



Seattle
Office of Planning &
Community Development

Seattle Downtown

REGIONAL CENTER PLAN

EXECUTIVE SUMMARY
DRAFT | August 2025

Photograph by Old Army Jacket Photography

Downtown Today

Downtown Seattle is the heart of the Pacific Northwest region’s largest city, set within a landscape that is rich with culture, history, natural beauty, and opportunity. Downtown is Seattle’s second largest housing center and the largest employment center. Seattle’s many economic, educational, and recreational opportunities continually attract more people each year, amplifying housing affordability challenges and the demand for livable neighborhoods. To prepare for future growth and to better support the needs of current residents, the City must address issues of

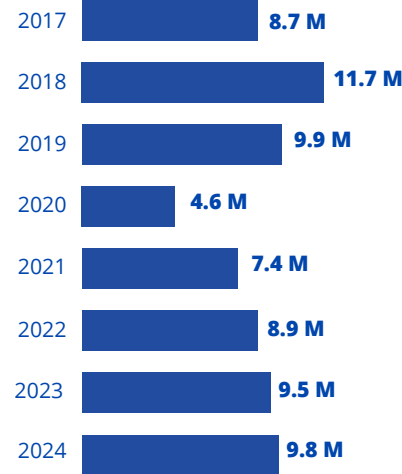
housing affordability and access to necessary amenities. Downtown Seattle and the city have experienced significant growth and change over the last decade, although the pace slowed down after the COVID-19 pandemic in 2020. From 2010 to 2020, Seattle’s population jumped by 21%, more than double the growth of the previous two decades. This high rate of growth placed Seattle alongside only 14 other cities in the United States that added over 100,000 people during that time.

The regional center boundary extends from Denny Way to Interstate 5 on the east and includes the the Chinatown-International District (CID) to Rainier Avenue and South Dearborn Street (see map on page 12). Today, 42,788 people live in Downtown Seattle. Over half of Downtown’s population (55%) identifies as people of color, reflecting the area’s diversity. Asian residents comprise 34.5%, followed by Black or African American residents at 6.3%. Hispanic or Latino individuals account for 7.7% of the population, while those identifying as two or more races make up 5.4%. Under 1% of Downtown residents identify as Native Hawaiian, Pacific Islander, or American Indian/Alaska Native.



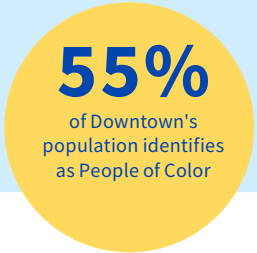
Visitors Downtown

Source: Downtown Seattle Association

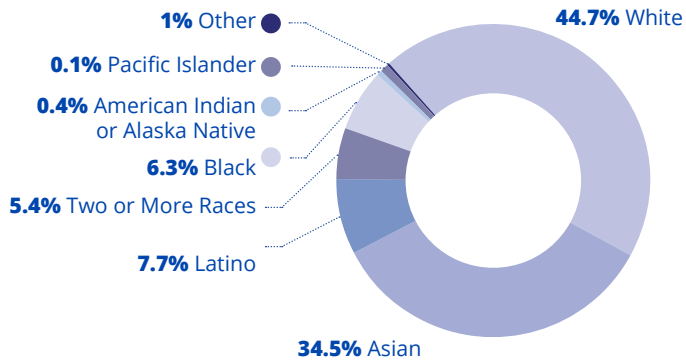


9.8M

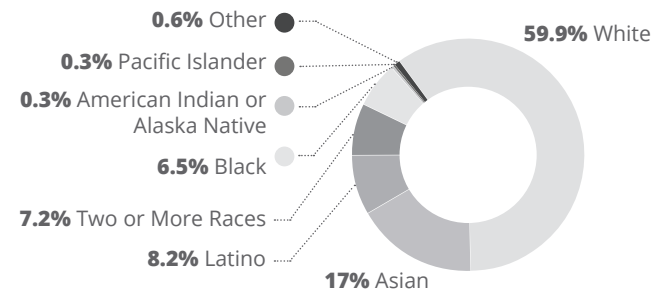
people visited Downtown Seattle in 2024



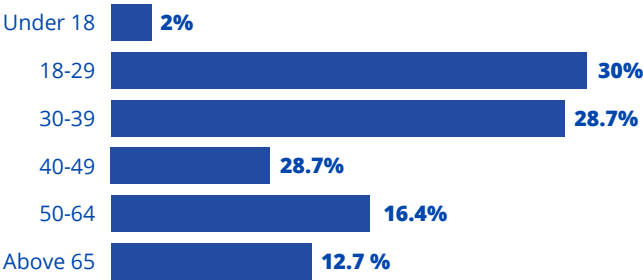
Race / Ethnicity Downtown

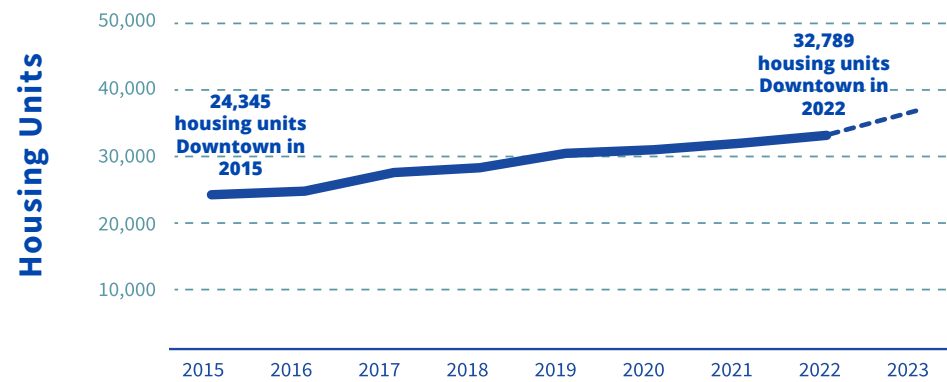


Race / Ethnicity Citywide

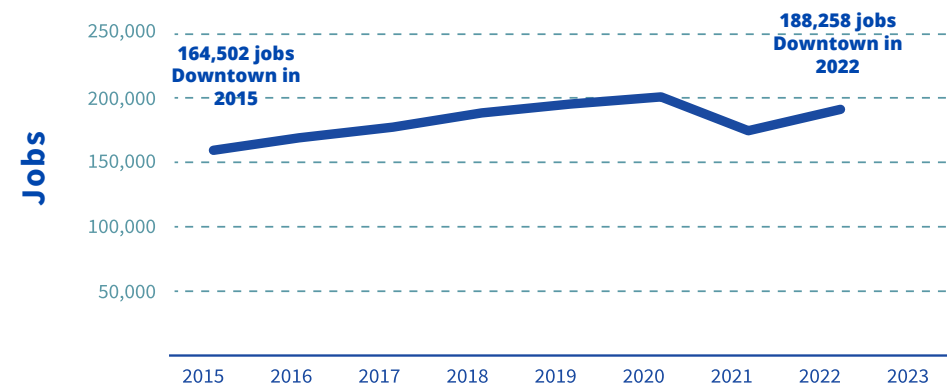


Age Downtown





13,500
new housing units are targeted for Downtown by 2044



60,000
new jobs are targeted for Downtown by 2044

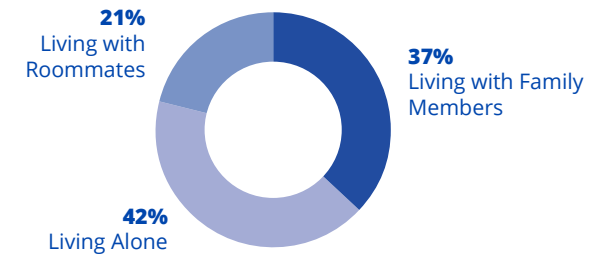
Seattle's growth has reshaped its neighborhoods, while COVID-19 has shifted Downtown's patterns. The momentum in growth has continuously reshaped the Downtown skyline and waterfront. Steady housing growth brought 8,400 new units to market from 2015 to 2022 in Seattle. From 2015 to 2022, Downtown added 23,700 jobs, encouraging office and retail development as well. The development momentum has contributed to new office buildings and cultural and retail destinations, including an expansion of over 1.5 million square feet with the Seattle Convention Center Summit building and plans for a new King County Civic Campus, which will unlock four sites in the Downtown Core for future development.

