

A photograph of the Seattle skyline at sunset, with the city buildings silhouetted against a sky of orange, pink, and grey clouds. The water of the harbor is visible in the foreground.

# Managing Growth to Become an Equitable City 2015-2035

A circular logo with a dark red background. The word "Seattle" is written in a white, cursive font above a horizontal line, and the year "2035" is written in a white, sans-serif font below the line.

Seattle  
2035

Mayor's Recommended Plan  
Growth Strategy and Land Use

# Growth Strategy Element

- Community Engagement
- Urban Village Strategy
- Distribution of Growth
- Urban Design
- Annexation



# Community Engagement

**Goal:** Continue to have meaningful opportunities for all people in Seattle to contribute their thoughts and aspirations to City processes that develop growth plans and related regulations.

**Policies:**

- Outreach to under-represented communities
- Monitor to inform public and decision makers
- Partner with other jurisdictions and agencies

# Growth Strategy

Planning for 70,000 new housing units and 115,000 new jobs by 2035

Guided by:

- Continuing the Urban Village Strategy
- Building on transit
- Advancing race and social equity

# Growth Strategy

Promotes sustainability by:

- Accepting large share of county's growth into the city
- Respecting city's shorelines and environmentally critical areas
- Continuing to implement the urban village strategy

# Urban Village Strategy

- Accommodates most growth in urban centers and urban villages
- Takes advantage of existing services, transit
- Makes future public investments more efficient
- Enables more trips without a car
- Preserves character and scale of lower-density residential neighborhoods outside of villages
- Since 1994, 77% of new housing in villages and centers

# Growth Distribution

## Urban Center Growth 2015 - 2035

Center	Housing Units	Jobs
Downtown	12,000	35,000
First Hill/Cap. Hill	6,000	3,000
University District	3,500	5,000
Northgate	3,000	6,000
South Lake Union	7,500	15,000
Uptown	3,000	2,500

