

Neighborhoods For All

Expanding Opportunity in Seattle's Single-Family Zones



The Planning Commission

- Advise Mayor & City Council on Planning and Development
- Stewards of the Seattle Comprehensive Plan
- Volunteers with array of expertise and a diversity of perspectives



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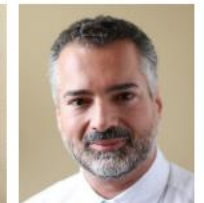
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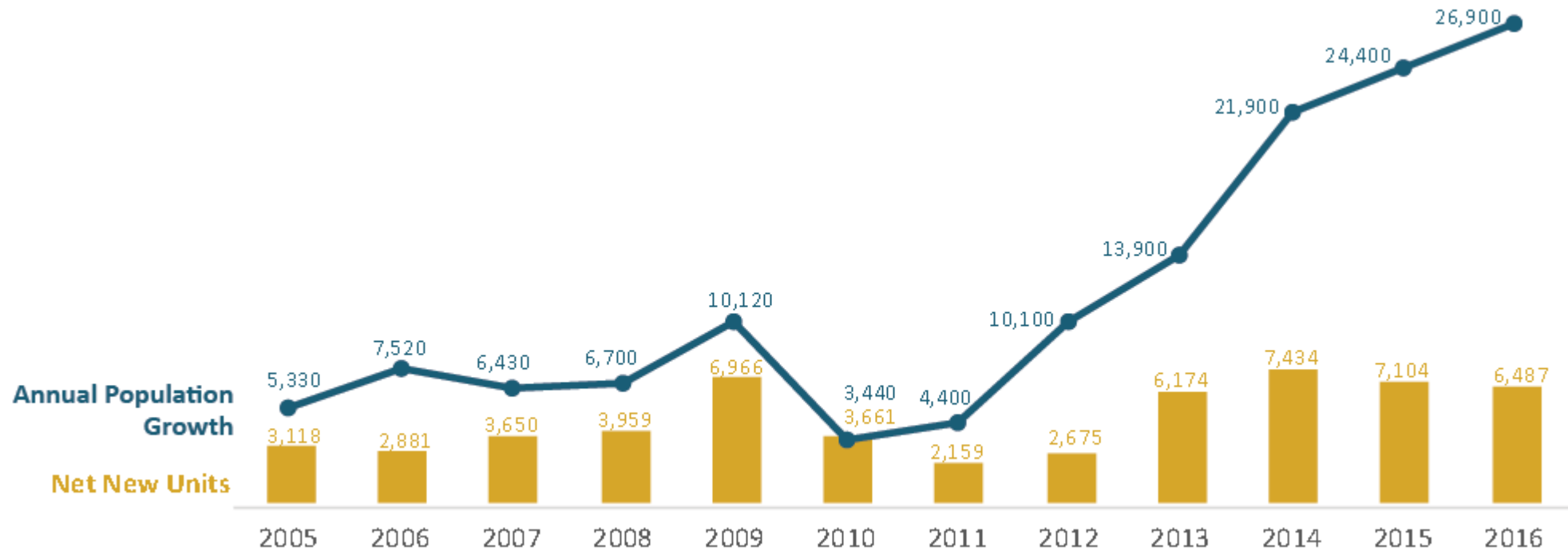


