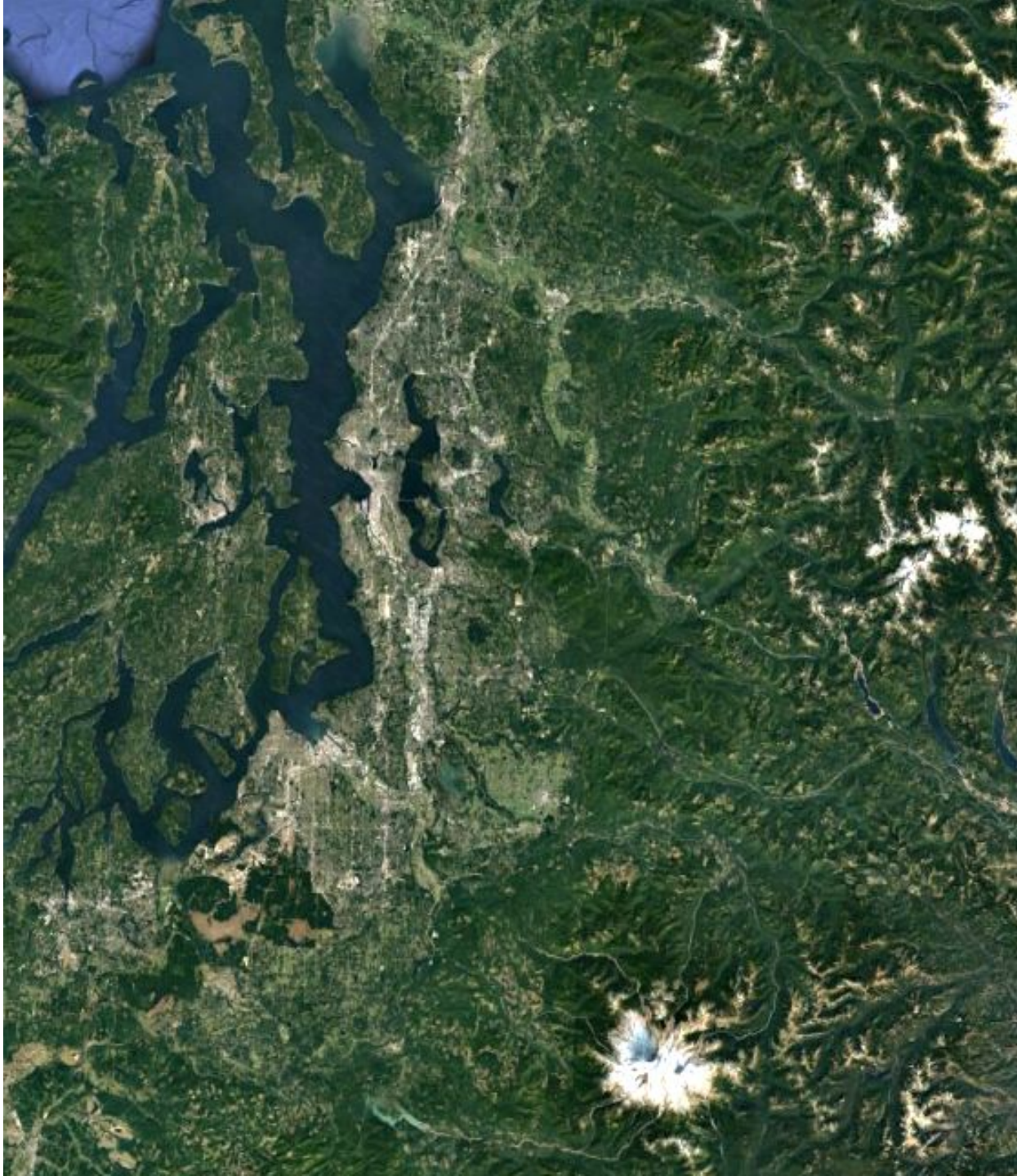


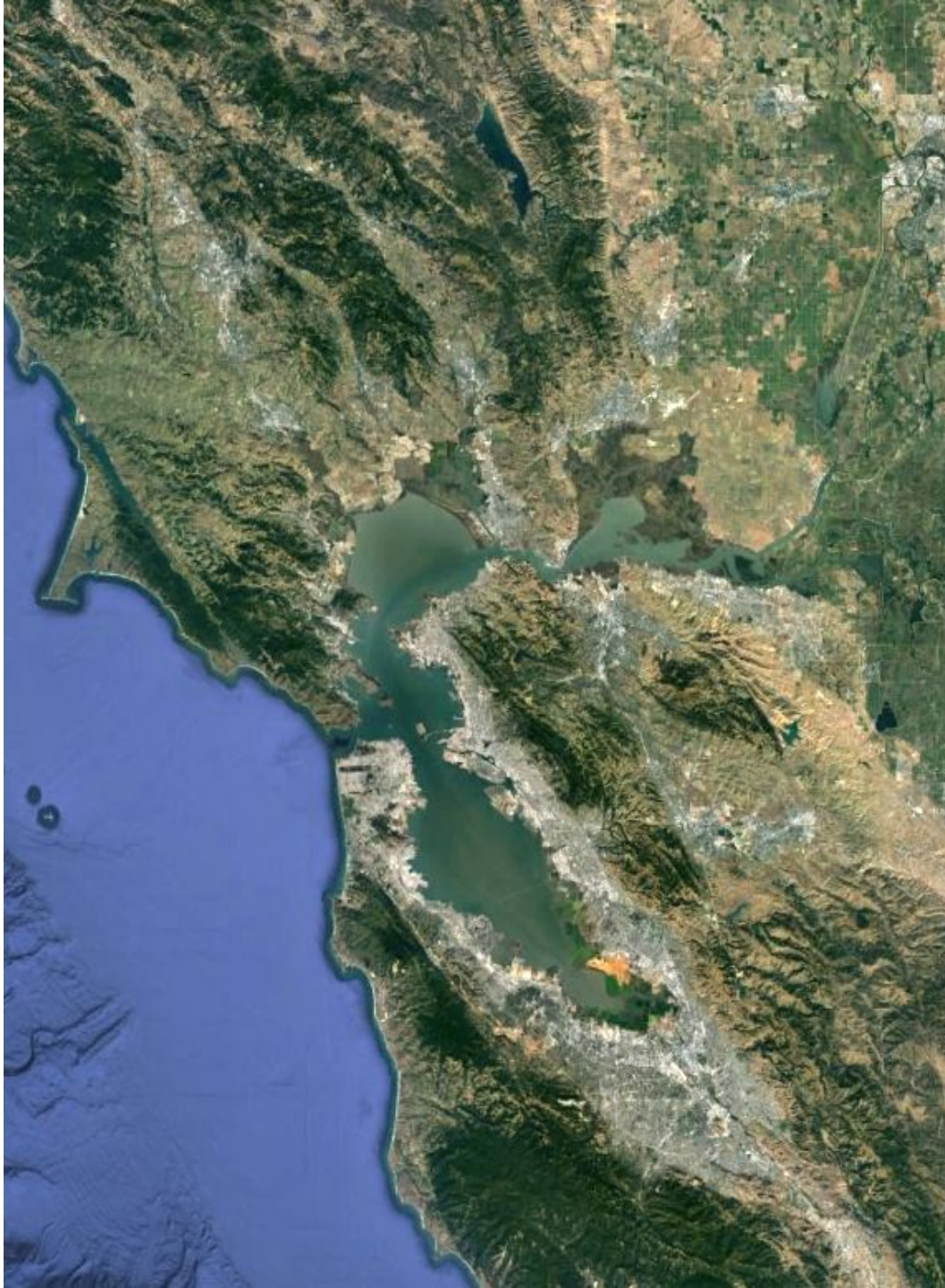
Learning from Seattle



Ideas + Action
for a Better City

- 1. Comparing our regions**
- 2. Learning from Washington's Growth Management Act**
- 3. A License to Build: Attitudes on Infill**
- 4. Case study of South Lake Union**
- 5. A Big Vision for Transit**
- 6. Discussion**





Central Puget Sound

4 COUNTIES

82 CITIES / TOWNS

6,300 SQ. MILES

2015

4 MILLION RESIDENTS

2.2 MILLION JOBS

2040 *(projection)*

5 MILLION RESIDENTS

>3 MILLION JOBS

Bay Area

9 COUNTIES

101 CITIES / TOWNS

6,900 SQ. MILES

2015

7.6 MILLION RESIDENTS

4 MILLION JOBS

2040 *(projection)*

9.6 MILLION RESIDENTS

4.7 MILLION JOBS

**In many ways the Bay Area is not
that different from the Puget
Sound region...**

Freeways carving up the cities



**Freeways cutting the
city off from the
waterfront**



...but then getting buried underground



**Industrial areas worth
protecting**



A photograph of a large-scale indoor cannabis cultivation facility. The room is filled with rows of cannabis plants in various stages of growth, some showing yellowish buds. The plants are densely packed and reach up towards the ceiling. Above the plants, there are long, industrial-style light fixtures with multiple lamps, providing the primary illumination. Several large, black, circular fans are mounted on the white walls to provide ventilation. The overall environment is a controlled, industrial agricultural space.

