

# Director's Report

on the

## Mayor's Recommended Comprehensive Plan Update (One Seattle Plan)

Office of Planning and Community Development

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## Introduction

Seattle's Comprehensive Plan is a blueprint for where and how our city will grow and make investments to accommodate growth over the next 20 years. Seattle last engaged in a citywide process to update its Comprehensive Plan nearly a decade ago, culminating in the 2015 adoption of the Seattle 2035 Comprehensive Plan. This major update, the One Seattle Plan, advances a vision for the future that aligns with our City's core values to make Seattle more equitable, affordable, livable, sustainable, and resilient for today's residents and generations to come.

The Washington State Growth Management Act (GMA) requires that cities and counties prepare comprehensive plans. The GMA requires comprehensive plans to show how jurisdictions will accommodate the growth expected over a 20 year planning horizon. The GMA also provides a list of "elements" (chapters) a comprehensive plan must include. The required elements are Land Use, Transportation, Housing, Capital Facilities, Utilities, Economic Development, Parks and Open Space, and Shoreline Master Program. In addition, the cities of Seattle and Tacoma are required to have a Container Port element. In 2023, the State Legislature adopted HB 1181, which added Climate and Resiliency to the list of required elements, with a deadline of 2029 for full compliance. The GMA describes the minimum content each element needs to include. Jurisdictions are allowed to add other elements to their plans.

After the GMA was adopted in 1990, Seattle adopted a Comprehensive Plan in 1994 and updated it in 2004 and again in 2015. Seattle's Comprehensive Plan is a collection of policies that guide future City decisions and actions that will help to manage and serve the population and employment growth that is expected to occur. Nearly each year since the initial adoption, the City has amended the Comprehensive Plan with minor changes to reflect new requirements and priorities.

Development and investments that have occurred since the Comprehensive Plan was first adopted have altered much about how the city looks and functions. Some of these changes were anticipated by earlier versions of the Comprehensive Plan, but the precise nature and timing of the changes is not always predictable. Planning is not about predicting the future, but about using our current knowledge and values to guide how we should deal with future changes – both expected and unexpected – when they come. The recommendations contained in the legislation to update the Comprehensive Plan represent updated policy guidance regarding where to accommodate growth, how to serve it, how to help residents and visitors benefit from it, and how to create a livable city for current and future generations. This major update specifically seeks to address critical issues facing the city now, including housing affordability, racial equity, and climate change.

The One Seattle Plan Comprehensive Plan update (Plan) includes all of the elements required by the GMA along with the following additional elements: Growth Strategy, Arts and Culture, and Community Involvement. The Community Wellbeing element has been removed from the Plan, with many policies being moved to other elements.

The Plan includes several appendices that provide the data and other documentation that provide background and support the implementation of policy elements, including

Transportation, Housing, Capital Facilities, and Utilities. These appendices have been updated to reflect more recent data and new data required by state and regional policy.

The Plan removes the Neighborhood Plans section that was included in the Seattle 2035 Comprehensive Plan. Many of the neighborhood plans were created more than 20 years ago, with only sporadic updates since that time. There are also policies in the existing neighborhood plans that are no longer relevant to the issues addressed in this major update or consistent with its goals and policies. The Plan includes a placeholder for a new Subarea Plans section that will include adopted subarea plans for each of seven Regional Centers and each of two Manufacturing and Industrial Centers. New and updated subarea plans for the centers, which is required by regional policy, will be considered for adoption into the Comprehensive Plan starting in 2026.

Changes to the Plan recommended in this legislation are extensive. In order to assist the reader track those changes, OPCD is providing a “policy crosswalk,” which shows goals and policies in the current Comprehensive Plan alongside corresponding new proposed language (Attachment 1). In some cases, existing goals have become policies, existing policies have been combined or split into more than one new policy, deleted, or incorporated into discussions. In some cases, only minor changes to language have been made for clarity or to reflect a changed circumstance. There are also policies that are new in the updated Plan.

## **Regional Context**

The GMA requires that the City's Comprehensive Plan be consistent with the multi-county regional plan, as well as with the countywide policies developed in King County. The multi-county plan is VISION 2050, which was adopted by the Puget Sound Regional Council (PSRC) in 2020. It is a strategy for how to manage growth across four counties—King, Snohomish, Pierce, and Kitsap. VISION 2050 includes a Regional Growth Strategy and Multicounty Planning Policies (MPPs). Seattle is designated as a Metropolitan City in the Regional Growth Strategy. Metropolitan Cities are expected to accommodate a significant share of the region's population and employment growth, including providing additional capacity for housing supply, particularly middle housing, when experiencing rapid job growth and/or heightened displacement pressures.

