



One Seattle Comprehensive Plan

Online Community Meeting

January 30, 2023

Meeting will begin at 6PM



City of Seattle



Seattle's Comprehensive Plan

Our vision for how we grow and invest in our community over the next 20 years.

Informed by four core values:

**Race and
Social Equity**

**Environmental
Stewardship**

Community

**Economic Opportunity
and Security**

Creating a more equitable, livable, sustainable, and resilient city as we grow

The Plan update will address several major challenges for our communities and Seattle as a whole, including:

- Racial inequities, past and current
- Displacement pressures
- Housing costs
- Climate change and resilience
- Investments to meet existing and future community needs
- Recovery from the global pandemic



Seattle's Growth Strategy

What is it? An element of Seattle's Comprehensive Plan that contains the City's vision for how development should unfold **over the next 20 years** to accommodate expected **population and job growth** and meet City goals.

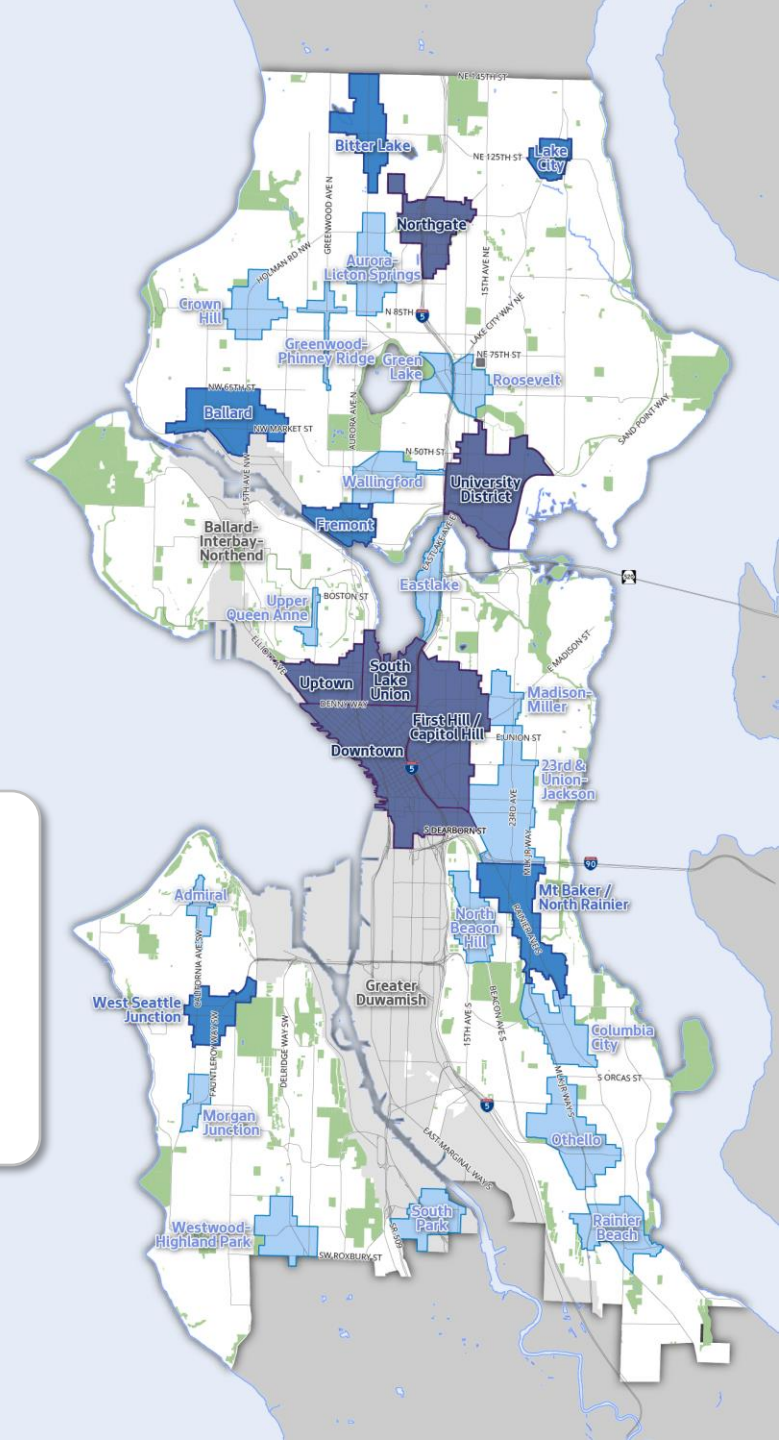
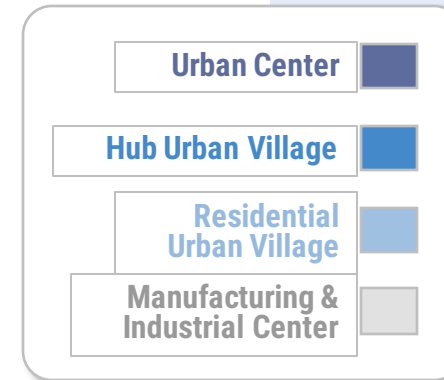
It describes the **desired location of new development** and how city **regulations** and **investments** can support and align with expected development.



