



DRAFT

# ONE SEATTLE PLAN

## COMPREHENSIVE PLAN UPDATE

# What is the Comprehensive Plan?

- A 20-year plan for growth and vision for the future of Seattle
- Required by Washington State Growth Management Act (GMA)
- Guides coordinated action by City departments
- *Seattle 2035* is our current comprehensive plan
- Updated about once every 10 years



# Agenda

Overview of the Draft Plan  
New Growth Strategy  
Regional & Urban Centers  
Neighborhood Centers  
Urban Neighborhoods  
Public Engagement



# Confronting our Housing Challenges

## Housing challenges facing the city:

- Housing has not kept pace with job and population growth
- Housing costs are increasingly unaffordable
- A history of housing exclusion and displacement
- Seattle is expected to grow significantly over next 20 years

## Housing goals for this Comprehensive Plan update:

- Increase the supply and diversity of housing
- Reduce market pressures driving up costs
- Expand opportunities and incentives for affordable housing
- Housing in complete, walkable neighborhoods near transit
- Open pathways to homeownership and wealth-building





# One Seattle Housing Agenda

## Early achievements

- Tripled City's Housing Levy
- Exempted Affordable Housing and MHA from design review
- Implemented SEPA exemption for housing
- Expedited permitting via Mayor's Housing subcabinet
- **Drafted One Seattle Comprehensive Plan**

## Future initiatives

- Simplify City's 300 separate zoning categories
- Reduce permitting timelines and red tape
- Increase density in Regional and Urban Centers
- Promote Equitable Transit Oriented Development



# One Seattle Plan Project Timeline



# Documents for Public Review

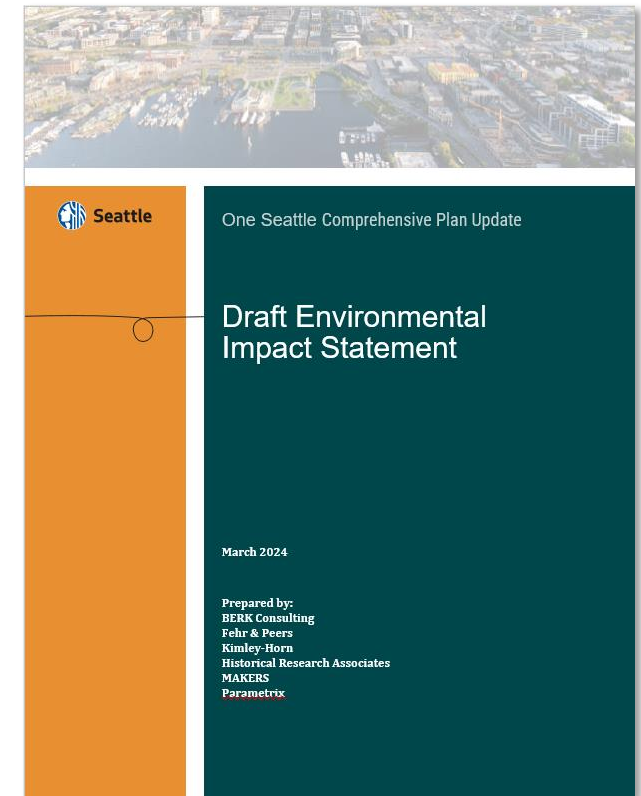
## Draft One Seattle Plan



## Updating NR Zones report



## Draft EIS



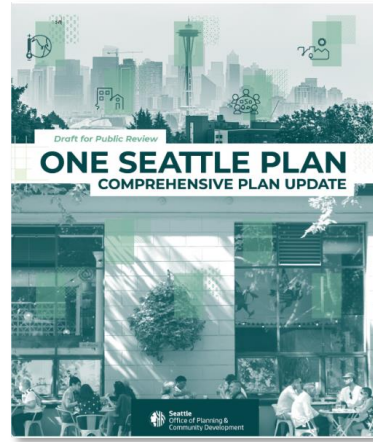
# Overview



# One Seattle Plan

## 2024 Comprehensive Plan Update

OUR VISION FOR GROWTH AND  
INVESTMENT OVER THE NEXT 20 YEARS



### Four Key Moves:

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**Housing &  
Affordability**