The Regional Growth Strategy focuses most of the region's population and employment growth into designated centers. There are two kinds of centers recognized in VISION 2050 and formally designated by the PSRC—Regional Growth Centers and Manufacturing and Industrial Centers. Regional Growth Centers are higher density mixed-use areas for both housing and employment growth and development. Manufacturing and Industrial Centers are intended to be locations for employment, primarily industrial activities.

The PSRC has an important role in managing and distributing federal transportation funds to counties and cities. It gives priority to transportation projects that serve designated centers when it makes decisions about allocating these funds. As comprehensive plans are updated by local jurisdictions in the region, the PSRC reviews and certifies each plan for consistency with the MPPs, the Regional Transportation Plan, and the GMA. Only jurisdictions with certified plans are eligible to receive transportation funds from PSRC.

The King County Countywide Planning Policies (CPPs), which were updated by the Growth Management Planning Council (GMPC) in 2021, provide guidance for the preparation of comprehensive plans by the jurisdictions in the county. The CPPs include the designation of

Regional Growth Centers and Manufacturing and Industrial Centers, consistent with VISION 2050, and also identify smaller scale Countywide Centers that may be included in local comprehensive plans and are also prioritized for transportation funding. The CPPs describe conditions necessary for designating centers, including zoning that accommodates specific amounts and densities of development, plans for serving the areas with high-quality transit, and other policies and investments.

The CPPs further the approach of concentrated development required by the GMA by adopting an Urban Growth Area (UGA) boundary that prohibits urban densities outside the boundary and by assigning housing and employment growth targets to cities and unincorporated areas within the UGA boundary. Consistent with new requirements in the GMA for local planning to accommodate affordable housing needs, the GMPC also provides housing needs projections for each of several income categories to cities to guide their comprehensive plan updates. Targets and projections for the City of Seattle are documented in the Growth Strategy and Housing elements of the Plan and in the Housing appendix.

### Comprehensive Plan Update Process

The One Seattle Plan Comprehensive Plan Update process was formally launched in spring 2022. After two years of public engagement, analysis, and collaboration with other departments, the Office of Planning and Community Development (OPCD) released a Draft Plan for public review in March 2024, followed by a 60-day comment period. The Mayor's Recommended Plan was released to the public on January 6, 2025. The timeline below shows major milestones in this process.



### Data and Monitoring

Development of the Plan was informed by several key reports and also by OPCD's ongoing data monitoring programs. These included:

- [Urban Village Indicators Monitoring Report](#) (2018). This report analyzed how the city is growing and progressing relative to the Seattle 2035 Comprehensive Plan's growth strategy and policies related to housing affordability and livability. This report is complemented by the [Comprehensive Plan Monitoring dashboard](#) that charts housing and employment growth with data updated each quarter.
- Housing Choices project – [Background Report](#) (2019) and [Engagement Summary](#) (2020). These reports provide market data and analysis on the housing needs of people who live and work in Seattle to help inform efforts to encourage market-rate housing development to serve these needs.

- [King County Urban Growth Capacity Report](#) (2021). This report, prepared as part of King County's state mandated Buildable Lands Program, compares the housing and employment growth that happened between 2006 and 2018 with growth targets for 2006 to 2035 adopted in the 2012 King County Countywide Planning Policies. The report also looks at densities associated with 2012-2018 development relative to allowed densities. The report informed growth targets and potential land use needs for comprehensive plan updates that have a horizon year of 2044.
- [Market Rate Housing Needs and Supply Analysis](#) (BERK, 2021). Provides detailed information on market-rate housing needs and supply.
- [Equitable Development Monitoring Program](#) (ongoing). OPCD tracks an array of indicators to measure Seattle's progress toward becoming a more equitable city and provides tools for informing the City's work to advance equitable development.

Extensive new and updated data is also found in the Plan's technical appendices on housing, transportation, capital facilities, and utilities. The appendices provide essential information that is required by the GMA and regional and countywide policies. The information contained in the appendices informs, supports, and provides context for the updated goals and policies in the elements of the Plan.

