

Appendix G Comprehensive Plan Excerpts

Background

Seattle's Comprehensive Plan guides many of the City's investments and policy decisions. Starting in the 1990's, it laid out the Urban Village Strategy as the foundation of land use policy. As part of this strategy, the Comprehensive Plan designates the University Community Urban Center as one of six top priority areas for job and housing growth, and for public investments.

Council is in the process of adopting a new Comprehensive Plan (Seattle 2035), which will update many of the longstanding goals and policies. Below are excerpts of both the existing and proposed plans, presenting goals and policies relevant to zoning and affordable housing recommendations in the U District.

Existing Comprehensive Plan Goals and Policies

UVG3 Promote densities, mixes of uses, and transportation improvements that support walking, use of public transportation, and other transportation demand management (TDM) strategies, especially within urban centers and urban villages.

UVG4 Direct the greatest share of future development to centers and urban villages and reduce the potential for dispersed growth along arterials and in other areas not conducive to walking, transit use, and cohesive community development.

UVG27 Encourage growth in locations within the city that support more compact and less land-consuming, high quality urban living.

UVG28 Concentrate a greater share of employment growth in locations convenient to the city's residential population to promote walking and transit use and reduce the length of work trips.

LUG17 Create strong and successful commercial and mixed-use areas that encourage business creation, expansion and vitality by allowing for a mix of business activities, while maintaining compatibility with the neighborhood-serving character of business districts, and the character of surrounding areas.

LUG19 Include housing as part of the mix of activities accommodated in commercial areas in order to provide additional opportunities for residents to live in neighborhoods where they can walk to services and employment.

HG2.5 Seek to reduce involuntary housing cost burden for households by supporting the creation and preservation of affordable housing.

H8.5 Encourage a shared responsibility between the private and public sectors for addressing affordable housing needs.

H29.4 Consider requiring that new development provide housing affordable to low-income households. Consider adopting such an approach either with or without rezones or changes in development standards that increase development capacity.

UCG4 A community in which the housing needs and affordability levels of major demographic groups, including students, young adults, families with children, empty nesters, and seniors, are met and which balances homeownership opportunities with rental unit supply.

UCP2 South of 50th and west of 15th, encourage high-quality development with a variety of building types, enhancing a vibrant mixed-use area with excellent proximity to the University and to the Sound Transit Light Rail station.

UCP14 Employ a variety of strategies to bring housing development to the affordability levels identified in the Housing element of the Comprehensive Plan, including development partnerships, zoning modifications, and subsidies.

Proposed Seattle 2035 Comp Plan Goals and Policies

GSG2 Keep Seattle as a city of unique, vibrant, and livable urban neighborhoods, with concentrations of development where all residents can have access to employment, transit, and retail services that can meet their daily needs.

GS2.5 Encourage infill development in underused sites, particularly in urban centers and villages.

GS2.7 Promote levels of density, mixed-uses, and transit improvements in urban centers and villages that will support walking, biking, and use of public transportation.

GSG3 Accommodate a majority of the city's expected household growth in urban centers and urban villages and a majority of employment growth in urban centers.

LUG1 Achieve a development pattern consistent with the urban village strategy, concentrating most new housing and employment in urban centers and villages, while also allowing some infill development compatible with the established context in areas outside centers and villages.

LUG9 Create and maintain successful commercial/mixed-use areas that provide a focus for the surrounding neighborhood and that encourage new businesses, provide stability and expansion opportunities for existing businesses, and promote neighborhood vitality, while also accommodating residential development in livable environments.

LUG9.2 Encourage the development of compact, concentrated commercial/mixed-use areas, in urban centers and urban villages, where pedestrians can easily access transit and a variety of businesses.

HG2 Help meet current and projected regional housing needs of all economic and demographic groups by increasing Seattle's housing supply. Strive to add or preserve fifty thousand housing units by 2025, including twenty thousand rent/income-restricted units.

HG3 Achieve a mix of housing types that provide opportunity and choice throughout Seattle for people of various ages, races, ethnicities, and cultural backgrounds and household sizes, types, and incomes.

HG5 Make it possible for households of all income levels to live affordably in Seattle and reduce over time the unmet housing needs of lower income households in Seattle.

H5.1 Pursue public and private funding sources for housing preservation and production to provide housing opportunities for lower-wage workers, people with special needs, and those who are homeless or at risk of becoming homeless.

H5.3 Promote affordable housing for lower income households as a way to help increase access to education, employment, and social opportunities, support creation of a more inclusive city, and reduce displacement from Seattle neighborhoods or from the city as a whole.

H5.6 Increase housing choice and opportunity for extremely low- and very low-income households in part by funding rent/income-restricted housing throughout Seattle, especially in areas where it is less available and that include high frequency transit and other amenities, even if greater subsidies may be needed.

H5.17 Encourage a shared responsibility between the private and public sectors for addressing affordable housing needs.

H5.18 Consider implementing a broad array of affordable housing strategies in connection with new development, including but not limited to development regulations, inclusionary zoning, incentives, property tax exemptions, and permit fee reductions.

H5.20 Consider implementing programs that require affordable housing with new development, with or without rezones or changes to development standards that increase development capacity.

H5.22 Implement strategies and programs to help ensure a range of housing opportunities affordable for Seattle's workforce.

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