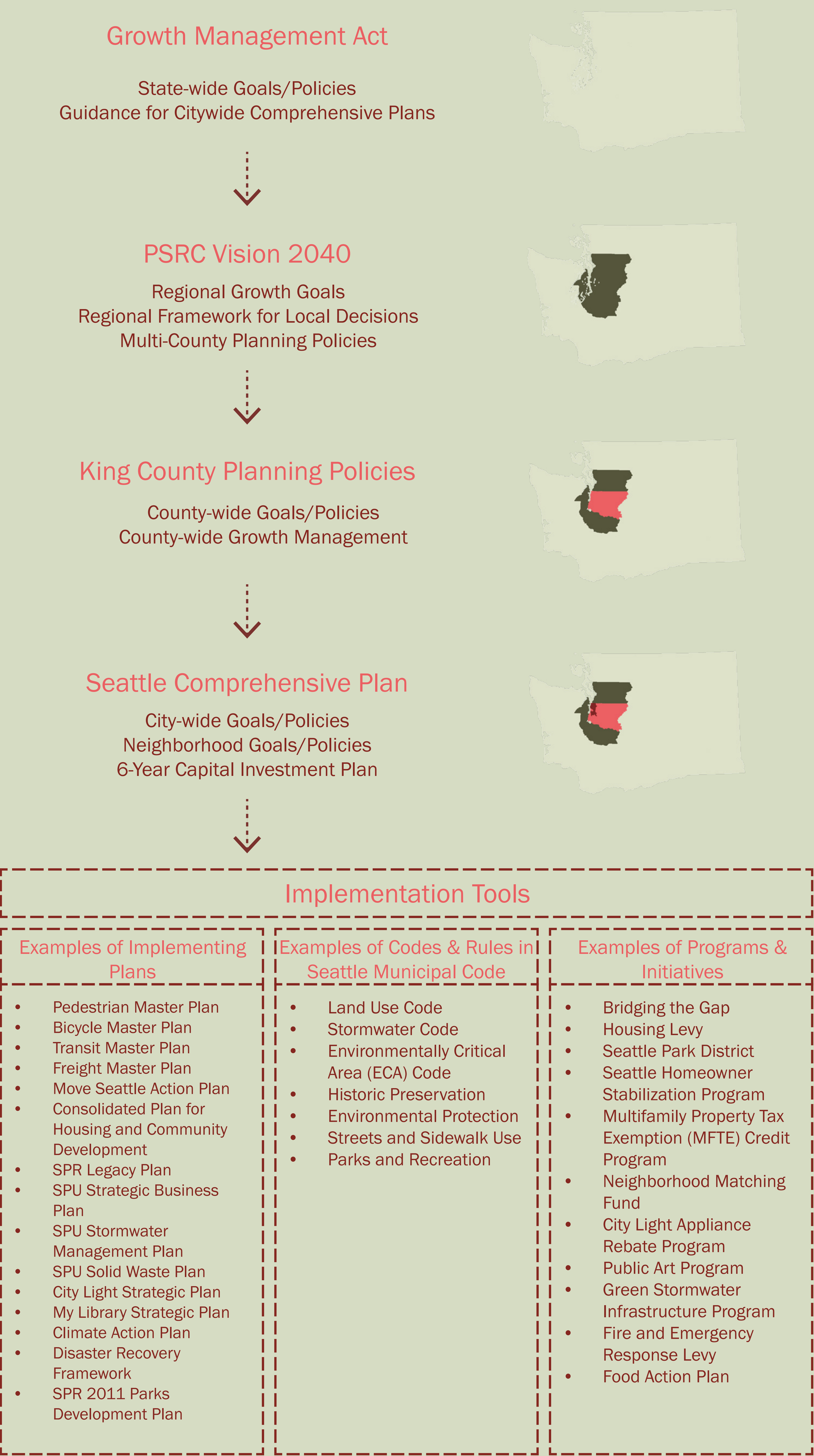
Neighborhood planning is a way to make the Comprehensive Plan relevant at a local level and to reflect the history, character, and vision of the local community. Changes to citywide neighborhood goals and policies focus on planning priorities, community outreach, consistency with citywide policy, and using plans to guide City investments. No changes are proposed to specific neighborhood plans.

The following elements are also part of the Plan but are not part of the update:

- Container Port
- Shoreline Management
- Adopted Neighborhood Plans



# Relationship to Other Plans





# 10 Key Proposals



## GROWTH STRATEGY

Guide more growth to areas within a 10-minute walk of frequent transit.



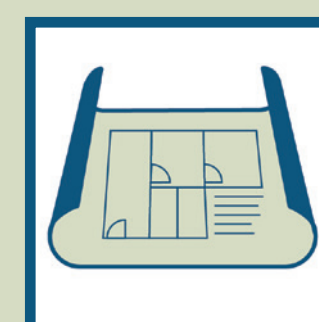
## TRANSPORTATION

Accommodate six key functions in the public right-of-way: mobility, access for people, access for commerce, activation, greening and parking.



## GROWTH STRATEGY

Estimate, monitor and report on growth and change citywide and in urban villages.



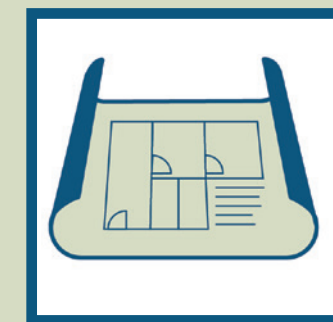
## LAND USE

Designate a Stadium District on the Future Land Use Map, an area around the professional stadiums, where housing and hotels would be permitted while protecting freight mobility.



## LAND USE

Create a Future Land Use Map that clearly communicates future development in urban villages, and provides more flexibility in changing between commercial, mixed-use, and residential development activities within urban villages.



## HOUSING

Increase the diversity of housing types in lower density residential zones, including single family zones.



## HOUSING & ECONOMIC DEVELOPMENT

Minimize displacement of marginalized populations as Seattle grows.



## PARKS AND OPEN SPACE

Set goals for parks and open space that focus on quality, equity, and proximity to jobs and residences.



## NEIGHBORHOOD PLANNING

Update citywide neighborhood planning policies to reflect current practices.



