



# **Seattle's Comprehensive Plan\***

## **What Comments Should Greenwood Send In?**

Joel Darnell, GCC Land Use Chair

September 15, 2015 7:00 – 8:30

Greenwood Library

\*Presentation includes excerpts from City documents and Draft Plan, with commentary added

# Outline

- Provide an overview of the Comprehensive plan history for context, overall themes, and schedule for review and adoption.
- Summarize the proposed Draft Plan relative to the Draft Environmental Assessment Alternatives from earlier this summer
- Outline key points of the 2035 Draft Plan and related land issues
- Discussion of goals for Greenwood neighborhood for review of Comprehensive Plan policies

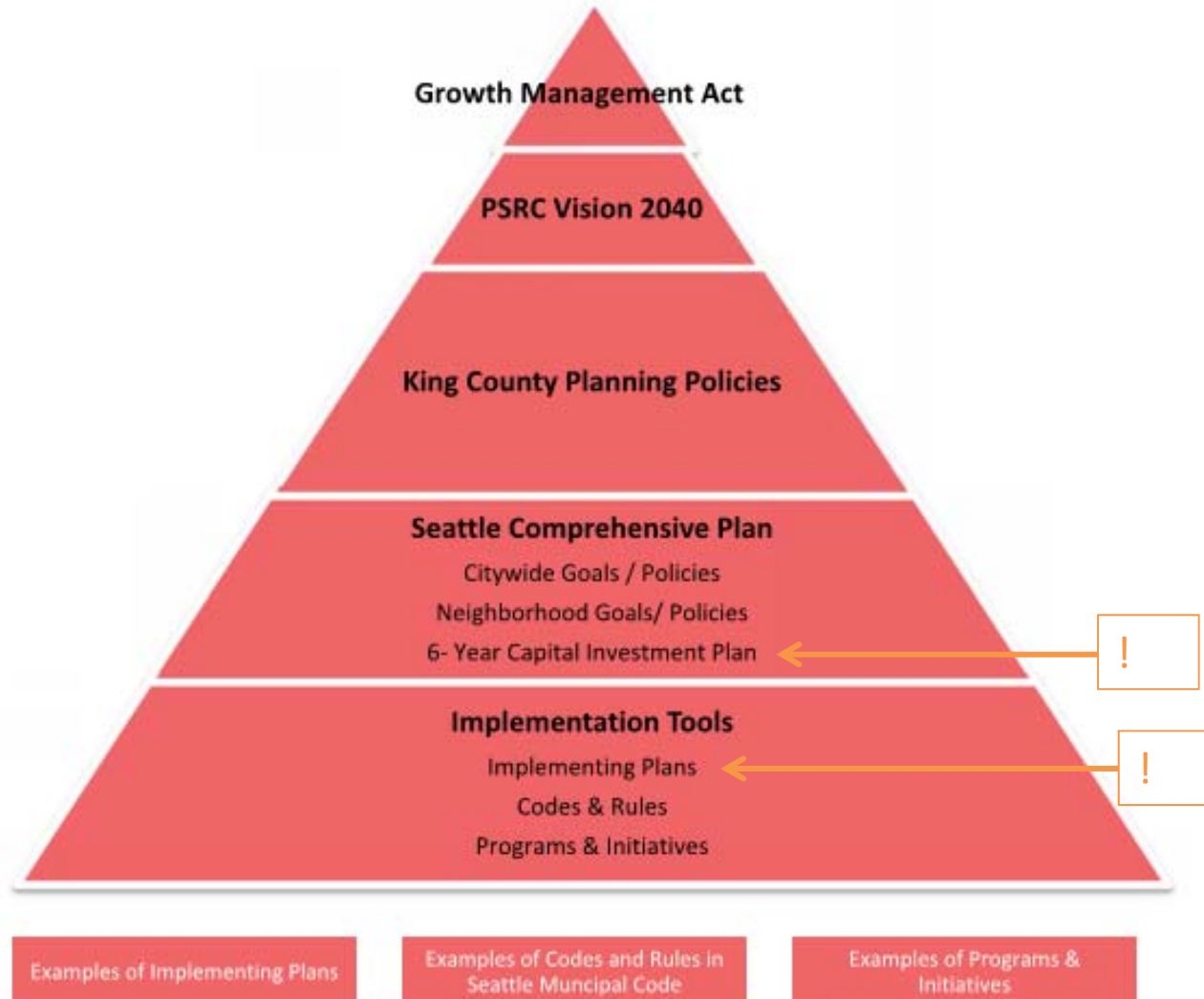
# Why a 2035 Comprehensive Plan ?

