

# NEIGHBORHOODS FOR ALL

How can we expand housing opportunities in Seattle's single-family areas?

The Seattle Planning Commission, a volunteer body of Seattle residents, is excited to host a conversation with renters and home owners about the housing challenges and opportunities in single-family areas.

Please join us to learn about the history of residential neighborhoods in Seattle, and to discuss your ideas for growing equitable neighborhoods.

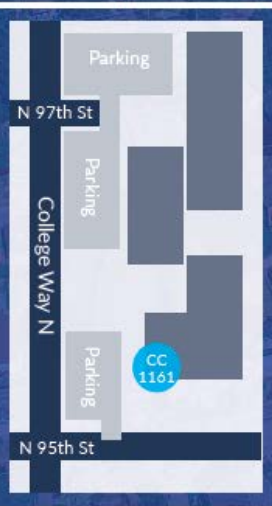
## AGENDA

- 10:00AM sign in, join a small group
- 10:30AM neighborhoods past & present
- 11:30AM group discussion
- 12:00PM closing comments

**When:**  
April 27, 2019  
10AM to 12PM

**Where:**  
North Seattle College  
Room: CC1161  
9600 College Way N.  
Seattle WA 98103

Transit routes:  
Light rail, #26, #40,  
#316, #345, #346



**Free Event  
RSVP Here:**

<https://bpt.me/4190799>

**Coffee &  
lunch provided**

Visit the Planning Commission's website to review Neighborhoods For All: [www.seattle.gov/planningcommission/our-work/neighborhoods-for-all](http://www.seattle.gov/planningcommission/our-work/neighborhoods-for-all)

Two events:  
April 27 and May 4<sup>th</sup>

Intent

Target audience

Outreach

**When:**  
May 4th, 2019  
10AM to 12PM

**Where:**  
Southside Commons  
3518 S Edmunds St  
Seattle WA 98118

Transit routes:  
Light rail, #7, #106, #50

# Neighborhoods for All Conversation Guide

## 1 NEIGHBORHOODS TODAY



## 2 NEIGHBORHOOD HISTORY



## 3 CASE STUDIES



### Urban Planning 101: A cheat sheet

Below are some of the common tools that cities use to manage development.

**Zoning**  
"Which buildings can be built where"



The basic purpose of zoning is to separate incompatible land uses. For example, keepin housing and childcare facilities away from manufacturing and industrial buildings. Zoning regulations make different parts of a city legal for some uses, and illegal for other

Within a zoning category, there are rules th specify what buildings can be built there.

**Development Standards**  
"Shape, & safety requirements"



Development standards establish construct specifications. For example, these are the standards that require a building to be set back some number of feet from the edge of a property line, or limit the building's height. They can also define which materials are allowed, and prohibit materials that don't meet health and safety standards.

**Design Review**  
"Appearance, access, site considerations"



Seattle has a Design Review Program that

### Residential Neighborhoods Today

Seattle has three times more land reserved only for single-family homes than for all types of multifamily combined.

This means that households with the economic resources to afford a detached house can choose to live in a much wider range of locations than those who cannot afford a single-family house, or prefer a different housing type.

This creates additional challenges, as Seattle's population continues to grow. Since 2010, Seattle has added more than 105,000 residents, surpassing 700,000 in 2017, making us one of the fastest growing U.S. cities.

**Current zoning does not promote equitable access to public amenities and assets.**

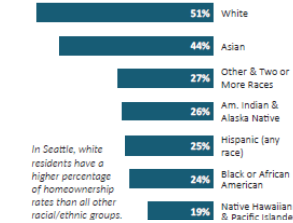
The impacts of this systematic and institutional racial discrimination persist today in the spatial segregation of communities of color.

In addition, zoning restrictions constrain the number of households that can live within walking distance of services that are located in single-family zones, such as schools and parks. The high cost of buying in to a single-family zoned area restricts access to cultural and essential services on the basis of income.

