



SEATTLE CITY COUNCIL

Select Committee on the Comprehensive Plan Agenda

Monday, January 6, 2025

9:30 AM

Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

Joy Hollingsworth, Chair
Dan Strauss, Vice-Chair
Robert Kettle, Member
Cathy Moore, Member
Tammy J. Morales, Member
Sara Nelson, Member
Alexis Mercedes Rinck, Member
Maritza Rivera, Member
Rob Saka, Member

Chair Info: 206-684-8803; Joy.Hollingsworth@seattle.gov

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Select Committee on the Comprehensive Plan
Agenda
January 6, 2025 - 9:30 AM

Meeting Location:

Council Chamber, City Hall , 600 4th Avenue , Seattle, WA 98104

Committee Website:

<https://www.seattle.gov/council/issues/2025-comprehensive-plan>

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Members of the public may register for remote or in-person Public Comment to address the Council. Details on how to provide Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at the meeting at

<https://www.seattle.gov/council/committees/public-comment>

Online registration to speak will begin one hour before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

In-Person Public Comment - Register to speak on the Public Comment sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Pursuant to Council Rule VI.C.10, members of the public providing public comment in Chambers will be broadcast via Seattle Channel.

Please submit written comments to all Councilmembers four hours prior to the meeting at Council@seattle.gov or at Seattle City Hall, Attn: Council Public Comment, 600 4th Ave., Floor 2, Seattle, WA 98104.

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

D. Items of Business

1. Introduction to the Comprehensive Plan Process

Supporting
Documents: [Presentation](#)

Briefing and Discussion (90 minutes)

Presenters: Rico Quirindongo, Director, and Michael Hubner, Office of Planning and Community Development; Christa Valles, Mayor's Office; Lish Whitson, Council Central Staff

E. Adjournment



Legislation Text

File #: Inf 2607, **Version:** 1

Introduction to the Comprehensive Plan Process



Mayor Harrell's
ONE SEATTLE PLAN
COMPREHENSIVE PLAN UPDATE

Agenda

Overview

Comprehensive Plan Requirements

Planning for Housing Growth

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, 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 Housing Growth

