



Subarea Planning Update

Office of Planning and Community Development

8.8.24

Agenda

Welcome and introductions

What are regional center plans

Planning Timeline and Process/ Where we are today

Engagement today

priority technical findings

Closing and next steps

Subarea Planning

How are the Comprehensive Plan and Subarea planning connected?

- Seattle's Comprehensive Plan is a roadmap for where and how our city will grow and invest in our communities over the next 20 years. Within this, the Comprehensive Plan establishes 6 Regional Growth Centers. Subarea planning is the detailed planning for each of those Regional Growth Centers.

What is the difference between the Comprehensive Plan and Subarea planning?

- Focused geography
- Subarea planning is grounded in city wide policy of the Comprehensive Plan.
- Place-specific policies to ensure that our urban centers can successfully accommodate future growth and become more equitable, vibrant and resilient.
- Ability to focus investment and implementation tools guided by each community's interests and visions for its own future to respond to community-identified needs. Including and not limited to economic development, capital facilities, services, public realm.

Subarea Planning

Phase One Plans 24' - 26'

- Downtown
- Capitol hill / First Hill
- Northgate

Phase Two plans 25' - 27'

- South Lake Union
- Uptown
- Universty District

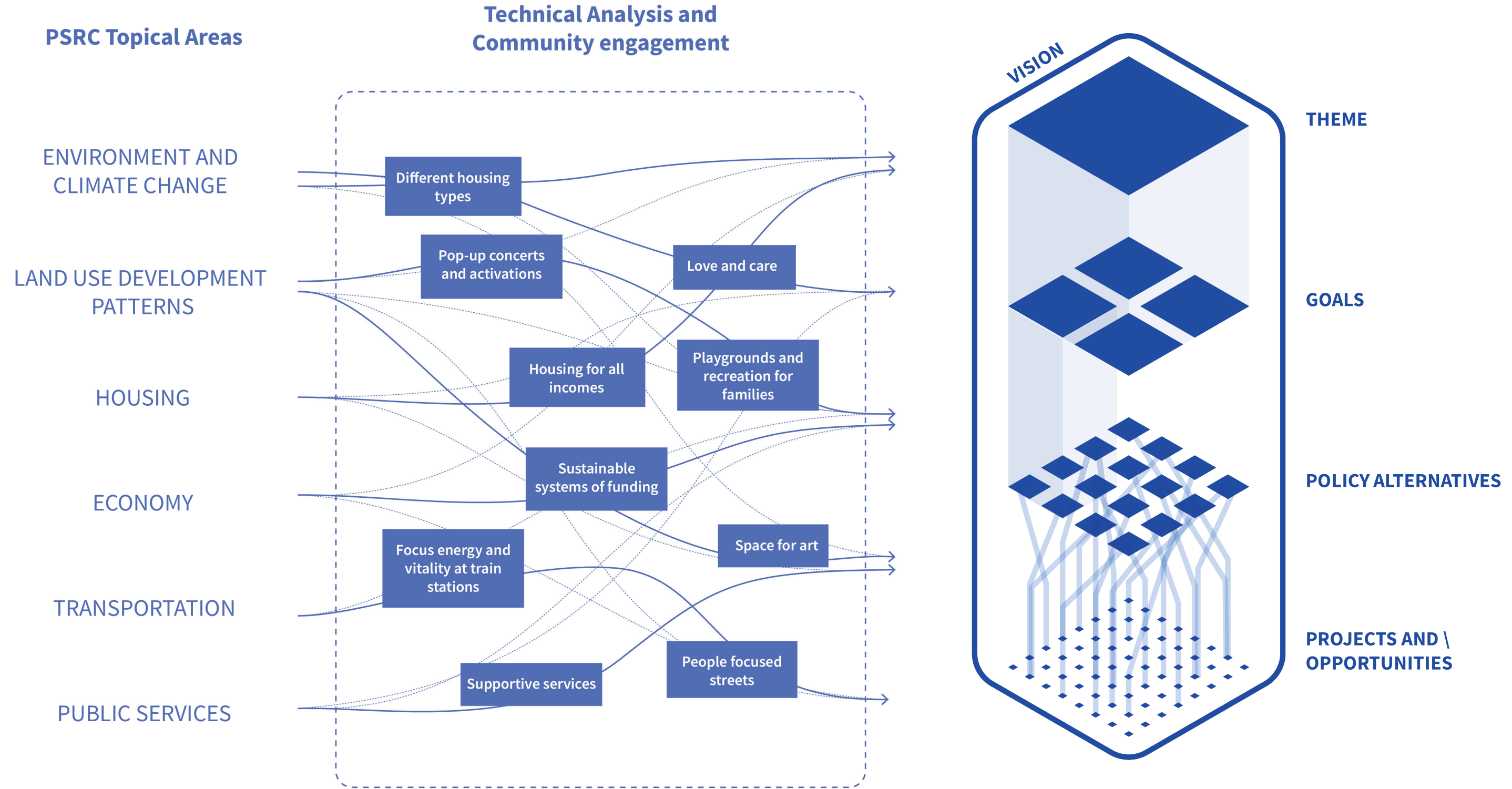




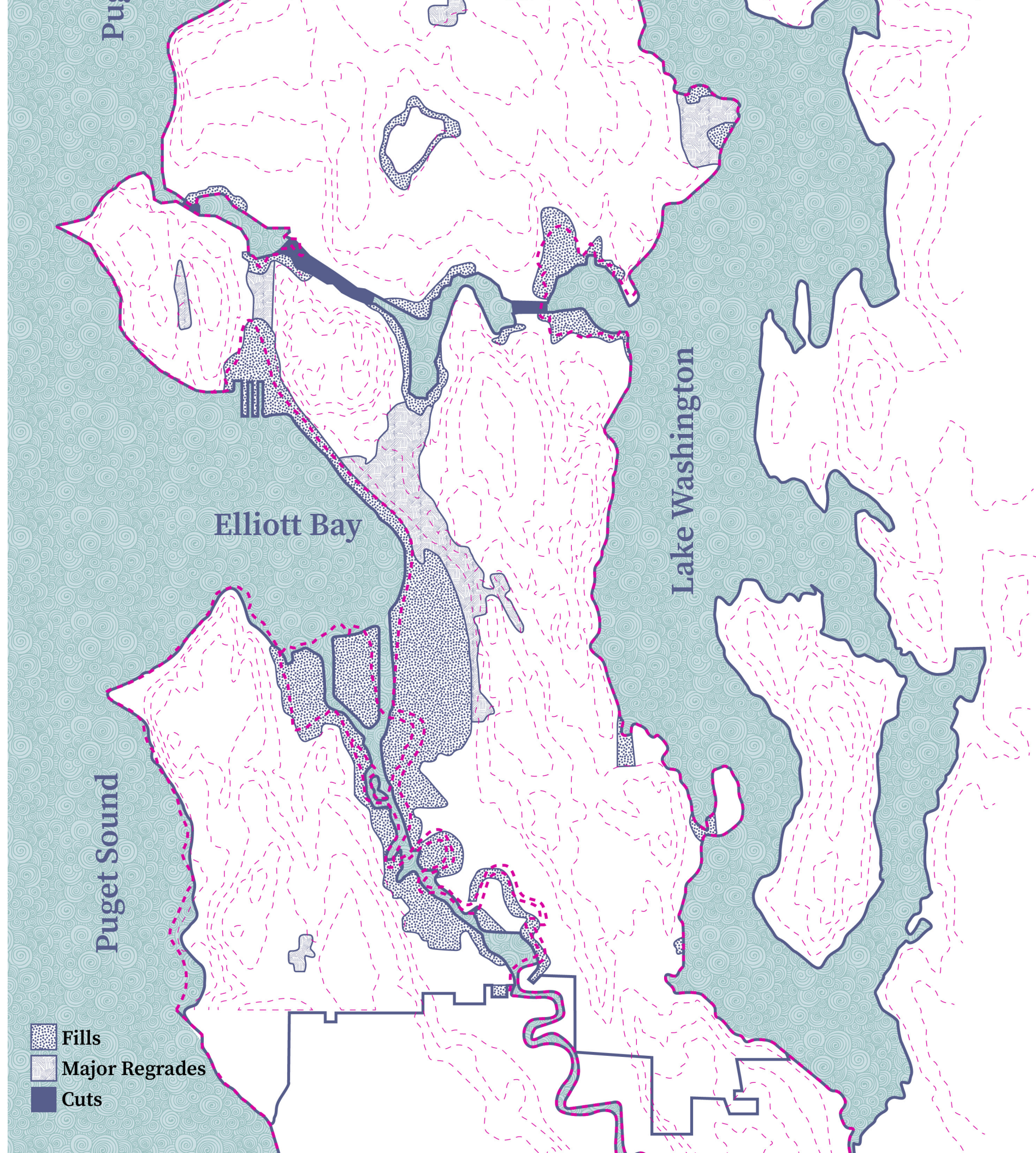
Topics Across All Center

- Multifamily family sized units are not being developed and cost prohibitive to construct
- Safety is top of mind in all areas
- People want to see their fellow Seattlites cared for with access to additional social services and basic amenities like restrooms
- There is a lack of meaningful retail support that addresses equity issues and keeps long time tenants in place
- Maintenance and continued development of open spaces is needed as we densify