## COMMUNITY WELL-BEING

Plan for and locate schools to better serve Seattle's growing population.

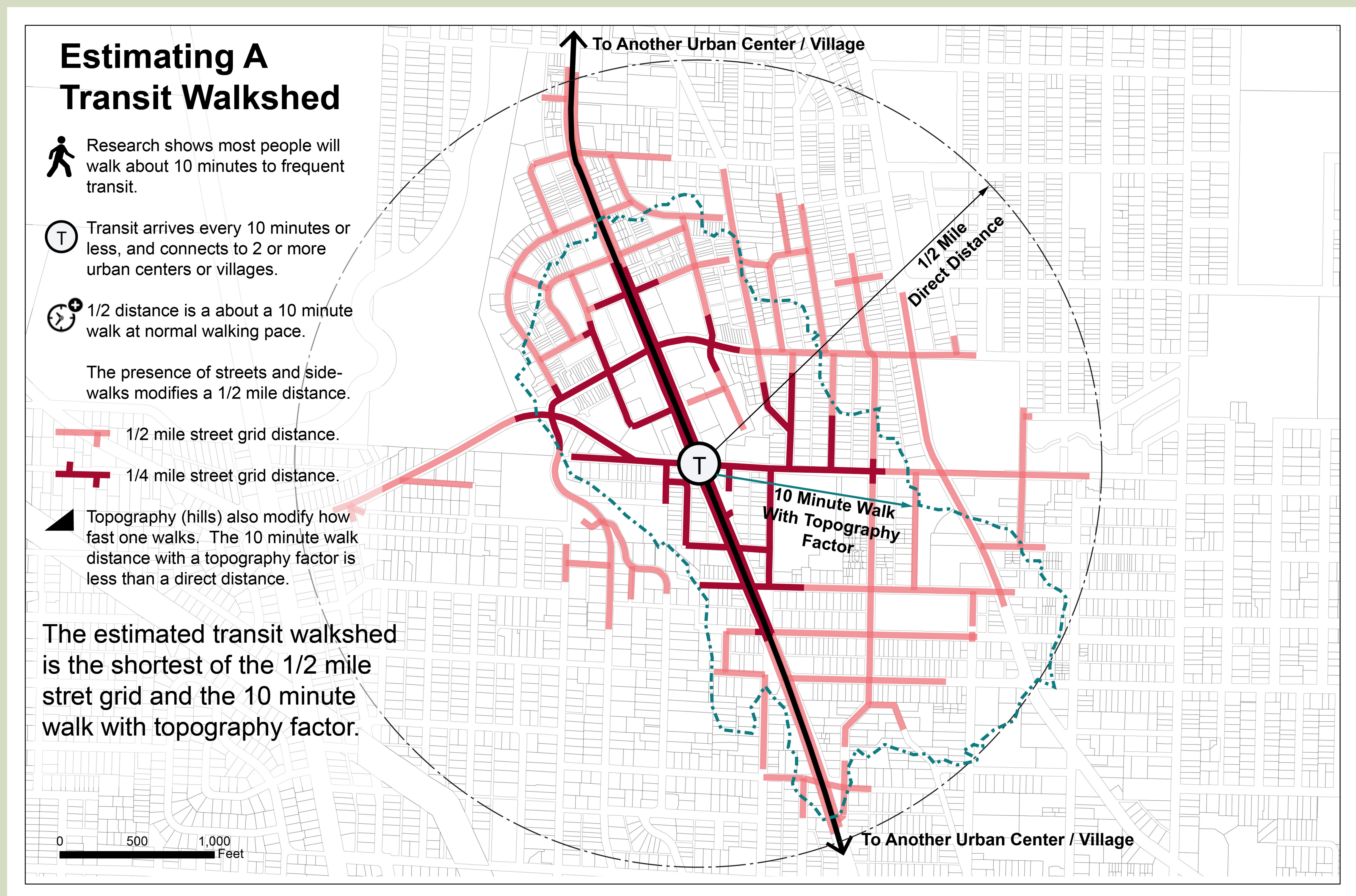


# 1. Guide More Growth to Areas Within a 10-Minute Walk of Frequent Transit



## Growth Strategy

For the past twenty years, the City has guided new jobs and residences to urban centers and villages. While most future growth is planned for our densest urban centers, this Draft Plan also guides more growth to urban villages near frequent transit (a light rail station or a bus station with two or more bus lines serving multiple destinations). This pattern of future growth builds on past and future investments in transit. More people will be able to live in urban villages with easy access to transit.



## What we're proposing:

- Expand boundaries of 12 urban villages to include the 10-minute walkshed around a frequent transit station.
- Establish a new urban village at the proposed light rail station at 130th Street.



"Growth should be guided to Multi Family Zoned areas. No need to rezone or upzone SF zoned neighborhoods at this point."

"Frequent, reliable transit service as well as short walks or bike rides to the stations and stops are imperative if we want people to consider leaving their cars behind."