### Advancing Racial Equity

The Plan centers "equity and opportunity" as one of four "key moves" that guided the work to update the City's vision and goals and policies for the next 20 years. Central to that vision is working toward a city where current and future residents can benefit from and experience racially equitable outcomes — a city where someone's race or ethnicity does not impact health, wellbeing, or access to opportunity and a city where the benefits and burdens of growth and development are shared equitably among all residents.

OPCD used the Racial Equity Toolkit (RET) framework developed by the Office of Civil Rights to guide the work on the Plan, including community engagement and policy development.

In 2021, OPCD contracted with PolicyLink, a national research and action institute, to conduct a [Racial Equity Analysis](#) that gathered community feedback on how the Seattle 2035 Comprehensive Plan and its Urban Village Strategy had met its racial equity goals and could be improved to further advance equity. The report set the stage for later work on the One Seattle Plan. In addition, the Housing appendix in the Plan provides detailed information on the history of racial disparities and exclusion in housing in Seattle as well as ongoing racial disparities in housing.

Central to the RET process is engagement with communities that have historically not participated in and/or have not had influence over the Comprehensive Plan and related policy making. As summarized in the section below on community engagement, OPCD used a variety of strategies to achieve this goal, including partnering with community-based organizations, working with the Community Liaison program in the Department of Neighborhoods, and reaching out to marginalized community members and organizations. OPCD also worked closely with the Equitable Development Initiative Advisory Board to engage with the communities its members represent.

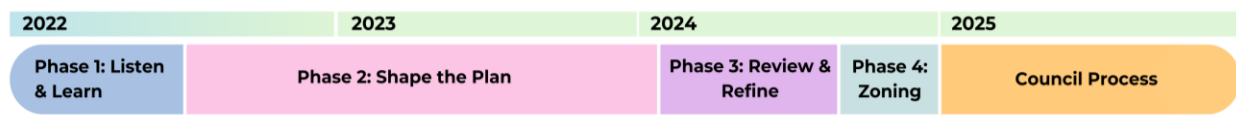
Public input helped OPCD to identify key areas of policy where equity could be tangibly advanced through the Comprehensive Plan update. These included:

- Heightened inclusion of racial equity generally across elements of the Plan
- Enhanced equitable community engagement
- Recognition and inclusion of Indigenous perspectives and culture
- Equitable housing outcomes, including support for affordable housing and inclusive zoning in all neighborhoods
- Anti-displacement strategies
- More equitable access to opportunity, including employment, education, community investments

This process resulted in the inclusion of new and enhanced goals and policies throughout the Plan in nearly every element to address equity.

### Public Engagement

The Comprehensive Plan update process included public engagement that began in early 2022 and proceeded with four phases through the end of 2024.



**Phase 1: Listen and Learn** focused on early engagement around identifying issues that were important to Seattle residents, visioning for the next 20 years, and early ideas on how the City's growth strategy might be updated, especially to meet critical housing needs. Outreach activities included establishing a website and social media presence, conducting an online survey, presenting to stakeholder organizations and City boards and commissions, and collaborating on pop-up events with the Seattle Department of Transportation (SDOT) as it conducted outreach for the new Seattle Transportation Plan. OPCD contracted with seven community-based organizations (CBOs) to enhance outreach to historically marginalized communities, such as people of color, immigrants, people experiencing homelessness, people with disabilities, cultural communities, and others.

**Phase 2: Shape the Plan** deepened engagement to address more substantive and detailed material. Scoping for the Environmental Impact Statement (EIS) process included a public comment period that helped to define several growth strategy alternatives to study in a Draft EIS. The CBOs completed their work and delivered final reports with policy recommendations. Finally, OPCD hosted a series of community meetings in locations across the city to provide information about the update and to engage residents in facilitated discussions about key topics, specifically housing and neighborhoods.

**Phase 3: Review and Refine** provided an opportunity for the public to comment on the Draft Plan and on the Draft EIS, both of which were released in March 2024, followed by a 60-day comment period. OPCD hosted open houses in each of 7 Council districts as well as an online open house. Outreach to community stakeholders included presentations to citywide organizations as well as to community-based and neighborhood groups.