EXISTING GROWTH STRATEGY

Urban Centers & Villages

- Seattle's growth strategy since 1994
- Concentrates new housing and jobs in compact, walkable mixed-use neighborhoods linked by transit
- Focuses industrial development in manufacturing and industrial centers
- 83% of new housing in centers and villages
- Growing concerns:
 - Reinforces a pattern of segregation and exclusion
 - Restricts housing supply and diversity
 - Exacerbates displacement pressures



Housing Unaffordability

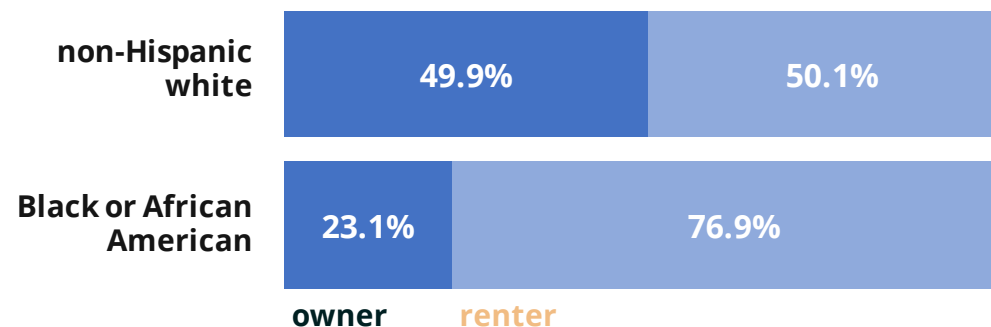
Over the past 10 years, the average cost of a home has doubled after adjusting for inflation

Zillow Home Value Index
(in 2022 dollars)



Seattle has persistent, longstanding racial disparities in homeownership.

Homeownership by race of householder (Seattle)



Source: American Community Survey, 2016-2020 five-year estimates.

Updating the growth strategy to:

- Meet the needs of a growing city
- Allow for more housing supply and choice across the city
- Support more affordable housing
- Address our history of segregation
- Reduce displacement pressures
- Encourage more housing near new transit investments
- Respond to climate change and reduce dependence on cars

Possible Strategies

Neighborhood Anchors

Creates additional areas of focused growth called **neighborhood anchors** to create more housing around shops and services



urban center

Regionally designated neighborhoods with diverse mix of uses, housing, and employment



