



WELCOME

OPEN HOUSE EVENT
ONE SEATTLE PLAN
COMPREHENSIVE PLAN UPDATE

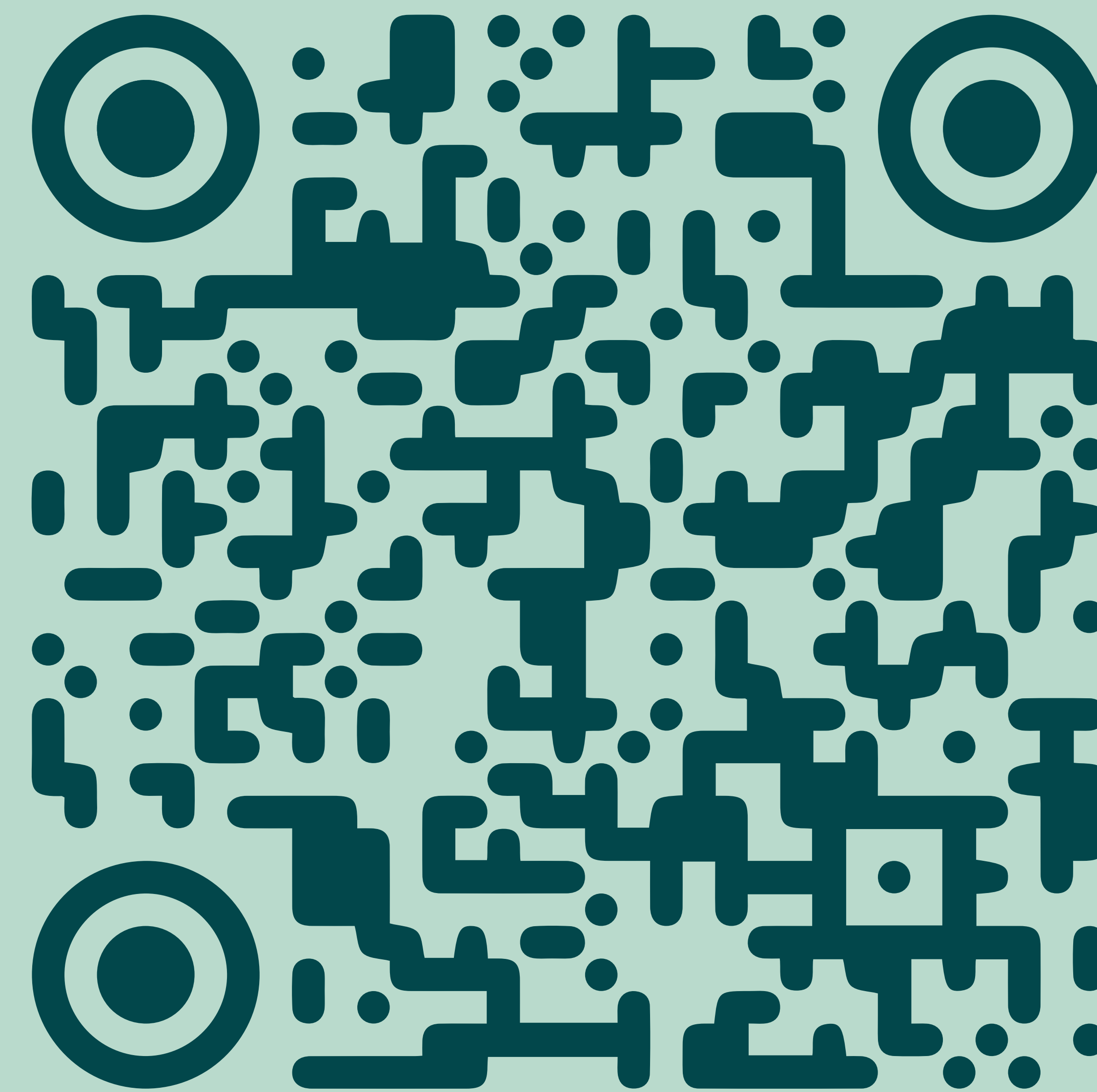


Seattle
Office of Planning &
Community Development

THE PLAN

SHARE YOUR FEEDBACK ON THE DRAFT ONE SEATTLE PLAN

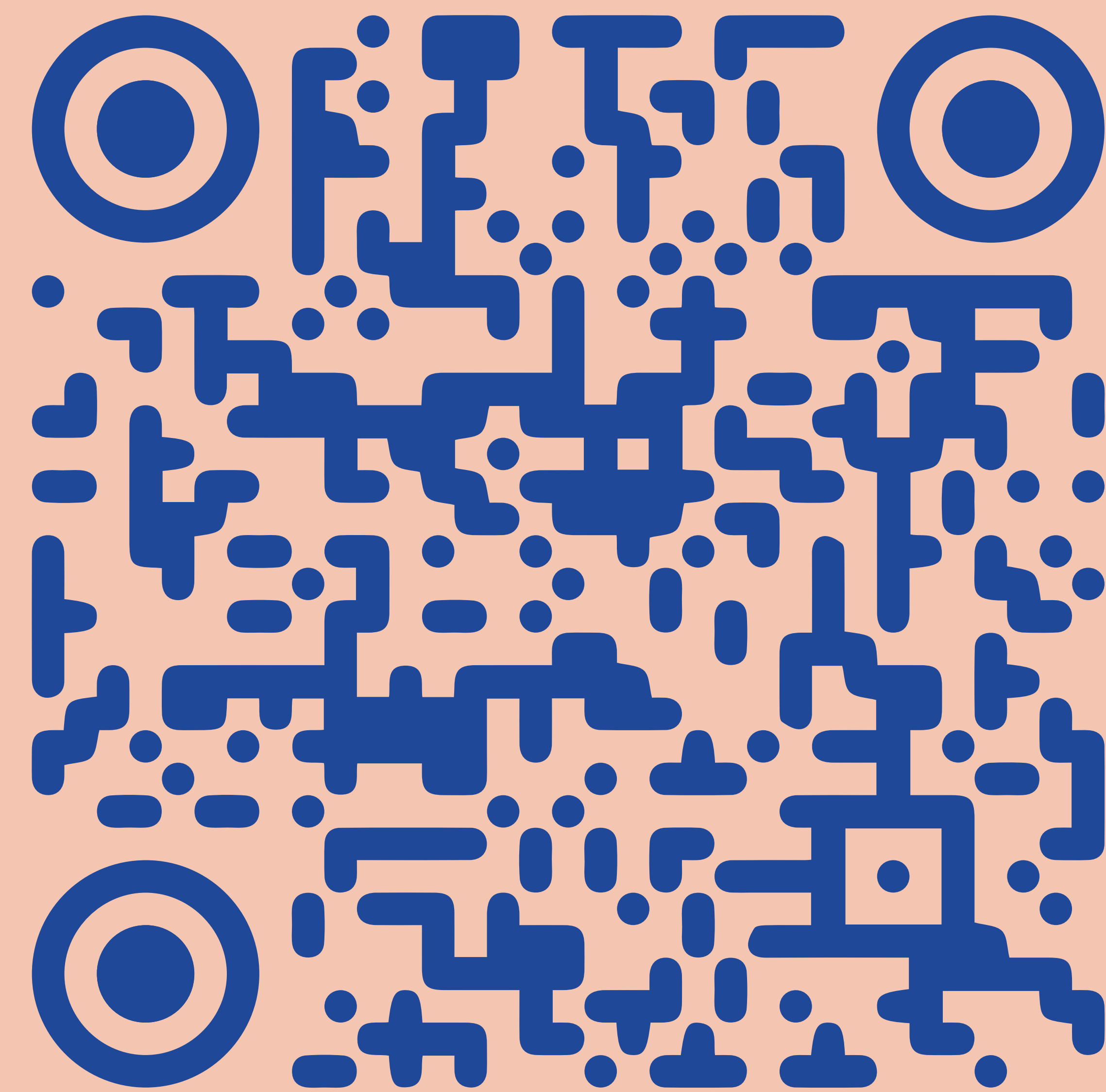
Visit Engage.OneSeattlePlan.com to submit feedback on the Draft One Seattle Plan.



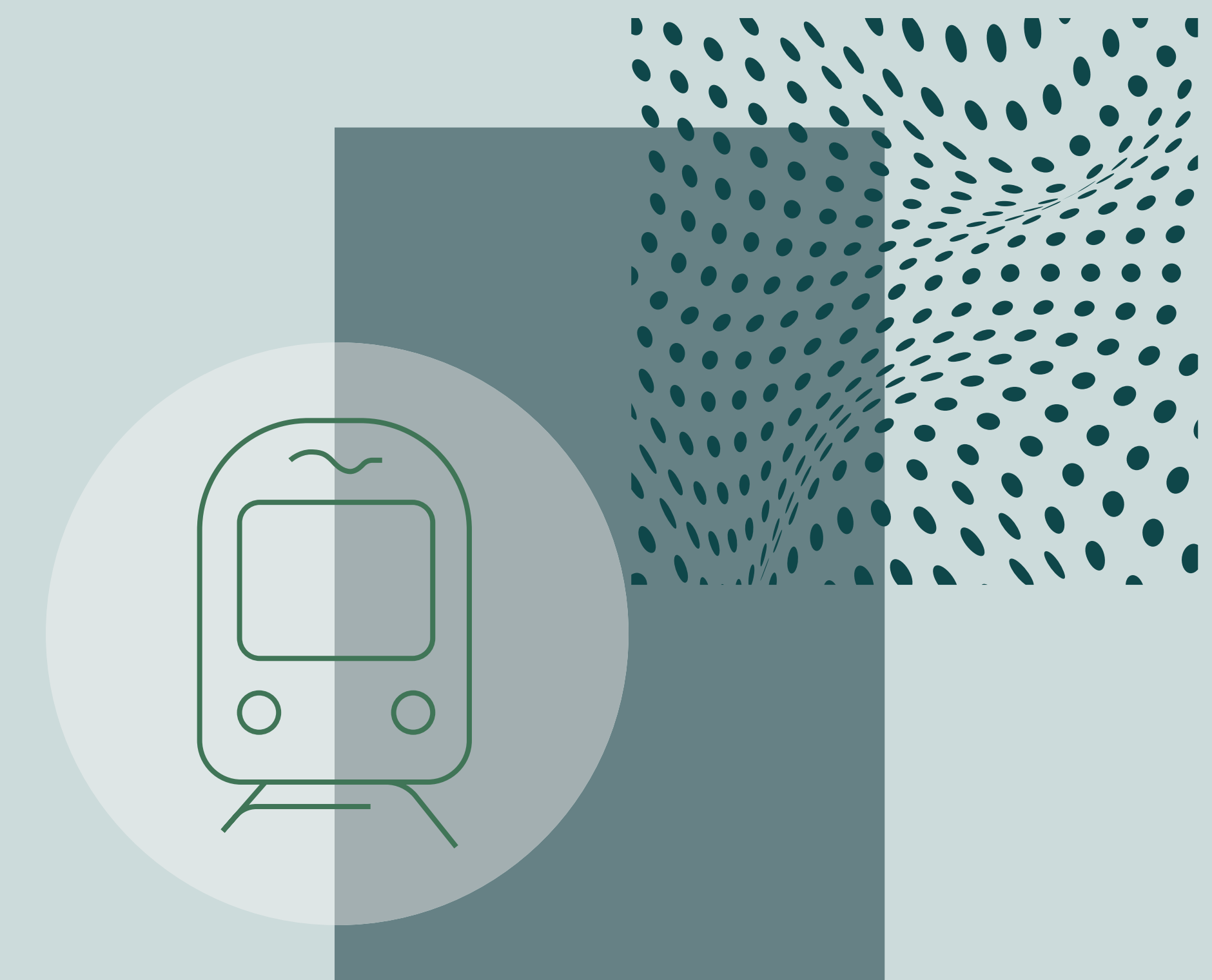
THE DEIS

DRAFT ENVIRONMENTAL IMPACT STATEMENT

Learn more about the One Seattle Plan Draft Environmental Impact Statement at [Maps.Seattle.gov/OneSeattlePlan-EIS](https://maps.seattle.gov/OneSeattlePlan-EIS).



TRANSPORTATION



Policy Areas

- ▶ Supporting the 2044 Growth Strategy
- ▶ Streets Designed for Everyone
- ▶ Expanding Transportation Options
- ▶ Building a Green Transportation System
- ▶ Supporting a Vibrant Economy
- ▶ Promoting Safe Travel for All
- ▶ Connecting to the Region
- ▶ Operating and Maintaining the Transportation System
- ▶ Funding the Investments we Need

OVERVIEW

Seattle's evolving transportation system will meet the needs of a growing population and robust economy, enhance complete and connected neighborhoods, and promote our goals for a more equitable and sustainable future.

The Plan Will:

- **Further** the development of an expanding and interconnected transit system.
- **Guide** investments that provide safe and convenient options to walk and bike.
- **Shape** the adoption of new transportation technologies and services.
- **Help** us to achieve our "Vision Zero" goal of safe travel for all.
- **Accelerate** our transition to carbon-free travel to meet our climate goals.
- **Provide** a policy framework for the Seattle Transportation Plan.



Passengers on Sound Transit Link Line 1. Photo courtesy of Josh Hild for pexels.

ADVANCE OUR KEY MOVES

Community & Neighborhoods:

- Expand transportation options to and within Regional, Urban, and Neighborhood centers and Manufacturing and Industrial centers where most of Seattle's population and job growth will occur.
- Create vibrant public spaces in and near the right-of-way that foster social interaction, promote access to walking, bicycling, and transit options, and enhance the public realm.
- Prioritize use of our existing streets to promote safe and efficient travel by multiple modes.

Equity & Opportunity:

- Provide a variety of affordable travel options to better meet the needs of historically underserved communities.
- Make transit services affordable to low-income residents through programs that reduce household transportation costs.
- Mitigate displacement impacts from transportation investments.

Climate & Sustainability:

- Reduce transportation emissions by making it safe, easy, and affordable for people to get where they need to go without relying on a gas-powered car.
- Promote emission-free travel options and green city streets to create healthier, more climate-resilient neighborhoods.

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Pike St and 3rd Ave prioritizes pedestrians, cyclists, and transit users, courtesy SDOT.

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HOUSING

Policy Areas

- ▶ Meeting Seattle's Housing Needs
- ▶ Equitable Access to Housing
- ▶ Housing Security and Stable Communities
- ▶ Diversity of Housing Types
- ▶ Housing Construction, Quality, and Design
- ▶ Homelessness

OVERVIEW

The One Seattle Plan envisions a future where everyone in Seattle has housing that meets their needs, newcomers are welcome, current residents can thrive in place, and people who have been displaced have pathways to return to their community. When housing is safe, affordable, and abundant, we can fulfill many of our goals for the future.

The Plan Will:

- **Expand** capacity for housing development broadly to address the shortage driving housing prices upward.
- **Maintain** and expand public and private investments, including the need for substantial new federal funding sources, to produce and preserve sufficient affordable housing.
- **Identify** policies and programs to meet the needs of low-income households who cannot afford market prices.
- **Promote** affordable homeownership opportunities for low-income households.
- **Support** low- and moderate-income homeowners, especially homeowners of color in areas with high displacement risk, seeking but facing barriers to taking advantage of development opportunities.
- **Diversify** the types of housing Seattle needs to encourage to support individuals and families of all backgrounds, sizes, ages, and abilities.

ADVANCE OUR KEY MOVES

Housing & Affordability:

- Outline the policies, regulations, and investments necessary to create affordable housing choices for all who live or wish to live in Seattle.
- Complements the Growth Strategy element in calling for expanded housing supply.

