



DRAFT

ONE SEATTLE PLAN

COMPREHENSIVE PLAN UPDATE

What is the Comprehensive Plan?

- A 20-year plan for growth
- Required by Washington State Growth Management Act (GMA)
- Guides coordinated action by City departments
- *Seattle 2035* is our current comprehensive plan
- Updated about once every 10 years

Policy Elements

Growth Strategy
Housing
Environment
Land Use
Capital Facilities
Parks and Open Space
Transportation
Utilities
Arts and Culture
Economic Development
Container Port
Shoreline Areas



Agenda

Overview

New Growth Strategy

Regional & Urban Centers

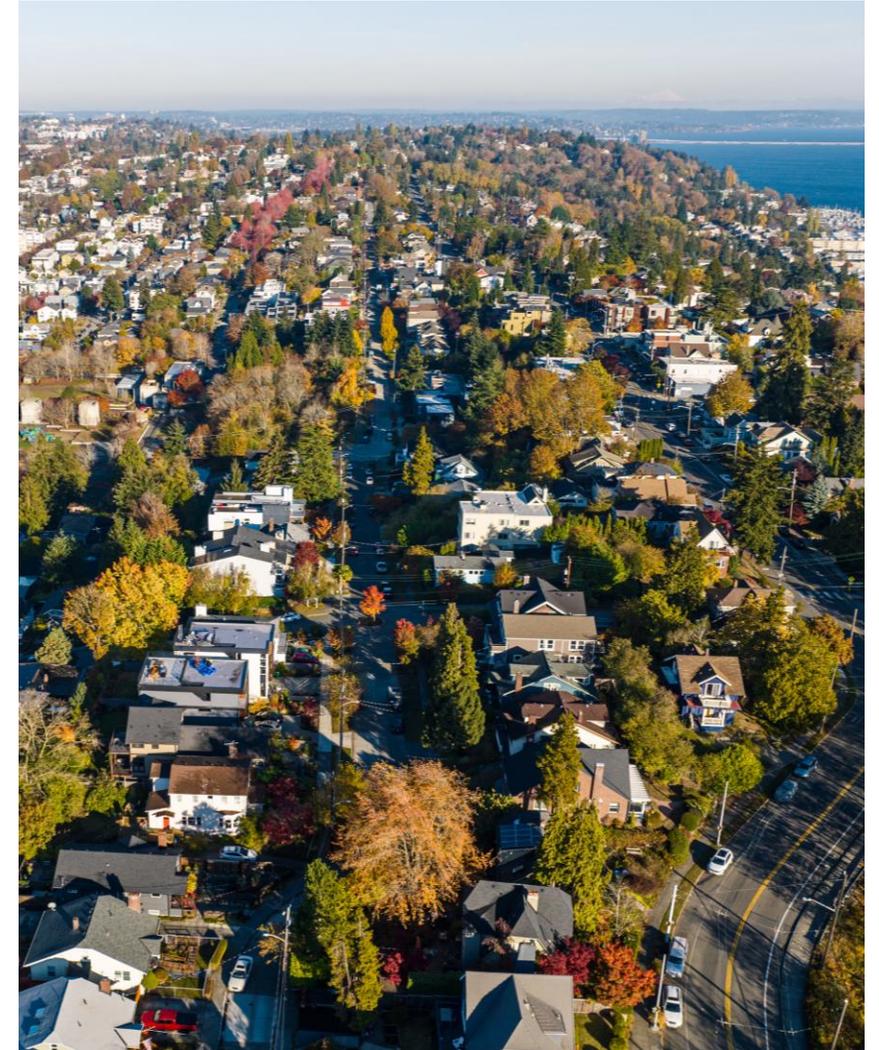
Neighborhood Centers

Urban Neighborhoods

Public Engagement

Confronting our Housing Challenges

- Housing growth has not kept pace with job and population growth
- Housing costs and rents are increasingly out of reach and unaffordable
- Seattle is expected to grow significantly over next 20 years and beyond
- Seattle has a history of housing exclusion and displacement of communities of color
- If housing costs rise unchecked, it will push people out of Seattle, contribute to homelessness, and make neighborhoods unaffordable to most