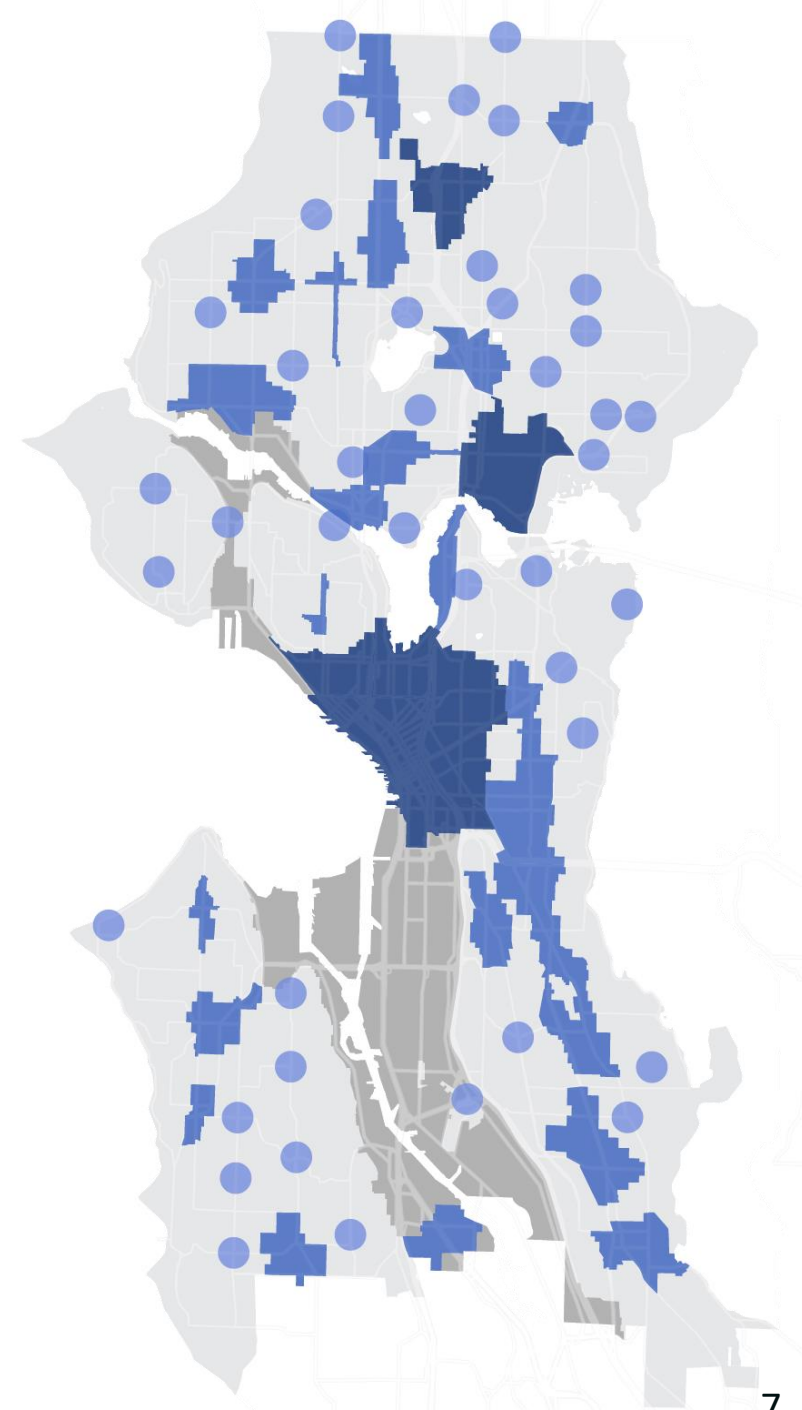
urban village

Areas with a wide range of housing types and transit, amenities, and jobs



neighborhood centers

Places with diverse housing and mixed uses to support complete neighborhoods



Possible Strategies

Changes to Neighborhood Residential Zones

Allows a wider range of low-scale housing options, like triplexes and fourplexes, in all **Neighborhood Residential (NR) zones** to create more low-scale housing options and address exclusivity.



urban center

Regionally designated neighborhoods with diverse mix of uses, housing, and employment



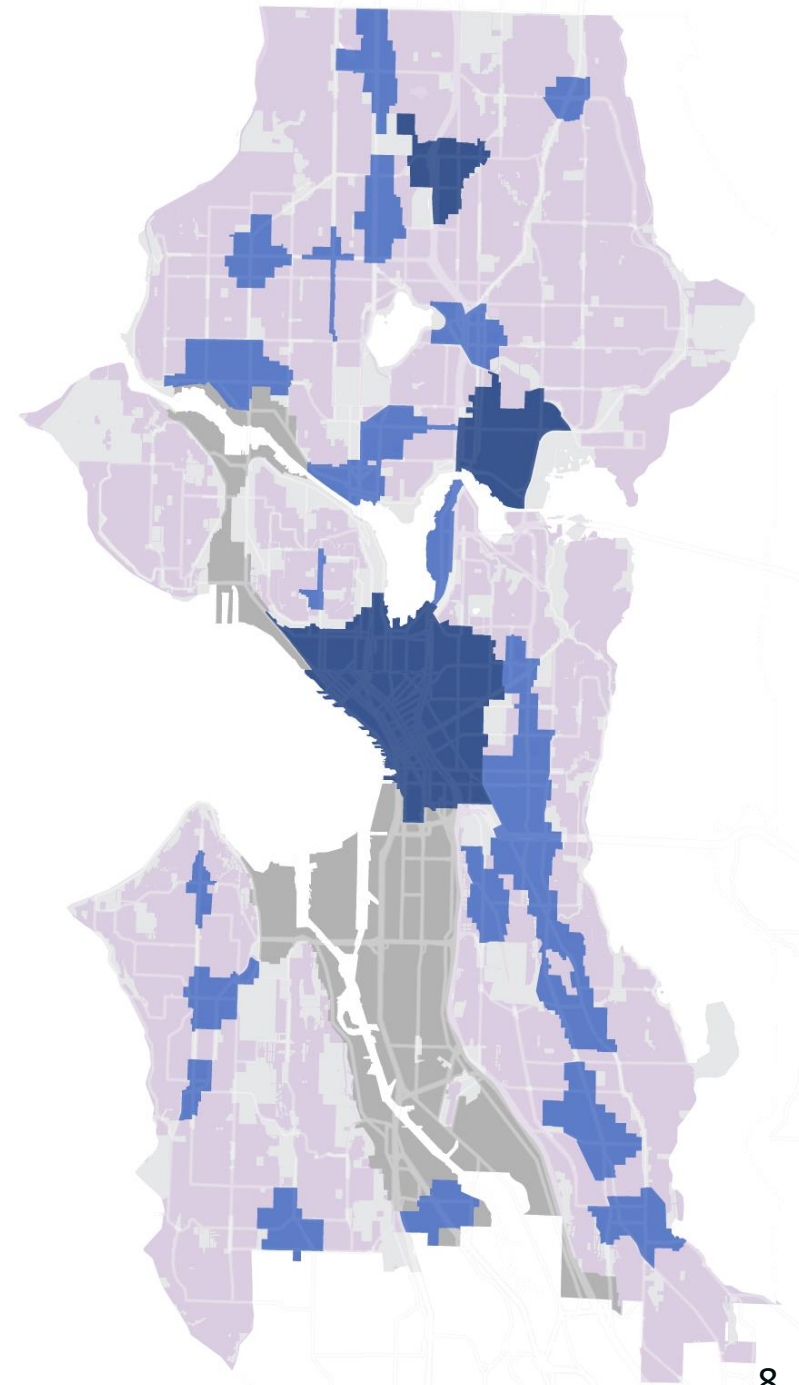
urban village

Areas with a wide range of housing types and transit, amenities, and jobs



NR areas

New flexibility for housing choices throughout Neighborhood Residential areas



Possible Strategies

Corridors

Allows a wider range of low-scale housing options only in **corridors** to focus growth near transit and amenities.