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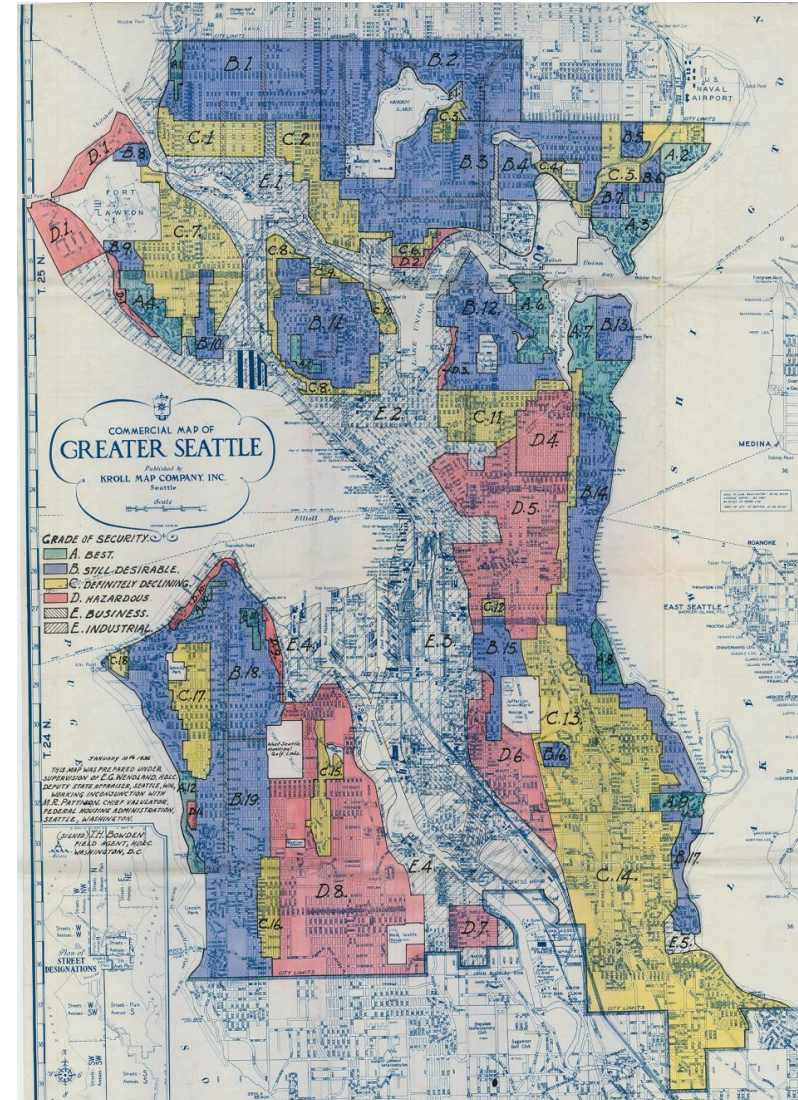
Why this report?



Sources: Washington State Office of Financial Management; SDCI Permit Data

Historical context

- Growth shaped by a history of systematic, government led racial segregation
- Denies people of color access to home ownership



