

# Comprehensive Plan

## A Major Update

The Seattle Comprehensive Plan guides how our city grows and makes investments to make the city more equitable, livable, sustainable, and resilient.

### Our updated Plan will address challenges new and old

- + Racial Equity
- + Housing Costs
- + Access to Economic Opportunity and Education
- + Climate Change
- + Growth and Investment
- + Strategies to Reduce Displacement



Housing



Parks/  
Open Spaces



Environmental  
Justice/Climate  
Change



Transportation



Jobs/Economy



Livability

## Your voice shapes the plan

Share your vision for the future of the City. Stay engaged by signing up for updates at [www.seattle.gov/opcd](http://www.seattle.gov/opcd).



As a City, we are committed to repairing past harms of previous plans and working toward an equitable future for all. We are centering the voices of Black, Indigenous, and Communities of Color and other communities often marginalized in planning processes.

## Project Timeline

2022	Q2	Q3	Q4	2023	Q2	Q3	Q4	2024	Q2	Q3
<b>Project Launch</b>		<b>Shaping the Plan</b>		<b>Drafting the Plan</b>		<b>Review + Refine</b>		<b>Final Plan + Zoning</b>		<b>Plan Adoption</b>
Develop and share project background and public engagement tools		Identify major issues and potential growth strategies		Analyze public input and develop goals and policies		Formal public comment on analysis of growth strategies and draft plan		Finalize Mayor's plan with preferred growth alternative and zoning legislation		City Council review, approval of final plan, and implementation

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# One Seattle Comprehensive Plan

## Growth Strategy

### Updating the Urban Village Strategy

The Comprehensive Plan's Growth Strategy is the City's vision for how development and investment in our built environment should evolve over the next 20 years to accommodate expected population and job growth and meet City goals. Forecasts suggest that Seattle will be a city of nearly one million people by 2050. Updating our Growth Strategy will support the supply, diversity, and affordability of housing. We aim to become a more equitable and sustainable city.

The Growth Strategy shapes:

- + where we allow residential, commercial, and industrial development
- + the types of new housing allowed (apartments, townhouses, detached homes)
- + how we invest in community amenities and anti-displacement measures

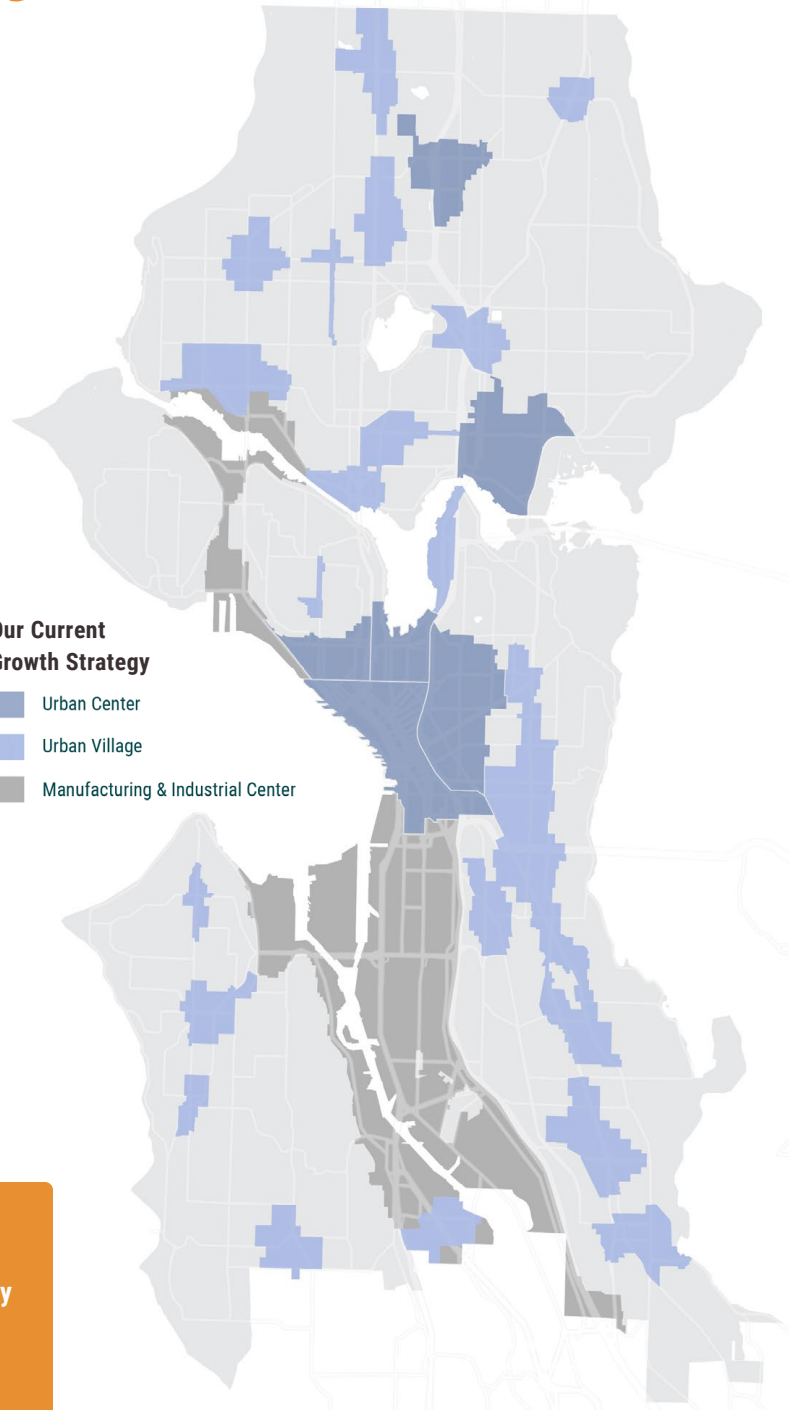
The Urban Village Strategy has succeeded in focusing growth. Over the past decade, 83% of new homes in the city—mostly small apartments—have been built in compact, walkable, mixed-use neighborhoods linked by transit.