urban center

Regionally designated neighborhoods with diverse mix of uses, housing, and employment



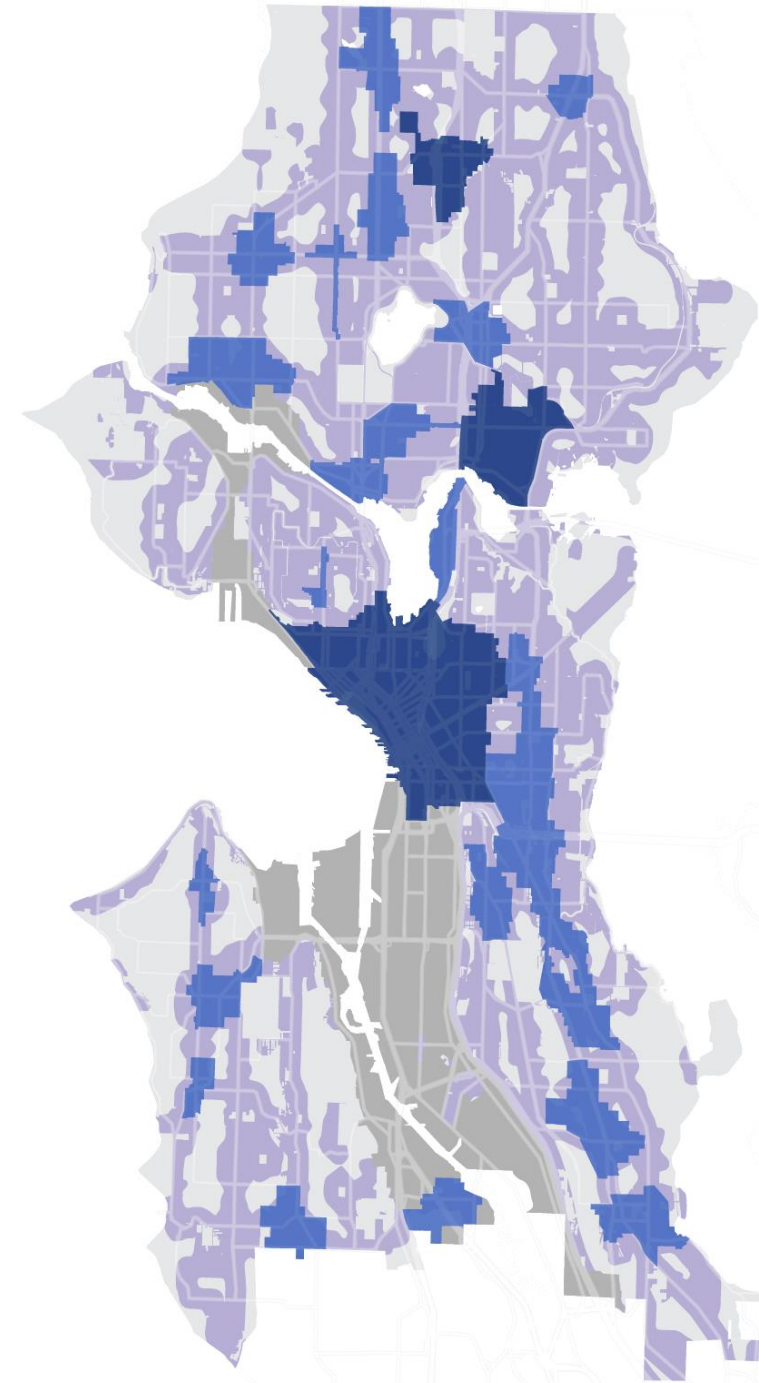
urban village

Areas with a wide range of housing types and transit, amenities, and jobs



corridors

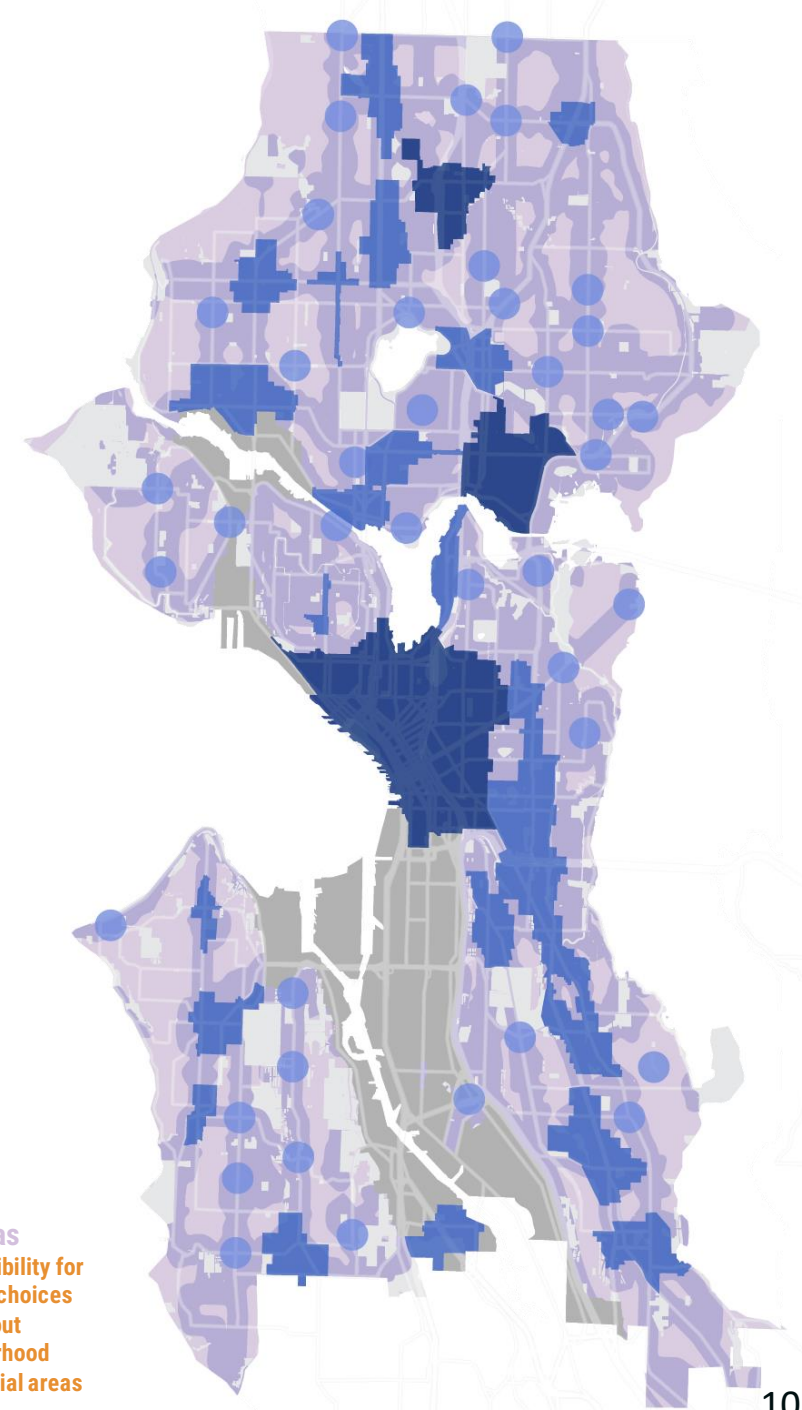
New flexibility for housing choices and other uses near transit and open space