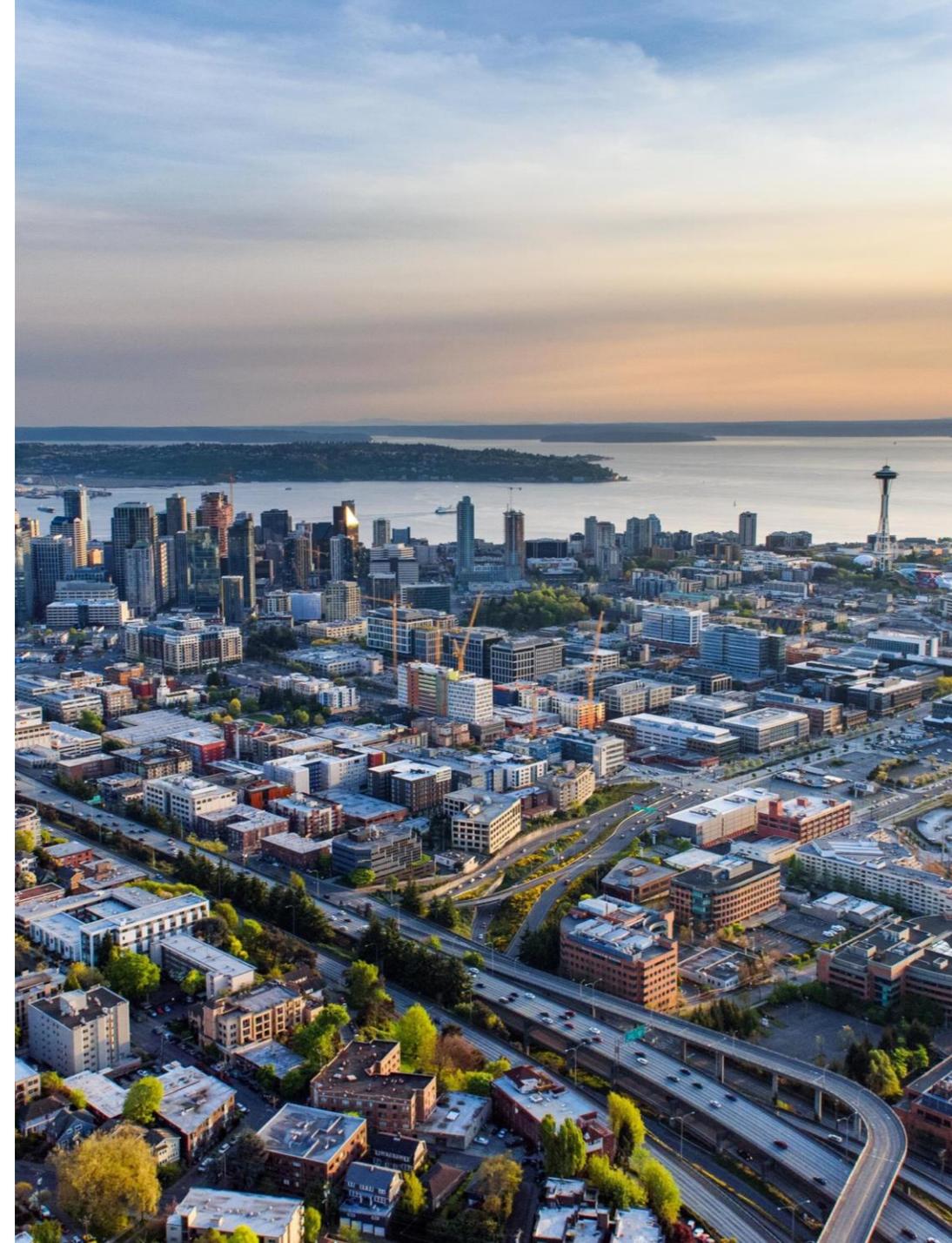
One Seattle Housing Agenda

Early achievements

- Tripled City's Housing Levy
- Exempted Affordable Housing and MHA from design review
- Implemented SEPA exemption for housing
- Expedited permitting via Mayor's Housing subcabinet
- Drafted One Seattle Comprehensive Plan

Future initiatives

- Simplify City's 300 separate zoning categories
- Reduce permitting timelines and red tape
- Increase density in Regional and Urban Centers
- Promote Equitable Transit Oriented Development



One Seattle Plan Project Timeline



Documents for Public Review

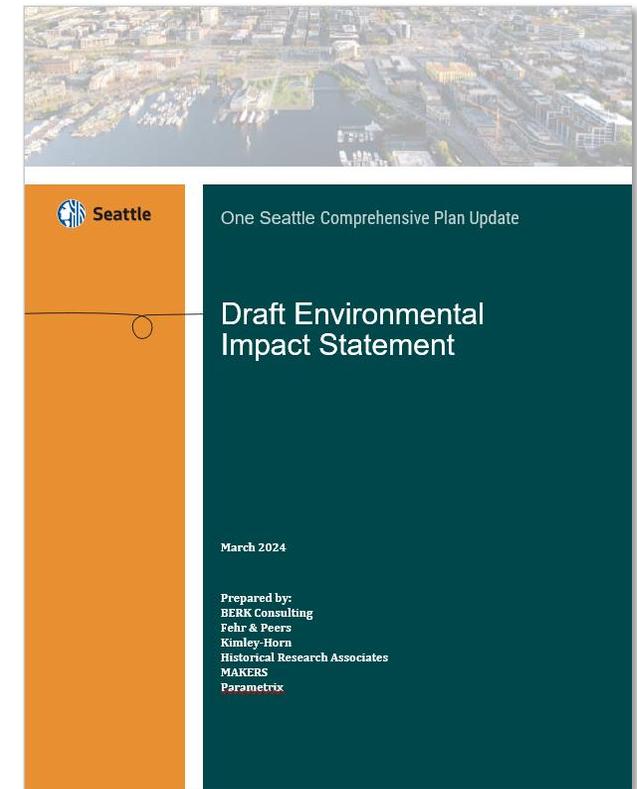
Draft One Seattle Plan



Updating NR Zones report



Draft EIS



Overview



2024 Update

OUR VISION FOR GROWTH AND
INVESTMENT OVER THE NEXT 20 YEARS

Four Key Priorities:

**Housing &
Affordability**

**Community &
Neighborhoods**

**Equity &
Opportunity**

**Climate &
Sustainability**

Housing & Affordability

EXPAND HOUSING OPPORTUNITIES ACROSS THE CITY

- Creates new opportunities to increase supply and capacity for housing
- Makes room for more types of homes in all neighborhoods
- Prioritizes investments near frequent transit and in walkable neighborhoods
- Promotes resources and tools to create affordable housing options

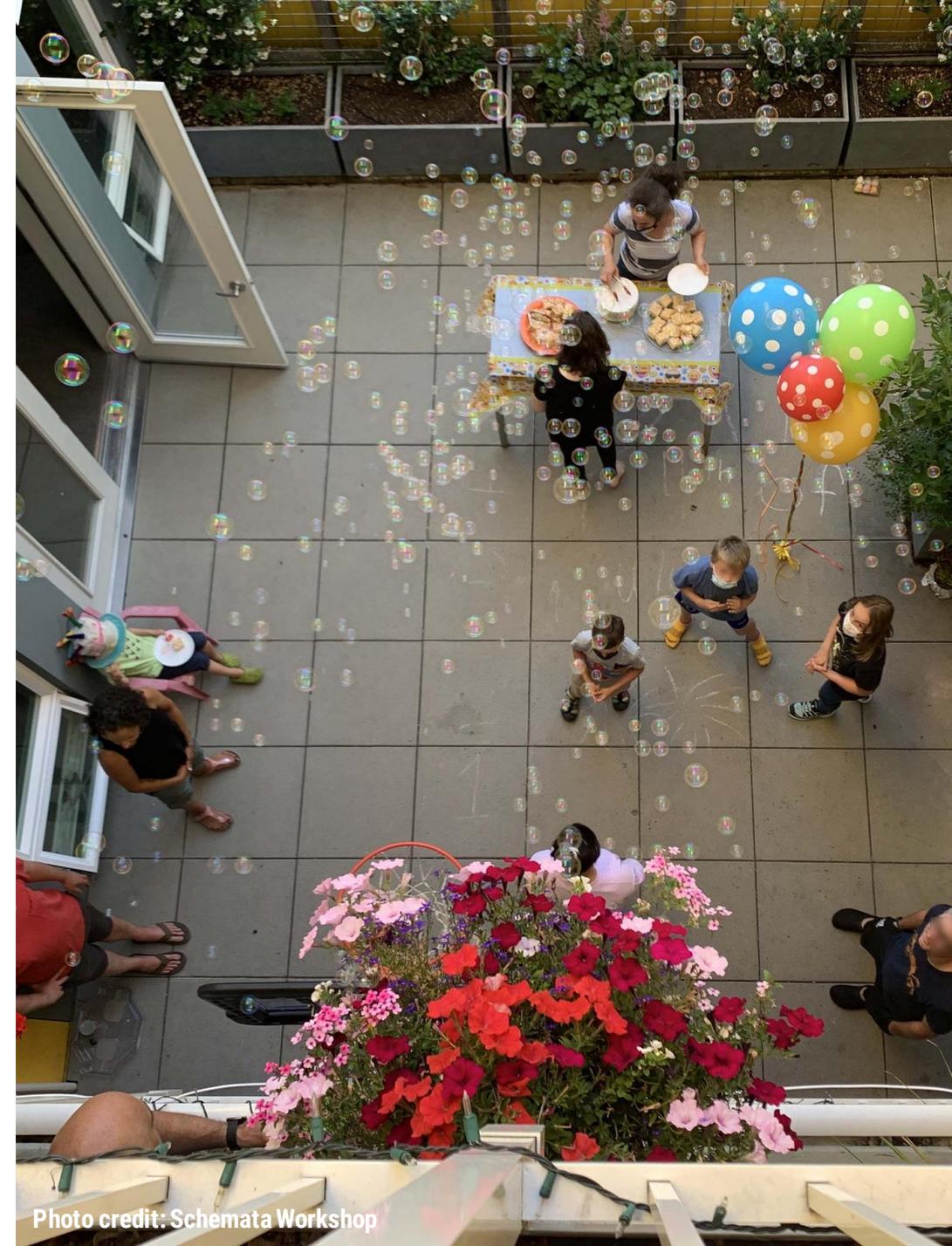


Photo credit: Schemata Workshop

Equity & Opportunity

CREATE A MORE EQUITABLE SEATTLE AS WE GROW

- Addresses history of racial exclusion in our neighborhoods through zoning changes
- Supports homeownership for communities of color to build generational wealth
- Promotes anti-displacement strategies and tools
- Prioritizes investments in underserved communities