**With emerging industries and urban
agriculture, spurred by state legalization**

Parklets



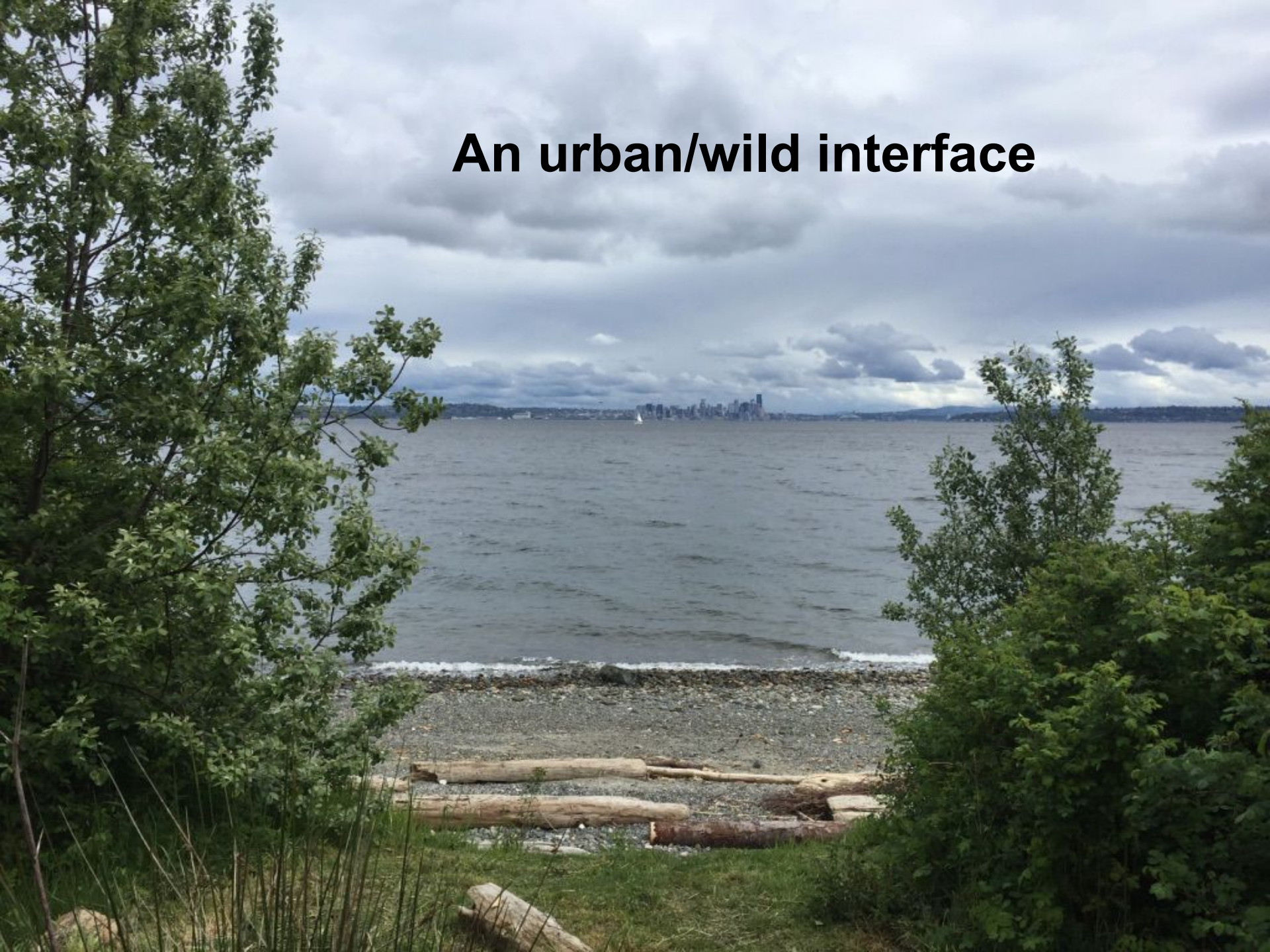
Modernist towers



A growing rent crisis and calls for greater renter protections



An urban/wild interface



**A region shaped by
water**



But in other ways, the region is quite different...



