



Mayor Harrell's

ONE SEATTLE PLAN

COMPREHENSIVE PLAN UPDATE

Agenda

Overview

Comprehensive Plan Requirements

Schedule

Environmental Review

Public Engagement

Council Process

Comprehensive Plan Requirements

State & Regional Planning Framework



- **Growth Management Act**
- **Requirements for comprehensive plans**



Puget Sound Regional Council

- **VISION 2050**
- **Regional Centers**
- **Transportation plan and funding**
- **Certification of local plans**



King County

- **Countywide Planning Policies (adopted by GMPC)**
- **Growth targets for housing and jobs**



City of Seattle

- **Comprehensive Plan**
- **Must be consistent with above**

Growth Management Act (GMA) Requirements

Comprehensive Plans must be updated every 10 years

- **Requires early and ongoing public involvement**
- **Once adopted, Plan can only be changed via an annual amendment process**
- **All amendments must receive public hearing**
- **Environmental review: Conduct EIS for major update**

The Comp Plan must:

- **Accommodate 20-year growth projections in population and jobs**
- **Include required elements (topic areas)**
- **Include certain data on transportation, housing, facilities and services**

New Comp Plan Requirements since 2016

HB 1220 (2021)

- **Cities must plan for housing affordable to all economic levels**
- **New data and policy requirements for housing, affordability, equity, anti-displacement**

HB 1110 (2023)

- **Requires “middle housing” such as duplexes and triplexes**
- **Deadline for zoning changes is June 30, 2025**

HB 1181 (2023)

- **Adds Climate Change as required element in local plans**
- **Must address greenhouse gas emissions and climate resilience**

VISION 2050

- **Updated regional growth management plan adopted by PSRC in 2020**
- **Regional growth strategy focuses growth in large cities and around transit**

Countywide Planning Policies

- **Updated by the GMPC in 2021**
- **Includes new housing and job growth targets and affordable housing targets through 2044**

Planning for 20-Year Housing Growth

- **Growth targets**
 - Minimum number of new homes a city must accommodate by 2044
 - CPP requirement for local comp plans
 - Seattle's estimated 20-year housing target is 80,000 additional housing units
- **Growth assumptions in Environmental Impact Statement**
 - 20-year growth totals analyzed to compare EIS alternatives
 - Draft EIS analyzed 5 alternatives, ranging from 80,000 to 120,000 housing units
 - Preferred alternative analyzed in Final EIS projects growth = 120,000 housing units
- **Development capacity**
 - Amount of growth the City can theoretically accommodate over 20 years
 - Estimated for existing and proposed zoning
 - Based on analysis of existing vs allowed land uses and densities, site constraints (e.g., ECAs), and market trends and factors
 - Current capacity is approximately 165,000 housing units
 - Capacity under proposed growth strategy with zoning changes is 330,000 units

Schedule

One Seattle Plan Project Timeline



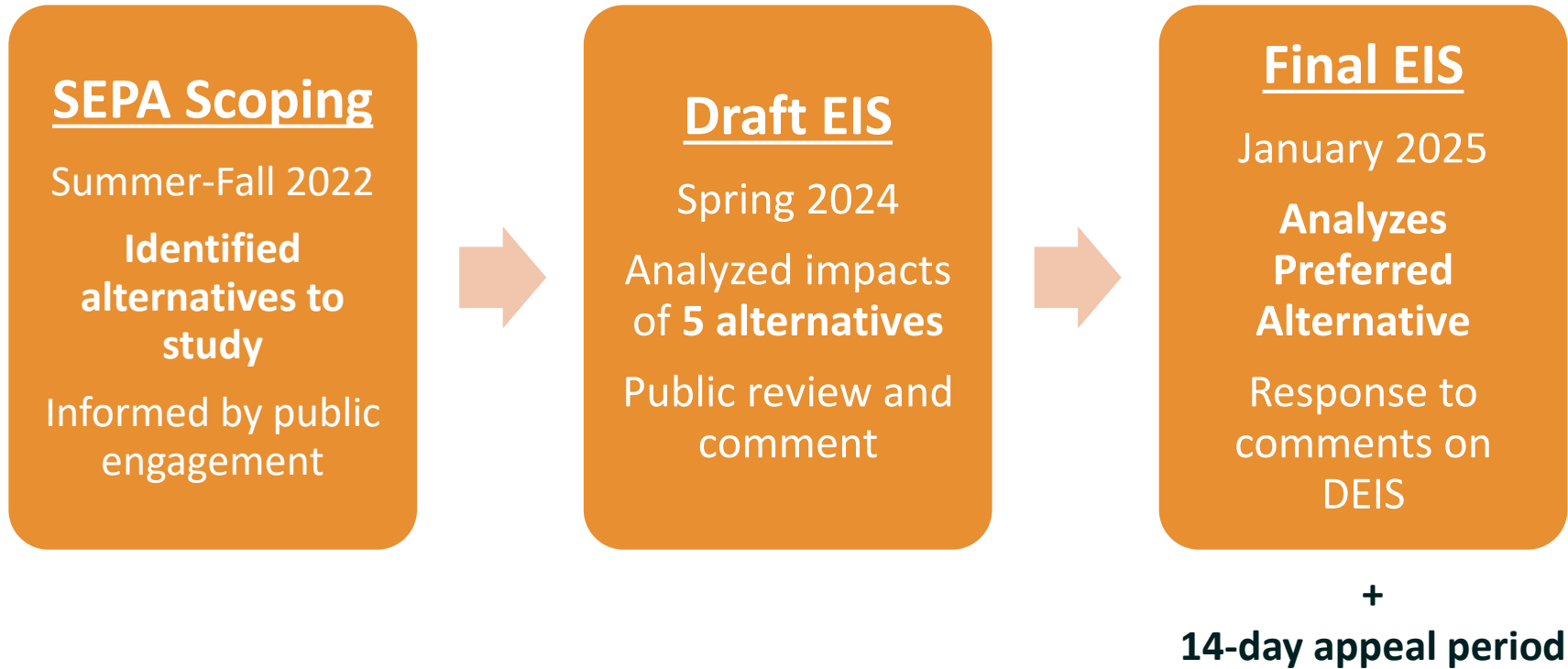
Environmental Review

Environmental Impact Statement Process

- As part of the Comprehensive Plan update process, the City is completing an Environmental Impact Statement (EIS)
- Required by the State Environmental Policy Act (SEPA)
- **Purpose:** To inform decision makers of a proposal's potential impacts to the built and natural environment

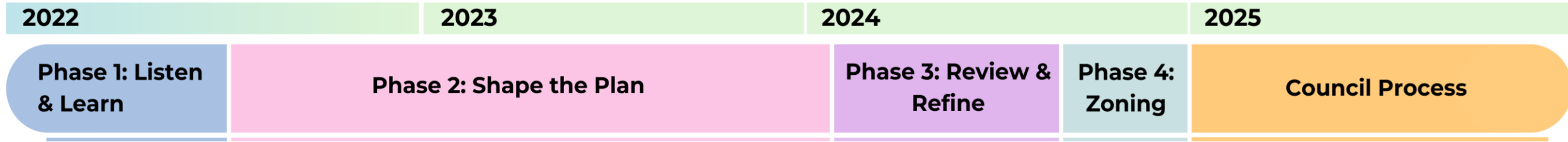


Environmental Impact Statement Schedule



Public Engagement

Public Engagement Goals and Timeline



Goals

- **Broad engagement:** Reach residents in neighborhoods across the city
- **Key stakeholders:** Meet with wide range of citywide and community-based organizations
- **Hybrid approach:** Provide in-person and online participation options
- **Equitable engagement:** Outreach and capacity building to reach historically under-represented groups
- **Visibility:** Raise awareness through email, social media, press, advertising, flyers, stakeholder outreach
- **Accessibility:** Provide information that is clear and accessible to the public
- **Meaningful input:** Provide multiple options to comment tailored to each phase of the update process
- **Transparency:** Provide feedback on what we heard and how input was used to shape the Plan

Engagement Phase 1: Listen & Learn

2022		2023		2024		2025	
Phase 1: Listen & Learn	Phase 2: Shape the Plan			Phase 3: Review & Refine	Phase 4: Zoning	Council Process	

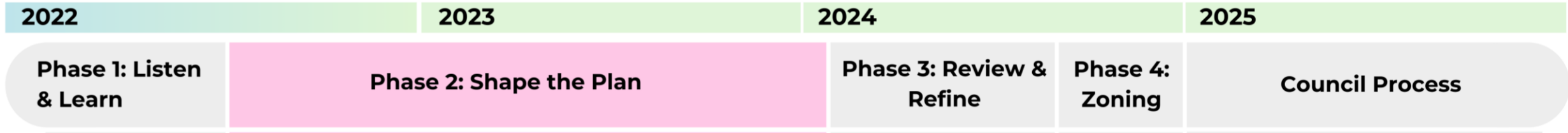
Purpose:

- **Raise awareness of the Comp Plan update**
- **Establish community partnerships**
- **Seek early input on vision, issues, growth concepts, and engagement process**

Engagement Activities:

- **20+ Boards and Commissions presentations**
- **7 engagement contracts with community-based organizations (CBOs) to engage & develop policy recommendations from underrepresented communities**
- **Establish cohort of 10 Community Liaisons to support language access, provide technical support, & engage underrepresented communities**
- **Initial outreach to stakeholder orgs**
- **Public survey, pop-up engagements**

Engagement Phase 2: Shape the Plan



Purpose:

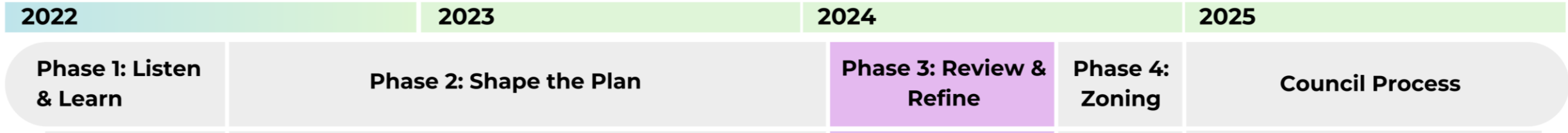
- Provide input on EIS scope, incl growth strategy alternatives to be studied
- Engage BIPOC communities to create equitable growth strategy
- Seek input on potential goals and policies in the Comp Plan