Community & Neighborhoods

COMPLETE AND WALKABLE COMMUNITIES

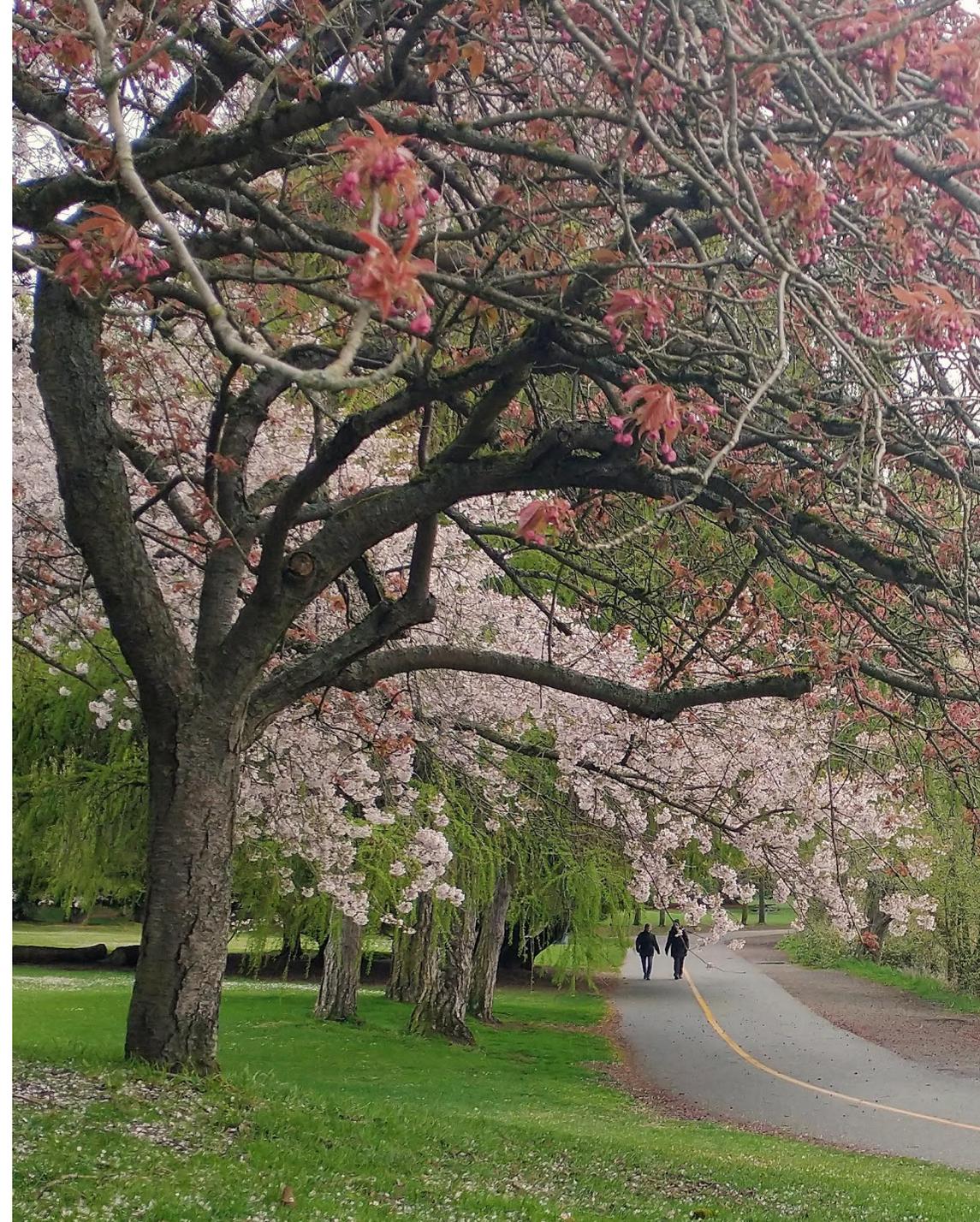
- Adds housing options in locations close to transit and existing neighborhood amenities
- Expands opportunities for people to live in walkable mixed-use centers across the city
- Supports vibrant neighborhoods with easy access to residents' everyday needs
- Plans for the community investments we need for a high quality of life as we grow