- Required under the State's 1990 Growth Management Act to reduce sprawl and direct growth to areas that already have urban services [in theory this means infrastructure too...]
- Last plan was issued in 1994 [and amended each year since] and must be updated every 20 years
- Seattle expects growth!  
120,000 residents; 70,000 households\*\*  
[Most people go to Urban Villages and Centers]

Source: \*\*Draft Plan, p.813

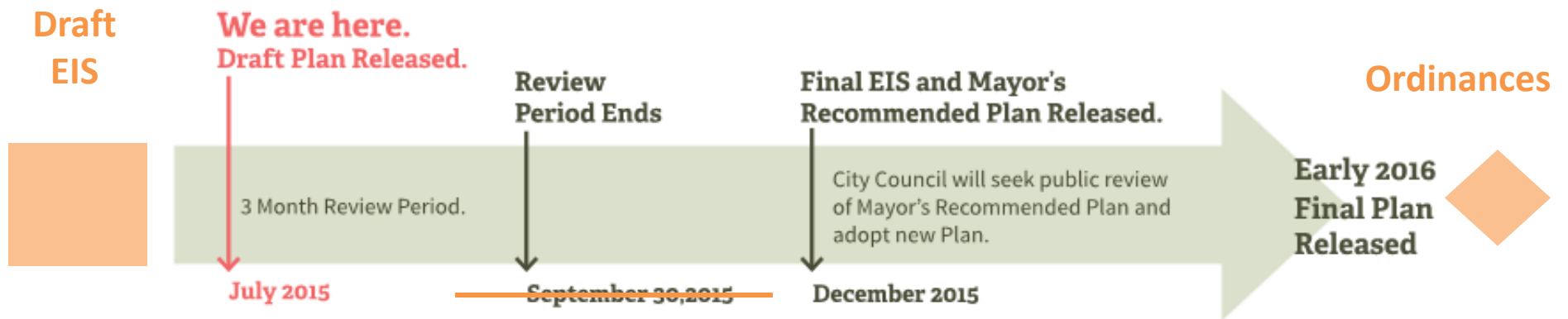
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# Why a 2035 Comprehensive Plan ?



Source: Draft Plan p. 16

# What is the process and schedule ?



## 4 Alts.

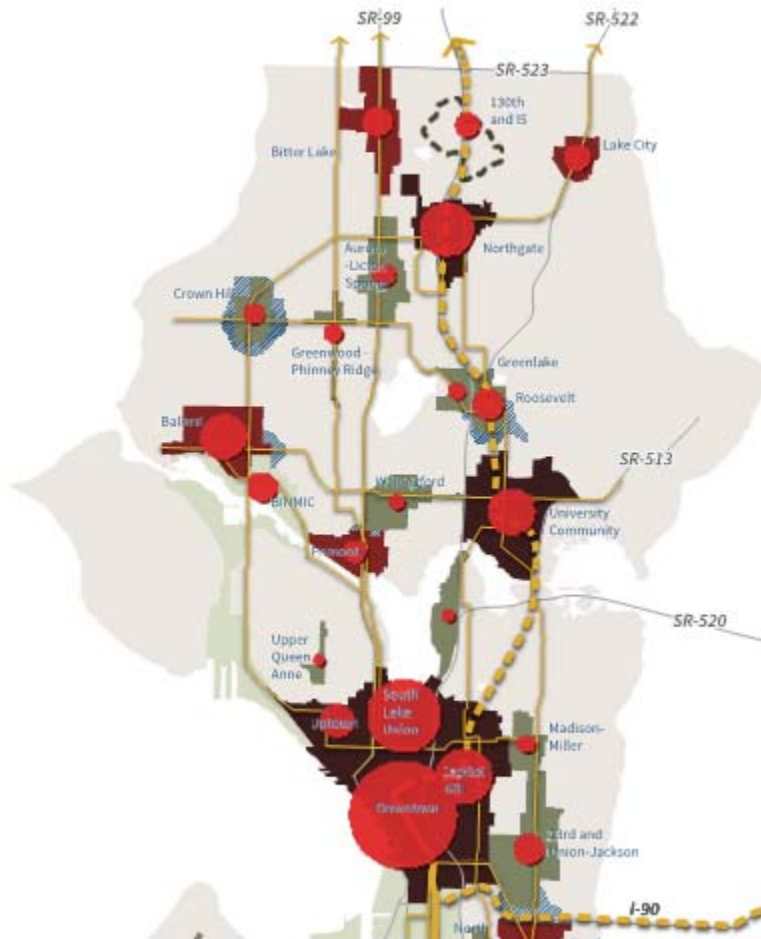
[May 4]      [July 8]      [Nov 20]      [?]      [???]      [+6 mo]