However, many neighborhoods outside urban villages have few affordable housing options and costs have risen dramatically throughout the city. Family-size and ownership options are out of reach for many.

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

#### Our Current Growth Strategy

- Urban Center
- Urban Village
- Manufacturing & Industrial Center



#### Updating the growth strategy will help us:

- + Allow for more housing supply and choice across the city
- + Support more affordable housing
- + Address our history of segregation and reduce displacement pressures
- + Encourage more housing near new transit investments
- + Respond to climate change and reduce dependence on cars

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# One Seattle Comprehensive Plan

## Potential Future Growth Models

We will be studying the benefits and impacts of various approaches to growth as part of an Environmental Impact Statement (EIS). We are planning to study a broad range of alternatives that reflect a wide range of ideas we are hearing through public engagement and provide flexibility

for elected officials at the next stage of the Plan update process.

A draft of the EIS will be available for public review and comment in spring of 2023. The final growth strategy, to be completed in 2024, is expected to be

a hybrid approach that draws from the strategies and locations in the alternatives.

The City will be studying a “No action” alternative in which no changes are implemented as well as four “action” alternatives which are shown below.

### Alternative 2: Focused

More opportunities for housing in new areas called neighborhood anchors centered around existing business districts



**Neighborhood anchors:** places with diverse housing and mixed uses to support complete neighborhoods

**Urban Center:** regionally designated neighborhoods with diverse mix of uses, housing, and employment

**Urban Village:** areas with a wide range of housing types and transit, amenities, and jobs

### Alternative 3: Broad

A wider range of low-scale housing options, like triplexes and four-plexes, in existing **Neighborhood Residential (NR) zones** that currently only allow detached homes



**Neighborhood residential areas:** new flexibility for housing choices throughout Neighborhood Residential areas

### Alternative 4: Corridors

Additional housing options and services within 5-minute walk of frequent transit and parks



**Corridors:** new flexibility for housing choices and other uses near transit and open space

### Alternative 5: Combined

A mix of strategies to provide more housing choices and access to services



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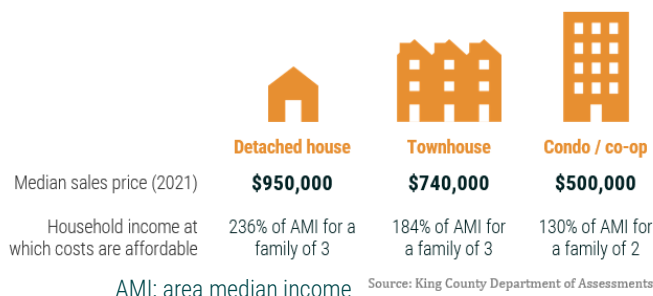