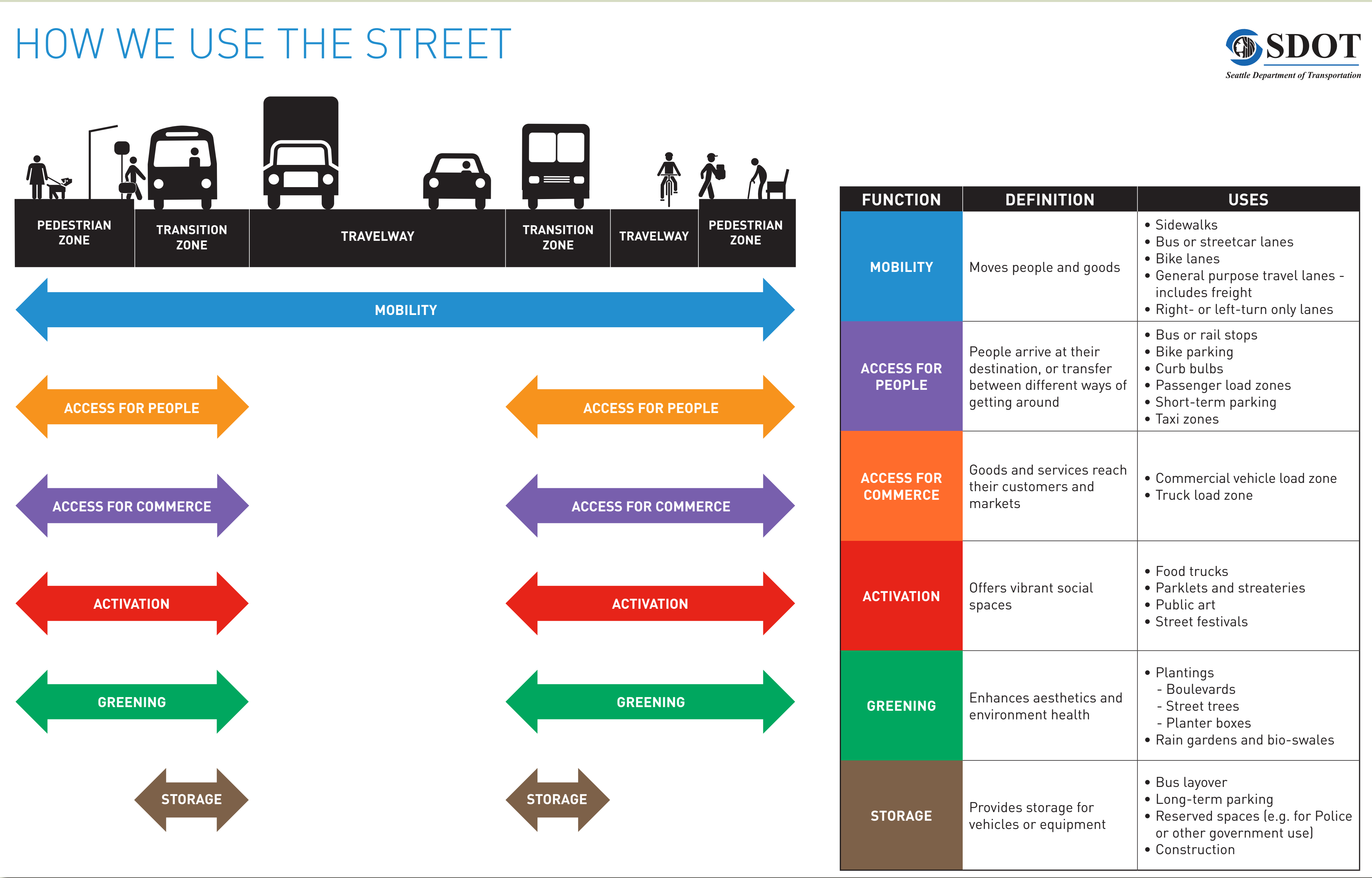
# 2. Accomodate six key functions in the public right-of-way (streets): Mobility; Access for People; Access for Businesses, Activities/Place-making; Landscaping; and Storage of Cars, Trucks and Buses.



Transportation

As the city grows, competing demands for space in the street right-of-way are increasing. Arterial streets often need to accommodate general purpose traffic, transit, pedestrian and bicycle facilities, on-street parking, and other needs.

Our Comprehensive Plan could include a decision framework to help resolve difficult transportation priority conflicts within streets.



“If we don’t count people who walk, bike, bus, we indicate we don’t value them .”



# Proposals 3 & 4

## Urban Village Growth & Stadium District

### Proposal #3: Urban Village Growth

Estimate, monitor and report on growth and change citywide and in urban villages. The Draft Plan proposes new ways to estimate, monitor and report on growth and change. These include:

- Number of housing units and jobs
- Overall percentage of growth in urban villages
- Income equity
- High school graduation rates
- Housing affordability
- Transportation choices
- Recreation opportunities
- Crime rate
- Childhood obesity
- Green gas emissions
- Recycling
- Healthy creeks



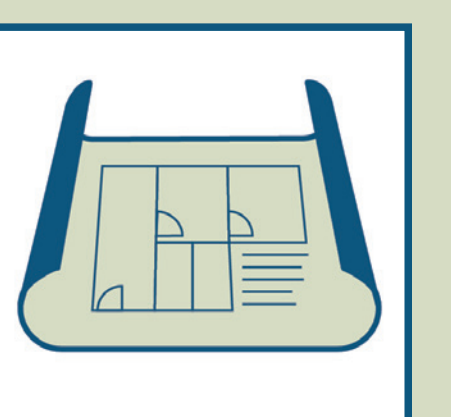
Growth Strategy

*“While monitoring is OK, we need to maintain some degree of flexibility in the plan. I worry that monitoring will create rigidity, with unexpected results used to argue for a freeze.”*

### Proposal #4: Stadium District

Designate a Stadium District on the Future Land Use Map around the professional sports stadiums. The stadium district is a unique sports and entertainment district. We’re proposing that the new district:

- Encourage preservation of historic character buildings
- Allow lodging uses to accommodate visitors to the district
- Continue to support transportation needs of events, the Port of Seattle and non-event activities