Engagement Activities:

- 1000+ attendees at community meetings
 - 5 in-person, open-house style
 - 1 citywide virtual open house
- 30+ stakeholder orgs comment letters (EIS Scoping)
- 40 stakeholder orgs engaged around equity and displacement
- 7 policy recommendation reports from CBO partners



Engagement Phase 3: Review & Refine



Purpose to provide info and seek comment on:

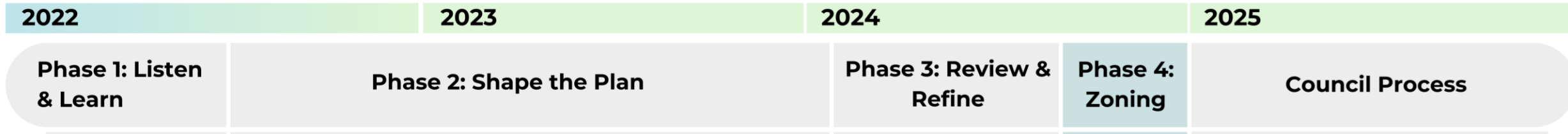
- Draft Comp Plan and growth strategy, incl number and location of new and expanded centers and corridors for new housing growth
- Draft approach to new NR zones (response to HB 1110)
- Draft EIS

Engagement Activities:

- 1500+ participants at City-led open houses
 - 7 in-person open houses (one per CC district)
 - 1 citywide virtual open house
- 30+ meetings with citywide, neighborhood, and community groups
- 80+ stakeholder comment letters
- Online Engagement Hub with Draft Plan commenting, DEIS StoryMap



Engagement Phase 4: Zoning Update

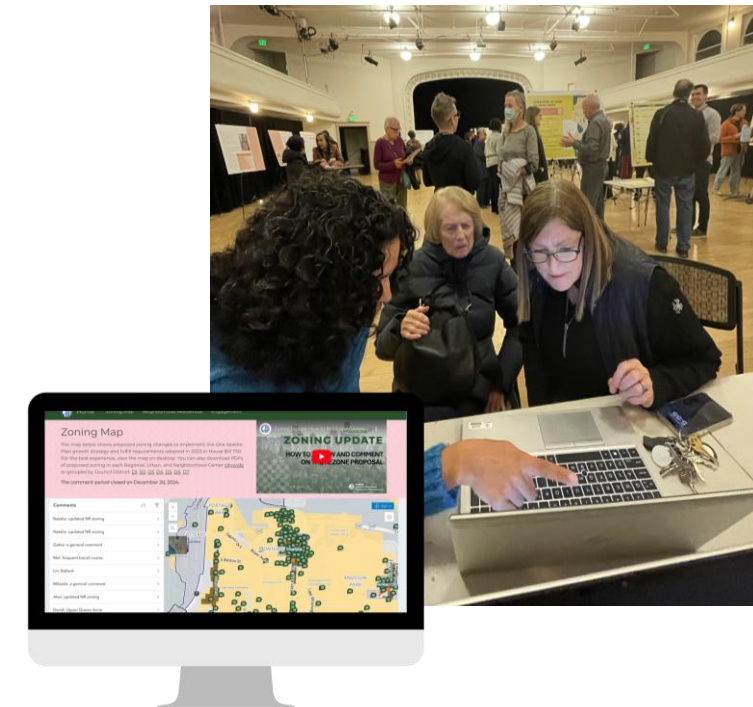


Purpose:

- Inform public about Mayor's recommended growth strategy
- Release for public review draft zoning legislation and maps
- Seek public comment on proposed zoning, incl uses and densities within identified centers and corridors

Engagement Activities:

- **2000+ participants at City-led info sessions**
 - 7 in-person info sessions, one in each CC district
 - 3 virtual info sessions
- 8 virtual office hours sessions for Q&A
- **Zoning Update website** with interactive map, draft proposals, & map comment tools



Public Comment Reports

Phase 1 Engagement (2022):

- [Phase 1 Survey Report](#)
- [Phase 1 Engagement Report](#)
- [EIS Scoping Report](#)

Phase 2 Engagement (2023):

- [One Seattle Plan Community Meeting Series Report](#)
- [Policy Recommendations from CBO Partners](#)

Forthcoming Reports & Data:

- **Phase 3 Report: Draft Plan Engagement (Spring 2024)**
- **Phase 4 Report: Fall Zoning Update Engagement (Fall 2024)**



What we achieve with the One Seattle Plan

More housing: The Plan will enable us to add more than **330K** homes to meet future housing needs

More housing diversity: Allow more housing types across City, incl. family sized housing

More affordable housing: Incentivize affordable housing near transit

More wealth-building: More affordable homeownership opportunities

More walkable: Adds new housing options near transit and neighborhood amenities

More equitable: Reduce exclusionary zoning, reduce displacement pressures



Council Process: 3 Pieces of Legislation

1. 'One Seattle Plan' Comprehensive Plan Update

- **Legislation adopting the new updated Comp Plan, incl the new growth strategy map**
- **Transmitted to Council: January/February 2025**
- **Likely Council vote: May 2025**

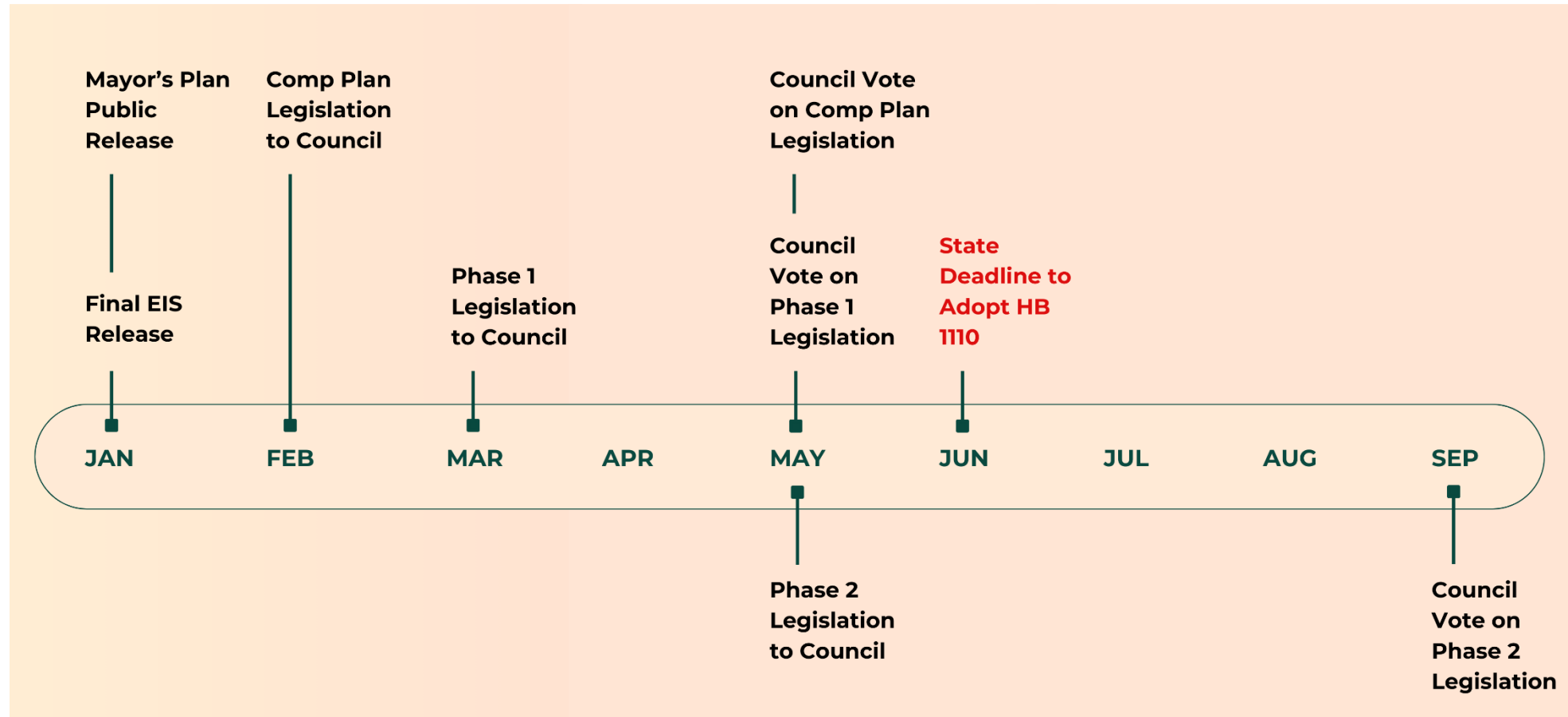
2. Phase 1 Zoning Legislation

- **Update Neighborhood Residential (NR) zones to meet HB 1110 requirements**
- **Transmitted to Council: March 2025**
- **Likely Council vote: May 2025 (state deadline is June 30, 2025)**

3. Phase 2 Zoning Legislation

- **Zoning changes within new Neighborhood Centers, new and expanded Regional and Urban Centers, and along frequent transit routes**
- **Transmitted to Council: May 2025**
- **Likely Council vote: September 2025**

Council Process & Timeline



Select Committee Schedule

January

Jan 6: Background and Process

Jan 15: Growth Strategy

Jan 29: Special topics, including displacement, public feedback

February

Feb 5: Comp Plan Elements

***Public Hearing: Comp Plan (Evening)**

Feb 19: Reserved for spillover topics

Note: Meeting dates/topics after Feb 5 subject to change

Select Committee Schedule

March

**Mar 5: Comp Plan Issue ID
Part I**

***Mar 12: Comp Plan
amendments due**

**Mar 19: Comp Plan Issue ID
Part II**

April

**Apr 2: Briefing on Comp Plan Council amendments
Briefing on Phase 1 Zoning Legislation
*Phase 1 Zoning amendments due**

**Apr 16: Comp Plan amendments discussion
Phase 1 Zoning Issue ID**

**Apr 30: Briefing on Phase 1 Zoning amendments
Public Hearing: Comp Plan amendments (Evening)**

Select Committee Schedule

May

May 9: VOTE on Comp Plan amendments

May 16: Public Hearing: Phase 1 Zoning leg. Amendments (Evening)

**May 22: Council vote on Comp Plan leg.
May 23: Vote on Phase 1 Zoning amendments**

May 29: Council vote on Phase 1 Zoning leg.