# One Seattle Comprehensive Plan

## Housing

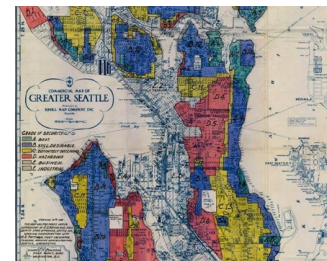
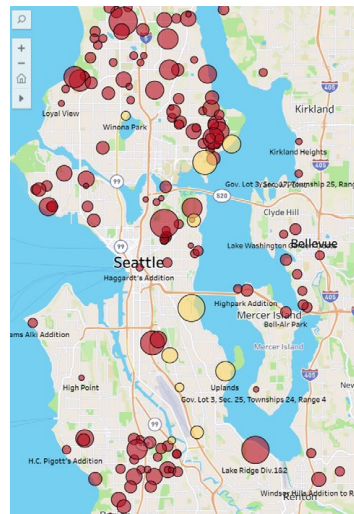
Healthy communities depend on safe and stable housing. A home supports physical and mental health, financial stability, educational and economic opportunity, and quality of life.

Seattle's housing crisis is making it difficult for people to find and stay in an affordable home that works for them. Our vision for Seattle is an inclusive and welcoming city with more housing choices of all types, including homes for low-income families and individuals.



### Housing in the Comprehensive Plan

- + The Plan establishes a vision for the future of both market-rate homes and regulated affordable housing. Increasing housing supply to expand opportunity, accommodate future growth, reduce pressure on prices, and address past underproduction.
- + Encouraging more diverse housing types that better meet the needs of current and future residents.
- + Developing and preserving income-restricted affordable rental and for-sale homes, to meet the needs of low-income households.
- + Preventing displacement and addressing exclusion.
- + Supports for existing businesses and institutions to help them stay in place



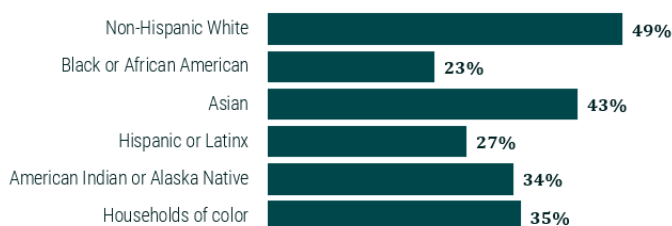
Redlining deprived communities of color of access to loans to buy homes and build wealth (above). Racial covenants were legal contracts that barred people of color from owning property in dozens of Seattle neighborhoods (left).

### Housing out of reach

Despite recent housing construction, we still have an ongoing shortage in both market-rate and income-restricted affordable housing. This puts homeownership out of reach for most Seattle-area households and makes rental housing more expensive. Racial disparities in wealth, homeownership, housing cost burden, and homelessness show the inequity in our housing system.

**Our housing landscape reflects both market forces and a history of discriminatory practices.** In the past, racist housing policies and practices explicitly denied homeownership to people of color and limited where they could live.

#### Homeownership in Seattle by race of householder



Source: American Community Survey, 2016-2020

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## Anti-displacement Strategies

### What is displacement?

Displacement is the involuntary relocation of residents, businesses, and institutions due to forces outside their control. Its primary cause is the scarcity and increasing cost of housing and commercial spaces. People are also displaced by eviction, reconstruction, or the expiration of covenants on income-restricted housing.

