

## 2018 Comprehensive Plan Amendments

The City of Seattle will consider changes to several policies in the City's Comprehensive Plan that guide how we grow.

### GET INFORMED

#### What is the Comprehensive Plan?

The Seattle [2035 Comprehensive Plan](#) is a 20-year vision and roadmap for how Seattle grows and improves. The four core values of Seattle's Comprehensive Plan are:

- Race and Social Equity
- Community
- Environmental Stewardship
- Economic Opportunity and Security

#### Why are these changes necessary?

In October 2016, the Seattle City Council approved a major update to this plan which highlighted our vision for greater diversity of housing choices in urban villages and centers (our areas of growth). These changes are helping to tackle our growing housing affordability challenge.

The Comprehensive Plan also carried forward more than 1000 policies from 37 adopted neighborhood plans, many of which were created throughout the 1990s. A handful of these policies restrict the amount and type of housing choices allowed in some urban villages—creating an inconsistency with new citywide policies. The policies also conflict with implementing Mandatory Housing Affordability (MHA), a policy that will provide more affordable housing throughout the city. Modifying these policies to allow greater flexibility is necessary for Seattle to become a more affordable and sustainable city.

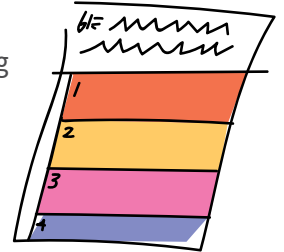
#### Which neighborhoods are effected?

Aurora-Licton Springs, Fremont, Morgan Junction, Mt. Baker/North Rainier, Northgate, Roosevelt, Wallingford, West Seattle Junction, Westwood Highland Park

### GET ENGAGED

1

Look at the proposed language on the following pages. There are 4 options per policy, including a “craft-your-own-policy” option.



2

Gather your neighbors, ideally folks who might have different needs, to share ideas. If none of the options work for you, craft your own policy with guidance from the *Helpful Hints* section at the end of this document.

3

Send us your top choice or custom-crafted policy idea by **December 8th, 2017** so we can incorporate your ideas into the recommended language that will go to Seattle City Council next year. Contact info is below.

4

Have individual ideas you'd like to express? Share your feedback via our online conversation platform, [seattle2035.consider.it](http://seattle2035.consider.it) (launches October 10, 2017), or contact us in one of the following ways:

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web: [Seattle Comprehensive Plan](http://Seattle Comprehensive Plan)

## Aurora-Licton Springs

<p><b>Existing Policy:</b></p> <p><b>AL-P2</b> Protect the character and integrity of Aurora-Licton’s single-family areas within the boundaries of the Aurora-Licton urban village.</p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">New policy options</p>	<p><b>Option A: Edit existing policy with focus on character and scale</b></p> <p><del>Preserve the</del> <u>Promote</u> character and <del>scale integrity</del> that is compatible <del>of</del> <u>with</u> Aurora-Licton’s single-family <u>housing</u> areas within the boundaries of the Aurora-Licton urban village.</p>
	<p><b>Option B: Edit existing policy with focus on location and development pattern</b></p> <p><del>Maintain a pattern of development where new development</del> <u>Protect the character and integrity of Aurora-Licton’s single-family areas within</u> <del>near</del> the boundaries of the Aurora-Licton Springs <u>Urban Village is a similar scale and density to single-family areas outside the urban village.</u></p>
	<p><b>Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages</b></p> <p>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 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.</p>
	<p><b>Option D: Other ideas? Craft your own policy guided by our Helpful Hints (at the end of this document) and send to <a href="mailto:2035@seattle.gov">2035@seattle.gov</a> by December 8, 2017.</b></p>

## Fremont

### Existing Policy:

**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.

### New policy options

#### Option A: Edit existing policy with focus on scale and character

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 scale of the existing single-family housing areas. ~~zoned areas by maintaining current single-family zoning on properties meeting the locational criteria for single-family zones.~~

#### Option B: Edit existing policy with focus on location and development pattern

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), encourage relatively lower-scale structures and building mass in new developments fronting on local access streets, including Whitman Ave N, Woodlawn Park Ave N, and Midvale Ave N, and relatively higher-scale portions of structures and building mass bordering arterial roadways, Stone Way N, and Aurora Ave N. ~~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.~~

#### Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages

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 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.

#### Option D: Other ideas? Craft your own policy guided by our Helpful Hints (at the end of this document) and send to [2035@seattle.gov](mailto:2035@seattle.gov) by December 8, 2017.