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**Community &  
Neighborhoods**

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**Equity &  
Opportunity**

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**Climate &  
Sustainability**

### One Seattle Plan 13 Policy Elements

Growth Strategy  
Land Use  
Transportation  
Housing  
Capital Facilities  
Utilities  
Economic Development  
Climate and Environment  
Parks and Open Space  
Arts and Culture  
Container Port  
Shoreline Areas  
Community Involvement

# New Growth Strategy

# Five Place Types



## Regional Center

*previously Urban Center*

Centers of regional importance with the densest mix of housing, office, retail, entertainment & access to regional transit

\*PSRC designation of Regional Growth Center



## Urban Center

*previously Urban Village*

Centers with an important citywide role with a dense mix of housing, jobs, shops, and services & access to transit

\*GMPC designation of Countywide Center



## Neighborhood Center

*new place type*

Diverse mix of moderate density housing around a commercial core and/or access to frequent transit



Credit: Hybrid Architecture

## Urban Neighborhood

*new place type*

New Neighborhood Residential zones with mix of attached and detached housing, including 2/3/4/6-plexes, with limited commercial activity, including corner stores



Diverse mix of low- to moderate-density housing and commercial uses along arterials with access to frequent transit



Credit: Aaron Locke, BCRA

## Manufacturing & Industrial Center

Areas of concentrated industrial, manufacturing, and maritime activity

\*PSRC designation of Manufacturing and Industrial Center



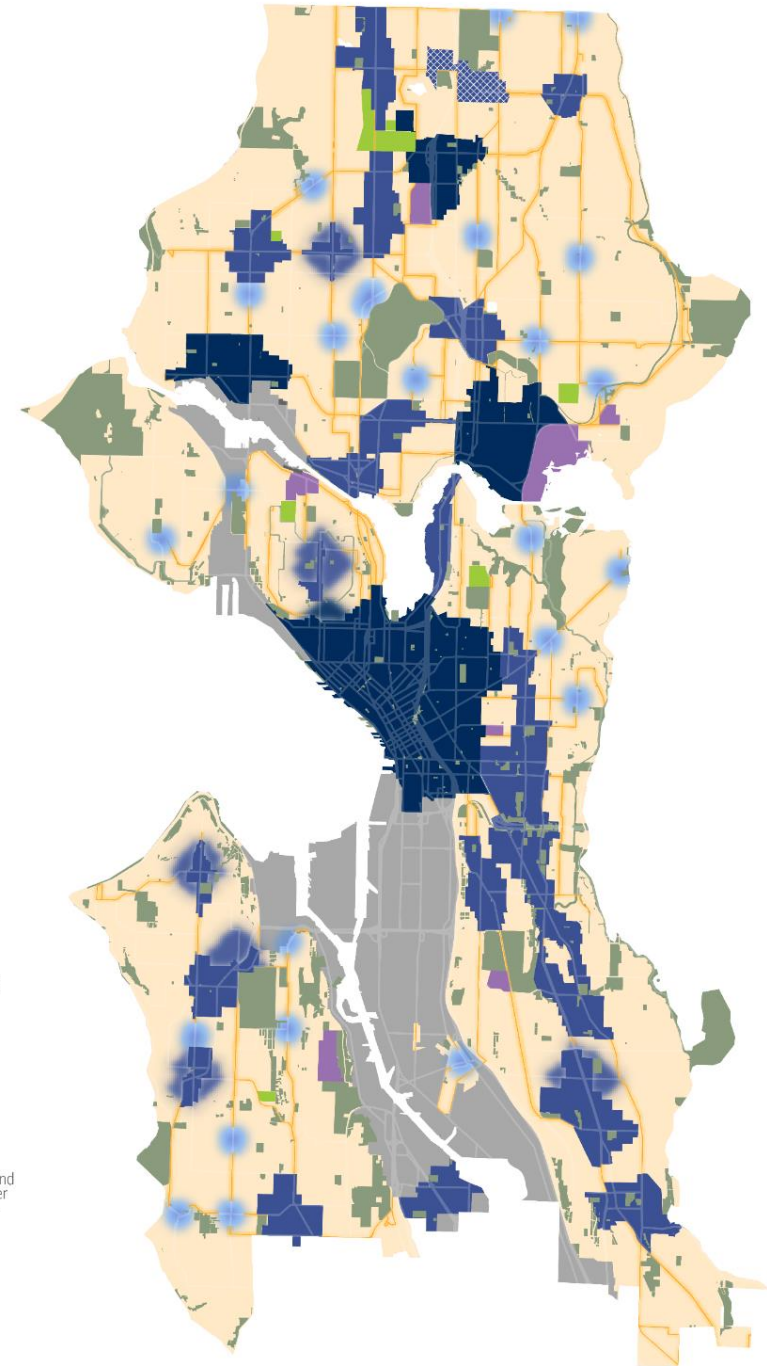
# Draft One Seattle Plan Growth Strategy