Housing downtown has grown
35%
since 2015

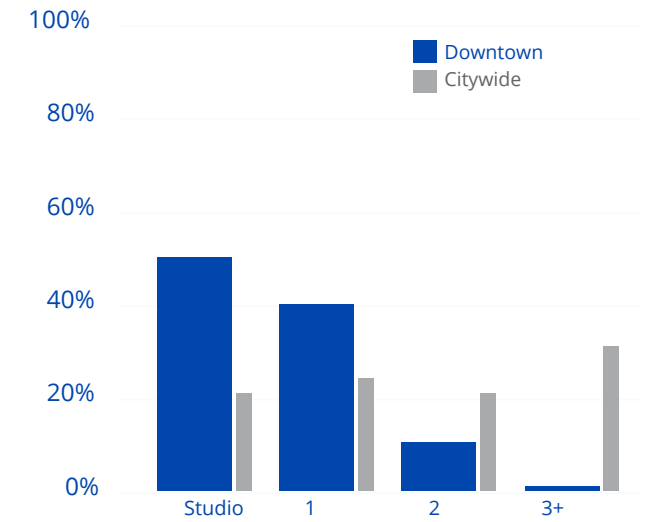
The One Seattle Plan identifies the need for a minimum of 80,000 additional housing units to support Seattle's growing population much of which will be focused in the regional centers. Even with job loss due to the COVID-19 pandemic in 2020 and 2021, the number of jobs in the city still outpace the jobs target set via the 2015 Comprehensive Plan by more than 40,000. Looking ahead, the One Seattle Plan identifies the need to accommodate 159,000 jobs by 2044. For Downtown, this plan has a target of 13,500 housing units and 60,000 jobs. However, growth above what is projected will aid in meeting social and cultural goals and the Racial Equity Outcomes (RET Outcomes) for this plan.

The Downtown Activation Plan has addressed over
30
near-term improvements aimed at post covid recovery, many of which have informed long-term policies in this plan.

Living Arrangements **Downtown**



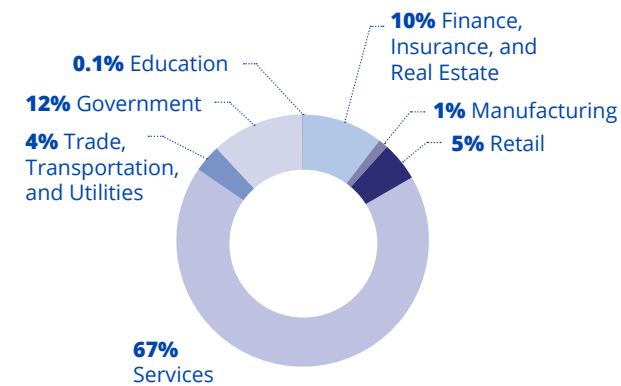
Housing Unit Size **Downtown**



39%
of renter households are cost burdened

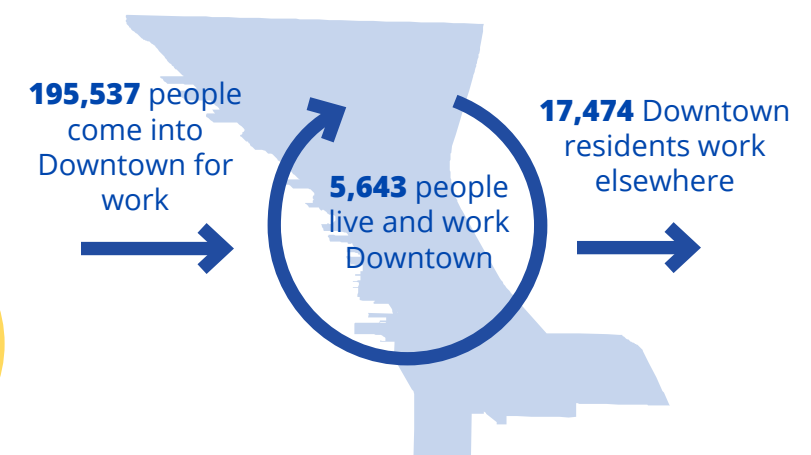
74%
of housing units in Downtown are studios or one-bedroom apartments

Jobs by Sector **Downtown**



Commutes **Downtown**

29%
of all of Seattle's jobs are based out of Downtown



Source: 2020 Decennial Census, 2018-2023 American Community Survey

Building a Community Vision

WHAT YOUR NEIGHBORS SHARED

7 Pop-up events, 6 small group conversations, 3 artist-led documentations and 2 public workshops and 2 public surveys led to over 3,500 community comments.



“

Downtown needs to be a community of people who are able to live, work, and play together with the type of housing, commuting, and support services that make this possible.

“

Public art that reflects and represents the people who live and work nearby.

“

What downtown needs most is an improved public realm.

“

A diverse community can only thrive if/when the needs of people of all income types are met.

“

Kid-friendly spaces in part also means housing with more family-sized units.

“

It shouldn't be hard to make our streets safe, accommodating, and walkable.

“

We need affordable housing choices that create diversity in the neighborhood for a vibrant city. The vitality of the city is enhanced when everyone is welcomed.



UNDERSTANDING COMMUNITY ENGAGEMENT

Community comments can be distilled down to a series of key topics and ideas.

- Diverse Housing Types
- Pop-ups and Activations
- Housing for All Incomes
- Love and Care
- Sustainable Systems of Funding
- Space for Art
- Supportive Services
- People Focused Streets
- Family Focused Amenities

PLAN THEMES

There are five themes that each include a series of goals, policies and actions.

Downtown is Home

3 Goals 17 Policies 46 Actions

Make Downtown Safe and Welcoming

6 Goals 29 Policies 84 Actions

Make Use of Every Square Foot

6 Goals 21 Policies 82 Actions

Steward our home for the Next 7 Generations

4 Goals 19 Policies 65 Actions

Find Our Way

6 Goals 22 Policies 97 Actions

Plan Vision

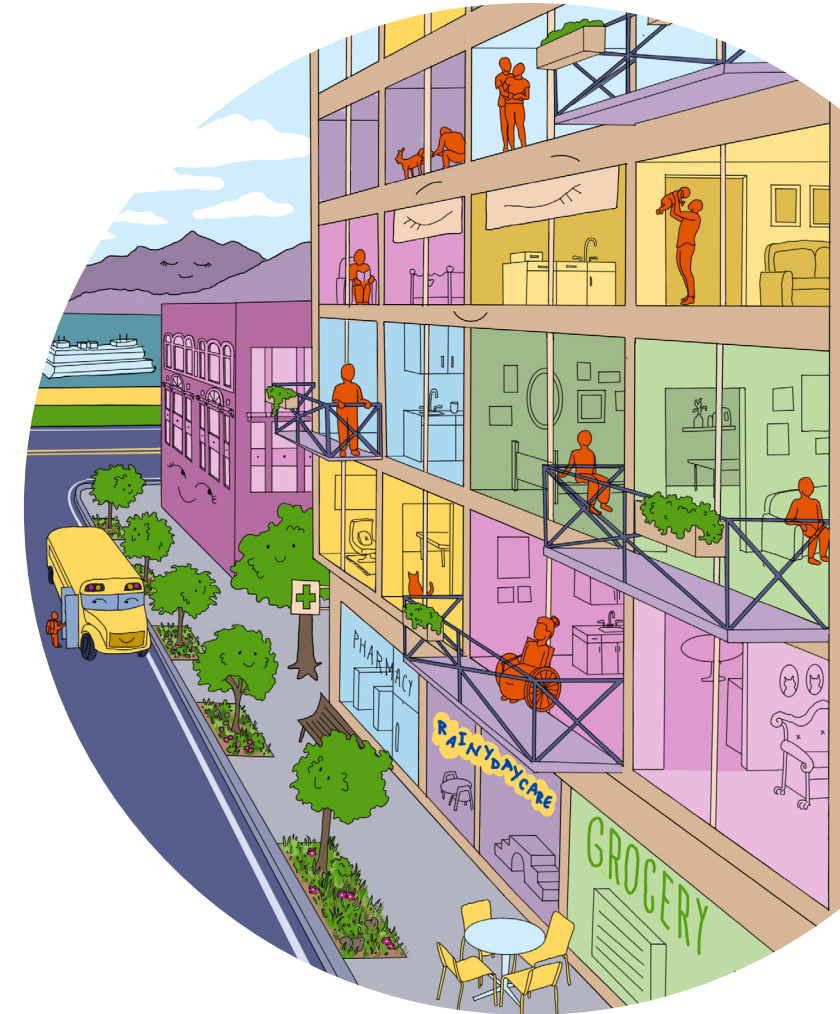
In Downtown Seattle, **everyone feels welcome, safe, and at home.** Around each corner, we **find our way** to and through spaces where **every square foot** is full of vibrancy, economic opportunity, and beauty.