Community & Neighborhoods:

- Expand the variety of housing available in Seattle so that neighborhoods remain accessible to all.
- Allow more people to live near neighborhood essentials like parks, and create denser residential places where small businesses and frequent transit can be viable.

Equity & Opportunity:

- Redress the history of racial exclusion in Seattle's housing and land use practices that continue to impact communities of color today.
- Expand housing opportunities in formerly single-family neighborhoods and support homeowners of color to create generational wealth.
- Provide policy direction for a broad suite of tools to prevent displacement as the city grows.

Climate & Sustainability:

- Implement incentives and regulations to conserve water, energy, and materials in new housing.
- Promote resiliency in new and existing housing.

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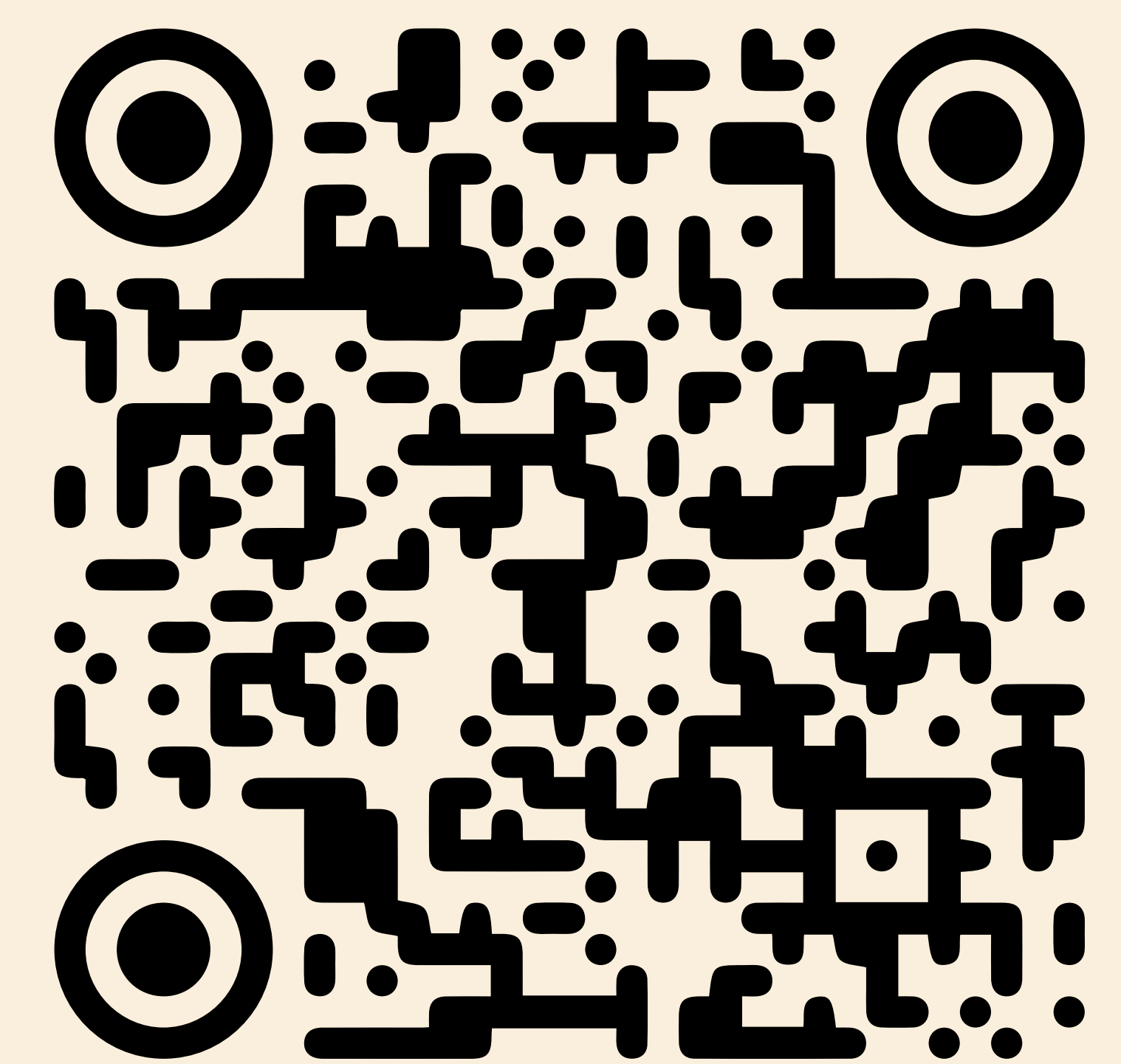


Photo courtesy of Schemata.

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CAPITAL FACILITIES

Policy Areas

- ▶ Strategic Planning and Investment
- ▶ Sustainable Design and Construction
- ▶ Equitable Capital Facilities and Services
- ▶ Facility Operations and Maintenance
- ▶ Non-City Service Providers
- ▶ Public School Facilities

OVERVIEW

As Seattle grows, our public facilities are maintained and expand in a way that is sustainable, resilient, and equitable.

The Plan Will:

- **Guide** sustainable and equitable design of existing and future capital facilities.
- **Reduce** environmental impacts related to capital facilities.
- **Encourage** inclusion of communities in siting and design.
- **Guide** investments in public facilities, including electric, sewer, drainage, fire, schools and many others that meet the needs of Seattle as we grow over the next 20 years.



Photo courtesy of Veranika Verkhovina for pexels.

ADVANCE OUR KEY MOVES

Housing & Affordability:

- Co-locate capital facilities that include multiple uses, mixed-use development, joint use, reuse, and repurposing of existing City-owned land and buildings.

Equity & Opportunity:

- Make capital facilities accessible and relevant to people of all abilities, socioeconomic backgrounds, ages, and cultures.
- Expand capacity of community-based organizations to plan and implement high priority capital projects to better meet community needs.

Climate & Sustainability:

- Site new facilities in locations that are accessible to pedestrians, cyclists, and transit users, limit impacts of climate change, and minimize impacts to the natural environment.
- Promote the green building standard and pursue opportunities to achieve a higher level of environmental sustainability and resilience.



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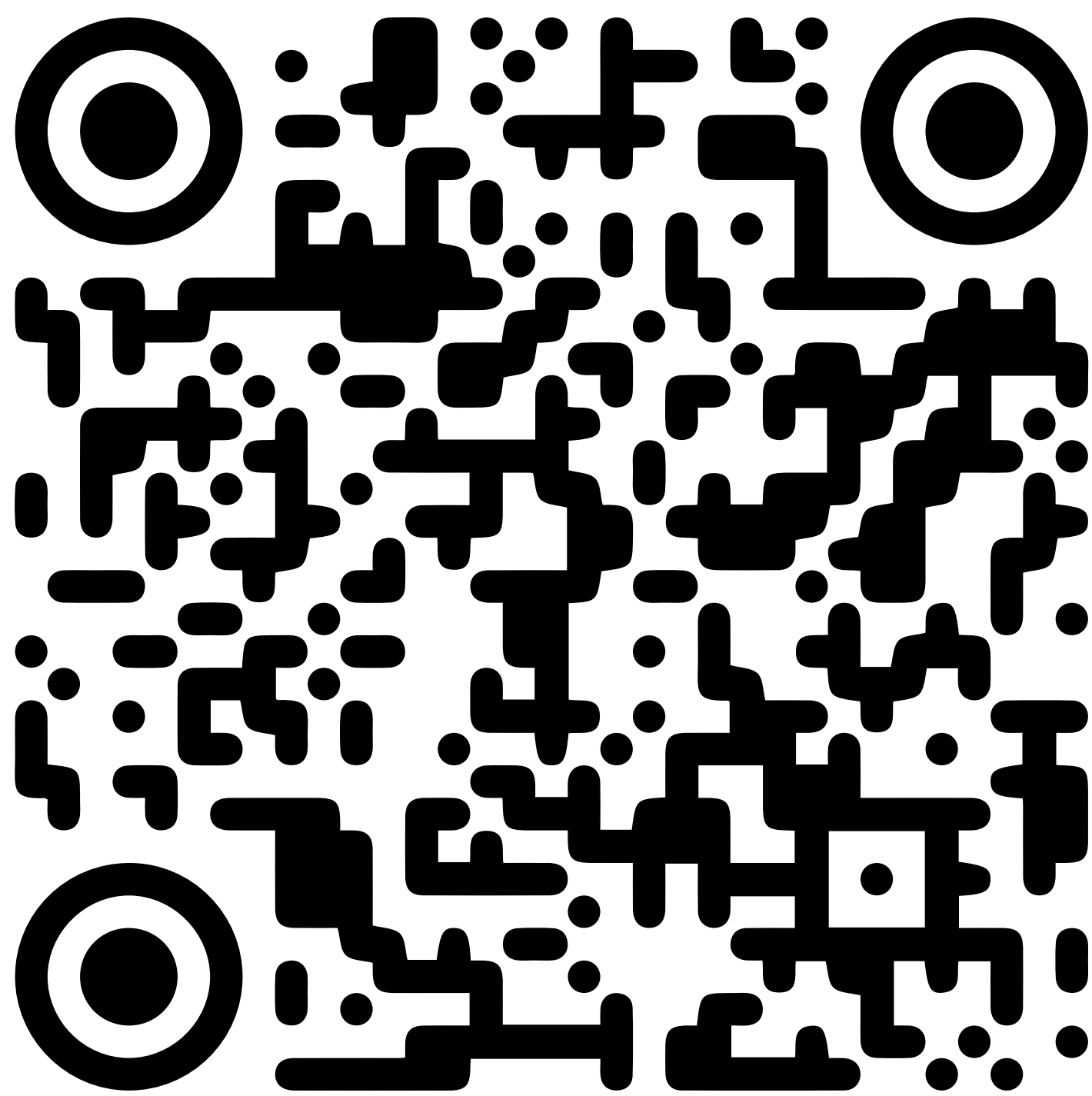


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UTILITIES

Policy Areas

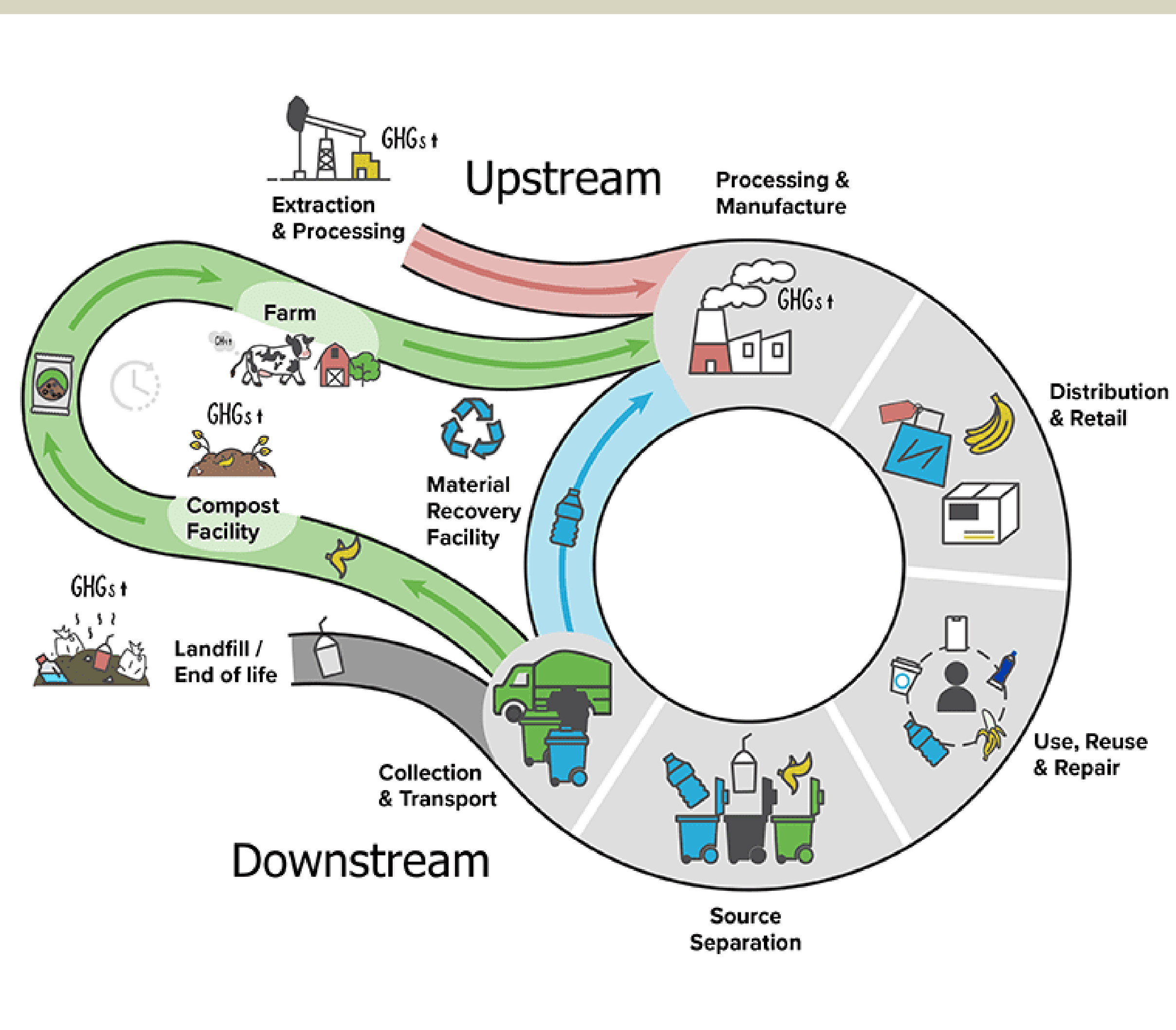
- ▶ Utility Services to Support Future Growth
- ▶ Equitable Utility Services and Community Partnerships
- ▶ Coordinated Utility Projects
- ▶ Water System
- ▶ Moving Upstream to Zero Waste
- ▶ Clean Energy
- ▶ Internet for All

OVERVIEW

Seattle's existing infrastructure will adapt to support the City's broader goals of sustainability, carbon neutrality, economic efficiency, and equitable service access for all Seattleites.

The Plan Will:

- **Address** aging buildings, facilities, and legacy systems.
- **Respond** to emerging technologies and climate change impacts.
- **Monitor** and make investments to fully serve both existing and future residents, business, and other users.
- **Reduce** environmental impacts and greenhouse gas emissions.



Seattle Public Utilities' 2022 Solid Waste Plan Update: *Moving Upstream to Zero Waste*, courtesy of SPU.

ADVANCE OUR KEY MOVES

Housing & Affordability:

- Explore options to lower upfront and operating costs to enable affordable housing providers to build cost-effective, resilient, energy- and water-efficient, all-electric projects.