None of the alts. were selected nor are mentioned in the Draft Plan.  
 Draft Plan seems to be is a combination of Alt. 2 & 3, with a dash of Alt. 4

**Alternative 2: Guide growth to Urban Centers**

**Alternative 3: Guide growth to Urban Villages near Light Rail**

# Major Strategy – Growth in Urban Villages



UV/UCs will absorb **over 80%** of job and housing growth.

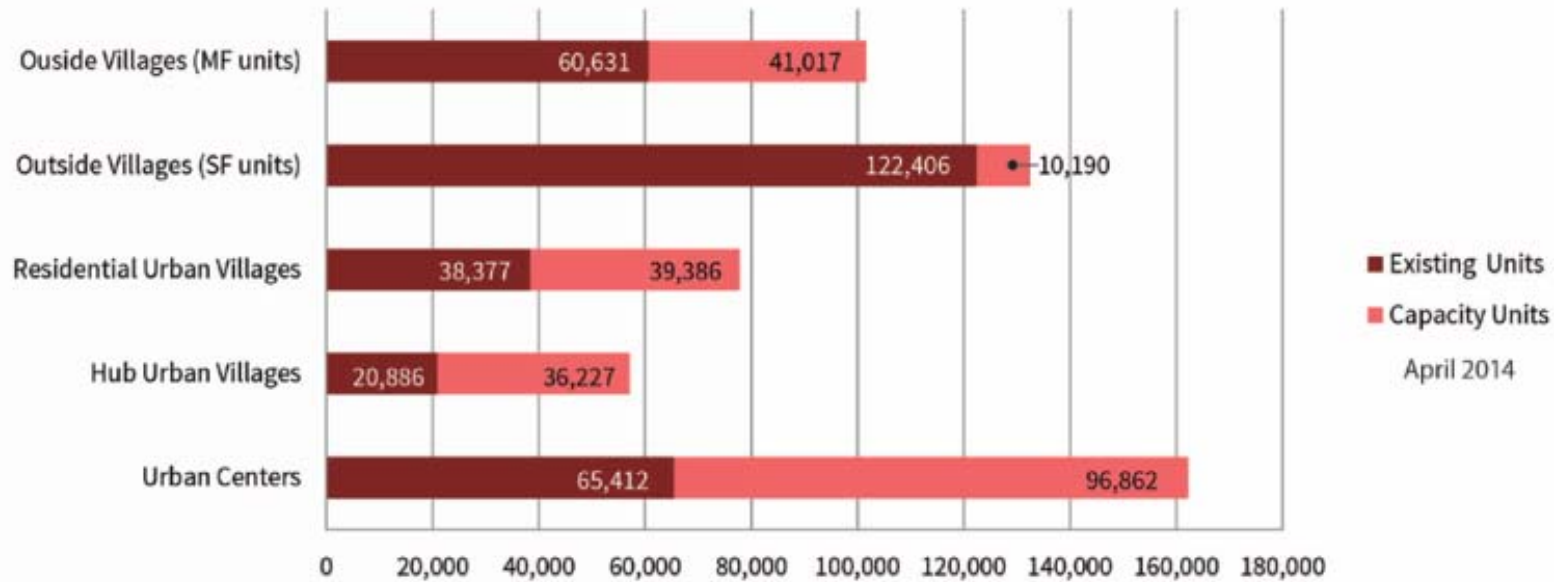
UV/UCs make up **17%** of Seattle's total land area.