Together we have found means of stewarding Downtown not just in the moment, but with a dedication and consideration for the **next “seven generations.”**



The Seattle Downtown Regional Center Plan articulates place specific policies and actions to ensure that our centers can successfully accommodate future growth and become more equitable, vibrant, and resilient.

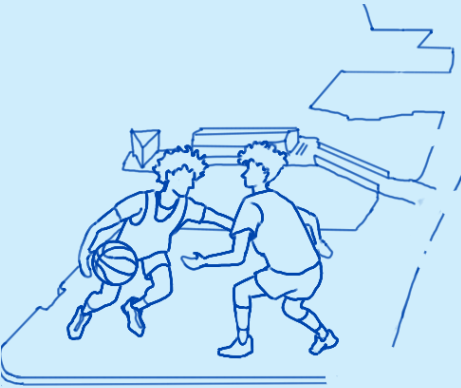
The vision statement cited above serves as a brief and concise way to articulate what we are collectively working towards as we move into the next phase of life for Downtown Seattle. These few words aim to capture the overarching hopes, intentions, and spirit of the thousands of voices of the Downtown Seattle we heard throughout the development of this plan.



Plan Themes

Downtown is Home

Downtown is transformed into Seattle’s largest hub of diverse housing options, supported by station area planning and innovative affordability approaches. It also invests in neighborhood supporting services and places that meet the needs of people at all income levels and life stages.

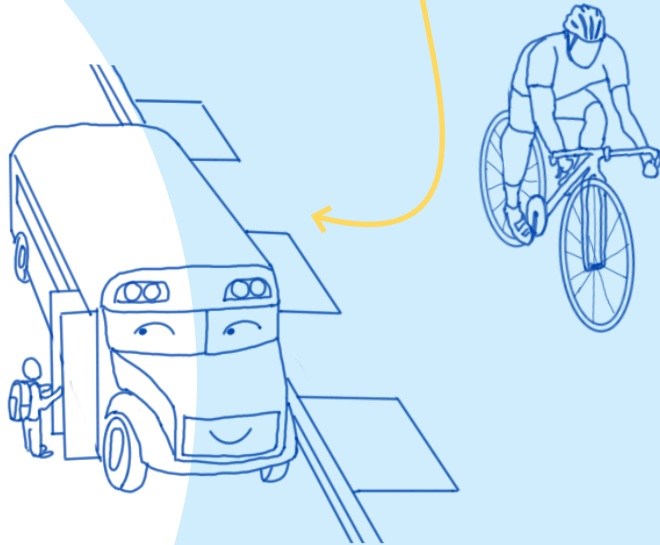


Make Downtown Safe and Welcoming

Downtown centers public spaces and rights of way for people, creating environments where all feel safe, welcome, and at ease. In this theme, greener, more inclusive public spaces thrive through bold, equity-driven investment and management practices.

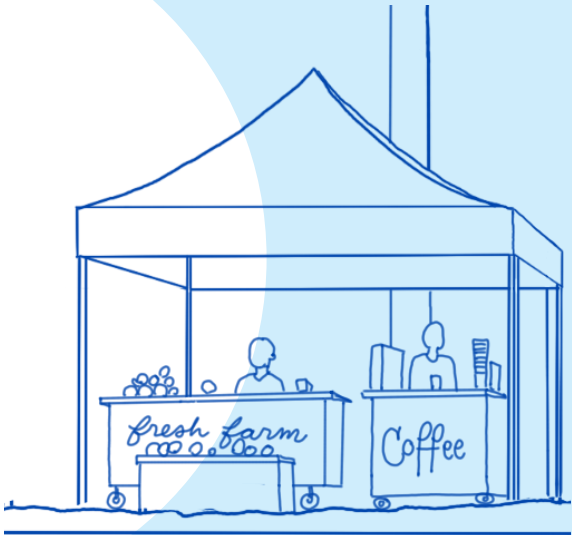
Find Our Way

Downtown is easily navigable for children, older adults, and people with disabilities through thoughtful amenities like seating, hill climb assists, and shade. Major nodes serve as dynamic, inclusive hubs that spark broader transformation across downtown.



Make Use of Every Square Foot

Streets and buildings support a rich mix of uses, elevating the creative economy and maximizing the utility of the built environment. Underutilized spaces are reimagined to support culture, community, and economic opportunity.

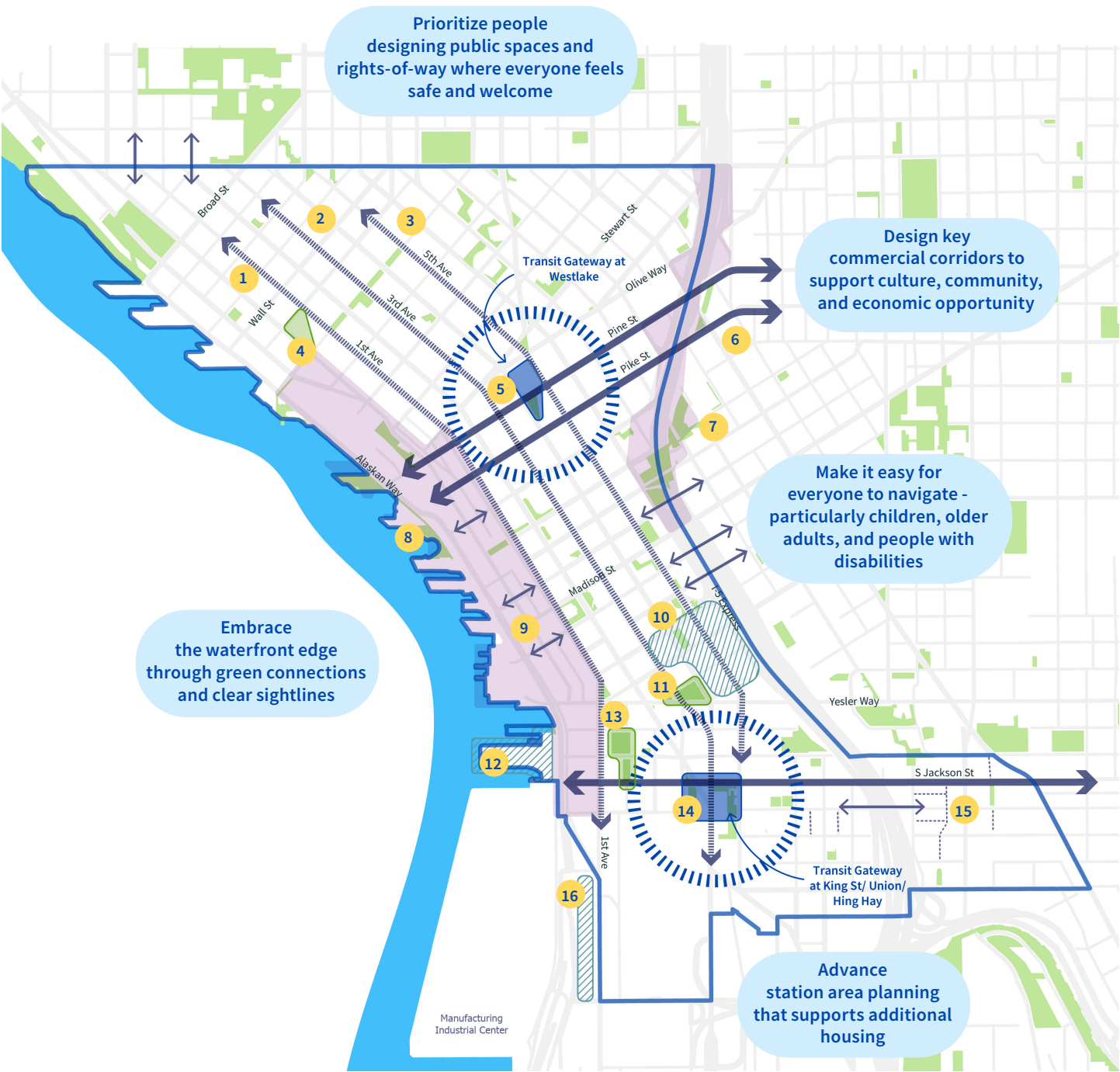


Steward Our Home for the Next 7 Generations

Indigenous principles guide design, fostering deep connections to land and water across downtown. The energy of the waterfront radiates into adjacent neighborhoods through visual corridors and green linkages.