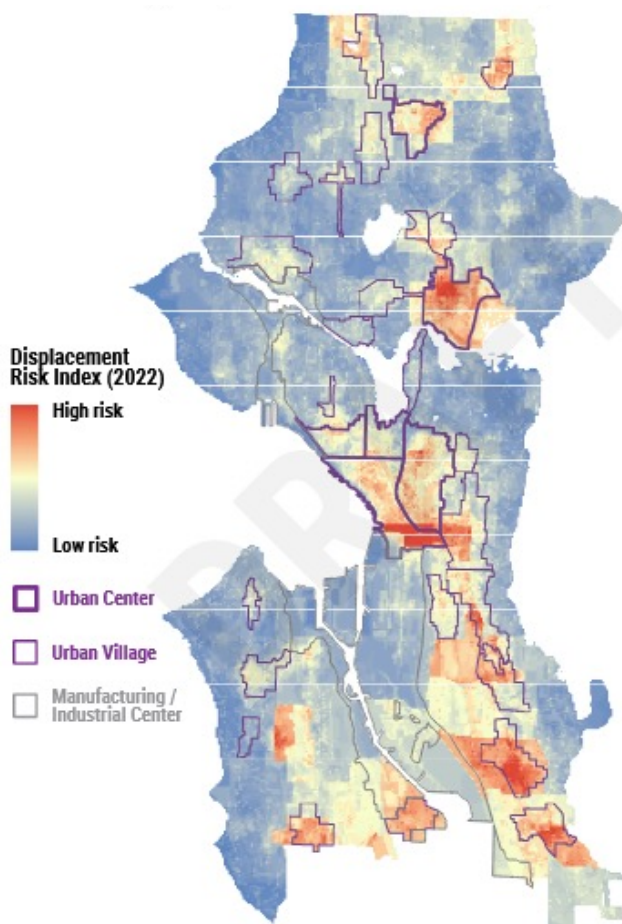
### Responding to displacement pressures

The Plan will help us increase housing supply and choice, which is critical to addressing the scarcity that drives prices upward. We are using a Displacement Risk Index to identify where to encourage more housing while minimizing pressures on low-income households, people of color, BIPOC businesses and institutions, and others at risk of displacement.

### Possible anti-displacement tools

- + New requirements or incentives for affordable housing across the city
- + Changes to make affordable housing and equitable development projects more feasible and maximize public investments
- + Funding for community organizations to purchase property
- + Stronger tenant protections, like relocation assistance

### Preliminary Displacement Risk Index



*The Displacement Risk Index is based on neighborhood characteristics like the presence of vulnerable populations and amenities that increase real estate demand. This analysis helps us evaluate likely outcomes of different alternatives and potential strategies to address the displacement pressures community members are experiencing today.*



*Ethiopian Village  
groundbreaking, 2021*

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# One Seattle Comprehensive Plan

## Housing Types

The Comprehensive Plan is our opportunity to encourage more housing choices.

**Detached homes** are in their own structure that do not share walls with any other homes



### Detached home on a small lot

Existing home preserved with two new homes added behind (left), three homes on one lot (center) and eight homes on two lots (right)



### Detached Accessory Dwelling Unit (DADU)

A second unit added to a residential lot, usually behind the main house



### Cottage housing

Detached homes of 2-3 stories arranged around a shared open space

**Attached houses** share walls with other homes, where each unit is owned outright



### Duplex & triplex (side-by-side)

Two or three units that share walls with one another



### Townhouse & rowhouse

Homes that share a wall with another home that can all be owned outright



### Courtyard housing

Attached homes of 2-3 stories arranged around a shared open space

**Stacked housing** includes multiple units arranged vertically

### Foursquare

A traditional form with two units per floor in a structure that often resembles a large house



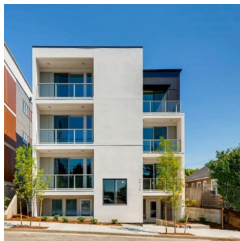
### 6-plex

A three-story structure with two homes per floor



### 8-plex

A four-story structure with two homes per floor



### Apartments & condos of 5-8 stories

Midrise buildings with multiple homes per floor that can be rented as apartments or owned as condominium units



### Highrise apartments & condos

Buildings above 12 stories with multiple homes per floor that can be rented as apartments or owned as condominium units

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# One Seattle Comprehensive Plan

## Parks & Open Space

### Supporting Healthy Communities

Parks and open spaces are critical infrastructure for the health and well-being of residents and the environment. These places are opportunities to relax, exercise, play, connect with nature, enjoy performances and cultural events, meet our neighbors, and gather with friends and family.