Community & Neighborhoods:

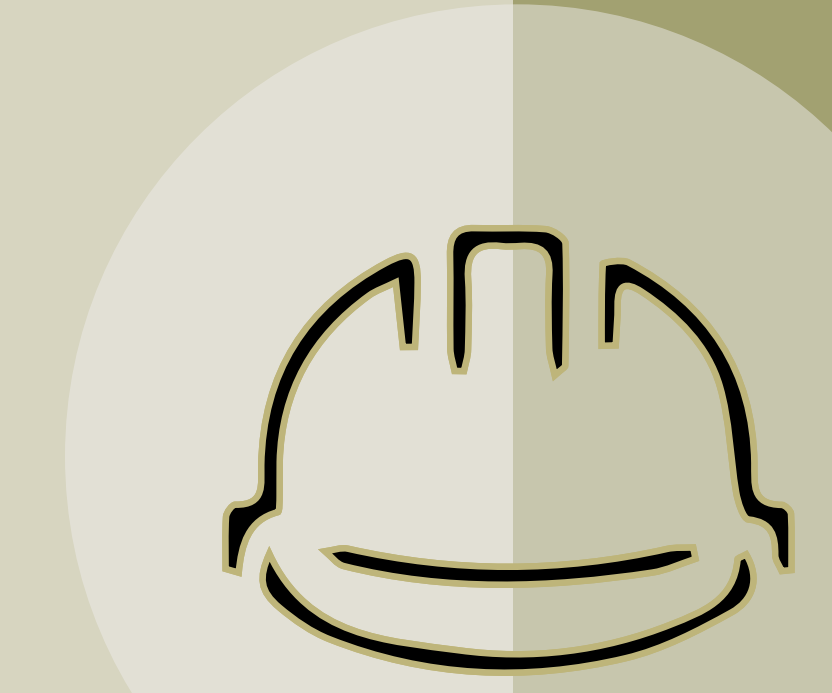
- Make utility services more affordable through equitable delivery of utility discount programs and incentives.
- Leverage investments and agreements with private utilities and vendors to create training and living wage job opportunities, particularly for underrepresented populations.

Equity & Opportunity:

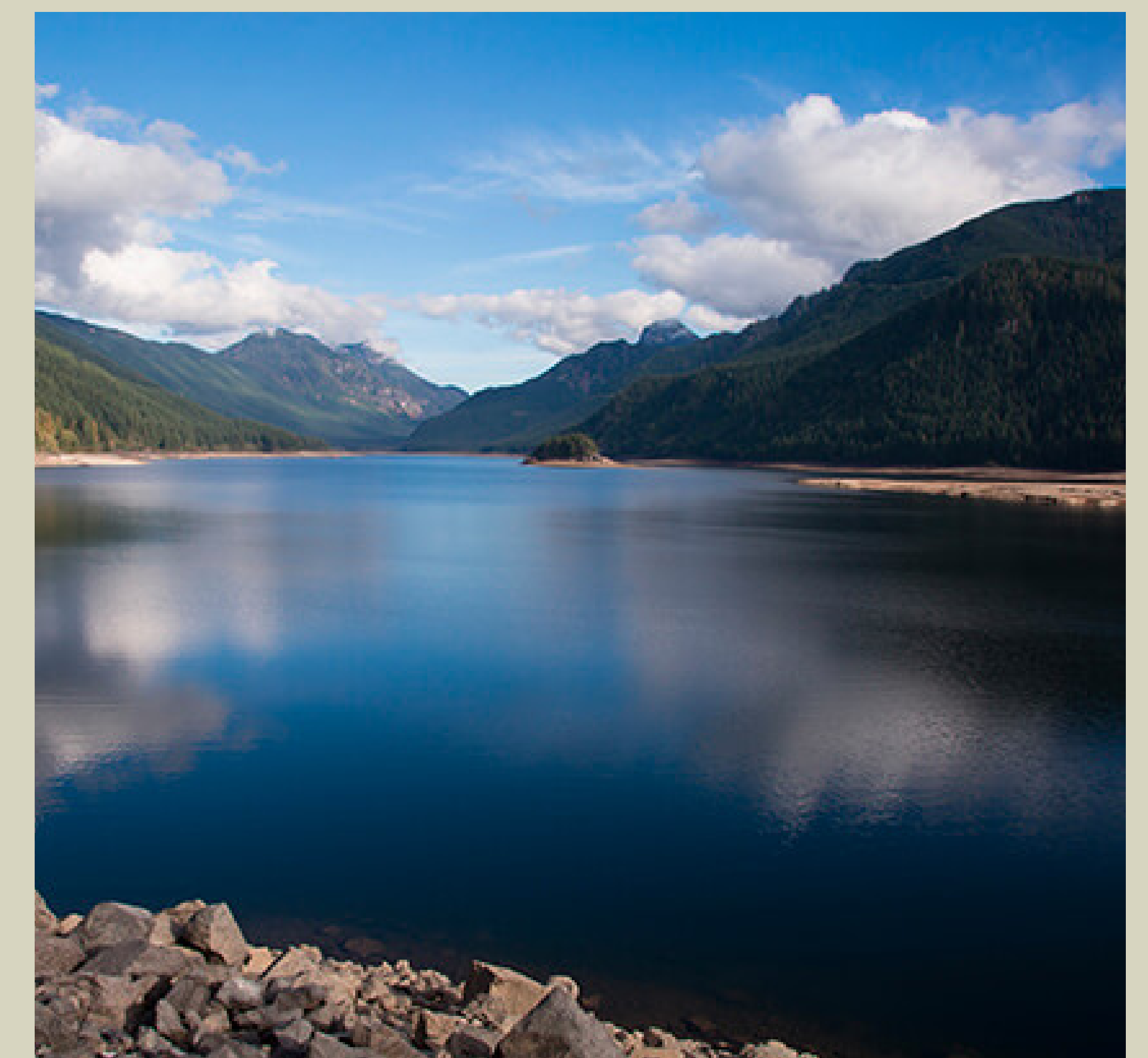
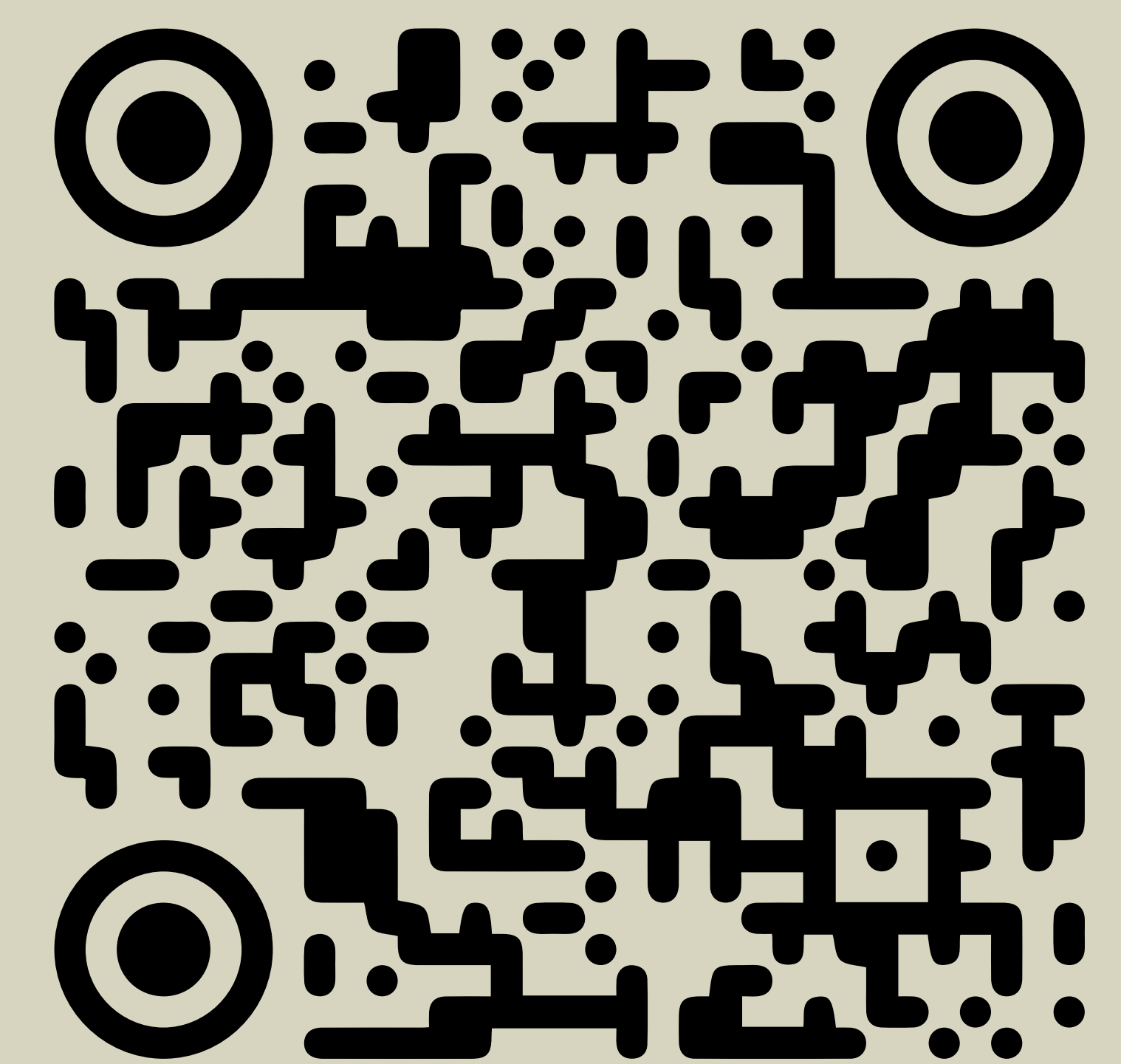
- Align utility investments with mobility, open space, extreme heat mitigation, and other improvements.

Climate & Sustainability:

- Increase the resiliency of water supply watersheds and transmission and distribution infrastructure that may be impacted by climate change, earthquakes, wildfires, and other hazards.
- Expand education campaigns to increase awareness of the City's solid waste and waste prevention programs and services, including targeted outreach to underserved communities.



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Tolt River Watershed courtesy of Seattle Public Utilities.

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ECONOMIC DEVELOPMENT



Policy Areas

- ▶ Neighborhood Business Districts
- ▶ Growing Business and Industry
- ▶ Business and Industry Retention and Growth
- ▶ Investing in Talent and Developing our Workforce
- ▶ Women, Minority-owned, and Small Business Supports and Entrepreneurship
- ▶ Asset Ownership
- ▶ Build and Invest in the Green Economy

OVERVIEW

Seattle's vibrant, diverse, and increasingly global economy will grow to benefit individuals equitably across income levels, as well as business, industry, and the city's racially and culturally diverse communities.

The Plan Will:

- **Grow** key city economic sectors and local neighborhood business districts.
- **Support** growth and long-term viability of women and minority-owned businesses.
- **Guide** workforce development policies
- **Increase** asset ownership, particularly in BIPOC communities.
- **Provide** direction for an emerging green economy.



ADVANCE OUR KEY MOVES

Equity & Opportunity:

- Ensure participation of BIPOC communities in Seattle's economy.
- Recognize a broad range of issues that affect local economic development.

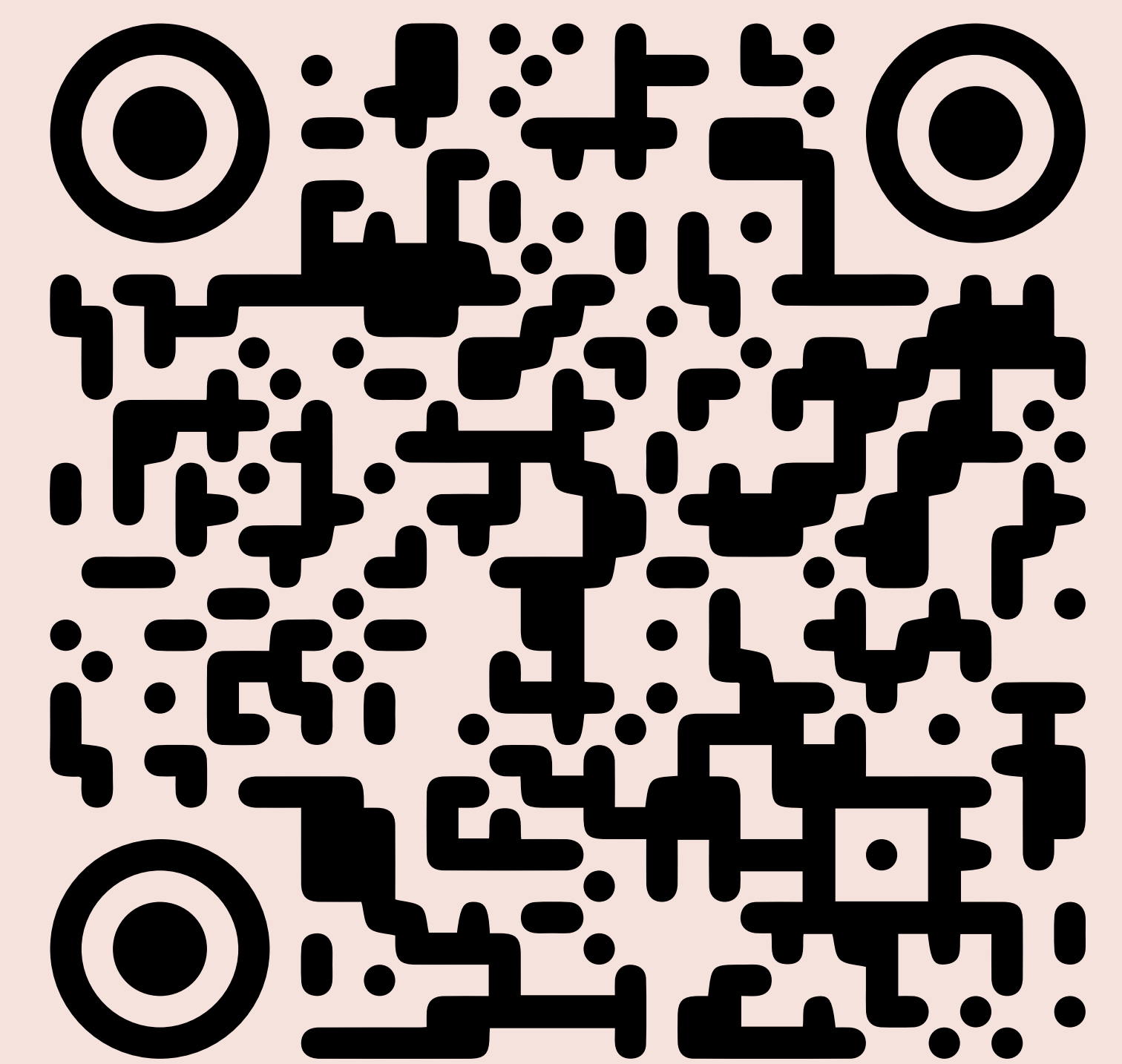
Community & Neighborhoods:

- Invest in a safe, walkable, and accessible downtown core to attract businesses, residents, workers, and visitors.
- Enrich the vibrancy of neighborhood business districts as the economic and cultural centers of their communities, integrated with design, public art, and cultural spaces.

Climate & Sustainability:

- Build workforce capacity to advance completion of city-wide decarbonization and climate adaptation efforts, including through electrification, construction, conservation, and other new green technology programs.
- Support business partnerships and models centered on climate mitigation, climate adaptation, and/or a shift toward sustainable operational models within established industries, including incubator and accelerator funding of new sustainable businesses.

