

One Seattle Comprehensive Plan

Growth Strategy, Housing, and Zoning



Agenda

- Review of process to date
- Overview of Growth Strategy
- Relationship to state & regional requirements
- Likely outcomes in areas with NR zoning

Three key documents



Draft Environmental Impact Statement (DEIS)

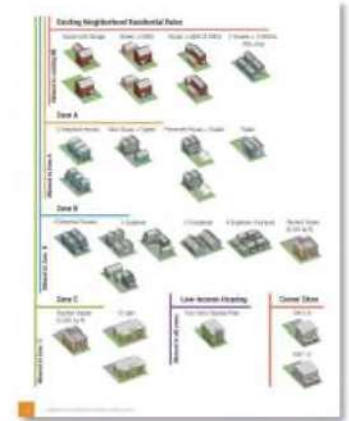
Studies 5 alternative approaches to planning for growth:

- | | |
|------------------------|------------------------|
| Alt 1 No action | Alt 4 Corridors |
| Alt 2 Focused | Alt 5 Combined |
| Alt 3 Broad | |



Draft One Seattle Comprehensive Plan

- Includes draft Growth Strategy
- OPCD proposes a modified “combined” approach (similar to Alternative 5)



Neighborhood Residential Design Concepts report

- Describes proposed menu of new NR zones that address HB 1110
- Includes design studies for 26 middle housing prototypes

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How we got here & where we're going



Goals for a new Growth Strategy

The One Seattle Plan is an opportunity to set a vision for the city we want to become over 20 years and beyond.

The Plan includes an **updated Growth Strategy** designed to:

- **Accommodate new housing and jobs over the next 20+ years**
 - » Seattle is expected to continue strong growth toward 1 million people in coming decades
- **Increase the supply, diversity, and affordability of housing**
 - » Address under-production and future demand
 - » Allow housing types that we need in more areas of city
- **Redress past harms** to create a more racially and economically inclusive city from neighborhood exclusion and housing discrimination, meet the housing needs of BIPOC households, and support wealth building opportunities
 - » Make high-opportunity neighborhoods accessible to all by addressing exclusionary zoning
 - » Increase access to homeownership and wealth-building opportunities
- **Prevent displacement** of existing residents due to direct impacts and market forces
- **Let more people enjoy neighborhoods** with access to transit, shops, and services by walking, biking, and rolling
- **Support neighborhood business districts**

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Public input focused on housing and land use

Most comments to date support:

- Increasing supply, diversity, and affordability of housing
- More housing options in all neighborhoods
- More housing options within easy walk of transit, services, and amenities

Some expressed concerns about new development, such as:

- Density in residential neighborhoods
- Tree canopy and on-street parking
- Potential displacement impacts

Many community members and stakeholders urged the City to do even more, including:

- Calls for more housing options and higher densities than studied in EIS
- Coalition letter from business, labor, urbanist, and environmental organizations

Broad coalition supports further pro-housing changes

A coalition of 21 organizations called for larger changes than we are proposing including:

- Allowing 4-story apartments on all residential lots citywide
- Adding more new neighborhood centers and corridors
- Expanding area of corridors and allowing 5-story development everywhere throughout corridor
- Allowing high-rise development in more areas



Place types in Seattle's Growth Strategy



Regional Center

previously Urban Center

Centers of regional importance with substantial housing, office, retail, and/or entertainment & access to regional transit
*PSRC designation of Regional Growth Center



Corridor

new place type

Diverse housing options within easy walk of high-quality transit



Urban Center

previously Urban Village

Centers with an important citywide role due to wide range of housing, jobs, shops, and services
*GMPC designation of Countywide Center



Urban Neighborhood

new place type

Areas of primarily 3-story housing, with limited commercial activity



Neighborhood Center

new place type

Diverse housing options around a core of neighborhood-serving retail and services



Manufacturing & Industrial Center

Areas of concentrated industrial, manufacturing, and maritime activity
*PSRC designation of Manufacturing and Industrial Center

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Draft Growth Strategy

A high-level blueprint, implemented through subsequent zoning changes, for long-term incremental change informed by further study and local community engagement.

Key changes

Regional Centers

- New regional center designation for Ballard (no zoning change at this time)

Urban Centers (formerly Urban Villages)

- New center at NE 130th St light rail station
- 7 centers with expanded boundaries
- Zoning generally allows up to 7-8 stories

Neighborhood Centers

- New place type
- Areas within short walk from existing commercial/activity nodes
- Rezones to allow 3-6 stories of housing and mixed-use development

Corridors

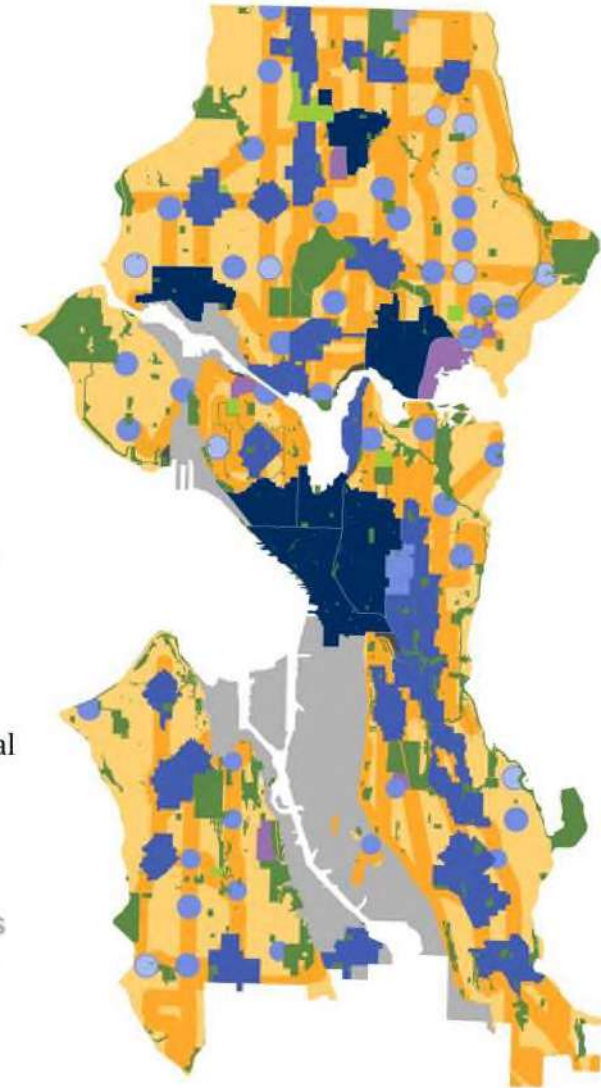
- New place type
- Areas within 1/8 mile of frequent transit routes (1-3 blocks)
- Rezones to allow housing of 3-5 stories