Libraries designed by Rem Koolhaas

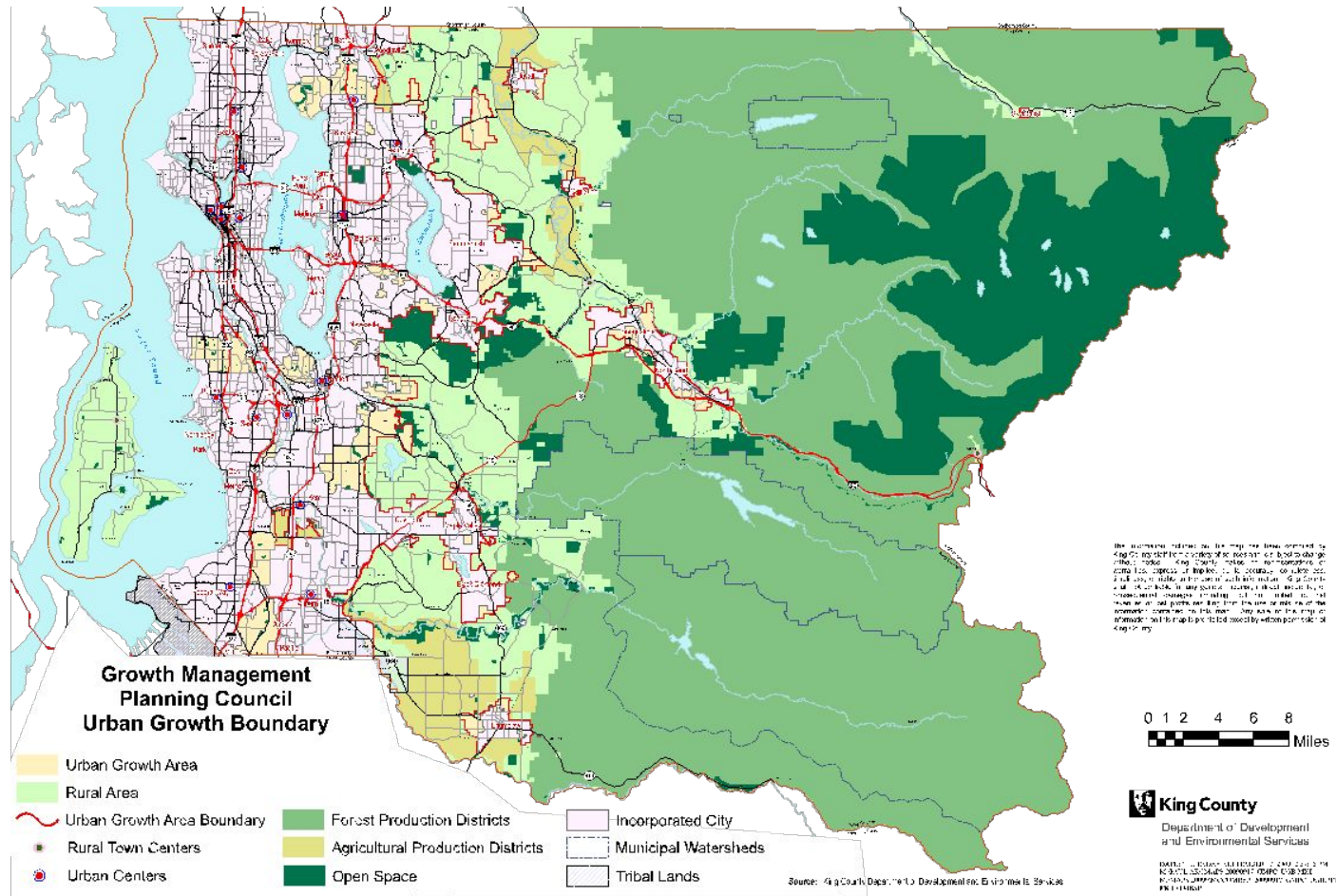
**Municipal building
doubling as a
freeway onramp**



More importantly, the State has a different planning structure...

**What can we learn from
Washington's Growth
Management Act?**

Each county must identify “urban growth areas”— and limit growth beyond.



Each city gets job and housing target for 20 years and identifies locations for growth in a “Comprehensive” plan – where zoning must be consistent.

Cities can exempt small projects from environmental review

Environmental review is not required for projects of up to 20 units in most of the city.