**Phase 4: Zoning** focused on providing information to the public on proposed zoning changes to implement the Mayor's Recommended Growth Strategy, which was released in September 2024. Outreach included open house style information sessions in each Council district, online presentations and "office hours" to answer the questions from the public, and targeted advertising and outreach to raise awareness of events and also broad opportunities to comment. An interactive online map and other virtual tools facilitated public education and opportunities to comment.

More detail on public engagement for the Comprehensive Plan update can be found in the Public Participation Plan and Community Engagement Summary on the OPCD website.

#### Interdepartmental Collaboration

The Comprehensive Plan is a policy document that guides the work of multiple departments at the City and is a framework for the City to manage growth, development, and public investments in a coordinated fashion with other jurisdictions and agencies. The process of developing a major update of the Comprehensive Plan is a collaboration with these departments and agencies.

In 2022, OPCD convened an interdepartmental team (IDT) that continued to meet through the major phases of the update process. The IDT included twenty City departments (CBO, DON, FAS, HSD, ARTS, OED, OEM, OH, OPCD, OSE, SC, SCL, SDCI, SDOT, SIT, SPR, SPL, SPU, SPD, SFD) and 7 other public agencies (KC Metro, S-KC Public Health, NW Seaport Alliance, Port of Sea, Seattle Public Schools, Sound Transit, WDOT).

#### **Comprehensive Plan Update – Interdepartmental Team**

##### City Departments

Arts and Culture (ARTS)  
City Budget Office (CBO)  
Department of Neighborhoods (DON)  
Finance and Administrative Services (FAS)  
Human Services Department (HSD)  
Information and Technology (IT)  
Office of Economic Development (OED)  
Office of Emergency Management (OEM)  
Office of Housing (OH)  
Office of Sustainability and the Environment (OSE)  
Seattle Center (SC)  
Seattle City Light (SCL)  
Seattle Dept. of Construction and Inspections (SDCI)  
Seattle Department of Transportation (SDOT)  
Seattle Fire Department (SFD)  
Seattle Policy Department (SPD)  
Seattle Public Library (SPL)  
Seattle Parks and Recreation (SPR)  
Seattle Public Utilities (SPU)

##### Other Agencies

King County Metro  
Seattle-King County Public Health  
NW Seaport Alliance  
Port of Seattle  
Seattle Public Schools  
Sound Transit  
WA Department of Transportation

The purpose of the IDT was to provide an opportunity for departments to contribute to the development of the Plan and the EIS. IDT meetings were held periodically to share information about the process, schedule, and public engagement, discuss iterations of the growth strategy,

review and provide comments on draft goals and policies, and to support the EIS analysis and updates of technical appendices. IDT members worked in smaller groups with OPCD to develop individual sections of the Plan. This IDT also advised SDOT on the development of the Seattle Transportation Plan.

### Environmental Review

Following the Washington State Environmental Policy Act (SEPA), OPCD conducted environmental review and prepared a full EIS for the major update. The purpose of an EIS is to identify likely significant adverse impacts of a proposal on the natural and built environment and, where impacts are identified, to identify measures that may be taken to mitigate those impacts.

The Draft EIS studied a no action alternative and 4 action alternatives. The Final EIS also studied another alternative - the preferred growth strategy alternative - that is included in the Mayor's Recommended Plan. The EIS also includes a more detailed analysis of potential impacts related to potential zoning changes in the 130<sup>th</sup>/145<sup>th</sup> street station area, funded by a grant from the Washington State Department of Commerce. Elements of the environment identified through the scoping process (see below) include earth and water quality, air quality and greenhouse gas emissions, plants and animals, energy and natural resources, noise, land use and urban form, plans and policies, housing and employment, cultural resources, transportation, public services, and utilities.

The EIS process was conducted in parallel to the Comprehensive Plan planning process.

- **Scoping.** The scoping comment period for the EIS ran from June 23, 2022, to August 22, 2022. During this period OPCD conducted outreach to educate the public about the EIS process and invite comments on what range of alternatives and what elements of the environment the EIS should study. The resulting EIS Scoping Report is available [here](#).
- **Draft EIS.** Following a refinement of potential alternatives and scope of analysis consistent with the scoping comments, a Draft EIS (DEIS) was prepared and released in March 2024. Public comments were invited on the DEIS during the comment period from March 7, 2024, to May 6, 2024. The full DEIS is available [here](#).
- **Final EIS.** Following the DEIS comment period, a Final EIS (FEIS) was prepared and released in January 2025. The FEIS responds to comments, includes additional analysis as warranted by suggestions from comments, and studies a preferred alternative. The FEIS is available [here](#).