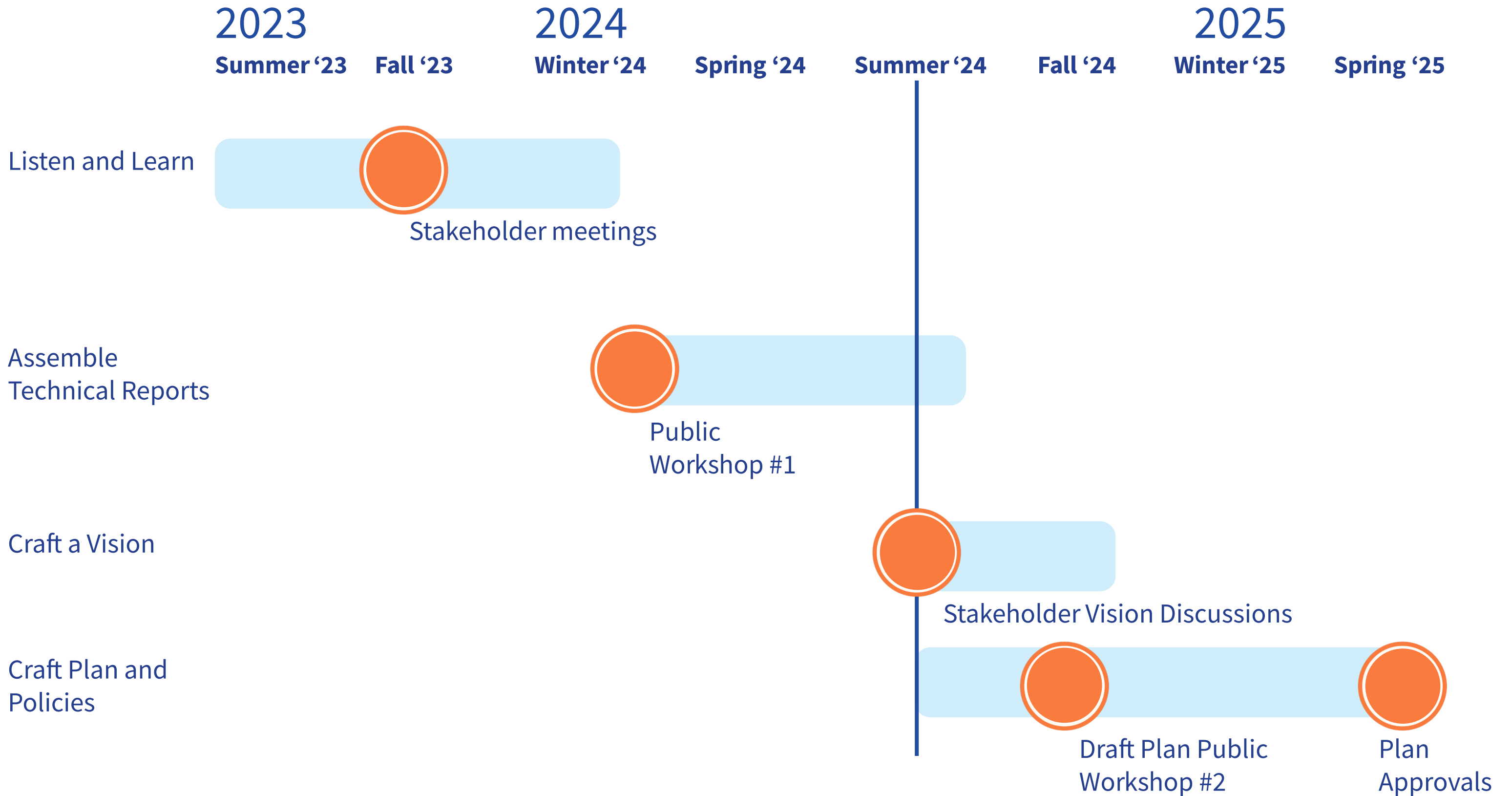
Emerging Ideas



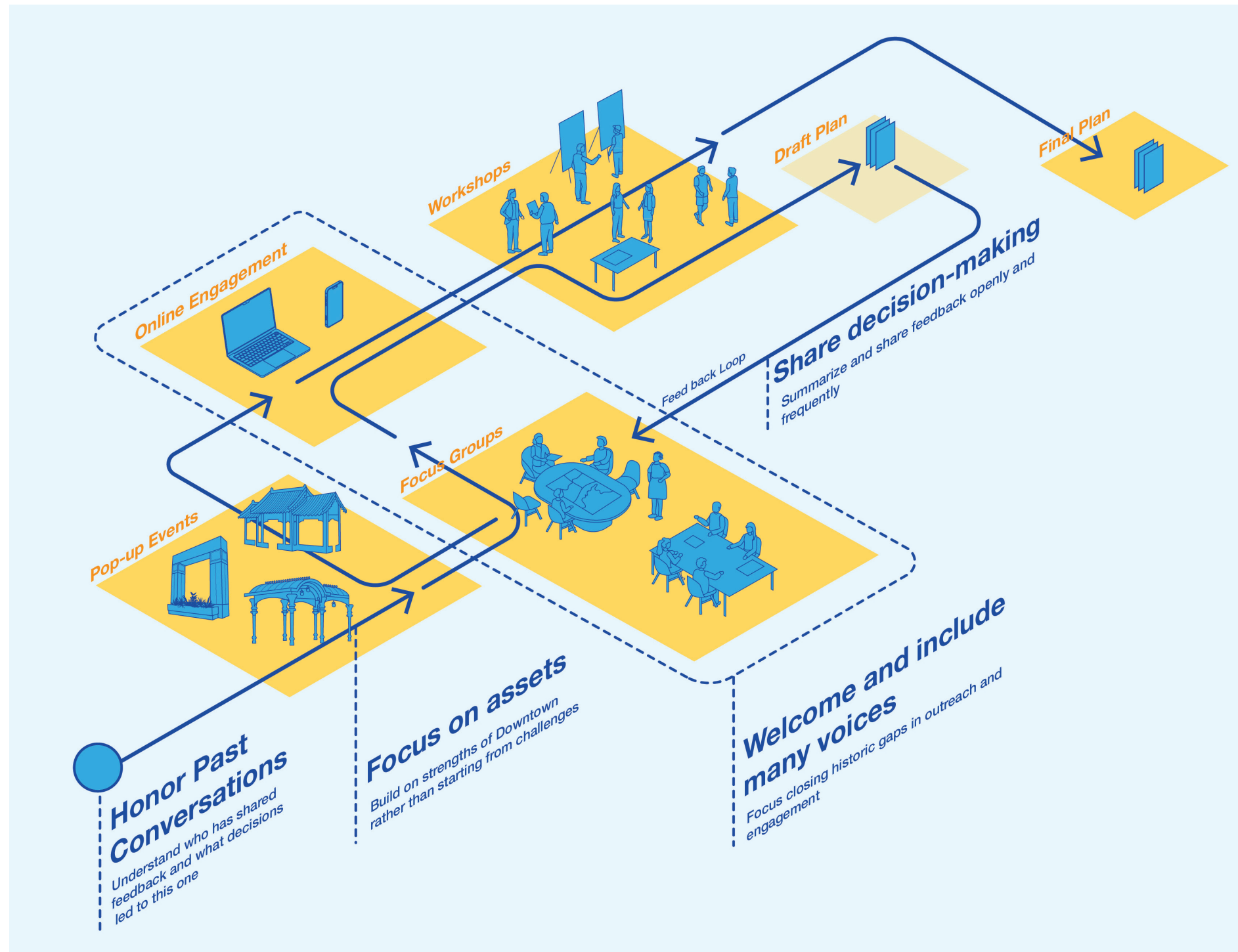
Downtown Regional Center



Downtown Schedule + Next Steps



The plan ideas are shaped by engagement with Downtown communities



What we've done

- ▶ Conversation with youth
- ▶ Event pop up at Hing Hay, Westlake, Freeway Park
- ▶ Artist led documentation of Hip Hop Festival, Seattle Arts Festival, Occidental Sq Art Installation
- ▶ RET focused conversations about arts & culture, employment, youth, and housing
- ▶ Community workshop at Hirabayashi Place
- ▶ Neighborhood discussions in Belltown and CID

Whats to come

- ▶ Discussions with Key Agencies and organizations
- ▶ Community workshop
- ▶ Final Outreach / Review of Draft Plan

Engagement Outcomes

Housing

- ▶ Safety for Downtown residents is a concern
- ▶ Improved neighborhood quality and nearby-services are needed to attract more families
- ▶ There is a need for many types of housing
- ▶ Preparing for seismic retrofits in the CID will be important
- ▶ We need to add more affordable housing in the areas with the best concentrations of resources

Employment Access

- ▶ Health and safety, as well as transportation into Downtown are concerns for businesses
- ▶ The City should review it's own barriers to starting and opening businesses
- ▶ Various Downtown neighborhoods operate under different regulatory frameworks and varying levels of access to capital
- ▶ There is a strong sense of community support among business owners
- ▶ Foot-traffic of office workers has not returned
- ▶ The City should be strategic around priority corridor investments

Arts and Culture

- ▶ The City needs to demonstrate a sustained, increased, and coordinated commitment to the arts world
- ▶ Space is needed - all kinds, all sizes
- ▶ Artists aren't fairly compensated for their work
- ▶ Safety concerns are growing
- ▶ Construction projects are long and disruptive
- ▶ Center racial equity and bring Black, Indigenous, and Brown artists back home Downtown

Youth

- ▶ More spaces where kids can just hang out
- ▶ Youth are a transit-dependant population
- ▶ Safety for kids, both experienced and perceived is important
- ▶ If we want families to live Downtown, we need mixed-income housing and public schools
- ▶ Youth need to see themselves Downtown
- ▶ Downtown has many identities

Racial Equity Toolkit Draft Outcomes

Employment Access Draft RET

Downtown is a center for businesses - of all sizes - that create financial opportunity and stability for entrepreneurs, owners and employees.