Urban Neighborhoods

- Areas with new Neighborhood Residential zoning
- Generally 3 stories allowing range of middle housing types

Manufacturing and Industrial Centers

- Incorporates recent I&M zoning changes



Relationship to state law & regional requirements

Proposed change	Relationship to statutory requirements
Expanding boundaries for 4 existing centers with new light rail	<ul style="list-style-type: none"> • Not required by State • Consistent with regional policy in VISION 2050
Expanding boundaries for 4 existing centers without light rail	<ul style="list-style-type: none"> • Not required by State • These existing centers are too small to meet new requirements for Countywide Center designation
Adding Neighborhood Centers and Corridors Rezones to LR, MR, and NC zones	<ul style="list-style-type: none"> • Exceeds minimum requirements in HB 1110, but addresses Seattle’s housing targets and expected growth • Similar to requirements in SB 5466 (TOD bill that advanced in 2023 and will come back in 2024 legislative session)
Rezoning to NR Zone A Generally, 3 units per lot*	<ul style="list-style-type: none"> • Applicable in areas of high risk of displacement • Allowed under HB 1110
Rezoning to NR Zone B Generally, 4 units per lot*	<ul style="list-style-type: none"> • Required by HB 1110 • Allows slight increase in number of homes compared with existing scale of NR zones
Rezoning to NR Zone C Generally, 4-6 units per lot*	<ul style="list-style-type: none"> • Required by HB 1110 • Applicable in areas with proximity to transit and amenities • Similar to Zone B, plus additional floor area for low-scale stacked flats (e.g., apartments & condos)

*New NR zones would also allow additional housing capacity for affordable housing

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Slide 10

1

Isn't it 3? Othello @ Graham, Uptown, Avalon. Or if we're trying to capture 130th here, we shouldn't say "existing centers."

Unknown User; 9/15/2023 9:47:42 PM

Changes to existing NR areas

About half of existing NR-zoned area would be rezoned to multifamily or commercial zones that allow moderate-density apartments within centers and corridors

- Going beyond HB 1110 in these areas meets anticipated demand for housing supply, diversity, and affordability
- Leverages current and future transit investments



About half of existing NR-zoned areas would remain NR; however, NR zoning would be updated to allow new low-scale housing types (e.g., 2/3/4/6-plexes, cottage housing, stacked flats)


- Required by new State legislation on “middle housing” (HB 1110)
- Areas with displacement risk may include fewer units per lot (allowed by HB 1110)



Changes to existing NR areas: mapped


Proposed NR rezones by land area


Areas with updated NR zoning

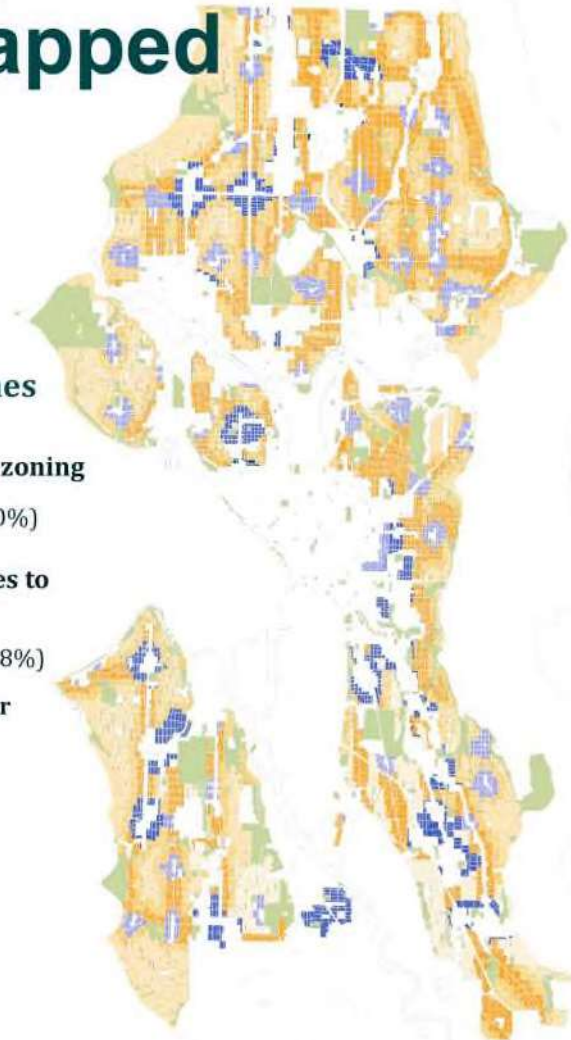
 New NR zones (55-60%)

Place types with changes to other zones

 Urban center (about 8%)

 Neighborhood center
(about 8%)

 Corridor (25-30%)



Likely outcomes in centers & corridors

- Gradual transition of NR to more diverse & intensive housing types
- Expands opportunities for apartments and condos, particularly on quieter streets and to let more people live near transit, shops, and services
- **Corridors** would allow 3- to 5-story buildings
- **Neighborhood Centers** would have a broader housing mix from 3 to 6 stories



Likely outcomes in updated NR zones

- New housing choices create opportunities for smaller, lower-cost homes and more variety of types to meet diverse household needs
- We are proposing to replace existing NR zones with 3 new NR zones
- NR Design Concepts report illustrates likely development outcomes in new NR zones

Two duplexes with alley

Four homes in two side-by-side duplexes.