Redlining Map
of Seattle, 1936

Zoning History

1920's

- 1st Zoning Ordinance
- Racially Restrictive Covenants

1930's

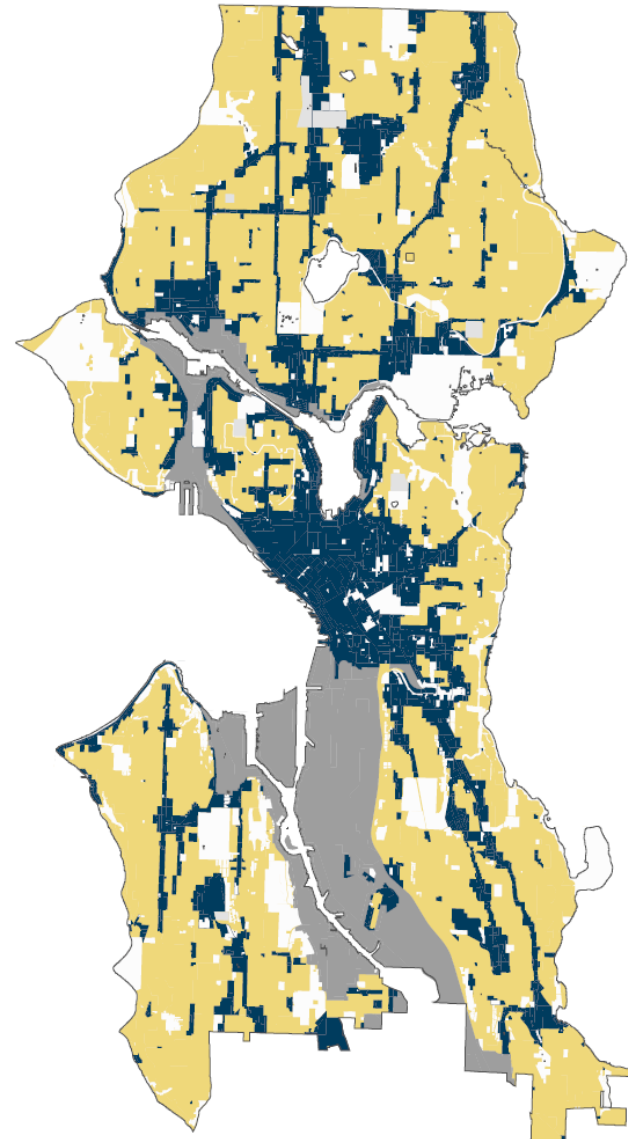
- Redlining

1950's – 1970's




- Increases in single-family zones

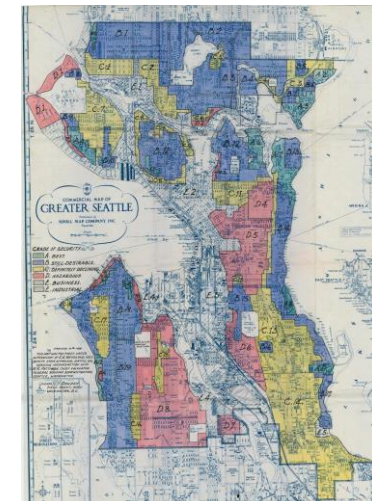
1990's

- Backyard Cottages legalized
- Urban Village Growth Strategy



Seattle Zoning (simplified)

-  Single-family Zoning
-  Multifamily zoning
-  Industrial



*Redlining
Map of
Seattle,
1936*

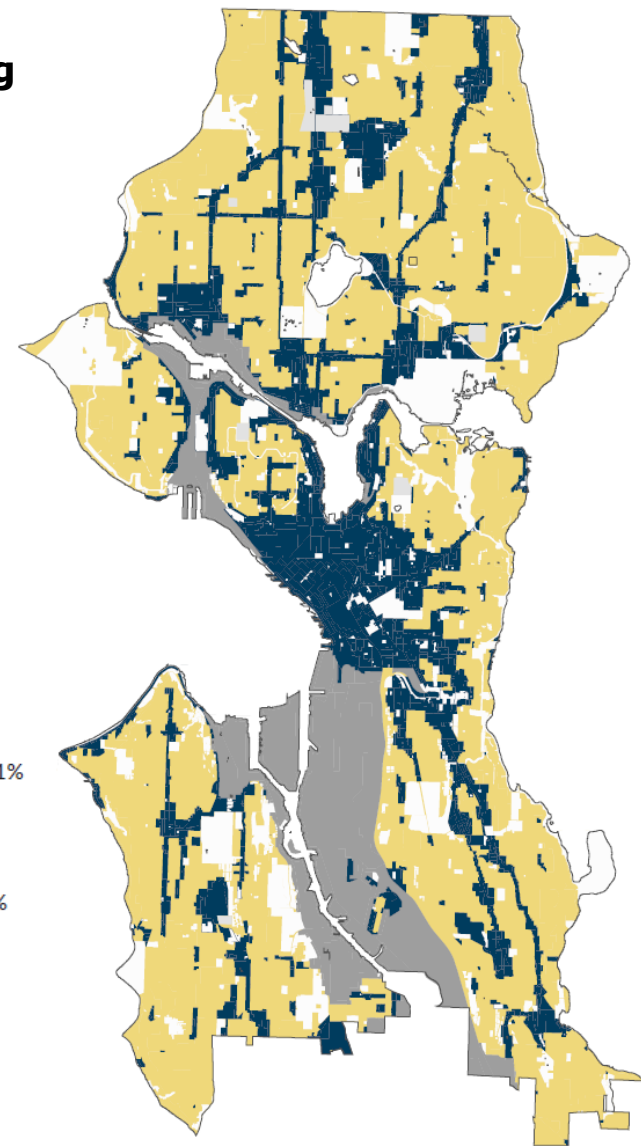
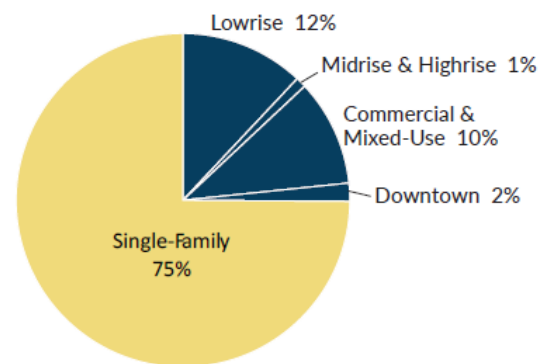
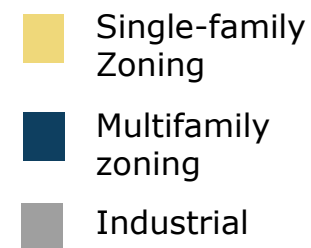
Part I. Observations

Context, Data and Trends

Observation 1

The portions restricted to one house per lot are quickly becoming more expensive, excluding many people