Housing Draft RET

Downtown offers diverse housing options that support where people are in their lives without creating a cost burden

Process Draft RET

There are clear and direct connections between diverse lived experiences of Downtowners and the plan recommendations.

The Downtown Plan policies and projects prioritize historically excluded communities.

Arts and Culture Draft RET

A thriving, creative community lives in, works in, and shapes the Downtown experience.

= Themes in development

Today...

Downtown is home to 47,859 residents

OFFERING 29,940 HOUSING UNITS

IT'S ROLE AS A HOUSING HUB IS RELATIVELY NEW

+15%

Amount by which downtown housing growth exceeded targets since 2015

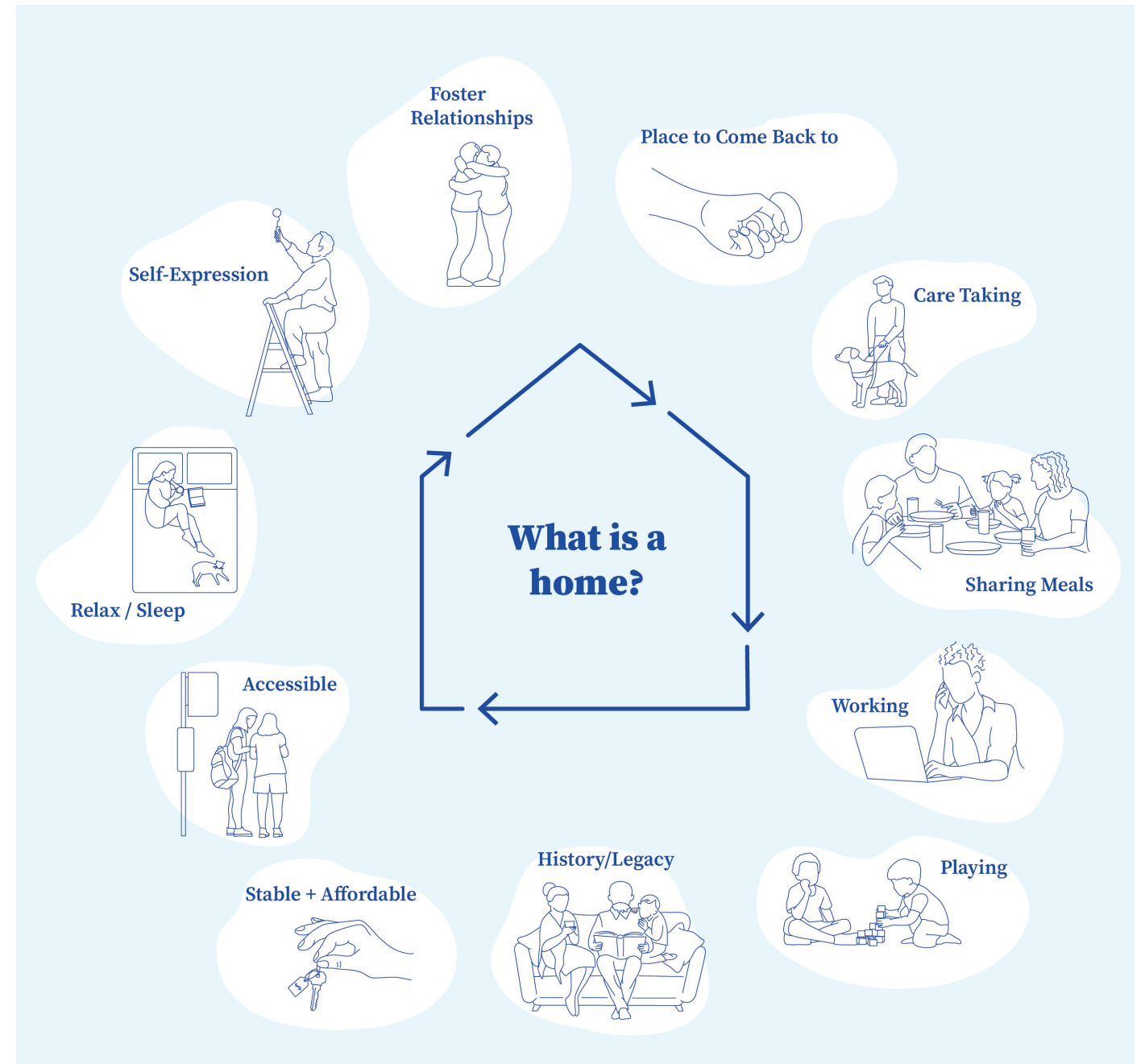
>75%

% downtown units built after 2000

2011

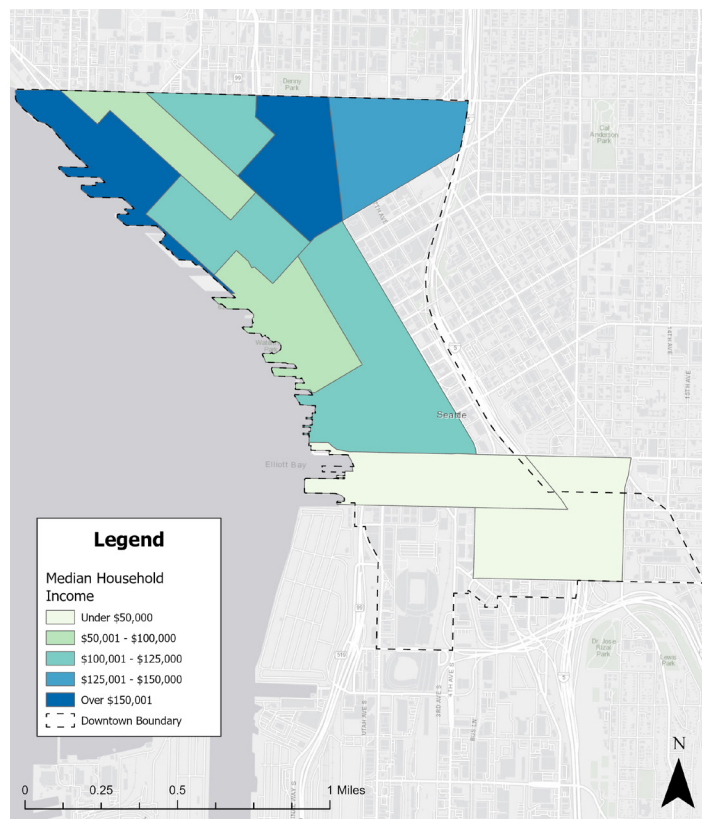
Median year built

DOWNTOWN IS ON PACE TO BE THE LARGEST HOUSING CENTER IN SEATTLE

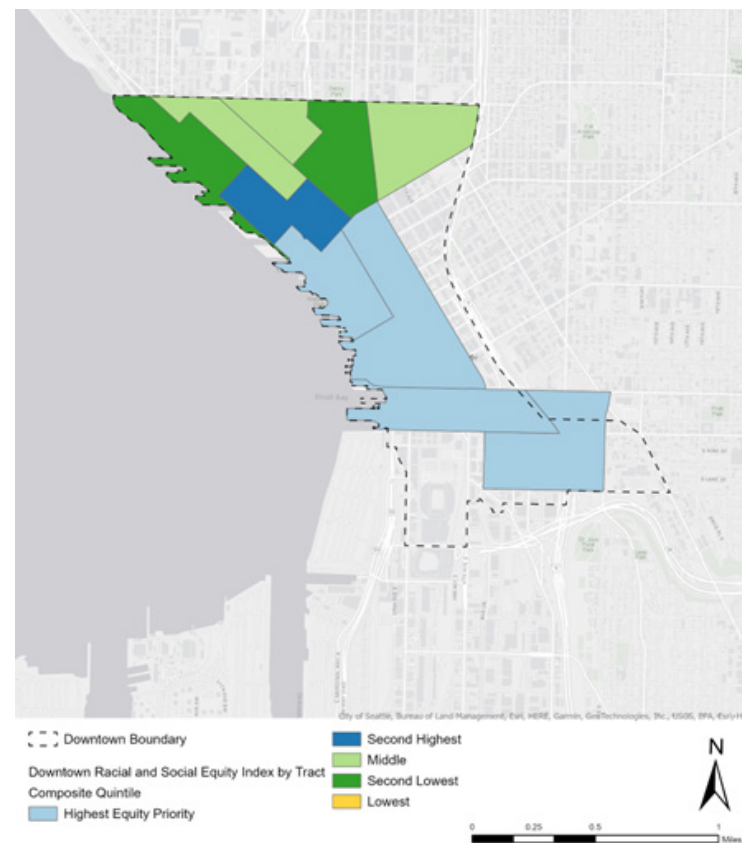


Housing counts from 2023 data from BAE Housing report. Data needs to be reconciled with the Land Use report

Downtown's demographics are highly diverse across geographies



Median Household Income



Racial and Social Equity Index



Shelter and cooling

9 parks offer water access and 3 have public restrooms.