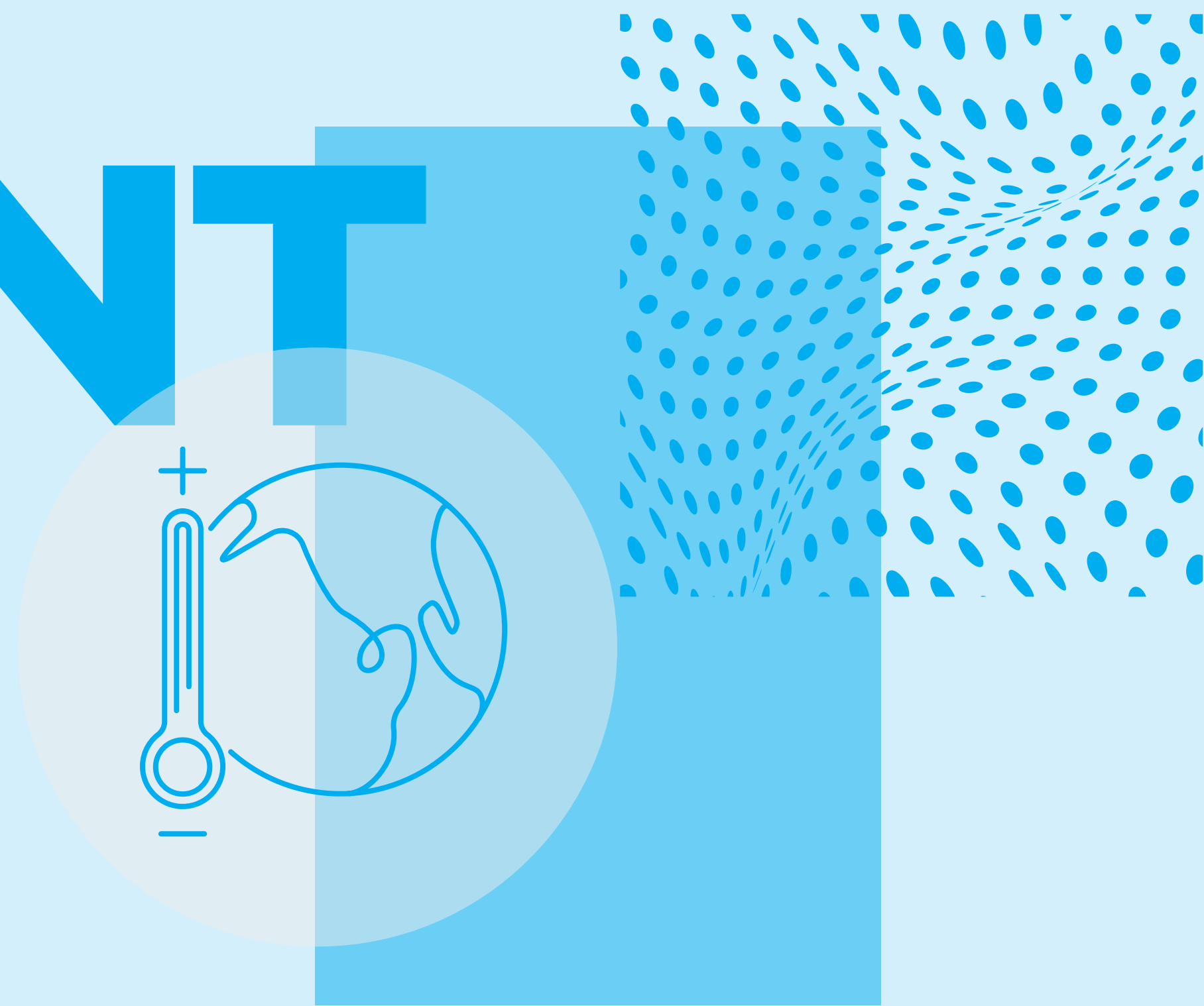
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CLIMATE & ENVIRONMENT



Policy Areas

Carbon Pollution Reduction

- ▶ Setting Goals and Measuring Progress
- ▶ Transportation
- ▶ Development Pattern
- ▶ Buildings and Energy
- ▶ Solid Waste

Healthy, Resilient Communities and Environment Adaptation

- ▶ Planning for Resilience
- ▶ Community-based Climate Resilience
- ▶ Extreme Heat and Wildfire Smoke
- ▶ Sea-Level Rise and Flooding
- ▶ More Frequent Intense Storms and Longer Dry Periods
- ▶ Tree Canopy
- ▶ Water
- ▶ Healthy Food System

OVERVIEW

Seattle will chart a course for reducing climate pollution and advancing healthy, resilient communities in the face of rapid climate change impacts.

The Plan Will:

- **Reduce** greenhouse gas emissions.
- **Accelerate** the transition to zero-emission trips and vehicles.
- **Further** reduce waste generated and increase recycling and composting.
- **Help** communities become more resilient, especially frontline communities.
- **Plan** for and adapt to the impacts of climate change and other natural hazards.
- **Protect** and restore our natural resources.
- **Shape** a healthy food system that is resilient and zero-waste.

ADVANCE OUR KEY MOVES

Housing & Affordability:

- Support low-income homeowners and landlords of affordable housing to implement weatherization, electric heat pump conversion, and other electrification and energy efficiency home retrofits.

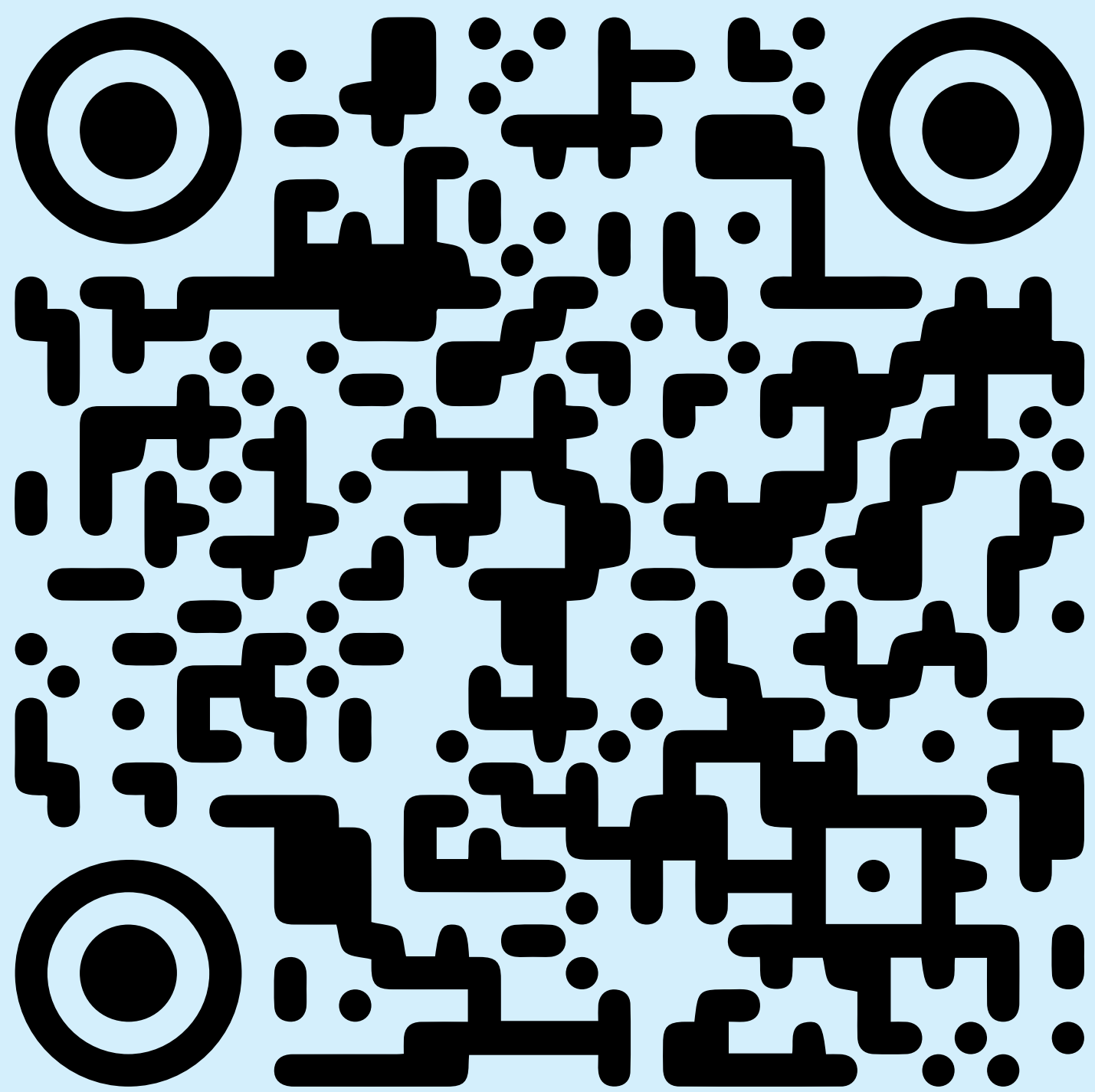
Community & Neighborhoods:

- Reduce emissions at the neighborhood-scale by encouraging more walking, biking, transit, EV charging, and zero-emission deliveries.
- Prioritize tree canopy expansion in areas with the least tree canopy.

Climate & Sustainability:

- Prioritize green infrastructure solutions to mitigate climate impacts that provide co-benefits to community including equity, living wage jobs, and social connectedness.
- Design new and retrofit existing City capital facilities and infrastructure to adapt to increased temperatures, extreme heat events, and wildfire smoke.
- Develop response and recovery plans for specific climate-related extreme weather events—heat, smoke, flood.
- Preserve, restore and enhance tree canopy on City-owned land.
- Mitigate the impacts of climate change on the Puget Sound and accelerate ecosystem recovery of salmon and other endangered species.
- Reduce pollution associated with Seattle’s food system.

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Photo courtesy of Josh Hild for pexels.

PARKS & OPEN SPACE



Policy Areas

- ▶ Equitable Provision of Public Space
- ▶ Access to Public Space
- ▶ Recreation, Activation, and Programming
- ▶ Operations and Maintenance
- ▶ Partnering with Communities
- ▶ Climate Resilient Open Space

OVERVIEW

Everyone will have access to the full range of recreational, social, cultural, and health benefits that Seattle's public spaces provide.

The Plan Will:

- **Guide** how we plan for, build, design, operate and maintain City-owned parks and recreational facilities to be more accessible and sustainable.
- **Enhance** culturally relevant and affordable recreation activities and events.
- **Contribute** to healthy, accessible, safe and inclusive public space.
- **Further** collaborations for joint use or repurposing public land for open space.
- **Provide** more opportunities for nature education, art installations, cultural experiences, and job training.
- **Help** communities be more involved in the design, activation and stewardship of public spaces.
- **Shape** the design of open space to be more resilient.

ADVANCE OUR KEY MOVES

Community & Neighborhoods:

- Expand or enhance public spaces where growth is anticipated.
- Explore how streets can be repurposed to create more public space.
- Improve connections to parks and open spaces.

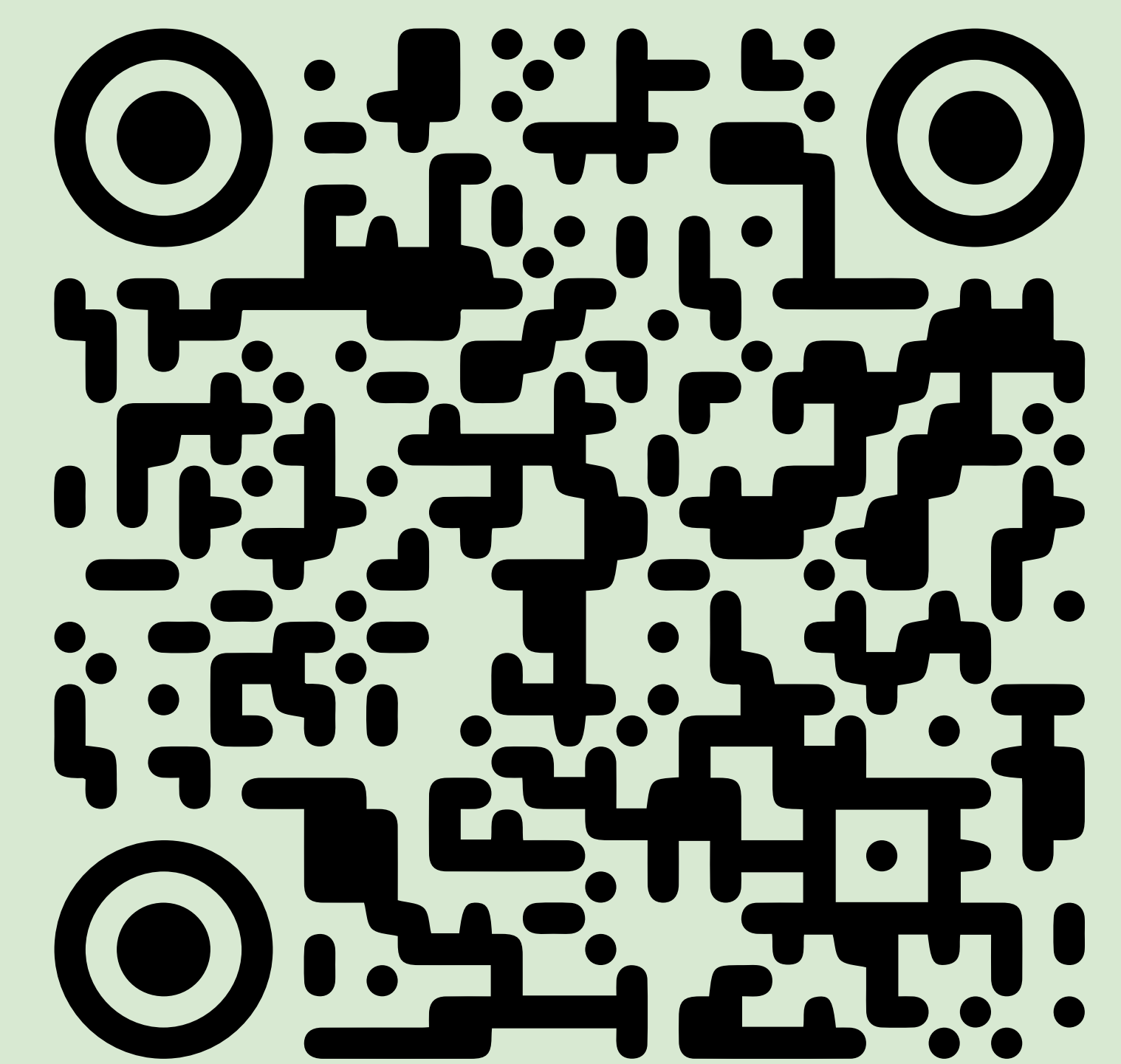
Equity & Opportunity:

- Improve access to public space for communities of color.
- Provide culturally-informed and affordable programs that meet the specific needs of the local community.
- Partner with indigenous communities to better reflect the culture, history, and values in public spaces.

Climate & Sustainability:

- Reduce pollution and emissions in public space maintenance, irrigation, and land management practices.
- Adapt parks and public spaces to reduce impacts of climate change on park facilities and lands.

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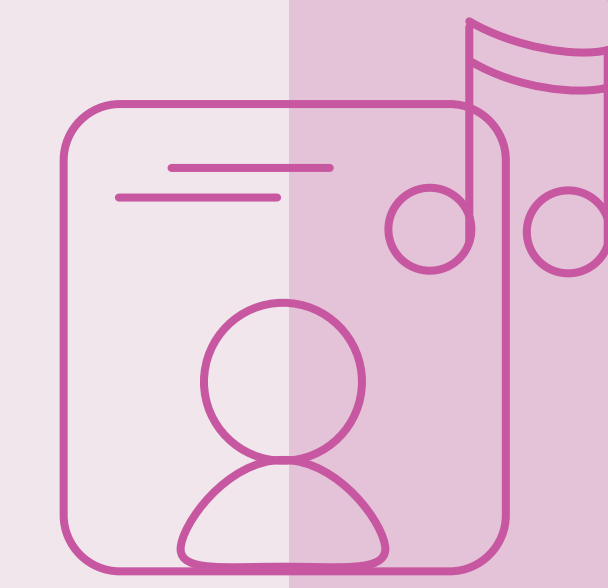


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Jefferson Park, Beacon Hill, Seattle, March 2024.

