



Regional Urban Centers

Subarea Planning

AGENDA

1. Overview
2. Project Background & Timeline
3. Scopes of Work & Approach



Subarea Planning

What is the difference between the Comprehensive Plan and Subarea planning?

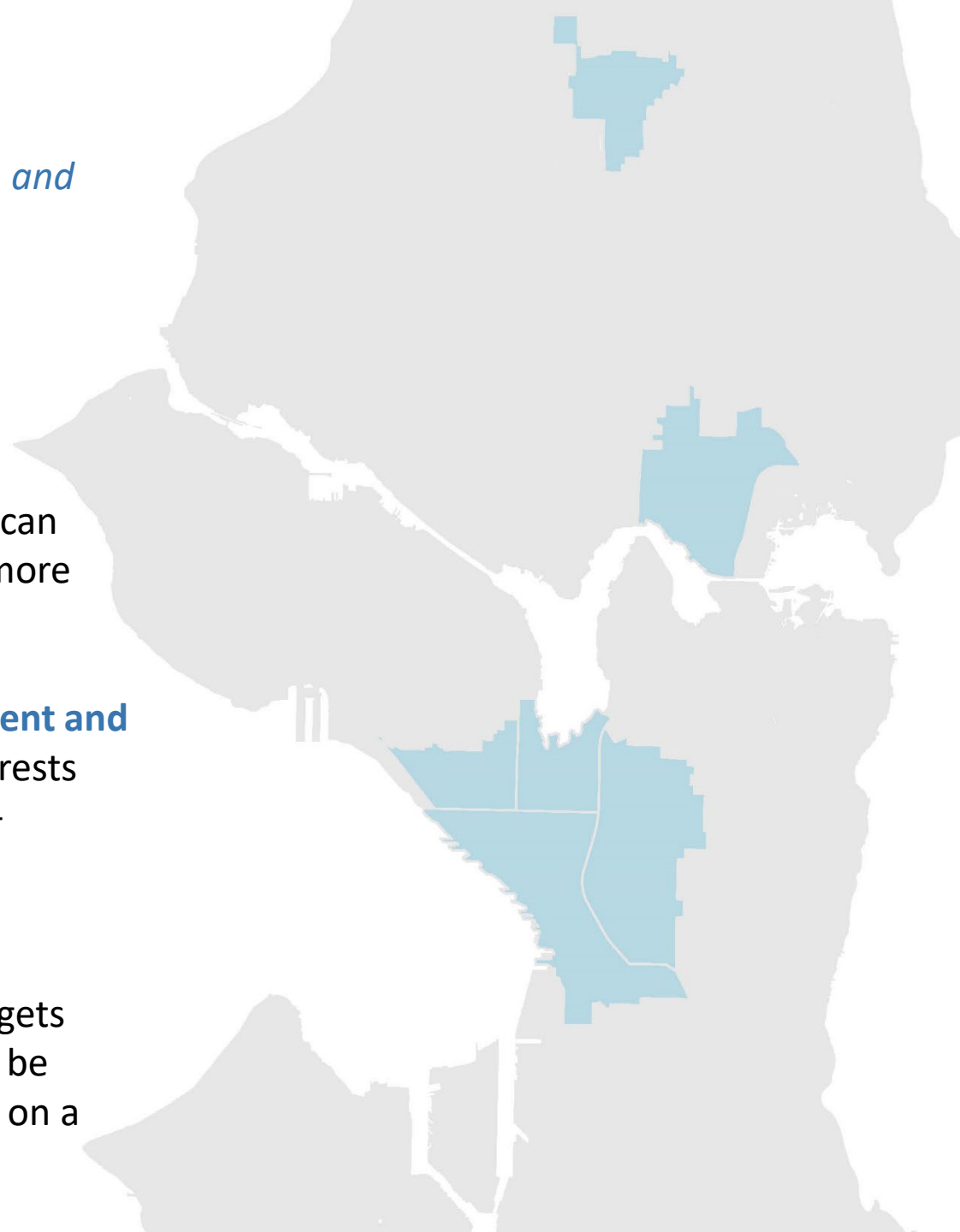
Focused geography

Subarea planning is grounded in city wide policy of the Comprehensive Plan.

Place-specific policies to ensure that our urban centers can successfully accommodate future growth and become more equitable, vibrant and resilient.

Each subarea plan will have the **ability to focus investment and implementation tools** guided by each community's interests and visions for its own future to respond to community-identified needs. Including and not limited to economic development, capital facilities, services, public realm.