Big Ideas for Downtown



Big Ideas

The following ideas are the plan’s key infrastructure and public realm initiatives. They cut across all themes and connect directly to the actions outlined throughout the document.

- 1

1st Avenue Retail Corridor
Embrace First Avenue’s role as an important retail destination and strengthen commercial ground-floor uses in Belltown.
- 2

3rd Avenue Mobility Corridor
Transform Downtown into Seattle’s largest housing center by building on revitalization efforts, enhancing the transit experience, and adapting underused commercial space into vibrant housing along 3rd Avenue.
- 3

5th Avenue Green Corridor
Leverage 5th Avenue’s development potential to accommodate sustainable growth while advancing key community priorities across housing, mobility, economic vitality, and community togetherness.
- 4

Portal Park
Invest in a park space on the former Battery Street Tunnel site that serves as a gateway to the waterfront, a community hub, and a model for innovative and inclusive design in Belltown.
- 5

Westlake Park Improvements
Transform Westlake into a vibrant, mixed-use neighborhood destination for residents, workers, and visitors by curating a range of experiences around Westlake as a regional center.
- 6

Pike / Pine Retail Corridor
Continue to build on streetscape improvements completed in 2025 connecting Pike and Pine streets between Pike Place Market and Capitol Hill with activated ground floors, vibrant businesses and other dynamic programming opportunities.
- 7

Lid I-5 Project
Continue to support community-led conversations about the feasibility of the long-term improvement of connectivity.
- 8

Waterfront Improvements
Activate Alaskan Way’s ground floors and encourage new experiences within Downtown’s newest neighborhood.
- 9

Hill Climb Assists
Improve visibility of existing and install new hill climb assist pathways to make it easier for people of all ages and abilities to navigate Downtown.
- 10

King County Campus
Continue to work closely with King County partners on the implementation of a community-serving use of the existing civic campus, including housing and mixed-use development.
- 11

City Hall Park
Reinvest in City Hall Park as a permanent fixture in Downtown for gathering, play, and relaxation.
- 12

Pier 48
Continue to partner with Washington State Department of Transportation to rehabilitate and reuse Pier 48 to enhance public access, usage, and connection to the water.
- 13

Occidental Square
Invest in green connections between unique Downtown destinations, like City Hall Park, Pioneer Square, and Occidental Square.
- 14

King St / Union Station
Fully implement and activate King St/Union Station with community-centered spaces and events.
- 15

Little Saigon Alleyway Improvements
Create safe, welcoming pedestrian connections along Little Saigon’s alleyways.
- 16

WOSCA Site Development
Continue partnering with Washington Department of Transportation to redevelop the former Washington and Oregon Shippers Cooperative Association (WOSCA) site into a community-focused, innovative space that strengthens connections to downtown.

Neighborhood Snapshots

Downtown Seattle is not one single, uniform place; it is a collection of distinct neighborhoods with their own land use patterns, cultural identities, population characteristics, and history. This plan recognizes that neighborhood identity is one of the things that makes Downtown Seattle so special. The unique and characteristic attributes of each area must be fostered and supported into the future through land use strategies and place-based actions. With their many differences, each neighborhood necessitates a close look in order to address the challenges and opportunities present within each area.

This plan recognizes the Waterfront as its own distinct neighborhood and renames the former "Commercial Core" to "Downtown Core" to better reflect the area's increasing mixed-uses. For more information about each neighborhood's amenities and opportunities, see the Neighborhood Snapshots section.



Waterfront, page 18



Build on the investment in Waterfront Park to create a unified experience-based corridor supported by adjacent small businesses and continued integration of well-maintained landscaping and interspersed areas to view and engage with The Puget Sound.

Downtown Core, page 16



Pioneer Square, page 22



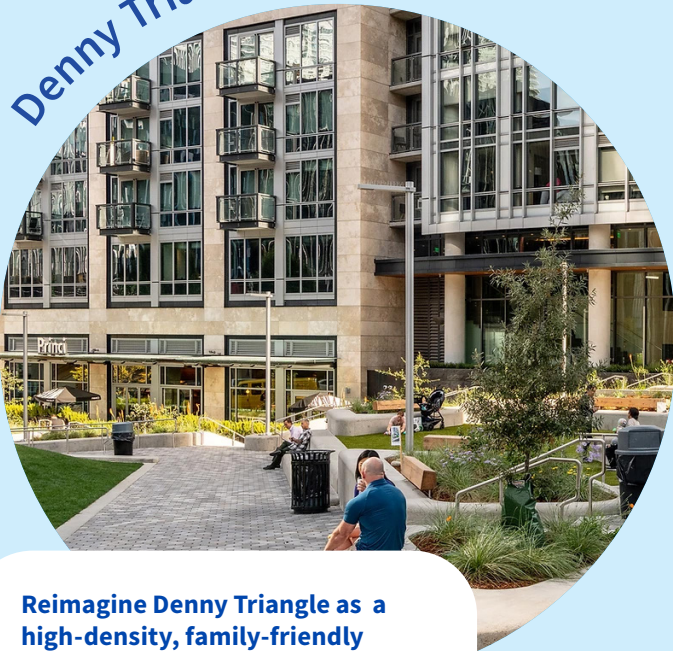
Layer Pioneer Square's rich history with new investments that support a vibrant arts and cultural scene, increase residential capacity, protect against flooding and climate-related disasters, and strengthen connections to the stadium area.

Chinatown International District, page 20



Celebrate and protect the Chinatown-International District's community, cultural history, and environment by investing in public spaces, air quality, community health, residential support, and business success.

Denny Triangle, page 26



Reimagine Denny Triangle as a high-density, family-friendly urban green oasis. Create a walkable, sustainable neighborhood by rethinking transit, adding more family-oriented spaces, expanding green space through right-of-way allocation, and improving I-5 crossings.

Belltown, page 24



Bring new energy to Belltown's neighborhood fabric by ensuring local businesses thrive, maximizing affordability for residents, and improving transportation corridors. Increasing height limits with associated incentive zoning adjustments.

Downtown Core

Transform the Downtown Core into a vibrant, mixed-use neighborhood destination for residents, workers, and visitors through the continued curation of art-based programming, housing growth for a variety of incomes around regional transit centers and creating an active and safe pedestrian experience.

Today, the Downtown Core encompasses...

 **181.05 Acres**
19% of Downtown

 **2,965 Housing Units**
8% of Downtown

 **4,857 Residents**
11% of Downtown

 **114,053 Jobs**
52% of Downtown

What makes the Downtown Core unique?

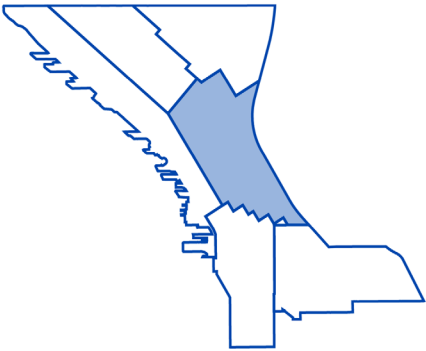
The Downtown Core is Seattle’s commercial and civic center, home to major retail, financial, and government institutions. It also:

- Welcomes thousands of residents, workers, and visitors each day.
- Post-COVID and as national retail trends shift, vacant storefronts and offices have changed the streetlife experience,
- It remains rich in cultural landmarks, museums, and gathering spaces.
- I-5 separates the Downtown Core from Capitol Hill and steep slopes limit access to the waterfront.

What does this Plan aspire for the Downtown Core's future?