Possible Strategies **Combined**

Implement a combination of other strategies and consider smaller changes such as:

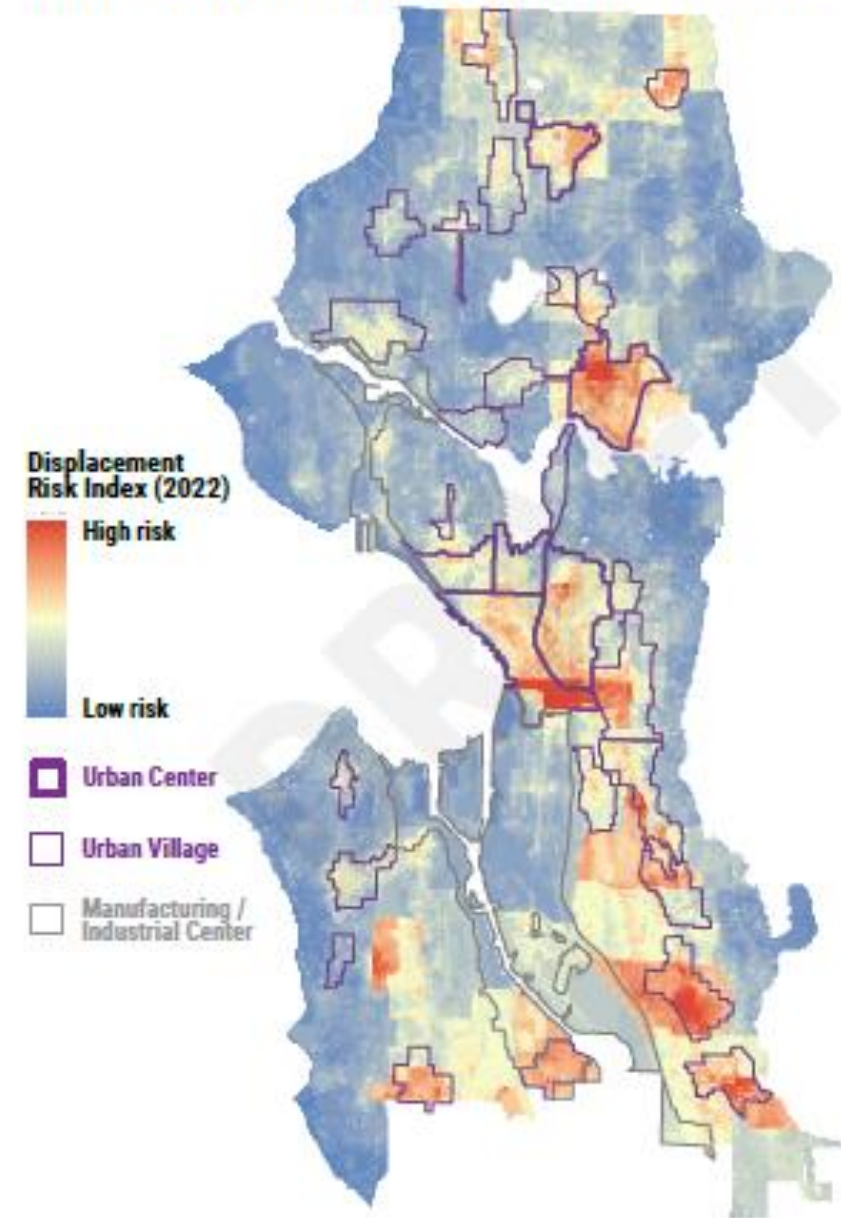
- Expanding the boundaries of 7 urban centers and village to a 10-minute (1/2-mile) walkshed around frequent transit
- Designating Ballard as an urban center
- Designating the NE 130th Street station area as an urban village