Climate & Sustainability

MEET CHALLENGES TO BUILD A RESILIENT FUTURE

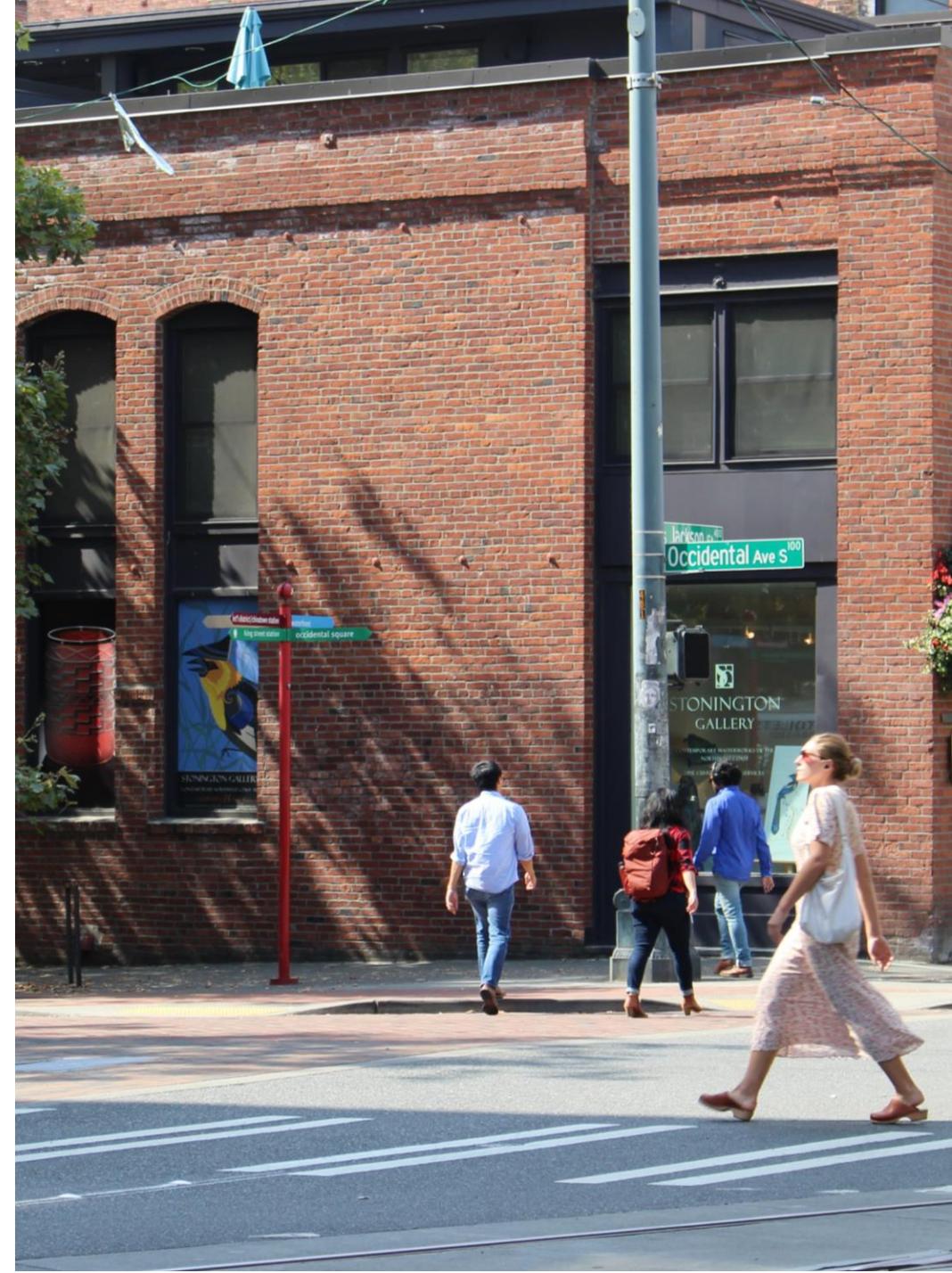
- Redoubles our commitment to reducing our carbon footprint and GHG emissions
- Plans for a future city that adapts to and mitigates the impacts of climate change
- Builds capacity in frontline communities most vulnerable to climate impacts
- Addresses specific climate-related hazards



New Growth Strategy

Growth Strategy Goals

- **More housing:** The Plan will help us add more than 100K units over 20 years
- **More housing diversity:** Allow more housing types across City
- **More affordable housing:** Incentivize affordable housing near transit
- **More wealth-building:** Increase affordable homeownership opportunities
- **More walkable:** Neighborhood Centers near transit and neighborhood amenities
- **More equitable:** Reduce exclusionary zoning



Five 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

Highlights

Regional and Urban Centers

- Expanded in several locations with new regional designation for Ballard
- New Urban Center at NE 130th St light rail station

24 new Neighborhood Centers

New Urban Neighborhood place type

- Zoning for “middle housing”
- Apartments & mixed-use along transit corridors
- Affordable housing incentives near transit
- Neighborhood corner stores

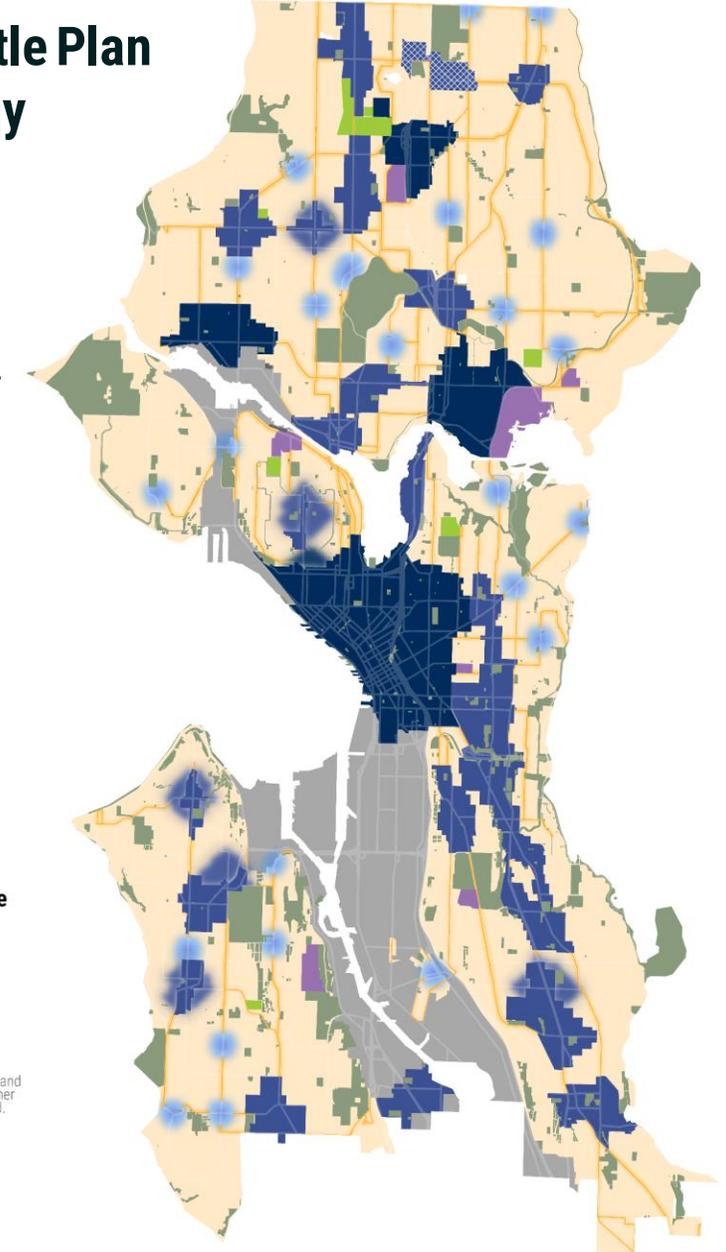
Draft One Seattle Plan Growth Strategy

Place types

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

Other areas

- Industrial outside Manufacturing & Industrial Centers
- Major Institution
- Parks and open space
- Cemetery
- Frequent transit route
Frequent transit network, existing and future, along which zoning for higher density housing will be considered.