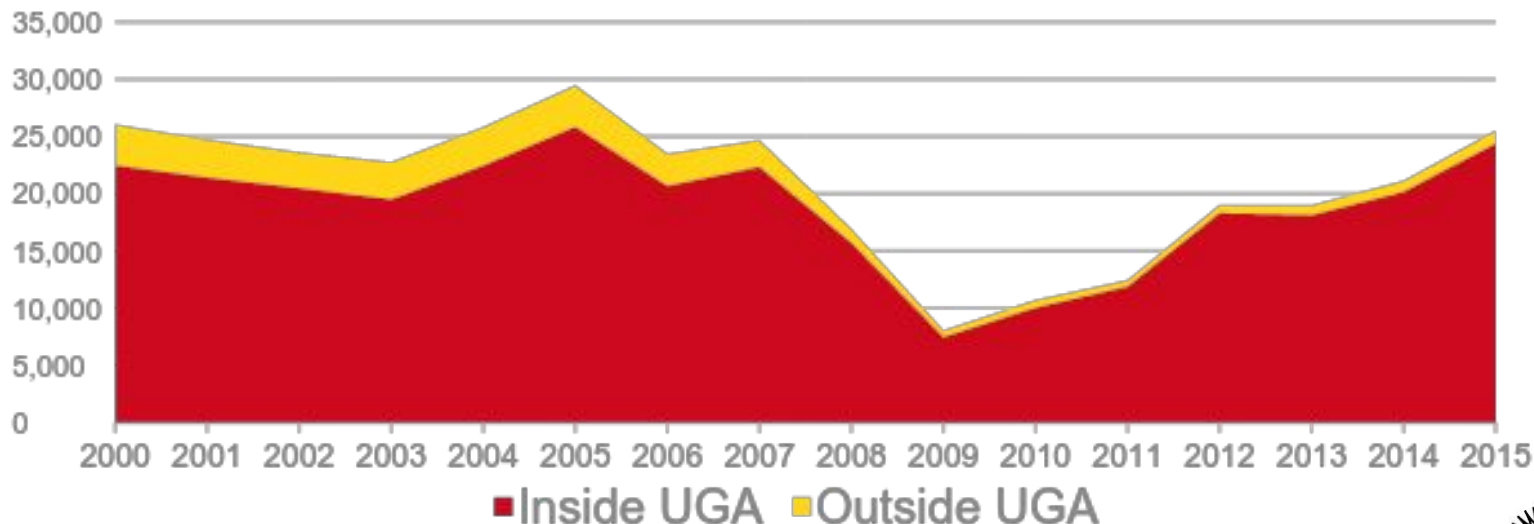
And 200 dwelling units or with up to 30,000 square feet of nonresidential space in urban villages like South Lake Union.

Zone	RESIDENTIAL USES		
	Number of Exempt Dwelling Units		
	Outside of Urban Centers, and Urban Villages containing Station Area Overlay Districts	In most Urban Centers, and Urban Villages with Station Area Overlay Districts	DON referral thresholds for additions, modifications, demolitions, or replacement of non-landmarks that may meet landmark criteria in SMC 25.12
SF, RSL	4	4	4
LR1	4	20	4
LR2	6	20	6
LR3	8	20	8
NC1, NC2, NC3	4	20	4
C1, C2	4	20	4
MR, HR, SM	20	20	20
Down-town zones	N/A	20	20
Industrial zones	4	4	4

GMA is working: Within the Puget Sound Region, an increasing share of housing is going within the Urban Growth Boundary

	Permitted Housing Units – Central Puget Sound Region			
	1995	1995-2000	2001-2014	2015
Inside UGA	75%	87%	90%	96%
Outside UGA	25%	13%	10%	4%

Total annual housing units produced within and outside urban growth boundaries, 2000-2015





**Example: Grow Community in
Bainbridge**

Growth target for
Bainbridge Island: 5,600
new residents and 2,800
jobs between 2010 and
2036.

Solution: Density bonus
for development on areas
close to ferry. Grow is
142 units on 8 acres.

Would not have done the
density bonus without
the growth target
requirement.







**There is also
significant infill within
the single family fabric**



Four
homes
on one
lot.



Four key lessons

1. **Long growth targets (20 years) increase the overall zoned capacity.**
2. **Planning matters more than the entitlement process.** (have to have an adopted Comp Plan)
3. **Wealthier suburbs must still plan for and approve their fair share of regional growth.**
4. **There is a clear urban growth boundary surrounding the region, with a rural or wild character beyond.**
(CA needs this for the Central Valley)



License to Build

*“In Seattle, we have a
provisional social license to
build in the urban core.”*

— Gene Duvernoy, Forterra

Housing Production

Production	Seattle	San Francisco
New Units (2010-2016)	32,000	15,730
Constructed Units (2015)	11,962	2,472
income spent on rent	38%	60.9%