Anti-displacement strategy

- Help increase the supply of housing, which is necessary to address displacement.
- Allow higher levels of growth in areas of low displacement risk, while supporting housing choices in all areas.
- Evaluate different growth strategies to understand their potential impact on displacement.
- The Plan will include measures to address displacement beyond the growth strategy:
 - Requirement or **incentive for affordable housing** in NR zones
 - Additional **development capacity for affordable housing & equitable development** projects
 - **Funding for nonprofit groups** to purchase property
 - **Additional tenant relocation assistance** requirements
 - **Supports for existing businesses** and institutions

Preliminary Displacement Risk Index update

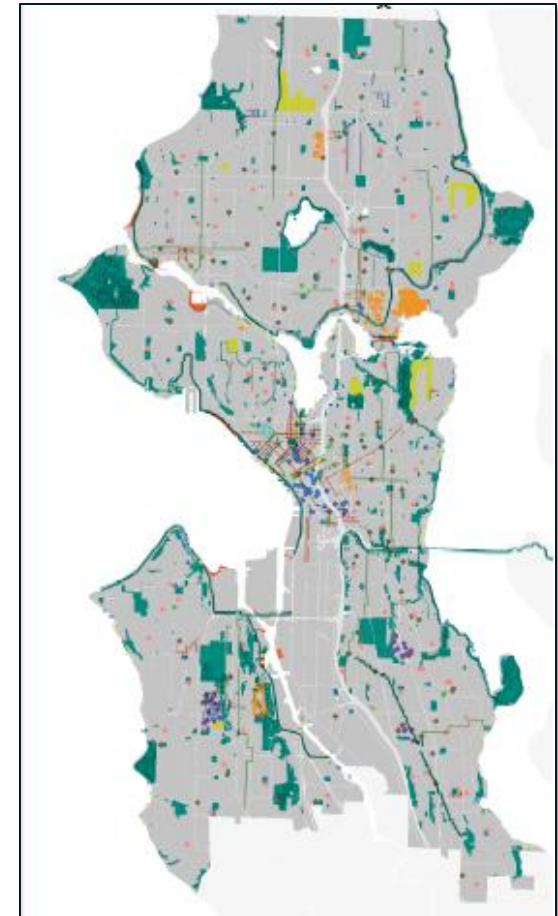


Parks & Open Space

The Parks and Open Space Element provides policy guidance for more specific plans, programs and strategies for all types of greenspaces - parks, trails, P-Patch gardens, greenways, shoreline streets ends.

Key goals:

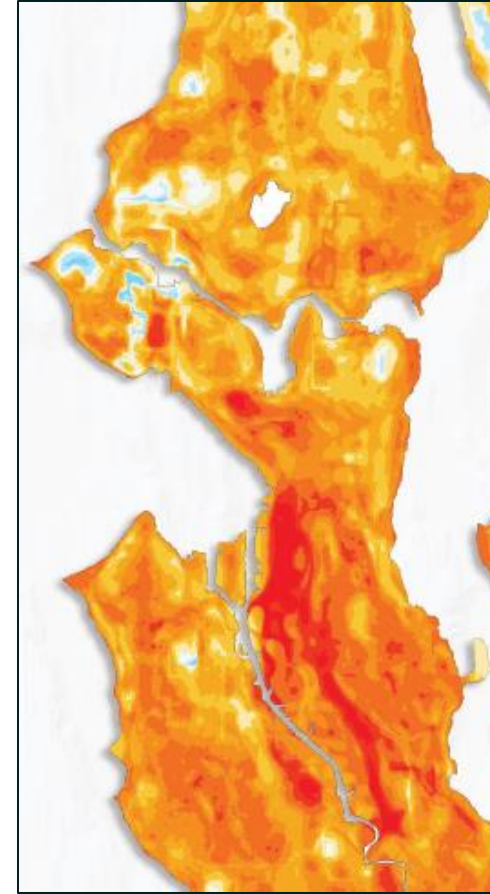
- Center racial equity to improve health outcomes and well-being of all communities
- Support resilience in the face of climate change
- Deliver green improvements while increasing stability in neighborhoods that are vulnerable to displacement