## Place types

- Regional Center
- Urban Center
- Neighborhood Center
- Manufacturing & Industrial Center
- Urban Neighborhood
- Expanded Regional or Urban Center
- New Urban Center

## Other areas

- Industrial outside Manufacturing & Industrial Centers
- Major Institution
- Parks and open space
- Cemetery
- Frequent transit route  
Frequent transit network, existing and future, along which zoning for higher density housing will be considered.



# Regional & Urban Centers

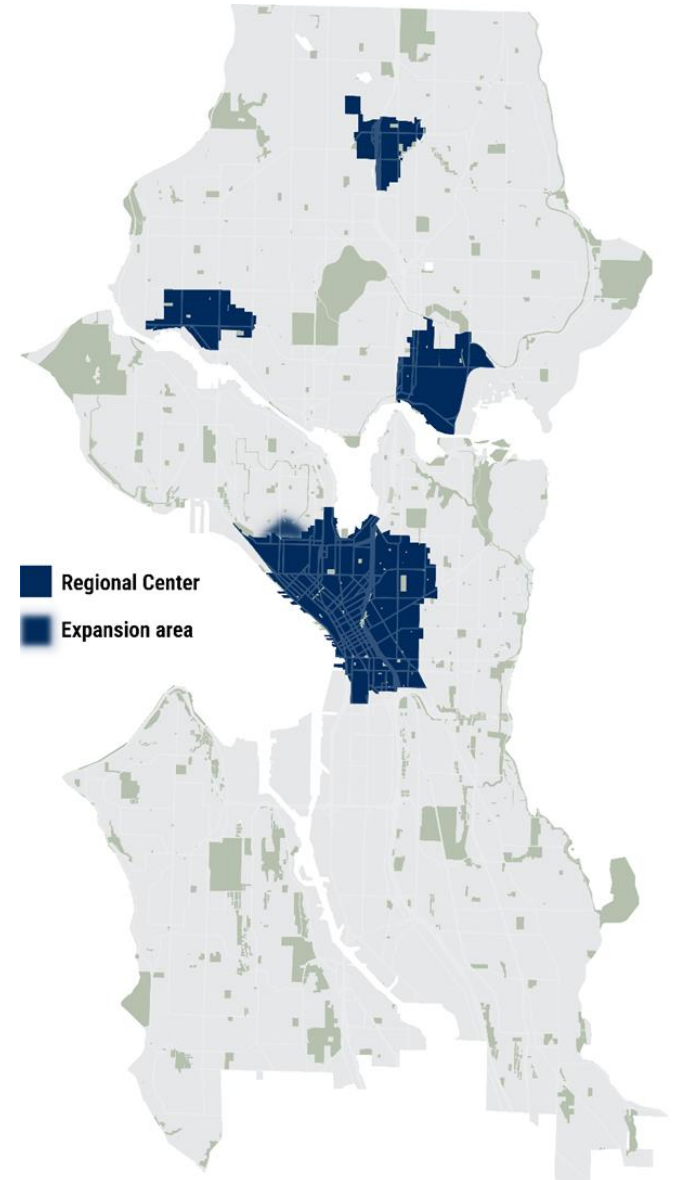
# Regional Centers

## 7 Regional Centers

- 6 existing (Downtown, Uptown, South Lake Union, First Hill/Capitol Hill, U District, Northgate)
- Reclassify Ballard
- Expand boundary of Uptown around light rail