-  Indicates the proportionate quantity of new jobs and housing.\*
-  The largest amount of residential and job growth is expected to occur in urban centers.
-  There will be job growth and a significant share of residential growth in hub urban villages.
-  A new residential urban village is proposed around the North Link 130th Street Station.
-  Hub and residential urban villages will see increased growth and possible boundary changes to capture 10-minute walksheds in areas with light rail or frequent bus service.

Source: DraftPlanExecutiveSummary.pdf p.5, also see Draft Plan p.22

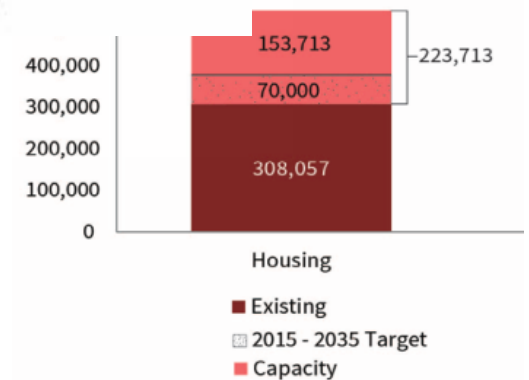
# Existing Capacity for Growth

## Housing Units



**Total UV/UC = 172,475 housing unit capacity**  
**Expected Demand Citywide: 70,000 units**

**So, what's the problem ?**



Source: Capacity Development Report p2182731, pg. 2 & 5

# Growth

[0.8 x 70,000 = 56,000]

UV/UCs will absorb **over 80%** of job and housing growth.

UV/UCs make up **17%** of Seattle's total land area.

	Housing Units	Jobs
<b>Urban Centers</b>		
Downtown	10,000	30,000
First Hill/Capitol Hill	7,000	3,000
University District	2,700	8,000
Northgate	1,600	6,000
South Lake Union	4,700	20,000
Uptown	3,500	3,500
<b>Manufacturing/Industrial Centers</b>		
Duwamish	-	3,000
Ballard - Interbay	-	1,500

**Total = 29,500**  
**26,500 remains for HUV/RUV.**

	Expected Housing Growth Rate*	Expected Job Growth Rate*
<b>Hub Urban Villages</b>		
With frequent transit **	70%	50%
Without frequent transit	40%	50%
<b>Residential Urban Villages</b>		
With frequent transit	80%	
Without frequent transit	20%	

These take greater proportionate growth than available capacity

**Exist. Greenwood Units = 1,556**  
**80% Growth = 2,800 units**

\* Growth above 2014 actual housing units or jobs

\*\* Frequent transit means a light rail station or two or more bus lines serving multiple destinations



# Why the fuss about capacity ?

## Why upzone when so much development capacity exists?

While the city may have enough development capacity overall, upzones may be proposed to encourage growth in very strategic locations. Upzoning (changing the zoning of a parcel from one category to another) has occurred in urban centers and villages where the potential for major job and housing growth increased because of the transit investments. For example, voters approved Sound Transit 2 in 2008, a \$17.8 billion investment to construct the LINK (light rail) system. Zoning changes can leverage this investment for more housing and job growth in key locations. Upzones may help to implement policies in comprehensive plan and neighborhood plans that encourage residential and job growth in urban centers and villages.

# Major Themes – Equity, Environment...

## **1. Race and Social Equity**

We need to address displacement and the unequal distribution of opportunities to sustain a diverse Seattle. The Draft Plan promotes equitable access to housing, jobs, education, parks, community centers, and healthy food.

## **2. Environmental Stewardship**

Seattle protects rural areas, forests, and green spaces in the city by taking on a significant share of the region's growth and concentrating that growth in urban villages. The City is committed to become carbon neutral by 2050. The Draft Plan calls for development that makes biking, walking, and transit viable options, so people can be less car reliant.