**Accommodating more people within existing houses uses resources more sustainably.**

As we grow, our shared vision of Seattle as a sustainable, livable home for all kinds of people depends on allowing every resident to live within walking distance of essential services and transit.

**Homeownership Rates by Race & Ethnicity**  
Source: 2016 American Community Survey 5 Year Estimates



Please share your thoughts:

- 1 Seattle is not growing equitably today. What are the contributing factors?
- 2 How could we give more people access to neighborhoods that have many assets and services?

Notes:

# Conversation Boards

## Residential Neighborhoods History

1. Timeline: Housing Equity
2. Lasting Policy Impacts
3. Neighborhood Buildings

## Residential Neighborhoods Today

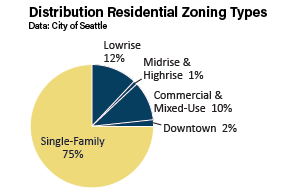
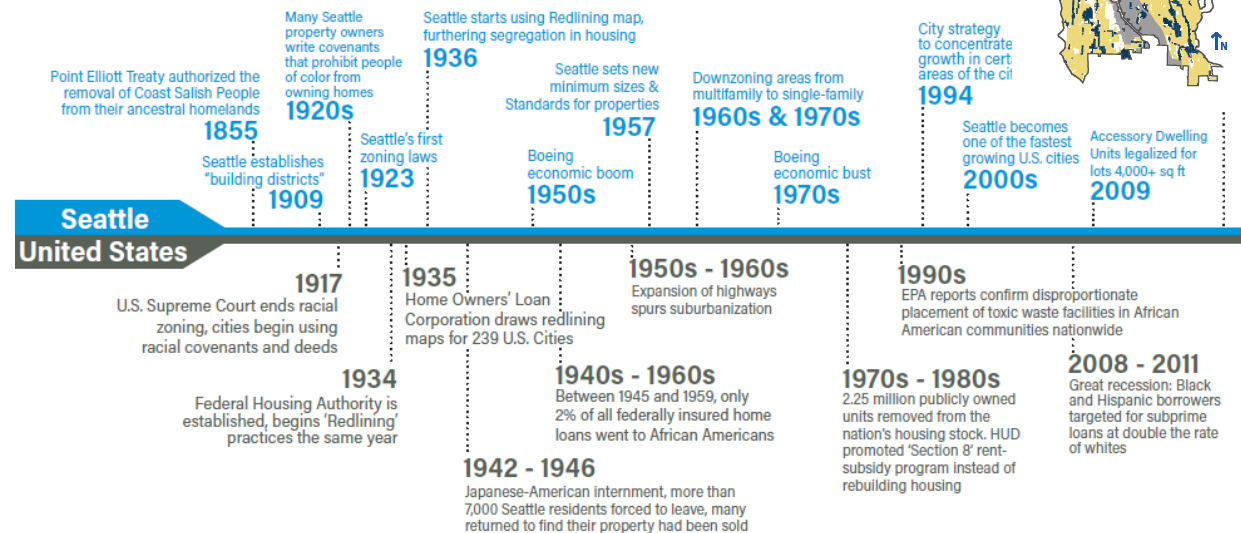
1. Housing & Development
2. Access & Cost
3. Growth & Sustainability

## Case Studies

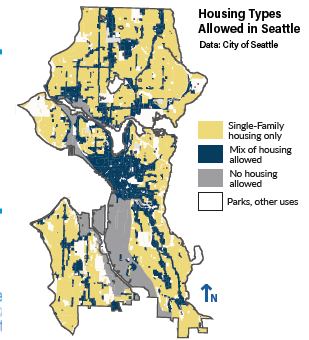
1. Minneapolis, MN
2. Vancouver BC
3. Portland, OR

### Residential Neighborhood History

## 1. Timeline: Housing Equity



There is three times more land reserved only for single-family homes than for all types of multifamily combined.



Despite Seattle's growth, some areas of the city are losing population.

Seattle Population Change 1970 - 2016  
Source: 2016 American Community Survey, City of Seattle