June - Sept

Phase 2 Zoning legislation

Questions?



Mayor Harrell's

ONE SEATTLE PLAN

COMPREHENSIVE PLAN UPDATE

Agenda

- Background
- Mayor's Proposed Growth Strategy
- Adoption and Implementation

Background

The **Growth Strategy** describes where and how the City will accommodate expected housing and job growth to achieve a more equitable, sustainable, and resilient development and investment pattern. Zoning is a key tool to implement the strategy.



A Growing City

- In the past decade, Seattle has grown at a rapid pace
- Seattle is likely to reach a population of 1 million or more by 2050
- Housing production has not kept up with job growth and housing costs have soared
- If we don't create enough housing for existing and future residents, housing costs will continue to rise, pushing many people out of Seattle, worsening our homelessness crisis, and making many neighborhoods accessible only to high-income households

A Housing Crisis

- **Homeownership out of reach for many.** Over the last 10 years, average annual Zillow Home Value Index for detached home more than doubled from \$415K to \$946K.
- **Rents increasingly unaffordable.** Median monthly cost of rent and basic utilities increased by 75% from \$1,024 in 2011 to \$1,787 in 2021.
- **More residents are housing cost burdened.** Almost 20% of renters now pay more than half income in rent.

The Benefits of More Homes

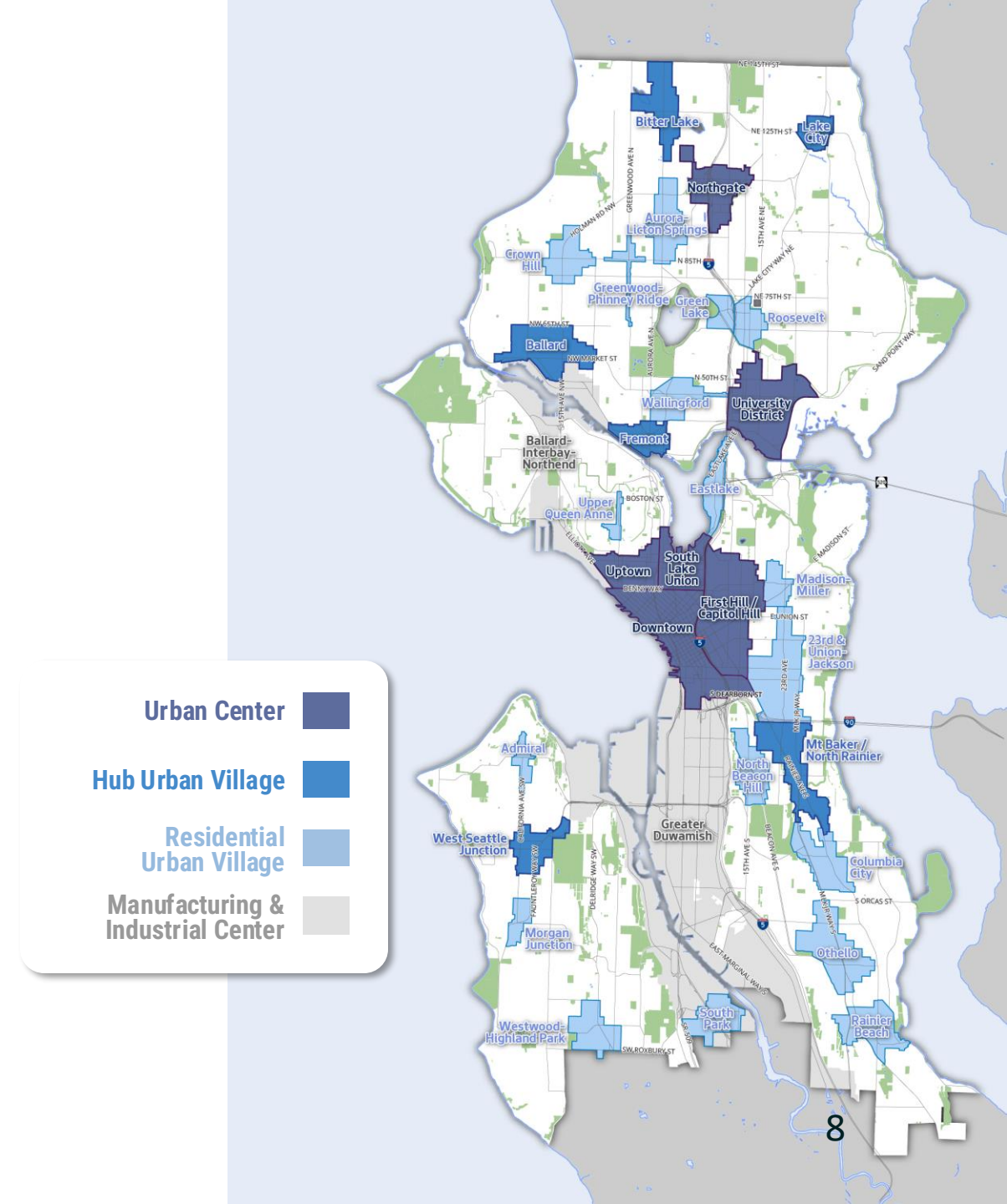
Increasing supply and diversity of housing:

- Supports economic opportunity and mobility.
- Helps address one of the root causes of homelessness.
- Creates inclusive neighborhoods.
- Reduces regional sprawl and greenhouse gas emissions.
- Helps business attract and retain employees.



Existing Growth Strategy

- Urban Village Strategy has been Seattle's growth strategy since 1994
- Concentrates new housing and jobs in designated urban centers and villages
 - Also designates manufacturing and industrial centers
- Focuses most growth in compact, walkable, mixed-use neighborhoods linked by transit
- Most land outside urban villages is occupied by single family homes
- Shaped by history of racial segregation and exclusion



The Missing Middle

New construction is producing mostly rental apartments in large buildings.

- More than 75% of new units are rentals
- 70% of new units are in buildings that have 50 or more units

“Missing Middle” housing includes duplexes, fourplexes, townhomes, and smaller apartment options (i.e., stacked flats and courtyard apartments).

Currently, less than 10% of zoning housing capacity can accommodate these types of housing.

Goals for Update

- **More housing:** The Plan will enable us to add more homes to meet future housing needs
- **More housing diversity:** Allow more housing types across City, incl. family sized housing
- **More affordable housing:** Incentivize affordable housing near transit
- **More wealth-building:** More affordable homeownership opportunities
- **More walkable:** Adds new housing options near transit and neighborhood amenities
- **More equitable:** Reduce exclusionary zoning, reduce displacement pressures

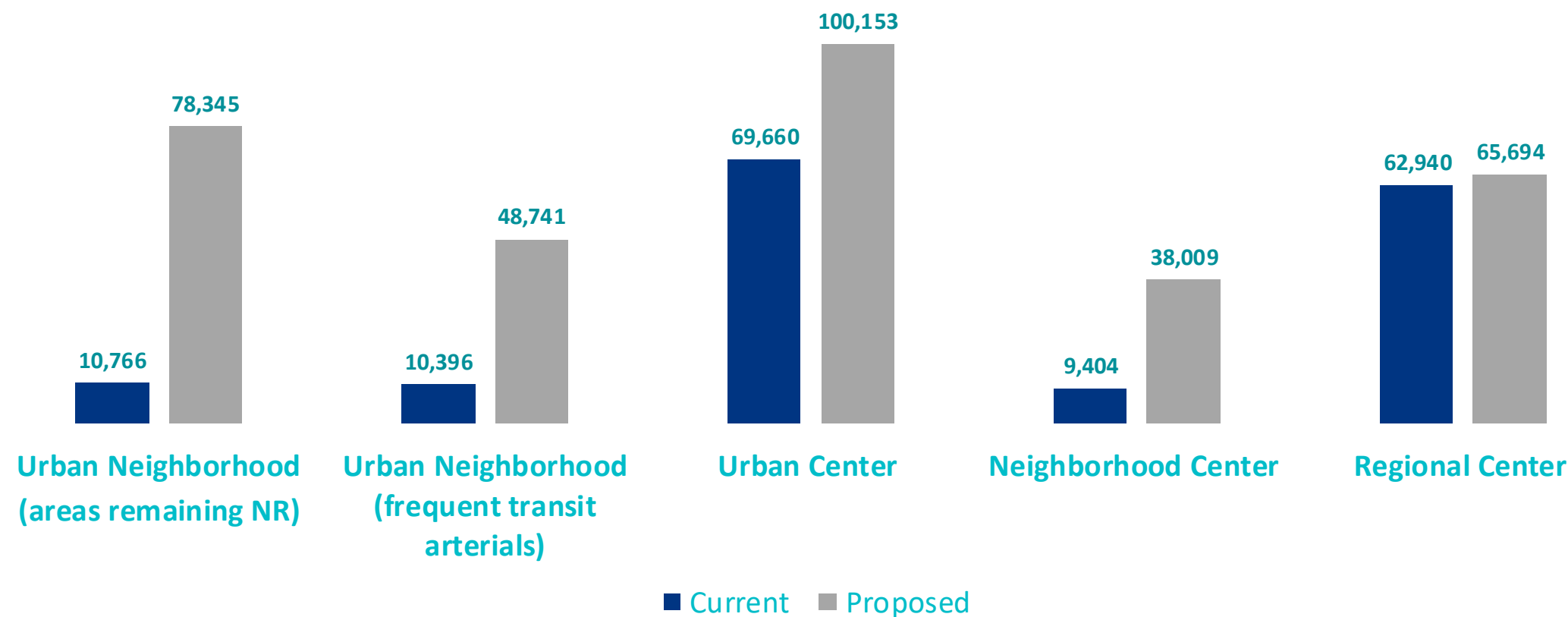


Mayor's Proposed Growth Strategy

Planning for 20-Year Housing Growth

- Growth targets
 - Seattle's minimum requirement to accommodate growth over next 20 years
 - 80,000 homes
 - 158,000 jobs
- FEIS Preferred Alternative Analysis
 - FEIS studies a preferred alternative = 120,000 new housing units over 20 years
- Development Capacity
 - Accommodates our targets and the need to plan for additional supply and variety of housing
 - With zoning changes, Mayor's plan will double residential capacity to 330,000 units:
 - Relieves market pressure that is driving up prices
 - Provides opportunities for more housing of all types in more neighborhoods
 - Prepares Seattle for potential future surges in growth and demand for housing

