



SEATTLE CITY COUNCIL

Select Committee on the Comprehensive Plan

Agenda

Special Meeting

Wednesday, February 5, 2025

11:00 AM

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

Joy Hollingsworth, Chair
Dan Strauss, Vice-Chair
Robert Kettle, Member
Cathy Moore, Member
Sara Nelson, Member
Alexis Mercedes Rinck, Member
Maritza Rivera, Member
Rob Saka, Member
Mark Solomon, Member

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

[Watch Council Meetings Live](#) [View Past Council Meetings](#)

Council Chamber Listen Line: 206-684-8566

The City of Seattle encourages everyone to participate in its programs and activities. For disability accommodations, materials in alternate formats, accessibility information, or language interpretation or translation needs, please contact the Office of the City Clerk at 206-684-8888 (TTY Relay 7-1-1), CityClerk@Seattle.gov, or visit <https://seattle.gov/cityclerk/accommodations> at your earliest opportunity. Providing at least 72-hour notice will help ensure availability; sign language interpreting requests may take longer.



SEATTLE CITY COUNCIL
Select Committee on the Comprehensive Plan
Agenda
February 5, 2025 - 11:00 AM
Special Meeting

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.

Only written public comment will be accepted at this meeting. Please submit written comments to all Councilmembers two 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. Business hours are considered 8 a.m. - 5 p.m.

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

D. Items of Business

1. **Comprehensive Plan Public Engagement Presentation**

*Supporting
Documents:* [Presentation](#)

Briefing and Discussion

Presenters: Rico Quirindongo, Director, and Michael Hubner, Office of Planning and Community Development

E. Adjournment



Legislation Text

File #: Inf 2622, **Version:** 1

Comprehensive Plan Public Engagement Presentation



Mayor Harrell's

ONE SEATTLE PLAN

COMPREHENSIVE PLAN UPDATE

Agenda

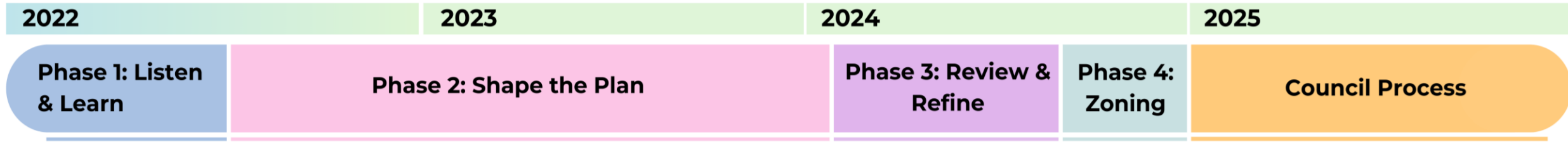
Public Engagement

- Engagement Phases and Reports
- Draft Plan Comments
- Draft Zoning Update Comments

Public Engagement

Engagement phases and reports

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

Public Engagement Reports

Engagement Summary Report (2022-2024)

Phase 1 Engagement (2022):

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

Phase 2 Engagement (2023):

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

Phase 3 Engagement (2024)

- Spring 2024 Draft Plan Public Comments Summary

Forthcoming Report:

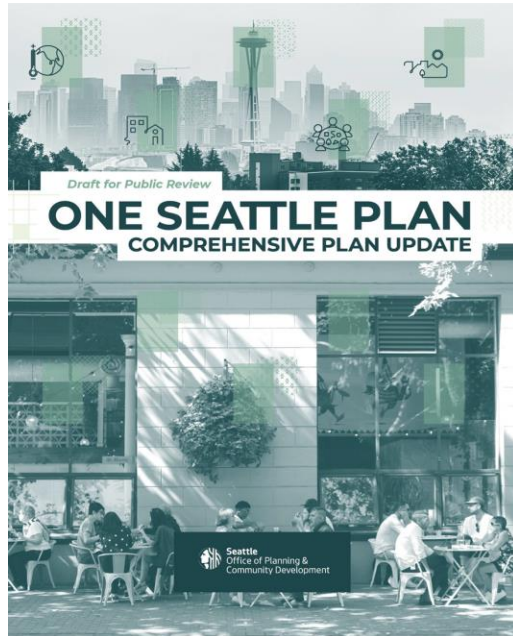
- Phase 4 Fall 2024 Zoning Update Public Comments Summary