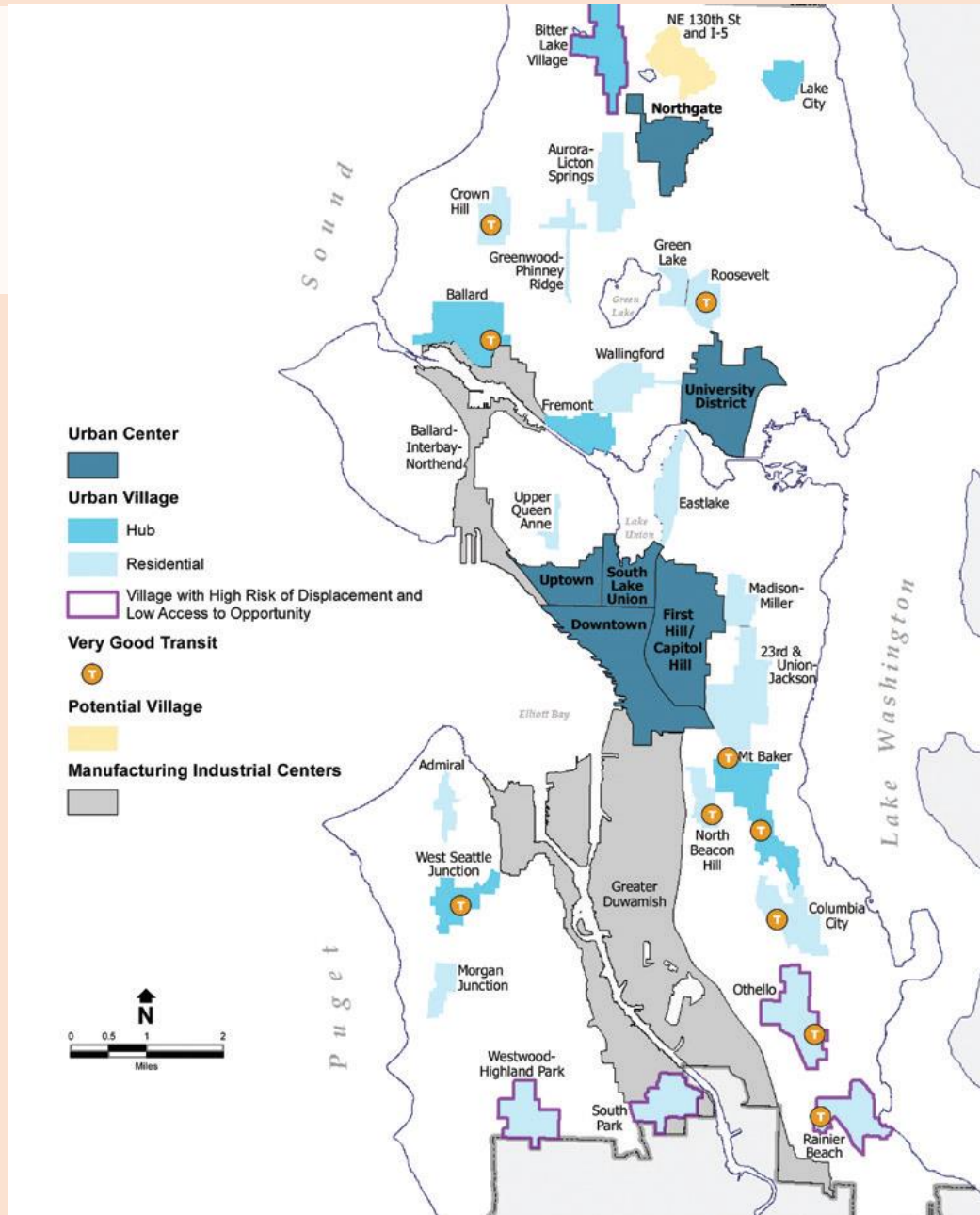
# Growth Distribution

- Urban Village Growth Rates

	Housing Growth Rate	Job Growth Rate
Hub Urban Villages	40%	50%
w/ very good transit	60%	50%
w/ high displacement risk and low opportunity	40%	40%
Residential Urban Villages	30%	N/A
w/ very good transit	50%	N/A
w/ high displacement risk and low opportunity	30%	N/A



# Growth Distribution



# Growth Distribution

## Summary:

- 50% of housing growth and almost 60% of jobs to urban centers
- Over 35% of housing growth to urban villages
- Urban centers and urban villages cover less than 18% of city land area
- 9,000 jobs to manufacturing/industrial centers

# Growth Strategy

- Replace monitoring policies UV44 and UV45 – detailed growth monitoring program, neighborhood review process, and potential remedies for locations growing faster or slower than expected.
- Proposed monitoring for each urban village:
  - Housing: total and affordable (income- and rent-restricted)
  - Jobs
  - Demographics: age, race, and household composition
  - Access to frequent transit service
  - Presence of sidewalks
  - Households with access to open space

# Urban Design

- No significant changes from current Plan
- Large-scale direction, not for project review
- Natural environment
- Built environment
- Public spaces

# Growth Strategy

## Equity Policies

- Monitor development activity in areas with high risk of displacement
- Engage historically underrepresented communities
- Invest to address current inequities
- Work toward a distribution of growth that eliminates racial and social disparities