## Implementation

- Subarea Planning
- Ongoing through 2026





# Urban Centers

## 24 Urban Centers

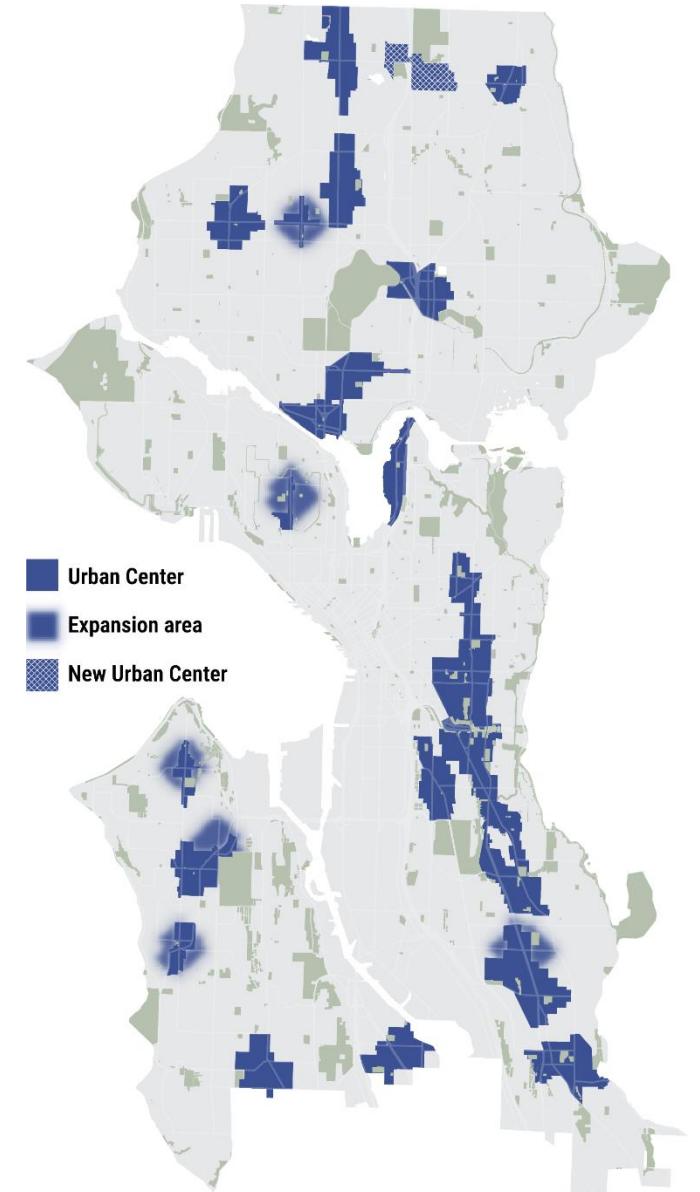
- New Urban Center at NE 130th St light rail station

## Expanded Urban Center boundaries

- Walksheds near transit and/or commercial core
- Greenwood/Phinney, Upper Queen Anne, West Seattle Junction at Avalon, Admiral, Morgan Junction, Othello at Graham Street

## Implementation

- Rezone new and expanded areas to apartment zones
- Community engagement later in 2024



