



Comprehensive Plan

URBAN VILLAGE INDICATORS MONITORING REPORT

2018

HIGHLIGHTS

Full report will soon be available on [OPCD's website](#)

The Comprehensive Plan Urban Village Monitoring Report is prepared on a periodic basis by the City of Seattle Office of Planning and Community Development (OPCD). OPCD prepared the 2018 report with information and assistance from the Mayor's Office, City Council Central Legislative Staff, Office of Housing (OH), Seattle Department of Construction and Inspections (SDCI), Seattle Department of Transportation (SDOT), Seattle IT, Seattle Parks and Recreation (SPR) Seattle Planning Commission, and the Puget Sound Regional Council (PSRC).

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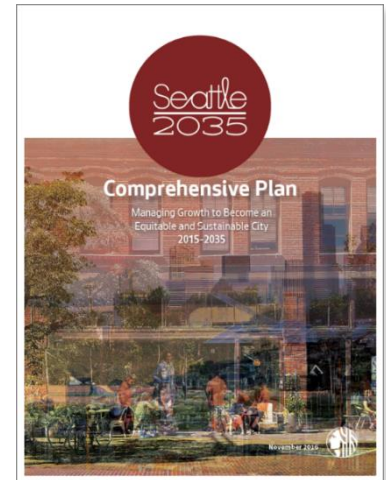
Introduction

This is the first in a series of periodic monitoring reports that will track growth and gauge progress in implementing the 20-year [Seattle 2035 Comprehensive Plan](#).

SEATTLE'S COMPREHENSIVE PLAN AND THE IMPORTANCE OF MONITORING

Seattle's Comprehensive Plan provides the overall vision and policy framework that informs our work to enhance the livability of the city as we welcome new residents and jobs.

The City recently adopted a major update of the Plan: "Seattle 2035 Comprehensive Plan: Managing Growth to Become an Equitable and Sustainable City." The foundation of the Plan continues to be the Urban Village Strategy. This strategy is designed to guide growth to the denser areas in the city that are best able to thrive on that growth while enabling the City to efficiently expand access to public services important for livability.



OUR APPROACH TO MONITORING

The introduction to the Seattle 2035 Comprehensive Plan outlines the City's commitment and approach to monitoring:

Defining and Measuring Success

There will always be ways the City can improve to meet changing needs and to address ongoing concerns. Because of the changing nature of our region and our city, the success of this Plan is not measured by an ideal end state. Instead, success is measured by whether we are moving in the directions the Plan lays out.

The Plan covers many topics in several chapters, and monitoring progress on every one of those topics would be a time-consuming and demanding task. To simplify the monitoring process, the City has identified several indicators that will provide insights about progress on key issues addressed by the Plan. The City will collect baseline data and track these indicators over time. Indicators will be tracked for the city as a whole and for each urban village, as feasible, to help assess progress in implementing the Growth Strategy. The City will report regularly on changes in these indicators to help the public and elected officials judge the effectiveness of the Plan and the City's actions to implement it.

The report is divided into three sections, each with indicators on multiple topics. These topics were identified for tracking in the guidance provided in the Comprehensive Plan introduction:

- **Growth: housing growth, and employment growth**
- **Affordability: the affordability of market-rate housing, and the supply of housing dedicated to serving low-income households**
- **Livability: access to transit, presence of sidewalks, and access to parks and open space**

Each of the indicators provides meaningful information on how the city is growing and progressing relative to the Plan's goals and policies. Each of these indicators also has limitations and tells only a partial story.

We'll be updating several of the indicators, including housing and employment growth, on an annual basis. We will be reporting less frequently on other indicators, such as the presence of sidewalks and access to parks and open space, for which large changes are not expected on an annual basis. **We will produce another full report monitoring report in 2021 to inform the next major update of the Comprehensive Plan, which is scheduled for 2023.** In other years, updates on the indicators will be reported online in a streamlined format.

See Attachment 1 for a reference map showing the location and boundaries of Seattle's urban centers and villages.

The indicators we're monitoring:

SECTION 1: HOUSING AND EMPLOYMENT GROWTH

- **HOUSING GROWTH**

The housing growth indicators we are tracking compare the housing growth that has occurred since the beginning of the current twenty-year planning period with the amount and distribution of housing growth estimated in the Comprehensive Plan.

- **EMPLOYMENT GROWTH**

The employment growth indicators compare the job growth that has occurred during the current planning period with the amount and distribution of job growth anticipated in the Plan.

SECTION 2: AFFORDABILITY

- **AFFORDABILITY OF MARKET-RATE RENTAL HOUSING**

Here we're examining the rents (including the cost of basic utilities) that households pay for market-rate rental units. To assess affordability of market-rate housing, we look at the average, median (50th percentile), and 25th percentile rents for these units and identify the income levels households would need to afford these rents.

- **INCOME-RESTRICTED AFFORDABLE HOUSING**

Here we're tracking the supply of income-restricted affordable housing units. These are housing units dedicated to households who are eligible based on their income. Housing costs in these units are capped to limit the amount that these low-income (or in some programs, moderate-income) households pay.

SECTION 3: LIVABILITY

- **ACCESS TO FREQUENT TRANSIT SERVICE**

We're examining access to frequent transit by looking at the percentage of housing units in Seattle that are within a half-mile walk of frequent transit service.

- **PRESENCE OF SIDEWALKS**

We're measuring the completeness of sidewalks within the Priority Investment Network identified in the City's Pedestrian Master Plan.

- **ACCESS TO PARKS AND OPEN SPACE**

To measure access to parks and open space, we are piggybacking on the walkability analysis that Seattle Parks and Recreation performed for the City's 2017 Parks and Open Space Plan. That analysis measures the percentage of housing that is within a short walk of a City park or recreational facility such as a community center.

Housing and Employment Growth

Seattle 2035, the City's 20-year Comprehensive Plan anticipates the city to grow by at least 70,000 housing units and 115,000 jobs between 2015 and 2035. Under the state Growth Management Act, cities must identify long-range growth estimates to ensure that they are planning for zoning and infrastructure sufficient to serve at least that amount of growth.

To encourage better access to services, transit, and employment over the next 20 years, Seattle's Growth Strategy directs 84 percent of housing growth to urban centers and urban villages; the Plan supports the livability of centers and villages by focusing capital investments in these neighborhoods. Concentrating residential and employment growth in urban centers and urban villages provides walkable access to many neighborhood services, enhances the ability of transit to serve commuters efficiently, and reduces greenhouse gas emissions to help meet carbon emissions goals. The strategy also supports neighborhood commercial districts and existing industry clusters.

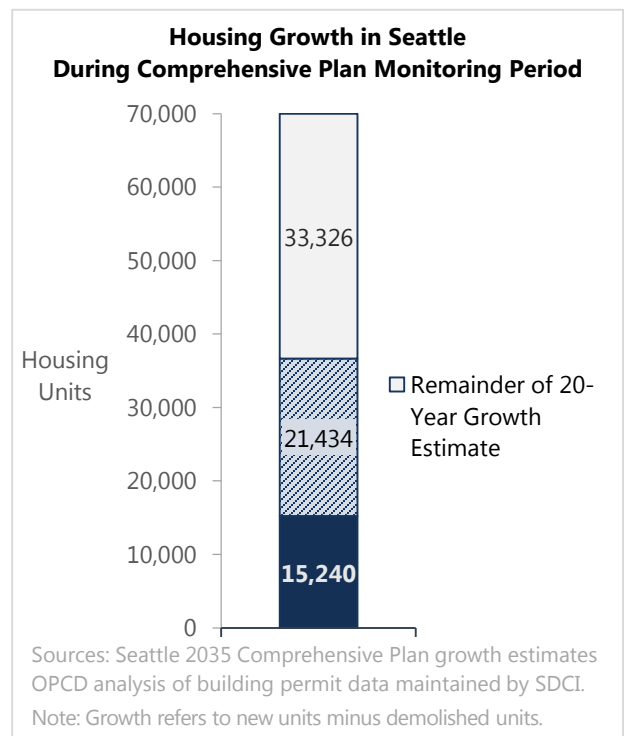
The City's [Growth and Equity Analysis](#) identifies places where there is a high risk that current residents could be displaced from their homes due to development pressures. To reduce those pressures, the Plan assigned a lower expected housing growth rate to urban villages with high displacement risk.