Phase 3: Draft Plan Comments

Spring 2024

March 2024 Public Release



Draft "One Seattle Plan"
Comprehensive Plan
Update & Growth
Strategy



Draft Proposal
for Updating
Neighborhood Residential
zones



Draft Environmental
Impact Statement (EIS)

For Public Review and Comment

Draft growth strategy

- Location and size of Neighborhood Centers
- Approximate areas for expansion of existing centers
- Frequent transit routes that would be appropriate for upzones
- Policies on uses and densities in each place type

Draft HB 1110 zoning proposal

- New Neighborhood Residential zoning and development standards
- Incentives for affordable housing
- Proposed exception for displacement risk

Draft One Seattle Plan Growth Strategy

Place types

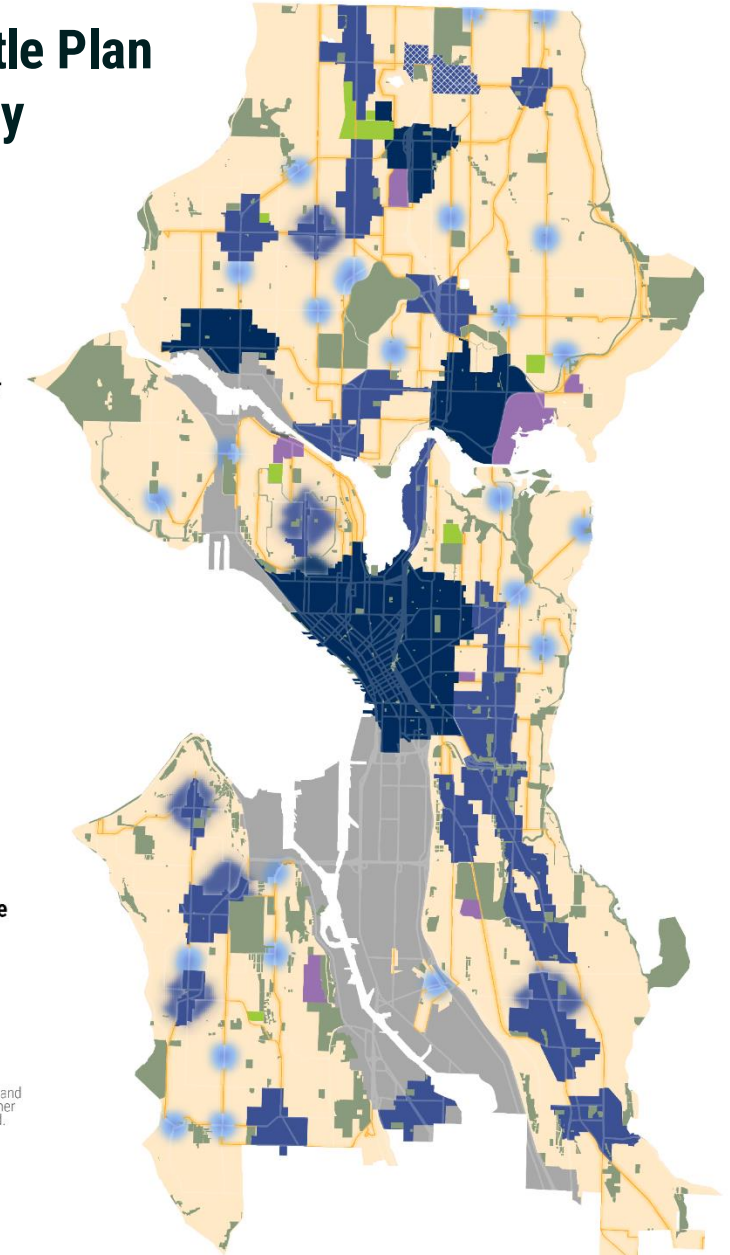
- Regional Center
- Urban Center
- Neighborhood Center
- Manufacturing & Industrial Center
- Urban Neighborhood
- Expanded Regional or Urban Center
- New Urban Center

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.