Despite tree planting, there was net canopy loss from 2016-21.

We need additional amenities to serve those utilizing our public spaces

Today...

Downtown's vacancies and public land are an opportunity

VACANT LAND IMPACT

23/21%

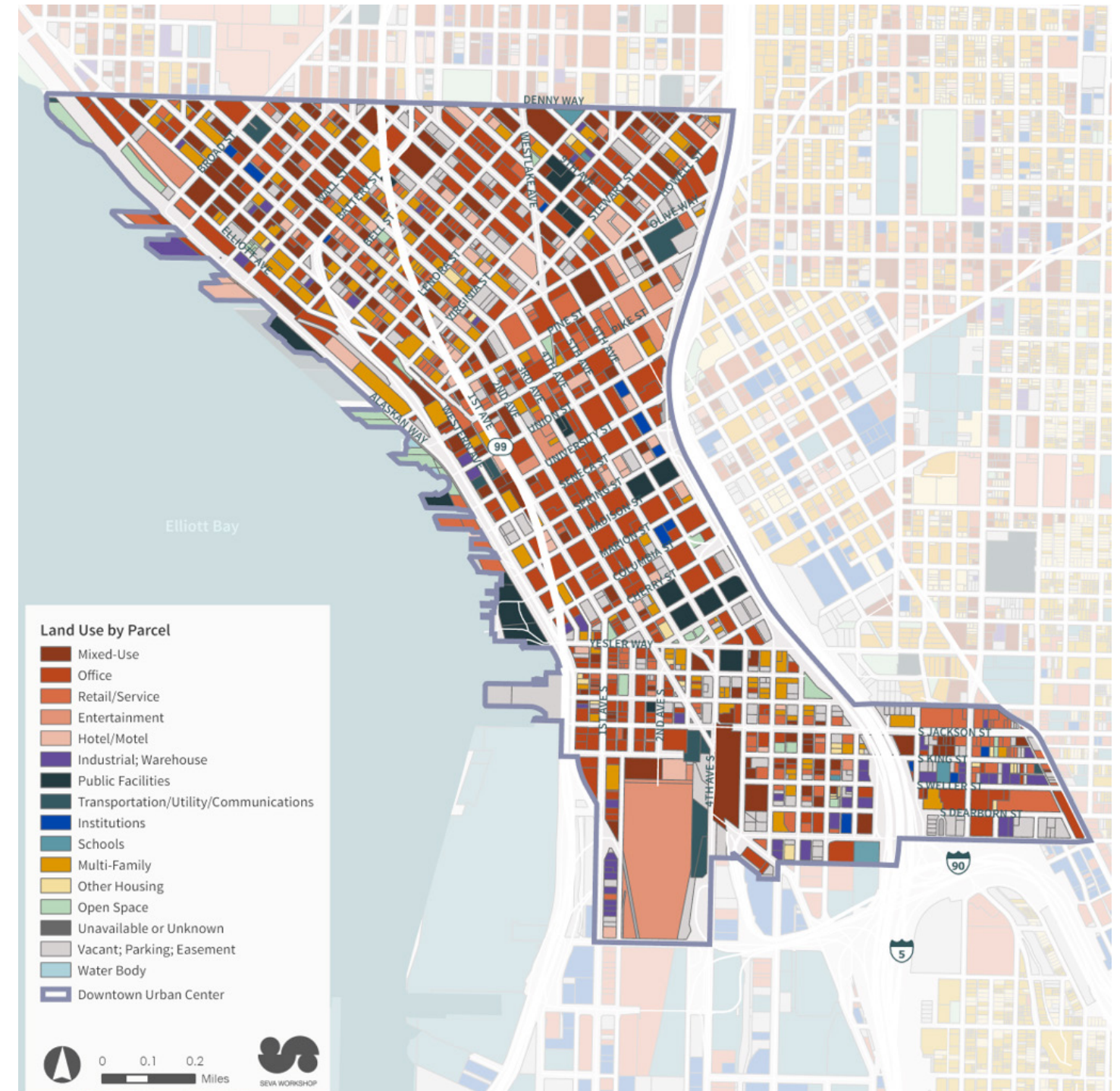
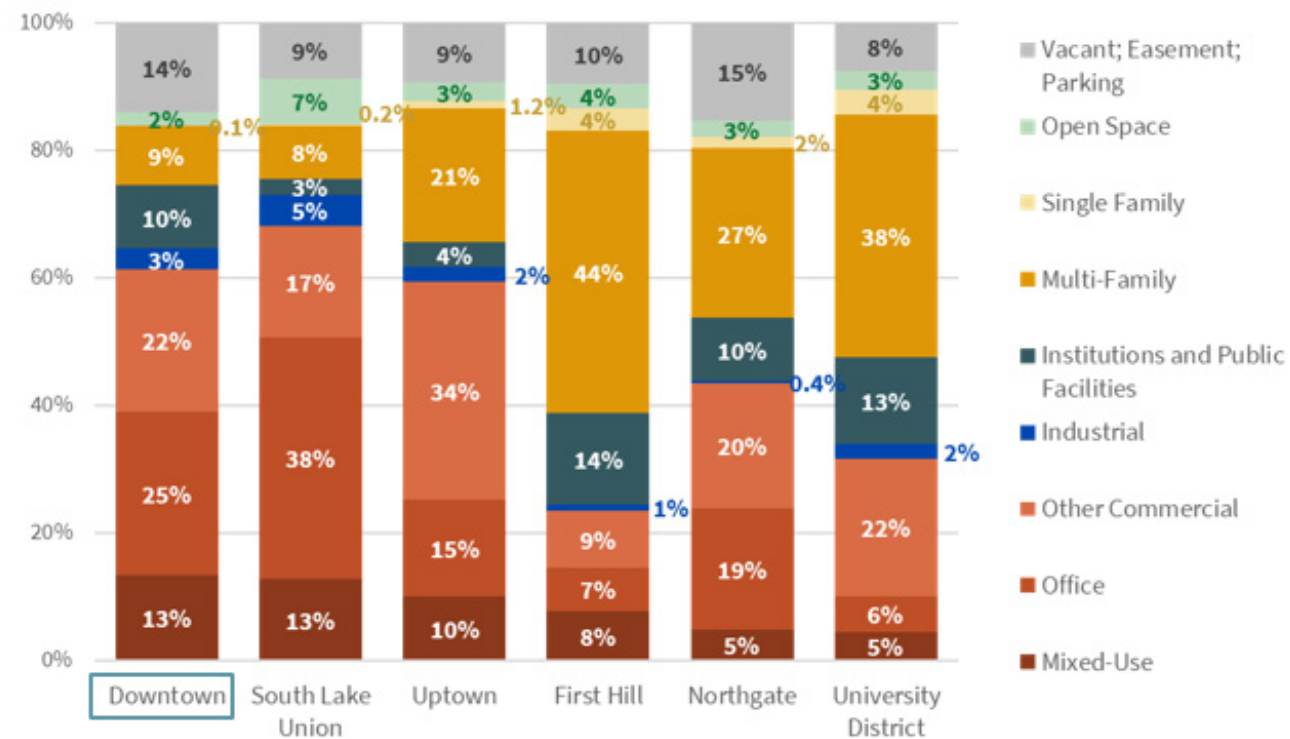
% of CID and Pioneer Square land that is vacant or a parking lot