Street level view



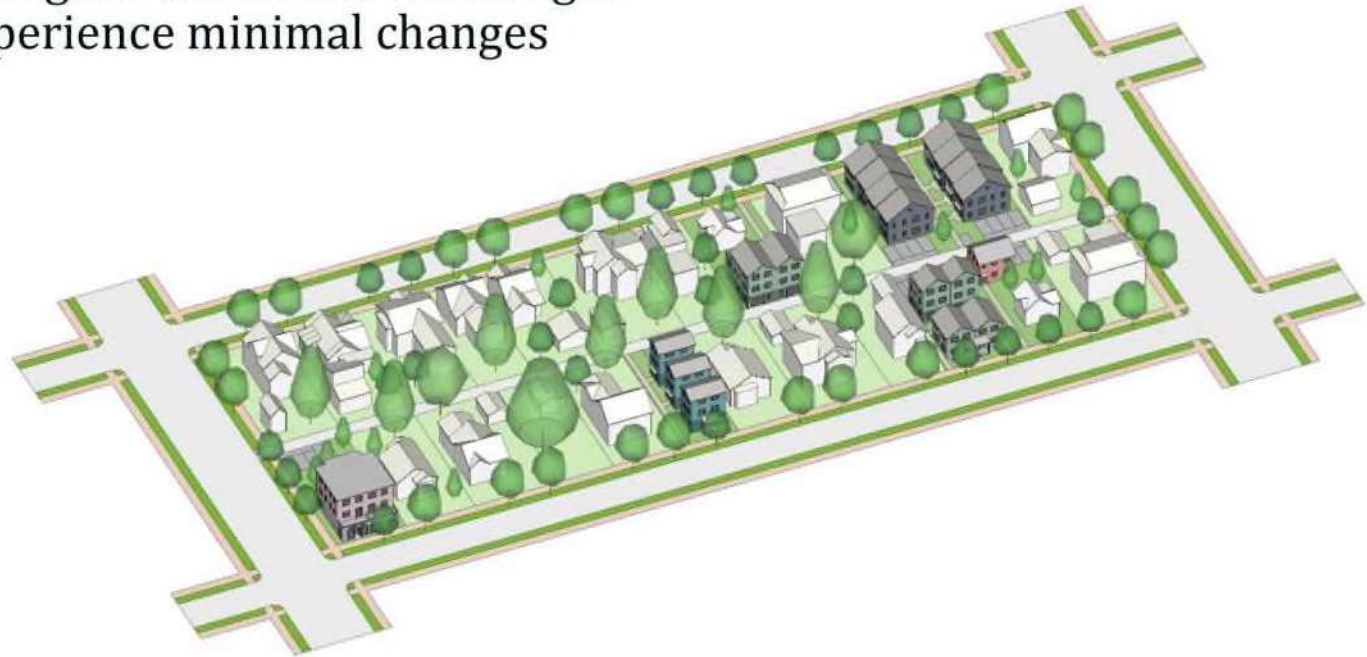
Existing precedent

Total units	4
Floor Area Ratio (FAR)	0.9
Average unit size	1,125 sq ft
Stories	2-3
Lot size	5,000 sq ft
Building coverage	38%
Usable open space	31%
Building plus paving	65%
Parking spaces	4



Likely outcomes in updated NR zones

- Change on the ground likely to unfold incrementally over time, dispersed across NR neighborhoods
- Many areas, especially higher-cost areas with larger homes, are likely to experience minimal changes



Slide 15

- 2 **Can we add the bullets I'd included earlier about initial results from ECONW and our experience with ADUs? I think both reinforce the projection that change would be incremental**
Unknown User; 9/7/2023 5:34:48 PM
- 3 **I edited "little to no changes" to "minimal changes" because I don't think no change is realistic for "many areas" and begs the question from the audience "so why are you even doing this?"**
Unknown User; 9/8/2023 11:51:35 PM

Next steps following draft Plan release

Fall 2023	Public comment period with extensive community & stakeholder engagement
Winter 2023-24	Revise Growth Strategy
Winter/Spring 2024	Prepare initial draft zoning map
Spring 2024	Extensive public engagement with local focus
Spring/Summer 2024	Prepare final One Seattle Plan and Final EIS
Winter/Spring 2025	Release zoning legislation

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Additional slides for Sept 18 on Growth Strategy

Content

Putting the proposed growth strategy in context with:

- Minimum GMA requirements
- Existing growth targets and recent growth
- Updated growth targets
- Development capacity
- Displacement risk mapping
- HB 1110 (middle housing bill)
- SB 5466 (TOD bill)

Big points

- Local comp plans must meet minimum requirements of GMA and may exceed those requirements to meet local needs and policy goals
- Meeting minimum GMA requirements (e.g., growth targets, SF zoning reform per HB 1110) is necessary but not sufficient to address our housing challenges, which include:
 - High demand for housing
 - Housing supply constraints contributing to market pressure/higher costs
 - Gaps in the being able to provide needed types of housing
 - Historical and ongoing neighborhood exclusion
 - Displacement
- The public has told us they want the City to offer bold housing solutions that add choices and more density in all neighborhoods

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Existing growth targets & recent growth

Recent growth has substantially outpaced existing targets.

20-year growth estimate in <i>Seattle 2035</i>	Growth since Jan 1, 2016 (37% of 20-year period)	% of 20-year target
70,000 new homes	63,359 new homes	91%
115,000 new jobs	82,143 new jobs	71%

New growth targets

- GMPC requires Seattle to plan for at least 112,000 new homes and 169,500 jobs from 2020 to 2045
- Subtracting growth expected for 2020-2024, we estimate that we need to plan for at least 80,000 homes and 158,000 jobs from 2024 to 2044
- PSRC requires Seattle to set growth targets (portion of overall targets) for each Regional Growth Center and Manufacturing and Industrial Centers

What is development capacity?

- Development capacity is a planning-level estimate of theoretically developable sites and the amount of housing they can accommodate
- It does not incorporate economic feasibility, local market conditions, site-specific infrastructure costs, property owner preferences, or the availability of sites
- Intended as a warning for insufficient capacity, not a measure of adequate capacity

Development capacity results

Under current zoning, Seattle has capacity for about 165,000 additional homes based on our Buildable Lands Analysis

- 80% of the capacity is located within existing urban centers and villages
- About 30% of capacity is in zones allowing >8 stories
- About 50% of capacity is in zones allowing 5-8 stories

Compares with new growth target to accommodate at least 112,000 units

The Buildable Lands Analysis is just one measure of whether we have sufficient capacity to meet our growth needs...we also look at:

- Growth rates vs targets
- Market conditions (rents, prices increasing)
- Mix of housing types and locations

As development capacity gets lower, building housing becomes increasingly expensive.

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Draft Neighborhood Centers & Corridors