Land Use



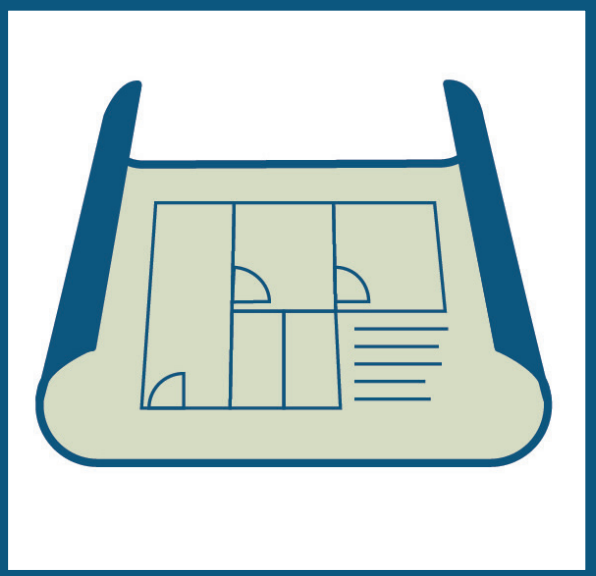
Non-event time



Event time

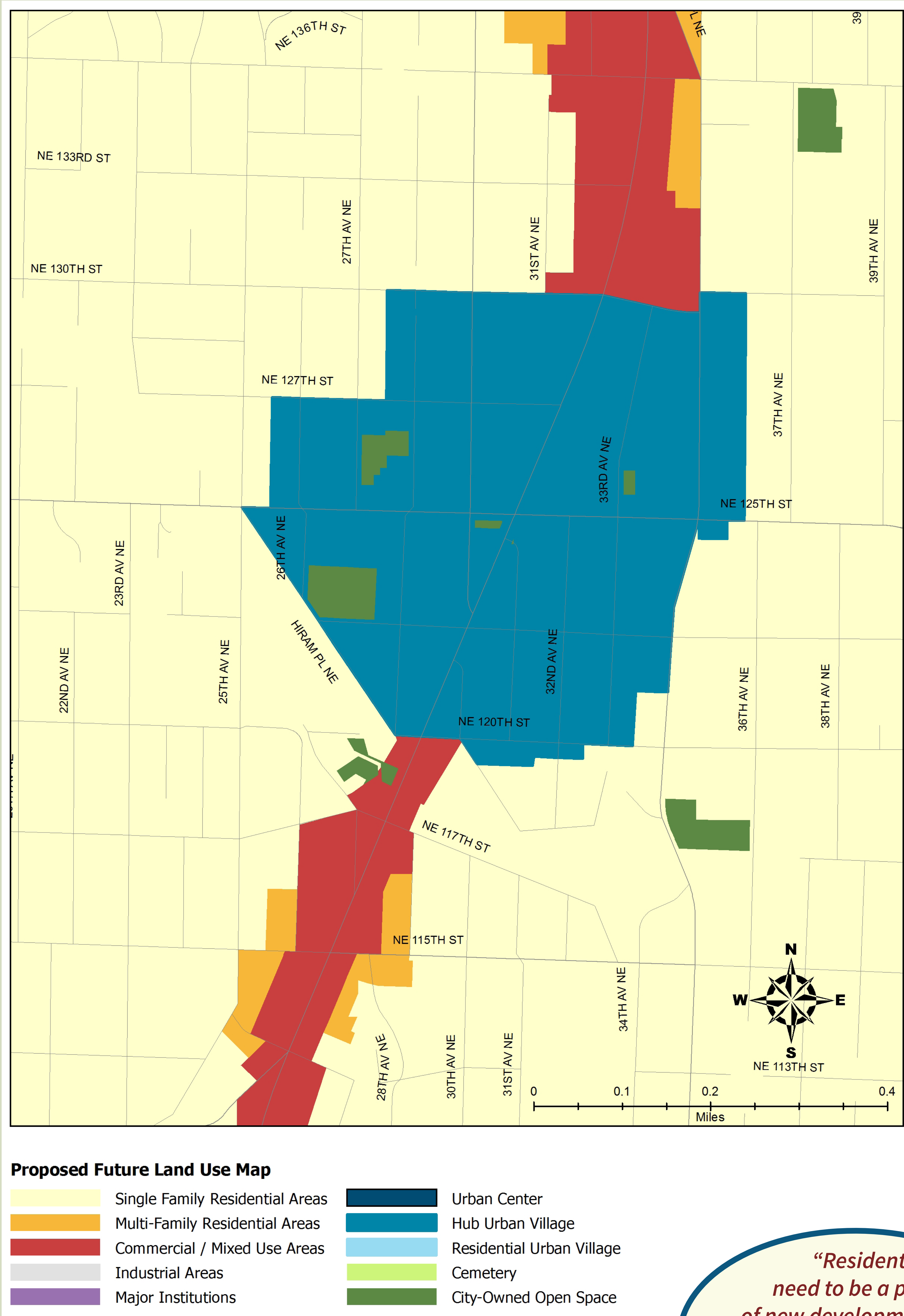


# 5. Create a Future Land Use Map that Communicates Future Development in Urban Villages



Land Use

The Future Land Use Map outlines the boundaries of urban centers and villages. The City wants to encourage a mix of activities within urban centers and villages. The existing map is complicated, the proposed map is simpler. Areas within urban centers and villages have a single land use category: urban center, hub urban village or residential urban village. New policies in the Draft Plan describe the types and densities of uses appropriate in each center or village category.