HOUSING GROWTH

The recent pace of housing growth has greatly exceeded the expected 20-year average. During the first two years of the 20-year planning period, the city added over 15,000 housing units, or 22 percent of the expected twenty-year growth. (For every demolished housing unit, 8.5 new units were built.) By year-end 2017, Seattle had over 351,428 housing units.

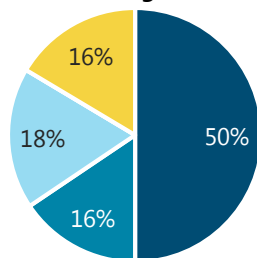
As of December 2017, there were nearly 21,500 housing units permitted, but not yet built. Depending on when these homes are built, it is possible we will have reached 52 percent of the city's 20-year housing growth estimate in just the first few years of the 20-year planning window.

While the pace of residential development thus far in the planning period is much faster than expected, the general distribution of that growth is similar to what the Plan anticipated, with 86 percent of the city's housing growth having happened in urban centers and villages.

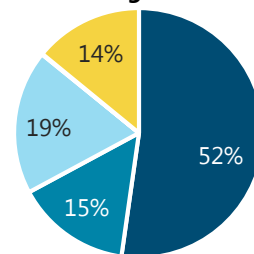


Distribution of Residential Growth in Seattle During Comprehensive Plan Monitoring

Anticipated Distribution of Housing Growth in Seattle Current 20-Year Planning Period (70,000 Housing Units Total)



Actual Distribution of Housing Growth in Seattle Beginning of 2016 Through End of 2017 (15,240 Housing Units Total)



Sources: Seattle 2035 Comprehensive Plan growth estimates and OPCD analysis of building permit data maintained by SDCI.

- **Most, although not all, of Seattle’s urban centers grew at a rapid pace.** Between January 2016 and December 2017, **Downtown’s** housing stock grew by roughly 3,000 units or 12 percent. The neighboring **South Lake Union** urban center added more than 2,000 housing units—expanding its housing supply by 46 percent. In contrast, housing growth in the Northgate urban center was practically nil.
- **Housing growth rates in urban villages also varied considerably, with the fastest growth generally occurring in residential urban villages with very good transit service.** Of these villages, **Roosevelt** added housing at the fastest clip (21 percent in two years).
- **Of the urban villages with high displacement risk, some—Columbia City, North Beacon Hill, and 23rd & Union Jackson—added housing at very rapid rates, while others— Bitter Lake Village, Rainier Beach, South Park, and Westwood-Highland Park—added very little housing.** Some of the other urban villages in the city also experienced low growth rates.

Perspective on the variation of housing growth over time

As we think about the rapid growth that has occurred in recent few years, it’s important to keep in mind that the pace of growth varies with development cycles and can change quite a bit over the course of a 20-year planning period.

As the chart below illustrates, Seattle is experiencing a phenomenal stretch of housing growth. In each of the last five years, the city has added more than 6,000 units—which is more than twice the roughly 3,000-unit average annual growth seen between 1995 and 2012. Furthermore, the number of units added in 2017 is higher than the number added in any other year since the 1994 adoption of Seattle’s original Comprehensive Plan.

Data on units in the pipeline suggests continued robust growth over the next several years but there is uncertainty about whether similar levels of growth will be sustained or repeated at any time later in the planning period.



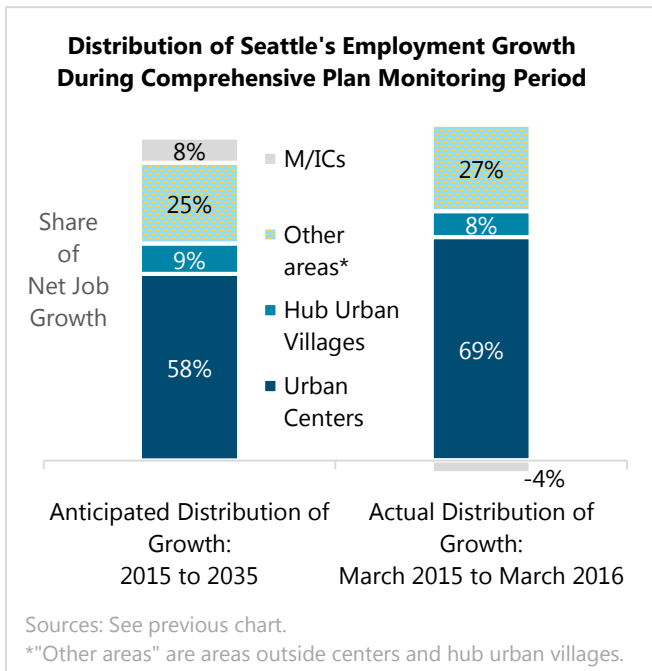
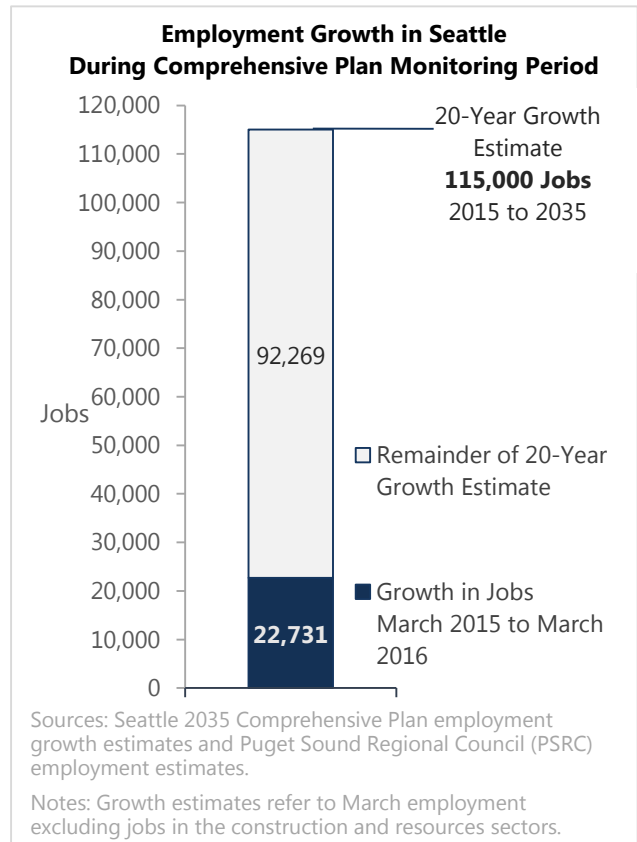
Planning for growth is a continual process. **In anticipation of the next major update to the Comprehensive Plan, which GMA requires the City to adopt by 2023, the City will work with the Puget Sound Regional Council and King County to ensure that regional and countywide policies and targets reflect the extraordinary amount of growth seen in recent years in Seattle.** The City will continue to collect and analyze data on residential development and will complete a full update of the Urban Village Indicators Monitoring Report in 2021.

EMPLOYMENT GROWTH

As with housing growth, the pace of employment growth is exceeding the average pace of growth anticipated in the Comprehensive Plan. **In the twelve months from March 2015 to March 2016 the city received almost one-fifth of the job growth anticipated for the entire 20-year planning period.** (We refer to only one year of growth for employment because the 2016 data were the most recent available as we were analyzing employment growth for the report.)

By March 2016, Seattle had 590,000 jobs (excluding employment in construction and resources).

Somewhat over half (53 percent) of the covered jobs (see technical note below) in Seattle are in the Services Sector with Health Care and Social Assistance; Professional, Scientific, and Technical Services; and Accommodation and Food Services making up the largest industries within that sector. After Services, Retail is the next largest sector in Seattle. Of the largest industry sectors in Seattle, the fastest growing between 2015 and 2016 were Construction and Resources; Retail; Information; and Professional, Scientific, and Technical Services.



Sixty-nine percent of the employment growth in the first year of the Comprehensive Plan monitoring period occurred in urban centers, surpassing the 58 percent share that the Plan expected.