# Neighborhood Centers

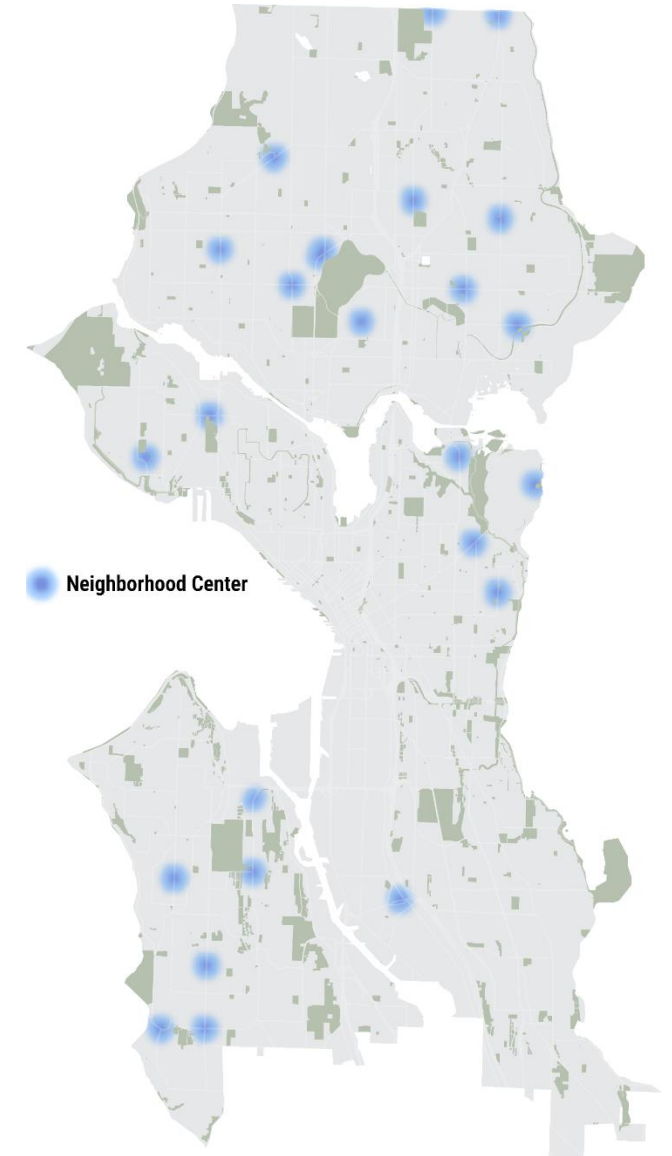
# Neighborhood Centers

## 24 Neighborhood Center designations

- Denser housing & mix of uses, generally extend 800 feet (1-3 blocks) from core
- Near selected bus, light rail stations, and neighborhood business districts

## Implementation

- Rezone to allow more housing options, particularly apartments
- Refine through community engagement later in 2024





# Neighborhood Centers: places with everyday essentials

What makes these places great?