Regional & Urban Centers

Regional Centers

7 Regional Centers

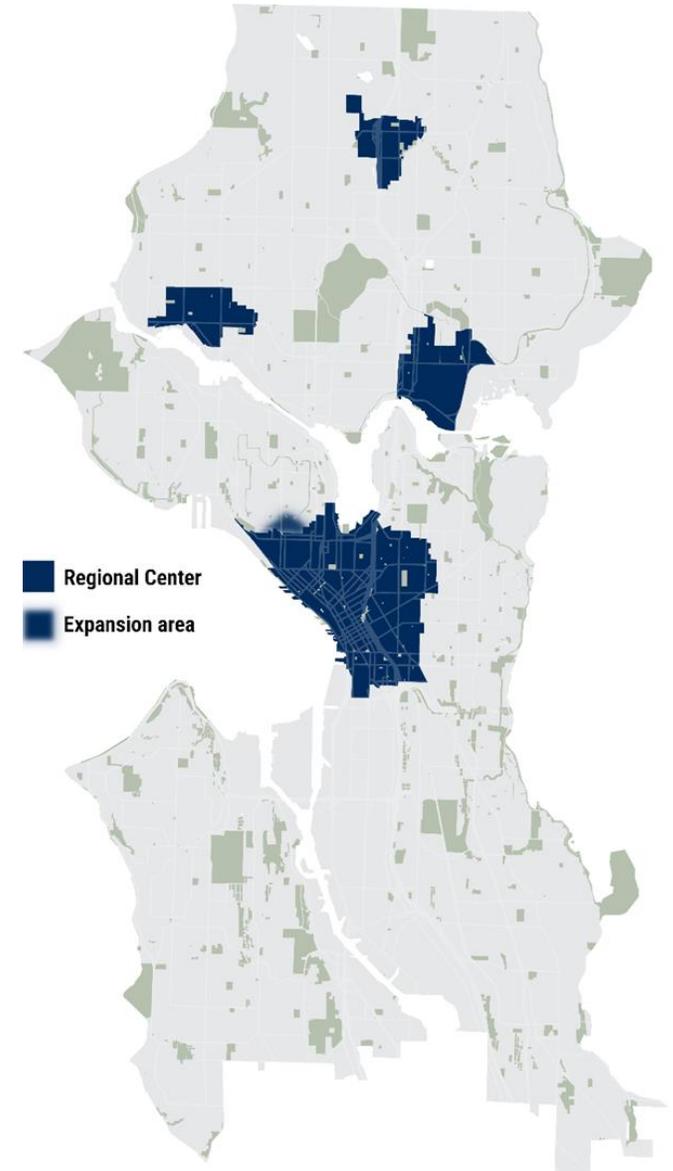
- 6 existing (Downtown, Uptown, South Lake Union, First Hill/Capitol Hill, U District, Northgate)
- Reclassify Ballard
- Expand boundary of Uptown around light rail

Major role in city's growth

- Approx. 40% of the housing and 65% of the jobs added over the next 20 years

Implementation

- Subarea Planning
- Ongoing through 2026



Urban Centers

24 Urban Centers

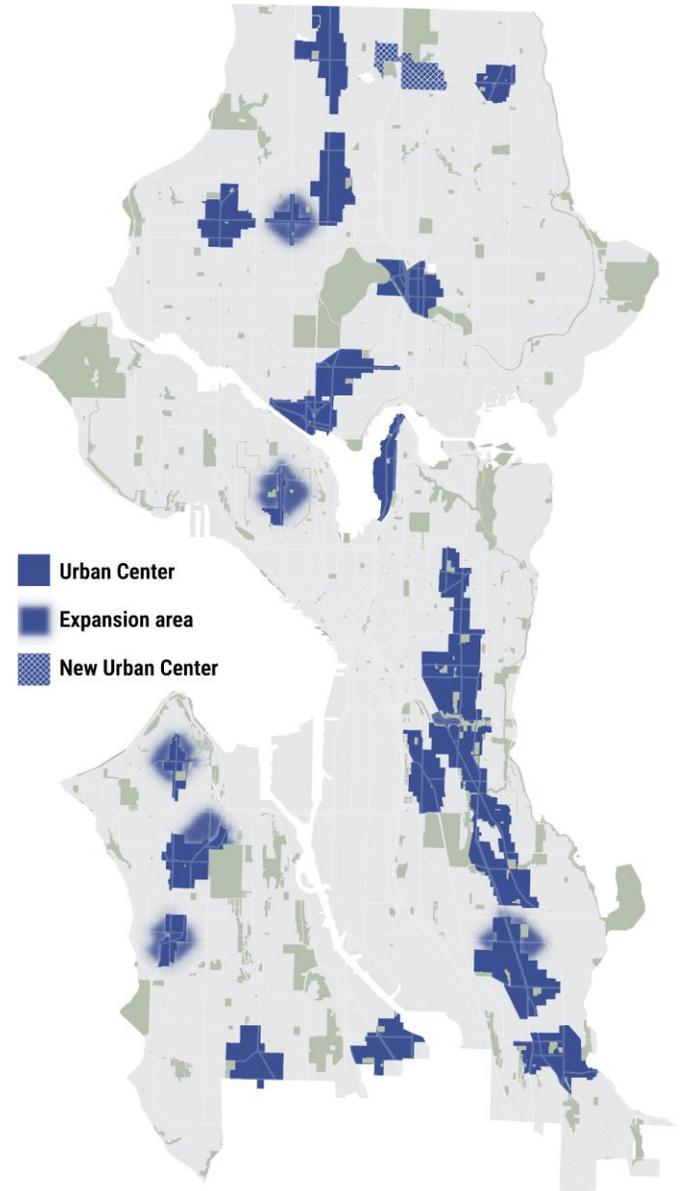
- New Urban Center at NE 130th St light rail station

Expanded Urban Center boundaries

- Walksheds near transit and/or commercial core
- Greenwood, Upper Queen Anne, West Seattle Junction at Avalon, Admiral, Morgan Junction, Othello at Graham Street

Implementation

- Rezone expansion areas to apartment zones
- Community engagement later in 2024



Neighborhood Centers

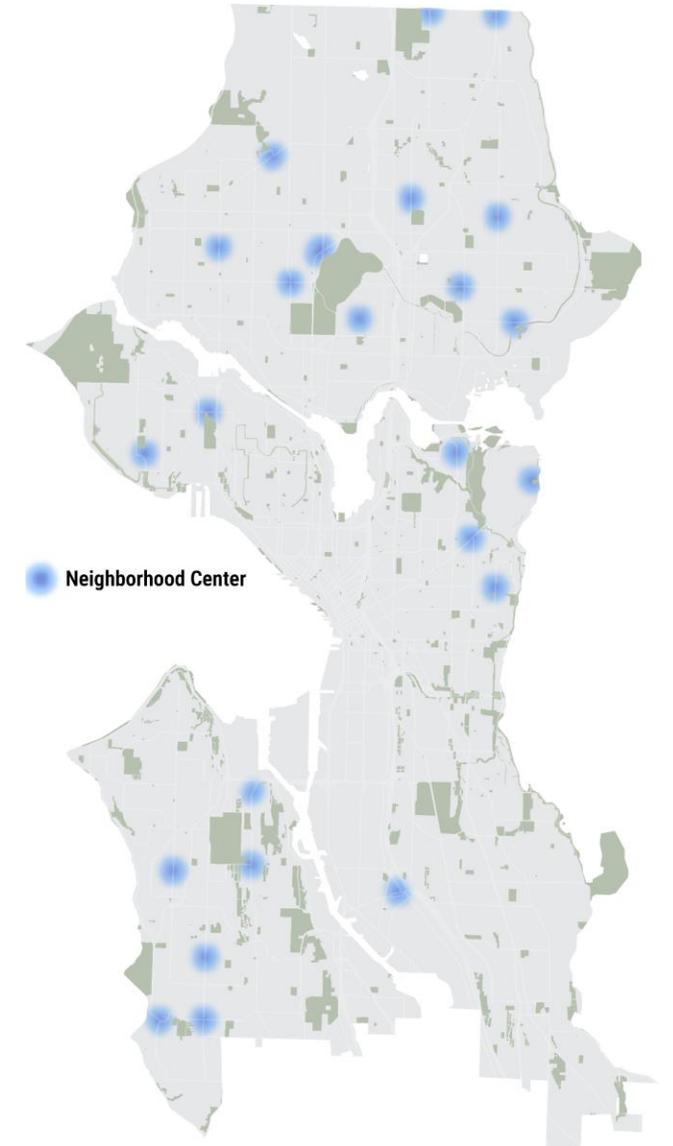
Neighborhood Centers

24 Neighborhood Center designations

- Denser housing & mix of uses, generally extend 800 feet (1-3 blocks) from core
- Near selected bus, light rail stations, and neighborhood business districts