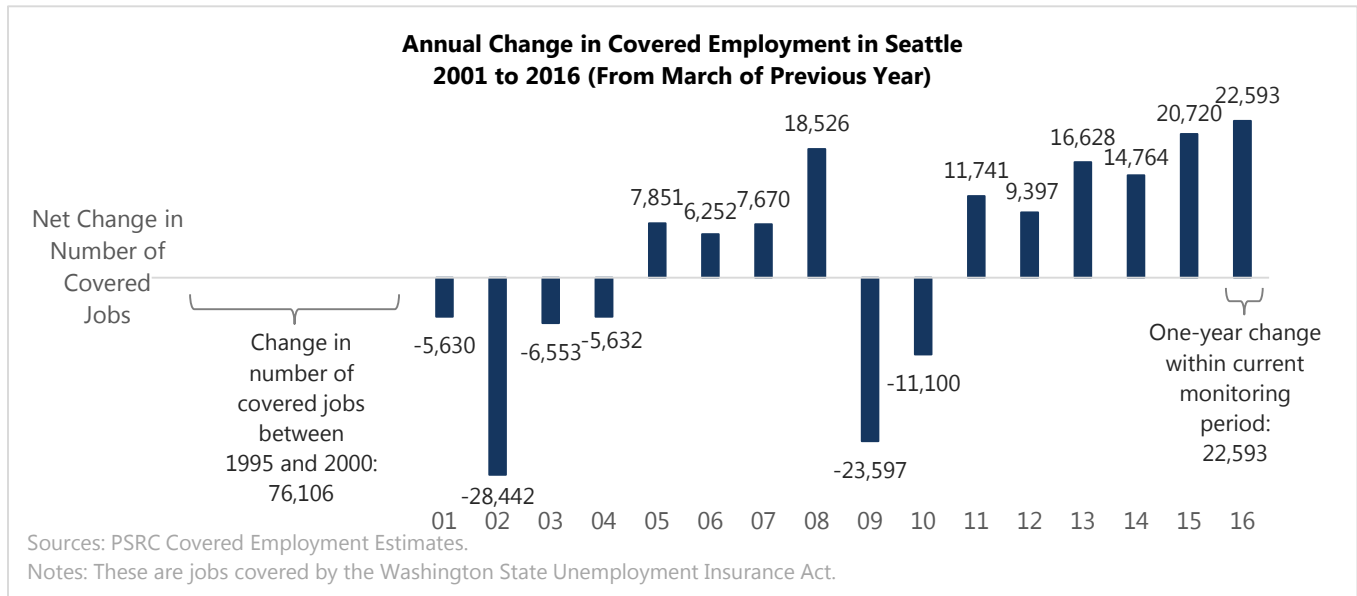
- The fastest growing job center was **South Lake Union**, with 5,300 new jobs—14 percent growth in just one year.
- Counter to expectations, and in contrast to robust growth seen elsewhere, the number of jobs in **manufacturing/industrial centers** (M/ICs) declined.

Technical note: The City uses different employment data sets for different purposes:

- The 20-year growth estimates in the City's current Comprehensive Plan refer to total employment excluding jobs in the construction and resources sectors. These sectors are excluded because these jobs often move from place to place.
- However, to look at employment by sector, we use covered employment estimates, which refer to jobs covered by state unemployment insurance. These jobs include jobs in construction and resources, but exclude self-employment, proprietors, corporate officers, and some other positions. (Per PSRC, covered jobs comprise roughly 90 percent of all jobs.) Prior to the current Comprehensive Plan, the City also used covered employment to track employment growth relative to planning estimates. Accordingly, we use covered employment when looking at trends encompassing prior planning periods.

The chart below shows the annual change in the number of covered jobs in Seattle from 2001 to 2016. The blows to employment from the two recessions that began in 2001 (when the dot-com bubble burst) and in 2008 (when the Great Recession began) are clear, as are the periods of recovery.

The first year of the current Comprehensive Plan monitoring period is the sixth straight year that Seattle has experienced job growth within the current economic expansion. The increase in covered employment from March 2015 to March 2016 is the largest one-year increase in Seattle that PSRC has recorded since it began tracking annual changes in employment.



Affordability

Although recent years have seen record levels of housing development, that development was outpaced by the growing demand for housing associated with the booming economy. **The rent increases that accumulated over recent years have made it very difficult for low-income households to live in our city.** According to the most recent (2010-2014) "CHAS" data available from the federal Department of Housing and Urban Development (HUD), **roughly four in ten low-income renter households are spending more than half of their income for housing costs.**

The City and many other entities are working to increase the supply of income-restricted affordable housing in Seattle. The City's housing strategies also include a variety of approaches to boost construction and preservation of market-rate affordable housing. **One of the goals in the Comprehensive Plan is to "make it possible for households of all income levels to live affordably in Seattle and reduce over time the unmet housing needs of lower-income households in Seattle."**

AFFORDABILITY OF MARKET-RATE RENTAL HOUSING

To gauge affordability levels in the market, we look at the minimum household income level that a household would need to afford rent and basic utilities. **(Based on a common standard, housing is considered affordable if it consumes no more than 30 percent of household income.)**

The data we use are based on 2016 surveys conducted by Dupre + Scott. For reference, the table to the right shows household income levels at 80 percent of area median income (AMI) and the corresponding maximum rents affordable by unit size.

2016 Household Income and Maximum Affordable Rent at 80% of AMI		
	Annual Income at 80% of AMI (Low-Income Limit)	Maximum Affordable Monthly Gross Rent
1 Person / Studio	\$50,640	\$1,266
1.5 People / 1 BR	\$54,240	\$1,356
3 People / 2 BR	\$65,040	\$1,626
4.5 People / 3 BR	\$75,160	\$1,879

Source and notes: Based on HUD-published AMI for 2016 for King and Snohomish counties. (Income limits shown do not include the caps and floors that HUD applies to income limits at 80% of AMI.)

As shown in the table to the right, market-rate apartment units in medium to large complexes are largely unaffordable to low-income households.

- In 2016, the median rent paid for a 1-bedroom apartment in these complexes required a household income of 103 percent of the area median income to be considered affordable.** Units in complexes with 20 or more units make up the majority of newly constructed housing and are a growing share of rental units in the city.

2016 Gross Rents and AMI-based Income Levels Needed to Afford these Rents Market-Rate Rental Units in Medium to Large Apartment Complexes (20 or more units per complex) Seattle				
	Studio	1 BR	2 BR	3 BR
Average rent	\$1,407	\$1,752	\$2,314	\$2,804
	89% of AMI	103% of AMI	114% of AMI	119% of AMI
Median rent	\$1,394	\$1,745	\$2,178	\$2,676
	88% of AMI	103% of AMI	107% of AMI	114% of AMI
25th percentile rent	\$1,170	\$1,411	\$1,792	\$2,211
	74% of AMI	83% of AMI	88% of AMI	94% of AMI