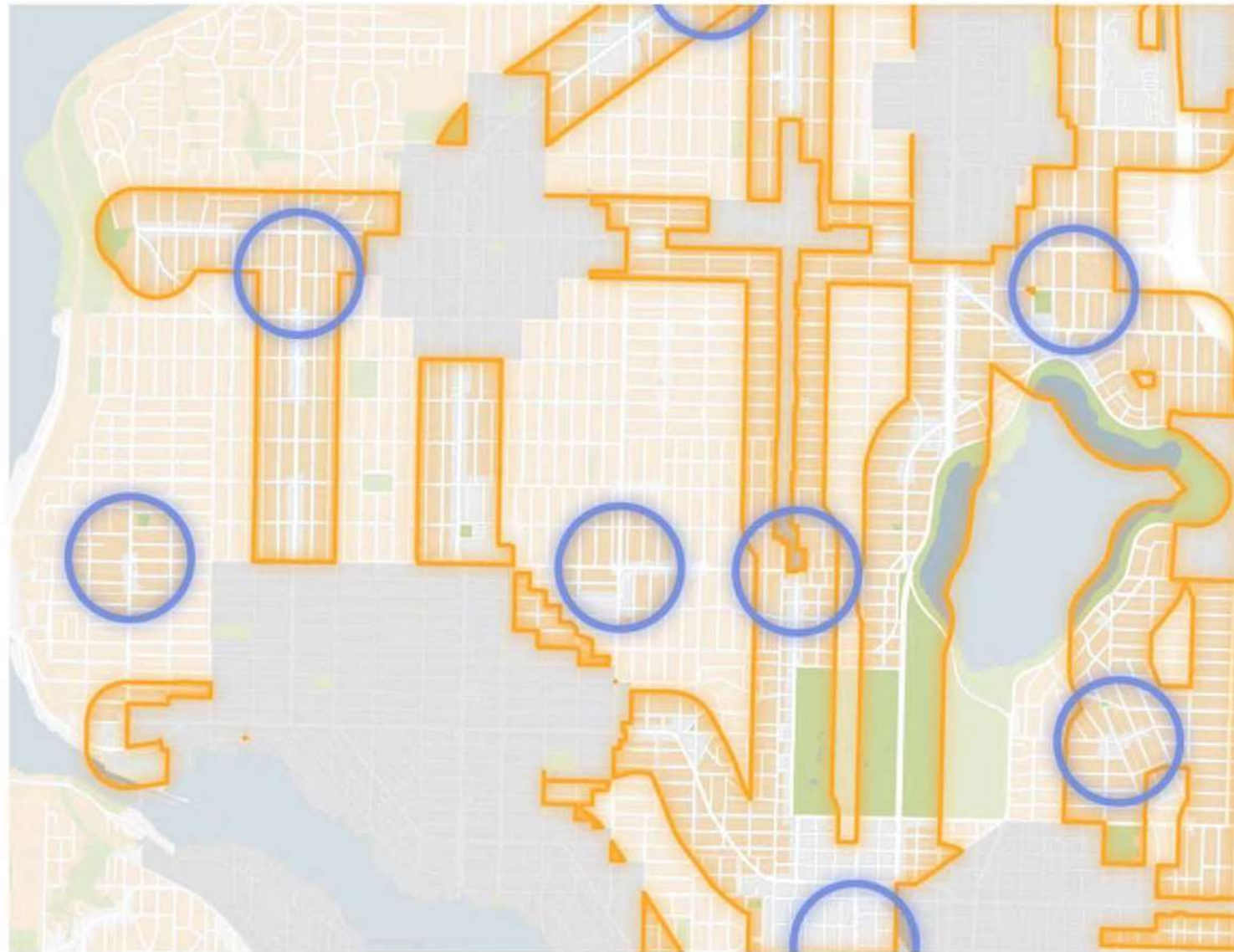
Northwest example

**Growth Strategy in draft
Plan will show:**

○ **Neighborhood Centers** as circles with radius of 800 or 1,000 feet for high and low displacement risk areas, respectively

// **Corridors** as 1/8-mile on either side of frequent transit routes (generally 1-3 blocks depending on street grid orientation)

■ Regional and urban center
■ Existing NR sites



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Draft Neighborhood Centers & Corridors