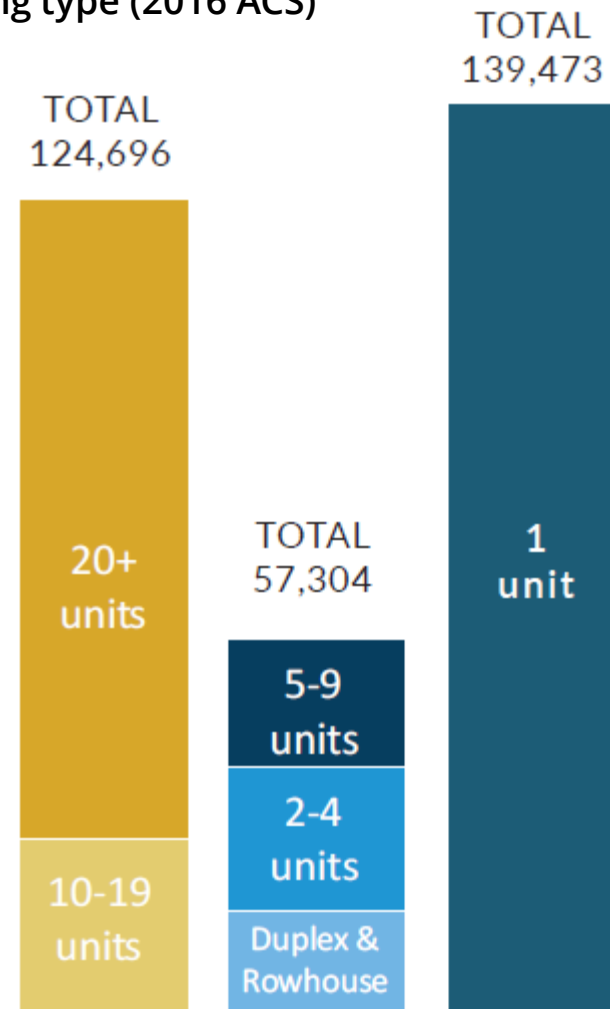
Seattle Zoning (simplified)



Observation 2

The range of housing types is constrained

Seattle's units by building type (2016 ACS)



Observation 3

Single-family zoning limits the opportunities for housing types that meet the needs of people at different ages and life stages



Observation 4

Many neighborhoods were built before single-family zoning and minimum lot sizes existed