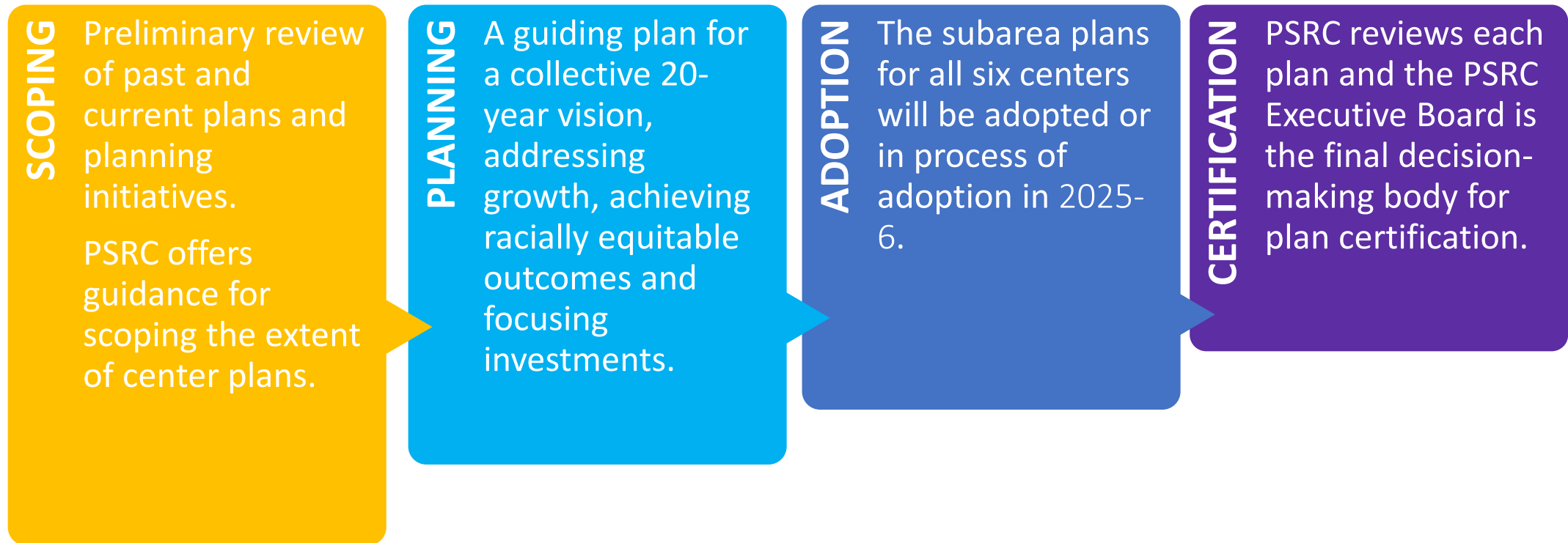
The Urban Centers Plans will be informed by growth targets allocated in the **Comprehensive Plan** but will ultimately be more prescriptive and have the flexibility to be adopted on a separate timeline.



Subarea Planning

What is the process?

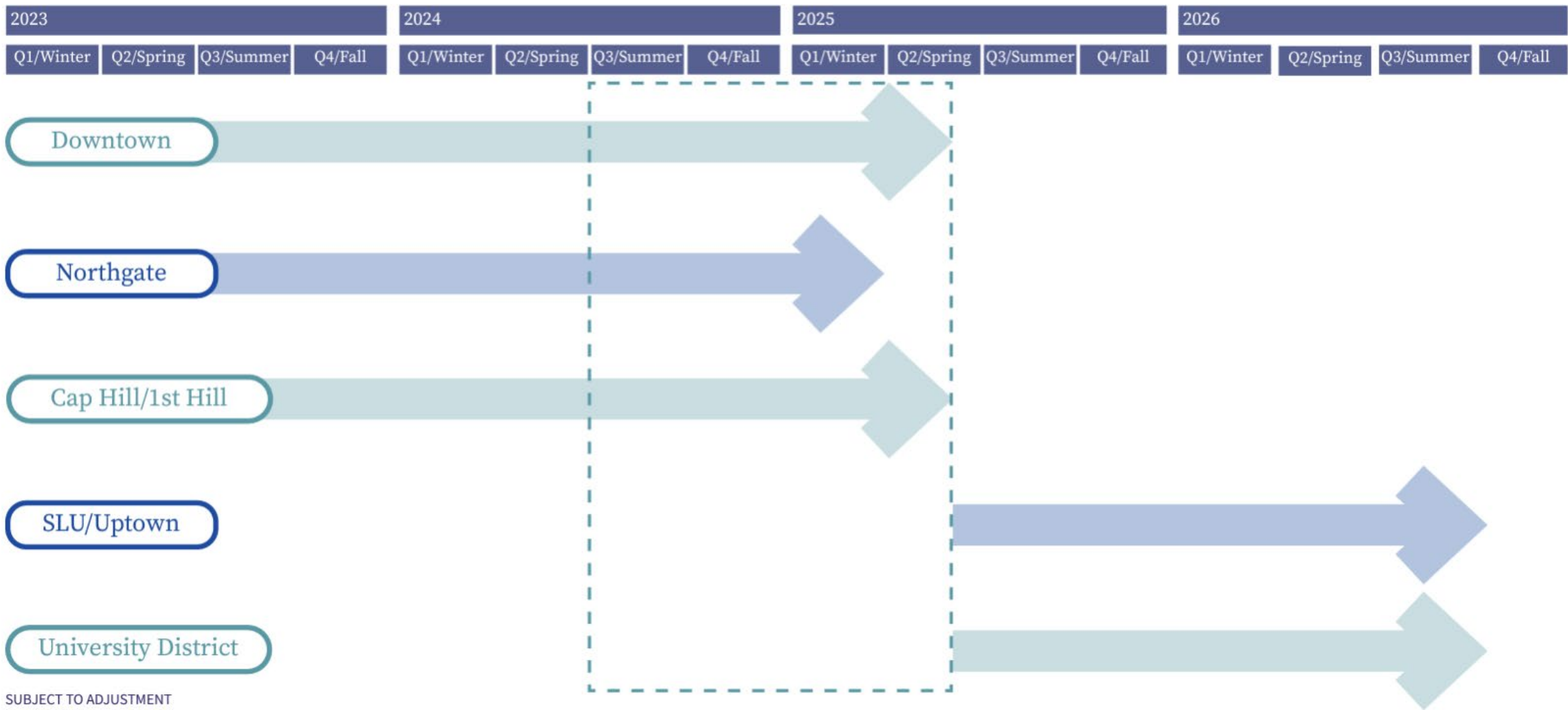
Office of Planning and Community Development is undergoing a multi-year subarea planning process with a goal of adopting subarea plans for all six centers in 2025 or 2026



