Comprehensive Plan 2019 Amendments
Managing Growth to Become an Equitable and Sustainable City 2015-2035

April 2019
Introduction

In April 2019, the Seattle City Council adopted amendments to the Seattle 2035 Comprehensive Plan, our city’s 20-year vision and roadmap for Seattle’s future. These annual amendments add, revise or delete policy language from the comprehensive plan adopted by the City Council in October of 2017.

Key

A 1.1 The quick brown fox jumped over the lazy dog.

Underline: New policy language

Strikethrough: Removed policy language
Housing Units Built 1995–2014
Growth Strategy Figure 4
Urban Centers, Urban Villages, Manufacturing/Industrial Centers
Growth Strategy Figure 4
Urban Centers, Urban Villages, Manufacturing/Industrial Centers
The future land use map is intended to illustrate the general location and distribution of the various categories of land uses anticipated for the Comprehensive Plan policies over the life of this plan. It is not intended to provide the sole basis for rezones and other legislative and quasi-judicial decisions, for which the decision makers must look to the Comprehensive Plan policies and various implementing regulations.
The future land use map is intended to illustrate the general location and distribution of the various categories of land uses anticipated for the Comprehensive Plan policies over the life of this plan. It is not intended to provide the sole basis for rezones and other legislative and quasi-judicial decisions, for which the decision makers must look to the Comprehensive Plan policies and various implementing regulations.
DESIGNATION OF THE AURORA-LICTON RESIDENTIAL URBAN VILLAGE POLICIES

AL-P2

Protect and maintain the physical character and integrity of Aurora-Licton’s single family historically lower-density areas within the boundaries of the Aurora-Licton urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses in these areas while allowing for small scale commercial and retail services for the urban village and surrounding area, generally at a lower scale than in hub urban villages and urban centers.
23RD & UNION-JACKSON

Residential Urban Village
COLUMBIA CITY

Residential Urban Village
CROWN HILL

Residential Urban Village

VILLAGE BOUNDARY
EDGE OF PAVEMENT
CROWN HILL

Residential Urban Village

[Map of CROWN HILL Residential Urban Village with streets such as NW 92ND ST, NW 90TH ST, NW 89TH ST, NW 87TH ST, etc., and a scale showing 0, 0.05, 0.1, 0.19, 0.29, 0.38 Miles.]

CENTER / VILLAGE BOUNDARY
Fremont

COMMUNITY CHARACTER POLICIES

F-P13 in the area where the Wallingford Urban Village and the Fremont Planning Area overlap (the area bounded by Stone Way on the east, N. 45th Street on the north, Aurora Avenue North on the west, and N. 40th Street on the south) maintain the character and integrity of the existing single-family zoned areas by maintaining current single-family zoning on properties meeting the locational criteria for single-family zones. [RESERVED]
Morgan Junction

HOUSING AND LAND USE POLICIES

**MJ-P13** Maintain the physical character and integrity scale of the existing historically single-family designated housing areas within the urban village by maintaining current single-family zoning both inside and outside the urban village on properties meeting the locational criteria for single-family zones, except where, as part of a development proposal, a long-standing neighborhood institution is maintained and existing adjacent community gathering places are activated, helping to meet MJ-P6 encouraging housing choices such as cottages, townhouses, and low-rise apartments, in these areas.

**MJ-P14** Ensure that use and development regulations are the same for single-family zones within the Morgan Junction Urban Village as those in corresponding single-family zones in the remainder of the Morgan Junction Planning Area. Encourage a mix of housing stock to promote generational wealth creation through the retention or creation of affordable, entry-level, family-sized housing units that provide homeownership opportunities in the historically single-family housing areas of the urban village.

**MJ-P23.1** Use community engagement and neighborhood planning tools to identify potential solutions for land use and housing affordability issues when more than 25 percent of the urban village could be affected by proposed zoning changes.
NORTH BEACON HILL
Residential Urban Village

The map shows the boundaries of the Residential Urban Village in North Beacon Hill. The village is bounded by 12th Ave S, 14th Ave S, 27th Ave S, and the east side of S Lander St.

Key:
- Village Boundary
- Edge of Pavement

North Beacon Hill
Residential Urban Village

Neighborhood Plans  North Beacon Hill
Seattle 2035
NORTH RAINIER

Hub Urban Village
North Rainier

HOUSING POLICIES

NR-P9 Seek to maintain single-family zoned areas within the urban village, but allow rezones to Residential Small Lot to encourage cluster housing developments and bungalow courts. Any single-family zoned area within the urban village is appropriate for any of the small-lot single-family designations, provided that the area meets other requirements of the land use code rezone evaluation criteria for rezones of single-family land. Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses in these areas while allowing for commercial and retail services for the urban village and surrounding area, generally at a lower scale than in urban centers.
LAND USE & HOUSING POLICIES

NG-P8 Maintain the physical character and integrity of the existing single-family zoned historically lower-density areas of the urban village by maintaining current single-family zoning on properties meeting the locational criteria for single-family zones. Encouraging housing choices such as rowhouses, townhouses, and low-rise apartments. Encourage primarily residential uses in these areas while allowing for commercial and retail services for the village and surrounding area.
NORTHGATE

Map of the North Core Area within the Northgate Urban Center and Overlay District

Legend

- North core subarea
- Northgate core
- Northgate urban center
- Northgate overlay district

Northcore urban center
Northcore overlay district

Neighborhood Plans  Northgate
NORTHGATE

Map of the North Core Area within the Northgate Urban Center and Overlay District
OTHELLO

Residential Urban Village
OTHELLO

Residential Urban Village

Neighborhood Plans  Othello

Seattle 2035
Roosevelt

LAND USE GOALS

R-LUG1 Foster development in a way that preserves single family residentially zoned enclaves and provides Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Provide appropriate transitions from these areas to more dense, or incompatible, uses.
ROOSEVELT

Residential Urban Village

VILLAGE BOUNDARY
EDGE OF PAVEMENT
Wallingford

URBAN VILLAGES POLICIES

**W-P1**

Protect the character and integrity of Wallingford’s single-family areas. Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Encourage primarily residential uses in these areas while allowing for small scale commercial and retail services for the urban village and surrounding area, generally at a lower scale than in hub urban villages and urban centers.
WEST SEATTLE JUNCTION

Hub Urban Village

Center / Village Boundary

Miles
West Seattle Junction

HOUSING & LAND USE POLICIES

**WSJ-P13** Maintain the character and integrity scale in historically single-family areas similar to the existing single-family housing areas.
Westwood/Highland Park

COMMUNITY CHARACTER POLICIES

W/HP-P3 Strive to preserve existing single-family areas and increase Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Increase the attractiveness of multifamily residential areas that offer a range of attractive and safe housing choices affordable to a broad spectrum of the entire community.

HOUSING POLICIES

W/HP-P18 Seek to maintain a the character and integrity scale in historically single-family areas similar to the existing single-family areas.