

Overview of OPCD

Presentation to Urban Forestry Commission
March 6, 2019

OPCD

Our Mission

We lead collaborative planning, advance equitable development and create great places.

Our Vision

An inspiring city, in harmony with nature, where everyone thrives.



OPCD

Areas of Work

- Comprehensive and Regional Planning
- Citywide Initiatives
- Community Planning
- Equitable Development Initiative
- Placemaking
- Planning Commission
- Design Commission



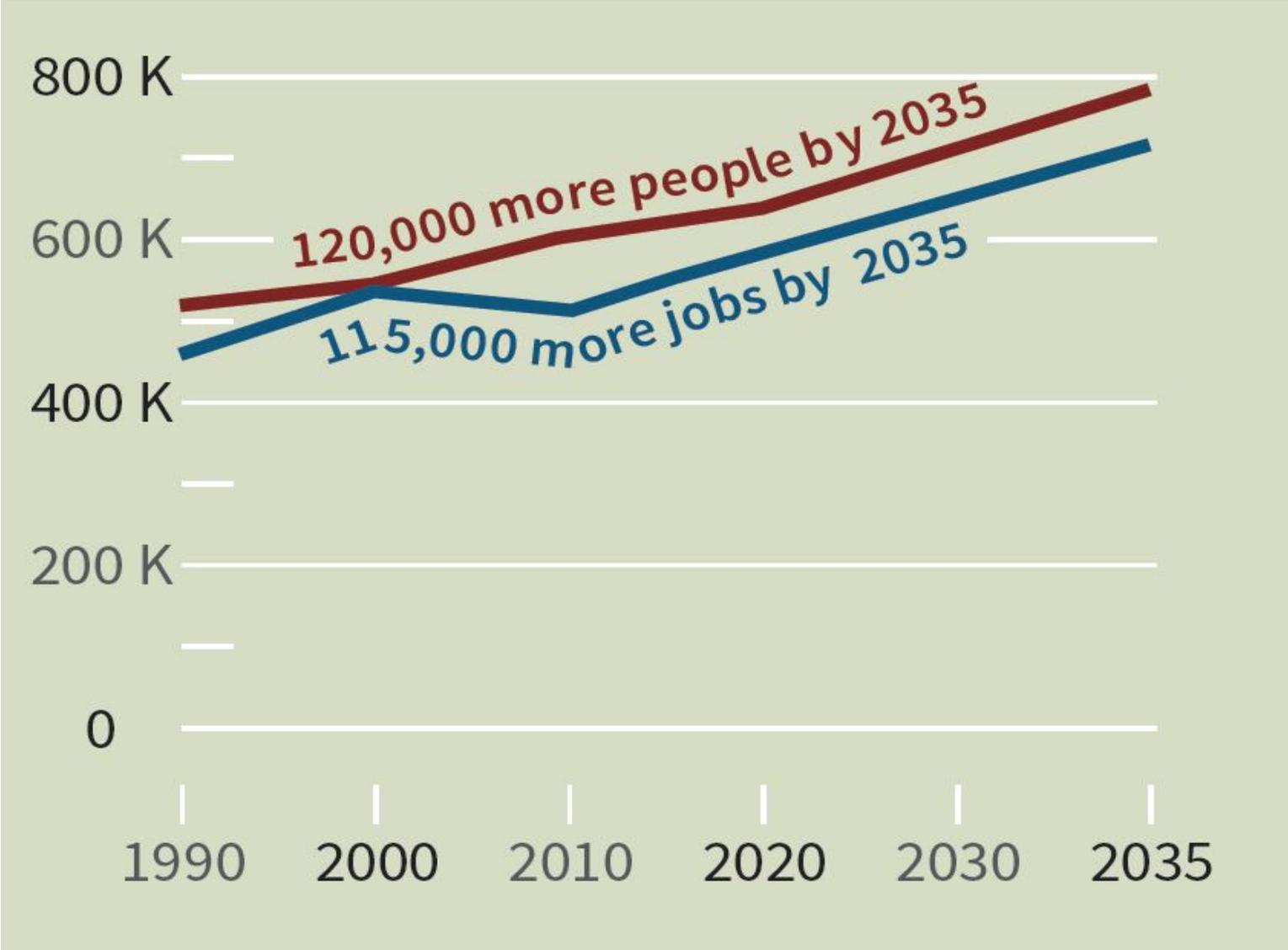
MANAGING SEATTLE'S GROWTH



Primary themes

- Housing affordability
- Race and Social Equity
- Growing sustainably
- Livability

