



SEATTLE CITY COUNCIL
CENTRAL STAFF

Equitable Development Zoning and the Connected Communities Pilot

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NEIGHBORHOODS, EDUCATION, CIVIL RIGHTS & CULTURE

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Outline

- Equitable Development Zoning: Past and Current Phases
- Evolution of Council work on the Connected Communities Pilot
- Connected Communities Pilot:
 - Purpose and intent
 - What the legislation would do
 - Potential development outcomes (LR3 example)
- Next steps

Equitable Development Zoning: past and current phases

Problem: we fund equitable development through EDI, but regulate development in ways that can hinder, delay, complicate, and add cost to these projects

Purpose: align land use policy with our equitable development goals

Informed by: interviews with EDI applicants & grantees and ongoing ED stakeholder group

ongoing

Permitting support for EDI projects

code changes (August 2023)

Legislation to remove code barriers to EDI projects

current phase

Flexibility for equitable development

Opportunity: Projects that meet definition & criteria for equitable development could unlock alternative standards and capacity

Evolution of Council work on the Connected Communities Pilot

- Stakeholder convening since January 2022
 - 35+ community organizations working in housing development, architecture, equitable land use, healthcare, food systems advocacy, tenant rights, homelessness services, arts, cultural anchors, and more.
 - Stakeholders identified 3 needs:
 1. Removal of barriers for small community-based organizations to develop housing in order to stop displacement of their communities.
 2. More need for a broad range of incomes in developments in every neighborhood to build and improve community cohesion, and opportunity.
 3. Leverage for low or fixed-income homeowners to fight off predatory homebuying.
- Inclusion of EDZ/EDI priorities and OPCD collaboration since June 2023
 - Addresses community demands to build a Seattle Within Reach, where services and commerce that meets everyone's needs is abundant and available within a 15-minute walk or roll of a home affordable to them.

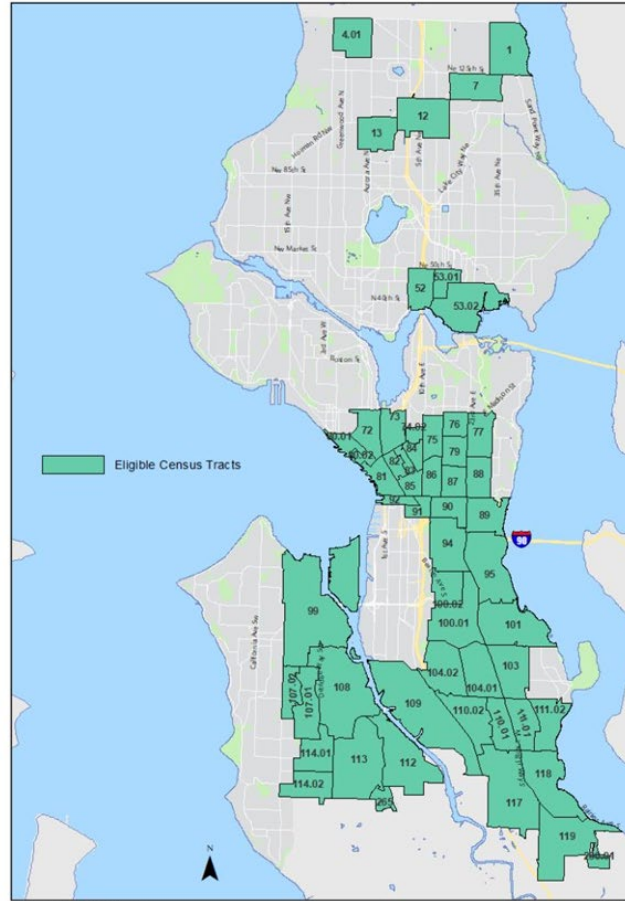
Connected Communities Pilot Program: Purpose and Intent

Demonstrate the social benefits of equitable development with community-serving uses and housing available to a spectrum of household incomes through onsite affordability standards and incentives for housing and equitable development uses through partnership between public, private, and/or community-based organizations.

Connected Communities: Where would it apply?

In zones that allow residential uses throughout the city (except downtown) with additional development capacity available in Office of Housing Community Preference area census tracts (left) and areas with historical racially restrictive covenants (right).

Geographic Boundaries for Community Preference



Source: Seattle Office of Housing

June 2020



Connected Communities: Eligibility and Affordability Requirements

- **Pilot period:** applications submitted for 35 projects or through 2029
- **Eligible projects:** applicant must be, or include a partnership with, a community development organization or Public Development Authority that has as its mission development of affordable housing or equitable development uses
- **Residential affordability requirements:** 30 percent of units must be affordable to households at 80 percent of AMI for rental or 100 percent AMI for ownership

Connected Communities: Bonus Development Capacity

Bonus development or exempt floor available for:

- Affordable housing
- Location in a community preference area or area with historical racially restrictive covenants
- Equitable development uses
- Provision of a unit to a partner property owner who might otherwise be displaced

Connected Communities: Development Capacity Bonus - Multifamily and Commercial Examples

Multifamily & Commercial Zones	Current standards		Proposed standards			FAR exemption and owner unit incentive	
	Height (feet)	FAR	Height (feet)	FAR	FAR in Racially Restrictive Covenant and Community Preference Areas	Maximum additional exempt FAR	FAR with owner unit incentive
Multifamily Residential zones							
LR1	30	1.3	40	1.6	1.7	0.5	0.3
LR2	40	1.4-1.6	50	1.8	1.9	1.0	0.5
LR3	40-50	1.8-2.3	65	3	3.3	1.0	0.5
Commercial & Neighborhood Commercial zones							
NC-30 / C-30	30	2.50	55	3.00	3.25	1.0	0.5
NC-40 / C-40	40	3.00	75	3.75	4.00	1.0	0.5
NC-55 / C-55	55	3.75	85	4.75	5.00	1.0	0.5
NC-65 / C-65	65	4.50	95	5.50	5.75	1.0	0.5

Connected Communities: Development Capacity Bonus - Neighborhood Residential Examples

NR and RSL Zones	Current Standards				Proposed Standards					
	FAR	Lot coverage	Yards and setbacks	Height (feet)	FAR	Density	Lot coverage	Yards and setbacks	Height (feet)	Incentive for Owner Unit
NR1, NR2, NR3	0.5	35%	20 feet front 25 feet rear 5 feet side	30	1.0	1 unit / 1,500 sq. ft. of lot area	50%	5 from any lot line	30	0.25 FAR 60% lot coverage
Residential Small Lot (RSL)	0.75	50%	10 feet front 10 feet rear 5 feet side	30	1.25	1 unit / 1,200 sq. ft. of lot area	65%	5 from any lot line	30	0.25 FAR 75% lot coverage

Connected Communities - Lowrise 3 Example

- Councilmember Morales' office contracted with Schemata Workshop to develop height, bulk, and scale studies for the proposed bonuses.
- Attached to the committee agenda is an example for how developments that take advantage of these bonuses may look in a LR3 (lowrise) zoned area.

The example will be presented in committee during this portion of the presentation.

Next Steps

- Complete SEPA draft of the legislation
- SEPA Review
- Legislation introduced and referred for committee consideration in December

Questions?