Climate & Environment

The Climate & Environment Element will include policy for how Seattle can:

- Reduce carbon emissions
- Adapt buildings and infrastructure to be more resilient
- Mitigate climate change impacts, especially to our most vulnerable communities, including
 - Extreme heat
 - Wildfire smoke
 - More frequent and heavier rains and flooding
 - Sea-level rise



Transportation

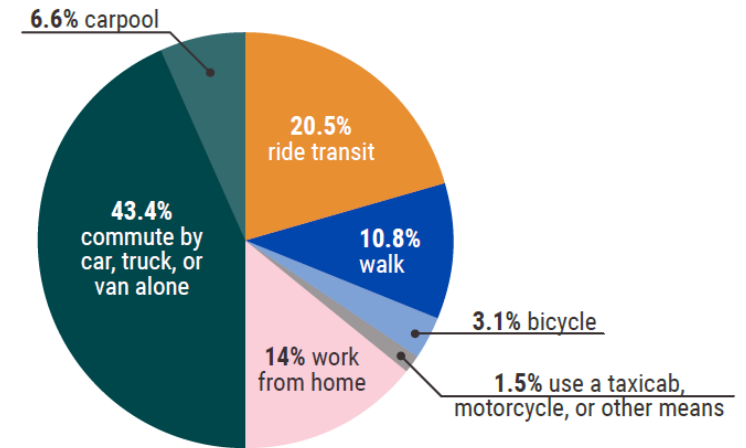
The Transportation Element includes policy for a transportation system that meets the city's mobility needs and advances climate, safety and equity goals.

We plan for growth across Seattle by supporting all types of mobility improvements:

- Walking
- Biking
- Transit
- Freight

Policy direction that is coordinated with the forthcoming Seattle Transportation Plan

How Seattle Households Commute



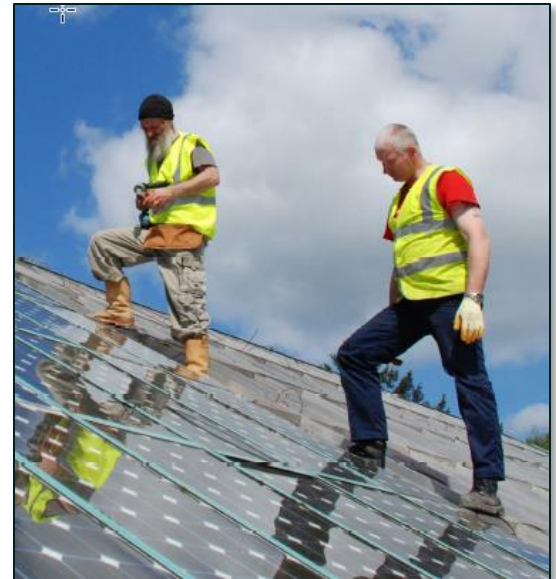
Source: ACS 2020 5-year Estimate



Economic Development

The Economic Development Element includes policy to advance our local economy:

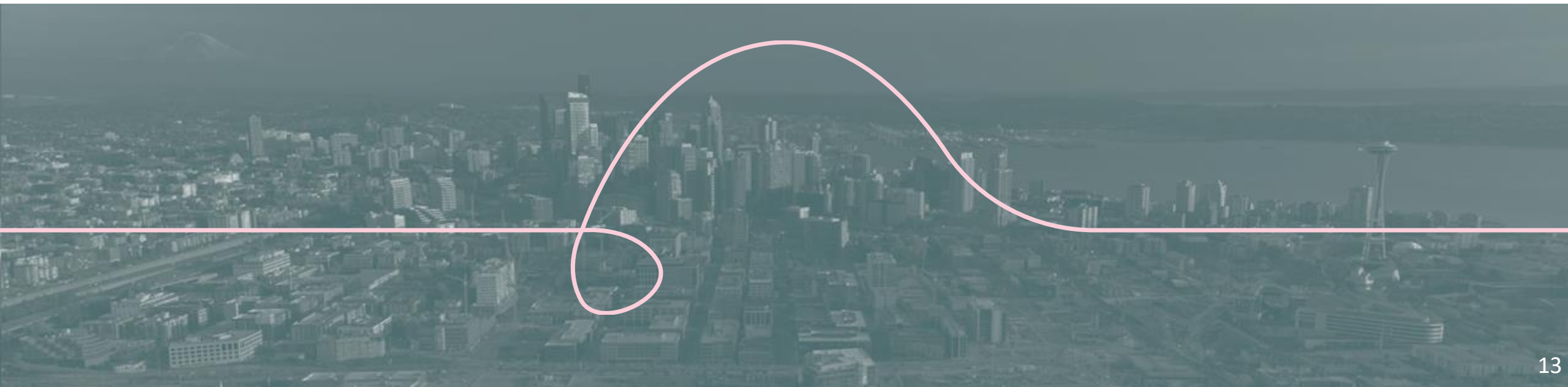
- New opportunities for workers to build skills
- Small business owners and thriving neighborhood business districts
- Arts organizations critical for economic development and the cultural life of the city
- Equitable access for all to jobs and business opportunities particularly BIPOC communities who have not shared equally in the benefits of Seattle's growing economy