Looking ahead, strategies for the Downtown Core include:

- Support a more mixed-use, residential, and culturally vibrant neighborhood.
- Expand early childhood programs and updating development codes to better enable adaptive reuse and foster a more livable core.
- Reinvest in public spaces, including Westlake and Pioneer Square Parks as part of a new “Creative Core” overlay to strengthen cultural identity and attract diverse users.
- Activate vacant spaces and reinforce the Downtown Core as a place for community, creativity, and everyday life.



Learn a bit more about the key infrastructure and public realm projects below:

- 5 Westlake Park Improvements**

Transform Westlake into a vibrant, mixed-use neighborhood destination by curating a range of experiences around Westlake as a regional center.
- 6 Pike / Pine Retail Corridor**

Continue to build on streetscape improvements completed in 2025 connecting Pike and Pine streets between Pike Place Market and Capitol Hill with activated ground floors, vibrant businesses and other dynamic programming opportunities.
- 7 Lid I-5 Project**

Continue to support community-led conversations about the feasibility of the long-term improvement of connectivity
- 9 Hill Climb Assists**

Invest in hill climb assist pathways to make it easier for people of all ages and abilities to navigate Downtown.
- 10 King County Campus**

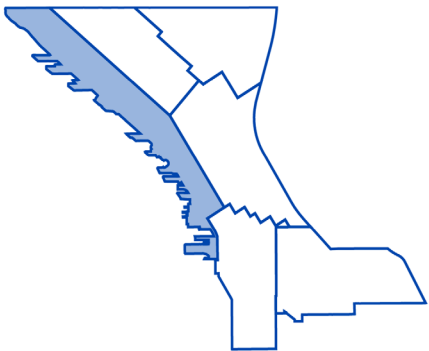
Work with King County partners on a community-serving use of the existing campus.
- 11 City Hall Park**

Reinvest in City Hall Park as a permanent fixture in Downtown for gathering, play, and relaxation.
- 15 E Yesler Way Multimodal Improvements**
- 16 3rd Ave Multimodal Improvements**
- 17 1st Ave S Multimodal Improvements**
- 28 I-5 Under and Overpass Improvements**

And find the key projects aligned with the Seattle Transportation Plan:

Waterfront

Build on the investment in Waterfront Park to create a unified experience-based corridor supported by adjacent small businesses and continued integration of well-maintained landscaping and interspersed areas to view and engage with The Puget Sound.



Today, the Waterfront encompasses...

 **196.41** Acres
21% of Downtown

 **6,601** Housing Units
19% of Downtown

 **8,471** Residents
18% of Downtown

 **19,605** Jobs
9% of Downtown

What makes the Waterfront unique?

Seattle’s waterfront has undergone a decade of transformation. Key achievements include:

- Strengthened role as a transportation hub and gateway through enhanced ferry access and intermodal connections.
- Removal of the Alaskan Way Viaduct enabled a redesigned waterfront with wider sidewalks, new bike lanes, and direct access to the water.
- The Pike Place Market expansion improves connections between the historic market and waterfront while addressing challenging grade changes.
- Comprehensive improvements emphasize pedestrian safety and accessibility.

What does this Plan aspire for the Waterfront's future?

Seattle’s waterfront presents a major opportunity to evolve into a more inclusive, active, and connected public space. Future priorities for the neighborhood include:

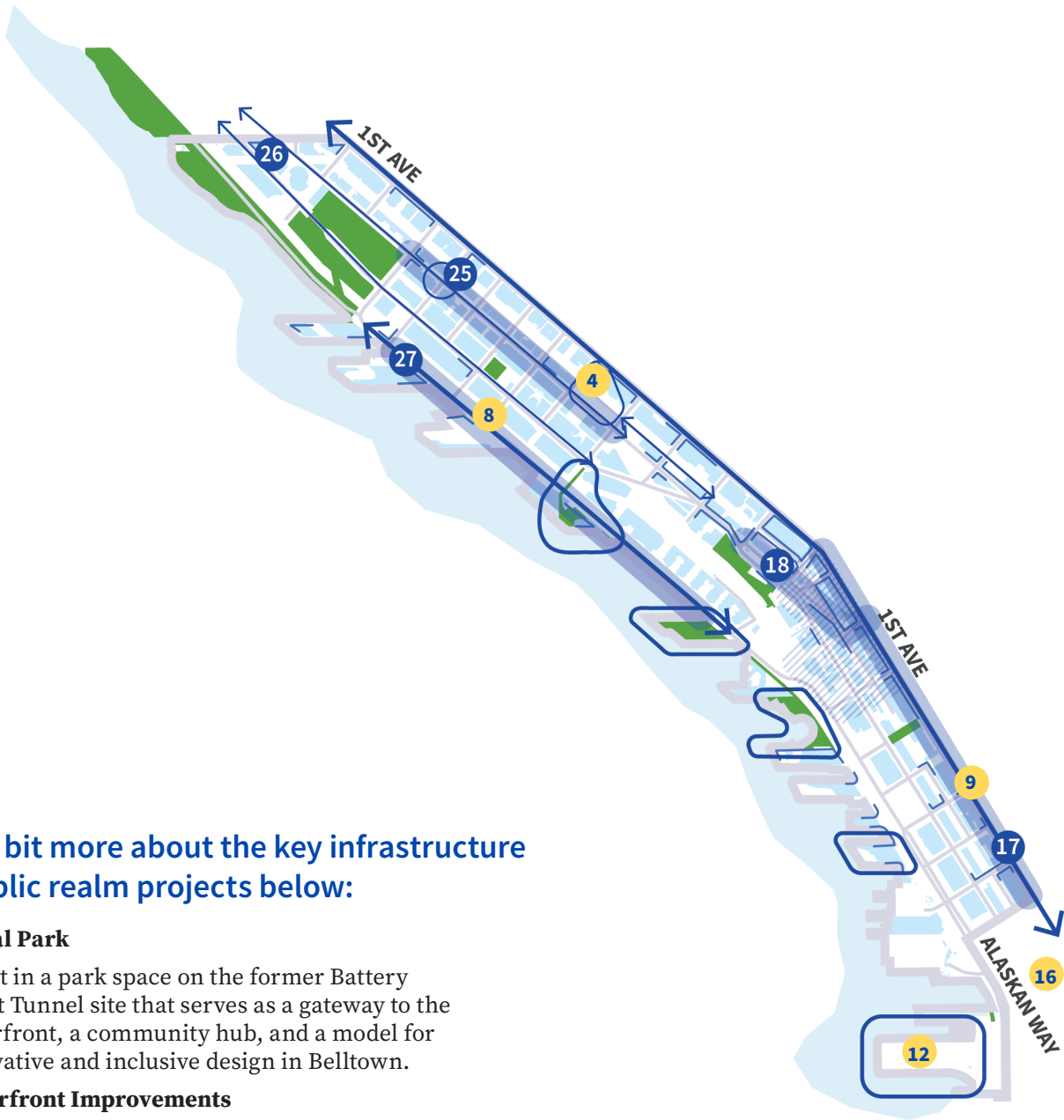
- Support new housing options, expand family-friendly amenities, and create safer pedestrian zones through play spaces and events.
- Invest in small businesses and cultural spaces to strengthen historic ties, celebrate Indigenous and immigrant communities, and expand environmental programming.
- Work with transit agencies and tribal nations to shape a sustainable, equitable, and welcoming waterfront.
- Advance improvements to urban design, transportation, and public spaces to maximize accessibility and efficient use of the shoreline.

Learn a bit more about the key infrastructure and public realm projects below:

- 4 Portal Park**
Invest in a park space on the former Battery Street Tunnel site that serves as a gateway to the waterfront, a community hub, and a model for innovative and inclusive design in Belltown.
- 8 Waterfront Improvements**
Activate Alaskan Way’s ground floors and encourage new experiences within Downtown’s newest neighborhood.
- 9 Hill Climb Assists**
Improve visibility of existing and install new hill climb assist pathways to make it easier for people of all ages and abilities to navigate Downtown.
- 12 Pier 48**
Continue to partner with Washington State Department of Transportation to rehabilitate and reuse Pier 48 to enhance public access, usage, and connection to the water.