Development Capacity by Place Type

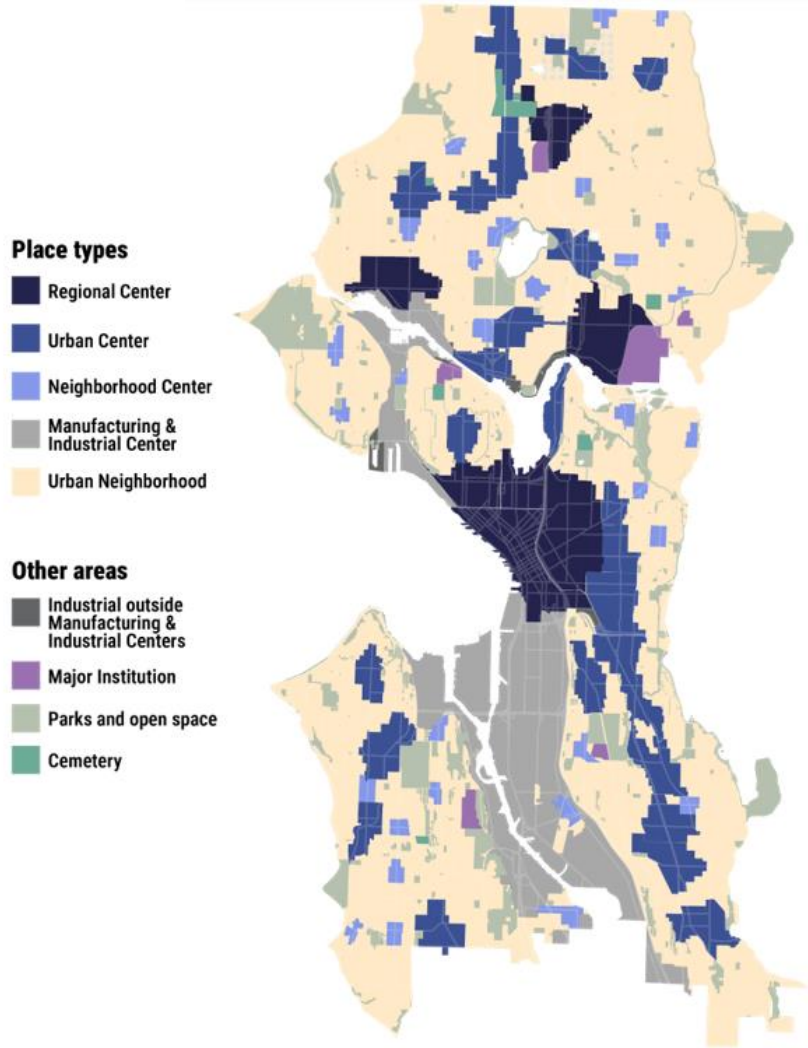


shown above = housing units

EIS alternatives

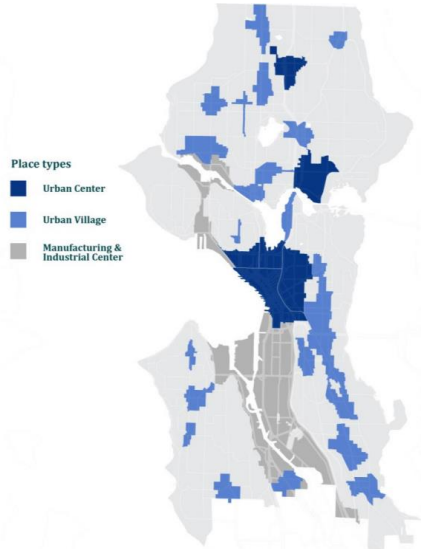
Preferred Alternative

Growth: 120,000 housing units



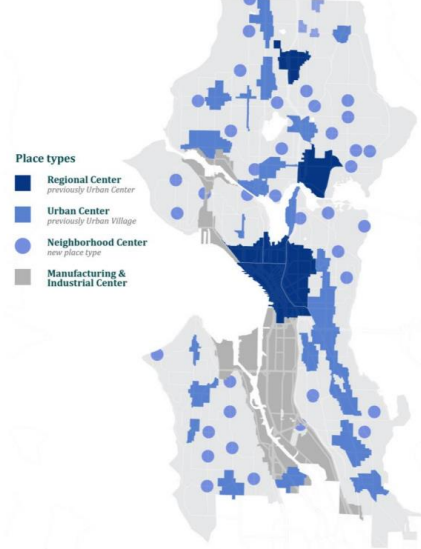
Alt 1: No Action

Growth: 80,000 housing units



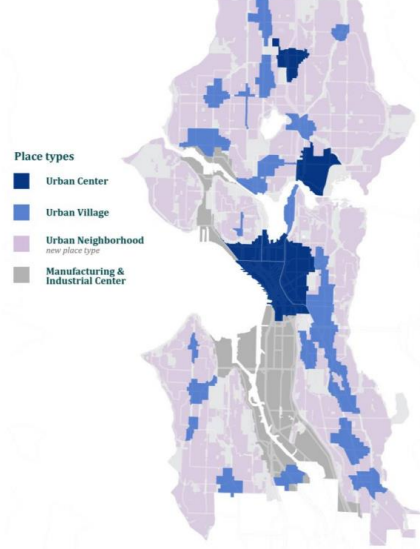
Alt 2: Focused

Growth: 100,000 housing units



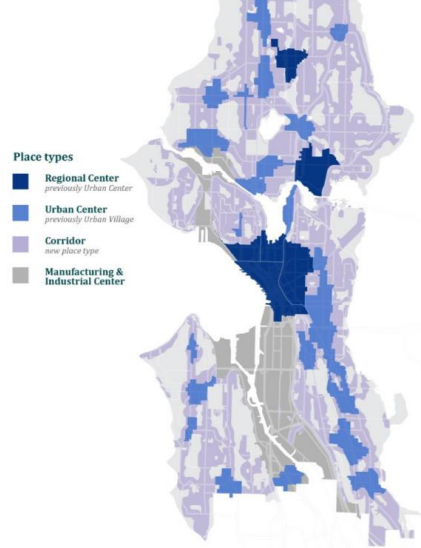
Alt 3: Broad

Growth: 100,000 housing units



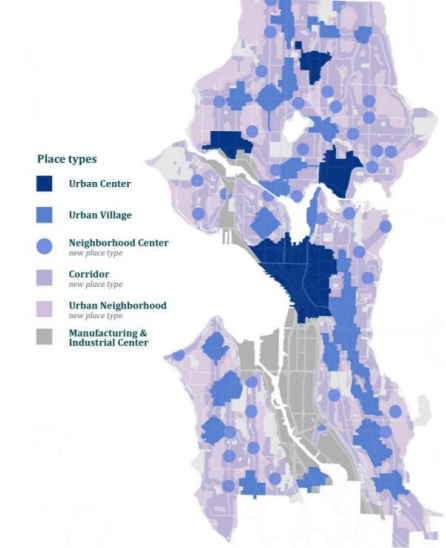
Alt 4: Corridors

Growth: 100,000 housing units



Alt 5: Combined

Growth: 120,000 housing units



Key Place Types



Regional Center *previously Urban Center*

Centers of regional importance with the densest mix of housing, office, retail, entertainment & access to regional transit

*PSRC designation of Regional Growth Center



Urban Center *previously Urban Village*

Centers with an important citywide role with a dense mix of housing, jobs, shops, and services & access to transit

*GMPC designation of Countywide Center



Neighborhood Center *new place type*

Diverse mix of moderate density housing around a commercial core and/or access to frequent transit



Credit: Hybrid Architecture



Urban Neighborhood *new place type*

New Neighborhood Residential zones with mix of attached and detached housing, including 2/3/4/6-plexes, with limited commercial activity, including corner stores

Diverse mix of low- to moderate-density housing and commercial uses along arterials with access to frequent transit