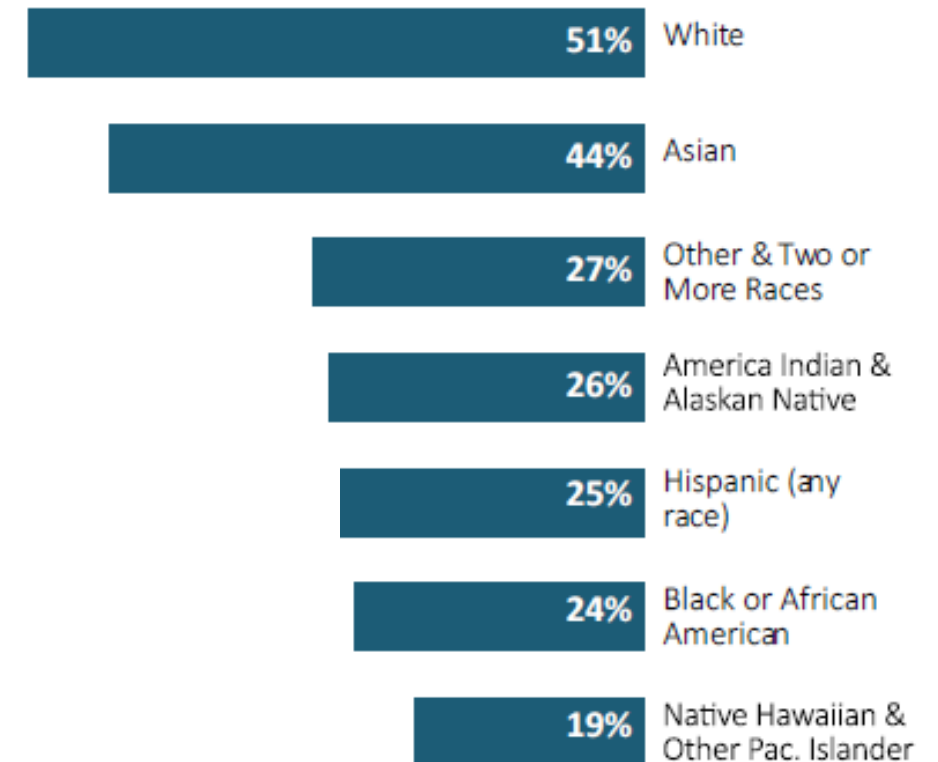


Character compatible duplexes in Seattle

Observation 5

Current zoning does not promote equitable access to public investments

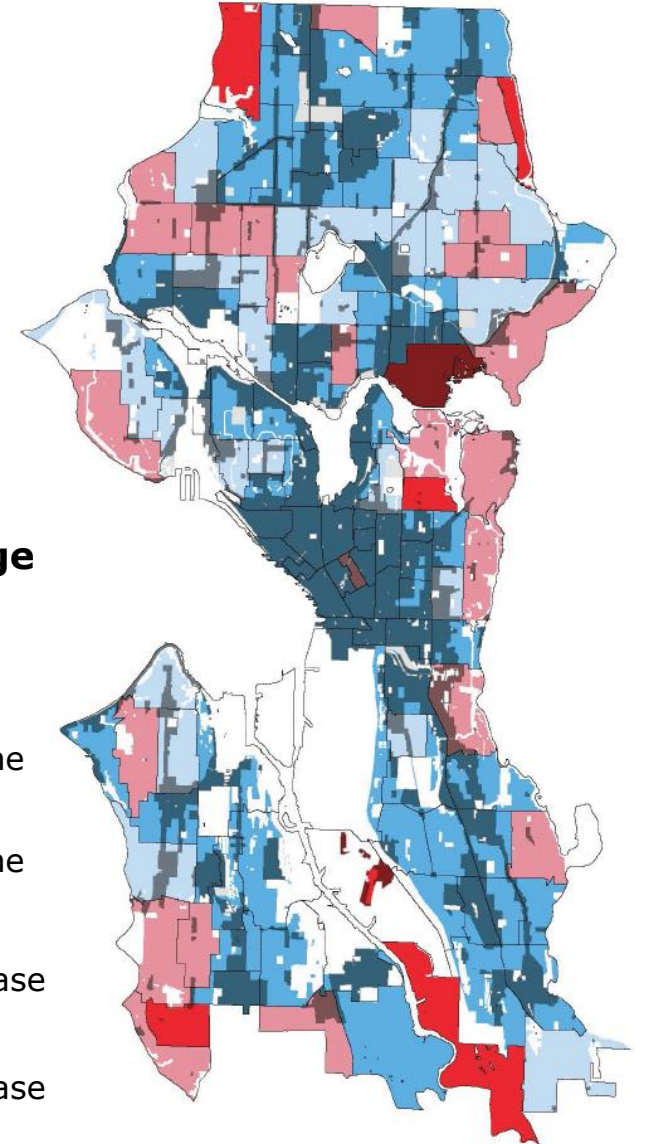
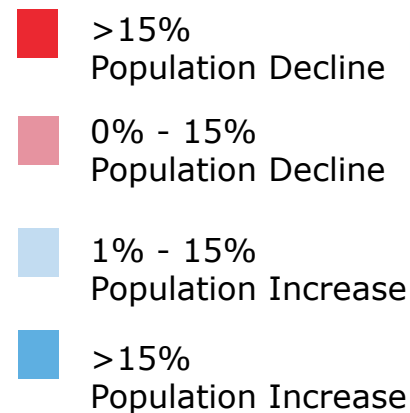
Homeownership rate by race
(2016 ACS)



Observation 6

The benefits and burdens of growth have not been distributed equitably throughout Seattle