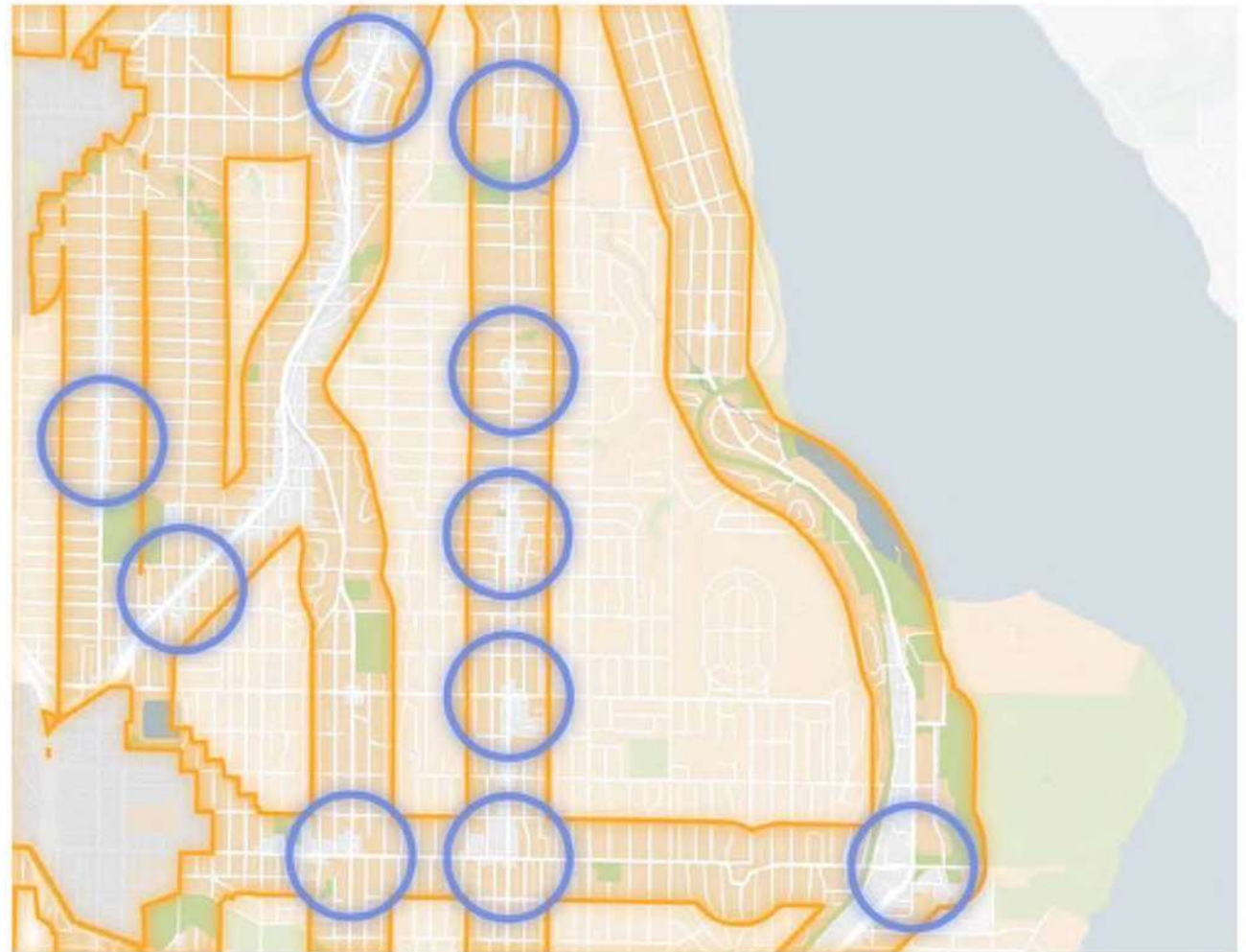
Northeast example

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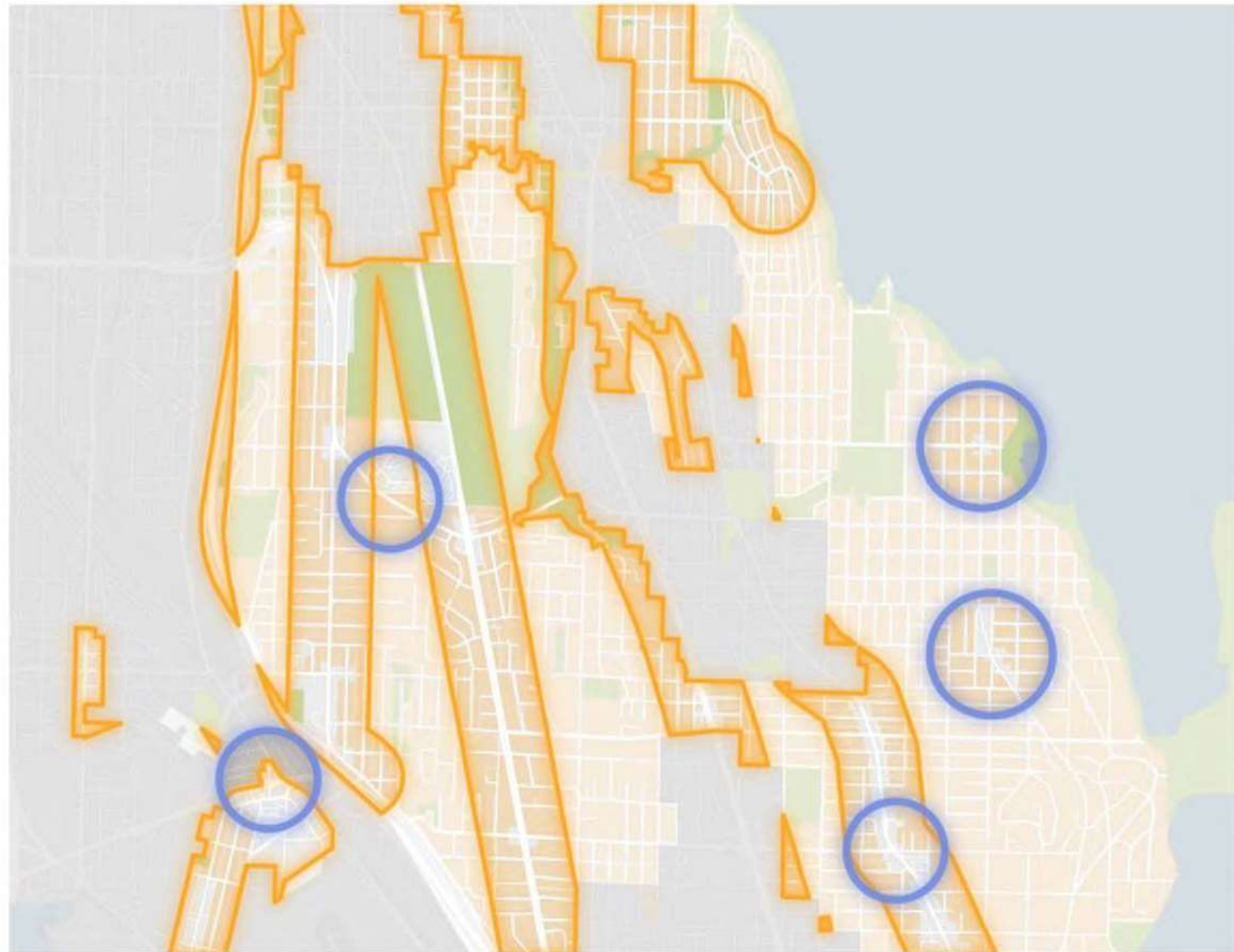
Southeast example

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Draft Neighborhood Centers & Corridors