## **Summary of Recommended Changes to the Comprehensive Plan**

### Overview

With this legislation, the new One Seattle Plan would entirely replace the existing Seattle 2035 Comprehensive Plan. While many goals and policies are retained in whole or in part in the new



One Seattle Plan, this legislation makes changes to nearly every element. Below is a comparison of the tables of content for existing and updated plans.

<b>Seattle 2035</b>	<b>One Seattle Plan</b>
<b>Citywide Policy</b>	<b>Citywide Policy</b>
Growth Strategy*	Growth Strategy*
Land Use*	Land Use*
Transportation*	Transportation*
Housing*	Housing*
Capital Facilities*	Capital Facilities*
Utilities*	Utilities*
Economic Development*	Economic Development*
Environment*	Climate and Environment*
Parks and Open Space**	Parks and Open Space**
Arts and Culture	Arts and Culture
Community Well-Being	
Community Engagement	Community Involvement
Container Port*	Container Port*
Shoreline Areas*	Shoreline Areas*
<b>Neighborhood Plans</b>	<b>Subarea Plans***</b>
<b>Appendices</b>	<b>Appendices</b>
Growth Strategy	
Land Use*	
Transportation*	Transportation*
Housing*	Housing*
Capital Facilities*	Capital Facilities*
Utilities*	Utilities*

\* Required element, or includes other requirements of GMA.

\*\* RCW 36.70A.070(8) provides that Parks and Recreation are elements of the Comprehensive Plan; however, it is not required because the State did not provide funding to help develop these elements when the provision was added. The Department of Commerce encourages entities to plan for and fund these facilities.

\*\*\* This is included as a placeholder section in the One Seattle Plan as adopted by this ordinance. The section will ultimately include subarea plans for Regional Centers and for Manufacturing and Industrial Centers that are regionally designated by the PSRC. OPCD has begun the work to develop the subarea plans and each subarea plan will be adopted separately and added to this section of the comprehensive plan.

Key changes to the structure of the Comprehensive Plan include:

- New Climate and Environment element (per new GMA requirements in HB 1181)
- Removes Community Well-Being as a separate element and moves many policies to other elements
- Removes the Neighborhood Plans section and replaces it with a new Subarea Plans section
- Removes the Growth Strategy and Land Use appendices with key data now addressed in an expanded Housing appendix

Additional detail on the elements and appendices and changes to the Comprehensive Plan enacted with this update are described in the following sections.

### Growth Strategy

The Growth Strategy element describes where and how the City is planning to accommodate expected housing and job growth. The growth strategy is designed to achieve a more equitable, sustainable, and resilient development and investment pattern. The element includes overarching goals and policies for managing growth citywide. It defines and describes “place types” and the role of each in accommodating jobs and housing, including the scale of growth and development, mix of uses, density, and housing types. The element also includes a Future Land Use Map (FLUM), which is a requirement of the GMA that shows the location and boundaries of different areas that are planned for different types and densities of growth and development across the city.

The Growth Strategy element includes a major update to Seattle’s existing growth strategy. Seattle’s growth strategy, which is included in the Seattle 2035 Comprehensive Plan, is known as the urban village strategy. This strategy was originally adopted 30 years ago with the 1994 Comprehensive Plan. The strategy has focused nearly all of the city’s housing growth within selected areas called Urban Centers and Urban Villages, designated as dense, mixed-use, walkable neighborhoods around transit. Over time, new housing development has concentrated within designated centers and villages, with approximately 80% of new residential permits located in these areas. The strategy has focused employment growth primarily within Urban Centers and Manufacturing and Industrial Centers.

Several trends underscore the need with this Comprehensive Plan update to modify the growth strategy to address challenges the city faces now and in the future. Over the past decade, Seattle has experienced rapid growth in jobs and population, coupled with a rapid rise in home prices and rents. Housing production, while significant, has not kept pace with employment growth. Most of Seattle’s housing stock is either in the form of larger expensive detached homes or small (studio and one bedroom) rental units, failing to meet the needs of households at a range of sizes and income levels. Finally, with areas outside of designated centers and villages largely restricted to detached homes, the current growth strategy has been increasingly seen as perpetuating historical patterns of racial and economic exclusion. These trends are documented in the updated Housing appendix.