Credit: Aaron Locke, BCRA

Manufacturing & Industrial Center

Areas of concentrated industrial, manufacturing, and maritime activity

*PSRC designation of Manufacturing and Industrial Center

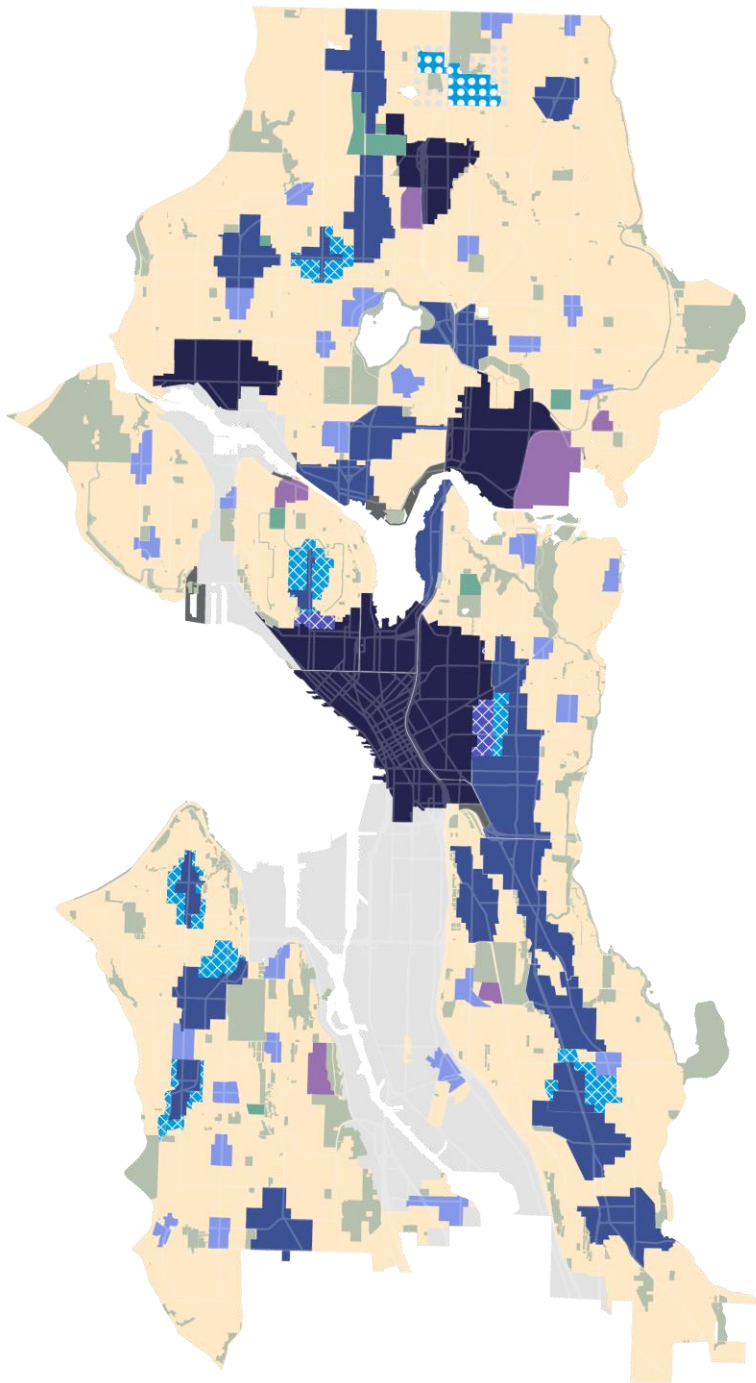
Future Land Use Map

Place types

- Regional Center
- Urban Center
- Expanded Regional or Urban Center
- New Urban Center
- Neighborhood Center
- Manufacturing & Industrial Center
- Urban Neighborhood

Other areas

- Industrial outside Manufacturing & Industrial Centers
- Major Institution
- Parks and open space
- Cemetery



7 Regional Centers

26 Urban Centers

30 Neighborhood Centers

Urban Neighborhood

2 Manufacturing & Industrial Centers

Regional Centers

Number and Locations

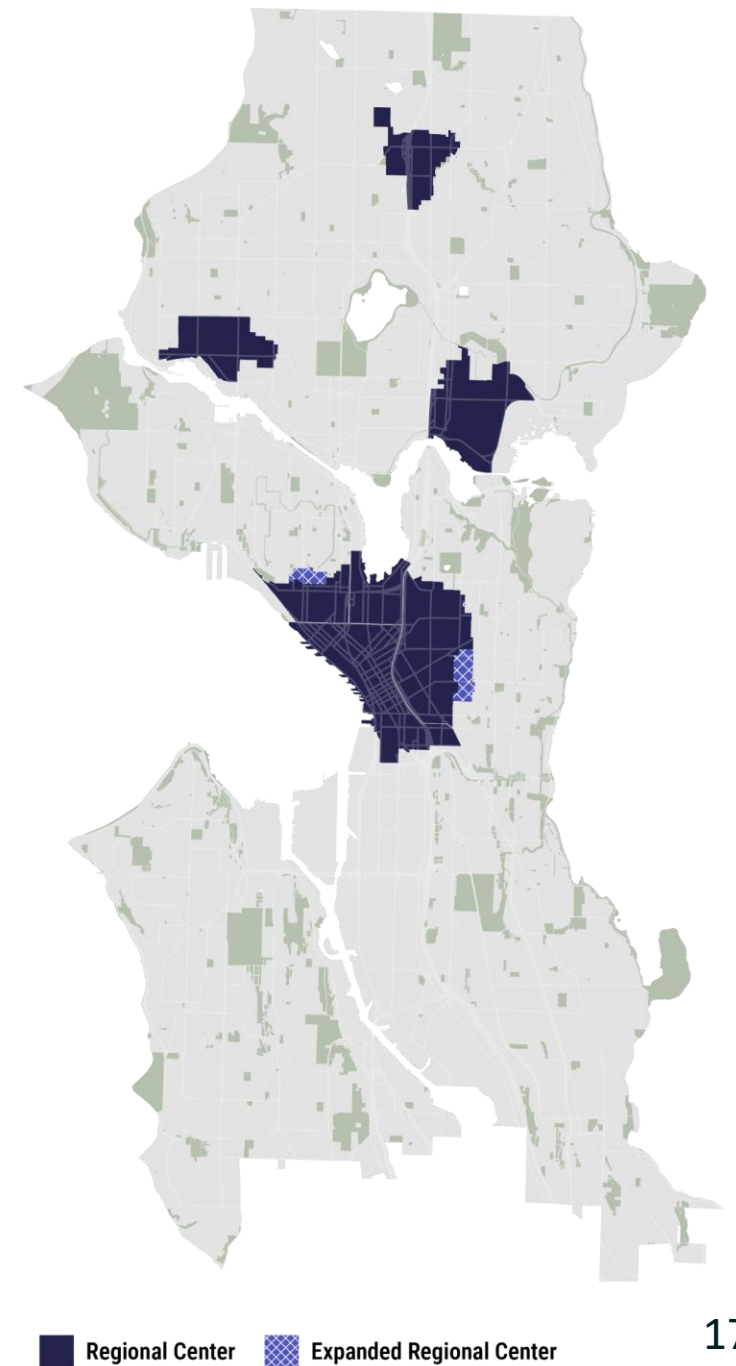
- 7 Regional Centers
- Ballard reclassified as a new Regional Center
- Boundary expansions:
 - Uptown
 - First Hill/Capitol Hill in Squire Park

Types of Housing

- Diverse mix of moderate- to high-density housing
- May include highrise towers

Major Employment Centers

- Significant majority of job growth is expected in these centers



Urban Centers

Number and locations

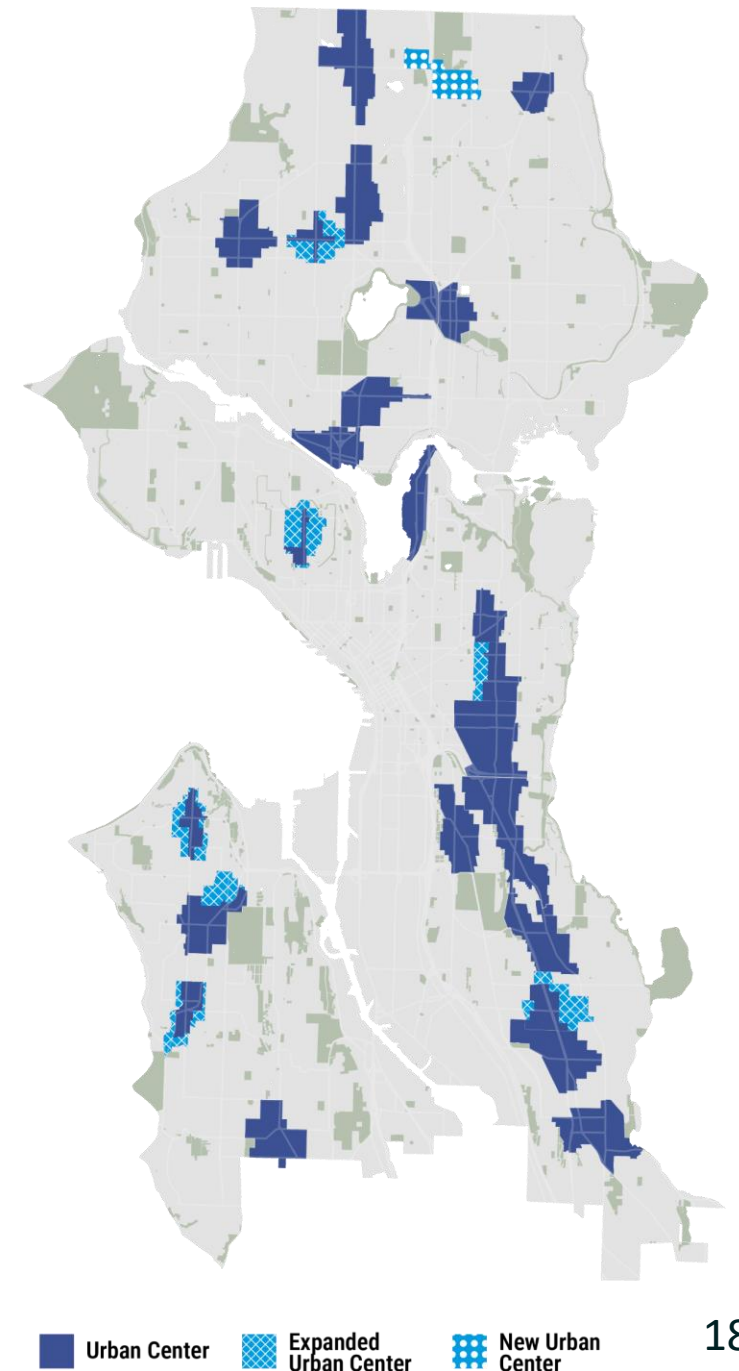
- 26 Urban Centers
- New Pinehurst-Haller Lake Urban Center
- Boundary expansions around 8 existing Urban Centers
- Boundary adjustments to break up 2 larger Urban Centers

Size

- Areas within a 10-minute walk (half-mile) of a current or future light rail station or 8-minute walk (2,000 feet) of the central intersection if no light rail exists

Types of Housing

- Moderate-density housing (3 to 8 stories)
- May include taller buildings near light rail or concentrations of amenities and services