Subarea Planning

What is the timeline for each subarea?

OVERALL TIMELINE



SUBJECT TO ADJUSTMENT

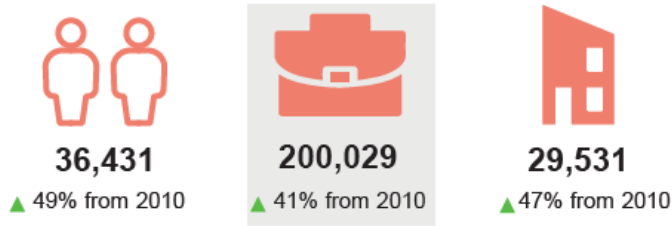


PHASE 1: Subarea Planning Scoping Work-to-Date

Downtown



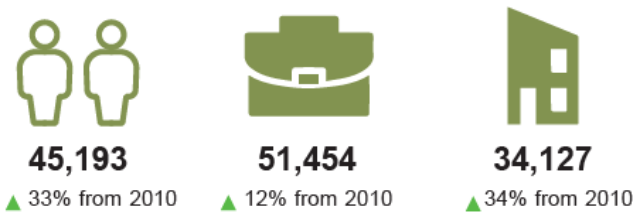
2020 SNAPSHOT



First Hill/Capitol Hill



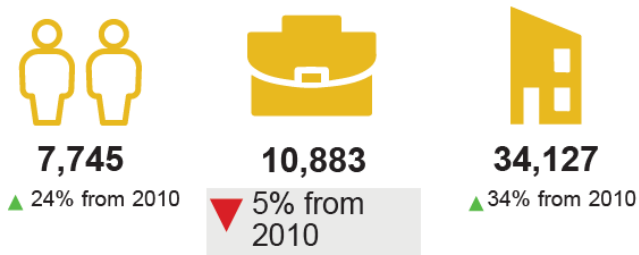
2020 SNAPSHOT

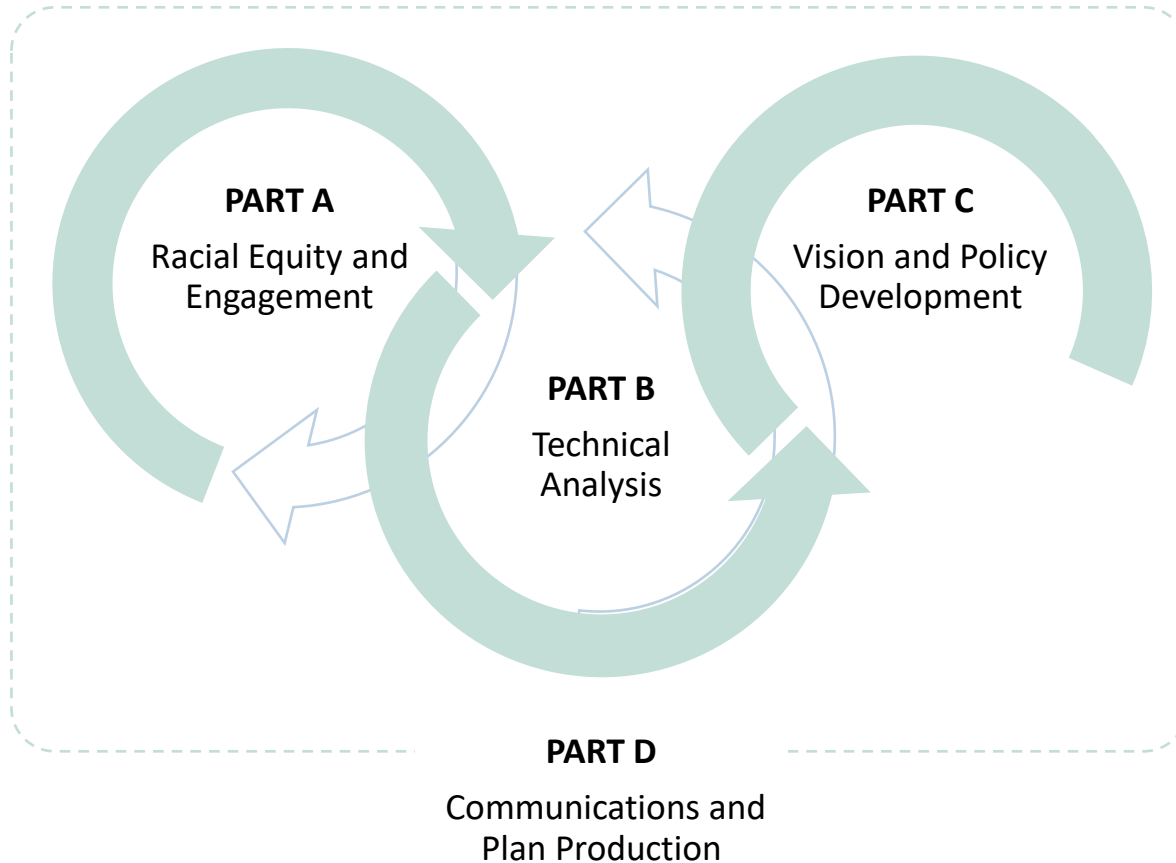


Northgate



2020 SNAPSHOT





Project Objectives

To develop Subarea Plans with an approach that integrates and plans for:

- Visioning with Community
- Environment, Climate Change and Adaptation
- Public services
- Transportation
- Economy
- Housing
- Land use and Development Patterns

This work must be undergirded by robust public engagement and racial equity that is centered.



SEVA Workshop

Northgate



SEVA Workshop is leading the **Little Saigon Action Plan**, an innovative, community-led approach to neighborhood planning. It was developed through a close partnership with community-based organizations, residents, business and property owners and informed by an inclusive community engagement program. In addition to an actionable policy document, the effort is also a tool to build community capacity to engage in policy development, and for the City to build its capacity to partner with the community.