SEATTLE IS GROWING FAST

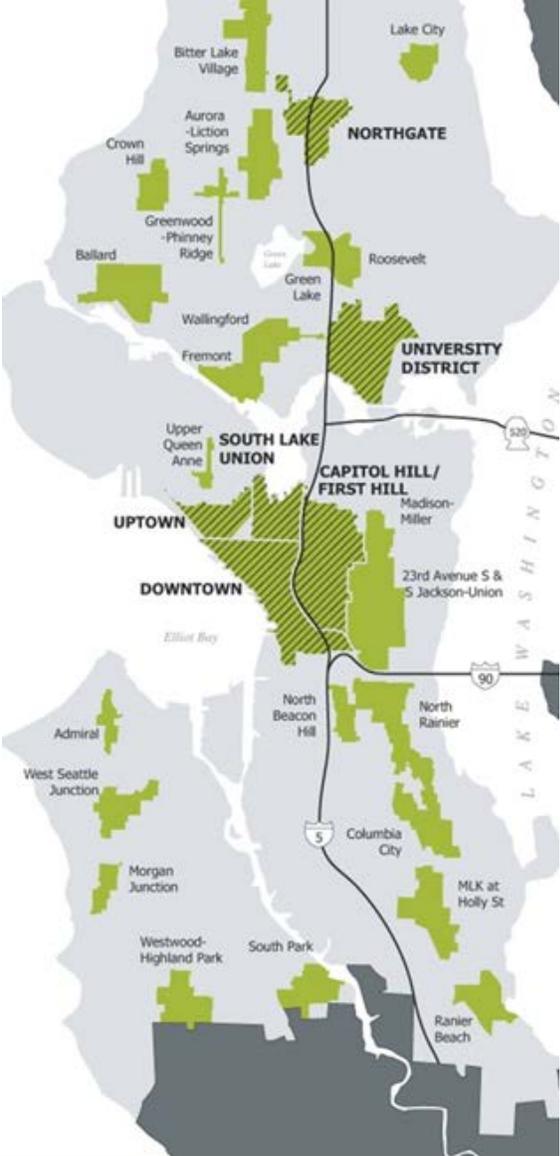


SEATTLE IS GROWING UNAFFORDABLY

- Rents have increased 35% over 5 years.
- Home prices have increased 50% over 5 years.
- Average price of a non-condo home is \$900,000. This is considered affordable to 4-person household making 180% of Area Median Income.
- We are not producing a diversity of housing options.



Urban Village Strategy



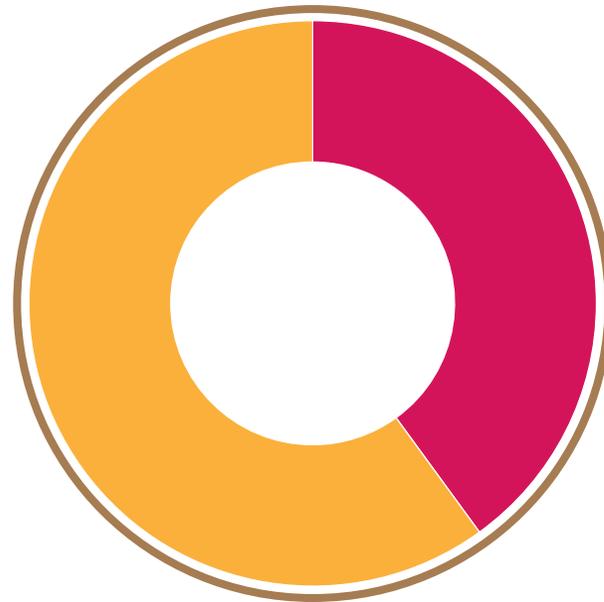
GROWTH WITH AFFORDABILITY



30,000

new market-rate homes

- Incentives for family-sized housing
- Reduce permitting barriers
- More efficient construction methods
- Continue growth in urban centers



20,000

affordable homes

- Rent- and income-restricted homes
- Funding programs primarily serve those $\leq 60\%$ Area Median Income
- Incentive programs primarily serve 60% to 80% AMI households

GROWTH WITH AFFORDABILITY

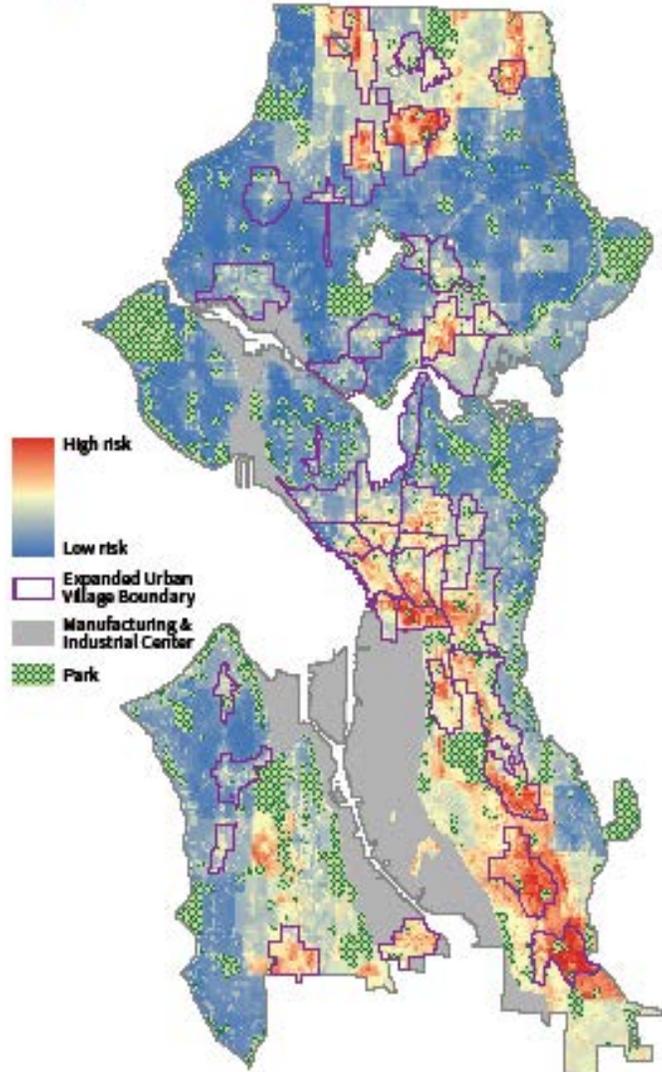
Mandatory Housing Affordability (MHA)