Seattle enjoys 1,000 different public spaces:

- + Parks
- + Trails
- + P-Patch gardens
- + Neighborhood greenways
- + Shoreline street ends

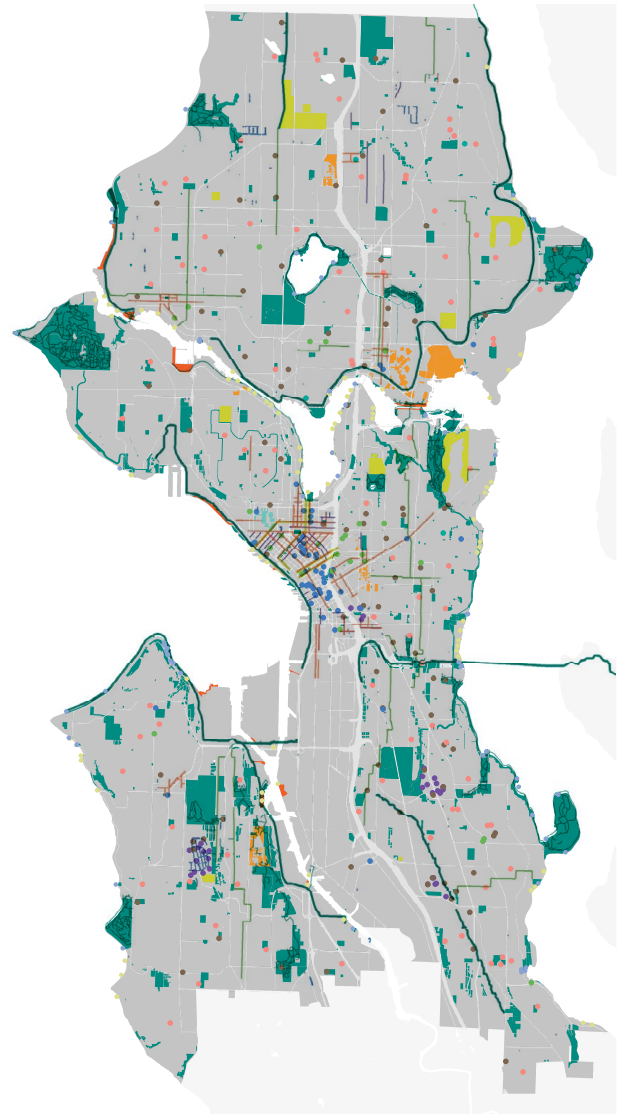
### Equity of Access

- + Past City decisions have perpetuated racial disparities in access to green space and environmental health. Unhealthy conditions (like air pollution) and climate risks (such as sea level rise) disproportionately impact communities of color and lower-income residents.
- + Future green investments should focus on improving the health and safety of frontline communities. But we must avoid increasing displacement risk as we invest in new amenities by working closely with vulnerable communities.

### Comprehensive Plan Strategies

- + Center racial equity to improve health outcomes and well-being of all communities
- + Support resilience in the face of climate change
- + Deliver green improvements while increasing stability in neighborhoods that are vulnerable to displacement

### Seattle's Public Space Network



- Seattle Parks and Recreation
- Seattle Center
- Port of Seattle and Army Corps of Engineers parks
- SPU public space
- Seattle Housing Authority parks
- Public schoolyards
- Campus green spaces
- Cemeteries and private golf courses
- P-Patches
- Shoreline street ends
- Boat launches and ramps
- Privately Owned Public Space (POPS)
- Parklets, Streateries and Pavement to Parks
- Green stormwater infrastructure in the right of way
- Regional Trail
- Local Trail (at least 1 mile long)
- Neighborhood Greenway
- Green Street
- Streetscape Concept Plan
- Urban Marked Trail
- Other ROW

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# One Seattle Comprehensive Plan

## Questions Parks & Open Space



1. How can we make our parks and open spaces more welcoming and usable?



Equitable Access to Public Space

2. What are ways we could improve connectivity to and between parks and open spaces?

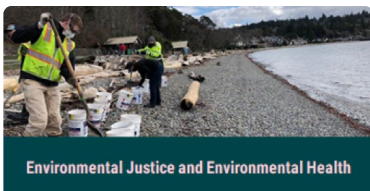


Culture, Arts, and Community

3. What are ways that parks and open spaces can serve more residents?



Resiliency and Climate Change Mitigation



Environmental Justice and Environmental Health

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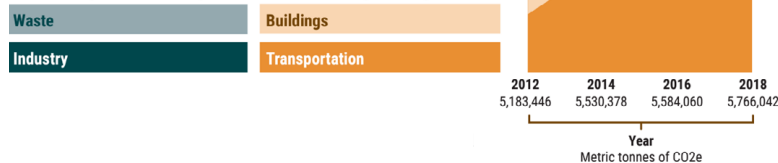
# One Seattle Comprehensive Plan