Stories and Snapshots

Photo Essay: Idris Mosque

Credit Seidy Idris; Photos by Chip Rountree

Omar and Souleiman are lifelong friends who grew up going to the same Islamic classes and youth basketball events at the Idris Mosque. Decades later, the good friends serve as the vice president of the mosque and the secretary, respectively.



Founded in 1981, the mosque lends an immediate sense of home and belonging for many new arrivals in the Seattle area. The congregation, or masjid, counts among themselves people of Somali, Eritrean, Gambian, Middle Eastern, Indian, and Pakistani descent, as well as American-born converts. Souleiman arrived with his family from Toronto.



Agency L+P

Downtown & First Hill/Capitol Hill

Subarea Planning

RFP #OPCD-12-15-2022

Awarded Consultant Team

FOLLOW THE DOWNTOWN PLAN!

Downtown Seattle is one of six designated Regional Centers. The Seattle Office of Planning and Community Development is beginning the process of planning for each of our centers toward becoming more equitable, vibrant, and resilient places in the future.

FOR WAYS TO PARTICIPATE, HEAD TO

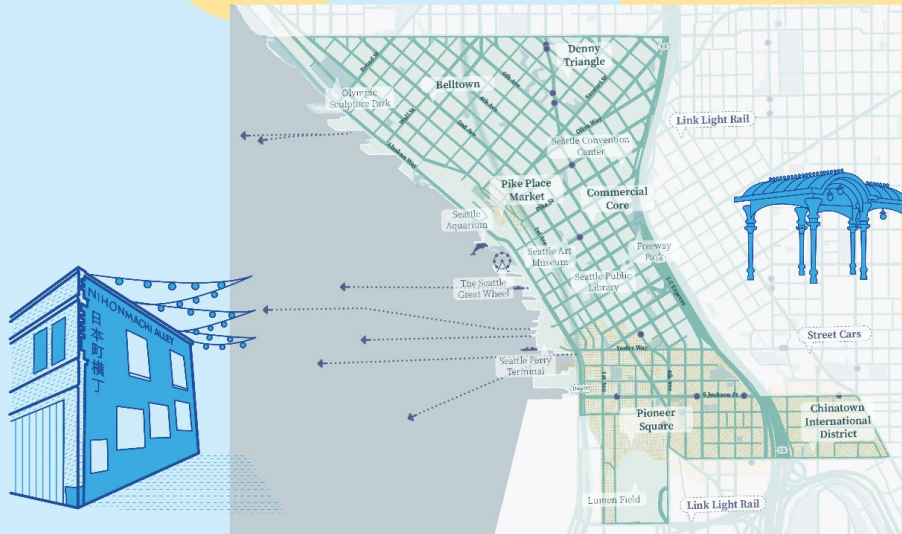
www.seattle.gov/opcd/ongoing-initiatives/urban-centers-planning