Timeline & Next Steps

2022	March	• Public Launch
	August	• Scoping process ends for environmental review (Environmental Impact Statement or EIS)
2023	May	• Release Draft Plan and EIS; next phase of public engagement begins
	November	• Release Draft Implementing Legislation; final phase of engagement begins
2024	May	• Release Mayor's Recommended Plan and Legislation as well as Final EIS

Questions?



One Seattle Plan Community Meetings



- 5 in-person community meetings in neighborhoods across Seattle
 - New Holly
 - Central District
 - West Seattle
 - Loyal Heights
 - Meadowbrook
- A virtual citywide community meeting
- Mix of open-house style and facilitated small group discussions
- 500+ community participants
- 3,000+ feedback comments

What We've Heard

Add new homes to meet the needs of a growing city:

- Types of housing needed: more affordable homes; more options like condos, stacked flats, quadplexes; more family-sized units; accessible homes
- Location of new housing: options throughout all Seattle; homes within high-opportunity neighborhoods; near transit and parks; walking distance to shops

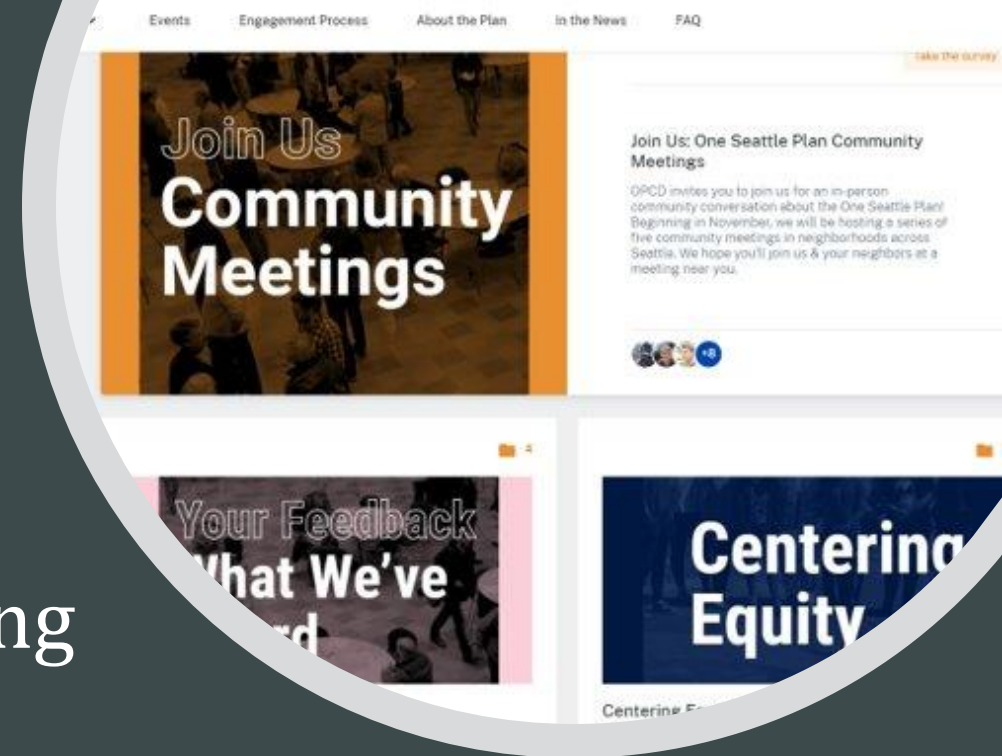
Complete Communities

- What folks love about their neighborhoods: proximity to parks, amenities, third spaces, grocers; walkability; sense of community; trees and green spaces
- What is missing from neighborhoods: third places & community spaces; safe streets for bikes & pedestrians; diverse housing choices; public restrooms; access to grocers, restaurants, & childcare options

Join the Discussion: One Seattle Plan Engagement Hub

- Provide responses to community meeting discussion prompts by **Friday, Feb. 3**
- Additional engagement opportunities
- Feedback report-outs

engage.oneSeattleplan.com





What's Next

- February: Report-out from Community Meeting Series
- Spring 2023: Draft Plan & Draft EIS Release
- Spring-Summer 2023: Public comment period and additional engagement