Example: Maple Leaf

## Cherished local businesses



## Shops & services

- Cafes
- Bars
- Restaurants
- Hardware store
- Auto repair
- Convenience store



Frequent transit



Parks & open space



Schools & childcare



Medical services





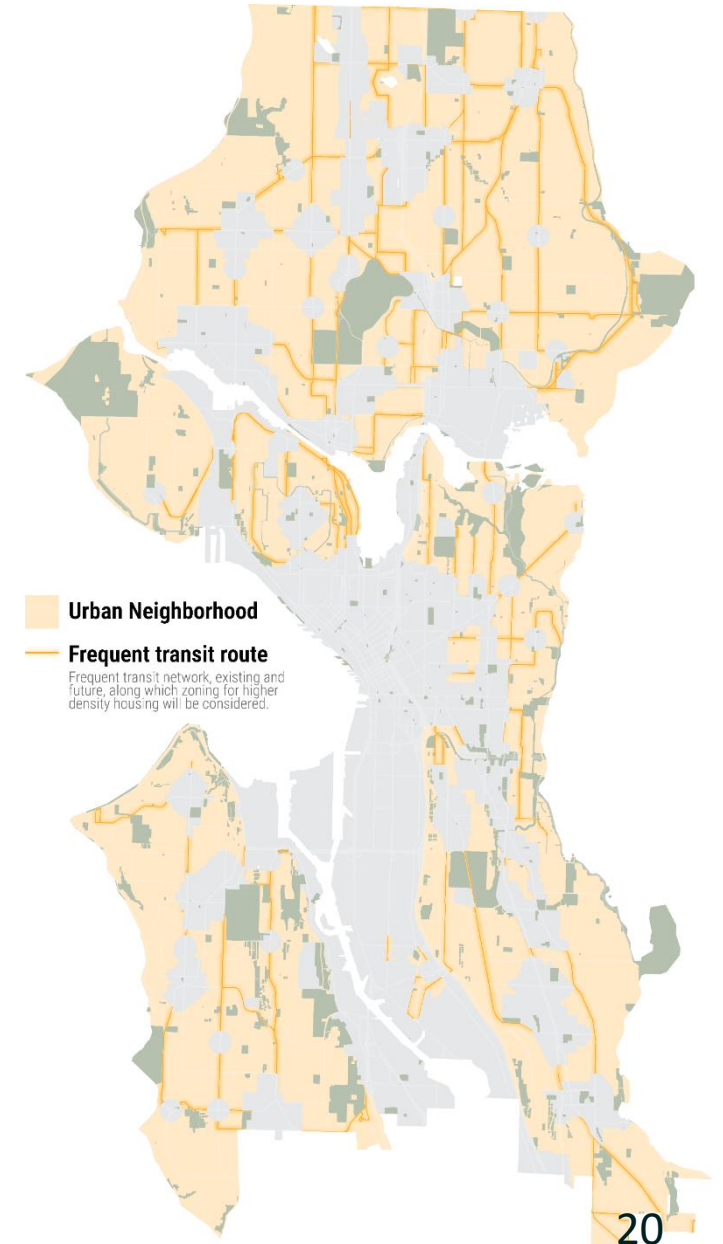
# Urban Neighborhoods

# Urban Neighborhoods

## New housing options across the city

- Middle housing zoning
  - 2/3/4/6 plexes, townhomes, cottages, courtyard apts, stacked flats
  - 4 units per lot in most places
  - 6 units per lot near major transit stops
  - Tailored zoning in areas of high displacement risk
  - Affordable housing incentives
  - Corner stores
- More apartments/mixed uses along frequent transit corridors

**Community engagement to come later in 2024**



# Middle housing: four-unit prototypes

TYPICAL 5,000-SQUARE-FOOT LOT



**Detached homes**



**Attached (street access)**



**Attached (alley access)**





# Middle housing: three-unit prototypes

TYPICAL 5,000-SQUARE-FOOT LOT



**Preservation and infill**



**Detached homes**



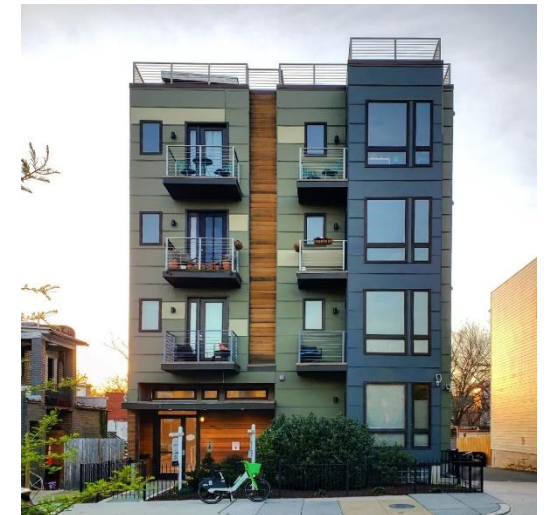
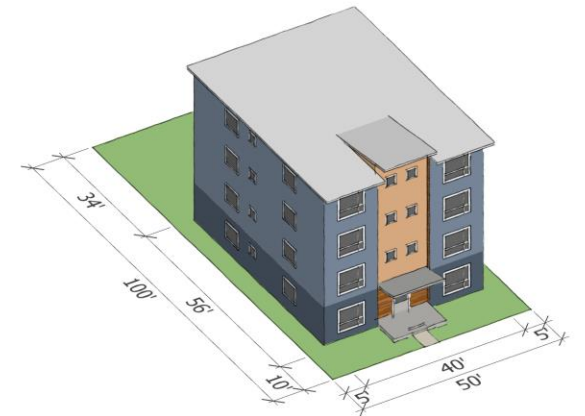
**Semi-attached housing**