Implementation

- Rezone to allow more housing options, particularly apartments
- Refine through community engagement later in 2024



Neighborhood Centers: places with everyday essentials

What makes these places great?

Example: Maple Leaf



Frequent transit



Parks & open space



Schools & childcare



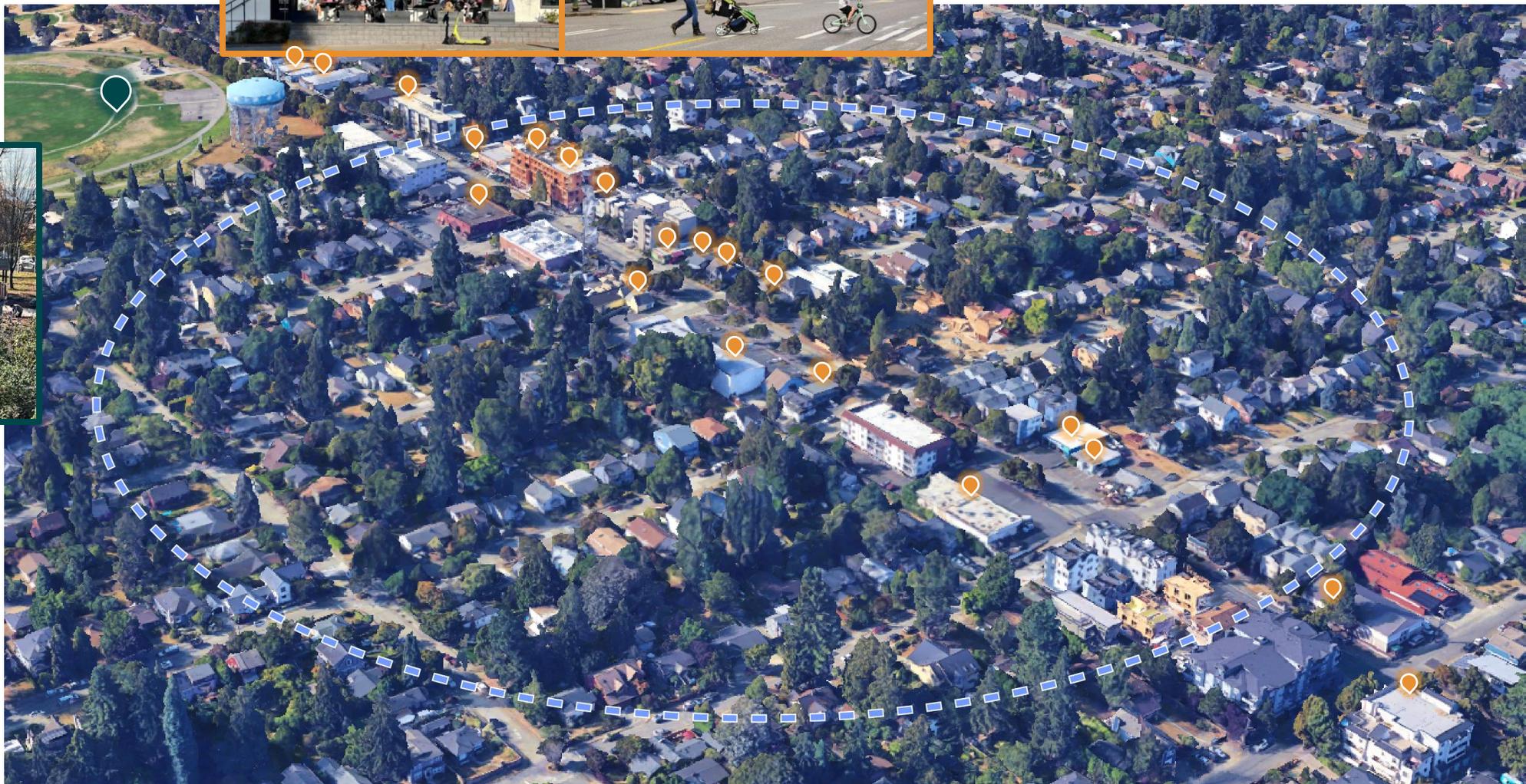
Medical services

Cherished local businesses



Shops & services

- Cafes
- Bars
- Restaurants
- Hardware store
- Auto repair
- Convenience store



Urban Neighborhoods

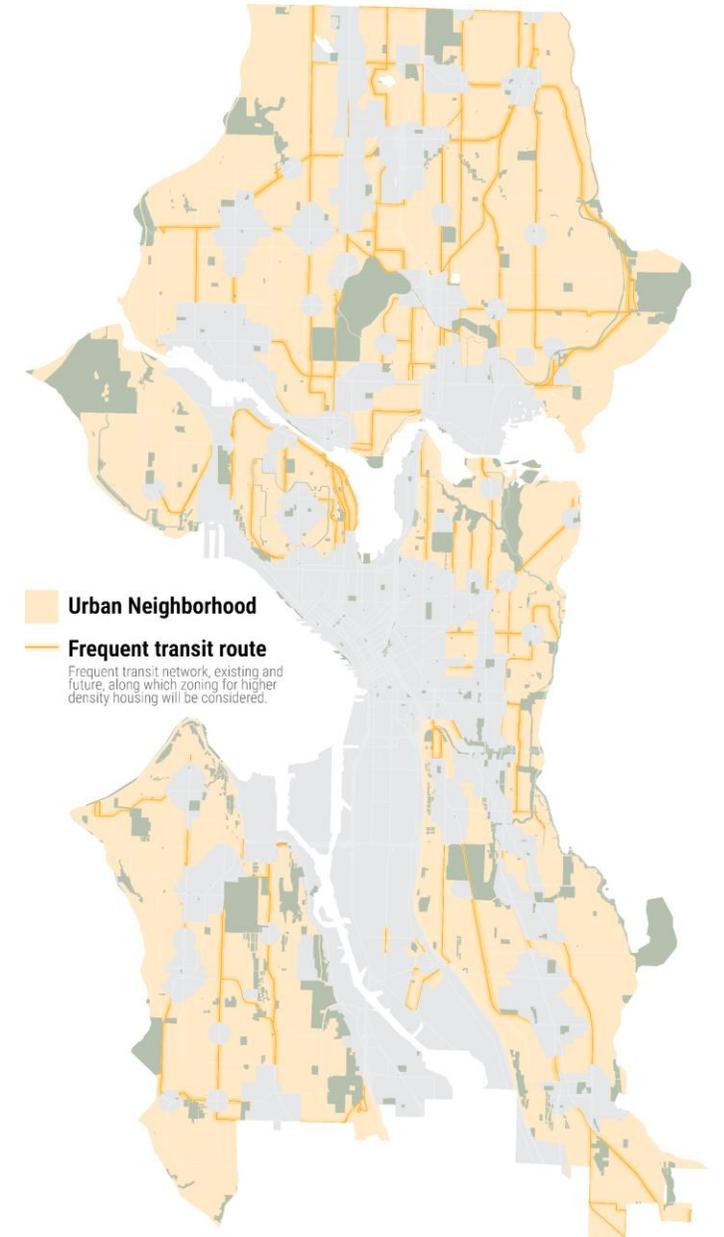
Urban Neighborhoods

New housing options across the city

- Middle housing zoning
- Affordable housing incentives
- Corner stores
- More apartments/mixed uses along frequent transit corridors

New report: *Updating Seattle's Neighborhood Residential Zones*

Community engagement to come later in 2024



Embracing Middle Housing

MORE HOUSING TYPES TO HOUSE MORE PEOPLE

- 4 units on all lots
- 6 units if near “major transit” or if project has at least two affordable units
- Range of middle housing types (e.g., fourplexes, cottage housing, townhomes)
- Alternative approaches to prevent displacement



Middle housing: three-unit prototypes

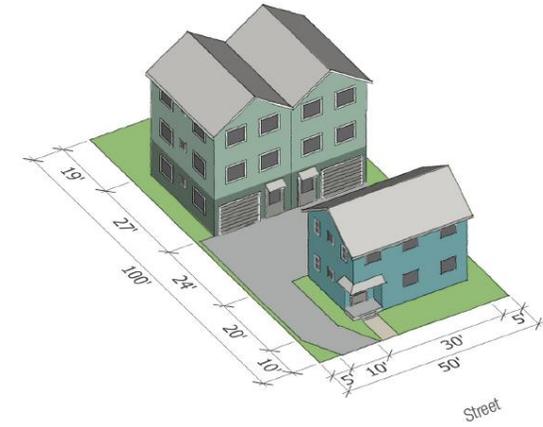