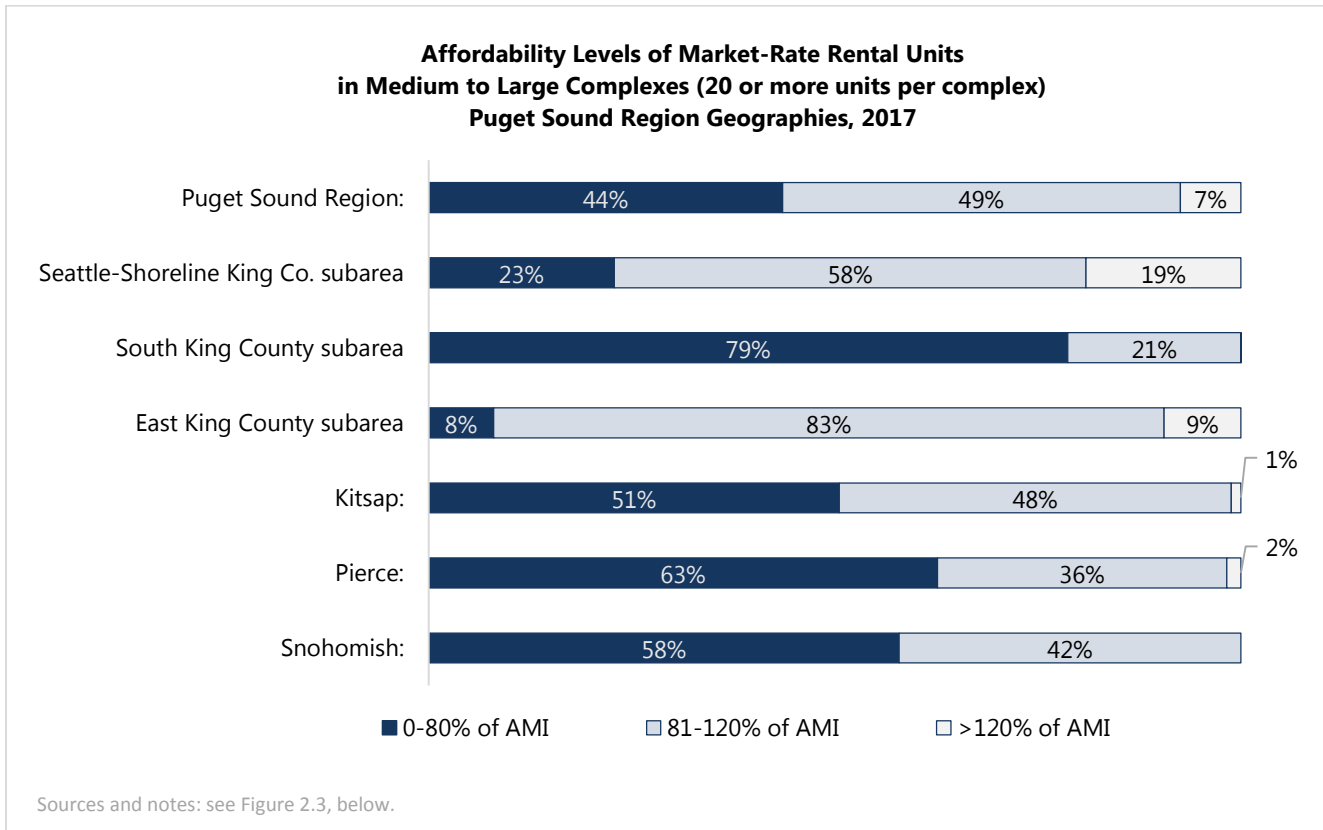
Sources: "2016 Monitoring Report: Affordability of Unsubsidized Rental Housing in Seattle," by the Office of Housing and Office of Planning & Community Development. Based on fall 2016 survey data from Dupre + Scott Apartment Advisors, Inc.

Notes: Statistics are for gross rents in occupied rental units, which include rents plus estimates of costs for tenant-paid utilities. Income levels based on 2016 AMI calculated and adjusted for household size by HUD.

- **Rents for market-rate units in smaller multifamily properties tend to be lower than rents in medium to large complexes** (in part because the smaller properties are less likely to have been constructed very recently). For example, a one-bedroom apartment in a small complex is affordable to a household with an income of 76 percent of area median income. **Still, most units in small multifamily rental properties are unaffordable with an income of 60 percent of AMI.**
- **Rental units with two or more bedrooms are a small and diminishing share of the rental housing supply and are less likely than studio and one-bedroom units to be affordable at low-income levels.**

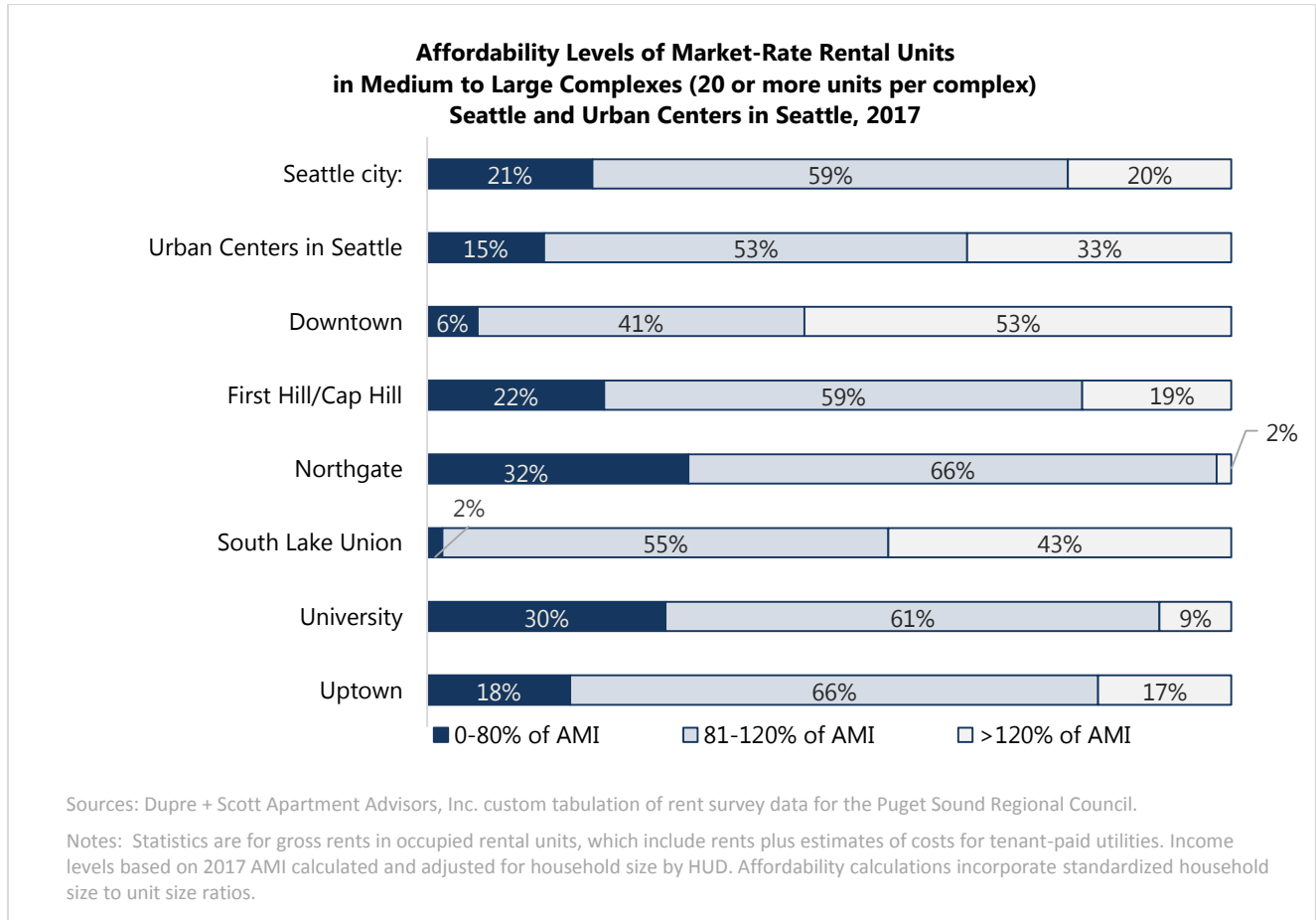
The affordability of market-rate rents varies greatly within our region, as shown by slightly more recent Dupre + Scott data obtained by the Puget Sound Regional Council.

- **Within Seattle, 21 percent of the market-rate apartment units in medium to large complexes are affordable at 80 percent of AMI compared to 44 percent that are affordable at this income level in the four-county Puget Sound region.**



The affordability of market-rate apartment units also varies tremendously from one urban center to another.

- **Within Seattle, Northgate** and the **University District** are the centers that have the least expensive rentals. In these centers, the data indicate that roughly 30 percent of market-rate units are affordable with an income of 80 percent of AMI. In contrast, just 6 percent of units in **Downtown Seattle** and only 2 percent of units in **South Lake Union** can be affordably rented with an income that low.



SUPPLY OF INCOME-RESTRICTED AFFORDABLE HOUSING

The housing market in Seattle supplies very limited quantities of housing affordable to low-income households, and a substantial fraction of that housing is occupied by higher income households. Having a sufficient supply of income-restricted affordable housing for low-income families and individuals is therefore essential to advancing goals in the Comprehensive Plan for affordability and inclusivity.