Source: *Sf Biz Times*, *SF Housing Inventory*, 2015; *Seattle Residential Permits*

Seattle

80%

*said communities
should “plan and
prepare” for growth*

Bay Area

40%

*plan to move out of
the region in the
next few years*



South Lake Union







TERRY AVENUE
BRAVE NEW C
TAVE
TING MIMO
CHOCO











A Big Vision for Transit



Seattle transit expansion

1968 + 1970: Puget sound voters **reject** two rail expansion measures

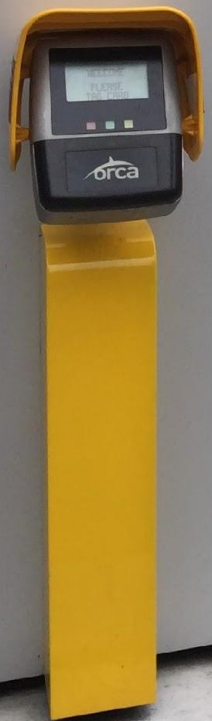
1996: *Sound Move* measure passes, authorizing **rail expansion**

2008: *Sound Transit 2* measure passes (\$17.8B), authorizing 36 additional miles of light rail, more regional bus service

2009: First light rail service **opens**

2016: *Sound Transit 3* measure passes (\$27B), authorizing 62 new miles of light rail and 37 new stations, new BRT lines and other bus projects

BUS ARRIVAL INFORMATION			
ROUTE NUMBER			MINUTES TO ARRIVAL
11:03 AM			
Stcr SLU	Downtown Seattle Pacific Place Station	12	
40	Downtown Seattle Fremont	18	
C Line	West Seattle Alaska Junction	20	
Stcr SLU	Downtown Seattle Pacific Place Station	27	
Stcr SLU	Downtown Seattle Pacific Place Station	30	
C Line	West Seattle Alaska Junction	32	
40	Downtown Seattle Fremont	33	



RapidRide Only

 Tap your Orca card, then board through any door.





Broadway & Denny

404

Cadillac
HOTEL

GHOST
coffee
wiches
stries

Sound Transit 3: Map of Projects



Solid lines represent existing infrastructure, and dotted lines are proposed for ST3

■ Existing rail station*

● Approved station (ST2)

○ Proposed station (ST3)

◇ New bus station

+ Improved station

P Added parking

* Not all existing stations are shown.