Population Change 1970 - 2015



Observation 7

Seattle needs strategies for more complete and walkable neighborhoods

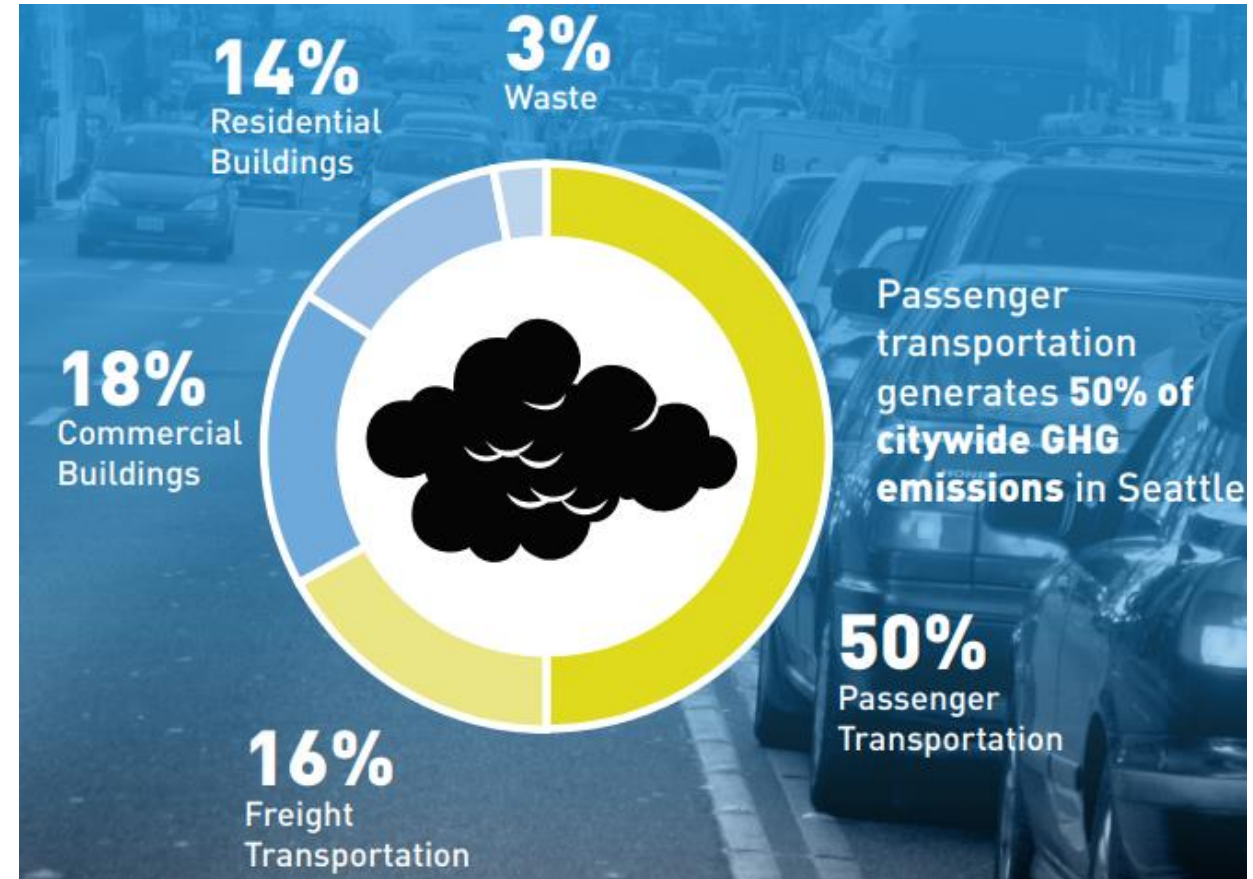


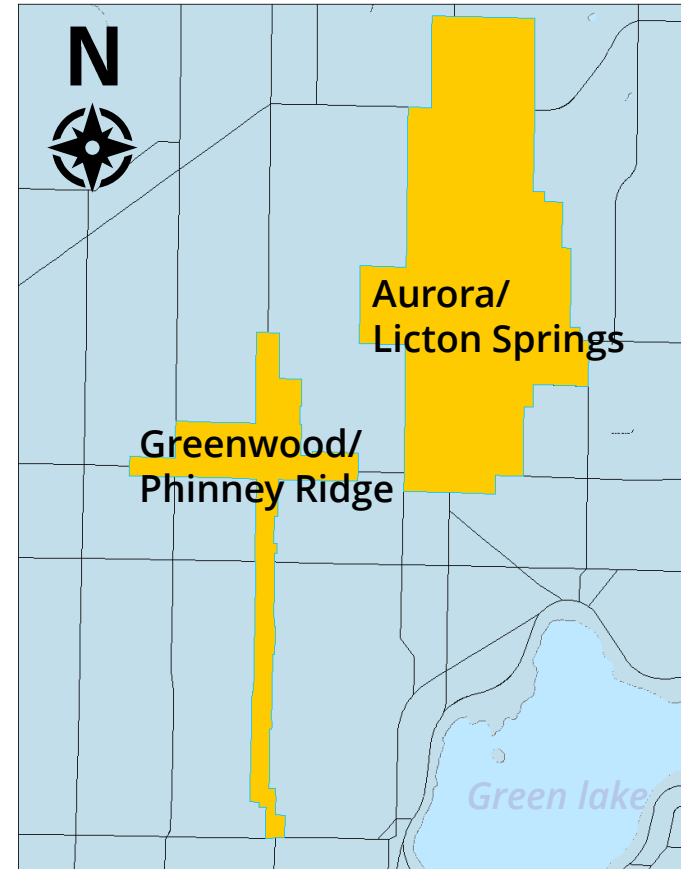
Image: SDOT. Data: Seattle Office of Sustainability and Environment