ARTS & CULTURE



Policy Areas

- ▶ Cultural Spaces, Place-making, and Place-keeping
- ▶ Public Art
- ▶ Creative Economy
- ▶ Youth Development and Arts Education

OVERVIEW

Arts and culture play a fundamental role in supporting healthy and thriving communities where people connected to each other and are empowered to reach their fullest potential. As Seattle grows, we will enhance place-making and community well-being, and artists will be supported to live in and shape our neighborhoods.

The Plan Will:

- **Create** culturally relevant spaces throughout Seattle neighborhoods
- **Design** public spaces that reflect cultural communities
- **Strengthen** our creative economy
- **Mitigate** displacement for working artists
- **Increase** support for youth arts education

ADVANCE OUR KEY MOVES

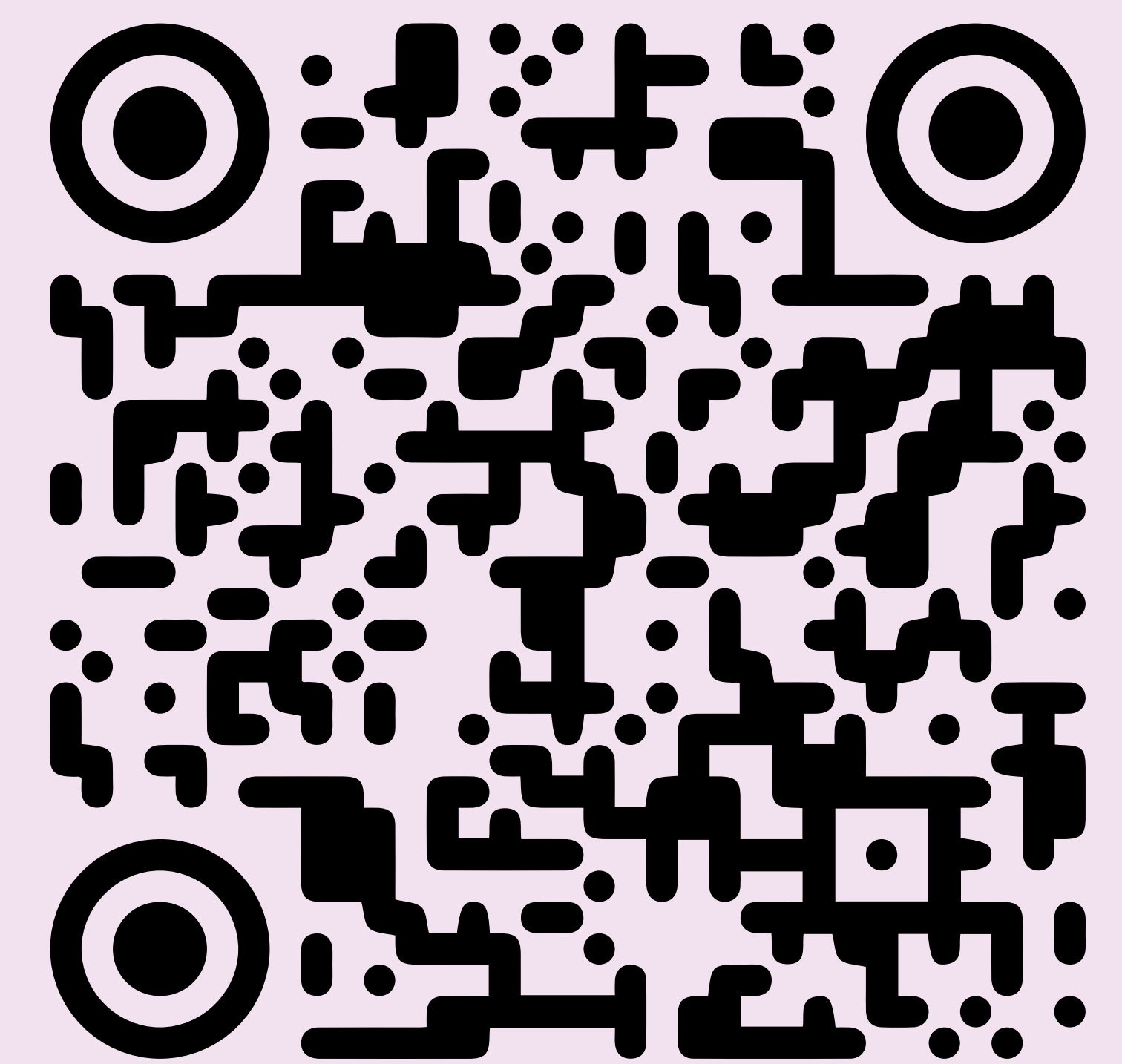
Equity & Opportunity:

- Invest in cultural spaces that reflect the cultural communities in Seattle's neighborhoods, especially BIPOC residents at risk of displacement.
- Commission artists who engage with youth and communities in planning and implementation of public art, strategic plans, and capital projects.
- Ensure cultural investment strategies, funding programs, and partnerships center shared decision-making with communities.

Community & Neighborhoods:

- Design civic spaces that celebrate the cultural heritage of the diverse communities who live in each neighborhood.
- Integrate and invest in the creative expertise of a diversity of artists, creatives, cultural workers, and arts, culture and heritage organizations across all City priorities and sectors.

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Anthropomorphic Dolos (installation) part of Buster Simpson's *Migration Stage*, Seattle Waterfront, 2023. Photo courtesy of the artist.



Mayor's Arts Award recipient. Photo courtesy of Paula Bogs Band

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GROWTH STRATEGY

The One Seattle Plan’s Growth Strategy is the City’s vision for how development and investment in our built environment should evolve over the next 20 years to accommodate expected population and job growth. Forecasts suggest that Seattle will be a city of nearly one million people by 2050.

The Growth Strategy shapes where we allow residential, commercial, and industrial development and the types of new housing allowed. Updating it is necessary to determine how we will respond to growth and address existing challenges.



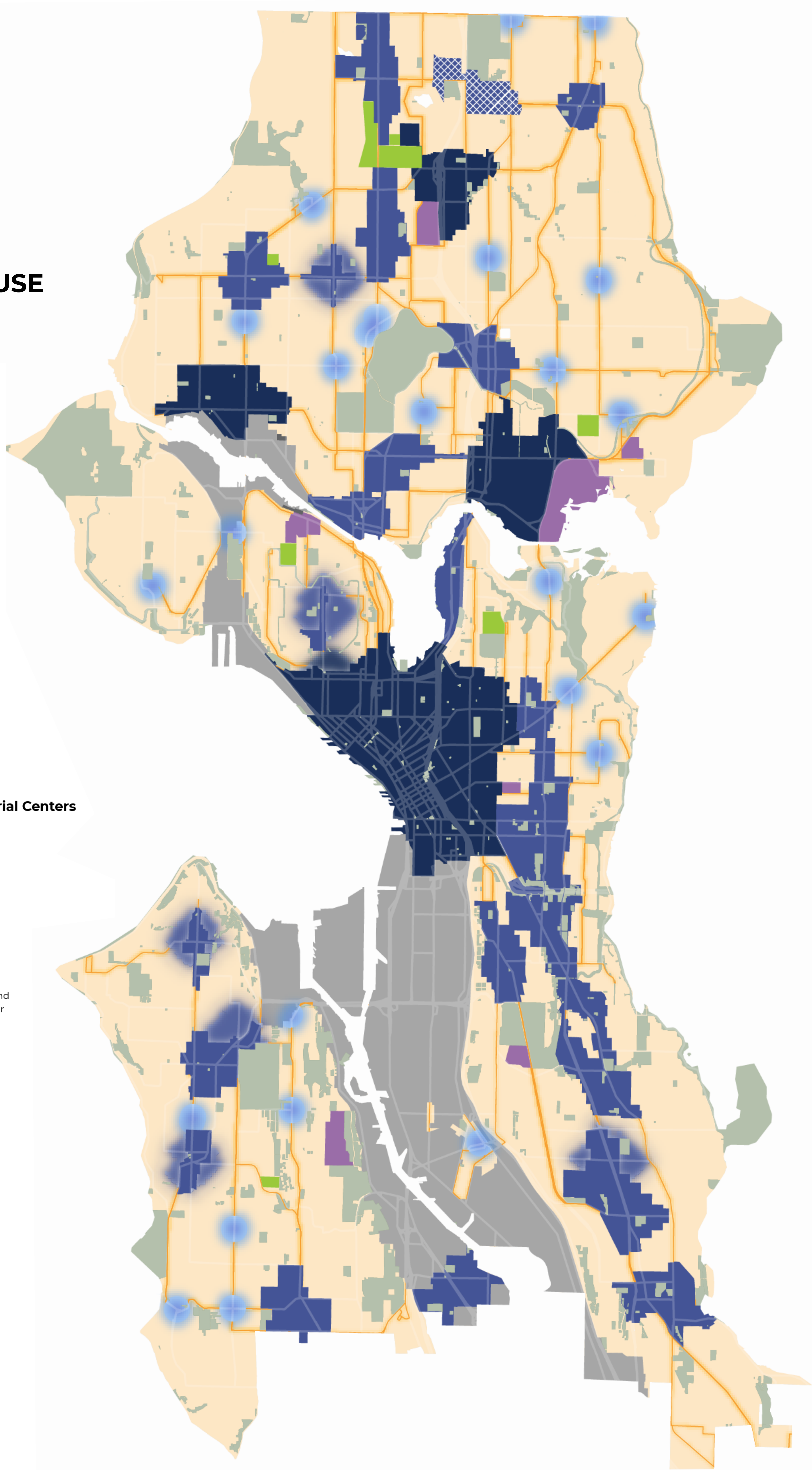
FUTURE LAND USE MAP LEGEND

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.



UPDATING THE URBAN VILLAGE STRATEGY

The City’s current growth strategy, the Urban Village Strategy, focuses growth in a small number of locations with high access to transit, shops, and services. Over the past decade, 83% of new homes in the city—mostly small apartments—have been built in compact, walkable, mixed-use neighborhoods linked by transit. Many neighborhoods outside urban centers and villages have few affordable housing options and costs have risen dramatically throughout the city. Family-size and ownership options are out of reach for many.

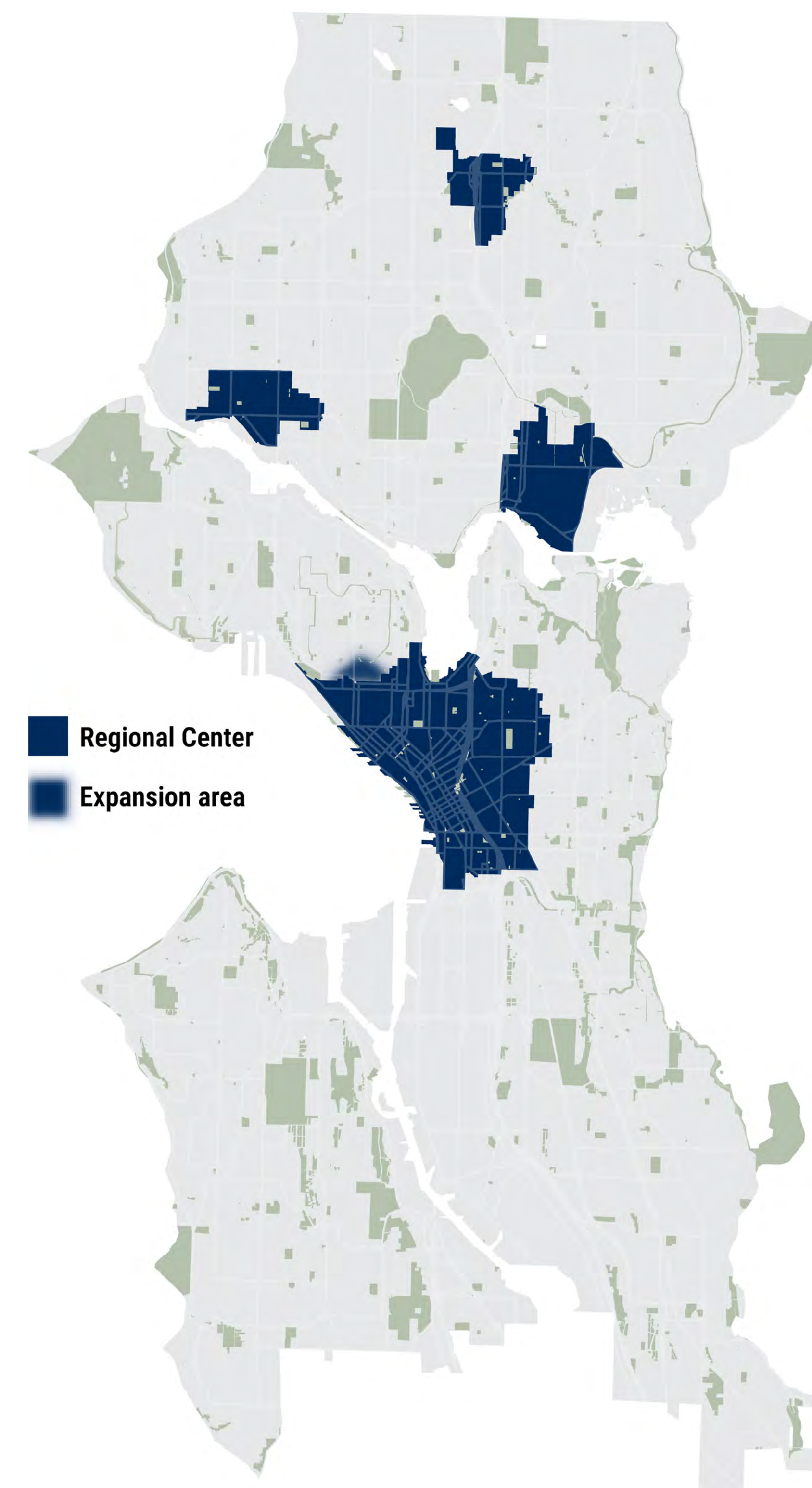
A Racial Equity Analysis conducted by the City found that the Urban Village Strategy perpetuates a historical pattern of exclusion and increases displacement pressures on communities of color.

GOALS OF AN UPDATED GROWTH STRATEGY:

- Create more housing supply and choicet across the city
- Support more affordable housing
- Address our history of segregation and exclusion and reduce displacement pressures
- Encourage more housing near new transit investments
- Create more neighborhoods where more people can walk, bike, or roll to everyday needs
- Respond to climate change and reduce dependence on cars

The draft growth strategy identifies place types which describe the roles that different areas of Seattle would have in accommodating expected housing and jobs. The draft growth strategy map shows where these place types might the strategy.