- All new development must build or pay for affordable housing
- Provides additional development capacity to partially offset the cost of these requirements (zoning changes)
- Increases housing choices

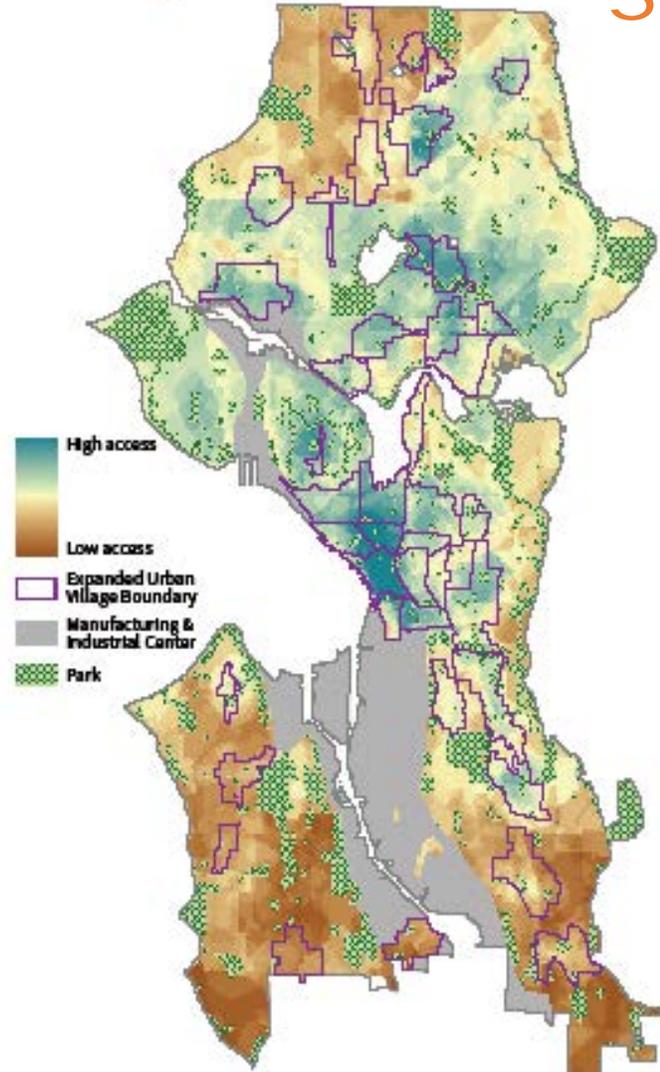


GROWTH WITH EQUITY

Displacement Risk Index



Access to Opportunity Index



Seattle 2035 equity themes

- Prioritize marginalized populations
- Race and social equity lens
- Address displacement
- Distribute the benefits and burdens of growth equitably
- Increase opportunities for low-income households

Outside Citywide

An interdepartmental initiative that aims to create a more integrated, equitable, and complete public space network that supports communities to thrive in place.

- **Neighborhood-based**
- **Implementation-focused**
- **Learn by doing**



imagine
DOWNTOWN

Big Ideas for the Heart of Seattle

Duwamish Valley Program

Environmental Justice Equitable Development

Duwamish Clean-up will...

- Clean-up to remove pollution
- Create programs to support healthy levels of fish consumption

Duwamish Program will...

- Improve the environmental determinants of health
- Climate resilience

- Help provide a river environment that supports a healthy community
- Incorporate jobs and education programs
- Support sustained industrial/manufacturing activity

- Support Strong Communities
- Align investments to create a neighborhood that supports a healthy community



A healthy community protects and improves the quality of life for its citizens, promotes healthy behaviors and minimizes hazards for its residents, and preserves the natural environment. (Dannenberg, Frumkin et al)

Community Planning

- Chinatown-International District
- Crown Hill
- 130th and 145th Station Area Planning

Equitable Development Framework: Strong People, Strong Communities

Strategies to achieve community stability and resilience in the face of displacement, and great neighborhoods with access by all:



Advance economic mobility and opportunity



Promote transportation mobility and connectivity



Prevent residential, commercial, and cultural displacement



Develop healthy and safe neighborhoods



Build on local cultural assets



Provide equitable access to all neighborhoods