## Morgan Junction

<p><b>Existing Policy:</b></p> <p><b>MJ-P13</b> Maintain the character and integrity of the existing single-family designated areas 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.</p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">New policy options</p>	<p><b>Option A: Edit existing policy with focus on scale and character</b></p> <p>Maintain compatibility with the character and <u>integrity scale</u> of the existing single-family housing areas <del>designated areas by maintaining current single-family zoning</del> both inside and outside the urban village <del>on properties meeting the locational criteria for single-family zones,</del> 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.</p>
	<p><b>Option B: Edit existing policy with focus on location and development pattern</b></p> <p>Maintain the character of the existing single-family designated areas by maintaining current single-family zoning <del>both inside and</del> <u>in areas</u> outside the urban village <del>on properties meeting the locational criteria for single-family zones,</del> 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.</p>
	<p><b>Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages</b></p> <p>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 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.</p>
	<p><b>Option D: Other ideas? Craft your own policy guided by our Helpful Hints (at the end of this document) and send to <a href="mailto:2035@seattle.gov">2035@seattle.gov</a> by December 8, 2017.</b></p>

## Morgan Junction

<p><b>Existing Policy:</b></p> <p><b>MJ-P14</b> 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</p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">New policy options</p>	<p><b>Option A: Edit existing policy with focus on location and development pattern</b></p> <p>Ensure that use and development regulations <u>promote a compatible and complementary pattern of development</u> <del>are the same for single-family zones</del> <u>between the areas</u> within the Morgan Junction Urban Village <u>as and</u> those in <del>corresponding</del> single-family zones in the remainder of the Morgan Junction Planning Area.</p>
	<p><b>Option B: Edit existing policy with focus on coordinated planning</b></p> <p>Ensure that use and development regulations <del>are the same for</del> <u>historically</u> single-family <u>areas</u> <del>zones</del> within the Morgan Junction Urban Village <u>be planned in coordination with</u> <del>as</del> those in corresponding single-family <u>areas</u> <del>zones</del> in the remainder of the Morgan Junction Planning Area</p>
	<p><b>Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages</b></p> <p>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 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.</p>
	<p><b>Option D: Other ideas? Craft your own policy guided by our Helpful Hints (at the end of this document) and send to <a href="mailto:2035@seattle.gov">2035@seattle.gov</a> by December 8, 2017.</b></p>

## North Rainier

<p><b>Existing Policy:</b></p> <p><b>NR-P9</b> 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.</p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">New policy options</p>	<p><b>Option A: Edit existing policy with focus on character and scale</b></p> <p>Seek to maintain <del>the a character and scale that is similar to</del> of single-family zoned areas within the urban village, <del>but allow rezones to</del> including Residential Small Lot housing types to encourage cluster housing developments and bungalow courts. <u>A variety of small-scale ground-related housing types are</u> <del>Any single-family-zoned area within the urban village is appropriate.</del> <u>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.</u></p>
	<p><b>Option B: Edit existing policy with focus on housing choices</b></p> <p>Seek to maintain <del>single-family zoned</del> lower-density areas within the urban village, <del>but that allow rezones to Residential Small Lot to encourage</del> housing choices such as cluster housing developments and bungalow courts. <del>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.</del></p>
	<p><b>Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Hub Urban Villages</b></p> <p>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 while allowing for commercial and retail services for the urban village and surrounding area, generally at a lower scale than in Urban Centers.</p>
	<p><b>Option D: Other ideas? Craft your own policy guided by our Helpful Hints (at the end of this document) and send to <a href="mailto:2035@seattle.gov">2035@seattle.gov</a> by December 8, 2017.</b></p>

## Northgate

<p><b>Existing Policy:</b></p> <p><b>NG-P8</b> 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.</p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">New policy options</p>	<p><b>Option A: Edit existing policy with focus on character and scale</b></p> <p>Maintain <u>consistency with the character and scale integrity</u> of the existing single-family housing zoned areas. <del>by maintaining current single-family zoning on properties meeting the locational criteria for single-family zones.</del></p>
	<p><b>Option B: Edit existing policy with focus on location and development patterns</b></p> <p>Maintain <u>a pattern of development wherein new development at the edges of the urban center is a similar scale and density to</u> <del>the character and integrity of the existing single-family zoned areas outside of the urban center.</del> <del>by maintaining current single-family zoning on properties meeting the locational criteria for single-family zones.</del></p>
	<p><b>Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Urban Centers.</b></p> <p>Maintain the physical character of historically lower-density areas of the Urban Village by encouraging housing choices such as rowhouses, townhouses, and low-rise apartments. Encourage primarily residential uses while allowing for commercial and retail services for the village and surrounding area.</p>
	<p><b>Option D: Other ideas? Craft your own policy guided by our Helpful Hints (at the end of this document) and send to <a href="mailto:2035@seattle.gov">2035@seattle.gov</a> by December 8, 2017.</b></p>