TYPICAL 5,000-SQUARE-FOOT LOT



Preservation and infill



Detached homes



Semi-attached housing



Middle housing: four-unit prototypes

TYPICAL 5,000-SQUARE-FOOT LOT



Detached homes



Attached (street access)



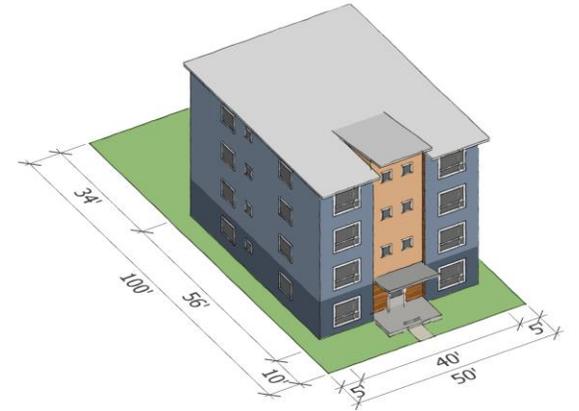
Attached (alley access)



Inclusive Neighborhoods: Affordable Housing

AFFORDABLE HOUSING BONUS

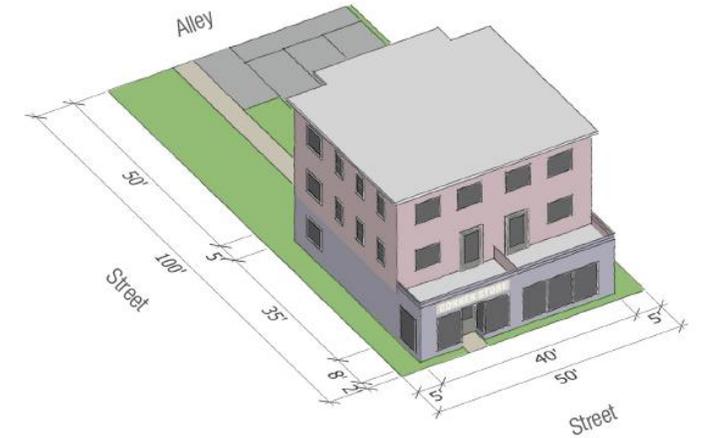
- Allow 6 units anywhere if at least 2 units affordable, as required by HB 1110
- Additional proposed bonus for sites within quarter-mile of frequent transit, allowing additional story and floor area for projects that achieve significant affordability



Complete Neighborhoods: Corner Stores

ALLOW NEIGHBORHOOD CORNER STORES

- Allow small-scale commercial uses at corner locations throughout NR and multifamily zones
- Can be realized through conversions or new development
- Provides accessible community retail



New Neighborhood Residential Zones

IMPLEMENTING HB 1110

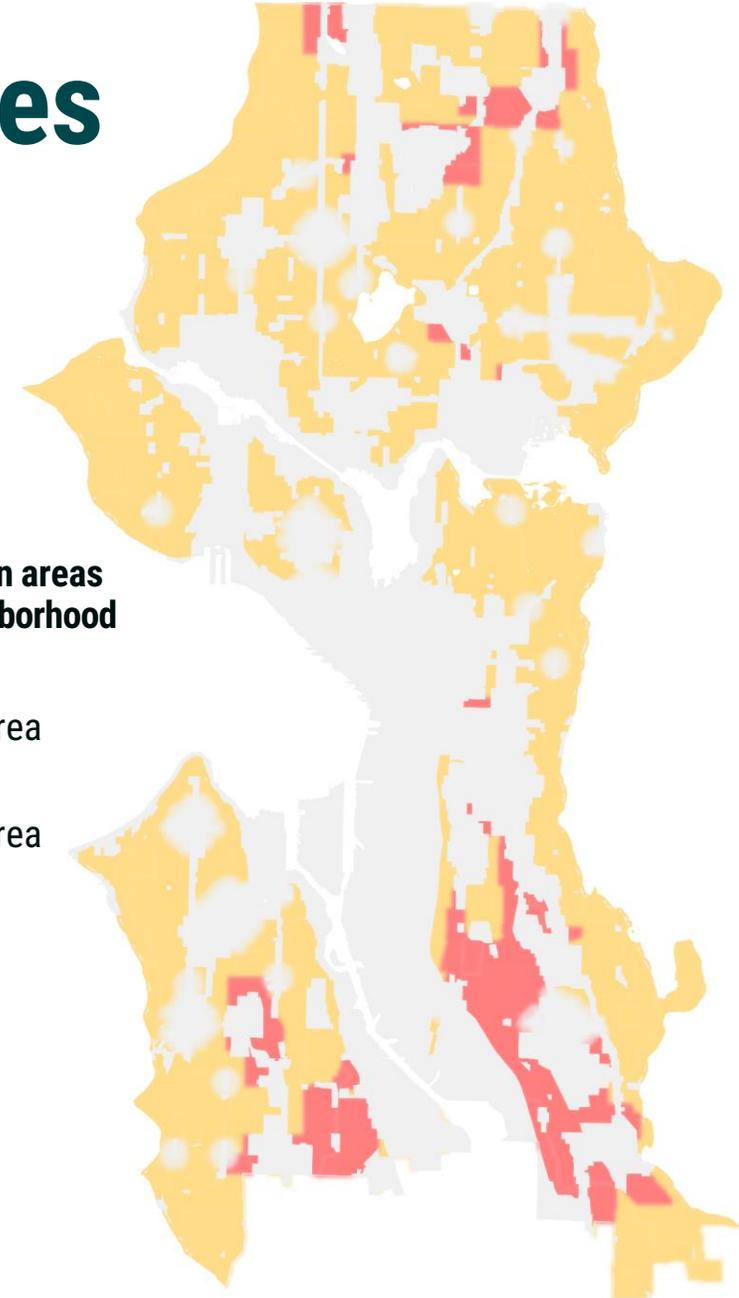
- Existing NR zones will be replaced with two new zones
- In most areas, development standards will align with the base requirements of HB 1110
- In high displacement areas, proposal creates a distinct zone with different standards
- Proposed density

