

Working Session:  
SPC Presentation to  
Seattle City Council on  
the Comprehensive Plan

# Select Committee on the Comprehensive Plan meeting dates thus far

January 6 Background and Process, OPCD

January 15 Growth Strategy Overview, OPCD

January 29 Anti-Displacement Action Plan, Innovation and Performance,  
CBO

February 5 Public Engagement, OPCD

# Commission Comments on the Draft Plan (April 2024)

## • Housing

- Promote better housing choice by allowing more types of homes, for more types of households, everywhere.
- Increase housing supply overall to improve affordability.
- Consider impacts of concentrating multifamily housing along major arterials.
- Promote access to daily needs through density and mixed use in more areas.

## • Displacement

- Appreciate appendix listing the many policies throughout plan.
- How will policies be used together as one cohesive strategy?
- How will city hold itself accountable to community orgs that participated in draft?

# Council Discussion on Housing so far - excerpts

- Need more housing options – especially for “workforce housing” and homeownership
- Concerned about engagement process being insufficient
- Want more than just more townhomes, how can we promote more types of housing
- Want to make sure what is built is affordable, with a range of affordability – townhomes starting at \$700,000 are too expensive
- Utilize arterials for density since they are better equipped to handle growth
- Balance density with tree canopy protection
- Want affordable, accessible, livable, and safe housing
- Single-family homes can house multiple generations – don’t want to lose that access
- Planning for the long-term, want to make sure we build a City that works in the long-term for housing, utilities, and infrastructure

# Commissioner Suggestions So Far

## Growth Strategy and Housing

- Commission supports the proposed growth strategy because it works toward bringing additional housing capacity to reduce pressure while also opening more neighborhoods to more households, providing greater housing choice. Both HB 1110 changes and neighborhood centers are necessary. One Seattle Plan is a good start
- Emphasize the **systematic** nature of neighborhood centers – centers are an interconnected network. Removing one has ripple effects across the system. Not just immediate neighbors impacted/benefit from a center.
- Need both middle housing and mid-rise level density – Five story buildings are the minimum threshold to allow private market to produce affordable housing at scale. Need to maintain LR3 zoning in centers to provide housing choice in more neighborhoods.
- Need a **network** of affordability levels – need to consider how availability of housing at different affordability levels impacts housing choice

# Commissioner Suggestions So Far

## **Growth Strategy and Housing, continued**

- Seattle needs a diverse workforce to support a diversity of jobs across sectors. People in those jobs need a vibrant and healthy housing stock to choose the type and location of housing that is affordable to them.

# Commissioner Suggestions So Far

## Displacement

- Concerned about accommodating existing small businesses and third places as neighborhood centers are implemented – consider expanding MR zones to create empty seat locations
- Many of the solutions for housing affordability and displacement happen outside of the Comprehensive Plan process – while the Comp Plan helps to build the environment for success, there is the opportunity to follow through with future policy decisions, implementation, and allocation of resources.
- Anti-displacement policies and programs are also a network, as outlined in the OIP presentation on 1/29 and subsequent Executive Order.

# Commissioner Suggestions So Far

## Climate Change, Environmental Health, and Transportation

- Building walkable, non-car-dependent communities is a climate strategy
  - Reduce car dependence, reduce sprawl, improve access to resources
  - Need a responsible growth strategy that builds toward reducing emissions and building climate resilience.
- Need to consider environmental health and justice when we add density
  - Neighborhood centers add density without packing multifamily housing along major arterials
- Allocate street space to reinforce land use vision
  - Transportation element should provide right-of-way allocation guidance that supports the growth strategy.