## Roosevelt

<b>Existing Policy:</b> <b>R-LUG1</b> Foster development in a way that preserves single-family residentially zoned enclaves and provides appropriate transitions to more dense, or incompatible, uses.	
<b>New policy options</b>	<b>Option A: Edit existing policy with focus on character and scale</b> Foster development in a way that preserves <del>the</del> a scale and character similar to <del>of</del> single-family residentially zoned enclaves and provides appropriate transitions to more dense, or incompatible, uses.
	<b>Option B: Edit existing policy with focus on housing types</b> Foster development <u>such as cottages, townhouses, and low-rise apartments</u> in a way that <del>preserves single-family residentially zoned enclaves and</del> provides appropriate transitions to more dense, or incompatible, uses.
	<b>Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages</b> 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 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.
	<b>Option D: Other ideas? Craft your own policy guided by our Helpful Hints (at the end of this document) and send to <a href="mailto:2035@seattle.gov">2035@seattle.gov</a> by December 8, 2017.</b>



## Wallingford

<p><b>Existing Policy:</b></p> <p><b>W-P1</b> Protect the character and integrity of Wallingford’s single-family areas.</p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">New policy options</p>	<p><b>Option A: Edit existing policy with focus on character and scale</b></p> <p><del>Protect</del> <u>Promote</u> <del>the</del> <u>a</u> character and <u>scale similar to</u> <del>integrity of</del> Wallingford’s <u>historic</u> single-family areas.</p>
	<p><b>Option B: Edit existing policy with focus on housing choices</b></p> <p><del>Protect</del> <u>Maintain</u> <u>opportunities for lower-density housing choices</u> <del>the character and integrity of</del> <u>in</u> Wallingford’s <u>historically</u> single-family <u>housing areas, including larger and ground-related homes.</u></p>
	<p><b>Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages</b></p> <p>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 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.</p>
	<p><b>Option D: Other ideas? Craft your own policy guided by our Helpful Hints (at the end of this document) and send to <a href="mailto:2035@seattle.gov">2035@seattle.gov</a> by December 8, 2017.</b></p>

## West Seattle Junction

<p><b>Existing Policy:</b></p> <p><b>WSJ-P13</b> Maintain the character and integrity of the existing single-family areas.</p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">New policy options</p>	<p><b>Option A: Edit existing policy with focus on character and scale</b></p> <p>Maintain <del>the</del> <u>a</u> character and <u>scale</u> <del>integrity</del> <u>similar to</u> <del>of</del> the existing single-family <u>housing</u> areas.</p>
	<p><b>Option B: Edit existing policy with focus on housing choices</b></p> <p>Maintain <u>opportunities for the character and integrity of the existing single-family lower-density housing choices in historically single-family housing areas, including larger sized housing units and ground-related housing units.</u></p>
	<p><b>Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Hub Urban Villages</b></p> <p>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 while allowing for commercial and retail services for the urban village and surrounding area, generally at a lower scale than in Urban Centers.</p>
	<p><b>Option D: Other ideas? Craft your own policy guided by our Helpful Hints (at the end of this document) and send to <a href="mailto:2035@seattle.gov">2035@seattle.gov</a> by December 8, 2017.</b></p>

## Westwood-Highland Park

<p><b>Existing Policy:</b></p> <p><b>W/HP-P3</b> Strive to preserve existing single-family areas and 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.</p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">New policy options</p>	<p><b>Option A: Edit existing policy with focus on character and scale</b></p> <p>Strive to preserve <del>the</del> <u>a character and scale similar to</u> <del>of</del> existing single-family areas and 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.</p>
	<p><b>Option B: Edit existing policy with focus on housing choices</b></p> <p>Strive to preserve <u>opportunities for lower- density housing choices such as cottages, townhouses, and low-rise apartments within the urban village, existing single-family areas</u> and 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.</p>
	<p><b>Option C: Replace existing policy with descriptions of housing choices and other land uses for lower-density areas of Residential Urban Villages</b></p> <p>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 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.</p>
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# Helpful Hints

## Guidance on Drafting and Proposing New Policy Language

These are guidelines for drafting your own policy for your Neighborhood Plan. We also suggest reading the policies of neighborhoods to get ideas for your own.

### *Examples for Revised Policies*

**Focus: Character and scale.** Modify the policy language to focus on maintaining compatibility with or complementing the character and scale of single-family housing areas, rather than calling for preservation of single-family zoning.

**Focus: Location and development pattern.** Modify the policy language to describe the preferred general pattern for land use or urban form. This can include identification of certain areas that are relatively more appropriate for certain kinds of development.

**Focus: Housing choices.** Modify the policy language to emphasize housing choices or opportunities, such as housing for families or ADA accessible units.

### *Policy Language to Avoid*

**Direct references to specific zones.** New policies should avoid references to all specific zoning designations in a neighborhood plan policy. General discussion of housing types, land uses, scale, and character effectively communicate a neighborhood's vision.

**Protection.** The Comprehensive Plan's goals and policies focus on shaping and guiding change for the future. Policies that emphasize protecting or preserving existing conditions limit our ability to reach these goals.

**Superiority of single-family housing or zoning.** Policies that connote the superiority of single-family housing compared to other types of housing should be avoided. Terms calling for maintaining qualities such as "integrity" of single-family areas should be avoided.