PUBLIC PRESENCE

29%

% of parcels DT owned by public entities

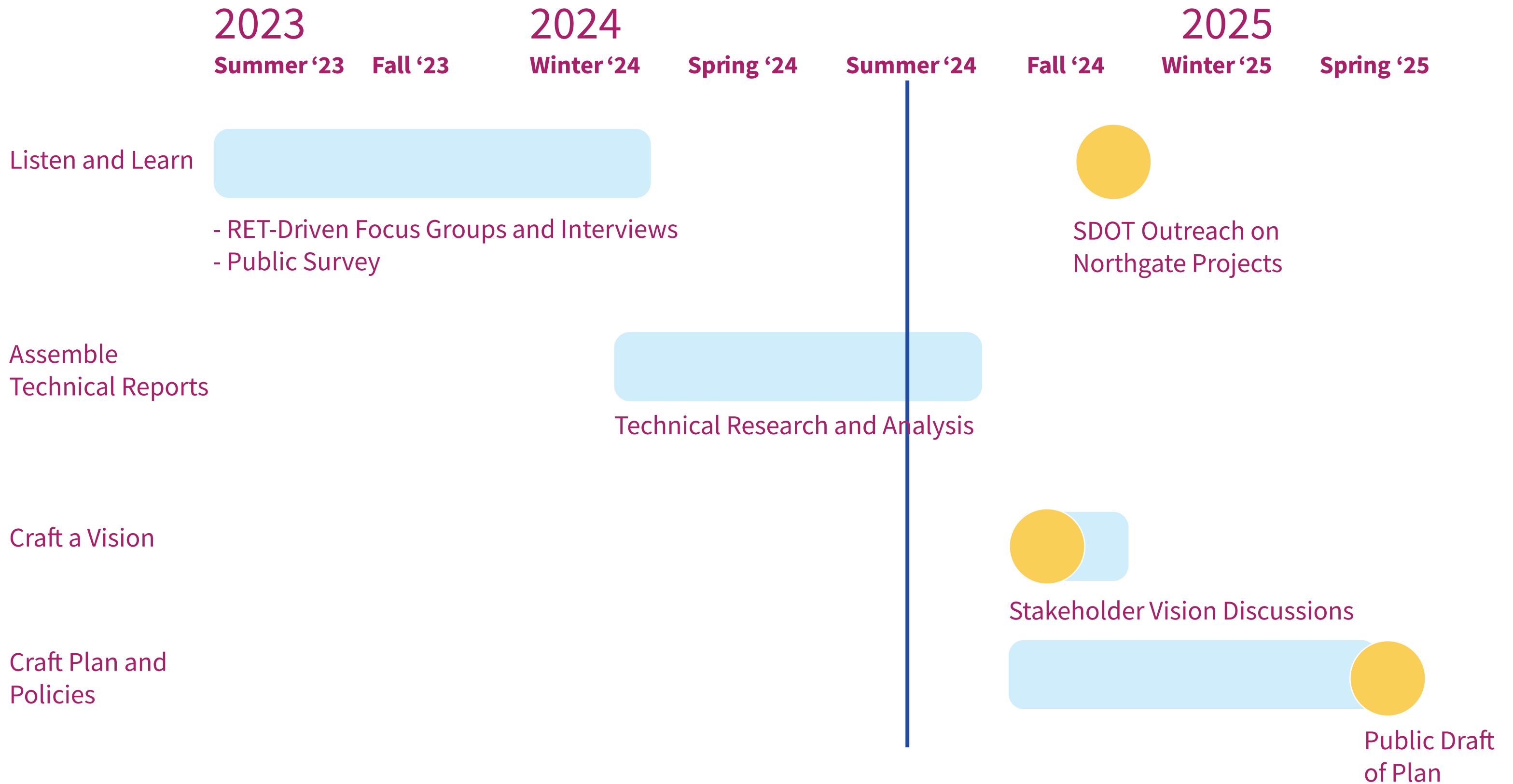
DOWNTOWN HAS THE SECOND HIGHEST ALLOCATION OF LAND TO PARKING LOTS, VACANCY, AND EASEMENTS



Northgate Regional Center



Northgate Schedule + Next Steps



Engagement in Northgate was focused on historically under-served communities



Whom we've reached

- ▶ East African Elders
- ▶ Hispanic Families Group
- ▶ Native Warriors
- ▶ Coyote Central
- ▶ Idris Mosque
- ▶ Hunger Intervention Program
- ▶ North Helpline
- ▶ Food service staffs (Tian Fu, Family Donut, etc.)
- ▶ James Baldwin Elementary
- ▶ Latvian Community Center
- ▶ North Seattle Service Providers (various orgs)
- ▶ Urban League of Metropolitan Seattle
- ▶ Thornton Creek Alliance
- ▶ North Seattle College
- ▶ Northgate Community Center
- ▶ Northgate Branch Library
- ▶ Real estate community (Simon, Bridge, SHA, etc.)

Whats to come

- ▶ Vet Draft Vision and Plan Themes with above orgs and general public
- ▶ Share Draft Plan for public comment

Engagement Outcomes

Neighborhood Strengths

- ▶ Many services can be accessed locally
- ▶ Light rail and pedestrian bridge are highly valued
- ▶ There are affordable dining and entertainment options
- ▶ Great access to jobs - both in Downtown Seattle and upcoming transit access to the north
- ▶ Diversity of population
- ▶ Kraken Iceplex facility is an asset
- ▶ Robust network of community assets
- ▶ Thornton Creek and Beaver Pond and loved environmental assets

Top Concerns

- ▶ People miss the mall as a gathering and lingering space
- ▶ The area is ready for a redefined identity
- ▶ More housing to meet a variety of family sizes and incomes
- ▶ More vibrant streets and more parks / open spaces
- ▶ There is a lot of room for improvement in the pedestrian network
- ▶ Connections to light rail could improve
- ▶ Housing affordability

Vision for the Future

- ▶ Build upon existing environmental assets
- ▶ New development, more activity
- ▶ More vibrant street life
- ▶ Affordable housing, including multigenerational living
- ▶ Walkability and more complete pedestrian network
- ▶ More public artwork
- ▶ Improved east-west transportation connections
- ▶ More and better parks



Example Racial Equity Toolkit Draft Outcomes

Environmental Quality: Northgate is an attractive neighborhood, with high standards for air, noise, and water quality. Environmental assets flourish.

Metrics for tracking: air quality, noise levels, tree canopy

Transportation: Available transportation options reflect the vehicle access and modal preferences of cultural communities and residents of Northgate, including options for walking.

Metrics for tracking: Mode share, Link and Metro ridership

Housing: Northgate's housing inventory meets growth targets, offering options and choices that reflect Northgate's vision for the future. Available housing mix reflects the income levels, family sizes, and design preferences of cultural communities and residents of Seattle.

Metrics for tracking: Count of housing units, average rent and range of rent rates for housing, % population BIPOC

Social Infrastructure and Wellbeing: Residents of Northgate feel connected to the natural environment and have safe access to schools, recreational facilities, transit stops, community gathering spaces, and other services at levels of service comparable to other North Seattle neighborhoods.

Metrics for tracking: % of population within a 10-minute walkshed of a park, Asset map completeness

Example Racial Equity Toolkit Draft Outcomes

Placemaking: Northgate neighborhoods feel vibrant, comfortable, and culturally relevant to their residents and broader communities. Public and private developments prioritize urban design that builds identity.

Metrics for tracking: Foot traffic counts, event counts, crime rates

Anti-Displacement: Growth in Northgate benefits its long-standing residents and business-owners. Anti-displacement measures provide support for households and businesses who want to remain in the growing and changing Northgate subarea.

Metrics for tracking: Anti-displacement policies

Indigenous Inclusivity: Parts of the Northgate neighborhood are co-developed in partnership with indigenous communities and the neighborhood becomes a hub of activity for indigenous people, including a mix of residential and culturally specific sites.

Metrics for tracking: Population counts for AI/AN in the greater Northgate area

Business Mix: Northgate is full of opportunities for entrepreneurship and business ownership. A diverse economic ecosystem provides a healthy mix of retail, services, and jobs.