## Climate & Environment

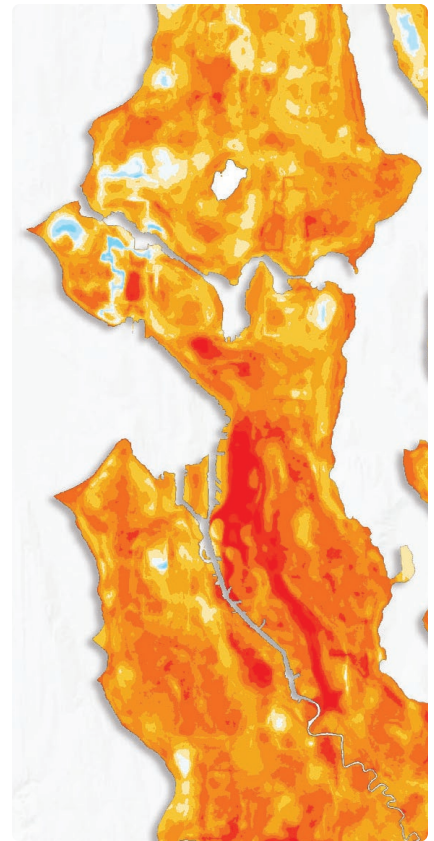
City of Seattle has set a goal to become carbon-neutral by the year 2050—effectively eliminating greenhouse gas emissions from our transportation, buildings, industry and waste disposal systems. Meanwhile, climate change is happening now, and the impacts are damaging our community. From deadly heatwaves and wildfire smoke, to rising seas and more extreme flooding, Seattle is undeniably experiencing the impacts of climate change. Our city needs investments which will shield communities from the effects of climate change. We also need to strategically create jobs which will fuel this growing greener economy, particularly within communities which are most vulnerable to these negative impacts.

### Seattle's Greenhouse Emissions are Growing

Seattle's greenhouse gas emissions are growing.



Our Plan will include policy direction for how Seattle can reduce carbon emissions and adapt our buildings and infrastructure to be more resilient to the growing impacts of climate change: extreme heat, more frequent and heavier precipitation, and sea level rise. We will also consider how to invest in strategies to address the most severe harms that climate change has and will continue to have on Seattle's most vulnerable communities.



A community heat mapping campaign (CAPA Heat Watch) was conducted in King County, Washington on July 27th, 2020 to determine the actual temperatures in different areas of the city.



### Climate Equity

Not all residents in Seattle experience climate impacts equally. The impacts of climate events fall disproportionately on people of color, immigrants, refugees, people with limited English language proficiency, Indigenous peoples, people with disabilities, and low-income residents. These communities are more likely to be affected by smoke, vehicle emissions, extreme heat and flooding events, and have less access to open space and tree canopy. They also have fewer resources to help them recover from climate and other natural disasters. It is essential for the One Seattle Plan to prioritize these populations when considering how to invest in climate change mitigation strategies, and in creating a more equitable and resilient city.

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## Questions Climate & Environment



1. What worries you most about climate change in your community or neighborhood?

2. What more can we do to reduce greenhouse gas emissions from vehicles and buildings?



3. What more can we do to create jobs and opportunities for populations most affected by climate change?

4. How can we invest in communities to protect these people and places?

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# One Seattle Comprehensive Plan Centering Equity

## Addressing past harms

Seattle's planning history is marked by racist land use and housing policies and practices that created and perpetuated the exclusion and segregation of people along lines of race, ethnicity, and class.

This pattern of exclusion began shortly after the arrival of white settlers with laws that restricted who could access and reside in Seattle. This practice continued through the 20th century with redlining that limited people of color from accessing home loans, as well as racially restrictive covenants.

The effects of this history remain visible today through persistent segregation and disparities. These outcomes are reinforced by current land use regulations that limit the availability of lower-cost housing choices in many neighborhoods.

The One Seattle Comprehensive Plan is our opportunity to chart a more racially equitable future.



## Advancing racial equity

To ensure the plan advances racial equity, we are using our Racial Equity Toolkit, an asset we often employ as part of Seattle's Race and Social Justice Initiative. As a first step, we have identified draft racial equity outcomes that we are seeking to achieve in the One Seattle Plan. Community members should also use these racial equity outcomes to hold the City accountable as we complete the plan.