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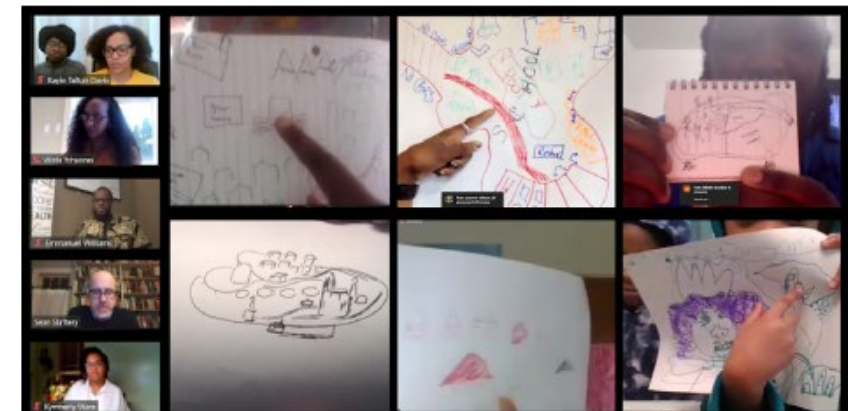
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NOT JUST ONE NEIGHBORHOOD POSSIBILITY, BUT A MIX... A SPECTRUM



Subarea Planning

What is the planned approach?

Checklist at a Glance

Discussion Questions | Innovation, Engagement, and Racial Equity

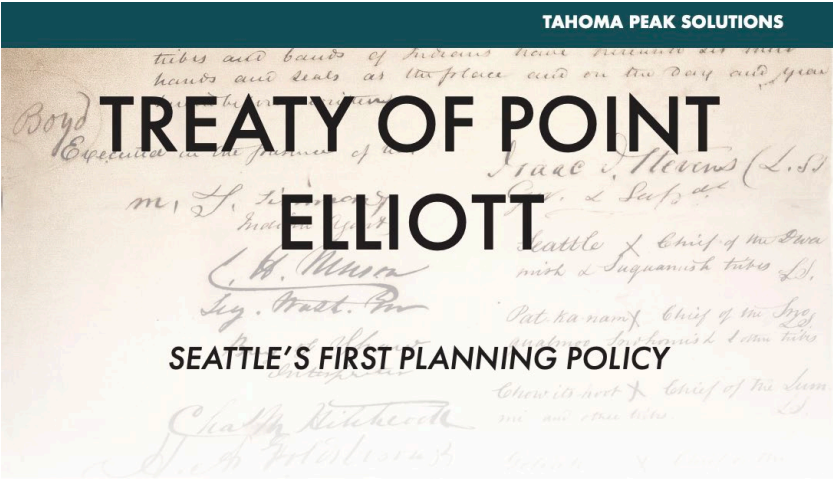
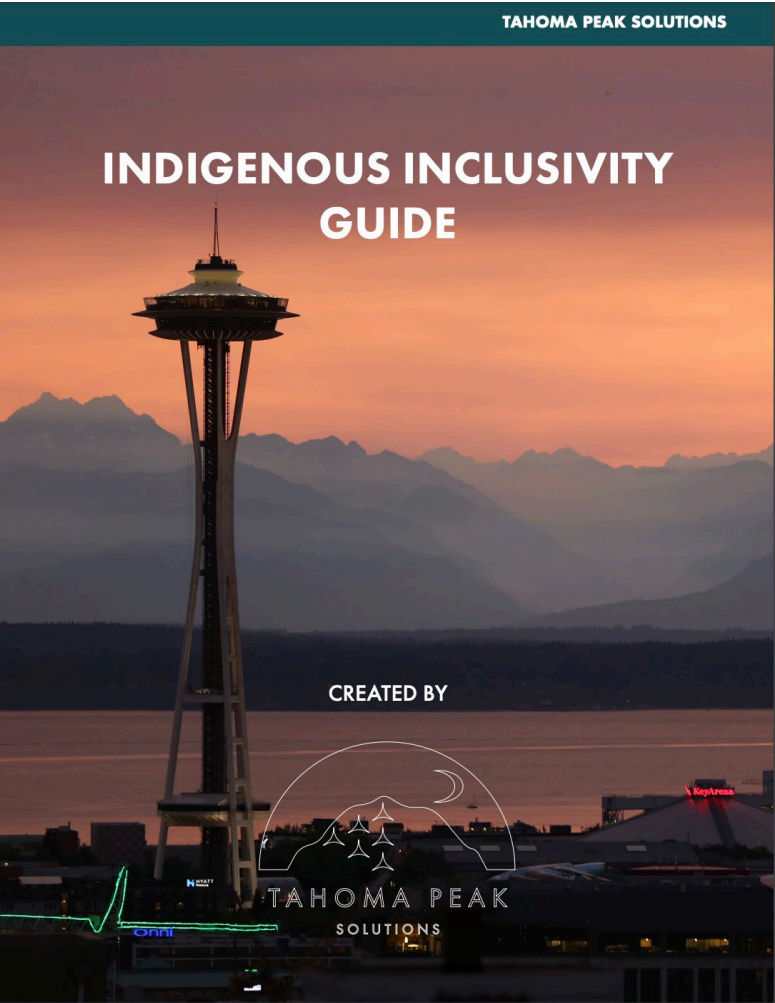
Questions from this section of the checklist include:

- How were different stakeholders (e.g., community members, business owners, tribes, ports) engaged during the planning process?
- Were any new or innovative engagement techniques employed to reach historically underrepresented groups?
- How was racial equity considered in the planning process and addressed in the plan?
- Do you have examples of innovative policies that work to advance racial equity?



Tahoma Peak Solutions

Developed the Indigenous Inclusivity Guide and training to assist the subarea planning team in a process aimed at promoting the equitability of Indigenous groups in all Regional Growth Centers in the City of Seattle.



WHAT IS A TREATY?

Treaties are agreements between sovereign Native nations and the United States government. Article six of the U.S. Constitution states that "the laws of the United States which shall be made in pursuance thereof; and all treaties made, or which shall be made, under the authority of the United States, shall be the supreme law of the land." This means tribal treaty laws trump state and city government laws. When treaty rights are questioned in any arena, tribal governments are exposed to potential threats and increased vulnerabilities.

Treaties with Native peoples are the foundational law representing the relationship and trust relationship between federally recognized tribes and the United States government. When treaty rights are put at risk, they should be advocated for in the same regard as constitutional rights because of their constitutional power.



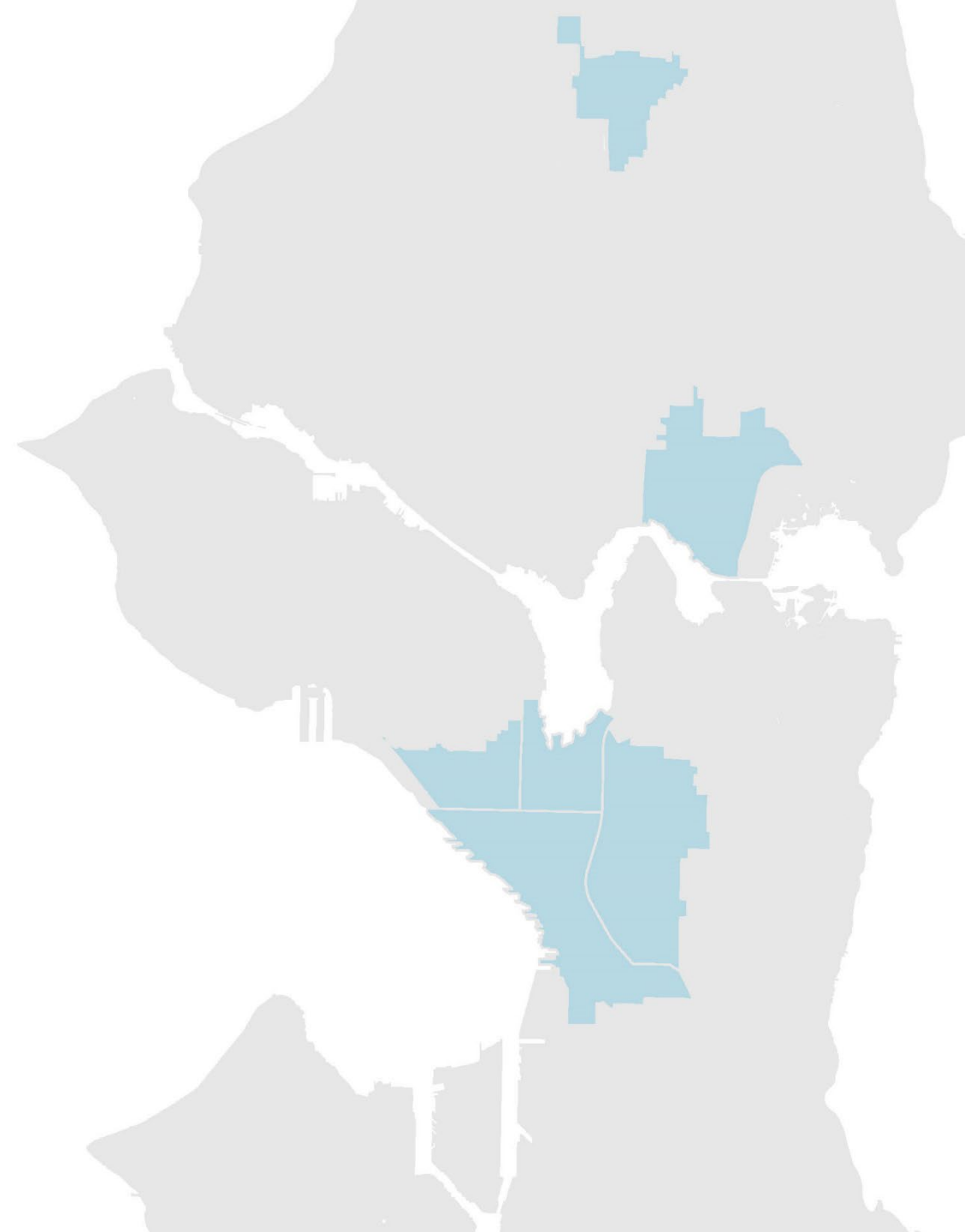
Subarea Planning

What is the planned approach?

Technical Analysis Consultant Approach for all Regional Growth Centers based on Themes

Integrates and plans for:

- Environment, Climate Change and Adaptation
- Public services
- Transportation
- Economy
- Housing
- Land use and Development Patterns



BAE Urban Economics

Economy, Public Services & Housing Technical Analysis

Northgate:

- Economic Conditions
- Non-Residential Market Overview
- Additional Analysis and Policy Recommendation
 - Housing:
 - ✦ Pro Forma Financial Analysis – 4 residential prototypes
 - Market/Economic Analysis:
 - ✦ Economic Development Policy Recommendations

Downtown:

- Existing Conditions Data Write-Up:
 - Demographic Characteristics
 - Economic Conditions
 - Residential Overview and Needs Assessment
 - Non-Residential Market Overview
 - Residential and Non-Residential Demand Projections
- Additional Analysis and Policy Recommendation Sections
 - Housing
 - ✦ Pro Forma Financial Analysis – 5 prototypes (*incl. Office-to-Res*)
 - ✦ Anti-Displacement Strategies