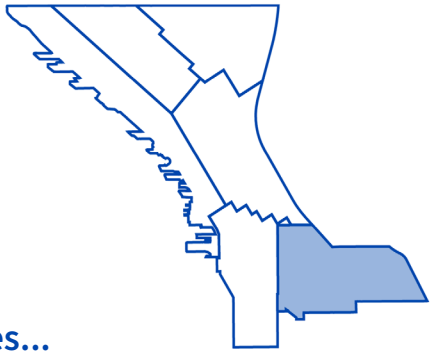
And find the key projects aligned with the Seattle Transportation Plan:

- 17 1st Ave S Multimodal Improvements**
- 18 Pike Place Events Street**
- 25 Vine St and Clay St Multimodal Improvements**
- 26 Elliot Ave and Western Ave Multimodal Improvements**
- 27 Waterfront Promenade and Seawall**



Chinatown-International District

Celebrate and protect the Chinatown-International District's community, cultural history, and environment by investing in public spaces, air quality, community health, residential support, and business success.



Today, the Chinatown-International District encompasses...

 **171.45** Acres
18% of Downtown

 **3,630** Housing Units
11% of Downtown

 **6,140** Residents
13% of Downtown

 **10,137** Jobs
5% of Downtown

What makes the Chinatown-International District unique?

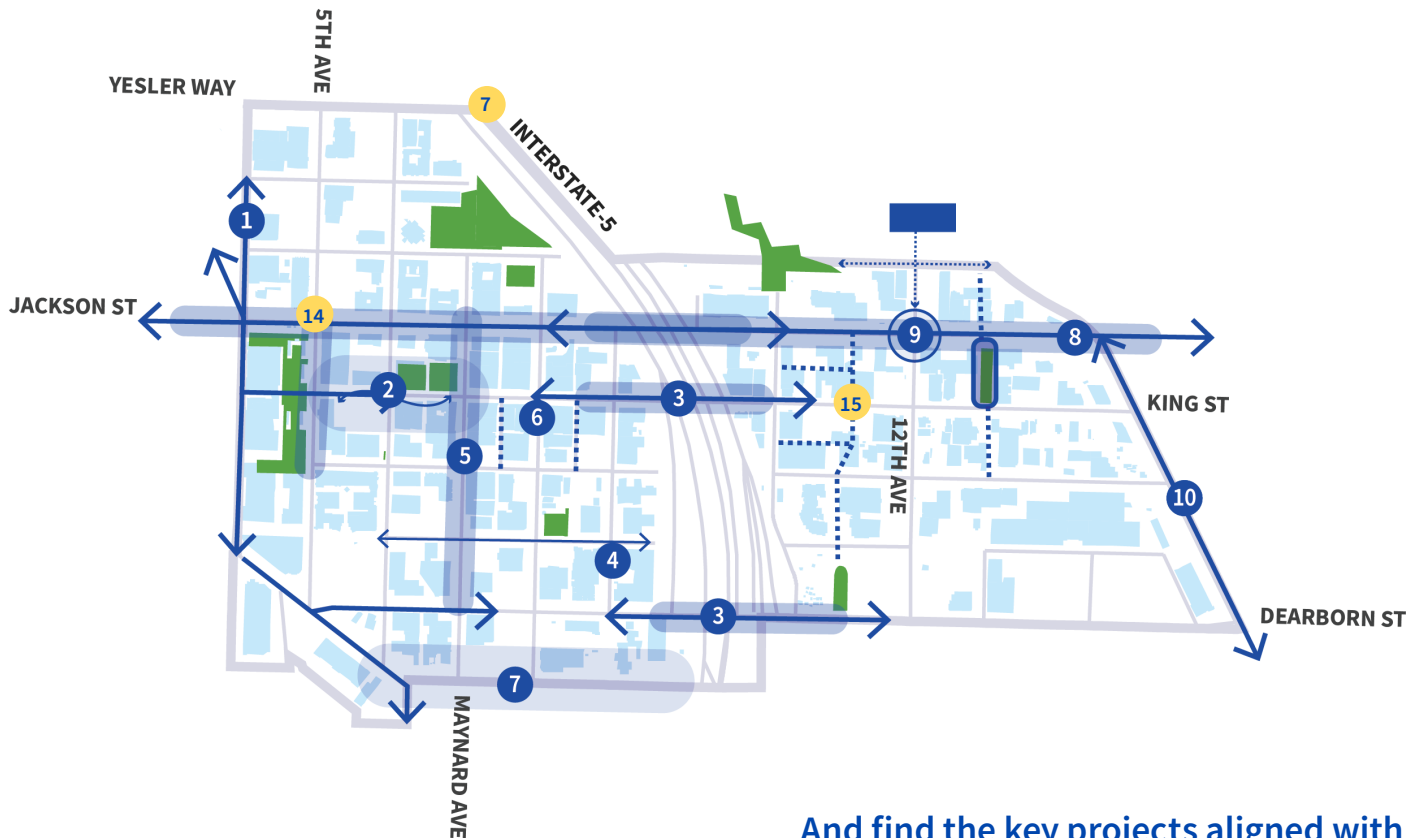
The Chinatown-International District (CID) is Seattle's historic and cultural heart for Asian American communities, encompassing Chinatown, Japantown, and Little Saigon. It is also:

- A historic and cultural hub for generations of Chinese, Japanese, and Vietnamese residents.
- Vibrant center of culture, food, and small businesses with restaurants, markets, and community events that was designated a historic district in 1999, highlighting its cultural significance.
- Challenged by Interstate 5, which divides the neighborhood and limits walkability and connectivity.
- Little Saigon, east of I-5, extends the district's legacy with a strong concentration of Vietnamese businesses and essential industrial spaces.

What does this Plan aspire for the Chinatown-International District's future?

Looking ahead, strategies for the CID include:

- Expand façade improvement programs, relaunch legacy business grants, and provide technical assistance to sustain heritage and BIPOC-owned businesses, with particular emphasis on Little Saigon.
- Establish pathways to middle-income jobs and evaluate commercial preservation zones to strengthen the local economy.
- Implement car-free gathering areas, pop-up activation strategies, and green street improvements to create safe, accessible public spaces.
- Prioritize long-term investments in seismic retrofits and protections for cultural food distribution networks.



Learn a bit more about the key infrastructure and public realm projects below:

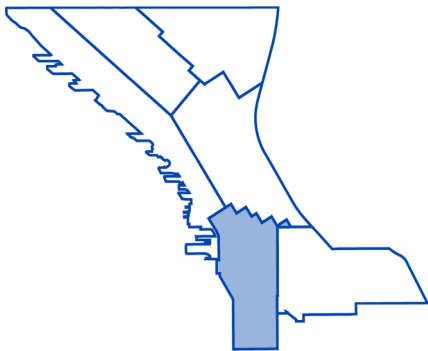
- 7 Lid I-5 Project**
Continue to support community-led conversations about the feasibility of the long-term improvement of connectivity
- 14 King St / Union Station**
Fully implement and activate King St/Union Station with community-centered spaces and events.
- 15 Little Saigon Alleyway improvements**
Create safe, welcoming pedestrian connections along Little Saigon's alleyways.

And find the key projects aligned with the Seattle Transportation Plan:

- 6 Jackson Street Corridor Multimodal Improvement**
- 1 2nd Ave Ext / 4th / Jackson Multimodal Improvements**
- 2 King Street Festival Street**
- 3 S Jackson St, S King St, and S Dearborn St at I-5 Underpass Multimodal Improvements**
- 4 Lane Street Multimodal Improvements**
- 5 Maynard St Multimodal Improvements**
- 6 CID Special Alley Improvements**
- 7 Dearborn Station Street Grid Changes**
- 8 Jackson St Multimodal Improvements**
- 9 S Jackson St and 12 Ave S Multimodal Improvements**
- 10 Rainier Ave S Multimodal Improvements**

Pioneer Square

Layer Pioneer Square’s rich history with new investments that support a vibrant arts and cultural scene, increase residential capacity, protect against flooding and climate-related disasters, and strengthen connections to the stadium area.



Today, Pioneer Square encompasses...

 **133,97 Acres**
14% of Downtown

 **1,971 Housing Units**
6% of Downtown

 **3,171 Residents**
7% of Downtown

 **18,592 Jobs**
9% of Downtown

What makes Pioneer Square unique?

