

Discussion: One Seattle Plan and Permanent Legislation to Implement House Bill 1110

SPC Issue Identification

Timeline

- **July 10**, 3:00-5:30, Full Commission
- **July 15**, 7:30-9:00, Exec. Committee Meeting
- **July 17**, 7:30-9:00, LUT Committee Meeting
- **July 24**, 7:30-9:00, Full Commission Meeting
- **August 4**, Council Amendments available
- **August 5**, 7:30-9:00, Exec. Committee Meeting
- **August 7**, 7:30-9:00, H&N Committee Meeting
- **August 14**, 3-5:30, Full Commission Meeting – [SPC Tour of Neighborhood Center?](#)
- **August 19**, 7:30 – 9:00, Executive Committee Meeting
- **August 21**, 7:30-9:00, LUT Committee Meeting
- **August 28**, 7:30-9:00, Full Commission Meeting
- **September 2**, 7:30 – 9:00, Exec. Committee Meeting
- **September 4**, 7:30 – 9:00, H&N Committee Meeting – [Vote on comment letter](#)
- **September 11**, 3- 5:30 pm, Full Commission Meeting
- **September 12**, Council Public Hearing
- **September 16**, 7:30 – 9:00, Exec. Committee Meeting
- **September 17-19**, Council vote

Recap of Commission Comments on the Comprehensive Plan To-Date

Overarching Comments

- Support abundant housing across the city to achieve greater housing choice and affordability for more households in more neighborhoods.
- Racial equity in the Plan – Identification of past harms is not enough without actionable reparative policies specifically related to addressing past and current harms.
- The Plan's proposed anti-displacement strategies are insufficient.
- Maintain or expand density in proposed growth strategy. Any reductions undermine the strategy and ability to support the vision

Recap of Commission Comments

Overarching Comments

- The Plan should look further ahead and strategically seed growth for future development patterns that benefit the city.
- The Plan should include measurable metrics to evaluate performance and course-correct as needed.

Neighborhood Centers (NCs)

- NCs are an opportunity to show care for communities by expanding hubs that already exist at the heart of neighborhoods.
- Avoid shrinking boundaries on any of the NCs. Consider expanding them, adding more, and rebalancing to maintain size if pieces are removed.

Recap of Commission Comments

Corridors

- Concerned about concentrating multi-family housing along arterials. This approach exacerbates health, safety, and livability impacts for most affordable housing type.
- Expand corridors to at least a full block from the arterial.

Neighborhood Residential (NR) Zones and Middle Housing

- Stacked flats bonus – remove 6000 sq ft lot limit, allow 1.4 FAR bonus throughout NR zones.
- ADUs – Recommend ADUs not be counted toward unit density limits.
- Measure by one unit per 1,250 sq ft, not by max number of units per lot

Recap of Commission Comments

Neighborhood Residential (NR) Zones and Middle Housing

- Recommend that MHA not be expanded into NR zones
- Develop pilot program with Social Housing Developer to support economic feasibility of social housing development in NR zones.

Corner Stores

- Allow everywhere, not just on corner lots.
- Shape regulations on use and operations to allow as much flexibility of use as possible to encourage creativity and possibilities for businesses

Recap of Commission Comments

Climate and Environment

- Include more strategies to help ensure an equitable transition to zero carbon energy.
- Support equitable food systems.
- Articulate a clear and strong commitment to earthquake preparedness and response.
- Discourage additional growth in flood-prone areas and support communities already in place.
- Not all Environmentally Critical Areas (ECAs) are the same. Different types of ECAs require different mitigation and should be treated differently in the code.
- Added density is a climate strategy.

Recap of Commission Comments

Transportation

- Elevate safety in the transportation element to the top goal.
- Plan for Complete Streets.
- Incorporate travel demand management.
- Emphasize mode shift and provide trip reduction detail.

Parking

- Recommend removing minimum parking requirements entirely and letting the market decide.

Public Health

- Consider noise pollution when assessing health impacts.
- Incentivize the creation of buildings that promote health and well-being.

Council's Proposed Work Plan

1. Supporting measures to reduce displacement pressure, such as:
 - a. Supporting a variety of housing types, to address the needs of households of different sizes, people with different accessibility requirements, and families at different income levels;
 - b. Supporting lot splitting;
 - c. Considering opportunities to support utility connections;
 - d. Incorporating strategies to help protect homeowners from predatory developers; and
 - e. Considering bonuses for community land trusts;
2. Considering whether residential densities should be based on the number of units on a lot or the square footage per unit;
3. Considering whether Accessory Dwelling Units should be counted toward determining the density of development on a lot;
4. Considering consistent and appropriate thresholds for street, alley, driveway, and pedestrian improvements;
5. Clarifying “designated non-disturbance areas in steep slopes” and reviewing density limits and development standards for properties with steep slope critical areas;

Council's Proposed Work Plan

6. Considering adjustments to setbacks and amenity area regulations to maximize tree protection and support retention of existing trees during development and support flexibility in design to address neighborhood needs and provide buffers along major thoroughfares;
7. Considering whether to extend the City's Mandatory Housing Affordability program (Chapter 23.58C Seattle Municipal Code) to Neighborhood Residential zones; such consideration would be informed by information, analyses, and policy proposals that are currently being developed for permanent legislation by the Mayor and Council;
8. Supporting a diversity of housing options near public amenities, goods, and services;
9. Considering the modification of off-street parking requirements to support City goals for neighborhoods accessible by pedestrians, people with disabilities, bicyclists, transit users, and others who do not drive; and
10. Clarifying that the scope of provisions for NR zones do not preclude regulation of cladding materials for qualifying historic districts and landmarks pursuant to SB 5571.

Topics Raised by Council and Central Staff

- Infrastructure concurrency
 - Councilmembers have raised concerns about adding density where there are gaps in infrastructure such as sidewalks, sewers, and water lines without clear plan for addressing gaps. (*Council has since passed infrastructure cost saving legislation*)
 - Members of the public have noted a lack of consistent transit service as a reason to not designate their neighborhoods as a Neighborhood Center. Central Staff noted some neighborhood centers are targeted for Frequent Transit Service (FTS) in the future but do not have FTS now (Magnolia and Madison Park) and could be removed or adjusted.
- Gap between housing targets and proposed development capacity
 - Council Central Staff noted that there is some opportunity for council to adjust location and amount of growth due to this gap.

Topics Raised by Council and Central Staff

- Council members have asked questions related to the limits of changing the shape and size of proposed neighborhood centers without interfering with boundaries of SEPA review
- A council member noted a potential amendment related to alley setbacks to ensure proper room for emergency services, utilities
- A council member noted support for allowing corner stores on all lots.

Discussion Questions

- What past points do you want to emphasize?
- Are there any new points to add or concepts to expand on during Council's deliberation?
- Are there points we can repackage to be more impactful?