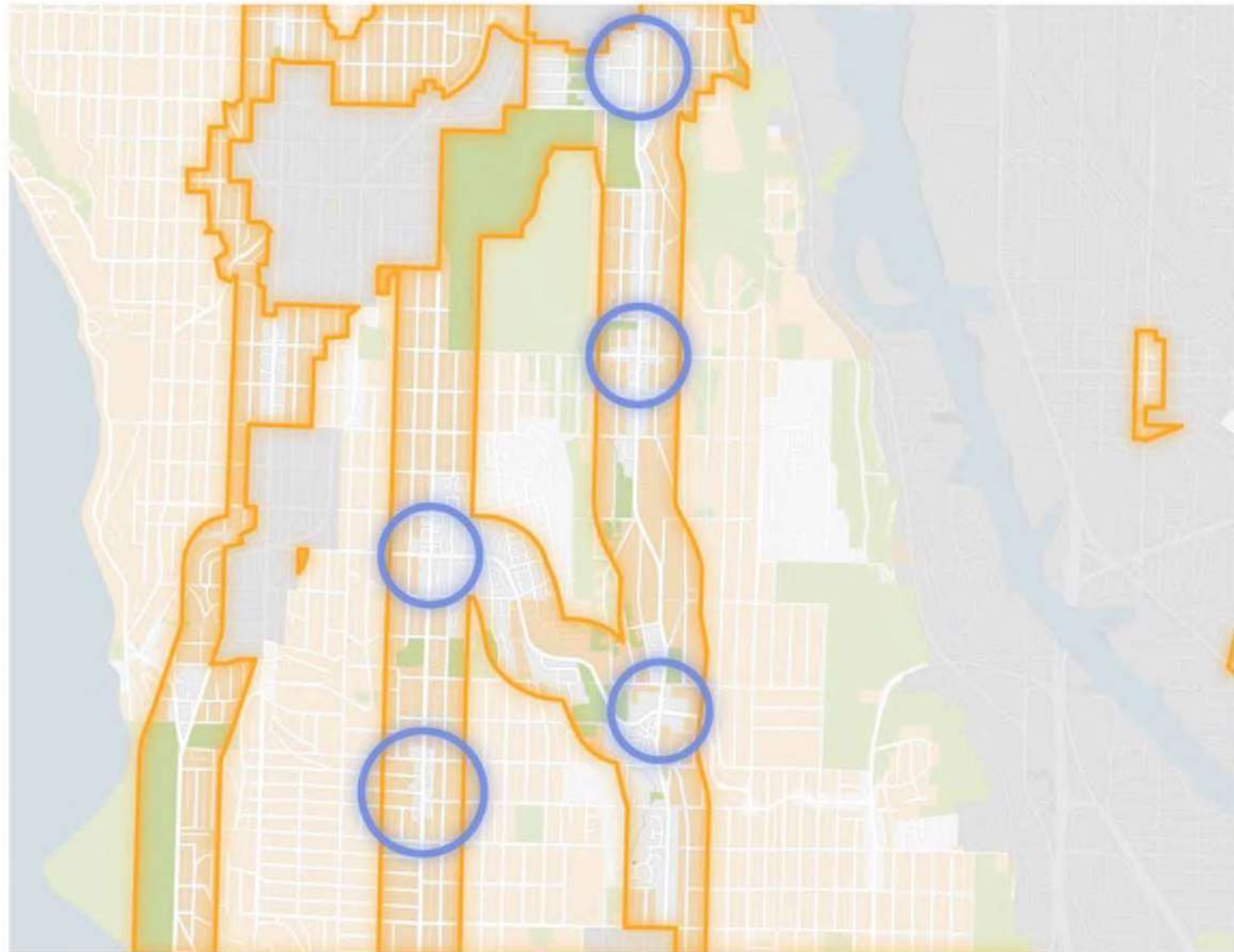
Southwest example

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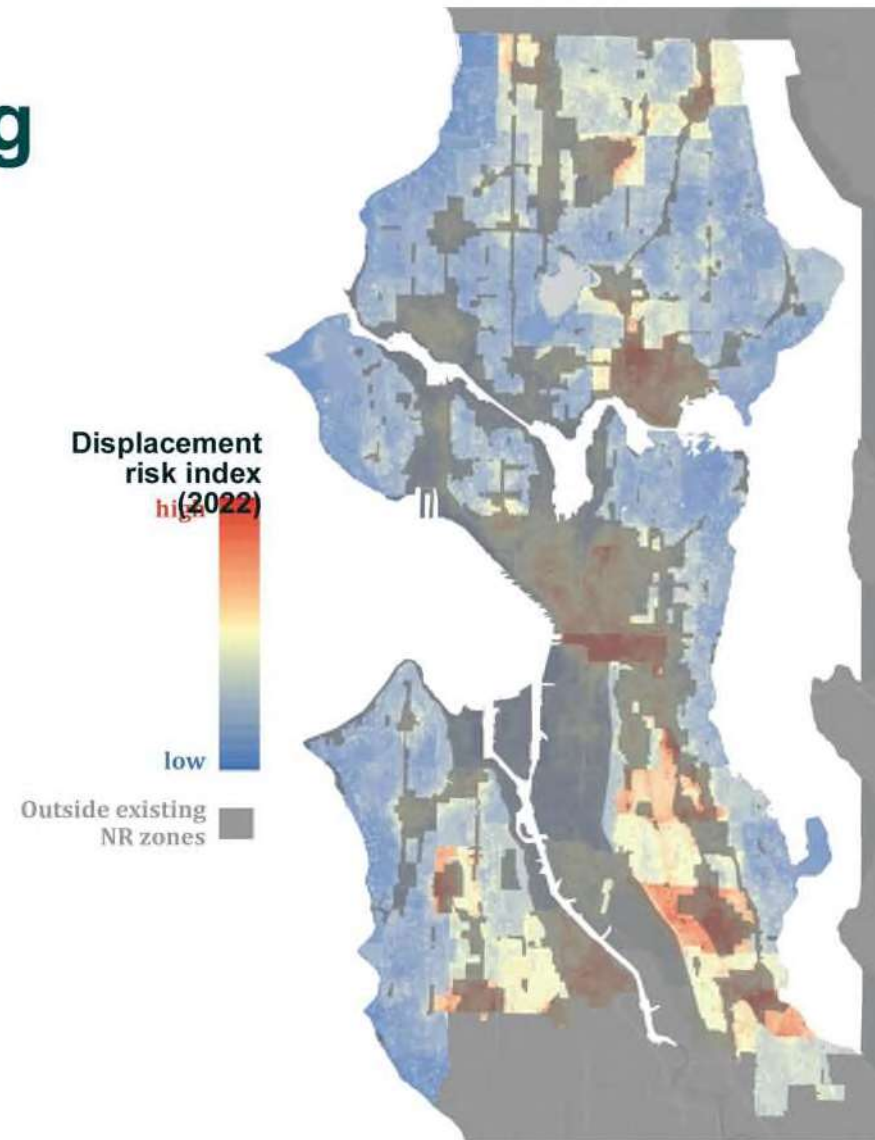
■ Regional and urban center
■ Existing NR sites



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Displacement risk mapping

- **Displacement Risk Index** is one way we identify areas at higher risk of displacement
- It will inform
 - application of new NR Zone A
 - specific boundaries of and zoning within centers & corridors (released in 2024)
- **Anti-displacement strategy** will describe how growth strategy reflects displacement pressures and identify suite of tools & actions to prevent displacement as Seattle grows



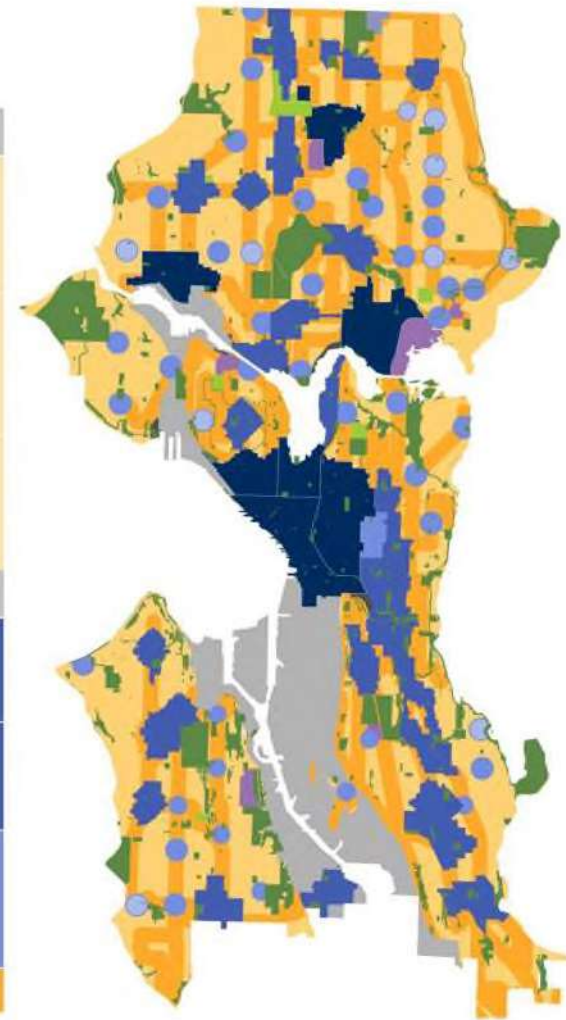
HM1 How does the GS proposal compare with HB 1110?