 - ✦ Homeownership Strategies
 - Market/Economic Analysis
 - ✦ Inclusive Economic Growth Strategies

Capitol Hill/First Hill:

- Existing Conditions Data Write-Up:
 - Economic Conditions
 - Non-Residential Market Overview
- Additional Analysis and Policy Recommendation Sections
 - Public Services Analysis (*requires additional discussions*)
 - ✦ K-12 Inventory and future need
 - ✦ High-Level summary of capital plans for infrastructure
 - Market/Economic Analysis
 - ✦ Economic Development Policy Recommendations

bae



University of Washington – College of Built Environments

Transportation Technical Analysis



GOALS & OBJECTIVES

This project aims to provide context-sensitive recommendations that contribute to the provision of sustainable and equitable multi-modal transportation services in different Seattle subareas. The expected outcomes of this project will inform planners and policymakers in the City of Seattle as they strive to formulate evidence-based policies and programs. The specific objectives include:

- **Recommending multimodal service strategies to encourage transit**
 - Examine how post-pandemic changes in work arrangement and mode choice affected transit ridership and spatial and temporal mobility patterns and needs of residents and workers in different Seattle subareas.
 - Track the number of commuters who use transit to and from the neighborhood, considering the accessibility and convenience of transit options.
 - Investigate how transportation choices and the changes in transit ridership are related to work-place policies and socio-demographic characteristics.
- **Proposing parking management strategies**
 - Assess specific parking needs for each subarea, given the observed spatial and temporal patterns of drive-alone commute trips, and the usage of different vehicle types (e.g., electric vehicles).
 - Analyze socio-demographic information of drivers, to assist in providing a comprehensive picture of equity implications of proposed parking strategies.
 - Analyze spatial and temporal parking needs of certain socio-demographic groups (e.g., custodians, low-income groups), who might lack access to other alternatives.
- **Identifying opportunities for low-emission or car-free streets**
 - Analyze non-motorized travel spatial and temporal patterns in the subarea.
 - Conduct a spatial and temporal analysis of work arrangements (in-person, hybrid, remote) for both residents and workers in the subarea.
 - Support the design of local surveys of residents and workers in the subarea to assist the designation of compatible slow-speed or car-free streets.