Proposed Future Land Use Map

## Urban Centers

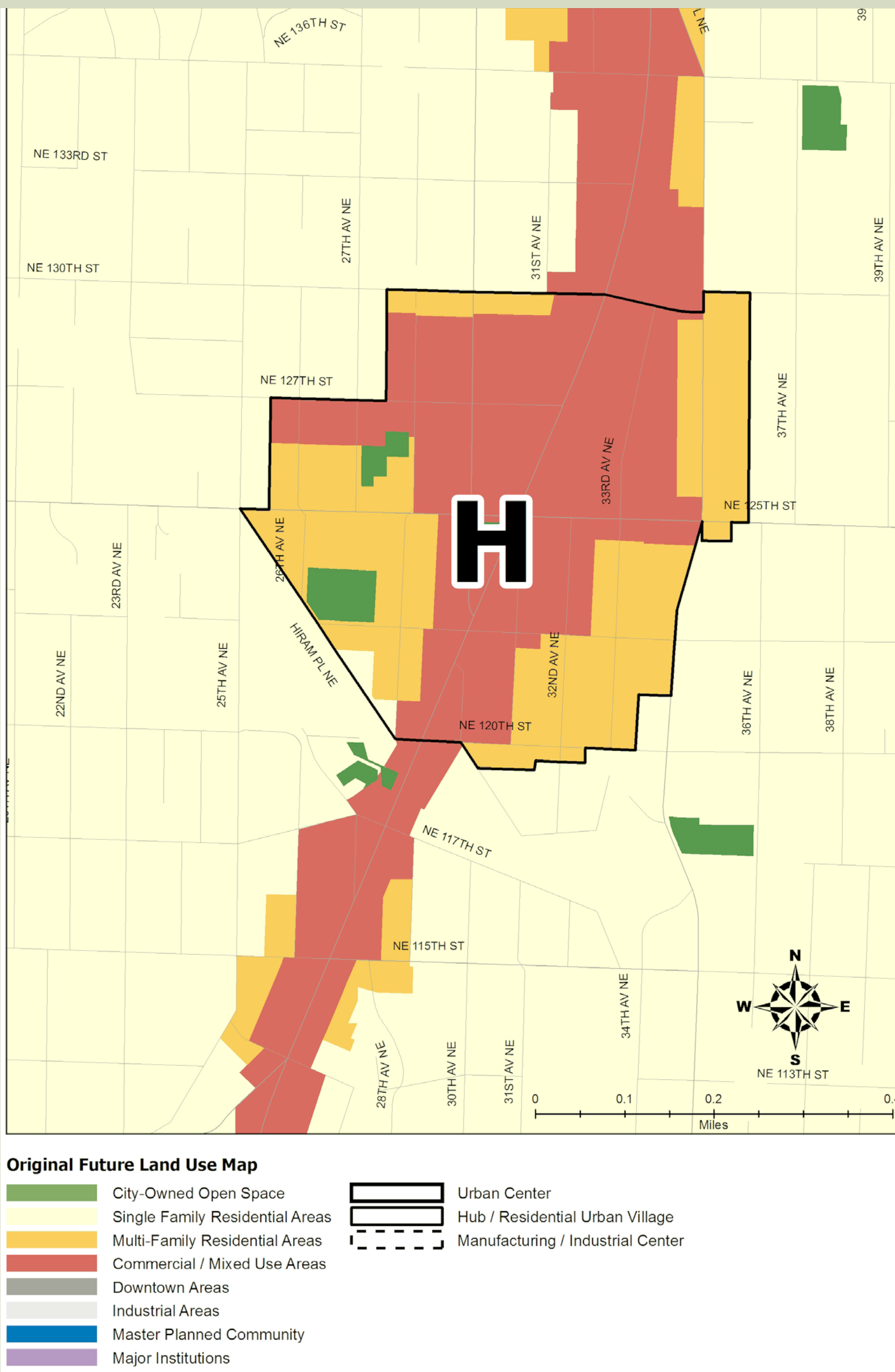
A moderate to high density and scale of development

## Hub Urban Villages

Moderate density and scale of development

## Residential Urban Villages

Low to moderate density and scale of development

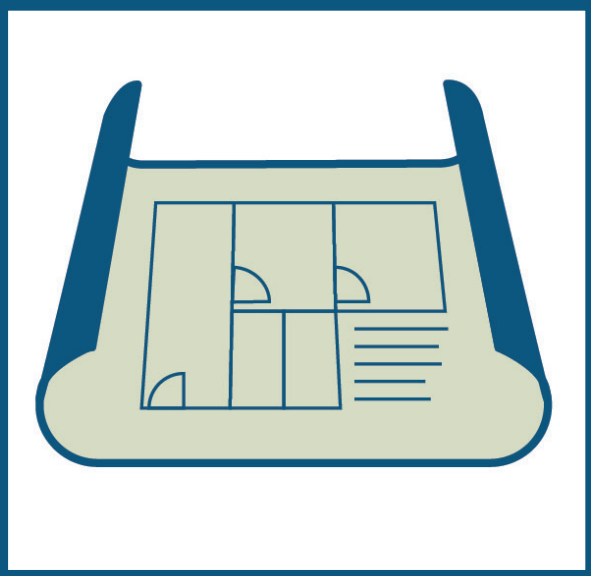


Current Future Land Use Map

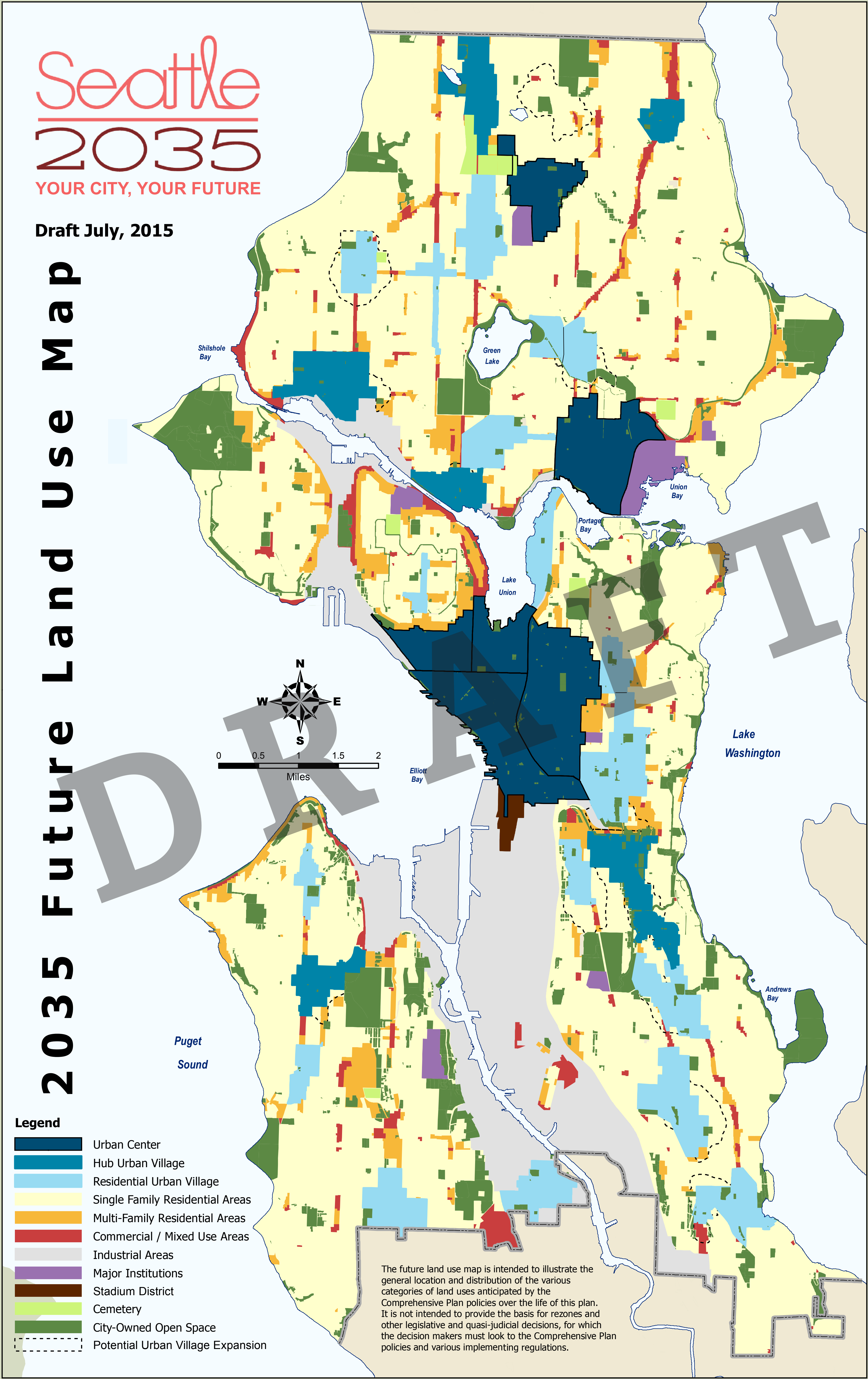
“Residents need to be a part of new development plans. Open communication and collaboration on what the community needs is key.”