We are now asking for community feedback on these draft racial equity outcomes. What racial equity outcomes should we use to guide the Plan? Input from people of color and community-based organizations is particularly important.

Take the Racial Equity  
Outcomes Survey now!



Learn more about Seattle's history of discriminatory planning and land use practices and how we are centering equity in the One Seattle Comprehensive Plan.



Watch the video



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# One Seattle Comprehensive Plan

## Transportation

### Major Issues

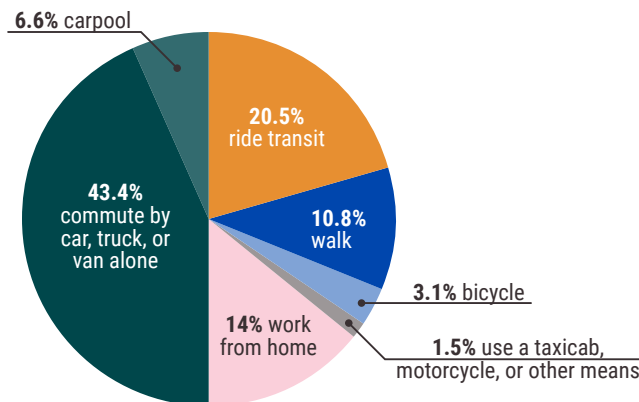


No matter where you're going—whether to work or school, visiting friends, running errands, going to your place of worship, or out to dinner—you should be able to do so safely, efficiently, and affordably.

Beyond filling potholes and helping buses and freight deliveries run on time, City staff also pave streets, adjust traffic signals, create enjoyable public spaces, and build a network of bike lanes and sidewalks to serve people of all ages and abilities.

Far too often, when government plans are developed, they exclude too many people, particularly Black, Indigenous, or part of a community of color; people who are LGBTQIA+; people living in poverty; immigrant communities and people who do not speak English at home; young people; older adults; and people with disabilities. As we develop our collective transportation vision, we want to hear everyone's voice and ensure we meet their needs.

### How Seattle Households Commute



Source: ACS 2020 5-year Estimate

### Transportation in the Comprehensive Plan

The Comprehensive Plan includes a transportation element that contains broad policy guidance for a transportation system that meets the city's mobility needs and advances our climate, safety, and equity goals. We will plan for growth across Seattle by supporting improvements to benefit walking, biking, transit, and freight mobility. The Comprehensive Plan is being updated at the same time the Seattle Transportation Plan, which will provide more details about strategies and actions we will take to fulfill our collective transportation vision.

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## Questions Transportation



1. What challenges do you face in getting around your neighborhood and the city?
2. What transportation options would help you reduce your drive-alone car trips?
3. What steps can the City take to provide more equitable transportation options for everyone?
4. What do you need to feel safe, comfortable, and dignified, whether you walk, roll, bike, take transit, or drive?

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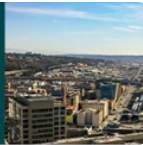
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# One Seattle Comprehensive Plan

## Economic Development

### Major Issues

Support for key industry sectors that will be the source of economic growth



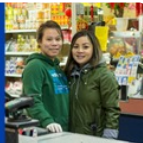
Support for arts and cultural organizations



New opportunities for job training to open doors to living-wage careers



Equitable access to jobs and economic opportunities for small businesses



Seattle is the center of the Puget Sound economy and a leading West Coast hub for the creative economy. Maritime, industrial, technology, aerospace, global health, and other sectors are all expected to drive increased employment in the years to come.

The City works to advance our local economy by supporting:

- + New opportunities for workers seeking to build their skills needed to access family-wage jobs.
- + Small business owners and thriving neighborhood business districts.
- + Arts organizations is also critical for economic development and the cultural life of the city.
- + Equitable access for all to jobs and business opportunities, particularly our BIPOC communities who have not shared equally in the benefits of Seattle's growing economy.



### Economic Development in the Comprehensive Plan

The Economic Development element will direct the City's policies to guide work in all these areas. The Plan will also promote a healthy climate for growing and emerging industries, and supporting the City's competitive advantage in the industrial and maritime sectors, as shaped by the recent Industrial and Maritime Strategy.

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## Questions **Economic Development**



1. How can we best ensure equitable access to jobs?
2. How can business districts throughout Seattle's neighborhoods prosper and thrive?
3. How can we design job training programs to help residents access careers?

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