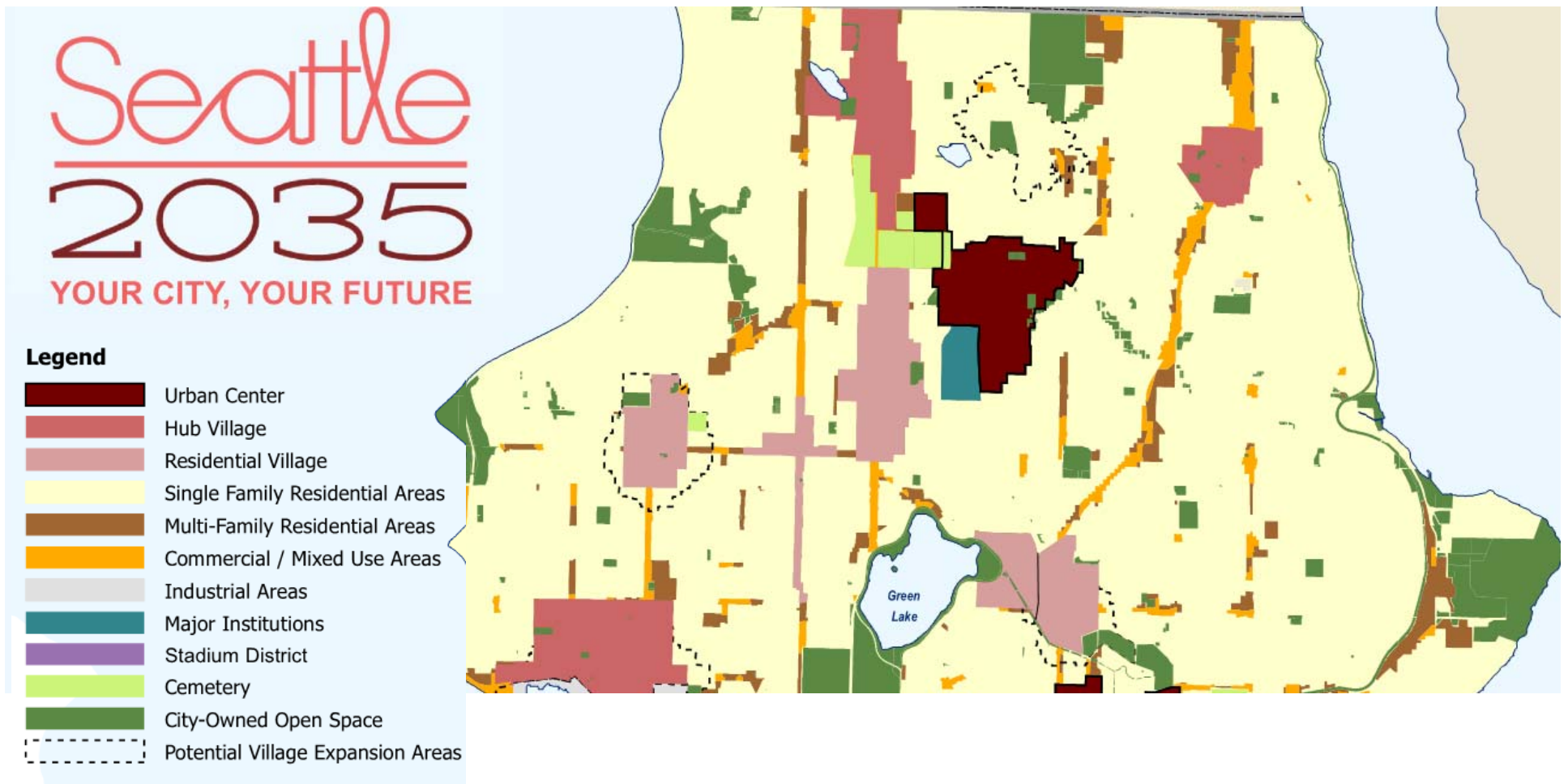
## **3. Economic Opportunity and Security**

Jobs and livable wages create opportunity and stability in Seattle's communities. The Draft Plan includes policies that help the City accommodate and direct employment growth. It also addresses the education and skills residents need to fill the new jobs in Seattle.

## **4. Community**

As Seattle grows and becomes more diverse, the Draft Plan encourages more public participation in decisions affecting all aspects of City policies.

# Proposed Land Use Map



Source: 2035 Future Land Use Map, 230250.pdf


# What's in the details (Key Proposals)?

 **GROWTH STRATEGY**  
Guide more growth to areas within a 10-minute walk of frequent transit.


 **GROWTH STRATEGY**  
Estimate, monitor and report on growth and change citywide and in urban villages.


 **LAND USE**  
Create a Future Land Use Map that clearly communicates future development in urban villages, and provides more flexibility in changing between commercial, mixed-use, and residential development activities with urban villages.