# Draft Future Land Use Map



Land Use





# 6. Increase the Diversity of Housing Types in Lower Density Residential Zones in Urban Villages



Housing

The Draft Plan anticipates that the majority of new housing will be multi-family residences in urban centers and villages. This is consistent with the housing demand we have seen over the past two decades. Many households, particularly families with children, may choose to live in lower density neighborhoods close to parks, schools and family-friendly amenities. However, existing regulations restrict the variety of housing types in these areas.

## What we're proposing:

- Remove duplicative single-family rezone criteria to simplify rezoning single-family parcels in urban villages.
- Encourage more accessory dwelling units and backyard cottages. Existing regulations are restrictive. Accessory units and backyard cottages comprised less than 2% of new units since 2005.
- At the edges of urban villages, encourage a transition in scale, height and bulk of buildings between higher-intensity and single-family areas. The transition area would allow low-rise housing types (duplexes, triplexes, cottage housing).

*“Increasing density throughout the city instead of concentrating it in specific areas allows for a retention of pedestrian and neighborhood scale.”*

*“Building higher and denser also means that the demand on roads, schools, and other services rises. Infrastructure improvements will have to be made and will not be cheap.”*



**1** An elderly couple divides their home into a single level home with a rental apartment above.

**2** A backyard garage becomes a home.

**3** A large house is divided into two homes for two different families. These homes are more affordable than a single large house.



# 7. Minimize Displacement of Marginalized Populations and Small Businesses as Seattle Grows

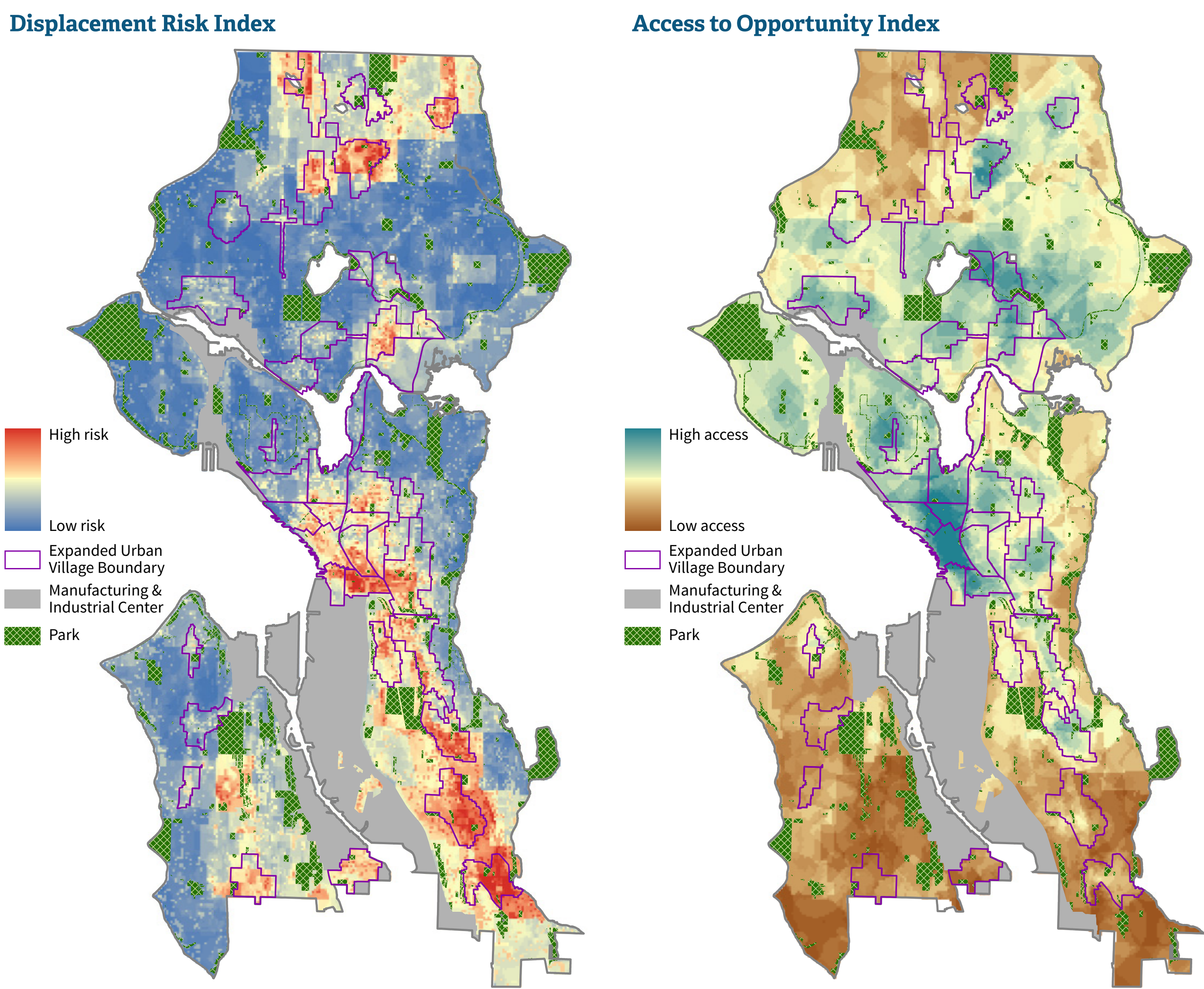


Housing & Economic Development

Displacement is the involuntary relocation of residents or businesses from their current location. Public investments in affordable housing in all neighborhoods can prevent displacement of low-income households, people of color and English language learners. New policies call for the City to monitor the potential for displacement and to implement strategies to address the impacts of physical or economic displacement.