Neighborhood Centers

Number and Locations

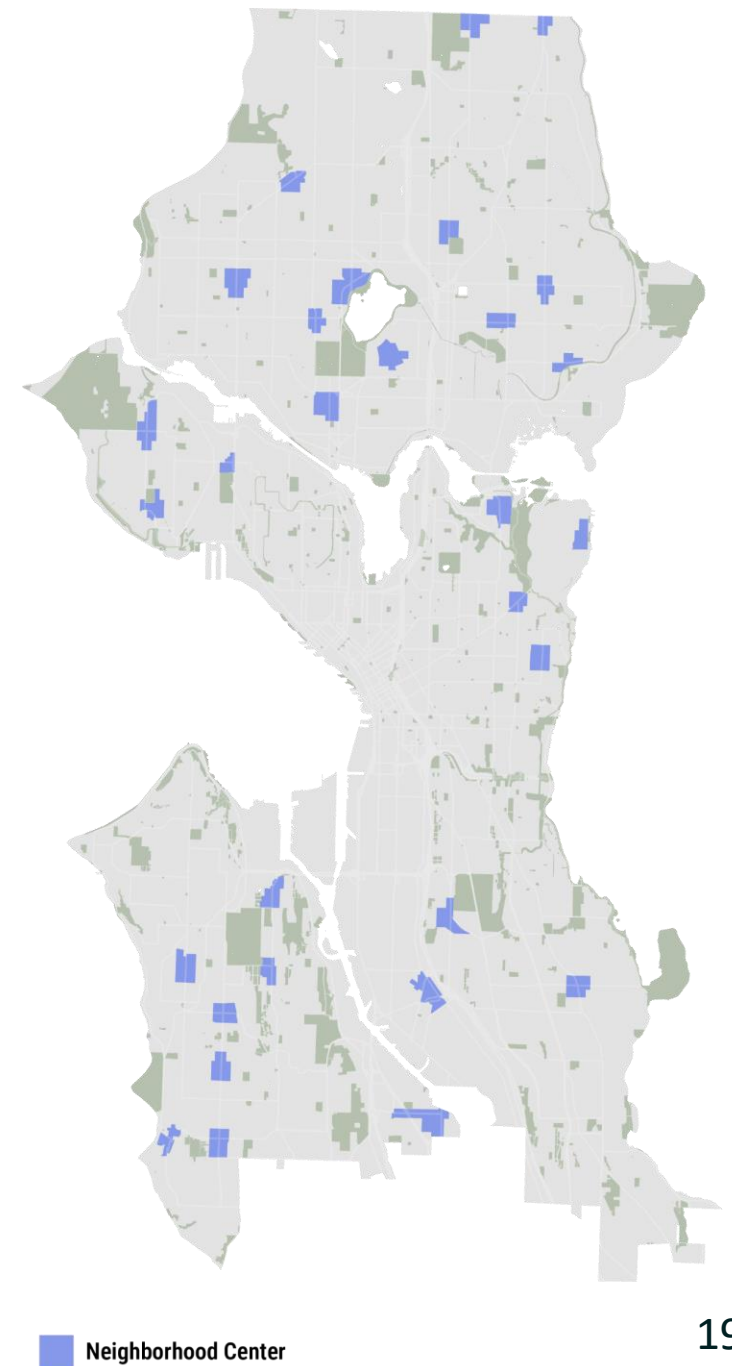
- 30 Neighborhood Centers
- Located around near frequent transit and/or neighborhood business districts
- South Park reclassified as a Neighborhood Center

Size

- Generally, a 4-minute (1,000 ft) walk from the central intersection

Types of Housing

- Generally, 3- to 6-story buildings
- Especially, 5- to 6-story multifamily which would encourage development of apartments & condos



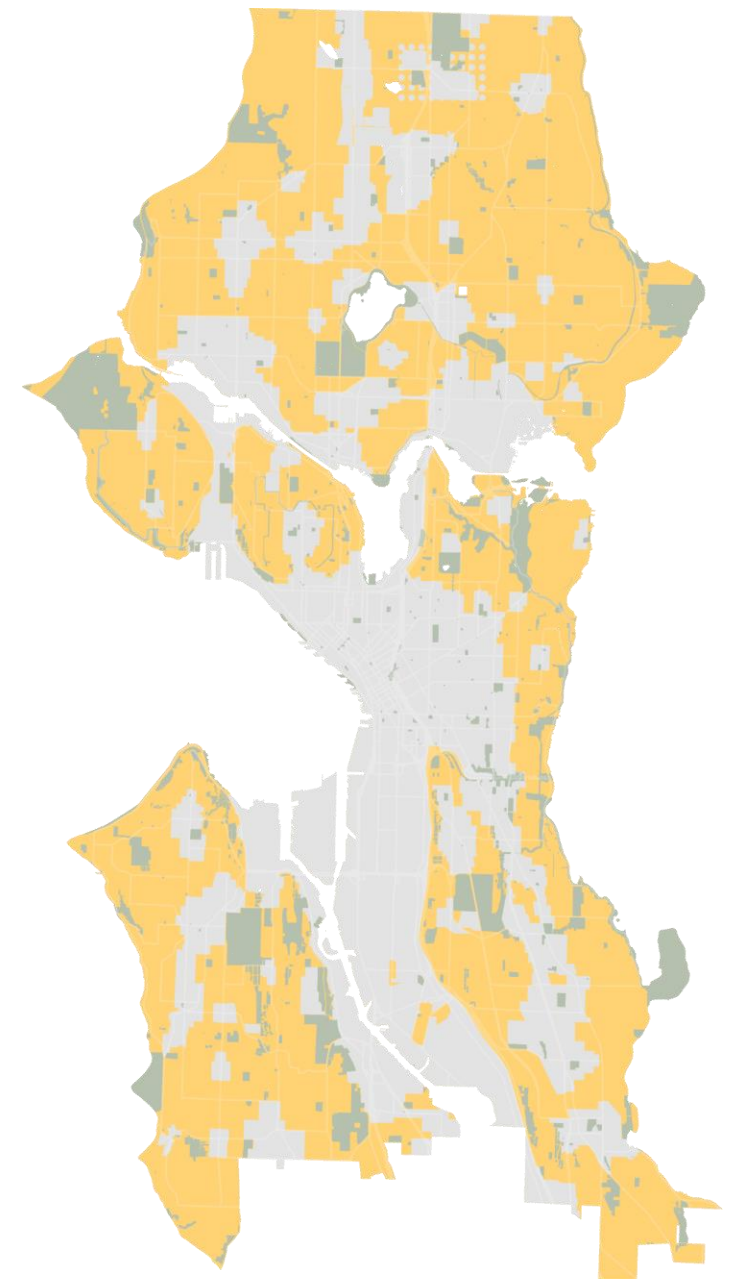
Urban Neighborhoods

Location

Primarily residential areas of city outside of three center types (regional, urban, neighborhood)

Types of Housing

- Neighborhood Residential zoning
 - Allow broader range of housing types per HB 1110
 - Duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhomes, stacked flats, cottage housing, courtyard apartments
 - Accessory dwelling units (ADUs)
 - 4 units per lot, 6 units within $\frac{1}{4}$ mile of light rail and rapid ride or 6 units anywhere if 2 are affordable
- Higher-density housing along arterials served by frequent transit