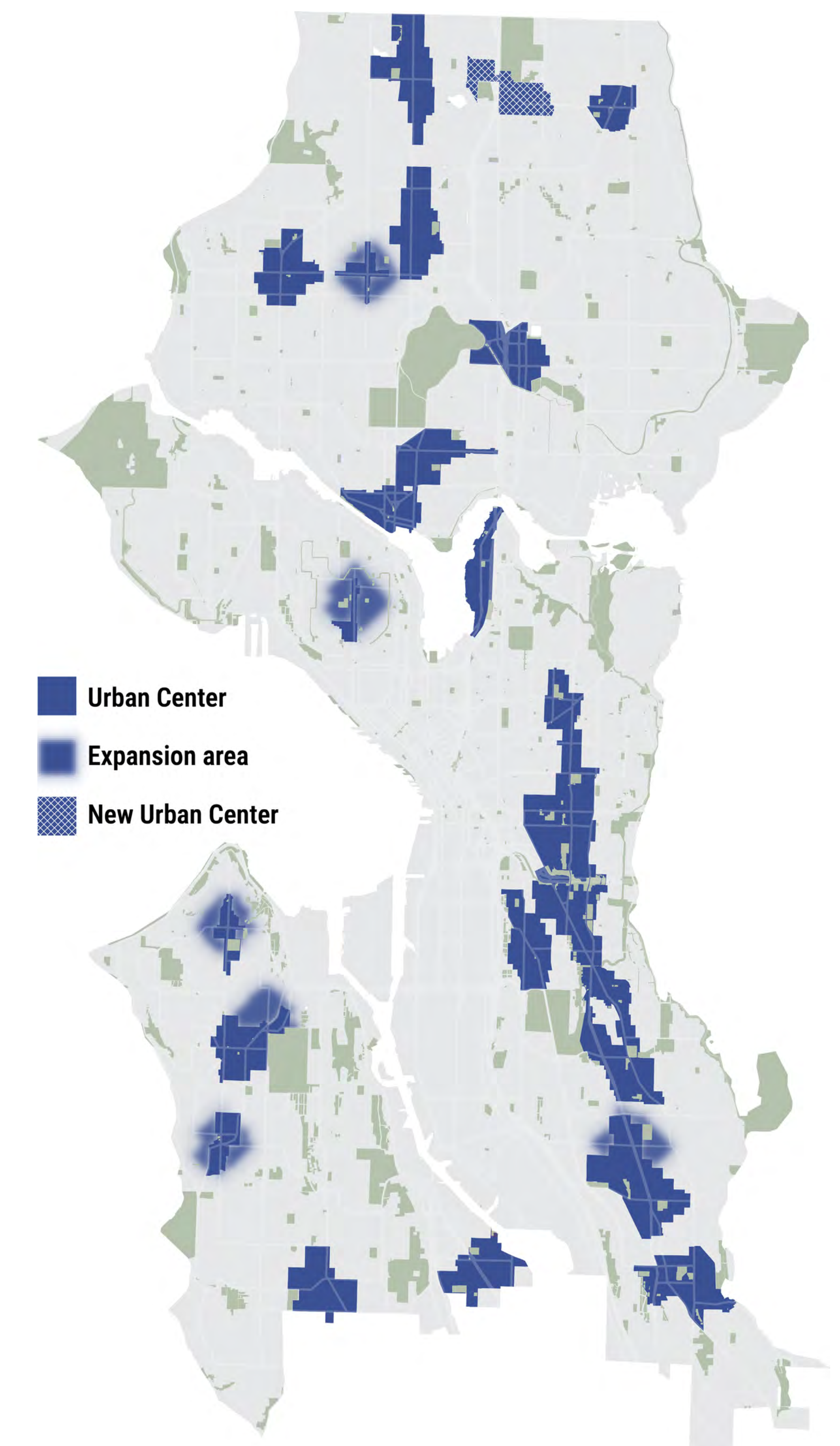
REGIONAL CENTER



Regional Centers, previously called Urban Centers in Seattle 2035, are the most densely populated neighborhoods in Seattle. They play an

important role in the region with significant housing, office, retail, cultural and entertainment spaces, and major transportation hubs. Regional Centers are appropriate for a wide range of housing and non-residential use. Zoning for high-rise towers exists in some but not all Regional Centers. The growth strategy includes elevating Ballard to Regional Center status.

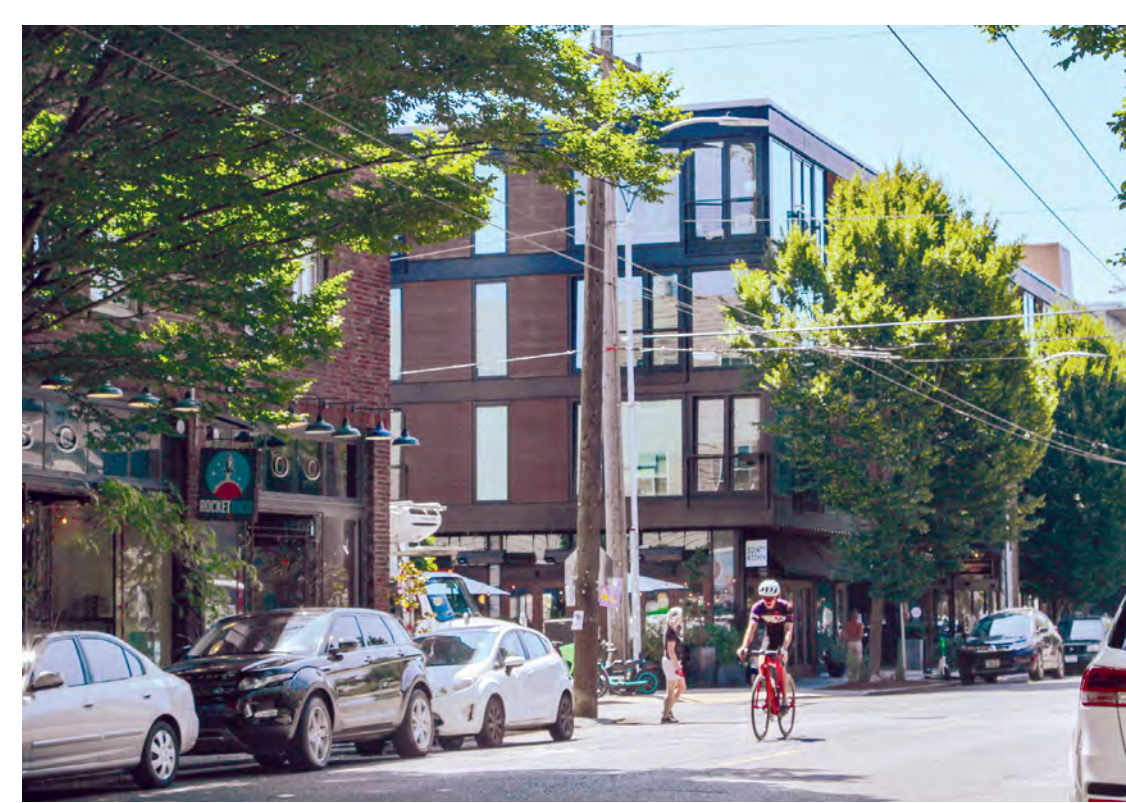
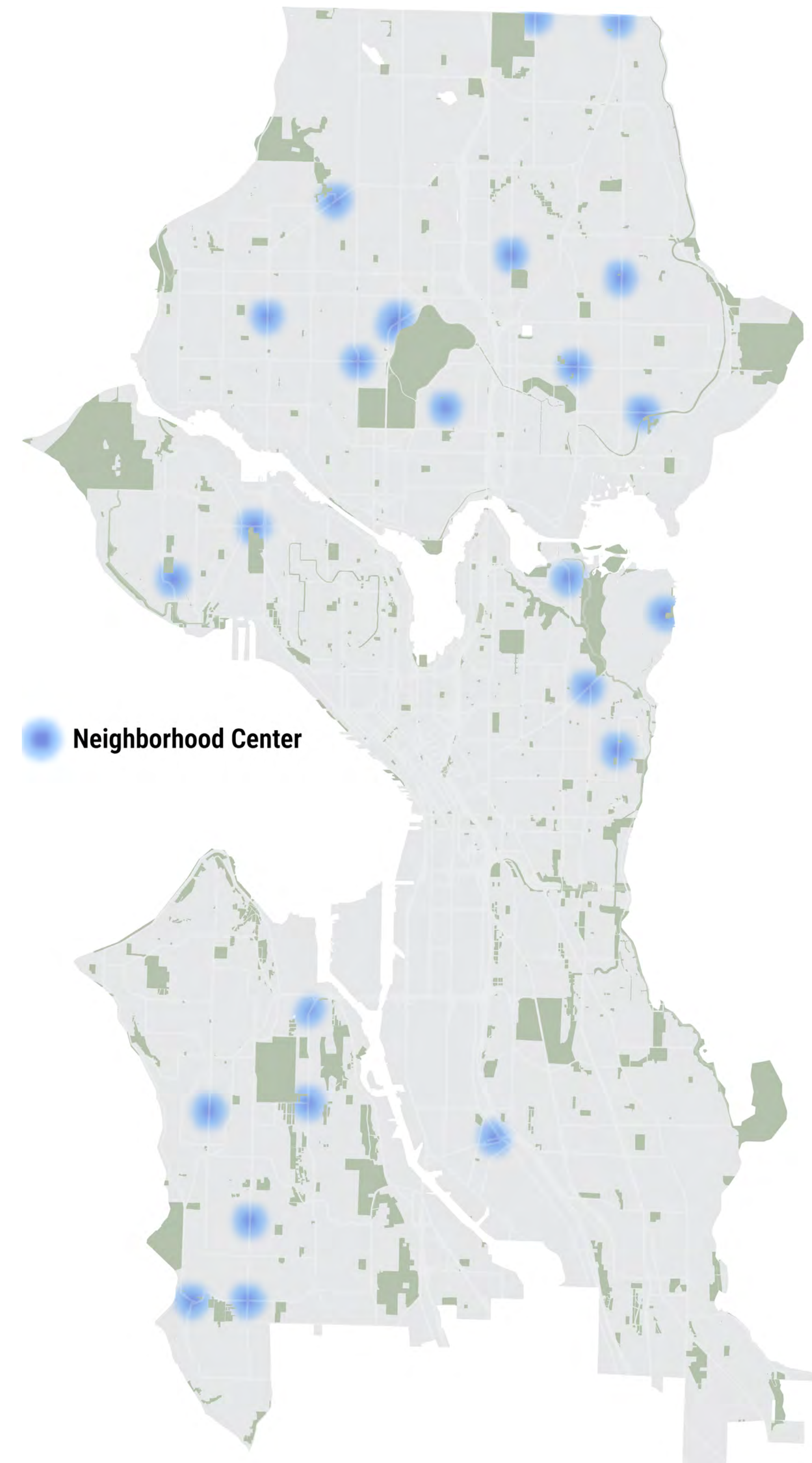
URBAN CENTER



Urban Centers, previously called Urban Villages in *Seattle 2035*, are walkable mixed-use areas that play an important citywide role. They are destinations for residents in different

districts of Seattle with a high concentration of shops, restaurants, and businesses. Urban Centers are appropriate for residential and mixed-use structures up to 7–12 stories in the core, with smaller apartments and townhouses on the periphery. These places should generally encompass areas within 2,000 feet of the core business district, or half a mile of a light rail station. The growth strategy includes expansion of six existing centers and a new Urban Center at the NE 130th Street light rail station.

NEIGHBORHOOD CENTER

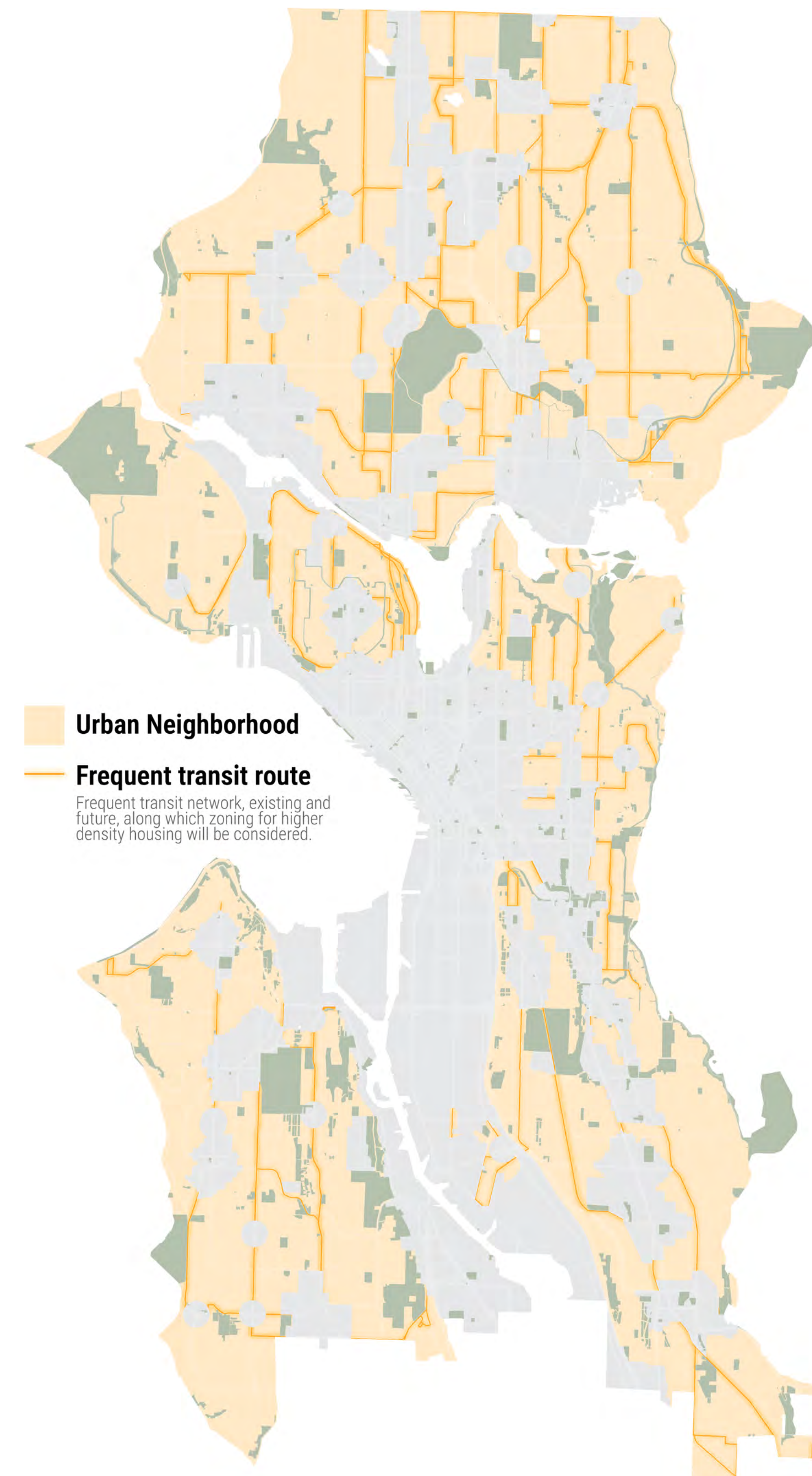


Neighborhood Centers are places with a variety of housing options centered around a local commercial district and/or major transit stop (such as RapidRide).

They typically serve as focal points within neighborhoods, offering shops, services, grocery stores, restaurants, and more.

These places are suitable for residential and mixed-use buildings up to six stories in the core and smaller apartment buildings on the periphery. Neighborhood centers should generally encompass areas within 800 feet, or one to three blocks, of the central intersection or transit stop.