## Is Seattle Equitable Today?

DPD 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.



## What we're proposing:

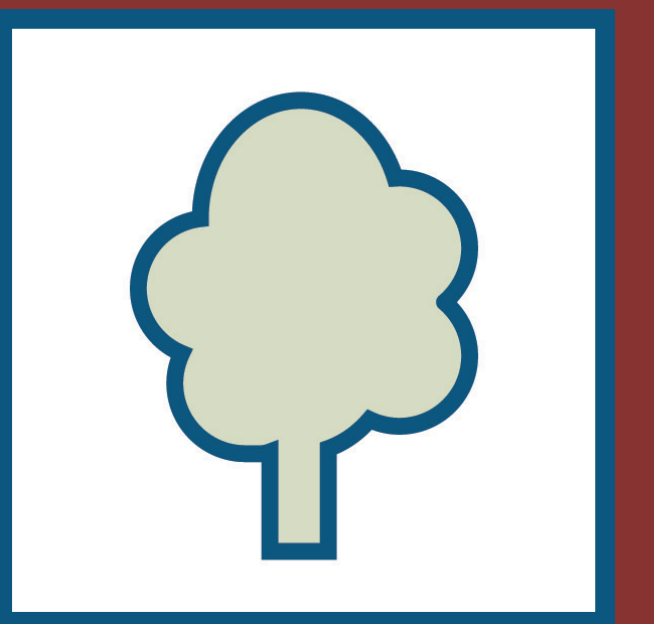
- Monitor the potential for displacement
- Preserve existing affordable housing
- Increase the supply of affordable housing
- Reduce barriers to small business start-ups and strengthen existing small businesses



*“As land assembly and large new buildings replace older stock, what works for small businesses is often lost. Code for design of ground level space should better address this.”*



# 8. Set Goals for Parks and Open Space that Focus on Quality, Equity, and Proximity to Jobs and Residences



## Parks and Open Space

The existing Comprehensive Plan includes a goal of one acre of parkland per 100 residents. Over the coming twenty years, meeting this goal would require an additional 1,400 acres of parks, and the city has very little vacant land. Since 2000, the City has added 261 acres to the park system. Public feedback for the Parks Legacy Plan prioritizes improving existing parks with less emphasis on acquiring new park land. This Plan encourages the development of new goals that reflect today's priorities and challenges.

### What we're proposing:

- Emphasize the distribution of park land to serve Seattle residents, business workers and visitors.
- Emphasize high-quality public spaces: increase community access, flexible use of space, and programs to meet park users' needs.
- Less emphasis on quantitative goals, such as acres-per-person or per-household.
- Encourage the creation of other types of public spaces: park-like streets, public open spaces near new development, and place-making.
- Reconsider Parks and Open Space policies after Seattle Parks has completed its public planning process in 2016.



*"I strongly support the idea of developing new types of public spaces. Specifically I think that the public right of way in our streets can be reconsidered for park-like uses."*

*"We need to increase quality and new types of open space AND continue acquiring new open space where there are still gaps and where growth is creating greater demand."*