Housing goals of 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



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



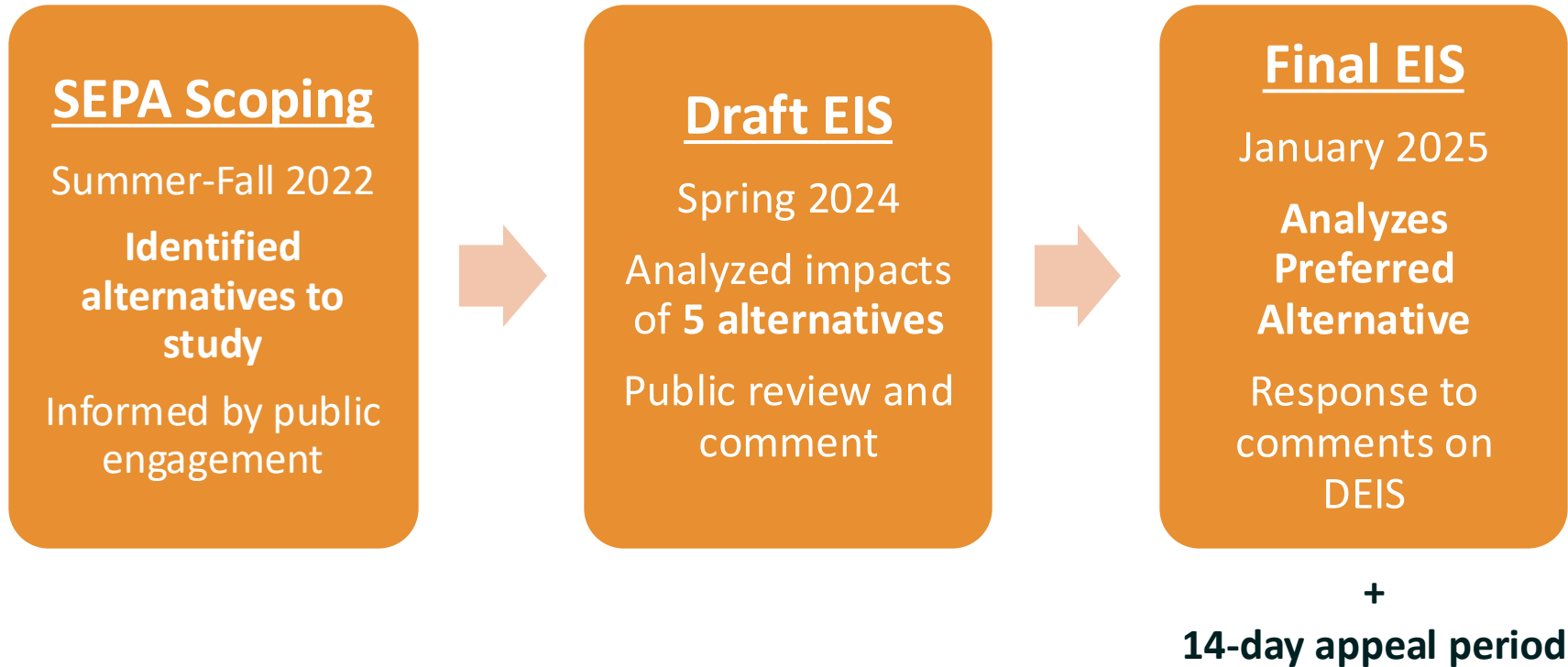
Environmental Review

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

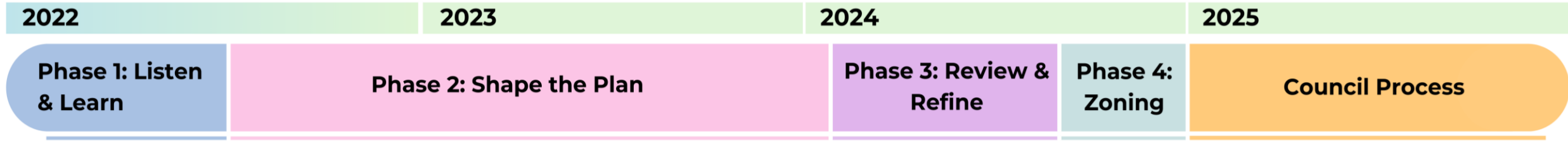


Environmental Impact Statement Schedule



Public Engagement

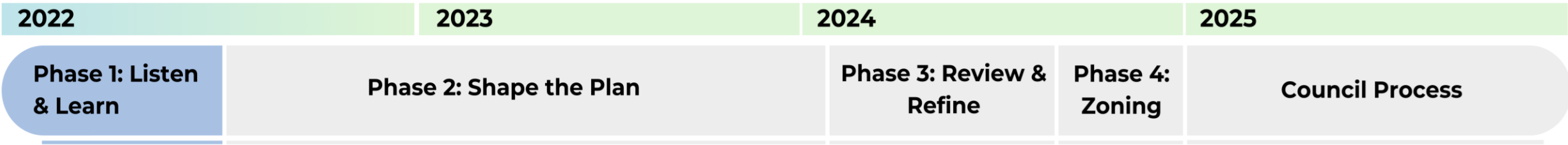
Public Engagement Goals and Timeline



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



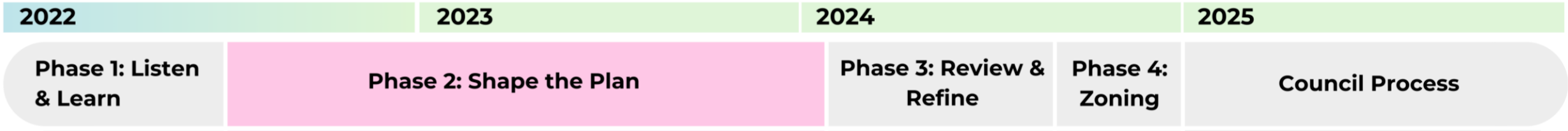
Purpose:

- 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:

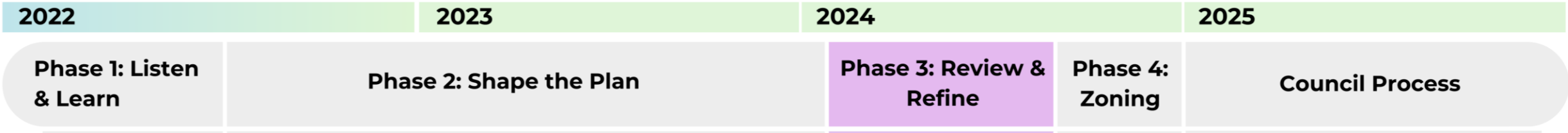
- Provide input on EIS scope, incl growth strategy alternatives to be studied
- Engage BIPOC communities to create equitable growth strategy
- Seek input on potential goals and policies in the Comp Plan

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:

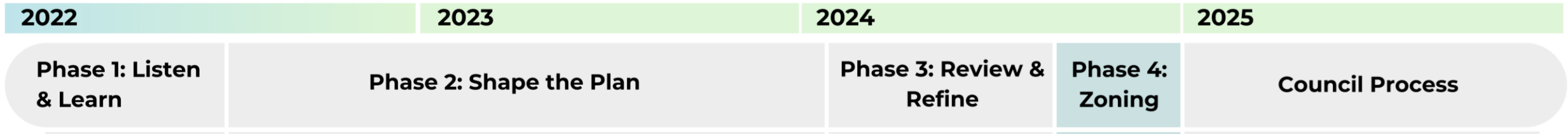
- Draft Comp Plan and growth strategy, incl number and location of new and expanded centers and corridors for new housing growth
- Draft approach to new NR zones (response to HB 1110)
- Draft EIS

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: Spring 2024 Draft Plan Engagement
- Phase 4 Report: Fall 2024 Zoning Update Engagement



Council Process

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

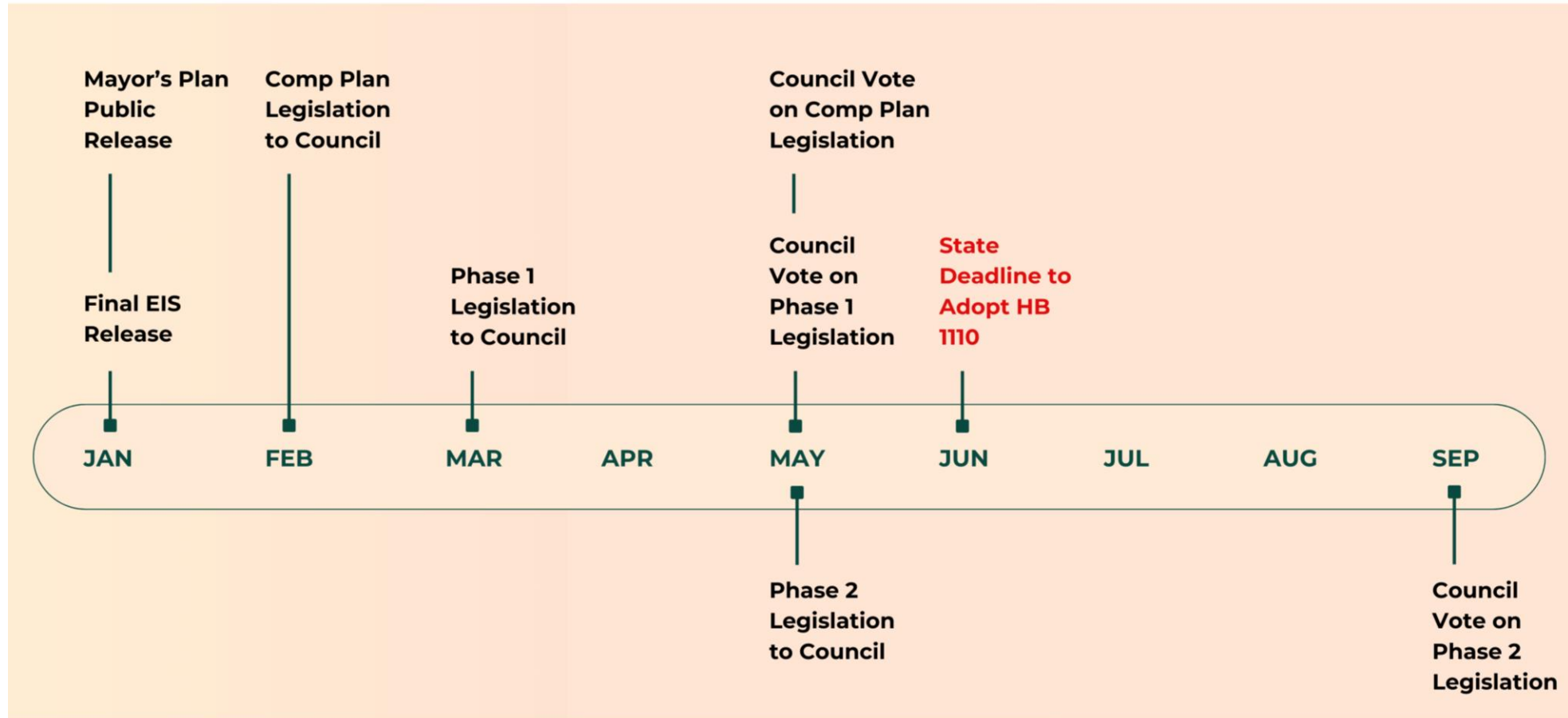
2. Phase 1 Zoning Legislation

- 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?