- **From the beginning of 2016 to March 31, 2018, the number of income- and rent-restricted housing units in the city increased by about 1,600 units. More specifically, 2,296 income-restricted affordable rental units were placed in service while rent- and income-restriction requirements expired on 678 units, the majority of which were demolished for redevelopment that is underway at Yesler Terrace. As of March 2018, Seattle has about 29,200 income-restricted rental housing units.**
- **As of March 2018, approximately 2,500 additional income-restricted affordable units are in development with support from a variety of funding sources including the Seattle Housing Levy.** This statistic does not include income-restricted affordable units that will be included in otherwise market-rate buildings through the Multifamily Tax Exemption, housing bonus, and Mandatory Housing Affordability programs.
- **Nearly all (99%) of the income-restricted affordable rental units placed in service between January 1, 2016 and March 31, 2018 are located within urban centers and villages.** This finding aligns with the City's intention to guide most residential growth to centers and villages, where access to transit, services, retail, and many other amenities is greatest. At the same time, this highlights the very small number of rent- and income-restricted units recently added outside of centers and villages.
- **Looking at the distribution of all rent- and income-restricted units existing in Seattle as of March 2018 finds that roughly 82 percent of these units are inside centers and villages.**

Rent- and Income-Restricted Housing in Seattle by Location Units Added and Total Units in Service				
	Number of Units		Percentage of Units	
	Added 1/1/2016 through 3/31/2018	In Service 3/31/2018	Share of Units Added 1/1/2016 through 3/31/2018	Share of Total Units in Service 3/31/2018
In Seattle as a whole:	2,296	29,179	100.0%	100.0%
Inside Urban Centers & Urban Villages:	2,277	24,048	99.2%	82.4%
Urban Centers (total)	1,123	12,943	48.9%	44.4%
Hub Urban Villages (total)	412	4,540	17.9%	15.6%
Residential Urban Villages (total)	742	6,523	32.3%	22.4%
Manufacturing & Industrial Centers	0	42	0.0%	0.1%
Outside Urban Centers & Villages	19	5,131	0.8%	17.6%

Source: City of Seattle Office of Housing

Note: This table and the second to last bullet on this page have been corrected to refer to units added rather than net units added.

See Attachment 2 for a map of Seattle showing locations of properties with income- and rent-restricted units. Color coding identifies the size of the property and whether the income-restricted units were recently placed in service.

Livability

ACCESS TO FREQUENT TRANSIT SERVICE

For the city’s transit-oriented development strategy to be effective, residents must have good access to frequent transit.

The Seattle Department of Transportation’s (SDOT) [Transit Master Plan](#) (TMP) uses an envisioned Frequent Transit Network to guide transit service priorities over time in a manner consistent with the Comprehensive Plan. The Frequent Transit Network includes transit corridors that provide high-quality service to urban centers and villages.

As part of implementing the [Levy to Move Seattle](#) (approved by voters in 2015), the City is funding improvements to ensure that by the year 2025 at least 72 percent of Seattle households are within a ten-minute walk of a frequent transit route running every 10 minutes or better. This is one of the specific metrics by which SDOT tracks success on goals identified in the Levy to Move Seattle. The City is also aiming to increase the share of households with access within a 10-minute walk to transit running every 15 minutes or better.

Service investments in Metro Transit and expansion of the Sound Transit light rail system are helping improve access.

- **As of the fall 2017, 64 percent of housing in the city is within a half-mile walk of transit running every 10 minutes or more frequently, up from 51 percent in 2016.**
- **A large majority—84 percent—of housing in urban centers and villages is within a half-mile walk of 10-minute transit.**
- **There is notable variation among individual urban centers and villages in access to 10-minute transit service**

However, all, or very nearly all, of the housing in each of the city’s urban centers and urban villages, except one, has access to 15-minute service.

The exception is the **Admiral** urban village in West Seattle.

Estimated Shares of Housing Units Within a Half-Mile Walk to Frequent Transit Service In the City as a Whole, Urban Centers, and Urban Village Categories Fall 2017		
	Share Within a Half-Mile Walk to 10- Minute or Better Service Frequency	Share Within a Half-Mile Walk to 15- Minute or Better Service Frequency
In the City as a whole:	64%	88%
Inside Urban Centers and Villages:	84%	99%
Urban Centers:	89%	~100%
Downtown	~100%	~100%
First Hill/Capitol Hill	79%	100%
Northgate	69%	100%
South Lake Union	~100%	100%
University District	89%	100%
Uptown	98%	100%
Hub Urban Villages	81%	100%
Residential Urban Villages	75%	97%
Outside Urban Centers and Urban Villages	47%	79%

Sources: Seattle Department of Transportation (SDOT) analysis of fall 2017 schedules for bus, light rail, and streetcar service and Office of Planning and Community Development (OPCD) housing estimates for end of 2017.

Notes: Percentages are estimated based on the number of housing units that are in Census blocks within a half-mile walkshed of transit stops served by one or more routes with specified service frequency divided by all housing units within the Census blocks corresponding with the area. Frequency of transit is based on average headways during weekdays between 6 a.m. and 7 p.m.

Figures listed as “~100%” are equal to or above 99.5% but less than 100%; “~0%” means more than zero but less than 0.5%.

See Attachment 3 for a map of Seattle showing areas of the city within a ½ mile walk of 10-minute transit service and 15-minute transit service.

PRESENCE OF SIDEWALKS

One reason Seattle’s Urban Village Strategy focuses growth in urban centers and villages is to make it convenient for more people to walk to neighborhood destinations and transit. Pedestrian activity, in turn, fosters the vibrancy of centers and villages.

The Comprehensive Plan includes many policies aimed at improving walkability. Sidewalks are a basic ingredient for making neighborhoods walkable.

The Pedestrian Master Plan (PMP) produced by SDOT provides the blueprint for investing in pedestrian improvements. The Priority Investment Network (PIN) in the PMP delineates where the City focuses investments to enhance walking conditions. The PIN emphasizes key walking routes to stops in the Frequent Transit Network and to public schools. The PIN contains slightly more than half of the total blockfaces in the city, about 80 percent of the blockfaces in urban centers and villages. Sidewalk completeness within the PIN is one of the six performance measures that the City uses to track progress in implementing the PMP, with a target of completing 100 percent of arterial sidewalks in the PIN by 2035.

In the city as a whole, about 85 percent of city’s PIN blockfaces have complete sidewalks.

Within urban centers about 95 percent of the PIN blockfaces have complete sidewalks.

About 85 percent of PIN blockfaces in hub urban villages have complete sidewalks, while the rate for residential urban villages is 88 percent.

The greatest concentration of missing sidewalks is north of N 85th Street.

This pattern is a legacy of the development in this area before it became part of Seattle.

At 82 percent, sidewalk completion in **Northgate** is markedly lower than in other centers, and at 64 percent and 67 percent respectively, sidewalk completion rates in **Bitter Lake Village** and **Crown Hill** are much lower than in other urban villages.

However, there are also concentrations of missing sidewalks in south Seattle. Some of the lowest rates of sidewalk completion among urban villages are found in **Mount Baker** (76%), **Othello** (65%), and **Rainier Beach** (71%).

Sidewalk Completeness with the Priority Investment Network In the City as a Whole, in Urban Centers, and Urban Village Categories September 2017	
	Percent of PIN Blockfaces with Complete Sidewalks
In the City as a Whole:	85%
Inside Urban Centers and Villages:	89%
Urban Centers:	95%
Downtown	95%
First Hill/Capitol Hill	99%
Northgate	82%
South Lake Union	93%
University District	90%
Uptown	99%
Hub Urban Villages	85%
Residential Urban Villages	88%
Outside Urban Centers and Urban Villages	81%

Sources: SDOT Asset Management database and GIS analysis as of September 2017.
Notes: As described in the 2017 Pedestrian Master Plan (PMP), some of the blockfaces that lack sidewalks may not be feasible locations for sidewalks. SDOT evaluates locations to determine if new sidewalks are feasible as it implements the PMP.

See Attachment 4 for a map of Seattle showing sidewalk completeness in the Priority Investment Network. Three examples of urban villages with low rates of sidewalk completeness are shown in the zoomed-in insets to the right of the city map.

ACCESS TO PARKS AND OPEN SPACE

Access to parks, open space, and recreational facilities promotes people’s physical, social, and mental wellbeing. The Comprehensive Plan contains high-level policies guiding the City’s acquisition and provision of parks and open space. The [2017 Parks and Open Space Plan](#) helps translate these goals and policies into reality by analyzing needs and defining priorities for long-term investments by Seattle Parks and Recreation to maintain and improve parks and recreation resources.