Duplex



Triplex



Fourplex



Fiveplex



Sixplex



Courtyard Apartments



Cottage Housing



Townhouses



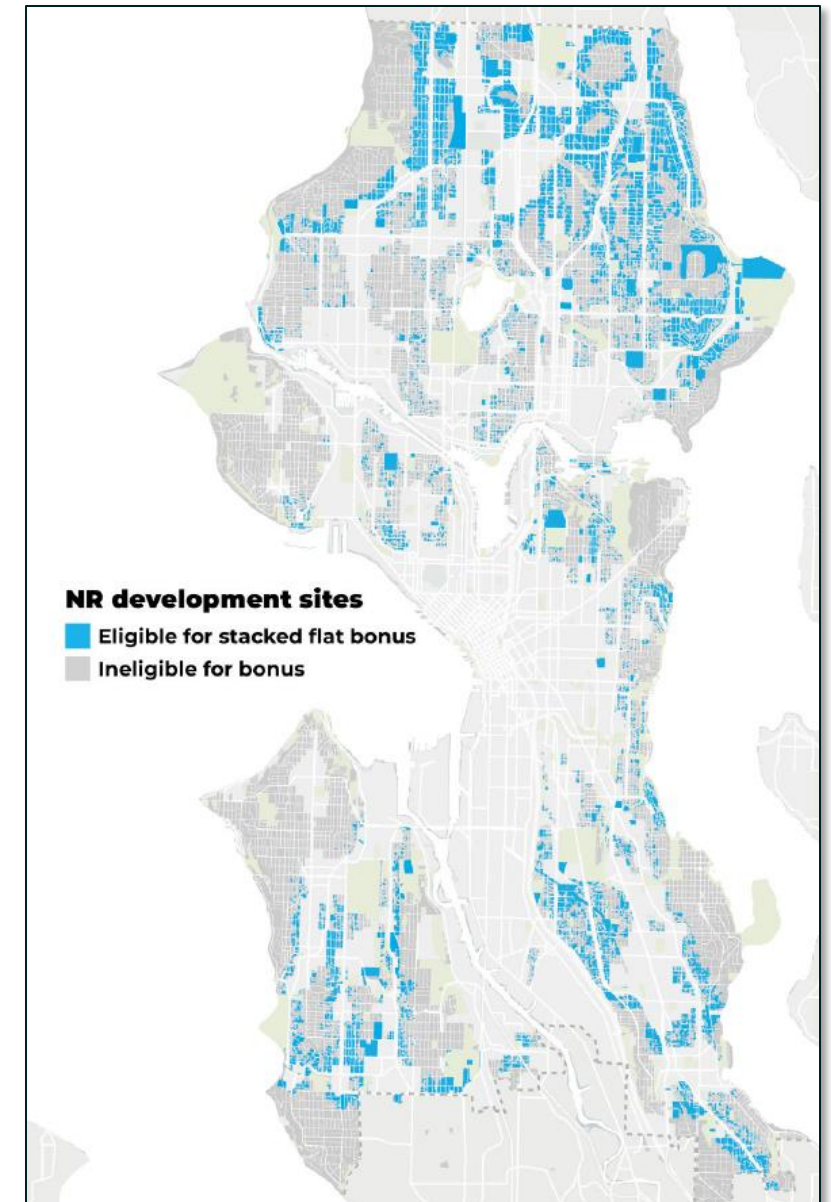
Stacked Flats

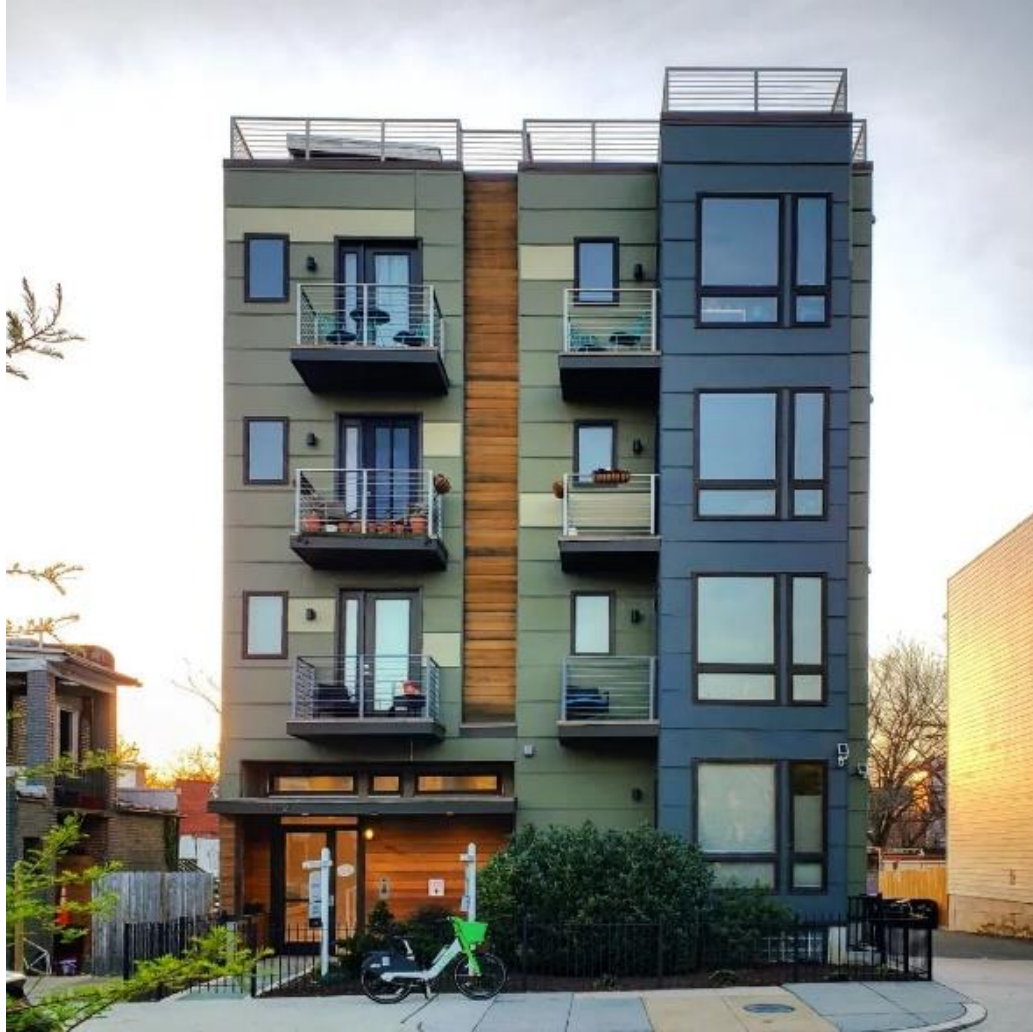


Neighborhood Residential Zoning

Stacked Flat Bonus

- Stacked flats are single-level homes arranged one above another
- Benefits of stacked flats include accessibility and affordability
- With development standards in draft zoning legislation:
 - Limited to lots > 6000 sf within $\frac{1}{4}$ mi. of frequent transit
 - Bonus of additional floor area and density for stacked flats





Neighborhood Residential Zoning

Affordable Housing Bonus

Buildings located within $\frac{1}{4}$ mile frequent transit and at least 50% units affordable

- Extra floor (4 vs. 3)
- Density = 1 unit per 400 sq ft
- Floor area ratio of 1.8
- Lot coverage of 60%

Affordable = HH @ 60% AMI (rental) or 80% AMI (ownership)

Corner Stores

Small-scale commercial uses, e.g. restaurants & retail stores

Corner locations throughout NR and multifamily zones

Must meet certain standards for size, hours of operation, noise and odor



Zoning Changes in Centers and Corridors

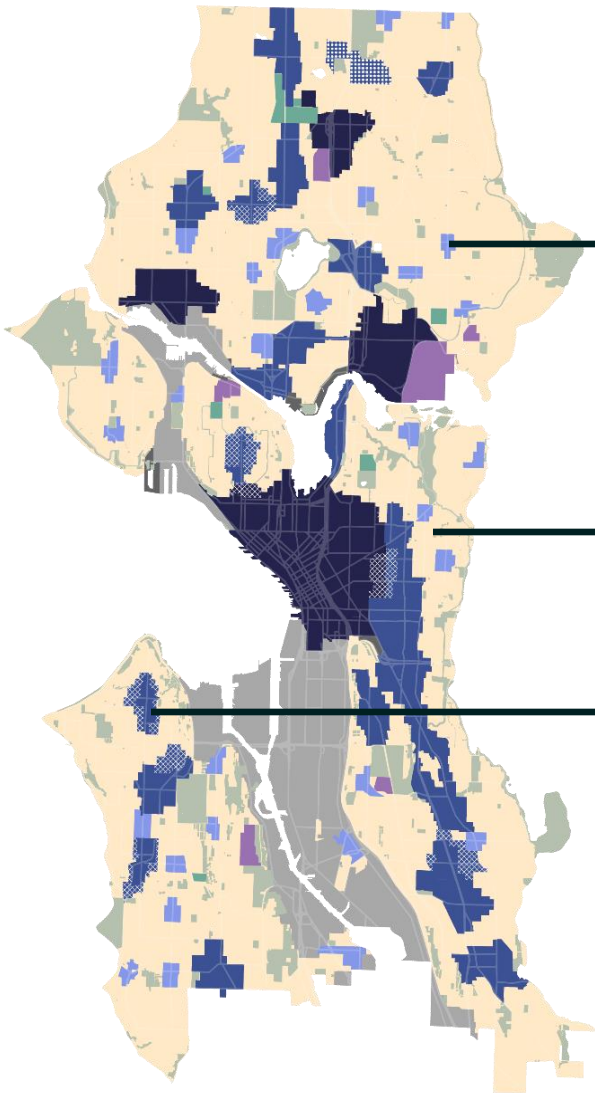
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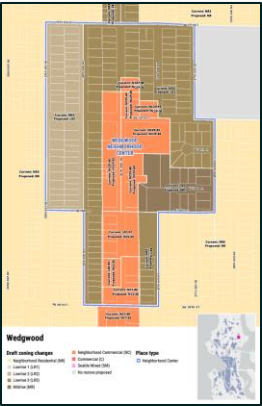
Other areas

- Industrial outside Manufacturing & Industrial Centers
- Major Institution
- Parks and open space
- Cemetery



Draft Zoning Maps (Oct 2024)

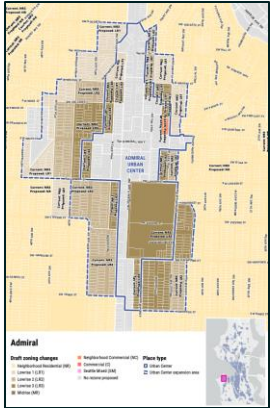
Neighborhood Centers



Transit Corridors



Expanded Urban Centers

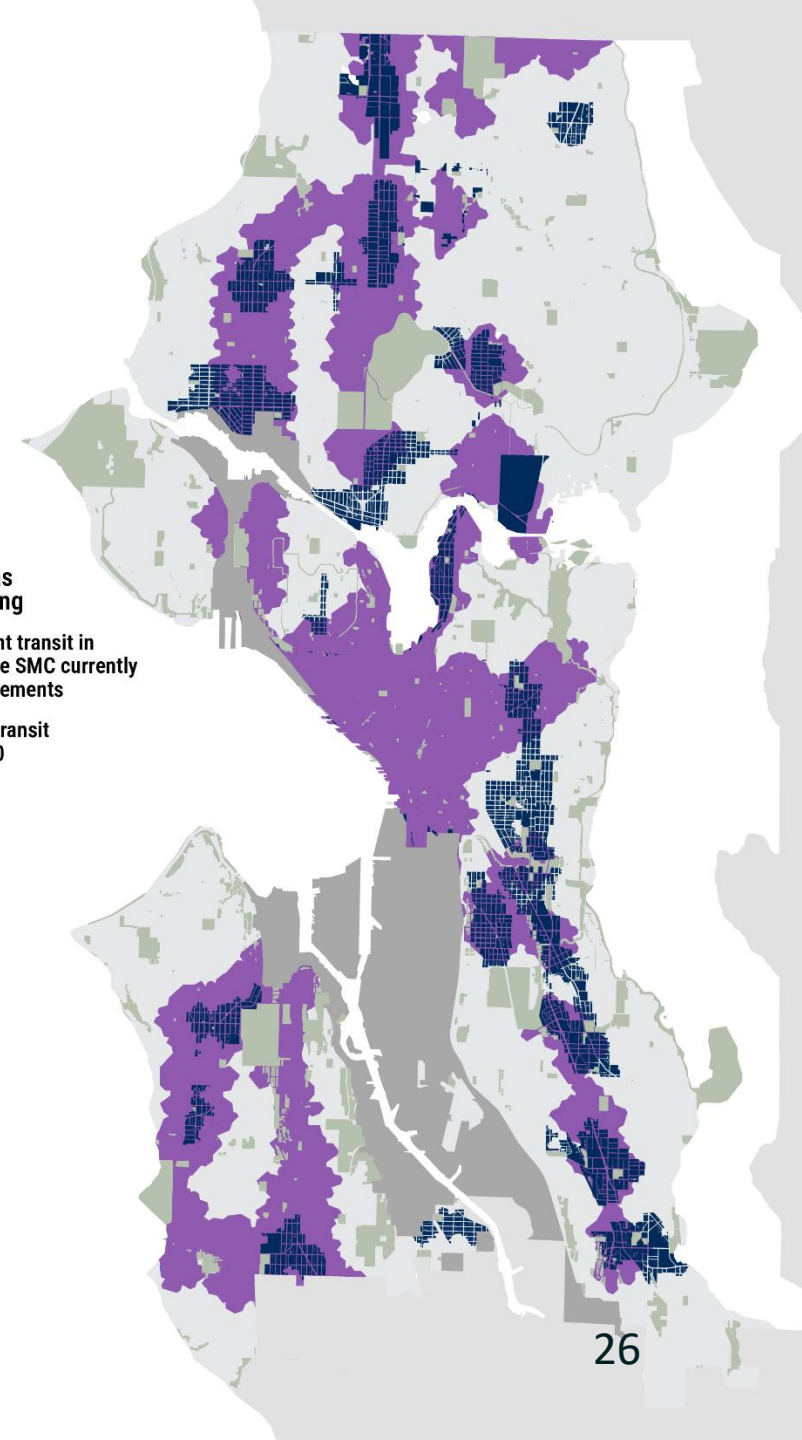


Off-street Parking

- Today, no parking is required in **centers near frequent transit**
- Consistent with state law, no parking would be required **within ½ mile of light rail and bus rapid transit stops**
- Mayor's draft proposal:
 - 1 space per 2 principal dwelling units would be required in other areas
 - Accessory dwelling units and low-income housing would continue to be exempt from parking requirements