# Inclusive Neighborhoods: Affordable Housing

## AFFORDABLE HOUSING BONUS

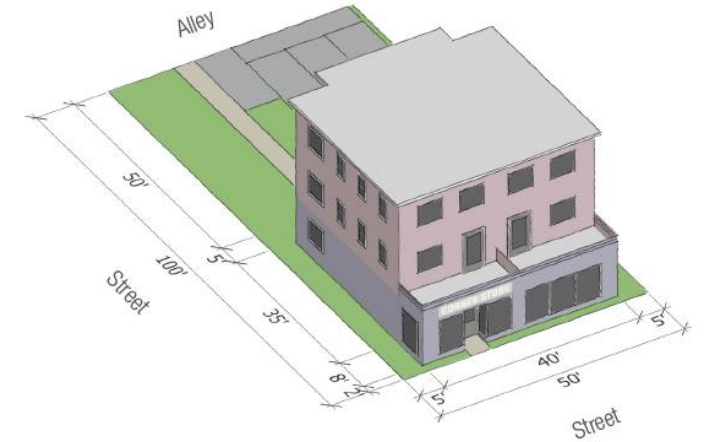
- Option 1: Allow 6 units anywhere if at least 2 units affordable, as required by HB 1110
- Option 2: Additional proposed bonus for sites within quarter-mile of frequent transit, allowing additional story and floor area for projects that achieve significant affordability



# Complete Neighborhoods: Corner Stores

## ALLOW NEIGHBORHOOD CORNER STORES

- Allow small-scale commercial uses at corner locations throughout NR and multifamily zones
- Can be realized through conversions or new development
- Provides accessible community retail