Pioneer Square is one of Downtown Seattle’s oldest neighborhoods, recognized for its historic character, cultural assets, and entrepreneurial spirit. Key features include:

- Distinctive architecture and a legacy as Seattle’s first neighborhood.
- Relatively affordable rents and adaptable ground-floor spaces that attract artists, makers, and small businesses.
- Defined by Alaskan Way, South King Street, and 5th Avenue South, with a northern edge shaped by the historic street grid.
- Home to arts institutions, cultural venues, and public green spaces such as Occidental Square, Pioneer Park, and City Hall Park.
- A blend of history, creativity, and civic life that continues to shape the neighborhood’s identity.

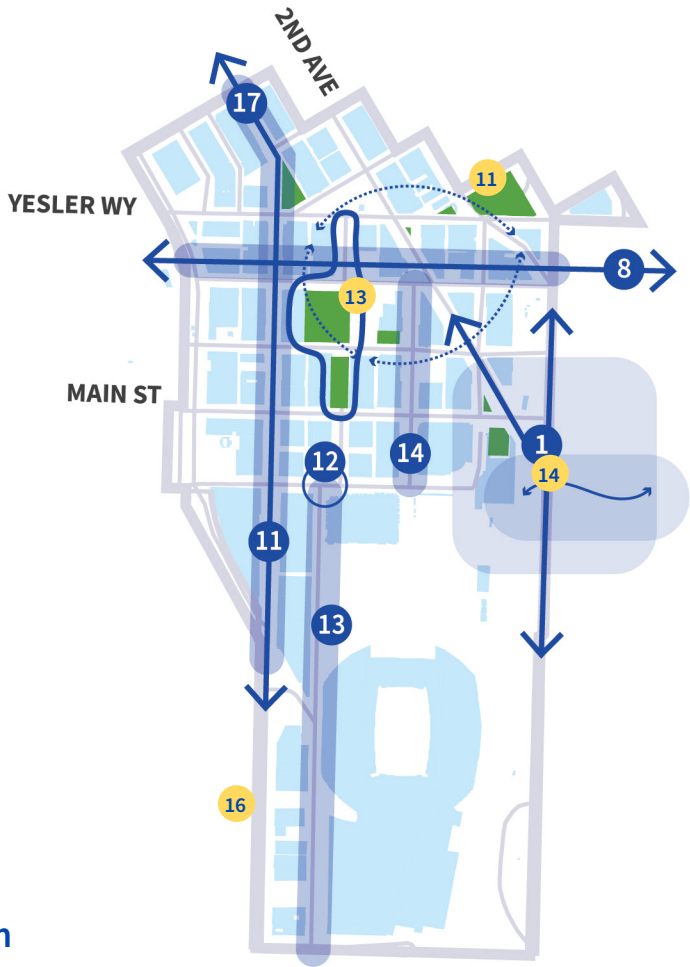
What does this Plan aspire for Pioneer Square's future?

Opportunities build on recent planning efforts and include:

- Expanded partnerships with Downtown Business Improvement Areas (BIAs) increase resources for “clean and safe” programs and community gathering spaces.
- Park upgrades and placemaking events enhance neighborhood identity and activate public areas.
- Façade improvement initiatives and legacy business grants provide critical support for small businesses.
- Incentives for seismic retrofits safeguard Pioneer Square’s historic building stock.
- Pilot street and alley transformations improve safety and connectivity in high-traffic areas.
- Increasing height limits with associated incentive zoning adjustments.

Learn a bit more about the key infrastructure and public realm projects below:

- 11 City Hall Park**
Reinvest in City Hall Park as a permanent fixture in Downtown for gathering, play, and relaxation.
- 13 Occidental Square**
Invest in green connections between unique Downtown destinations, like City Hall Park, Pioneer Square, and Occidental Square.
- 14 King St / Union Station**
Fully implement and activate King St/Union Station with community-centered spaces and events.
- 16 WOSCA Site Development**
Continue to partner with Washington Department of Transportation on the development of a community-focused innovative utilization of this site to anchor downtown.

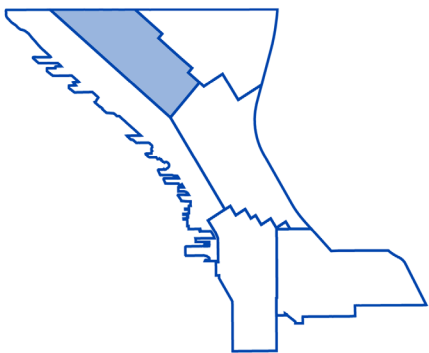


And find the key projects aligned with the Seattle Transportation Plan:

- 1 2nd Ave Ext / 4th / Jackson Multimodal Improvements**
- 8 Jackson St Multimodal Improvements**
- 11 1st Ave S Multimodal Improvements**
- 12 S King St and Occidental Ave S Multimodal Improvements**
- 13 Occidental Ave Promenade**
- 14 2nd Ave S Multimodal Improvements**
- 17 1st Ave S Multimodal Improvements**

Belldtown

Bring new energy to Belldtown's neighborhood fabric by ensuring local businesses thrive, maximizing affordability for residents, and improving transportation corridors.



Today, Belldtown encompasses...

 127.68 Acres
13% of Downtown

 10,638 Housing Units
30% of Downtown

 14,230 Residents
31% of Downtown

 17,186 Jobs
8% of Downtown

What makes Belldtown unique?

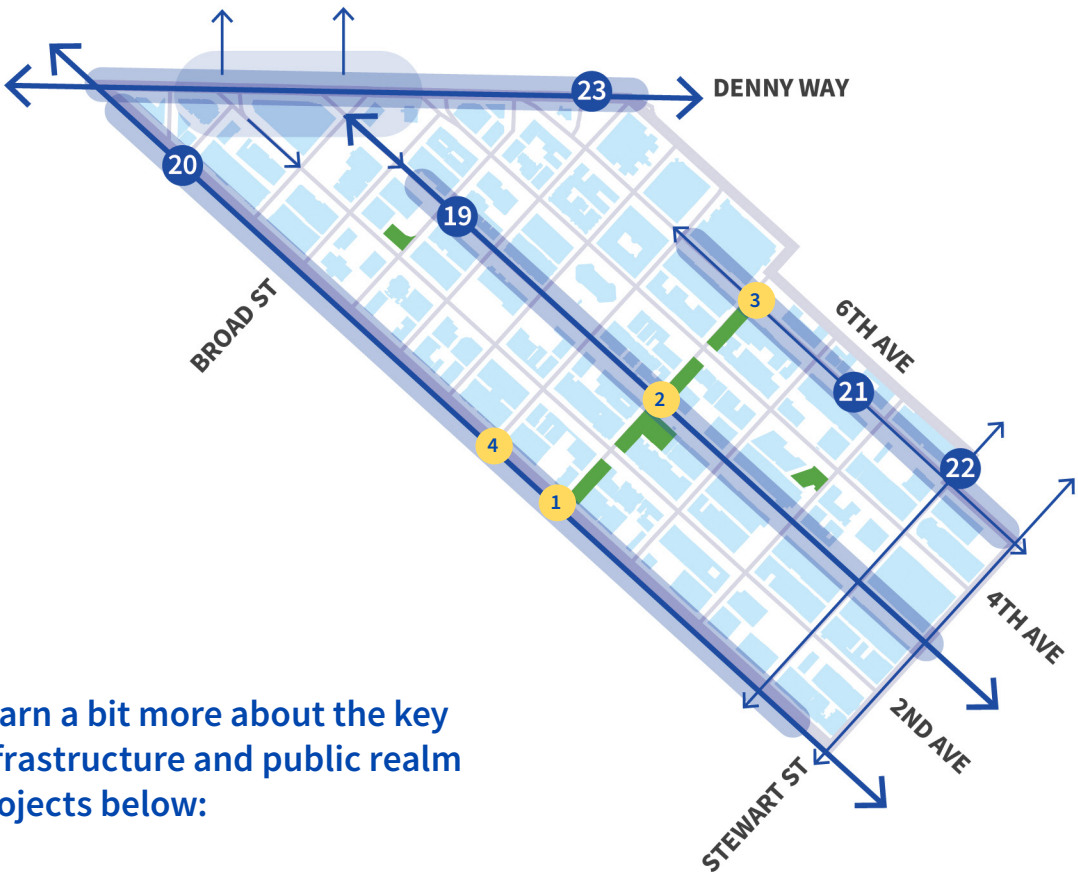
Belldtown is Seattle's most densely populated residential neighborhood, blending new development with mid-century character and a mix of cultural and commercial uses. Some unique attributes include:

- Evolved from an industrial and arts district into a hub of residential towers, nightlife, restaurants, and galleries.
- Nearly half of buildings constructed after 1990, contributing to a newer feel alongside older mid-century structures.
- Bounded by Denny Way, 1st Avenue, Virginia Street, and 5th Avenue, with waterfront adjacency limited by steep grade changes and train tracks.
- Active ground floors, small-scale grocers, and pedestrian-friendly corridors such as Bell Street.
- Limited access to playgrounds and active recreation spaces compared to other downtown neighborhoods.