Both plans emphasize serving urban centers and villages where future population growth will be concentrated and serving areas where socioeconomic disadvantage and health-related challenges are disproportionately high.

Yet, as both plans acknowledge, opportunities for acquiring land for future parks and open spaces are scarce. While the new Park District has provided funding for maintenance and development of parks on previously acquired sites, the increasing cost and limited availability of land make it difficult to acquire land for new parks, particularly in the most central and densely developed neighborhoods.

An estimated 94 percent of the city’s homes are within a half-mile (approximately 10-minute) walk of a park or recreational facility owned or maintained by Seattle Parks and Recreation (SPR).

More than three-quarters (77%) of the housing units in urban centers and villages are within a ¼ mile walk of an SPR park. However, the shares of housing units within a ¼ mile walk of SPR parks varies between neighborhoods.

The Parks and Open Space Plan identifies urban center neighborhoods and urban villages that are priority areas for future acquisition of land for parks and open space.

- An analysis in that plan estimated walking distances to SPR parks, recreational facilities, and open spaces, then applied walkability guidelines to aid in identifying where there are gaps in access to parks and open space. Those guidelines are for a 5-minute walk in urban centers and villages and a 10-minute walk outside of these areas.
- Social equity factors and the presence of non-SPR parks and open spaces were considered alongside the walkability-based analysis.

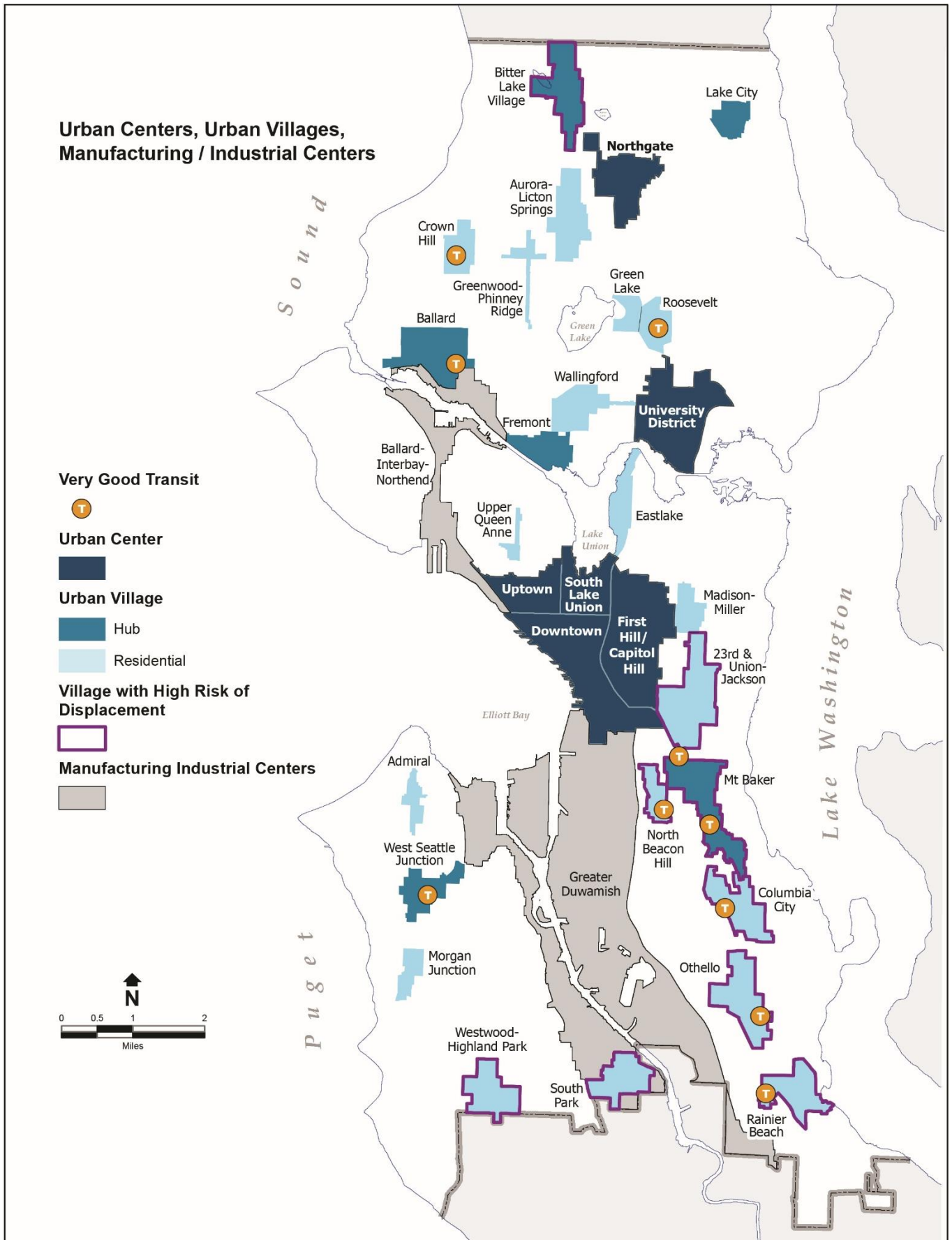
Priority areas, which are shown in the table to the right, include the Northgate urban center; the First Hill and 12th Avenue neighborhoods in the First Hill/Capitol Hill urban center; five of the city’s six hub urban villages; and several residential urban villages.

The Parks and Open Space Plan incorporates many strategies in addition to acquisition. City departments are working together and involving community partners to identify innovative strategies to meet neighborhood needs for recreational and outdoor space.

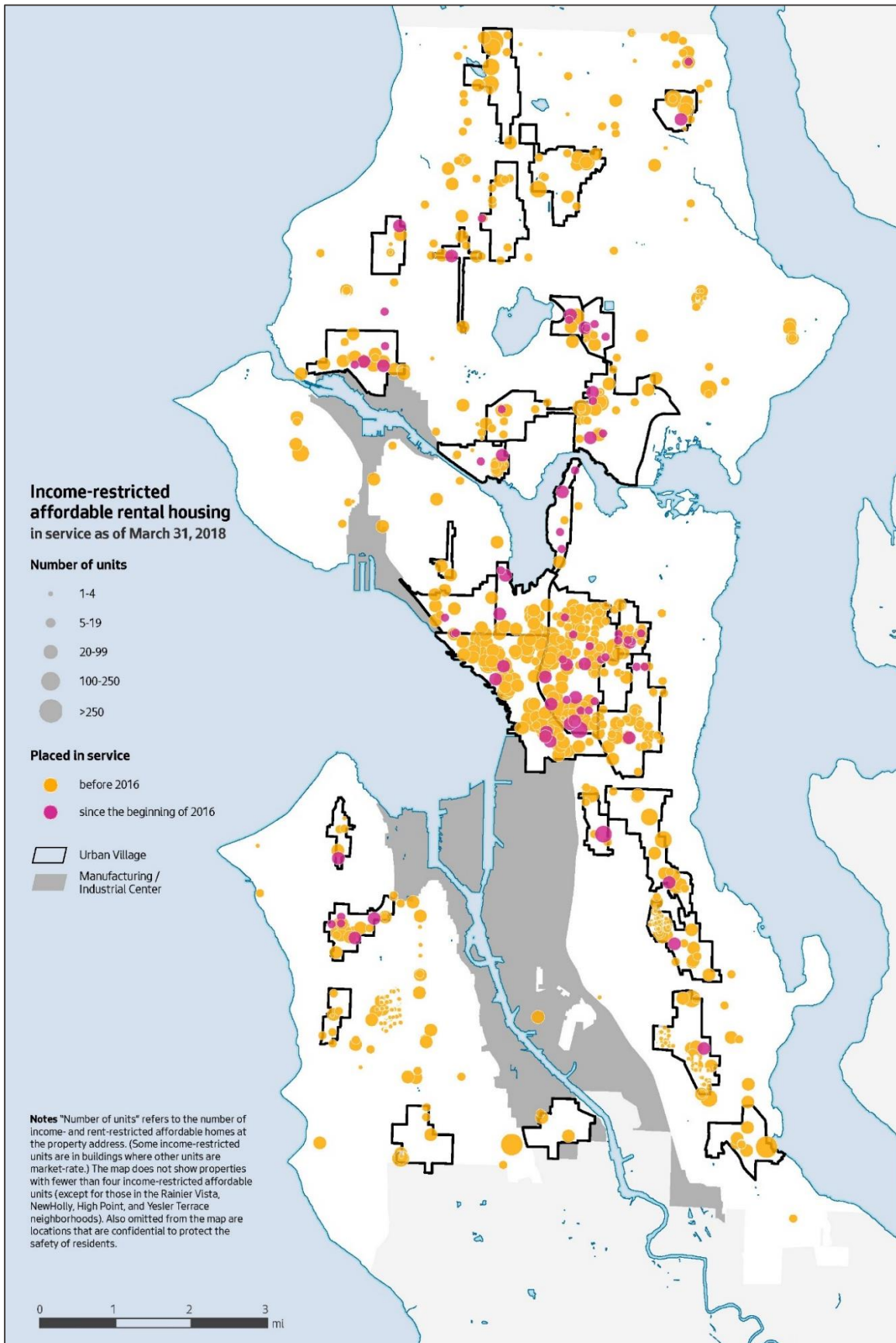
Priority Areas for Seattle Parks & Recreation’s Long-Term Acquisition Strategy	
Urban Centers and Urban Center neighborhoods:	Residential urban villages:
Northgate urban center	Aurora-Licton Springs
First Hill (part of First Hill/Capitol Hill urban center)	Columbia City
12th Avenue (part of First Hill/Capitol Hill urban center)	Morgan Junction
Hub Urban Villages:	North Beacon Hill
Ballard	Othello
Bitter Lake	Rainier Beach
Fremont	South Park
Mt. Baker (North Rainier)	Westwood-Highland Park
West Seattle Junction	
Source: 2017 Parks and Open Space Plan, SPR.	

