

# Draft Growth Strategy Issue Paper

Review and Discussion

November 18, 2021

# Draft Growth Strategy Issue Paper Outline

- I. Vision
- II. Background
- III. Need for a Re-imagined Growth Strategy
  - a. Equity Gap in Housing and Jobs
  - b. Policy Barriers
  - c. Climate Readiness

# Draft Growth Strategy Issue Paper Outline

- IV. Re-Imagining the Urban Village Growth Strategy Recommendations
  - a. Genuine and Effective Community Engagement
  - b. From Urban Villages to a Network of Neighborhoods
  - c. Embracing the 15-Minute City
  - d. Actively Address Displacement
  - e. Achieve Housing for All
  - f. Avoid Downzoning to Upzone
  - g. Balance Neighborhood Preservation with the Need for More Housing
- V. Closing Statement

# Vision (page 1)

*“Imagine a vibrant and equitable Seattle, where our diverse communities reach for the sky across digital and physical scapes. Imagine a compassionate Seattle, where we uplift each other, dismantling and repairing systems of harm, and providing affordable housing for all. Imagine a resilient and carbon-negative Seattle, where streets are for people, not cars, and where everyone has access to clean air, clean water, and disaster readiness support networks.”*

**Comment:** Several H&N committee members thought this didn't read well. Please suggest alternative language.

# Equity Gap in Housing and Jobs (page 2)

*“The City’s most recent housing needs and supply analysis identified a 21,000-unit gap of needed housing for households making 80% or less of area median income.”*

**Comment:** Needs citation. Is this current or future?

# Climate Readiness (page 3)

*“Decarbonizing the next generation of buildings and retrofitting others is critical to fighting climate change.”*

**Comment:** This sentence is a placeholder and needs to be expanded if it is to be maintained.

# Genuine and Effective Community Engagement (page 4)

*“A community engagement strategy for development of the Growth Strategy should be extremely accessible and informative for all and should work to address racial and economic disparities.”*

**Comment:** Some Commissioners have requested more details regarding a comprehensive community engagement plan in this section. This paragraph can either be expanded or maintained as is recognizing that the Commission will be preparing additional correspondence regarding the need for more community engagement in the Comprehensive Plan Major Update.

# Genuine and Effective Community Engagement (page 4)

*“This will include robust engagement with BIPOC communities and a shift from traditional planning practices to more indigenous approaches of community-focused placekeeping and resiliency.”*

**Comment:** Commissioners have recommended adding more information to expand on "indigenous approaches" and potentially to add a new stand-alone section.

# Actively Address Displacement (page 4)

**Comment:** The Commission will be preparing a separate paper to address displacement. The specifics of this anti-displacement strategy will be informed by engaging community.

# Actively Address Displacement (page 4-5)

*“Every zoning and land use policy change made in support of addressing the affordable housing crisis must consider the potential for displacement impacts, especially on BIPOC communities. This should include a focus on areas of high displacement risk and providing expanded opportunities in areas of high opportunity and low displacement risk.”*

**Comment:** Are we missing the lens of careful and slow upzones in high displacement risk areas?

# Achieve Housing for All (page 5)

*“The Growth Strategy should evolve to allow a variety of housing types in Neighborhood Residential areas, those with the highest access to opportunity including parks, community centers, schools, and other amenities.”*

**Comment:** Are we confident that simply increasing density in single family zones will provide sufficient capacity for the city to accommodate its projected housing growth? Will this still continue to place extreme pressure on prices and redevelopment in our urban villages and places with high displacement risk?

# Achieve Housing for All (page 5)

*“The City should allow for a variety of denser residential uses and types in areas with access to essential components of livability.”*

**Comment:** Is this the only idea we have for revising the growth strategy equitably? What about how the city should treat areas of high displacement risk?

# Achieve Housing for All (page 5)

*“All residential areas can become more sustainable, walkable, and livable by increasing the share of housing they welcome.”*

**Comment:** As a component of increasing housing diversity in SF zones, should we mention the potential this creates for creating housing at different levels of affordability? If the policies are carefully designed and provide subsidy, there’s an opportunity for this strategy to increase housing choice for low-income residents in high opportunity parts of Seattle.

# Balance Neighborhood Preservation with the Need for More Housing (page 5)

**Comment:** We will be writing an issue paper on housing. Consider moving this section to that future issue paper or reference the fact a separate paper is forthcoming.

# Balance Neighborhood Preservation with the Need for More Housing (page 5)

*“Genuine neighborhood historic preservation efforts are well intentioned. However, they should not be used as a ruse to obstruct and impede the goals and objectives of providing opportunities for equitable housing for all Seattle residents.”*

**Comment:** Let’s discuss to ensure what we are saying isn’t unintentionally raising the ire of some who are either undecided or don’t know about the proposition for a greater diversity of housing types in neighborhood residential areas.

# Timeline and Next Steps

- Nov 18: present draft at full Commission meeting
- Nov 29: send any proposed edits to John by noon
- Dec 6: send revised draft to David
- Jan 4: David sends revised draft to Vanessa/John
- Jan 6: send revised draft to Commissioners
- Jan 13: discussion/approval at full Commission meeting

# Comments and Discussion