A successful solution to regional transit

Case Study: Seattle, Washington



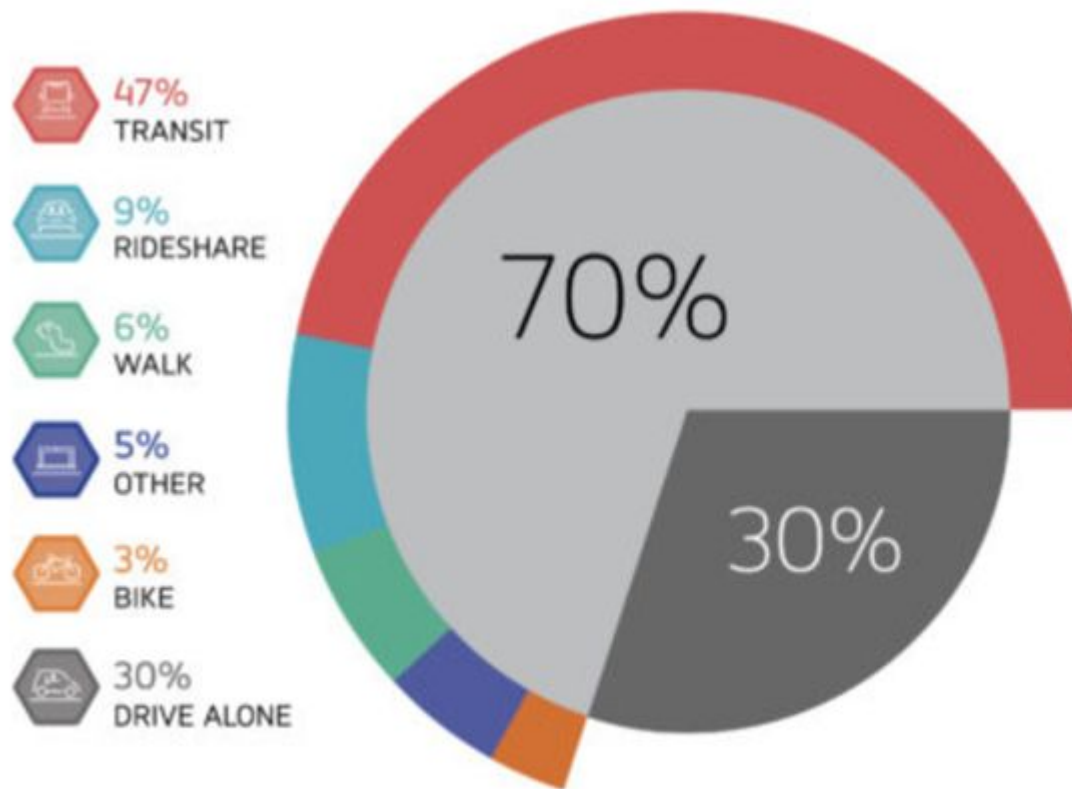
ORCA Card

- Similar to Clipper
- Product of 12 years of collaboration
- Offers a simple, unified fare structure
- Operators share revenue
- Coordinated by Sound Transit

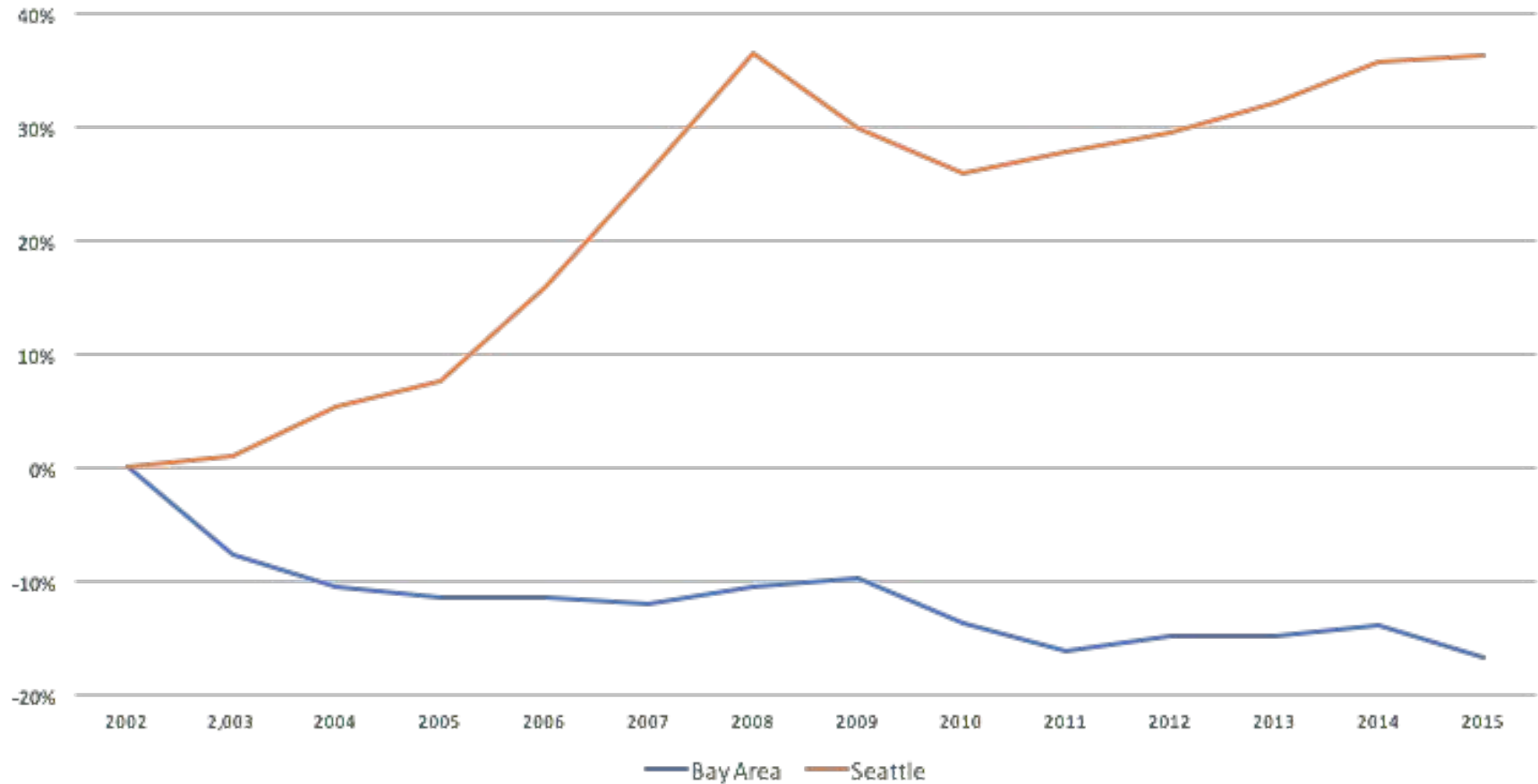
PugetPass

- Monthly regional pass available via ORCA card
- Targets users of multiple transit systems
- Accepted by each operator in the region
- Effectively eliminates transfer costs