Agency Landscape + Planning

Environment, Climate Change & Adaptation Technical Analysis



Agency
Landscape + Planning

Recommendations will include policies and programs that:

- Improve health equity and ecology in landlocked areas by implementing restorative environmental design solutions and increasing access to open space, particularly for populations affected by poor air quality.
- Protect and enhance critical/environmentally sensitive areas, parks, and open spaces.
- Identify and minimize gaps in equitable access to and activation of parks, open spaces and Resilience Hubs.
- Support innovative stormwater management.
- Avoid or mitigate environmental impacts for vulnerable populations.
- Support achievement of state and regional greenhouse gas emissions reduction goals.
- Reduce air pollution and greenhouse gas emissions by increasing alternatives to driving alone. Expand electric transportation infrastructure.
- Promote innovative green building practices in design, materials selection, construction, and maintenance to support decarbonizing buildings by 2050.
- Encourage retrofitting of existing buildings to reduce building energy use. Study strategies to support retrofitting unreinforced masonry buildings.
- Research approaches to reduce urban heat island effects in public and private development for climate adaptation.



SEVA Workshop

Land Use & Housing Technical Analysis



Housing

Existing Conditions:

- Document the total existing housing units, including a breakdown by type, affordability (including subsidized housing), and special housing needs
- Assess future housing needs in the center building on the jurisdiction-wide housing needs assessment and targets established in the comprehensive plan
- Identify existing anti-displacement strategies
- Identify existing strategies for affordable housing

Potential Future Opportunities:

- Analysis related to displacement pressures and affordable housing needs

Land Use

Existing Conditions:

- Describe the relationship of the center plan to the comprehensive plan, countywide planning policies, and VISION 2050
- Describe and map the mix, distribution, and location of existing uses and future land use designations (such as residential, commercial, civic, public, etc.)
- Include the existing activity unit density of the center
- Review of existing land use policies, such as incentive programs and special design districts

Potential future opportunities:

- Potential land use policies for consideration, aligned with findings from the analysis



Outreach and Engagement

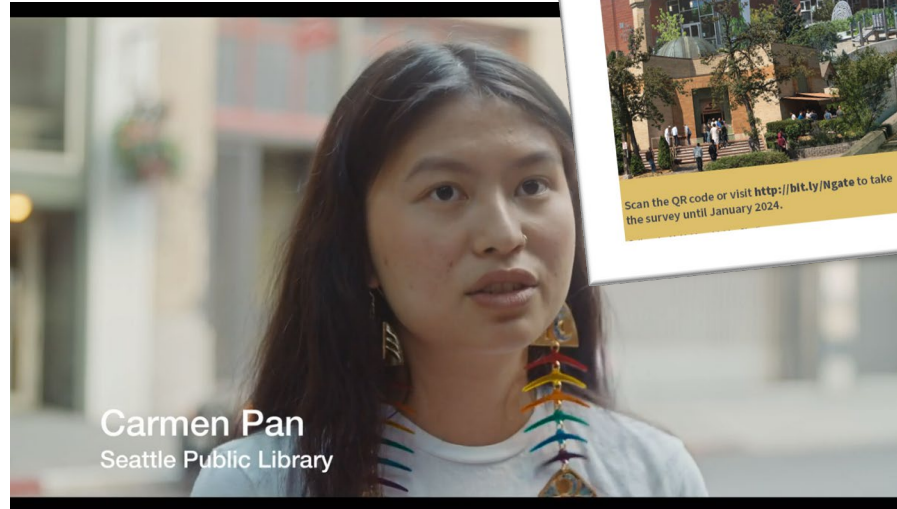
Downtown & Northgate

Pop-ups

Interactive installations

Focus groups include organizations dedicated to:

- Indigenous and other historically underrepresented peoples
- Arts and Culture
- Youth
- Employment
- Housing



Carmen Pan
Seattle Public Library



Subarea Planning

Next Steps

**We are in the initial throws of our Subarea work.
Our next steps include:**

- Contract finalizations – small scope tweaks
- Existing conditions reports
- Outreach regarding existing conditions data with traditionally overlooked groups within Downtown and Northgate
- Focused on RET outcomes for Capitol Hill / First Hill that will be used to guide community engagement and technical analysis framing and questions
- Creating a framework for interagency collaboration on key initiatives, particularly regarding transportation and housing



Subarea Planning

Questions

Questions for you:

- What are some of your favorite neighborhood-level planning documents that present a strong vision? What have been some of your favorite tactics for presenting this vision?
- What are your topics of interest related to these plans? How would you like to stay engaged?
- In your own work what have been the greatest challenges within your projects in seeing equity driven implementation occur?