 **LAND USE & HOUSING**  
Increase the diversity of housing types in lower density residential zones, including single family zones.

 **LAND USE**  
Designate a Stadium District on the Future Land Use Map, an area around the professional stadiums, where housing and hotels would be permitted while protecting freight mobility.

 **HOUSING & ECONOMIC DEVELOPMENT**  
Minimize displacement of marginalized populations as Seattle grows.

 **TRANSPORTATION**  
Move towards transportation service standards that consider all travel modes, including pedestrians, bicycles, cars, trucks, and transit.

 **PARKS AND OPEN SPACE**  
Set goals for parks and open space that focus on quality, equity, and proximity to jobs and residences.

 **NEIGHBORHOOD PLANNING**  
Update citywide neighborhood planning policies to reflect current practices.

 **COMMUNITY WELL-BEING**  
Plan for and locate schools to better serve Seattle's growing population.

 **Talk about these proposals online <http://2035.seattle.gov/>**

# How Does it Work?



- Examples of Implementing Plans**
- Pedestrian Master Plan
  - Bicycle Master Plan
  - Transit Master Plan
  - Freight Master Plan
  - Move Seattle Action Plan
  - Consolidated Plan for Housing and Community Development
  - Parks Legacy Plan
  - SPU Strategic Business Plan
  - SPU Stormwater Management Plan
  - SPU Solid Waste Plan
  - City Light Strategic Plan
  - My Library Strategic Plan
  - Climate Action Plan
  - Disaster Recovery Framework

- Examples of Codes and Rules in Seattle Municipal Code**
- Land Use Code
  - Stormwater Code
  - Environmentally Critical Areas (ECA) Code
  - Historic Preservation
  - Environmental Protection
  - Street and Sidewalk Use
  - Parks and Recreation

- Examples of Programs & Initiatives**
- Bridging the Gap
  - Housing Levy
  - Seattle Parks District
  - Seattle Homeowner Stabilization Program
  - Multifamily Property Tax Exemption (MFTE) Program Credit Program

**GOAL**

**GSG2** Accommodate most of the city’s housing and employment growth in designated urban centers and urban villages in ways that will lead to equitable outcomes for all of the city’s residents.

**GS2.12** Reflect the area that is generally within a ten-minute walk of frequent light rail stations in urban village boundaries.

...Ordinance might define what it means to “walk ten-minutes” to “frequent light rail stations”

Source: Draft Plan p. 16, 23-26

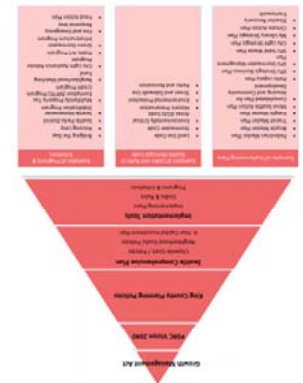
# Why should we Comment ?

- The 1994 Comp. Plan was founded on similar principles, and an identical urban growth “strategy”
  - Did Seattle provide adequate infrastructure to accommodate population growth since 1994?
  - How about future growth of 120,000 by 2035?
- City Ordinances and Regulations must comply with Comprehensive Plan goals and policies



# Upside Down Approach

- Start small
- Get our head around how we want our neighborhood and City to grow
- Develop the details, ordinances & rules that support our concept of growth
- Craft/modify policies language that supports our desire and makes it possible through 2035 CP and future amendments.





- Determine how you want the City to grow
- Get into the details
- Participate in Land Use Committee meetings on 2<sup>nd</sup> Tuesday each month
- Review materials provided by city  
<http://2035.seattle.gov/>
- Comment in writing, not using just web tools!





# Discussion

# Comments at Meeting GCC

ENVIRON Steward  
EQUITY  
OPPORTUNITY  
SECURITY  
ENGAGEMENT  
Community

## COMMENTS

- More Partnership with neighborhoods
- Consideration of safe movement and safe access for all people
- Access to schools and other institutions
- Context sensitive differences between urban villages (Market Study)
- Greater clarity re: zoning in urban villages
- Consider Green Spaces & Tree Canopy
- Plan that is accountable and engages community
- Context sensitive Parking requirements
- Transition Zoning