Responsive to HB 1110

Proposal	Relationship to statutory requirements
Rezoning to NR Zone A Generally, 3 units per lot*	Location: existing NR areas with high risk of displacement (about 10-15% of NR) <ul style="list-style-type: none"> • Allowed under HB 1110
Rezoning to NR Zone B Generally, 4 units per lot*	Location: existing NR areas further from transit, parks, and amenities <ul style="list-style-type: none"> • Required by HB 1110 • Allows slight increase in number of homes compared with existing scale of NR zones
Rezoning to NR Zone C Generally, 4-6 units per lot*	Location: existing NR areas closer to transit, parks, and amenities <ul style="list-style-type: none"> • Required by HB 1110 • Similar to Zone B, plus additional floor area for low-scale stacked flats (apts. & condos)

Responsive to other policy and goals

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Adding Corridors	Same as Neighborhood Centers above



Slide 29

HM1

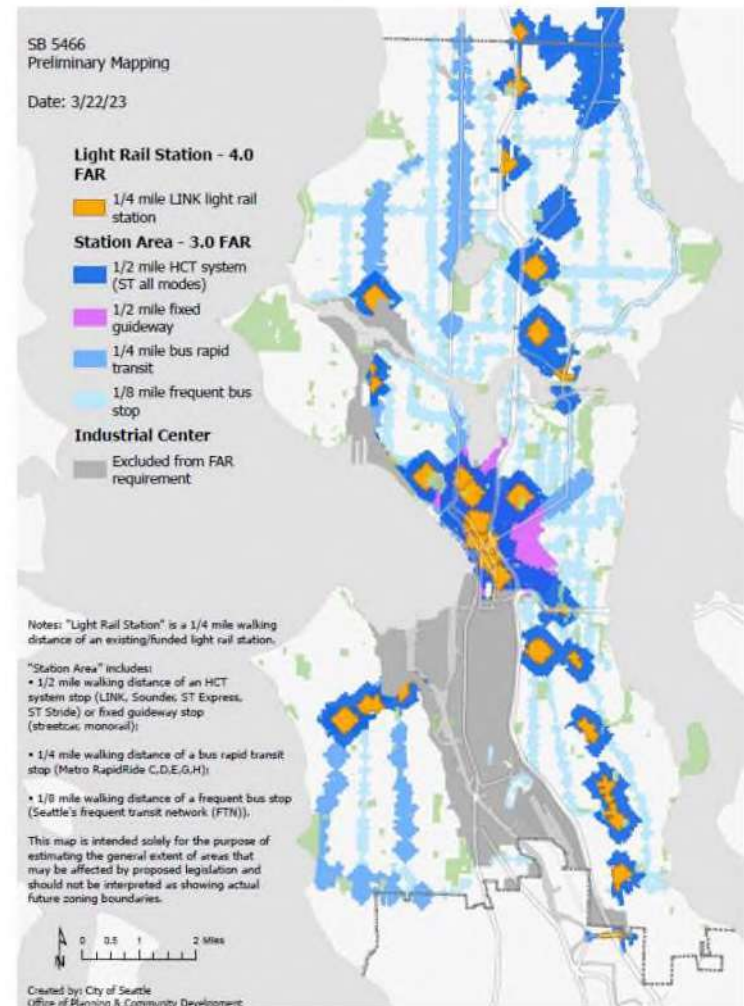
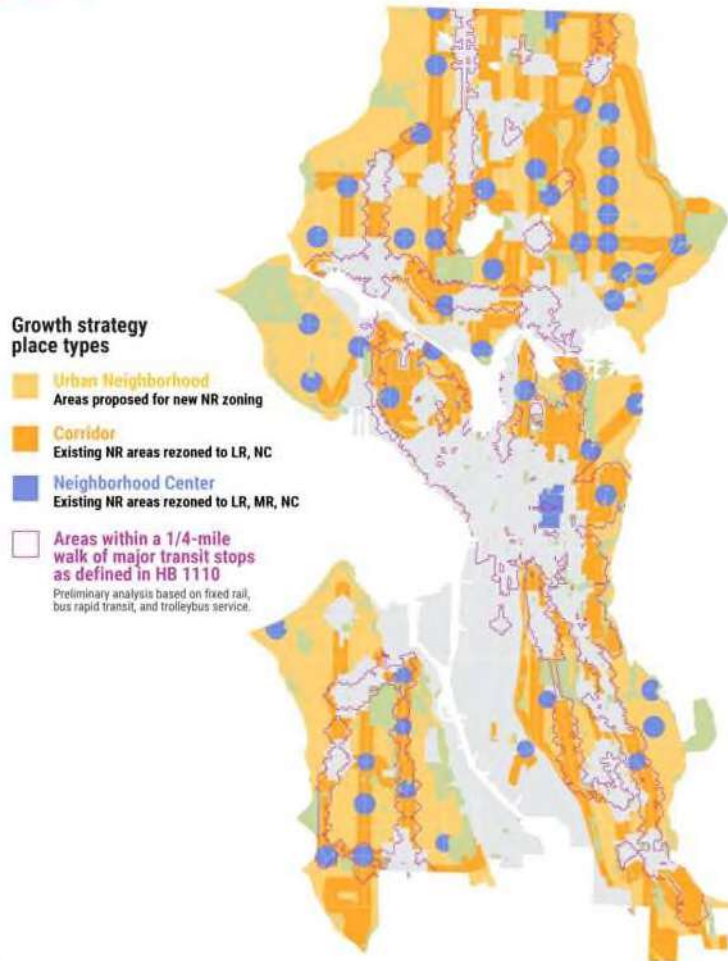
I think it may be useful to reframe in a way that cuts more generally across the GS proposal vs state bill requirements. What I mean is let's talk about NR in three buckets:

- 1) In proximity to transit
- 2) Remainder citywide
- 3) As an exception, areas at risk of displacement

These buckets align with objectives that are shared between state vs OPCD, but are addressed in distinct ways, both geographically and land use. Can be compared side by side.

Hubner, Michael; 9/16/2023 3:36:59 PM

How does the proposed growth strategy compare with HB 1110?



How does GS proposal compare with SB 5466?