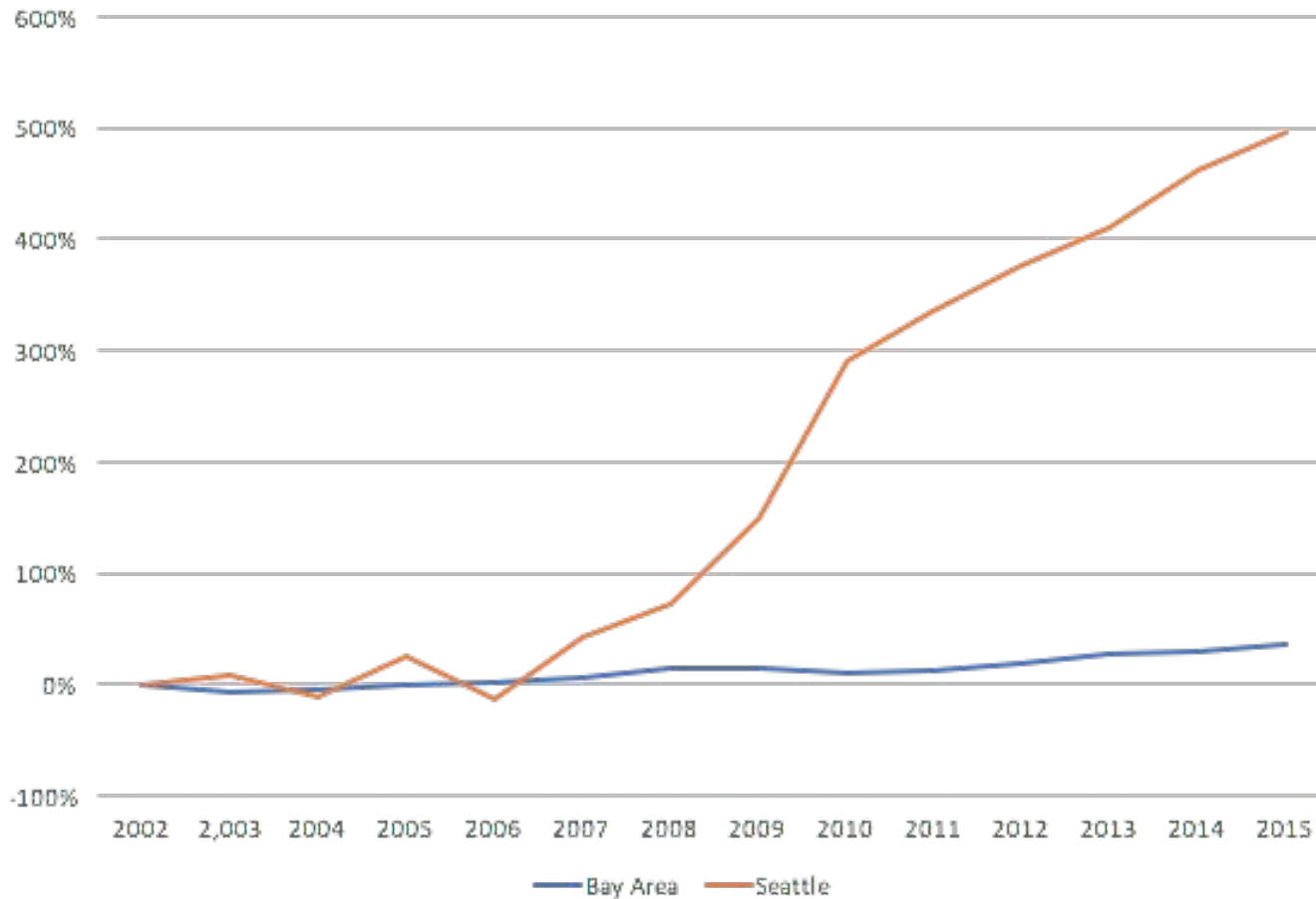
How Commuters Get to Downtown Seattle



Change in Bus Ridership since 2002, Seattle vs. Bay Area



Change in Rail Ridership since 2002, Seattle vs. Bay Area





Thank you



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for a Better City