What does this Plan aspire for the Belldtown's future?

Future opportunities in Belldtown emphasize livability, cultural vitality, and investment in community-serving infrastructure. Key ideas include:

- Expanded access to childcare and early education to better support current and future residents.
- Enhancement of the Portal site for park uses and investment in high-quality public spaces and streets to improve safety and neighborhood care.
- Strengthened collaboration with Downtown organizations to expand resources for community-based programs.
- Integration of music, theater, and performance art to animate public spaces and reinforce cultural identity.
- Relaunch of the City's legacy business grant program and support for cultural events to sustain local businesses and attract visitors.



Learn a bit more about the key infrastructure and public realm projects below:

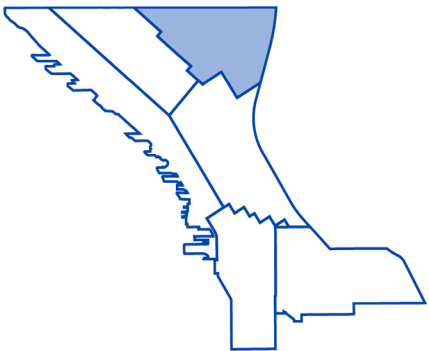
- 1st Avenue Retail Corridor**
Embrace First Avenue's role as an important retail destination and strengthen commercial ground-floor uses in Belldtown.
- 3rd Avenue Mobility Corridor**
Build on revitalization efforts, enhancing the transit experience, and adapting underused commercial space into vibrant housing along 3rd Avenue.
- 5th Avenue Green Corridor**
Leverage 5th Avenue's development potential to accommodate sustainable growth while advancing key community priorities across housing, mobility, economic vitality, and community togetherness.
- Portal Park**
Invest in a park space on the former Battery Street Tunnel site that serves as a gateway to the waterfront, a community hub, and a model for innovative and inclusive design in Belldtown.

And find the key projects aligned with the Seattle Transportation Plan:

- 19 **Belldtown 3rd Ave Multimodal Improvements**
- 20 **1st Ave S Multimodal Improvements**
- 21 **5th Ave Multimodal Improvements**
- 22 **Virginia and Stewart Multimodal Improvements**
- 23 **Denny Way Multimodal Improvements**

Denny Triangle

Reimagine Denny Triangle as a high-density, family-friendly urban green oasis. Create a walkable, sustainable neighborhood by rethinking transit, adding more family-oriented spaces, expanding green space through right-of-way allocation, and improving I-5 crossings.



Today, Denny Triangle encompasses...

 **142.69 Acres**
15% of Downtown

 **8,891 Housing Units**
26% of Downtown

 **11,673 Residents**
24% of Downtown

 **36,278 Jobs**
17% of Downtown

What makes Denny Triangle unique?

Denny Triangle is one of Downtown Seattle’s fastest-growing and most diverse neighborhoods, shaped by rapid development and a unique historical legacy. Key characteristics include:

- Highest share of households with children among Downtown neighborhoods.
- Recent mixed-use development paired with expanded childcare services.
- Limited open space, with most areas privately owned aside from Urban Triangle Park and McGraw Square.
- Formed through the Denny Regrade, with industrial-era architecture and the diagonal alignment of Westlake Avenue still visible today.

What does this Plan aspire for Denny Triangle's future?

Opportunities for investments in Denny Triangle emphasize livability, safety, and accessibility, building on major corridor projects and neighborhood growth. A few of those outcomes include:

- Expansion of pedestrian space along corridors such as Denny Way, paired with investments to improve transit reliability.
- Reimagining complex intersections like Denny and Yesler Way to enhance visibility, reduce crossing distances, and slow vehicle speeds for safer walking and biking.
- Delivery of accessible units and neighborhood amenities designed to support families, children, and long-term residents.



Learn a bit more about the key infrastructure and public realm projects below:

- 5 Westlake Park Improvements**
Transform Westlake into a vibrant, mixed-use neighborhood destination for residents, workers, and visitors by curating a range of experiences around Westlake as a regional center.
- 6 Pike / Pine Renaissance**
Connect Pike Street and Pine Street between the Pike Place Market and Capitol Hill with activated ground floors, streetscape improvements, and vibrant businesses.
- 7 Lid I-5 Project**
Continue to support community-led conversations about the feasibility of the long-term improvement of connectivity.

And find the key projects aligned with the Seattle Transportation Plan:

- 21 5th Avenue Multimodal Improvements**
- 22 Virginia and Stewart Street Multimodal Improvements**
- 23 Denny Way Multimodal Improvements**
- 24 Bell Street Multimodal Improvements**

Implementation

The Regional Center plan is intended to inform many future citywide actions across dozens of departments. From Comprehensive Plan implementation, annual budgeting, departmental work plans and capital improvement plans and programs. It will take representatives from across the city to achieve this important work moving forward.

Downtown is Home

Key City Stewards

Office of Planning and Community Development
Office of Housing
Seattle Department of Construction and Inspections
Office of Economic Development

Key City Partners

Seattle Department of Transportation
Seattle Department of Construction and Inspections

3 Goals 17 Policies 46 Actions

Metrics

- Increase total housing units
- Increase number of first time home buyers
- Increase playgrounds
- Increase registered childcare facilities
- Decrease number of cost burdened households

Make Downtown Safe and Welcoming

Key City Stewards

Seattle Parks and Recreation
Seattle Department of Transportation
Office of Planning and Community Development
Community Assisted Response & Engagement
Office of Economic Development
Human Services Department

Key City Partners

Seattle Department of Transportation
Community-Based Organizations
Downtown Seattle Association
Washington State Department of Transportation

6 Goals 29 Policies 84 Actions

Metrics

- Increase park access
- Increase outdoor space for youth
- Increase accessibility
- Decrease violent crime

Make Use of Every Square Foot

Key City Stewards

Office of Economic Development
Office of Planning and Community Development
Office of Arts and Culture
Seattle Department of Transportation
Seattle Parks and Recreation

Key City Partners

Seattle Department of Construction and Inspections
Office of Economic Development
Workforce Development Council of Seattle-King County

4 Goals 19 Policies 65 Actions

Metrics

- Increase small businesses
- Increase number of jobs
- Decrease vacant commercial and office space

Steward Our Home for the Next Seven Generations

Key City Stewards

Office of Sustainability and Environment
Office of Planning and Community Development
Seattle Public Utilities
Seattle Department of Transportation
Seattle Parks and Recreation

Key City Partners

Seattle Public Utilities
Indigenous Tribes and Indigenous Organizations
Port of Seattle

6 Goals 21 Policies 82 Actions

Metrics

- Increase access to the waterfront
- Increase street trees
- Decrease fossil fuels

Find Our Way

Key City Stewards

Seattle Department of Transportation
Office of Arts and Culture
Office of Planning and Community Development
Office of Economic Development
Seattle Department of Construction and Inspections

Key City Partners

Washington State Department of Transportation
King County Metro
Office of Economic Development

6 Goals 22 Policies 97 Actions

Metrics

- Increase walk - bike - transit mode share
- Decrease drive mode share
- Decrease greenhouse gas emissions from vehicle trips
- Decrease traffic-related injuries

Seattle Downtown Regional Center Plan

In Downtown Seattle, **everyone feels welcome, safe, and at home.** Around each corner, we **find our way** to and through spaces where **every square foot** is full of vibrancy, economic opportunity, and beauty.

Together we have found means of stewarding Downtown not just in the moment, but with a dedication and consideration for the **next “seven generations.”**

PROJECT TEAM

Office of Planning and Community
Development

with

Agency Landscape + Planning

LeLeita McKill, One Army Jacket

BAE Urban Economics

Biederman Redevelopment Ventures

SEVA Workshop

University of Washington

Seattle Department of Transportation