# Proposals 9 & 10

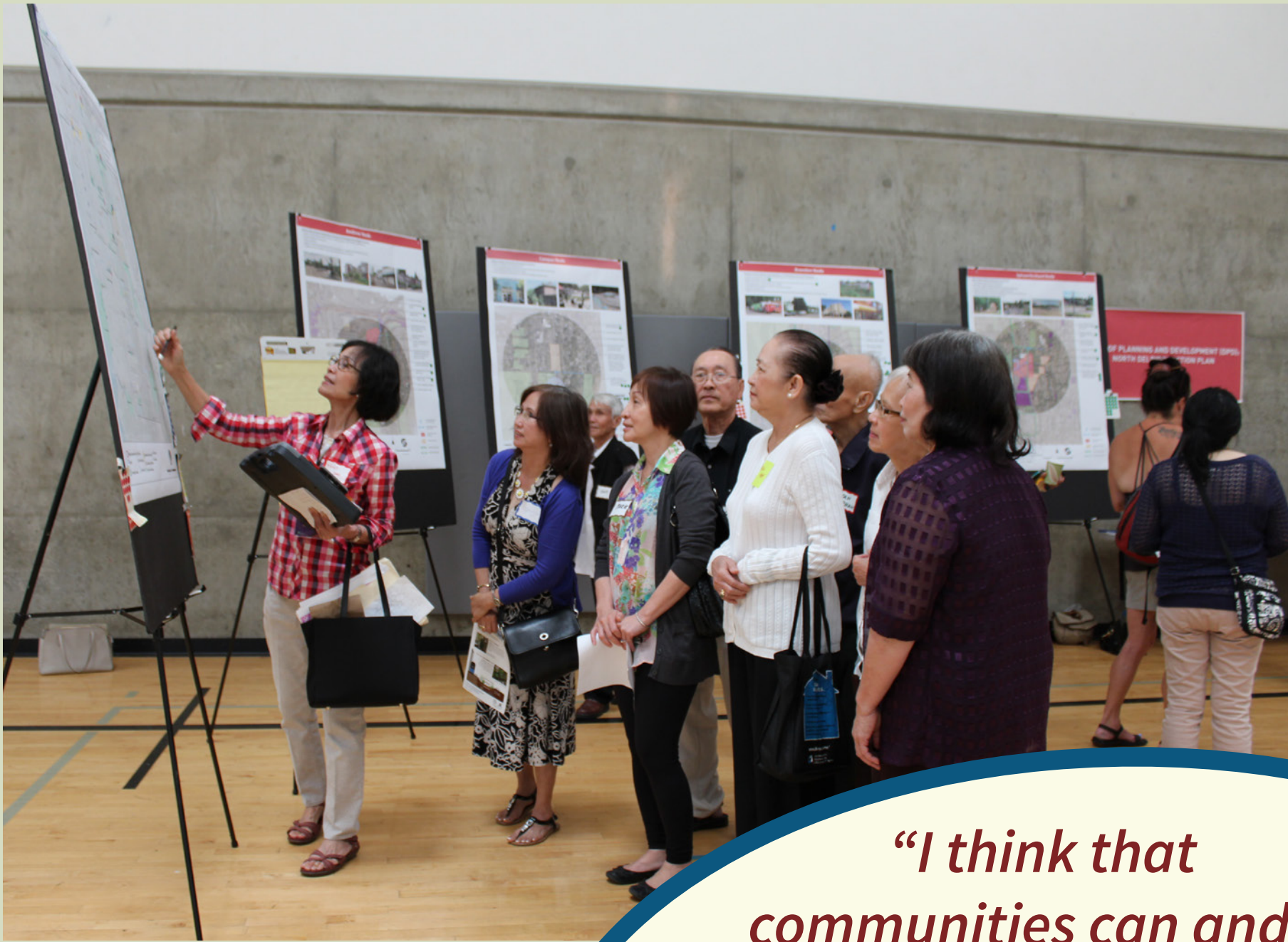
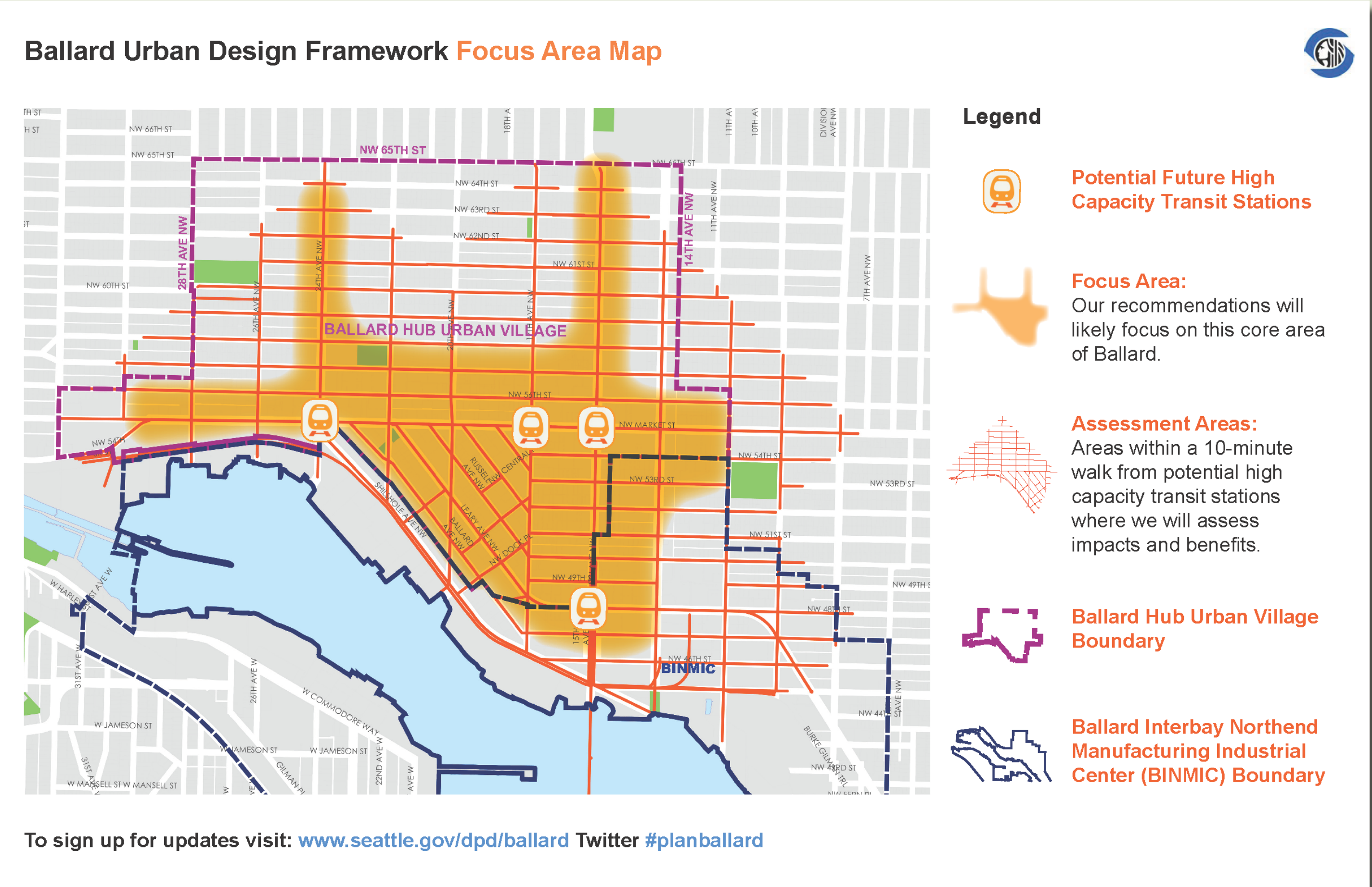
## Neighborhood Planning & Local Schools

### Proposal #9: Neighborhood Planning

Update citywide neighborhood planning policies to reflect current practices. We are proposing new citywide policies that speak to the way we do planning today. The proposal would not change policies for individual neighborhood plans.



Neighborhood Planning



*“I think that communities can and should come together for conversations around a vision for the community and wider community values. But when it comes to the more technical aspects of growth, I simply do not have the technical expertise.”*

### Proposal #10: Local Schools

Plan for and locate schools to better serve Seattle’s growing population. As more families with school age children choose to make Seattle their home, a higher level of coordination and planning between the City and Seattle Public School District is needed to ensure that school facilities meet the needs of Seattle’s growing population.



Community Well-Being

*“Of COURSE plan more schools if we’re expecting more children. Please site them where they are safe & comfortable to walk & ride bicycles to. Many schools now are fairly accessible.”*