The updated Growth Strategy element includes several changes and additions to address these challenges and concerns. Areas within existing Urban Centers and Urban Villages are retained, but with a name change to Regional Centers and Urban Centers, respectively. Other key changes include:

A new **Regional Centers** section:

- Designates Ballard as a Regional Center
- Expands the boundary of the Uptown Regional Center to encompass a full half-mile walkshed around planned new light rail stations
- Expands the First Hill-Capitol Hill Urban Center to include a portion of the Squire Park area.
- Updates 20-year growth estimates for Regional Centers

A new **Urban Centers** section:

- Adds a new Pinehurst-Haller Lake Urban Center around the future NE 130<sup>th</sup> St. Link light rail station
- Expands the boundaries of 8 Urban Centers to encompass areas within walking distance of light rail and to increase the size of small centers consistent with regional standards for Countywide Centers
- Divides several larger Urban Centers into multiple centers consistent with standards for Countywide Centers

A new **Neighborhood Centers** section:

- Creates a new Neighborhood Center place type defined as small areas of moderate density housing (3 to 6 stories) within a short walk (approximately 3-4 minutes/800-1000 feet) of an existing neighborhood commercial node and/or bus rapid transit stop
- Identifies a total of 30 new Neighborhood Centers in areas across the city
- The current South Park Urban Village is redesignated as a Neighborhood Center with an accompanying boundary change

A new **Urban Neighborhood** section:

- Merges the current FLUM designations of Single-family, Multi-family, and Commercial into a new Urban Neighborhood designation
- Urban Neighborhood includes predominantly areas zoned Neighborhood Residential, where a wider range of housing types will be allowed consistent with new state requirements in HB 1110
- Within Urban Neighborhoods, the element also states that higher density housing may be appropriate along frequent transit arterials and in areas already zoned for higher densities

Each of the new place type sections includes updated goals and policies defining the uses, densities, and other characteristics of each area. The Plan consolidates the Growth Strategy map and Future Land Use Map (FLUM) into one official FLUM located in the Growth Strategy element. The element also includes a variety of minor changes to policies including those on the location of commercial uses, complete communities, and investments to addressing inequities. The updated element does not make any changes to the location, boundaries, or policies relating to Manufacturing and Industrial Centers.

In addition, the updated Growth Strategy element includes a new Area Planning section that replaces the Community and Neighborhood Planning section that was located in the Community Engagement element in the Seattle 2035 plan. Policies in this section provide broad direction for the subarea plans that will be developed for each Regional Center and Manufacturing and Industrial Center and adopted into the Comprehensive Plan. New policies also address other types of area planning, including in transit station areas, neighborhoods, and other small areas of the city, with guidance for prioritization, community engagement, equity, and consistency with citywide policies.

The Annexation section of the Growth Strategy element has been updated to reflect updated CPPs requiring comprehensive plans to support pro-active inter-jurisdictional steps, especially coordination with King County, toward future annexation of identified Potential Annexation Areas.

## Land Use

The Land Use element has been updated with the following key modifications to:

- Remove the FLUM, which has been moved to the Growth Strategy element and consolidated with the Growth Strategy map
- Add overarching goals and policies that provide guidance on the wide variety of topics we are trying to consider and balance through our land use regulations
- Update language describing the roles of various zones, especially the section on Neighborhood Residential zoning to reflect new GMA requirements in HB 1110
- Integrate Indigenous history and culture into the Historic Preservation and Cultural Resources section
- Reorganize the Environmentally Critical Areas section to clarify the unique roles of different types of ECAs

OPCD worked closely with SDCI and DON in updating the Land Use element.

### Transportation

The Transportation element provides broad policy direction for making investments in transportation, maintaining and managing the transportation system and space within the right of way, and taking steps to achieve critical goals, including on climate and safety. The element was updated in close partnership with the SDOT, which, in parallel to the Comprehensive Plan update, was developing a consolidated Seattle Transportation Plan (STP). The STP was adopted in spring 2024. Goals and policies in the Transportation element have been updated to reflect and align with the STP. The element and appendix have also been updated with new information that addresses state and regional requirements, including information on anticipated transportation projects and funding. The element includes initial steps to comply with the new climate and transportation requirements in HB 1181, which has a 2029 deadline for full compliance.