See Attachment 5 for the walkability gap analysis that SPR performed for the 2017 Parks and Open Space Plan. The map shows where households in the city have, or do not have, access to SPR parks within walkable distances.

**Attachment 1: Seattle's Urban Centers, Urban Villages, and Manufacturing / Industrial Centers
(Reference Map)**

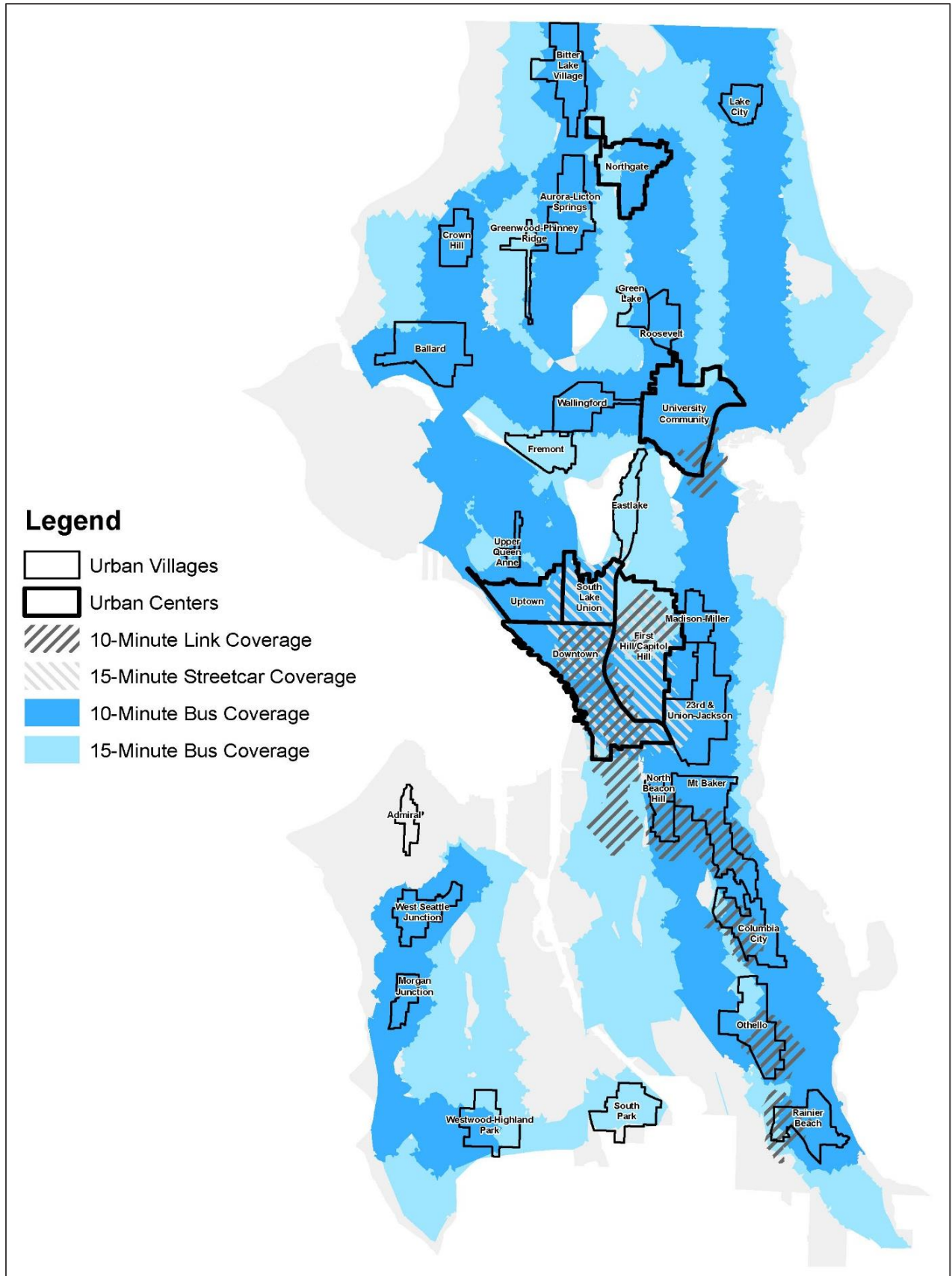


Attachment 2: Locations of Rent- and Income-Restricted Housing in Seattle



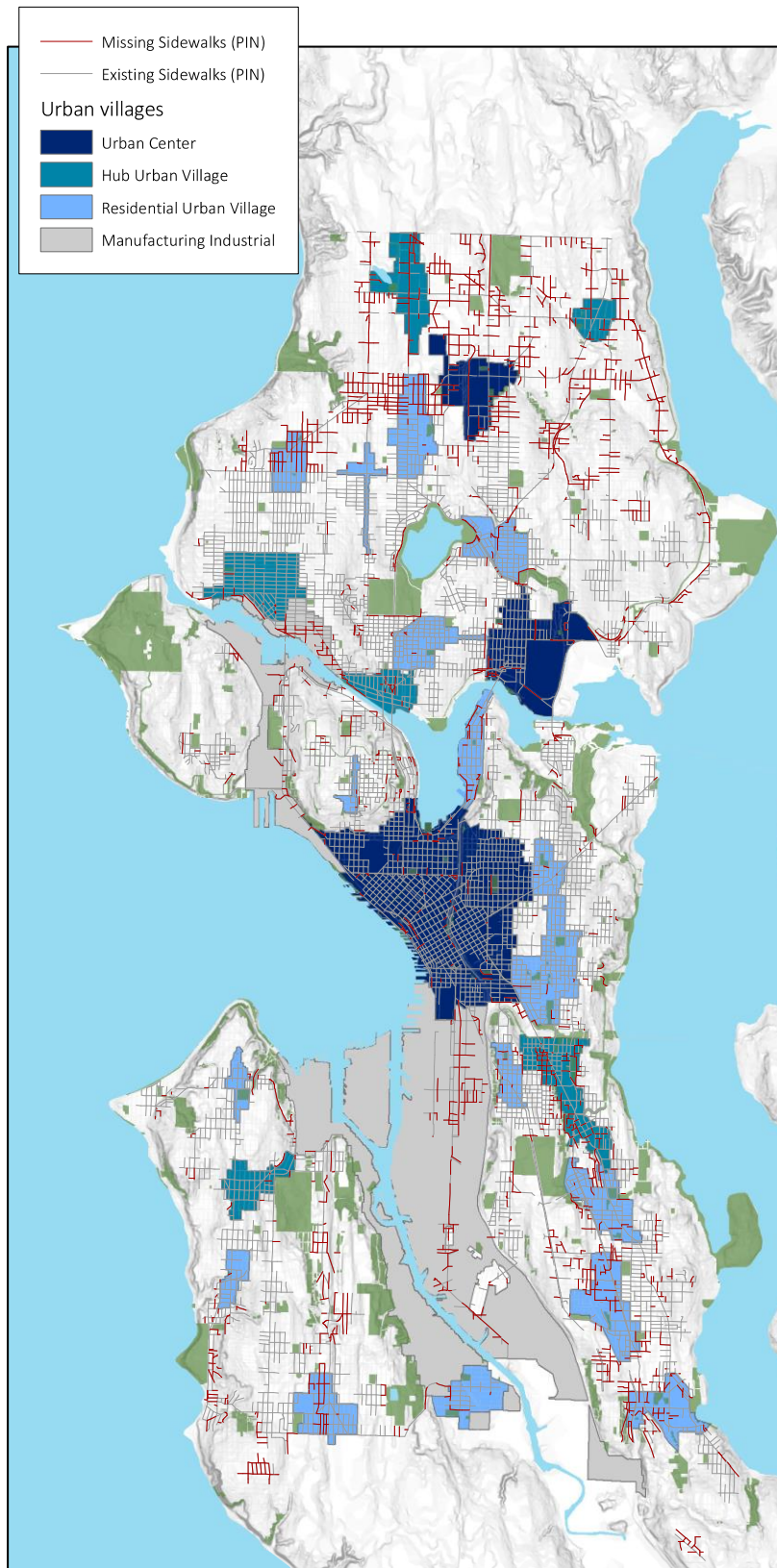
Source: Seattle Office of Housing. Map produced by Office of Planning & Community Development.