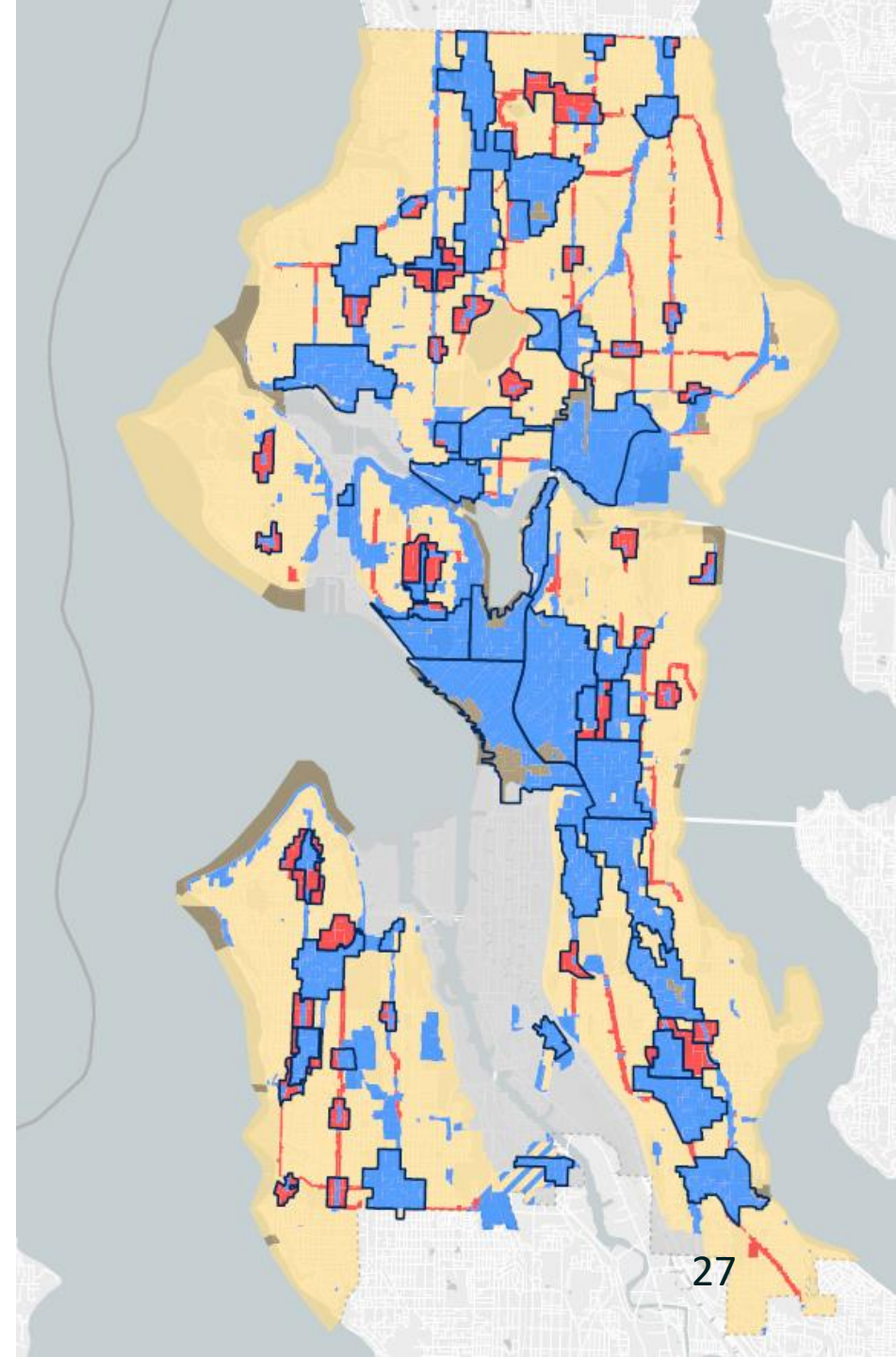
Current and future areas without minimum parking

- 1/4-mile from frequent transit in existing centers where SMC currently waives parking requirements
- 1/2-mile from major transit as defined in HB 1110



Mandatory Housing Affordability (MHA) Requirements

- MHA is currently applied in **existing multifamily and commercial zones**
- MHA would be newly applied in areas **rezoned to multifamily and commercial zones**
- MHA would continue not to apply in **Neighborhood Residential zoning.**



Adoption and Implementation

3 Pieces of Legislation

1. One Seattle Comprehensive Plan Adoption Legislation

- Legislation adopting the new updated Comp Plan
- Growth strategy map (FLUM) with locations and preliminary boundaries for centers
- Policies on appropriate zoning, uses, housing types

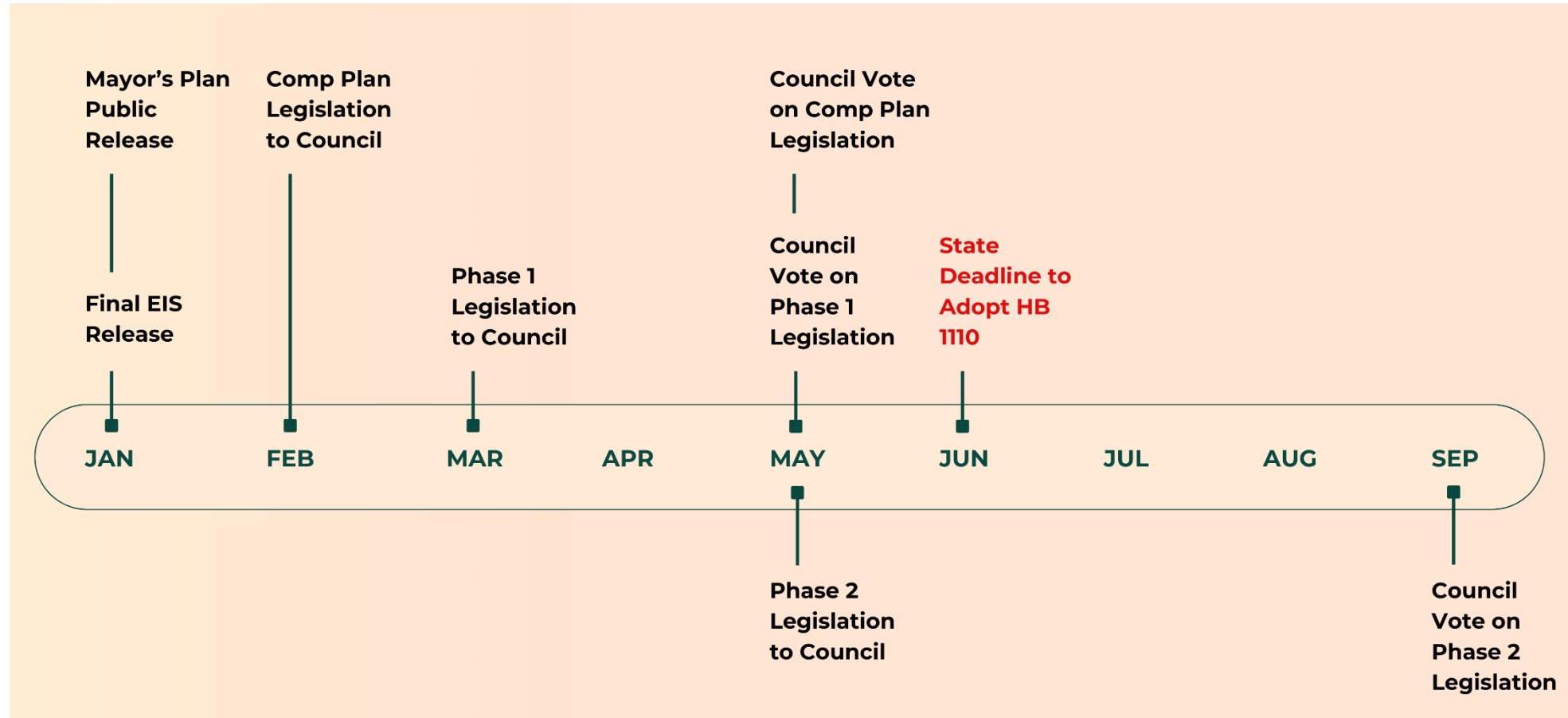
2. Implementing HB 1110 Zoning Legislation

- Update Neighborhood Residential (NR) zones
- Meets all requirements of HB 1110
- Additional provisions (e.g., affordable housing, stacked flats, corner stores)

3. Centers and Corridors Zoning Legislation

- Zoning changes within new Neighborhood Centers, new and expanded Regional and Urban Centers, and along frequent transit routes
- Amendments to development standards to encourage housing production

Council Process & Timeline



Questions?