Additionally, changes in the Transportation element include:

- New policies on transportation priorities, including support for the updated growth strategy
- New goals for vehicle miles traveled reductions
- New multimodal transportation measures with metrics for mode share, transit, bicycles, and pedestrians
- Updated policies that guide how we manage the city's limited right of way to accommodate multiple modes of travel and, where appropriate, space for other community activities
- New and updated policies on transportation equity, including promotion of affordability, equitable access, and investments in underserved areas of the city
- More complete policies for adopting and accommodating new transportation technologies

### Housing

The Housing element has been updated to be consistent with and support the updated growth strategy. The Housing element and appendix have also been updated and expanded to address new GMA requirements including those from HB 1220 and regional requirements in the CPPs.

Key changes to the goals and policies in the Housing element were made to:

- Update terminology and narrative pertaining to income-restricted housing
- Revise or remove policy language that is vague or duplicative
- Policies supporting the accommodation of Seattle's current and future housing needs for all income groups through expanded supply and increased public investment
- A new, consolidated section on strategies to prevent and mitigate displacement
- New policies on the range of housing types necessary to support the needs of all Seattle households, including accessible homes, one-story units, family-size homes, among others
- Policies underscoring the role of community ownership of land, proactive involvement of groups historically excluded from and burdened by housing policies, and support for lower- and moderate-income homeowners to achieve stability and wealth creation through development on their properties, particularly in the context of zoning changes
- A consolidated section for policies related to the City's homelessness response

An extensive new Housing appendix include new and expanded data and analyses relating to:

- Population growth and demographic trends
- Population and household characteristics that relate to the sizes and types of housing units and emergency shelter needed
- Housing supply and market and development trends
- Racial and other disparities in housing and neighborhood outcomes, including wealth-building home ownership opportunities
- Capacity to accommodate housing needs projections, including
  - Units affordable to moderate, low, very low, and extremely low-income households
  - Emergency housing, emergency shelters, and permanent supportive housing
- Barriers and actions to address housing production and provision of housing that is affordable at a range of low to moderate incomes
- Displacement risk

OPCD worked closely with OH in updating the Housing element and appendix.

### Capital Facilities

The Capital Facilities element provides general policies for all City-owned/leased capital facilities for police and fire, parks and recreation, libraries, neighborhood service centers, office space, arts and cultural space, the Seattle Center, the Central Waterfront, animal shelter, training facilities, and various shops, yards, and warehouses. OPCD worked closely with the departments that provide these facilities and services to update the Comprehensive Plan with policies that align with their own strategic planning and with data on existing and needed facilities improvements. This element also includes policies about schools developed in collaboration with Seattle Public Schools. Significant policy changes or additions in this update include:

- Adding a Strategic Planning and Investment section
- Updating the Sustainable Design section to recognize the role of the Sustainable Building Policy in guiding resource conservation, green building, and other features of sustainable design in capital projects

- Expanding policies on sustainable design to address climate resiliency including a broader range of current and anticipated climate impacts
- Adding an Equitable Capital Facilities and Service section that consolidates and expands existing policies
- Updating the Capital Facilities appendix to update inventories of existing facilities and provide additional data on anticipated facilities needs and planning and prioritization approaches

### Utilities

The Utilities element includes policies that address City-owned utility services (electricity, water, stormwater, drainage, wastewater, and solid waste) as well as private utilities (natural gas, district energy, and telecommunications). OPCD worked closely with the departments that provide these services to update the Comprehensive Plan with policies that align with the strategic planning by each utility provider and with data on existing and needed improvements. Significant policy changes or additions in this update include:

- Added clarity on the role utilities play in supporting growth
- Amended policies guiding utilities siting to be more specific to different service types such as energy, water, and solid waste
- Incorporating internet service as a basic utility
- Enhanced and expanded policies on equitable utilities provision to address all utilities as well as specific issues, such as affordability and community impacts
- Updates to the element to recognize the challenges of climate change in utility services delivery, including new policies for water, clean energy and zero waste that embed the City's goals to reduce carbon emissions and increase resiliency

### Economic Development

The Economic Development element focuses on maintaining and expanding the city's diverse economy while addressing income and racial disparities. Policies in the element support strategic planning to accommodate different business needs in contexts that range from mixed-use neighborhoods to industrial centers. Policies also promote stability and accessibility in the downtown core, neighborhood business districts, and industry clusters like manufacturing, biotech, and clean technology. The element prioritizes workforce development, particularly for underrepresented communities, and supports for entrepreneurship, especially for women and minority-owned small businesses.