Engagement Highlights

- **8 open houses** (1500+ participants)
- **30+ meetings** with citywide, neighborhood, and community groups
- **Engagement Hub** with online info and commenting tools
- **DEIS StoryMap** website
- **Comment period** (60+ days)



City staff engage residents at a Draft Plan Open House (May 2024)

Who we heard from

Public Comments

- **5,918** total comments received:
 - Written comments at open houses (~300)
 - Emailed comments (~1,600)
 - 3,724 comments on online Draft Plan (1,235 commenters)

Letters from Stakeholder Organizations

- 3 coalition letters representing 100 organizations
- 80+ letters from individual orgs



Residents provide comment on the Engagement Hub using laptops at a Draft Plan Open House (May 2024)

What we heard – Growth Strategy

General strong support for:

- More housing supply overall
- Diverse housing choices in all neighborhoods
- Housing density near transit
- Complete neighborhoods with housing near shops, services, and amenities (“15-minute city”)

Specific calls for the Plan to include:

- More Regional and Urban Centers
- More Neighborhood Centers
- Wider corridors of density along transit routes



Draft Plan Open House at
Garfield CC, April 2024

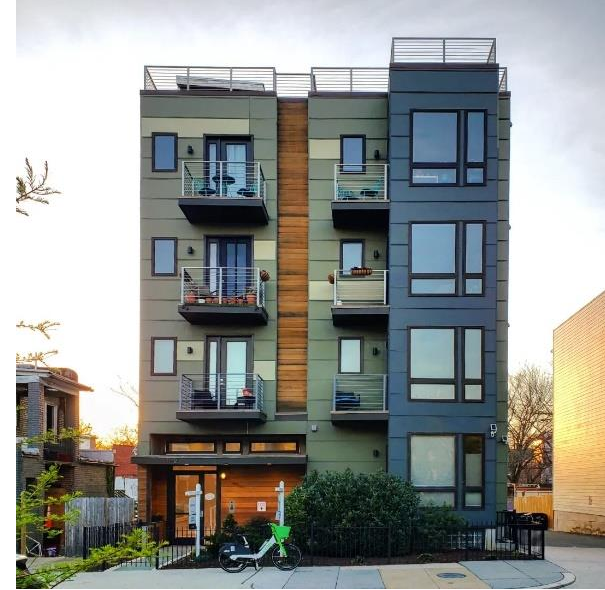
What we heard – HB 1110 and middle housing

General strong support for “missing middle” housing

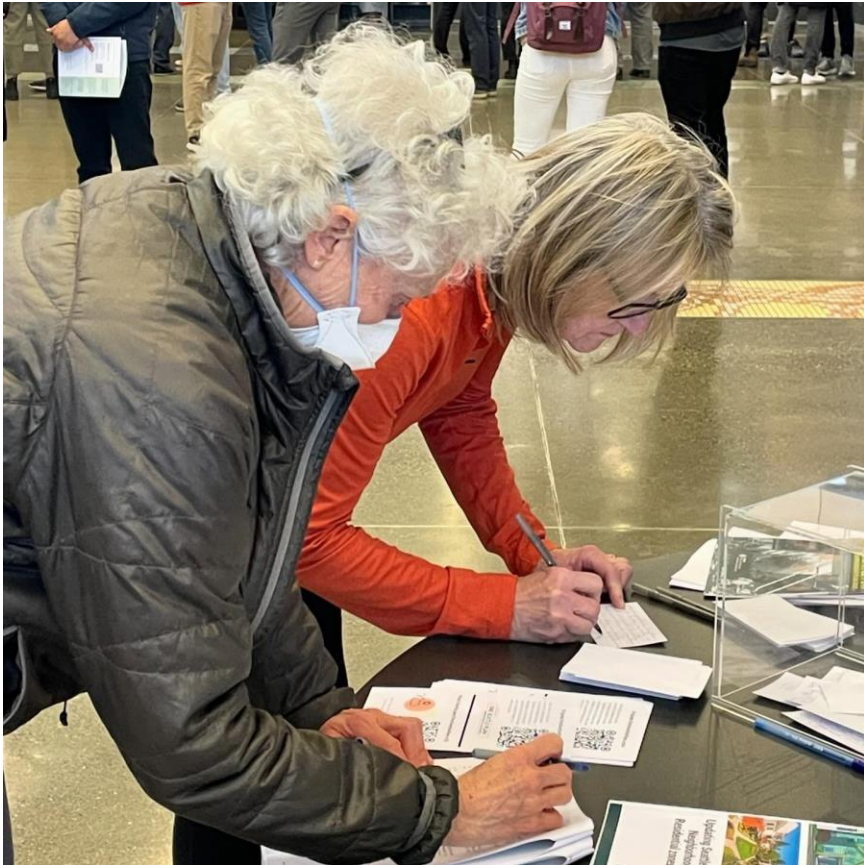
Specific comments urging the City to:

- Apply HB 1110 zoning equally to all areas
- Increase the floor-area-ratio from the proposed 0.9 to 1.2 or higher (in alignment with State model code)
- Reduce setback requirements
- Include strong incentives for stacked flats and affordable housing
- Reduce or eliminate off-street parking requirements

Support for allowing **corner stores**, consider expanding to non-corner locations



What we heard – Concerns about density



Residents fill out comment cards at Draft Plan Open House

Other commenters cited potential negative impacts of allowing new and denser forms of housing in their neighborhoods, including:

- Impact on trees and tree canopy
- Loss of open space
- Impacts of density, incl shade from taller buildings, traffic, noise
- Impacts on historic resources and districts
- Heightened displacement risk

What we heard – Other key policy themes

Transportation

- Greater investment in alternatives to auto travel, including transit, bike, walking
- Dedicate more right-of-way space to multiple travel modes and community uses
- Investments in safety, esp. for pedestrians

Parks and Open Space

- Expand access to open space as we grow
- More housing options near parks and transit connections
- Invest in open space acquisition, parks amenities, and maintenance/safety

Climate and Resilience

- Support for broad strategies to transition away from fossil fuels
- Tree canopy and other ingredients for neighborhood resilience to climate impacts
- Focusing housing density in Seattle can support regional climate goals

How we used the comments

OPCD used the public comments from spring 2024 to:

- **Revise growth strategy**
 - Increase # of Neighborhood Centers from 24 to 30
 - Additional Regional/Urban center expansions
- **Revise HB 1110 zoning proposal**
 - Increased FAR to 1.2
 - Removed tailored approach to areas at risk of displacement
 - New incentive for stacked flats
 - Reduced parking requirements
- **Revise policy language in Comprehensive Plan elements**



Public comments left on the online Draft Plan (May 2024)

Draft Zoning Update Comments

Fall 2024

October 2024 Public Release

Updating Seattle's Neighborhood Residential zoning

A proposal to increase housing choice and fulfill requirements of House Bill 1110

UPDATED OCTOBER 2024



Summary of Updated Neighborhood Residential zoning

AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code (SMC) at pages XX, XX, XX and XX of the Official Land Use Map; amending subsection 15.32.200.F, amending Sections 23.22.062, 23.24.045, 23.30.010, 23.34.011, 23.34.014, 23.42.110, 53.45.502, 23.45.504, 23.45.508, 23.45.510, 23.45.512, 23.45.514, 23.45.518, 23.45.522, 23.45.527, 23.45.529, 23.45.545, 23.45.550, 23.47A.004, 23.53.006, 23.53.025, 23.54.015, 23.54.020, 23.54.030, 23.84A.002, 23.84A.006, 23.84A.008, 23.84A.010, 23.84A.024, 23.84A.025, 23.84A.030, 23.84A.032, 23.84A.036, 23.84A.048, 23.86.002, 23.86.006, 23.86.008, 23.86.012, 23.86.017, 23.86.026, 23.90.019, 25.09.052, 25.09.240, 25.09.260, 25.09.520, and 25.11.090; repealing Sections 23.34.010, 23.34.012, 23.34.013, 23.40.035, Chapter 23.44, Sections 23.45.531, and 23.86.010; and adding Sections 23.42.022, 23.42.024, 23.42.132, new Chapter 23.44, and Sections 23.45.519, 23.54.031, 23.54.032, 23.54.033, 23.54.034 and 23.54.037 of the Seattle Municipal Code.