Part II. Strategies

Expanding Housing Opportunities Across Seattle

Strategy 1a

Expand Urban Village boundaries to 15-minute walksheds around frequent transit



Strategy 1b

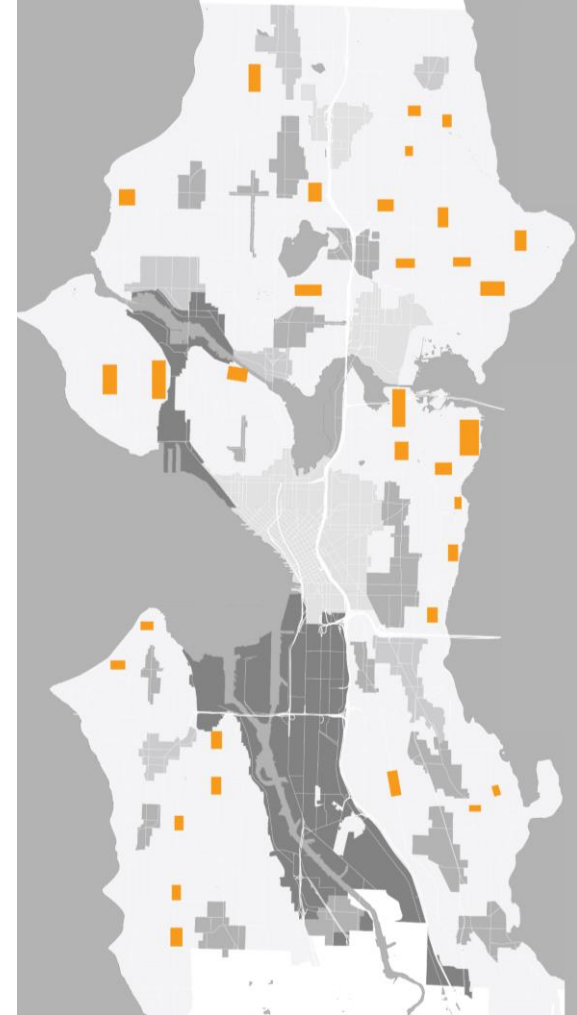
Designate new
Urban Villages



A neighborhood commercial area,
not currently an urban village

Strategy 1c

Create new types
of Urban Villages



Possible "Urban Hamlet" locations

Strategy 2

Create a zoning designation that promotes the intended physical form and scale of buildings



Attached housing in a Seattle single-family neighborhood

Strategy 3

Foster a broader range of housing types in areas with access to essential components of livability



A duplex in a Seattle single-family neighborhood

Strategy 4

Retain existing houses while adding housing types that allow more people to live in every neighborhood