Attachment 3: Walksheds in Seattle for 10-Minute and 15-Minute Transit Service, Fall 2017

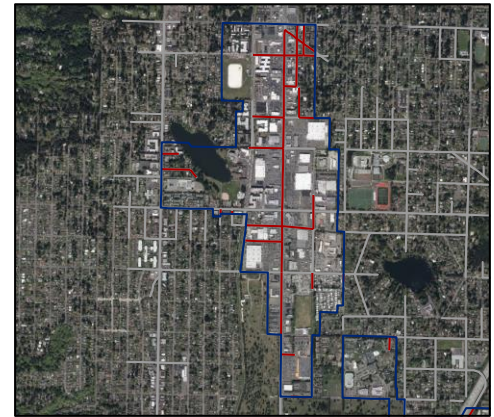


Source: SDOT analysis of fall 2017 schedules for bus, light rail, and streetcar service.

Attachment 4: Sidewalk Completeness in Seattle's Priority Investment Network



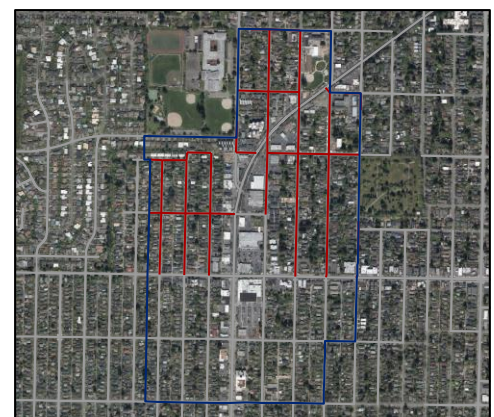
Bitter Lake



Mt Baker



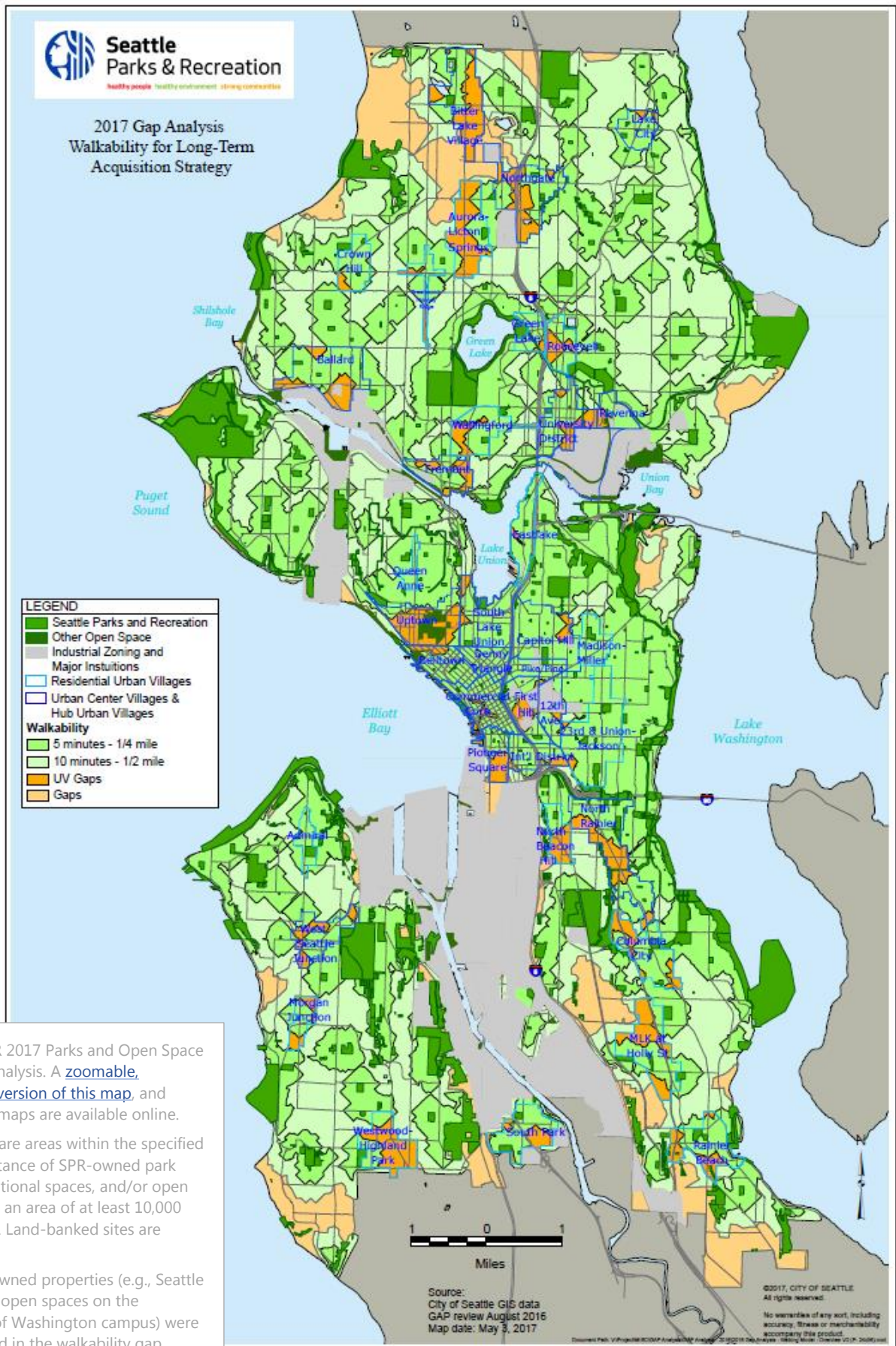
Crown Hill



Sources: SDOT Asset Management database and GIS analysis, August 2017.

Notes: Priority Investment Network is defined in the 2017 Pedestrian Master Plan.

Attachment 5: Walkability Gap Analysis Conducted for Seattle's 2017 Parks and Open Space Plan



Source: SPR 2017 Parks and Open Space Plan Gap Analysis. A [zoomable, interactive version of this map](#), and associated maps are available online.

Walksheds are areas within the specified walking distance of SPR-owned park land, recreational spaces, and/or open spaces with an area of at least 10,000 square feet. Land-banked sites are included.

Non-SPR-owned properties (e.g., Seattle Center and open spaces on the University of Washington campus) were not included in the walkability gap analysis but were considered as part of SPR's broader analysis identifying priority areas for acquisition.