High displacement risk: 3 units on a 5,000-sq-ft lot

Low displacement risk: 4 units on a 5,000-sq-ft lot

Displacement risk in areas with updated Neighborhood Residential zoning

-  Approximate area with high risk
-  Approximate area with low risk



Anti-displacement strategy

The Plan includes a holistic framework that aims to reduce housing price increases, preserve affordability, and keep communities in place.

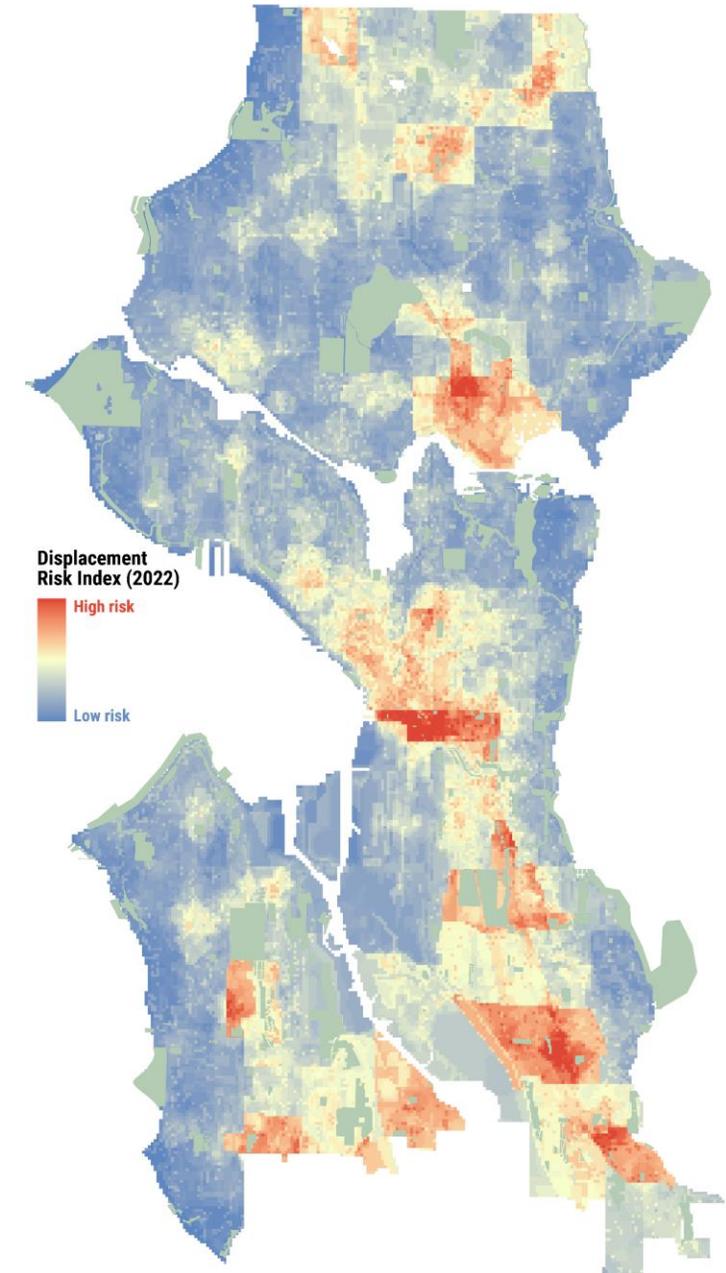
A more equitable growth strategy to address root causes

- Expanded housing supply and choice
- A tailored approach in high-risk areas
- Affordable housing tools and resources

An anti-displacement toolbox to support communities

- Amplify proven approaches to improve equitable development and affordable homeownership through work with community partners
- Support a broad range of anti-displacement strategies to help communities stay in place and achieve equitable growth

Evaluate displacement risk to guide the Plan



Public Engagement

Three Phases of Public Engagement

Completed Engagement: Spring 2022–Winter 2023

Informed values and vision, key issues,
policy direction for Draft Plan

Shaped alternatives for
study in the EIS



Current Engagement: Winter–Spring 2024

Seek feedback on Draft Plan

DEIS comment period



Future Engagement: Summer–Fall 2024

Seek community input on zoning changes to implement the
Growth Strategy in the One Seattle Plan

2024 Public Engagement Overview

Draft Plan Open Houses

- 7 open houses (1 in each Council District), 1 virtual open house
- Opportunities to learn about draft Plan, discuss, and comment

DEIS Public Comment Period

- 60-day comment period
- Information session (virtual)
- Information session for NE 130th and 145th Street station areas
- 2 public comment hearings

Public Communication

- Email & mail lists
- Social media
- Plan website
- Engagement Hub
- DEIS StoryMap

Stakeholder Engagement

- Outreach to Boards & Commissions
- Outreach to community stakeholders
- Community-based organization

Open House Schedule

Date	Venue
March 14	Loyal Heights Community Center (D6)
March 19	Cleveland High School (D2)
March 26	Nathan Hale High School (D5)
April 3	Chief Sealth Int'l High School (D1)
April 16	Garfield Community Center (D3)
April 25	Eckstein Middle School (D4)
April 30	City Hall (D7)
May 2	Virtual (Citywide)

Conclusion

Our proposed Comprehensive Plan update:

- Is an important tool in efforts to expand needed housing and drive affordability
- Adds new housing types across the city, with a focus on transit-oriented development and middle housing
- Encourages affordable housing development
- Focuses on preventing displacement
- Is rooted in community-driven feedback and ongoing public engagement

Engage.OneSeattlePlan.com