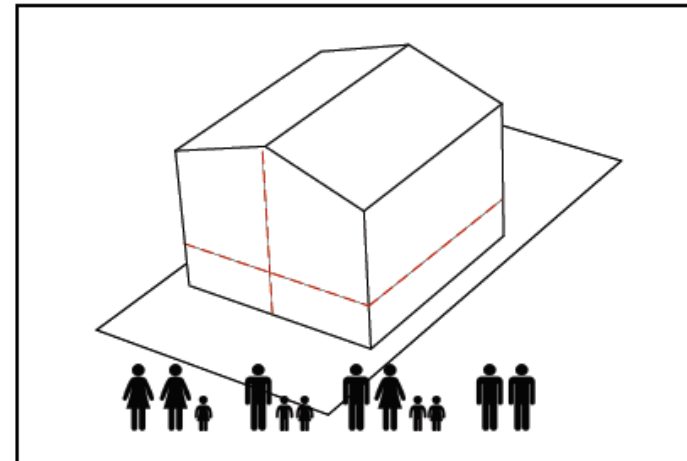
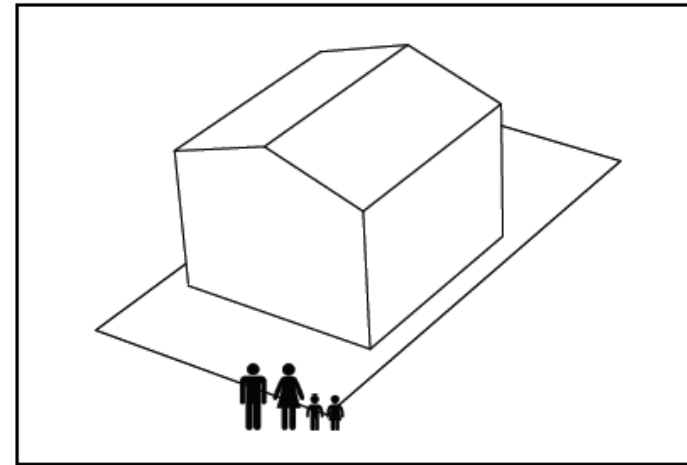
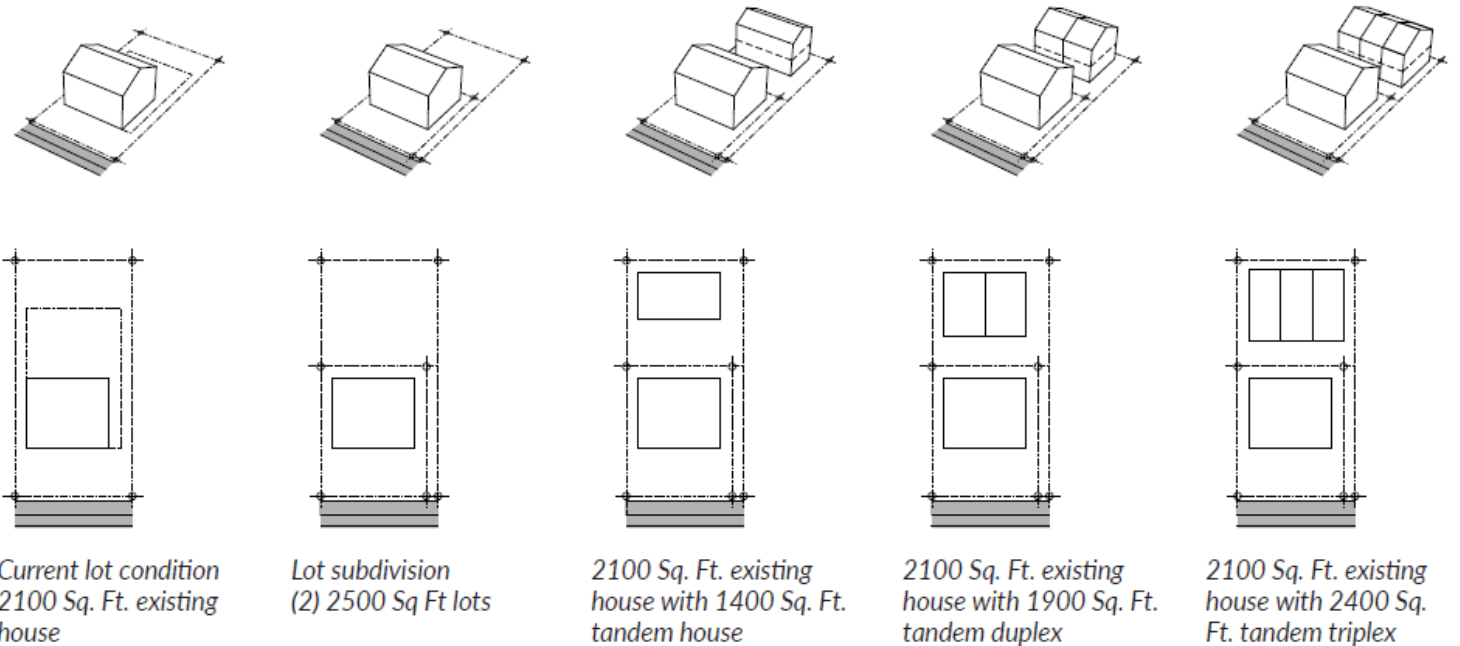


Image: Carolyn McGunagle

Strategy 5

Encourage compact development of detached houses on all lots

Image: Carolyn McGunagle



Strategy 6

Ensure new housing in every neighborhood supports greater household diversity



Photo: Mark McClure

Courtyard apartments provide density and open space

Thank you!