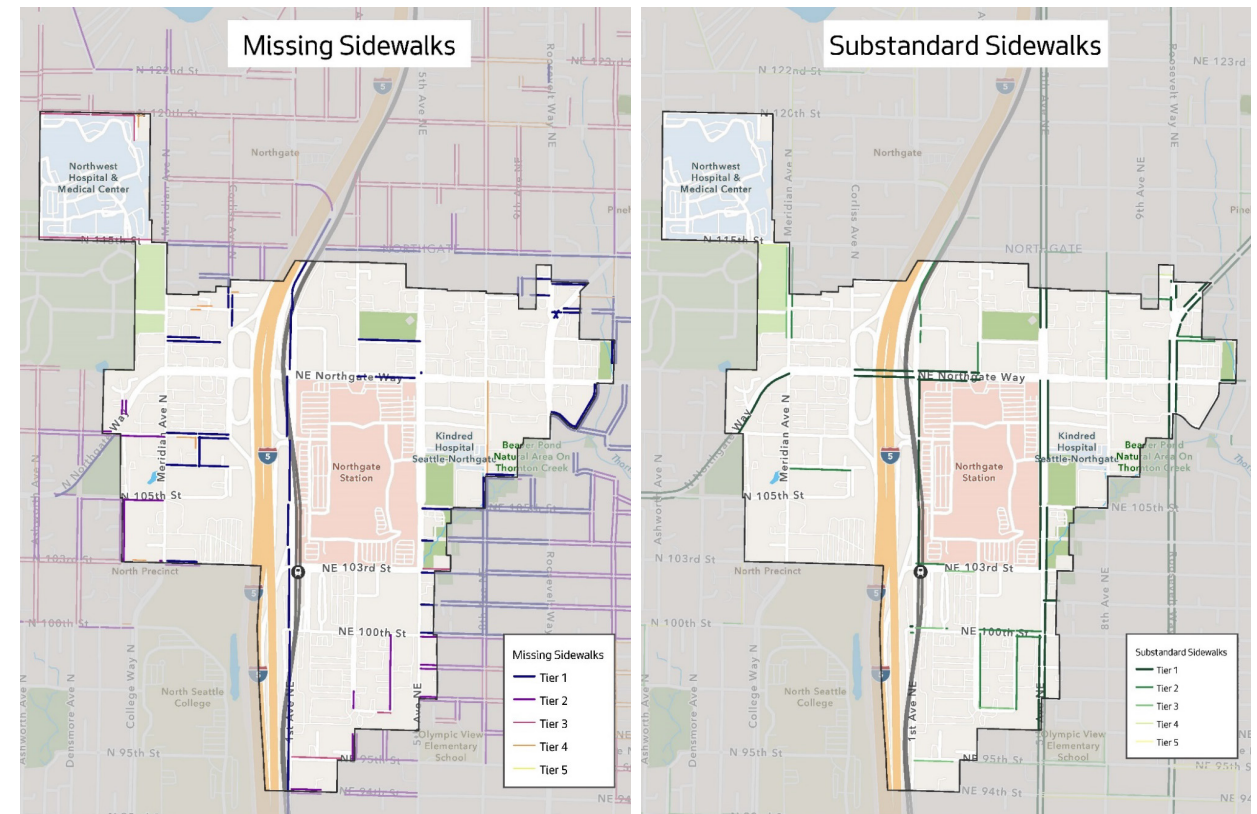
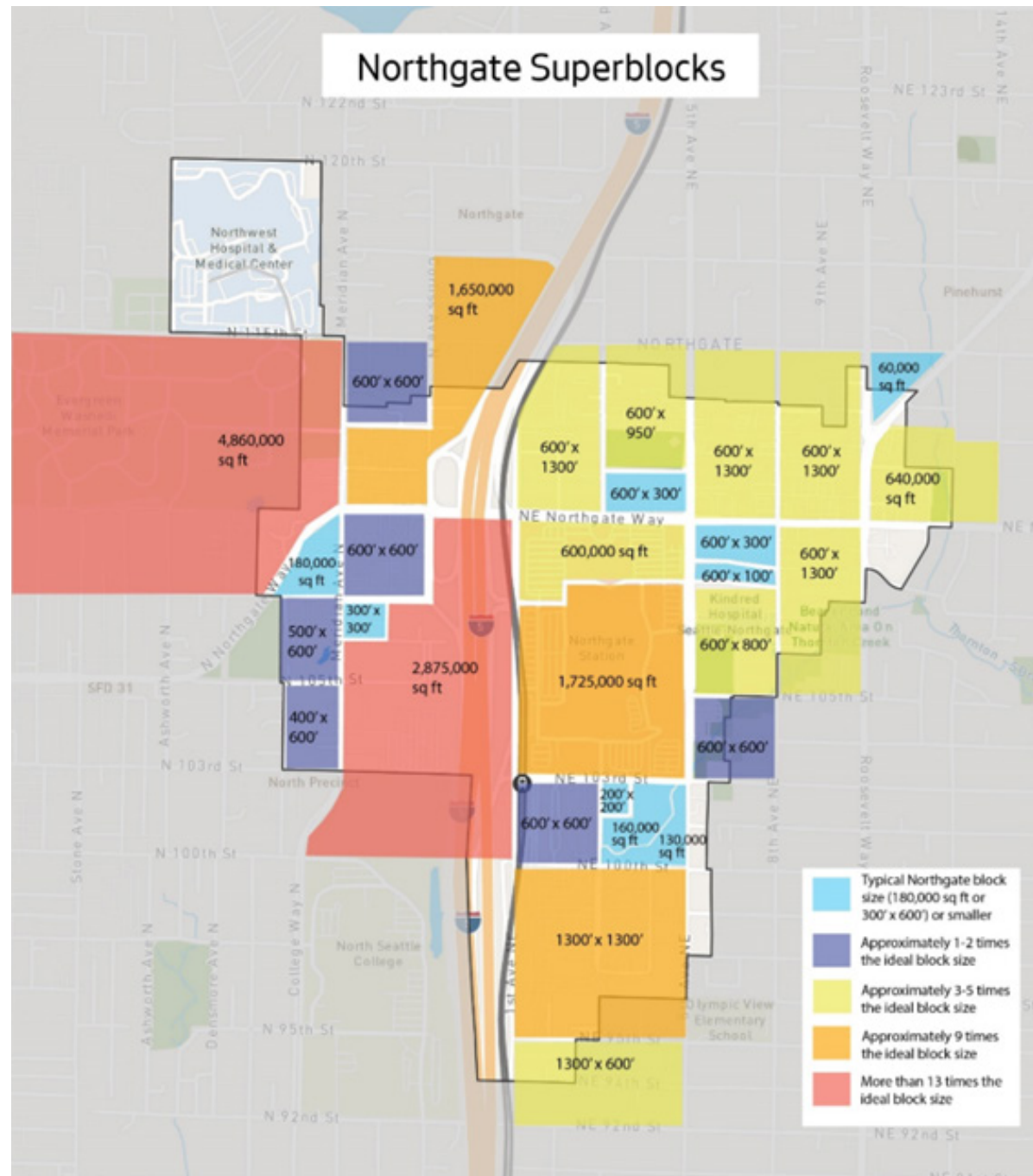
Metrics for tracking: New business licenses, job counts

Today...

Northgate is still built for cars...

MOST BLOCKS ARE AT LEAST **3X THE IDEAL SIZE**

HIGH VOLUME OF MISSING OR POOR SIDEWALKS



RISK OF HEAT ISLAND AND FLOODING

Afternoon Temperatures in Summer

86 °F-88 °F

89 °F-91 °F

92 °F-96 °F

Urban Center Boundary

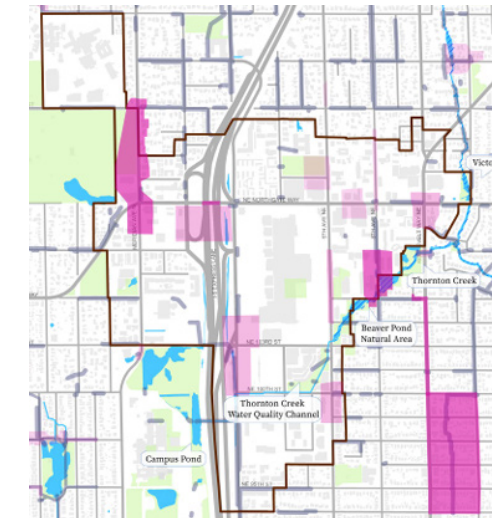
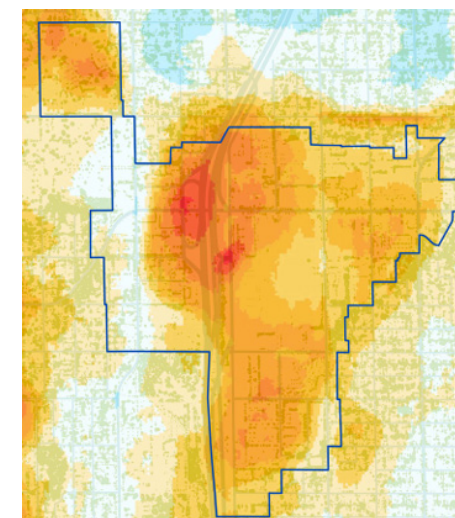
Urban Flooding

Drainage Risk Area (potential urban flooding)