Key new and revised policies included:

- Policies promoting small business ownership, particularly among historically marginalized communities
- Policies supporting the transition to a green economy and leveraging economic benefits
- Updated policies supporting the emergence, growth, and continued vitality of key sectors, including maritime, tech, logistics, food processing industries

OPCD worked closely with OED in updating this element.

### Climate and Environment

The Climate and Environment element guides the actions of many departments to decrease greenhouse gas emissions, increase climate resilience, and enhance the environment. This is a

new element that incorporates material from the prior Environment element and adds substantial new policy guidance specific to climate requirements added to the GMA by HB 1181. (Seattle has until 2029 to comply with all requirements of HB 1181.) The goals and policies in the new element also draw from over 25 existing climate-related plans and strategies generated by various City departments, such as OSE's Climate Action Plan, SPR's Climate Resilient Parks Plan, and SDOT's Climate Change Response Framework. Significant policy changes or additions in this update include:

- A Carbon Pollution Reduction subelement that restates Seattle's commitment to be climate neutral by 2050 and provides direction for reductions in key sectors, including transportation, development, buildings and energy, and solid waste
- A Healthy, Resilient Communities and Environment subelement that guides actions to adapt to or mitigate climate impacts, including extreme heat, wildfire smoke, sea-level rise, and flooding
- A new Food System section that consolidates policies in multiple elements in the current plan and updates policies to reflect the recently adopted 2024 Food Action Plan
- A new Tree Canopy and Urban Forest section that consolidates existing policies from the Land Use element and updates policies to reflect the recently adopted Urban Forest Management Plan and Tree Canopy Analysis, including a goal to achieve 30% tree canopy by 2037
- A new Air Quality section that reflects the City's partnership with the Puget Sound Clean Air Agency and supports land use, transportation, building, and energy strategies that will improve Seattle's air quality

In developing this element, OPCD worked closely with OSE and other departments with substantial roles in implementing climate policies.

### Parks and Open Space

The Park and Open Space element provides general policies that address access, programs, maintenance, partnership and climate resilience for both City-owned open space and other publicly-accessible open space, where appropriate. Updates to this element were informed by SPR's 2024 Parks and Open Space Plan and OPCD worked closely with SPR in its preparation. Significant policy changes or additions include:

- New policies emphasizing equitable access and community partnerships, enhancing and activating open space, reflecting indigenous culture and practice, and the use of the public right of way as open space.
- New policies highlighting the role of open space in mitigating air, noise, and climate impacts, providing food access, supporting nightlife.

### Arts and Culture

OPCD worked closely with the Office of Arts and Culture to update the Arts and Culture element. The updated element adds narrative and policies recognizing and promoting Indigenous arts and culture. The updated element also adds policy language promoting arts and culture in placemaking and neighborhood, community, and economic development.

### Container Port

The legislation does not make any changes to the Container Port element.

### Shoreline Areas

The legislation does not make any changes to the Shoreline Areas element.

### Community Involvement

OPCD worked closely with DON to update the Community Involvement element. As noted above, the section on Neighborhood Planning in the current Community Engagement element of Seattle 2035 has been moved to the Growth Strategy element in the One Seattle Plan. The updated Community Involvement element adds goals and policies related to partnerships, community capacity building, and engagement with Indigenous communities.

### **Code Amendments**

The primary purpose and effect of the legislation is to replace the current Seattle 2035 Comprehensive Plan with the One Seattle Plan Comprehensive Plan. The legislation also amends a number of sections of code for the purpose of making technical changes such as updating references to components of the new Comprehensive Plan, including alignment with new place type names in the growth strategy (Regional, Urban, and Neighborhood centers) and references to neighborhood plans, which have been updated, where needed, to reference subarea plans for Regional Centers and Manufacturing and Industrial Centers.

### **Plan Implementation**

The updated growth strategy contained in the One Seattle Plan and adopted with this legislation is implemented in large part through changes to zoning. Several pieces of legislation amending the City's land use code will be considered separately by Council for adoption in 2025. This will include legislation to modify Neighborhood Residential and other zones to comply with HB 1110 and legislation to modify zoning maps to allow increased housing density in new and expanded centers and along transit corridors, along with additional changes to development standards to promote housing supply and diversity, both of which are consistent with the One Seattle Plan.