Rezone Language

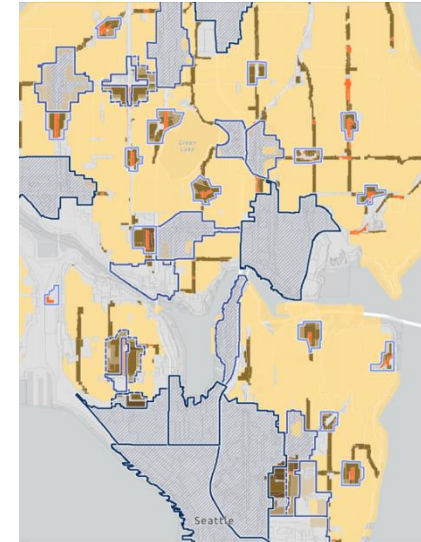
Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is amended to rezone properties on pages XX, XX, XX... of the Official Land Use Map as follows:

A. Properties identified for rezones in Map X through X as shown on Attachment 1 to this ordinance are rezoned as shown in those maps.

B. Except for properties identified to be rezoned in Maps X through X as shown on Attachment 1 to this ordinance, all areas designated with a zone shown in Table A for Section 1 are rezoned as shown in Table A for Section 1.

Existing Zoning	New Zoning
RSL	LR1 (M)

Draft Legislation:
New Neighborhood Residential zone (per HB 1110)



Draft Zoning Maps:
Neighborhood Centers
Center Expansions
Transit arterials

AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code (SMC) at pages XX, XX, XX and XX of the Official Land Use Map; amending subsection 15.32.200.F, amending Sections 23.22.062, 23.24.045, 23.30.010, 23.34.011, 23.34.014, 23.42.110, 53.45.502, 23.45.504, 23.45.508, 23.45.510, 23.45.512, 23.45.514, 23.45.518, 23.45.522, 23.45.527, 23.45.529, 23.45.545, 23.45.550, 23.47A.004, 23.53.006, 23.53.025, 23.54.015, 23.54.020, 23.54.030, 23.84A.002, 23.84A.006, 23.84A.008, 23.84A.010, 23.84A.024, 23.84A.025, 23.84A.030, 23.84A.032, 23.84A.036, 23.84A.048, 23.86.002, 23.86.006, 23.86.008, 23.86.012, 23.86.017, 23.86.026, 23.90.019, 25.09.052, 25.09.240, 25.09.260, 25.09.520, and 25.11.090; repealing Sections 23.34.010, 23.34.012, 23.34.013, 23.40.035, Chapter 23.44, Sections 23.45.531, and 23.86.010; and adding Sections 23.42.022, 23.42.024, 23.42.132, new Chapter 23.44, and Sections 23.45.519, 23.54.031, 23.54.032, 23.54.033, 23.54.034 and 23.54.037 of the Seattle Municipal Code.

Rezone Language

Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is amended to rezone properties on pages XX, XX, XX... of the Official Land Use Map as follows:

A. Properties identified for rezones in Map X through X as shown on Attachment 1 to this ordinance are rezoned as shown in those maps.

B. Except for properties identified to be rezoned in Maps X through X as shown on Attachment 1 to this ordinance, all areas designated with a zone shown in Table A for Section 1 are rezoned as shown in Table A for Section 1.

Existing Zoning	New Zoning
RSL	LR1 (M)

Draft Legislation:
Centers and Corridors w/code amendments

Zoning Changes in Centers and Corridors

Mayor's Recommend Growth Strategy
(Sept 2024)