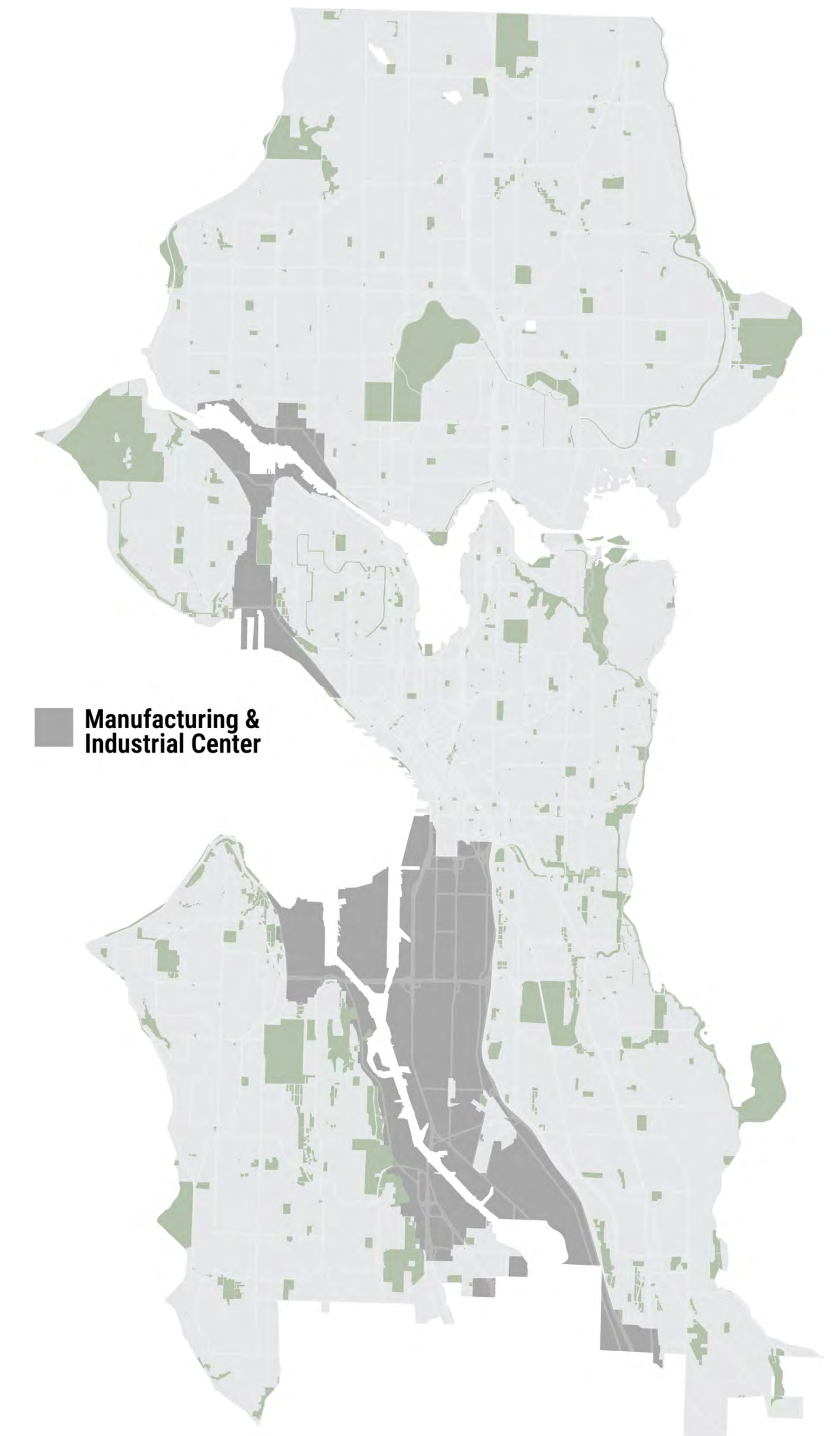
URBAN NEIGHBORHOOD



Urban Neighborhoods are places outside centers that are appropriate for primarily residential development. They typically include various housing types within a three-story scale, such as detached homes, duplexes, triplexes, fourplexes, and cottage housing. Higher density apartments and commercial uses may be appropriate along major streets with frequent transit service.

Urban Neighborhoods also provide opportunities for at-home businesses, corner stores, and small institutions to allow more people to walk, bike, and roll to everyday needs.

MANUFACTURING & INDUSTRIAL CENTER



MICs are concentrated industrial areas with limited retail, office, and residential functions. They are places of regional importance due to the presence of industrial businesses in a range of sizes and transportation infrastructure such as container ports, marinas, and rail facilities.

Above: West Woodland Business Center, Ballard, WA. Photo by Aaron Locke, BCRA.

UPDATING NEIGHBORHOOD RESIDENTIAL ZONES

The City is proposing to update the rules for Neighborhood Residential (NR) zones to increase housing choice and implement new state requirements. NR zones represent the majority of Seattle and are currently limited to detached homes with allowances for accessory dwelling units (ADUs). These areas provide great opportunities for homeownership but are increasingly inaccessible to most people.

Today, the median sales price of a detached home now exceeds \$1 million. Rising housing prices force residents to move away from communities they love and make many neighborhoods accessible only to high-income households.

New State Requirements

House Bill (HB) 1110, passed in 2023, requires cities across the state to allow a greater quantity and variety of housing in areas currently reserved for single-family detached homes. HB 1110 requires the City to allow at least 4 units on every lot and 6 units within a quarter mile of a major transit stop (such as Link light rail and RapidRide) or where income-restricted affordable units are provided. HB 1110 also provides flexibility to apply a different approach in areas with high displacement risk.

Proposed Updates to NR Zones

Our proposal would increase the number of units allowed on a lot, while generally maintaining the number of stories and amount of floor area allowed today. We propose modifying several other development standards to create better outcomes at this scale:

- Increase lot coverage to accommodate two-story buildings. Currently, the lot coverage limit requires three-story buildings to achieve the maximum FAR.
- Reduce front and rear setbacks to allow a wider range of layouts and more usable open spaces for residents in the interior of a site.

- Allow unit lot subdivision as required by new state law. Unit lot subdivision allows straightforward fee simple sale and ownership of homes, compared to the more complex condominium arrangements currently used when multiple homes are built and sold on one site.
- Add new open space requirements to encourage more usable open space for residents.

Other Changes Under Consideration:

- Allow additional height and floor area for affordable housing projects located near frequent transit.
- Allow corner stores and cafes of limited sizes throughout NR zones provided they met certain rules for size and operation.
- Remove parking requirements for residential buildings.
- Update regulations for Environmentally Critical Areas such as creeks and shorelines to ensure increased density doesn't result in more development in these areas and their buffers.
- Implement design standards that would ensure quality designs outcomes.



Summary of the Proposed Standards:

Standard	Description	Proposed Requirement
Density	Number of dwelling units allowed per area of lot	1 unit per 1,250 square feet of lot area except that, consistent with state law, at least four units are allowed on all lots, regardless of lot size, and six units within a quarter-mile walk of major transit or if two units are affordable
Floor Area Ratio (FAR)	Ratio of maximum building floor area to lot area	<ul style="list-style-type: none">• 0.9 FAR for density of at least 1 unit per 2,200 sq ft (e.g., three or four units on a 5,000 sq ft lot)• 0.7 FAR for density between 1/4,000 and 1/2,200 sq ft (e.g., two units on a 5,000 sq ft lot)• 0.5 FAR for density below 1/4,000 sq ft (e.g., one unit on a 5,000 sq ft lot)
Lot Coverage	Percentage of the lot that can be covered by structures	50 percent
Height	Maximum height from ground to the highest point of the structure	3 stories plus a pitched roof
Open Space	Percentage of lot set aside as open space	20 percent of lot area
Setbacks	Minimum distance from lot line to building	Front: 10 feet, covered porches may extend up to 6 feet into setback Rear: 10 feet without an alley and zero feet with an alley Side: 5 feet

A Tailored Approach in High Displacement Risk Areas

The City is proposing to use flexibility allowed under state law to implement different regulations in areas of high displacement risk. Displacement is defined as the relocation of residents, businesses, or institutions from an area due to forces outside their control. Displacement can occur when households and businesses cannot afford the cost to rent or maintain ownership of their existing space or must leave due to other precipitating events and cannot afford other available spaces.

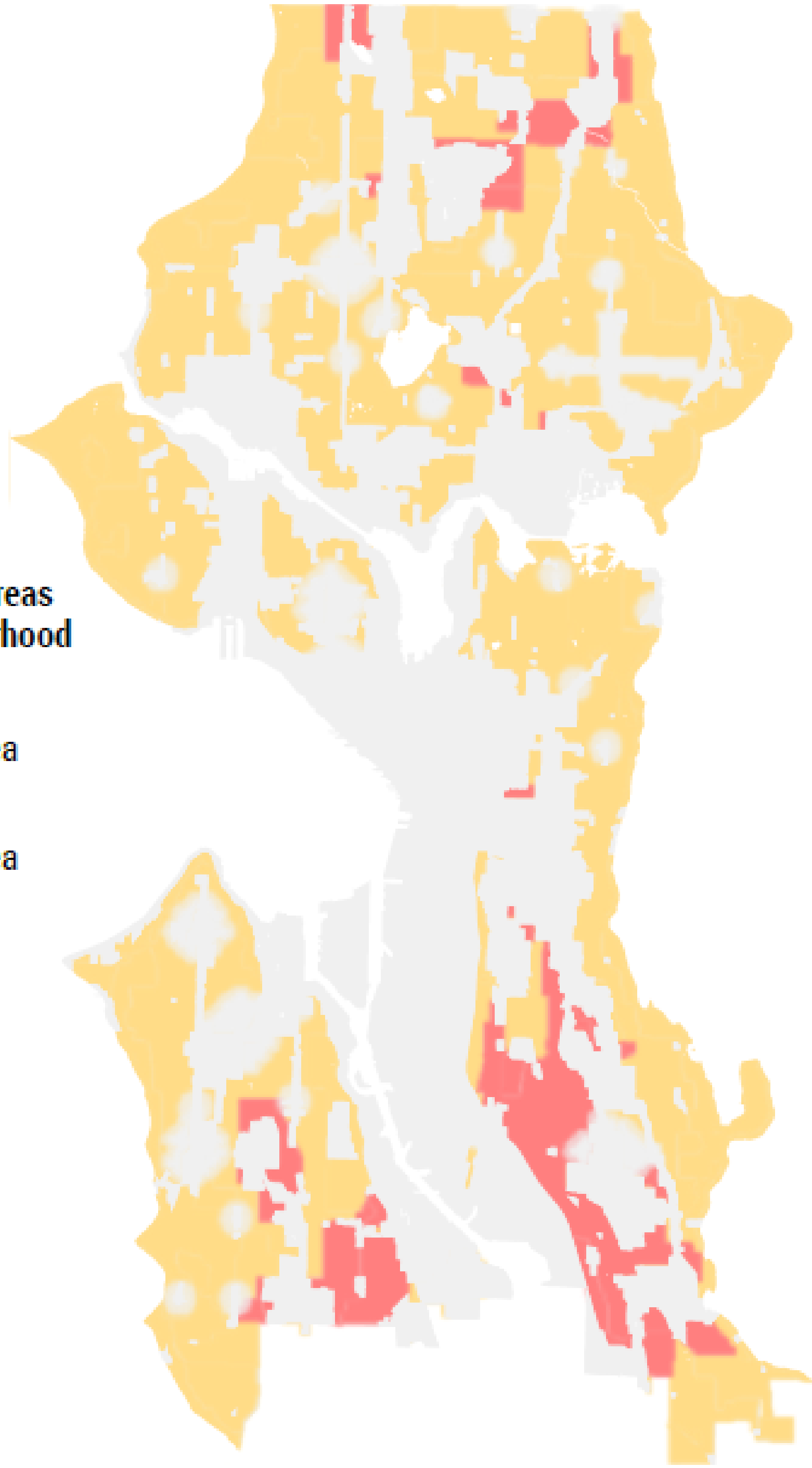
The purpose of a distinct zone for areas of high displacement risk is to increase opportunities for homeowners to add units to their property while encouraging the preservation of existing homes. Development standards for this zone would mirror those for low displacement risk areas with the following exceptions:

Standard	Description	Proposed Requirement
Density	1 unit per 1,650 square feet of lot. This would allow three rather than four units on a 5,000-square-foot lot.	It is generally impractical to add more than 2 units to a property while preserving an existing home. A lower density would encourage preservation of existing homes when units are added.
Floor Area Ratio (FAR)	0.8 FAR, compared to 0.9 FAR in areas with low risk, with the exemption for preserving an existing home increased from 0.1 to 0.2 FAR.	These changes would reduce the amount of floor area allowed when demolishing an existing building but generally provide the same amount of floor area when preserving an existing home.