Parks and Open Space

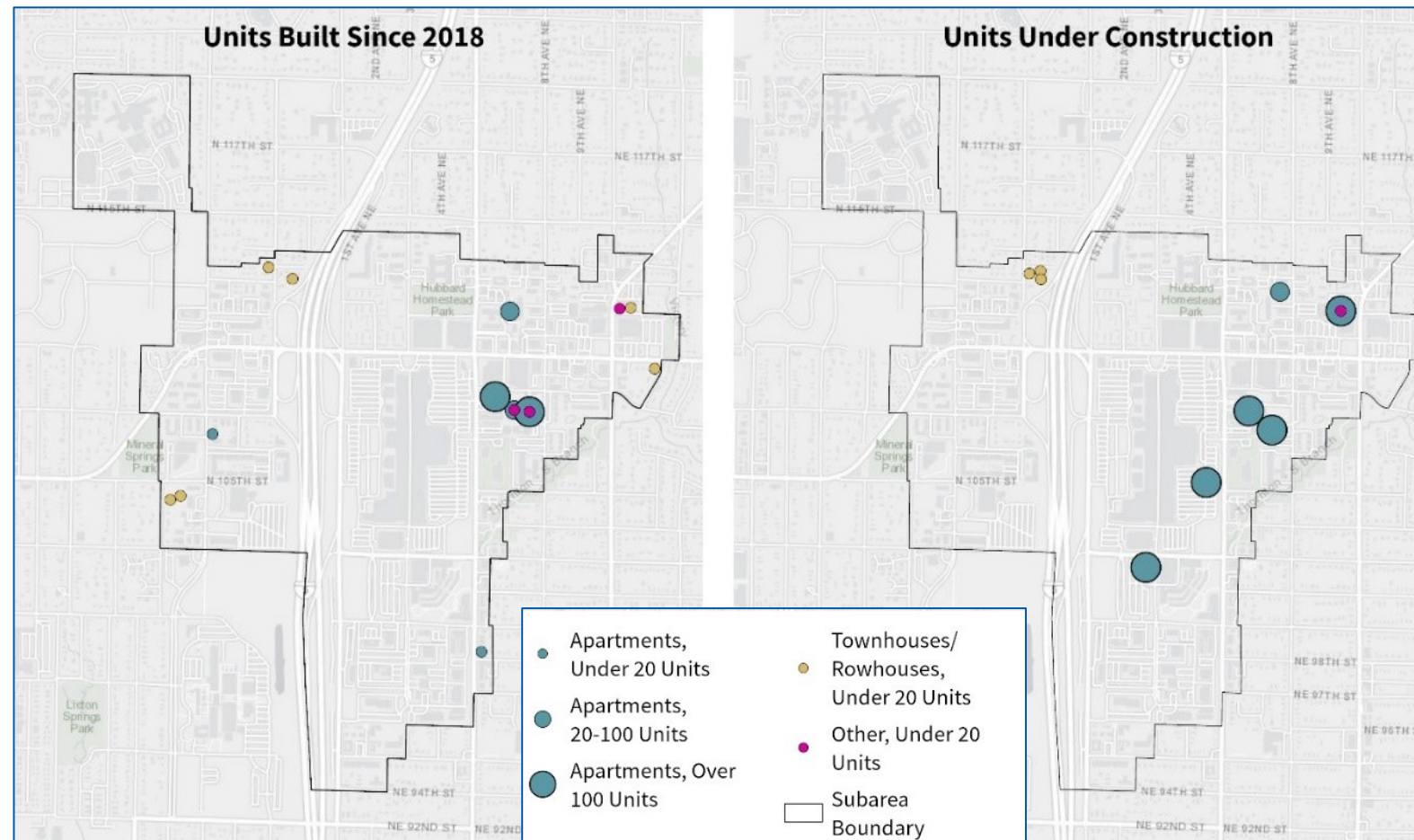
Urban Flooding Area

Capacity Constrained Drainage System



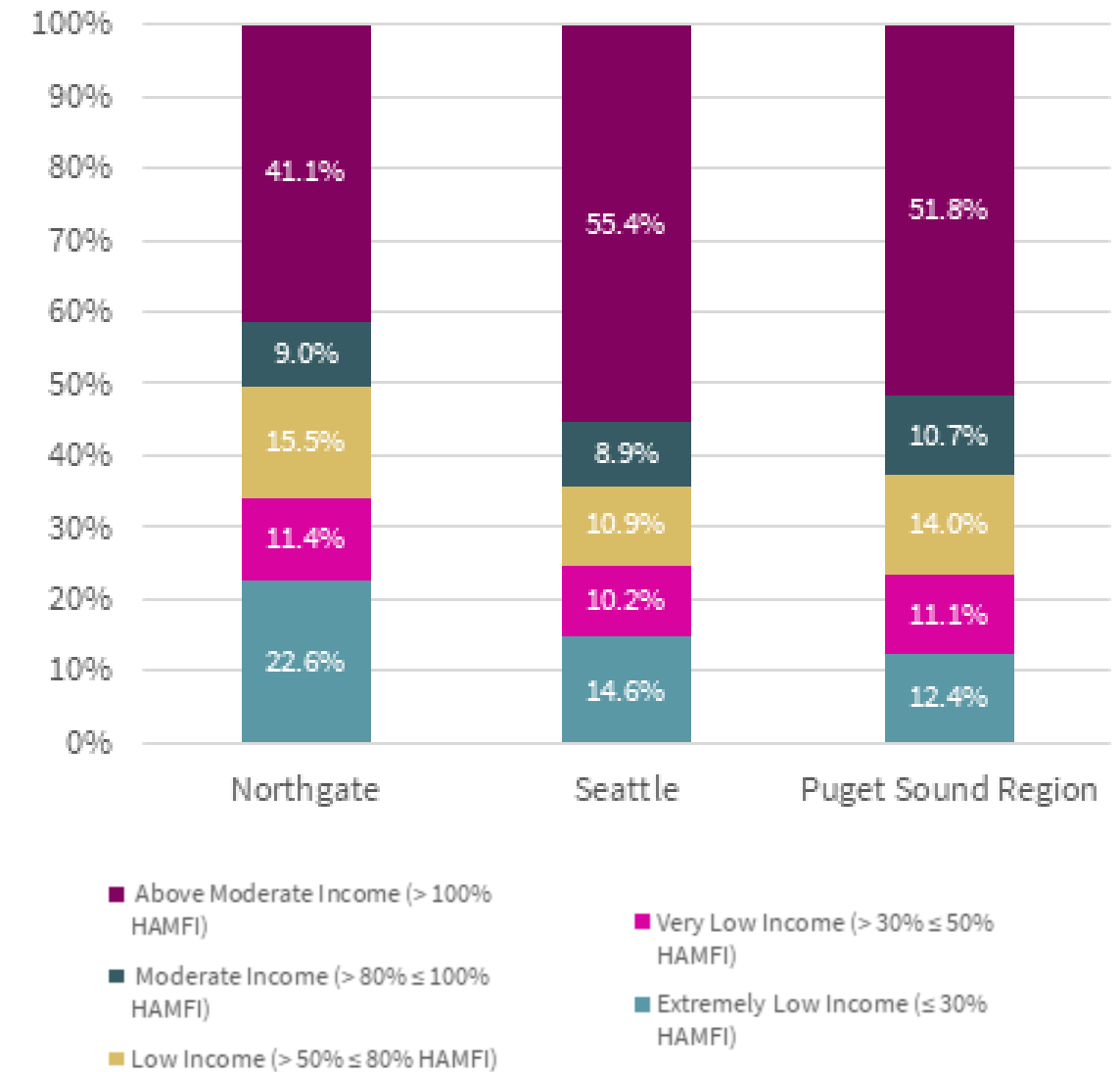
Today...

PACE OF REDEVELOPMENT HAS SLOWED



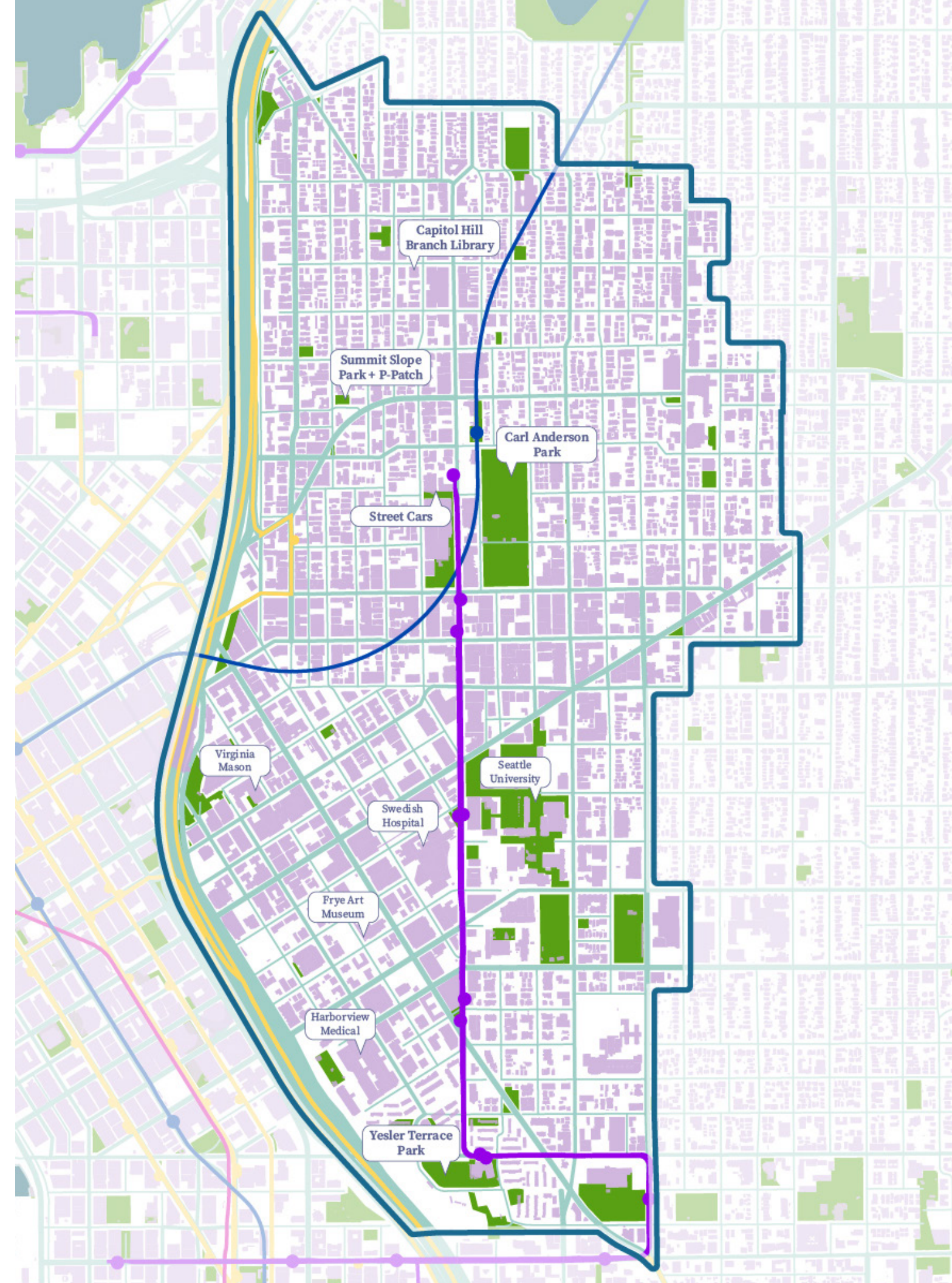
- ▶ Pace of development has slowed due to supply side costs
- ▶ Pipeline is exclusively rental housing
- ▶ Multiple significant affordable housing projects coming
- ▶ Newer market-rate units expected to increase average rents