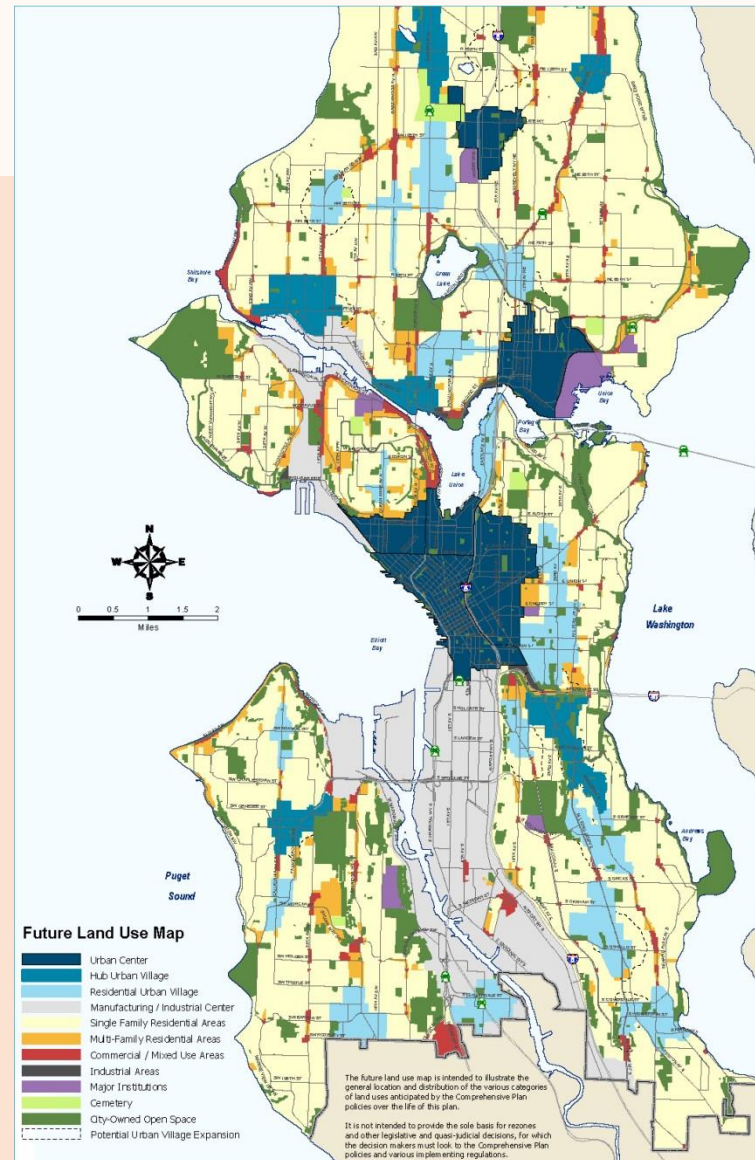
# Land Use Element

Primarily provides guidance for Land Use Code

- Future Land Use Map
- Uses
- Development standards
- Zoning categories
- Major institutions
- Historic districts and landmarks
- Environmentally critical areas

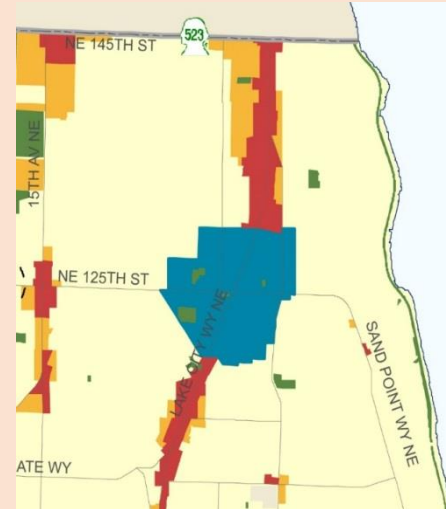
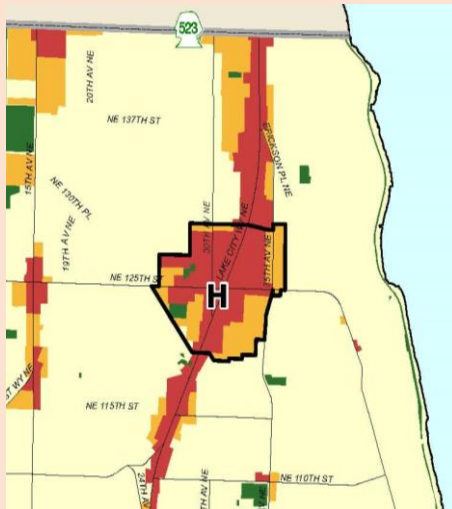
# Future Land Use Map

- Village study areas recognize to transit
- Potential new village
- “Painting” villages



# Future Land Use Map

- Required by Growth management Act
- Shows general locations of expected use
- Change in how centers/villages are shown
- Recognizes diversity of land uses





# Land Use Policy Changes

- New policy describing type and scale of development expected in each category of urban centers and village.
- Provide transition inside urban villages to lower scale development outside the villages.
- Review rezones and changes to regulations for effects on marginalized populations.
- Rely on market forces to determine amount of parking in areas well served by transit.

# Land Use Policy Changes

- New policy to consider wider range of housing types for single-family areas inside villages.
- Remove LU59 and LU60 – detailed rezone criteria.
- New policy to avoid incompatible uses near airport.

# Land Use Equity Policies

- Review future land use legislation for risk of displacement
- Evaluate impact of land use regulations on marginalized populations
- Increase housing choices for low income households in single and multi-family areas
- Address displacement of culturally relevant businesses