- Legislature considered a range of distance/buffers, a range of density requirements, and several approaches to creating affordable housing
- If passed in its final form in 2023, SB 5466 would have set minimum density requirements around current and future transit
- OPCD did not use the shifting details of SB 5466 to craft its proposal
- OPCD did apply similar TOD principles, however, and if SB 5466 were to pass in 2024 (we expect this to be a priority bill) the GS proposal positions the city to get ahead of any new requirements
- OPCD is proposing an expansion of TOD in the city because we think it is good policy to better meet our housing, transportation, and climate goals

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Additional slides for Sept 18 on the Draft EIS

Background

- EIS is intended to provide information to the public and decision-makers about potential impacts from a proposal.
- Initial alternatives represent different approaches that are analyzed as part of the Draft EIS.
- A preferred alternative will be developed in early 2024 that will be analyzed as part of the Final EIS.
- Initial alternatives represent “bookends” and preferred alternative should fall within the range studied.
- Initial alternatives were finalized at end of scoping phase and cannot be changed now.

Amount & Distribution of Growth in DEIS alternatives

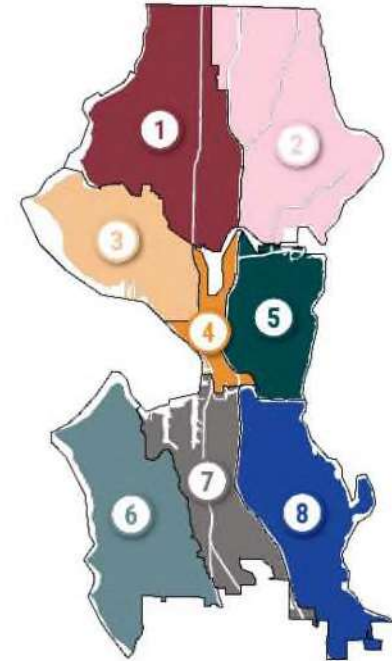
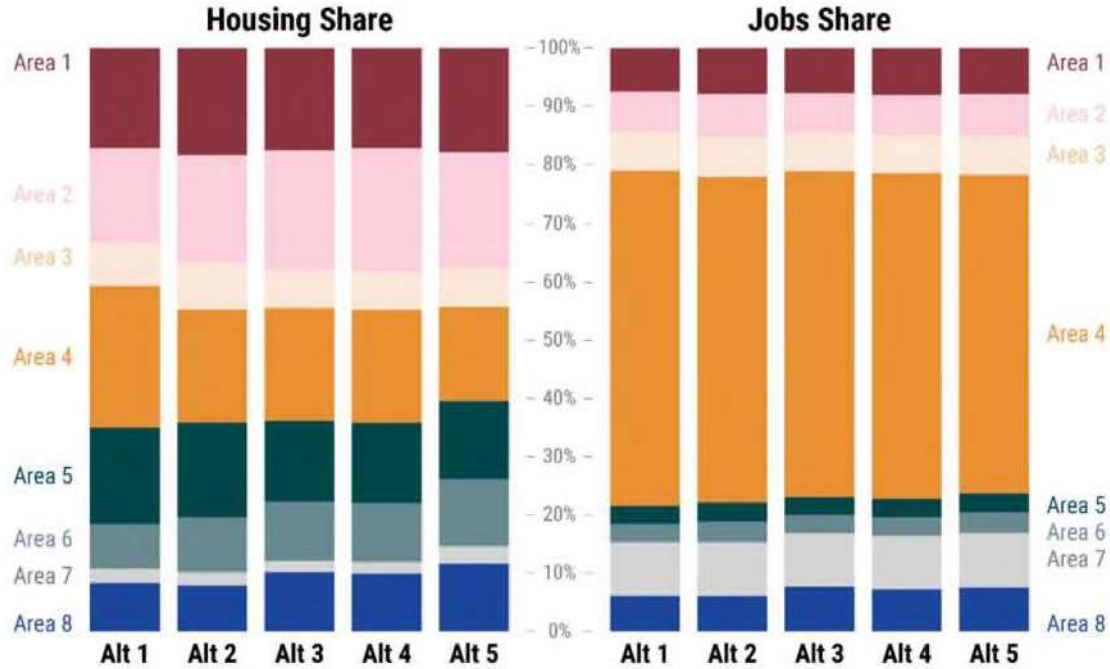
- Amount of growth in No Action Alternative is GMPC minimum
- Distribution growth in No Action is based on distribution over the last 10 years and the Seattle 2035 growth targets
- Amount of growth in action alternatives is increased by:
 - 20,000 homes in alternatives 2, 3, and 4
 - 40,000 homes in alternative 5
- Distribution of growth in action alternatives goes entirely to new areas of growth in each alternative (neighborhood centers, corridors, urban neighborhoods, new/expanding urban centers)

Growth by Place Type in DEIS alternatives

Housing growth by area	Alt 1 (No Action)	Alt 2	Alt 3	Alt 4	Alt 5
Regional & Urban Centers	64,619 (81%)	64,619 (65%)	64,619 (65%)	64,619 (65%)	73,768 (61%)
Neighborhood Centers	-	24,167 (24%)	-	-	19,641 (16%)
Corridors	-	-	-	21,207 (21%)	8,856 (7%)
Changes to Neighborhood Residential	-	-	22,423 (22%)	-	8,848 (7%)
Manufacturing and Industrial Centers	2,152 (3%)	2,152 (2%)	2,152 (2%)	2,152 (2%)	2,152 (2%)
Areas outside place types	13,229 (17%)	9,062 (9%)	10,806 (11%)	12,022 (12%)	6,735 (6%)
Total	80,000 (100%)	100,000 (100%)	100,000 (100%)	100,000 (100%)	120,000 (100%)

Growth by EIS Analysis Area

Distribution shifts slightly from Center City to other areas.



DEIS Population Estimates

- Population estimates are derived from housing units by multiply number of new units by existing household size of 2.05 people

Slide Notes

Slide 5:

MH edited - mesh

Slide 14:

Units with 2 and 3 bedrooms

Open space – families with children

Stacked flats that allow people to live on one story, work better

Older adults

The three new zones you saw earlier, which vary only slightly and are not much more than current NR

Slide 15:

How do we know – other cities experience (PDX, CA), economic analysis early findings, ADUs

Consider that after four years of allowing 3 units on all NR sites (one house plus two ADUs), we've that seen on only 427 properties that are scattered, not concentrated, across the roughly 100,000 NR sites throughout Seattle.

Also just sheer size of NR area across which to spread finite development activity

Slide 30:

(20) "Major transit stop" means:

(a) A stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;

(b) Commuter rail stops;

(c) Stops on rail or fixed guideway systems; or

(d) Stops on bus rapid transit routes.