INCOMES FAR BELOW CITY AND REGION

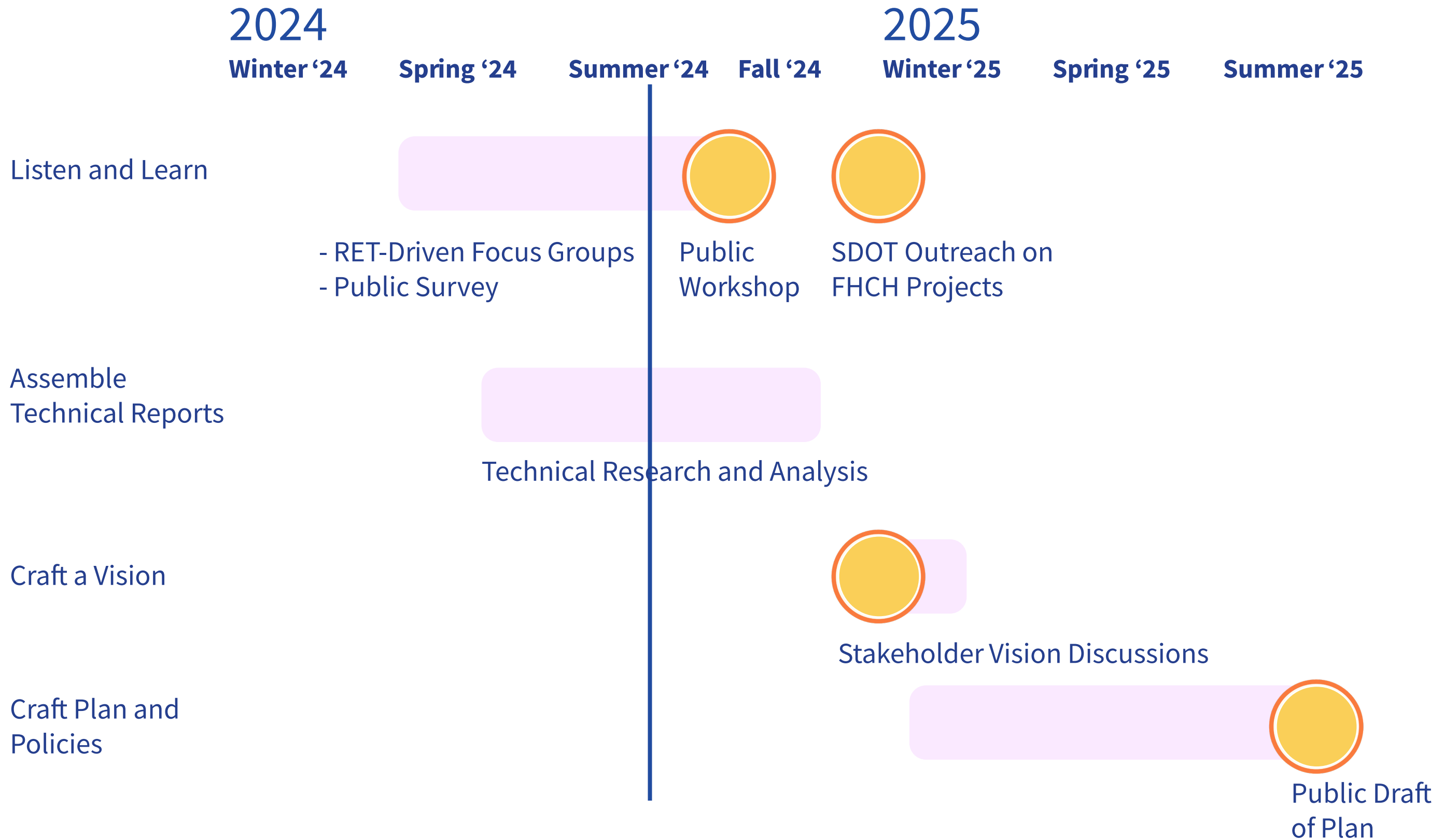


- ▶ 11,000 jobs to 5,200 employed residents
- ▶ UWMC adding several hundred jobs
- ▶ Opportunity to either:
 - ▶ match existing less-skilled or formally educated residents with dependable growth in service
 - ▶ OR connect residents with growing job sectors (healthcare, etc.) via nearby workforce training

First Hill + Capitol Hill Regional Center



First Hill + Capitol Hill Schedule + Next Steps



Engagement Plan

In collaboration with **The Urban League of Metropolitan Seattle**

We will be engaging with community members throughout the Summer + Fall



Small Group Discussions

During the summer of 2024, four small group discussions were held to focus on the RET outcomes and relevant area topics in First Hill / Capitol Hill: **environment, housing/economy, culture/health and transportation.**



Community Walking Tours

Local expert-led walking tours will highlight important sites and existing conditions in First Hill and Capitol Hill.



Pop-up Events

Engaging with existing events, such as the Capitol Hill Farmers market and street festivals, will spread awareness of the planning process.



Public Workshop

A public workshop in the fall will allow for more in-depth discussions about ideas with community members and lay the foundation for the technical analysis.



Survey

Online surveys, promoted through pop-up events and print materials will gather a wide range of feedback from community members.

Small Group Discussions

What we see now...

Consistent across all topics

- First Hill and Capitol Hill are very different experientially and there is a physical disconnection between these two neighborhoods and Downtown.
- Capitol Hill is a good place for ground floor retail, but spaces are closing. There is a fear that it is losing its eclectic-ness and there is displacement of arts + nonprofits.
- This area is very diverse and LGBTQ+ friendly.
- Mental health and substance abuse in plain sight.
- Need for more green space and tree canopy.
- Lack of public restrooms.



Environment

- First Hill lacks small businesses and cultural “vibe” that Capitol Hill has.
- Trees are being removed and not replaced.
- First Hill does not have walkable amenities.
- There are so many more dogs since the pandemic. They are co-opting spaces for people.

Culture / Health

- First Hill is inaccessible, particularly for those that might be impaired or accessing the hospital.
- Alleys are a place for drug use in Capitol Hill. A safe space for drug use is needed.
- Lambert house is a good safe queer space.
- There are no public bathrooms in the area, these are needed in light rail stations.
- Public art is working well. The AIDS memorial Plaza looks great.

Economy/Housing

- New development housing is small units, however young families need and want space here.
- There are vacancies in studio apartments.
- It is difficult to create a sense of belonging or community with smaller units.
- More natural areas are needed.

Transportation

- Protected bike lanes are good, but there is a lack of continuity. Difficult to bike to Health Care.
- Outdoor seating is good and there is a lot of pedestrian activity at night.
- Boren Ave is impossible to cross at parts.
- First hill arterials are used as a pass through.
- Central needs connections to ferries and Sounder Transit, this all happens through Capitol Hill.

RET Outcomes + Methodology

Environment

First Hill/Capitol Hill balances sustainable growth with a healthy environment.

Housing

Stable, low to moderate income housing is preserved and created to welcome newcomers and support long-time community members in all patterns of living.

Residents of First Hill/Capitol Hill live healthy, fulfilling lives, with specific support for the most vulnerable community members.

Economy

First Hill /Capitol Hill is a place that is accepting of difference, where community members can see their cultural values reflected.

Small, local retail thrives in First Hill/ Capitol Hill.

Transportation

Jobs, retail, and services can all be accessed without a car.

Transportation options support healthy lifestyles, overcoming historic environmental injustice.

First Hill/Capitol Hill is well-connected to the neighborhoods that surround them.

Technical Research and Analysis so far...