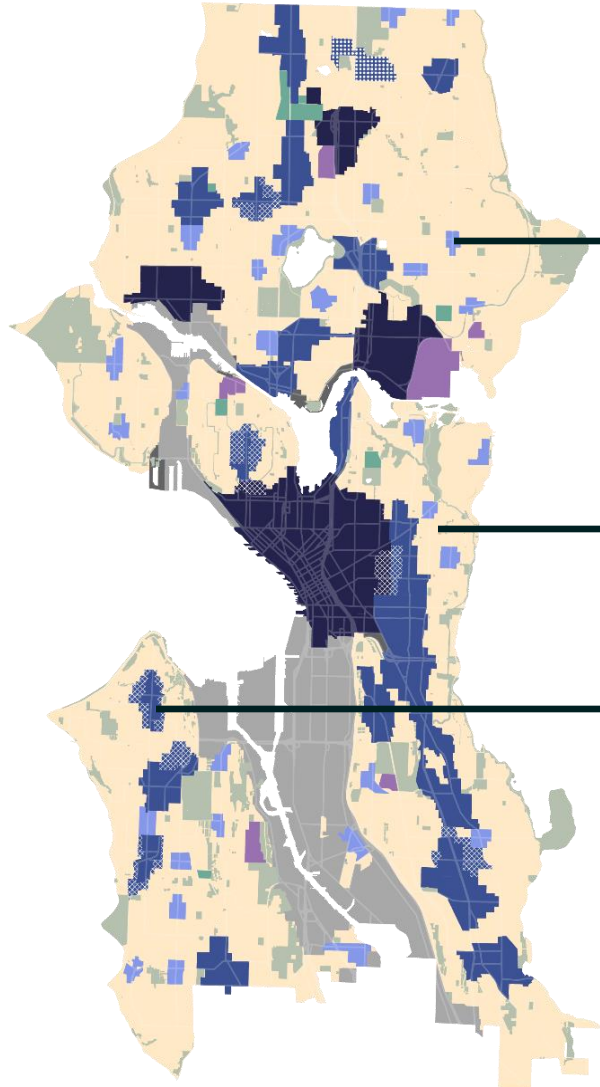
Draft Zoning Maps (Oct 2024)

Place types

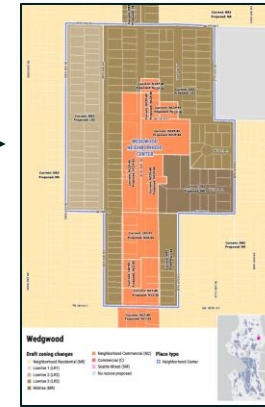
- Regional Center
- Urban Center
- Expanded Regional or Urban Center
- New Urban Center
- Neighborhood Center
- Manufacturing & Industrial Center
- Urban Neighborhood

Other areas

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



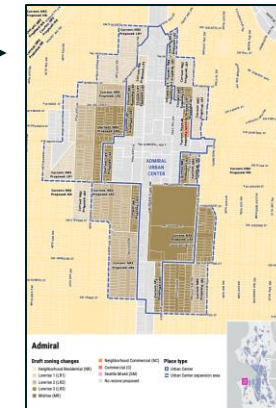
Neighborhood Centers



Transit Corridors



Expanded Urban Centers



Engagement Highlights

- **7 open houses** (2000+ participants)
- **3 online info sessions**
- **8 virtual office hours** sessions
- **Zoning Update website** with detail on proposed zoning and commenting tools
- **Advertising** through paid local media and targeted social media, flyers and outreach to community groups