Displacement risk in areas with updated Neighborhood Residential zoning

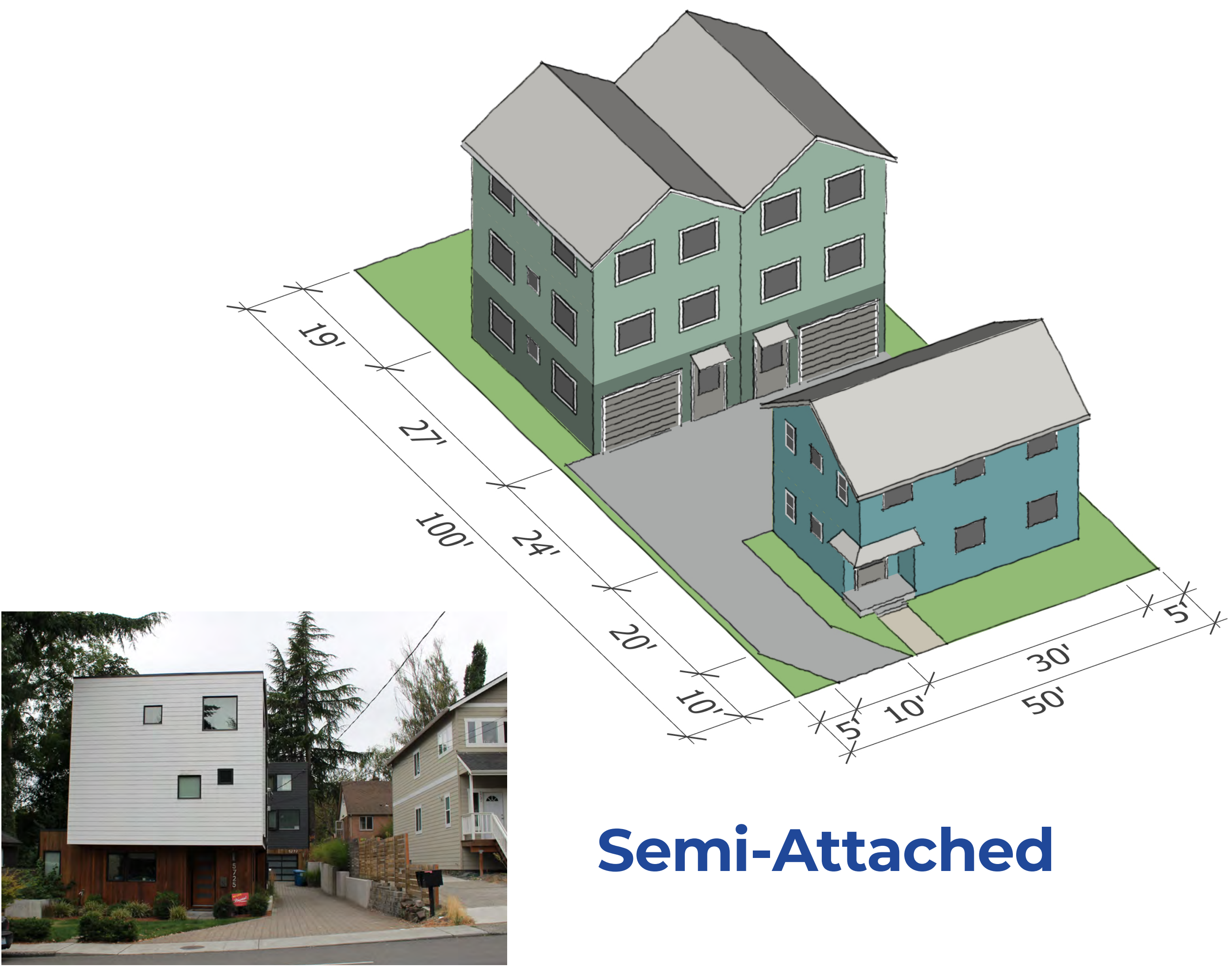
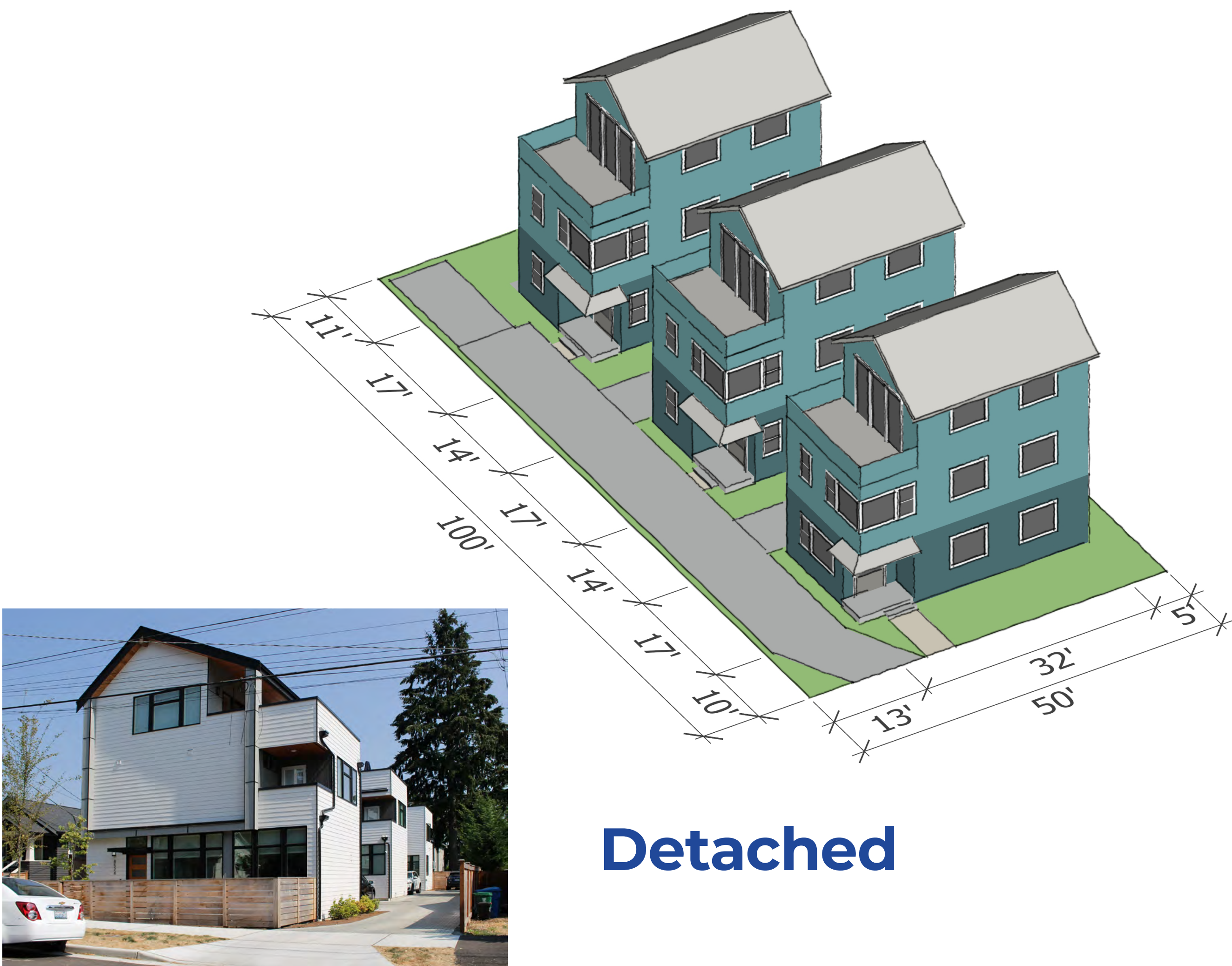
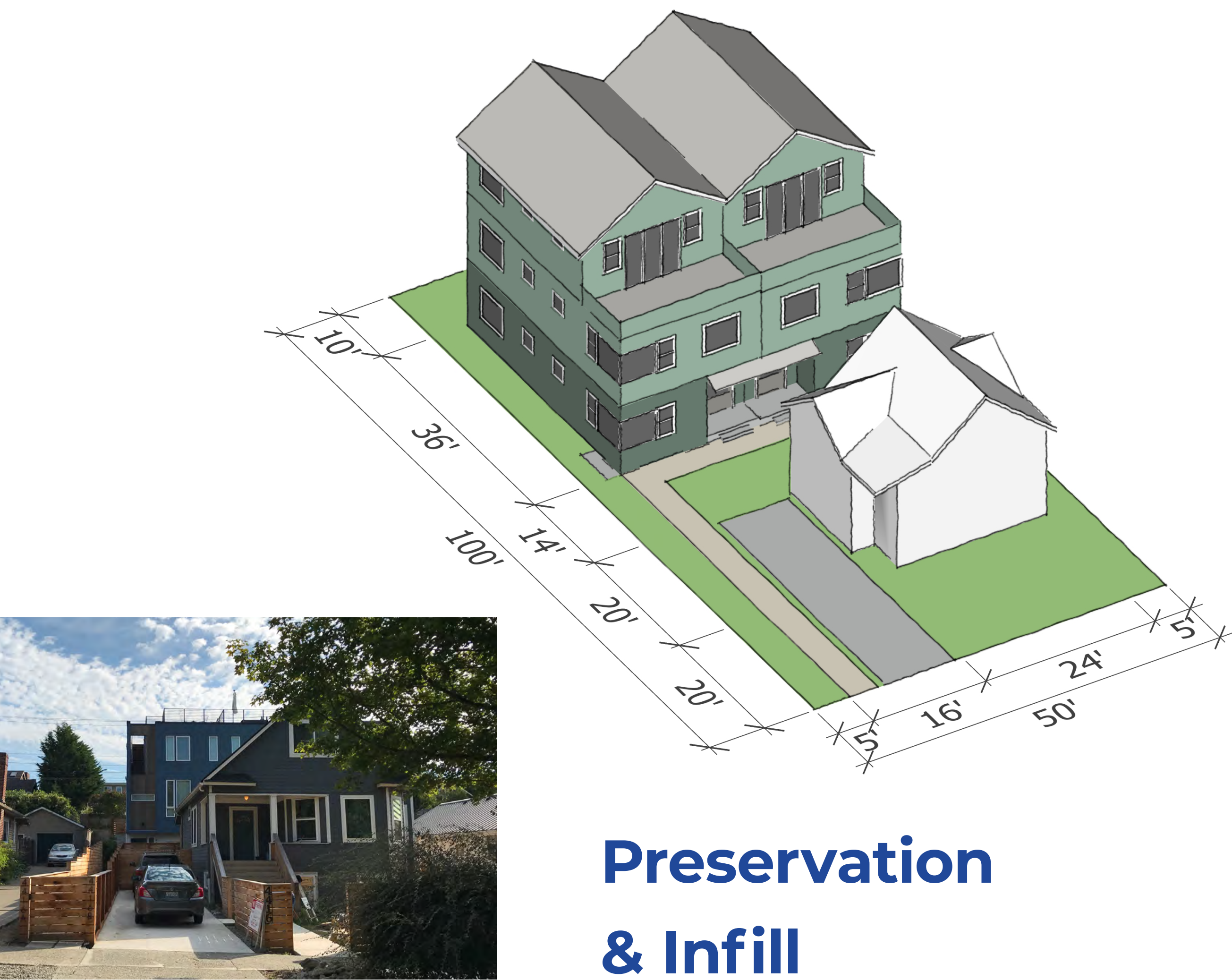
- Approximate area with high risk
- Approximate area with low risk

Some existing areas with RSL zoning would be rezoned to LR1.



EXAMPLES OF NEW HOUSING UNDER PROPOSED RULES

THREE UNITS



FOUR UNITS



SIX UNITS



Anti-Displacement Framework

DEFINING DISPLACEMENT

Seattle, like many cities across the U.S., has a long history of displacement of communities of color and other vulnerable people, spanning the colonization of Native people, discriminatory housing and land use practices, forced relocation, impacts of major infrastructure projects, Urban Renewal, and more.

Today, as housing demand continues to outpace supply, low- and moderate-income people increasingly struggle to find and maintain housing they can afford as our city and region experience rapid growth.

TYPES OF DISPLACEMENT

Physical displacement can occur through eviction, acquisition, rehabilitation, or demolition of housing; when covenants expire on rent-restricted housing; and due to other factors, such as climate impacts.

Economic displacement happens as housing becomes less affordable, residents can no longer weather rising rents or the costs of homeownership, like property taxes.

Commercial displacement is when these pressures affect small businesses, many of which rent their space and are subject to market prices.

Cultural displacement occurs as residents relocate because their cultural community is leaving, and culturally relevant businesses and institutions lose their customer base or membership.

A MORE EQUITABLE GROWTH STRATEGY

More housing choices

- Implementing HB 1110, requiring up to four or six homes on residential lots
- Allowing fourplexes, flats, and cottages to help more people enjoy Seattle's neighborhoods and have access to homeownership
- Expanding several Regional and Urban Centers; adding a new Urban Center at NE 130th Street light rail station

Tailored zoning in high-risk areas

- Focusing more areas for new housing growth where displacement risk is lower
- Increasing opportunities for homeowners in areas at high risk of displacement to add units to their property while encouraging preservation of existing homes

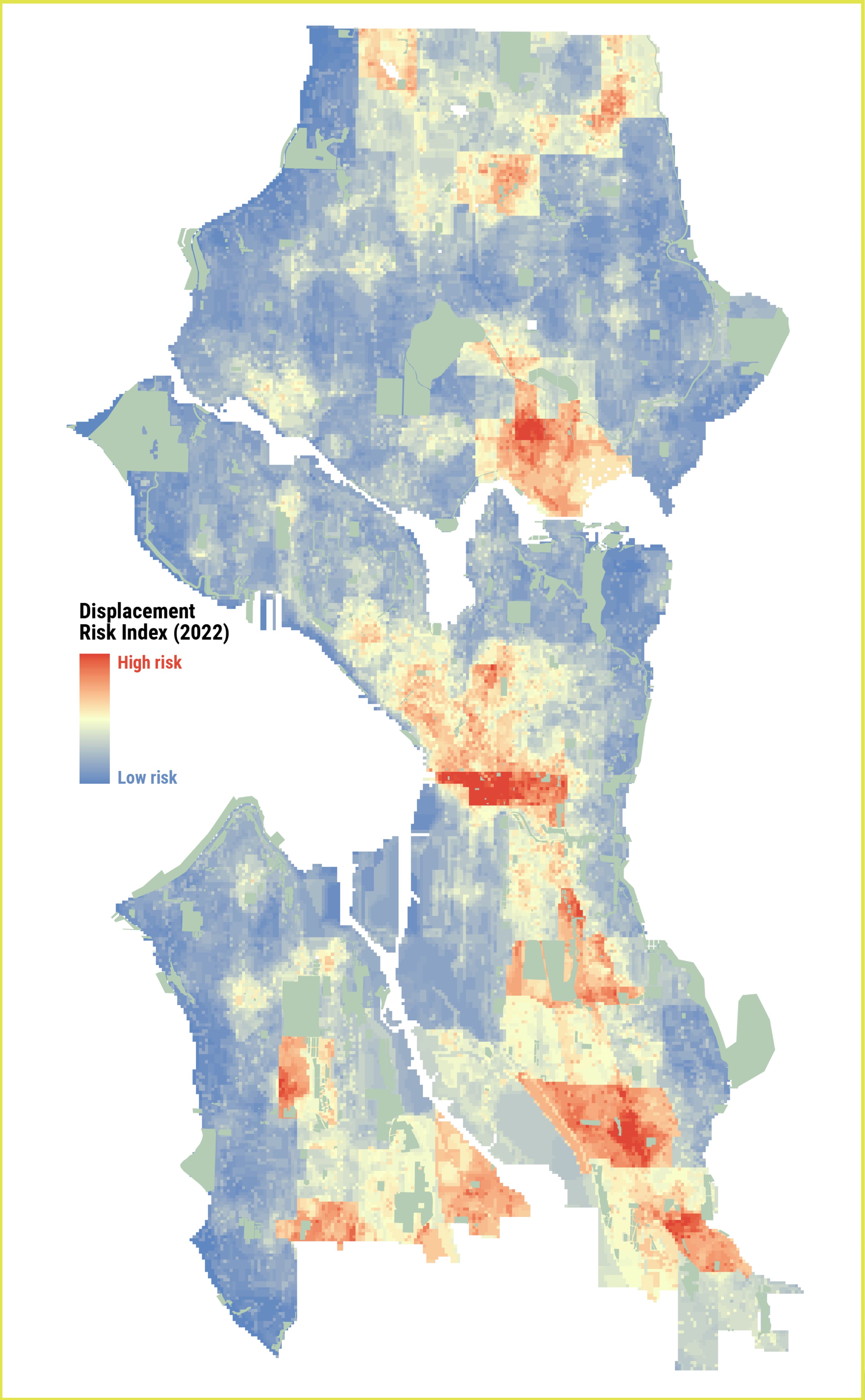
Encourage affordable housing

- Creating opportunities to site low-income housing in areas with expanded zoning
- Including an additional bonus for development of low-income housing in updated NR zones



ANTI-DISPLACEMENT TOOLBOX:

Produce and preserve affordable housing.	Protect tenants	Support homeowners to thrive in place
Office of Housing rental and homeownership programs	Tenant Relocation Assistance Ordinance	King County property tax exemption program
Seattle Housing Levy	Economic Displacement Relocation Assistance	Foreclosure Prevention Program
Permanent Supportive Housing	Just Cause Eviction Ordinance	Home Repair Loan Program
Mandatory Housing Affordability	Winter and School Year Defenses to Eviction	OH Home Repair Grant Program
Seattle Housing Authority	Rental Registration & Inspection Ordinance	HomeWise Weatherization Program
Community Land Trusts		Oil to electric conversions
		Community Partnerships: Black Home Initiative, Black Homeownership Legacy Fund, Black Legacy Homeowners
Expand pathways to opportunity	Create pathways to return	Invest in community ownership of development and land
Seattle Promise	Affirmative marketing to promote fair access and equal opportunity	Equitable Development Initiative
Seattle Youth Employment Program	Community Preference for current and former residents impacted by new development	Affordable housing on religious organization sites
Opportunity Youth Initiative		
Priority Hire Program		
Ensure equitable benefits from public investments	Foster community connection and belonging	Keep businesses & cultural anchors in place
Equitable Transit-Oriented Development	Age Friendly Seattle	Office of Economic Development small business support and financial assistance
Transportation Equity Framework	Food Action Plan	Cultural Space Agency
Seattle's Green New Deal	Seattle Public Library Social Services Team	Equitable Development Zoning
Outside Citywide	Human Services Dept. Safe and Thriving Communities Division	
	Arts in Parks	



[Engage.OneSeattlePlan.com](https://engage.one-seattle-plan.com)



How well does the Draft Plan's growth strategy address the root causes of Seattle's displacement crisis?

How should we approach potential zoning changes in areas with high displacement risk and areas at lower risk of displacement?

Which strategies are most important for the City to prioritize to prevent displacement as we implement the One Seattle Plan?

Are there new or different ideas about how the City can most effectively combat displacement as Seattle grows over the next 20 years?