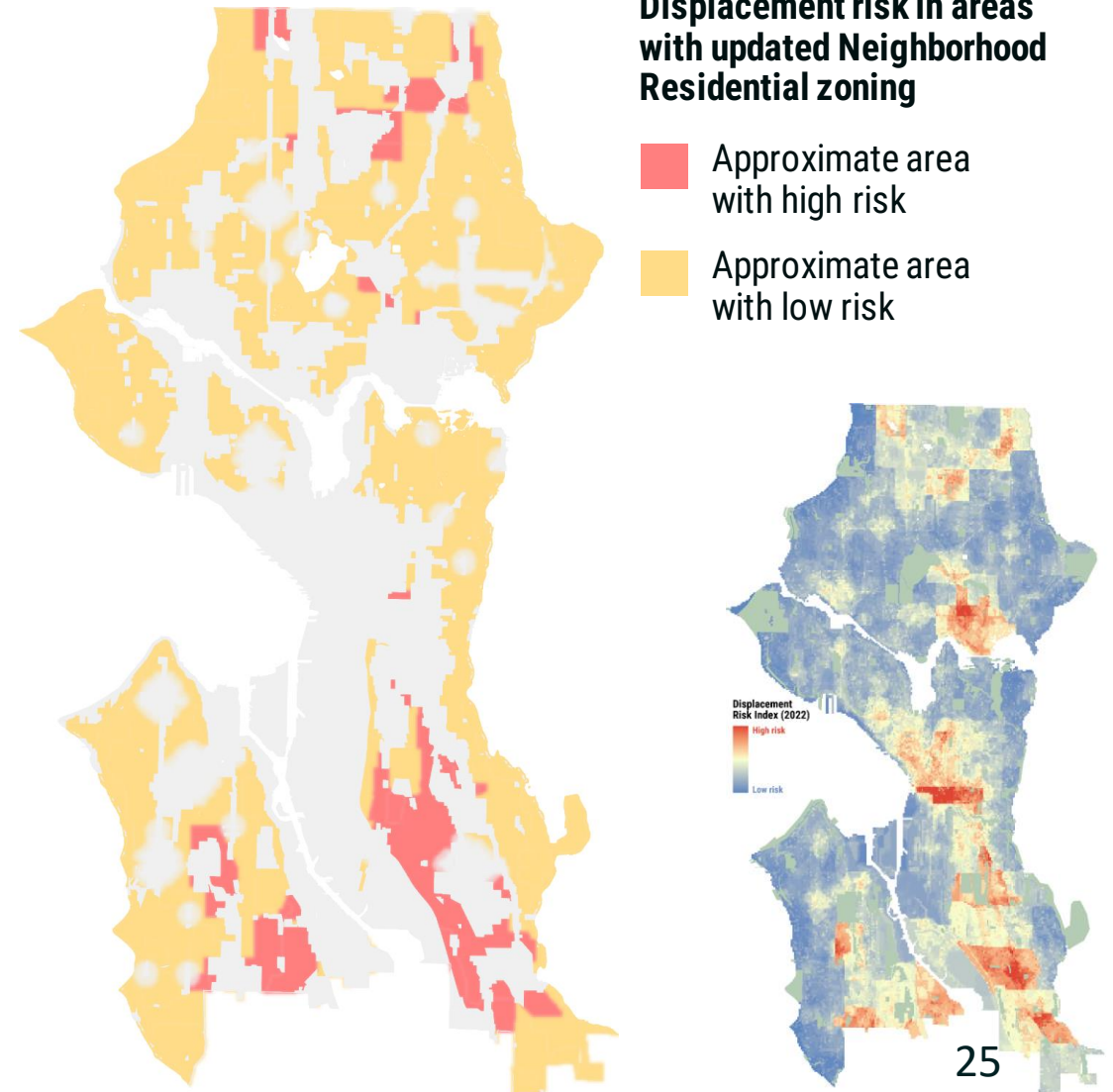




# Addressing Potential Displacement in NR Zones

## IMPLEMENTING HB 1110

- Existing NR zones will be replaced with two new zones
- In most areas, development standards will align with the base requirements of HB 1110
- In high displacement areas, proposal creates a distinct zone with different standards
- Proposed density
  - High displacement risk: 3 units on a 5,000-sq-ft lot
  - Low displacement risk: 4 units on a 5,000-sq-ft lot
- Range of anti-displacement strategies supported by the Draft Plan





# Public Engagement

# Three Phases of Public Engagement

## Completed Engagement: Spring 2022–Winter 2023

Informed values and vision, key issues,  
policy direction for Draft Plan

Shaped alternatives for  
study in the EIS



## Current Engagement: Winter–Spring 2024

Seek feedback on Draft Plan

DEIS comment period



## Future Engagement: Summer–Fall 2024

Seek community input on zoning changes to implement the  
Growth Strategy in the One Seattle Plan

# 2024 Public Engagement Overview

## Draft Plan Open Houses

- 7 open houses (1 in each Council District), 1 virtual open house
- Opportunities to learn about draft Plan, discuss, and comment

## DEIS Public Comment Period

- 60-day comment period
- Information session (virtual)
- Information session for NE 130th and 145th Street station areas
- 2 public comment hearings

## Public Communication

- Email & mail lists
- Social media
- Plan website
- Engagement Hub
- DEIS StoryMap

## Stakeholder Engagement

- Outreach to Boards & Commissions
- Outreach to community stakeholders
- Community-based organization

# Open House Schedule

| <b>Date</b>     | <b>Venue</b>                        |
|-----------------|-------------------------------------|
| <b>March 14</b> | Loyal Heights Community Center (D6) |
| <b>March 19</b> | Cleveland High School (D2)          |
| <b>March 26</b> | Nathan Hale High School (D5)        |
| <b>April 3</b>  | Chief Sealth Int'l High School (D1) |
| <b>April 16</b> | Garfield Community Center (D3)      |
| <b>April 25</b> | Eckstein Middle School (D4)         |
| <b>April 30</b> | McClure Middle School (D7)          |
| <b>May 2</b>    | Virtual (Citywide)                  |



[Engage.OneSeattlePlan.com](https://Engage.OneSeattlePlan.com)