Who we heard from

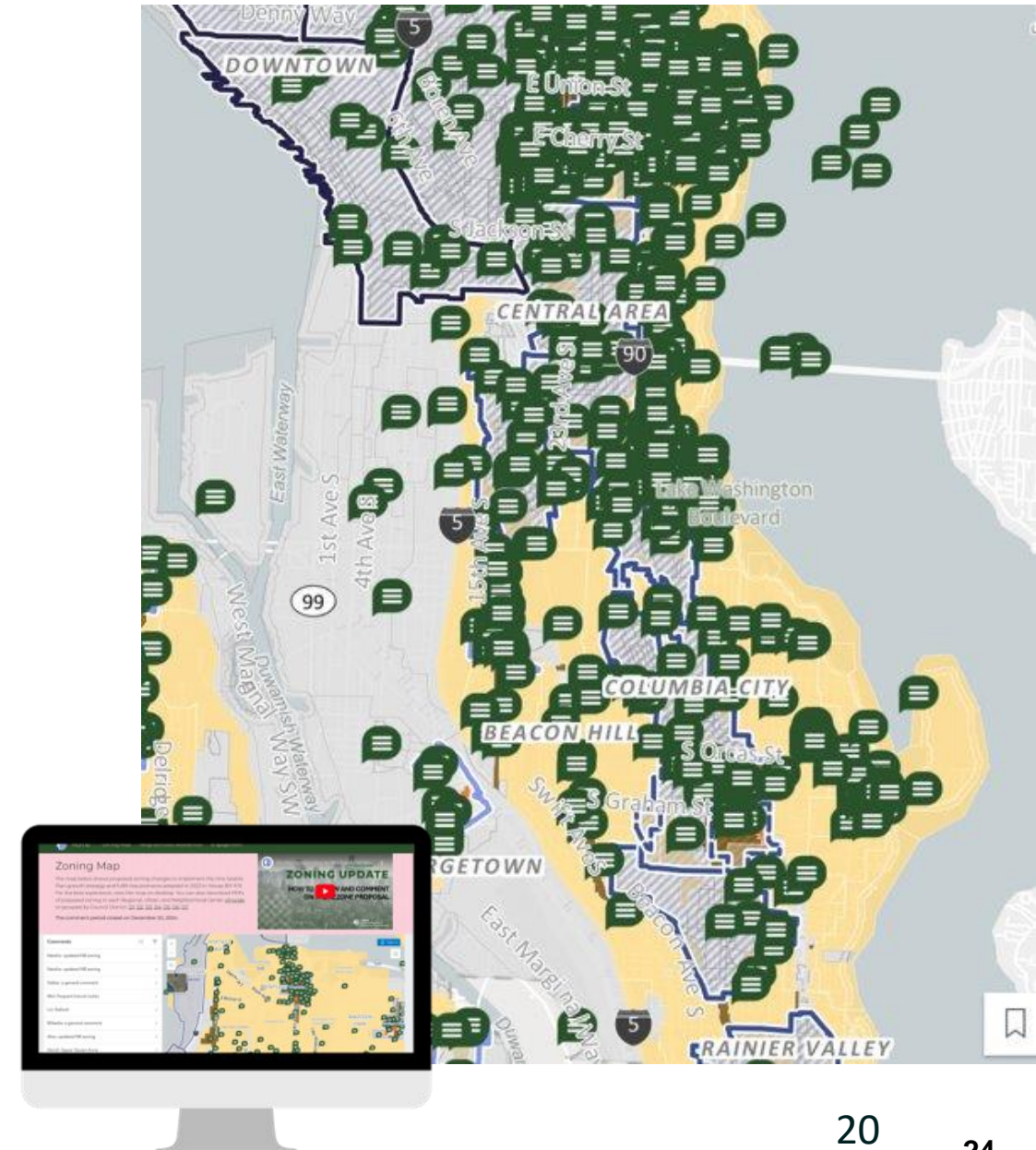
- Broad citywide participation
- Heightened participation by residents of areas with proposed upzones

9,221 public comments received including:

- 4,351 on maps,
- 3,103 through the general form
- 1767 via email

5830 unique commenters

38 letters from community groups/organizations



What we heard – HB 1110/NR zoning legislation

General support for taking steps to add housing in neighborhoods, esp. family size and affordable ownership

Specific concerns about proposed NR zoning changes focused on impacts related to:

- Height/bulk/scale of new development
- Architectural/historic character
- Light and shade impacts
- Traffic and parking
- Infrastructure, including stormwater
- Impact on existing trees, space for planting new trees

OPCD continued to hear **support** for a robust approach to HB 1110.



What we heard – Centers and Corridors zoning

Many comments from residents of areas proposed for rezones with **concerns** about:

- Requests to remove Neighborhood Centers or reduce proposed density
- Scale of buildings, incl proximity of 5-story development to existing homes
- Adequacy of existing transit service (frequency, destinations, etc.)
- Limited access to essential goods and services
- Adequacy of infrastructure, including stormwater, narrow streets
- Impact on trees with redevelopment
- Localized factors in certain Neighborhood Centers and transit corridors proposed for upzoning, e.g., topography constraints, historic districts, and others



OPCD also continued to receive specific comments of **support** for the proposed zoning changes in centers and corridors, including calls to do more to zone for housing in more areas.

Next steps

OPCD is currently reviewing and analyzing fall 2024 comments from individuals and organizations.

Input will be used to inform final zoning legislation, including:

- HB 1110 zoning legislation (March)
- Centers and Corridors zoning legislation (May)

Questions?