



SEATTLE CITY COUNCIL

Select Committee on the Comprehensive Plan Agenda

Wednesday, January 15, 2025

2:00 PM

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

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
January 15, 2025 - 2:00 PM

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.

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. Growth Strategy Overview

*Supporting
Documents:* [Presentation](#)

Briefing and Discussion (120 minutes)

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

E. Adjournment



Legislation Text

File #: Inf 2614, **Version:** 1

Growth Strategy Overview



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

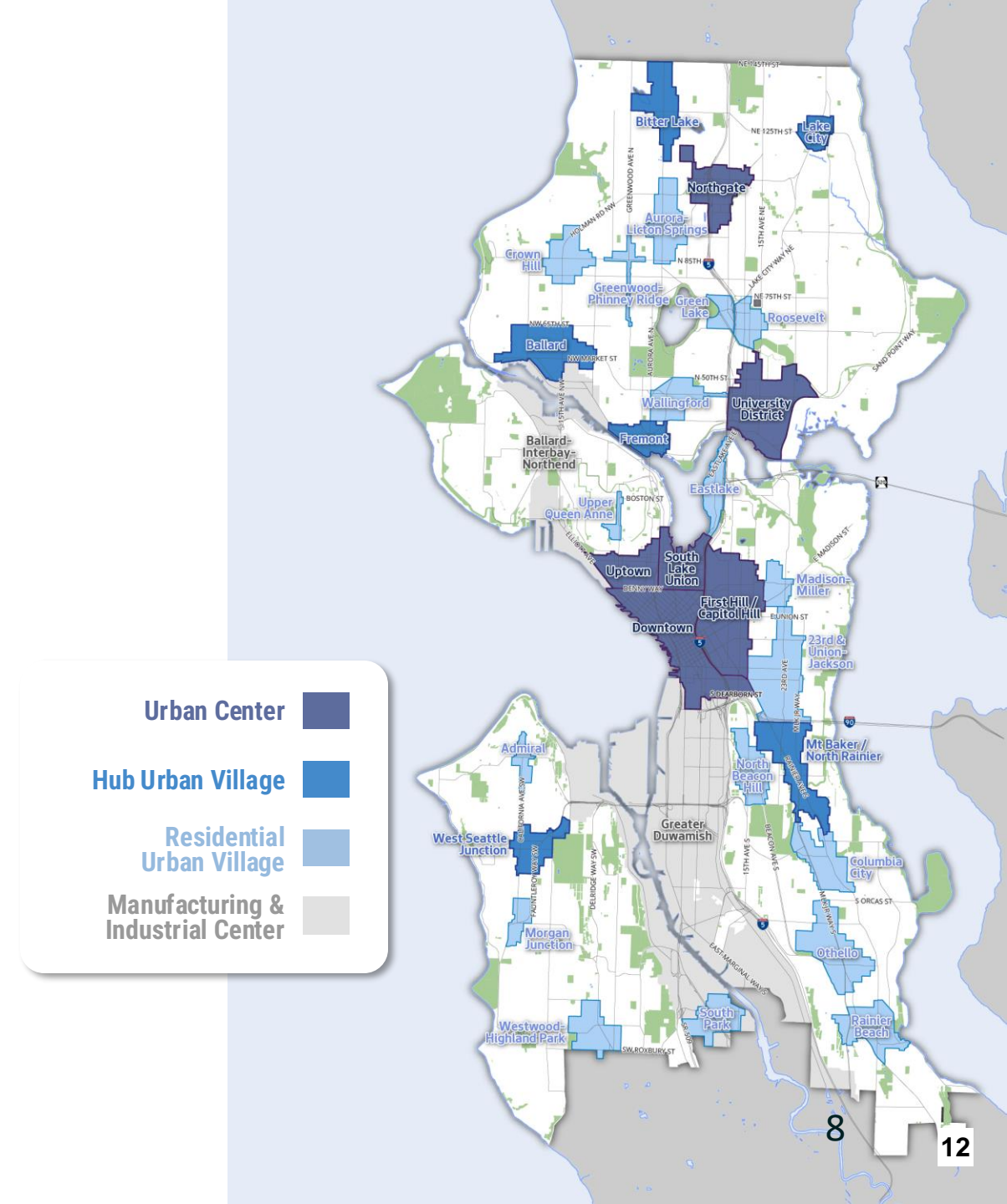
Increasing supply and diversity of housing:

- 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

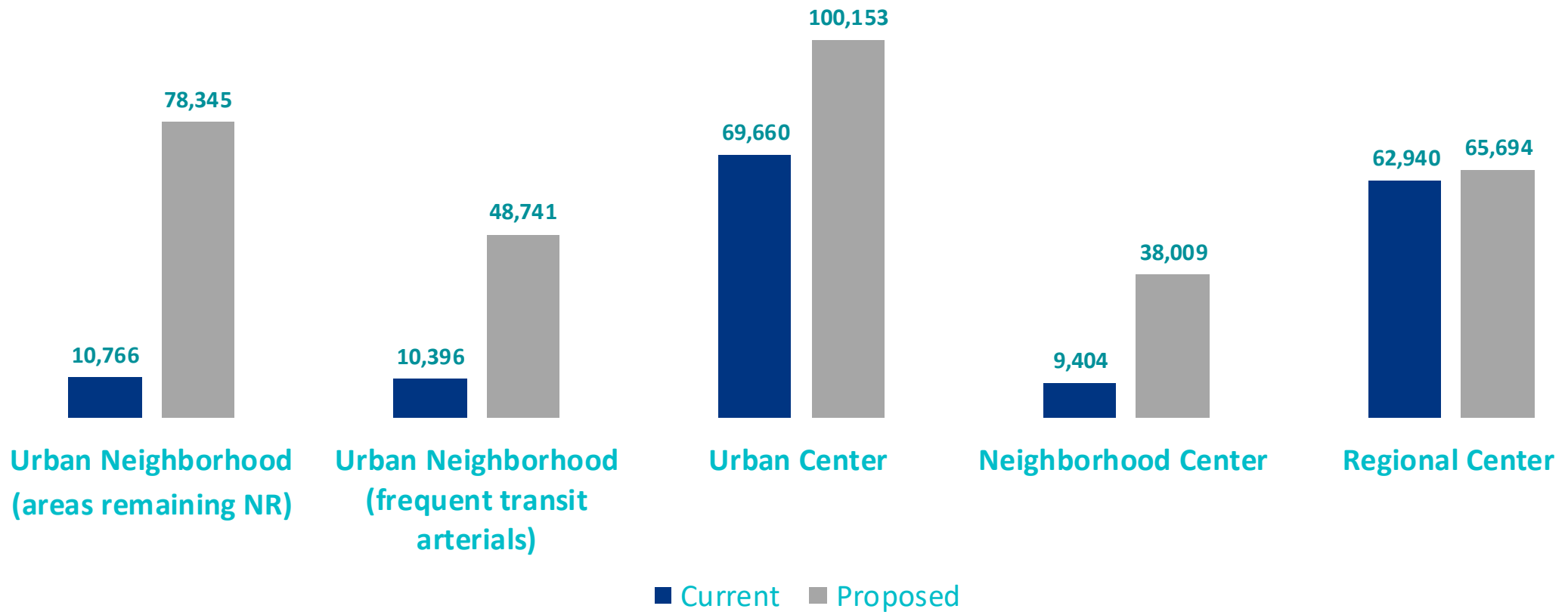


Mayor's Proposed Growth Strategy

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

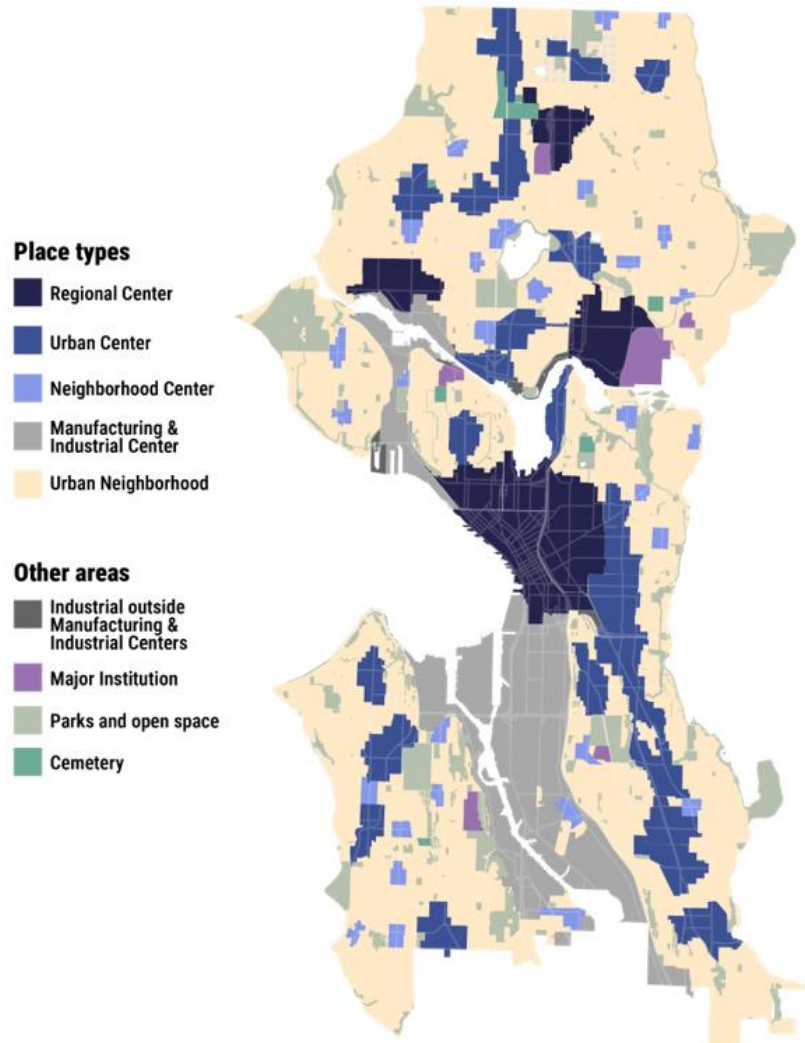


shown above = housing units

EIS alternatives

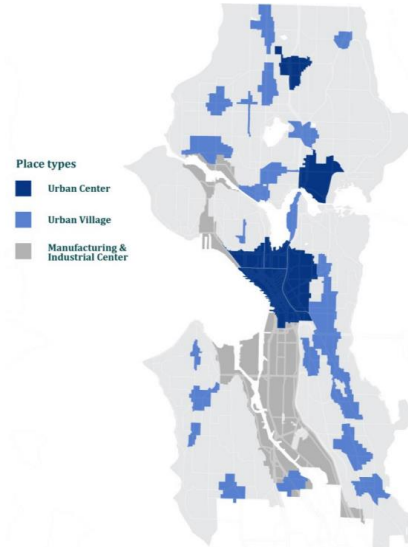
Preferred Alternative

Growth: 120,000 housing units



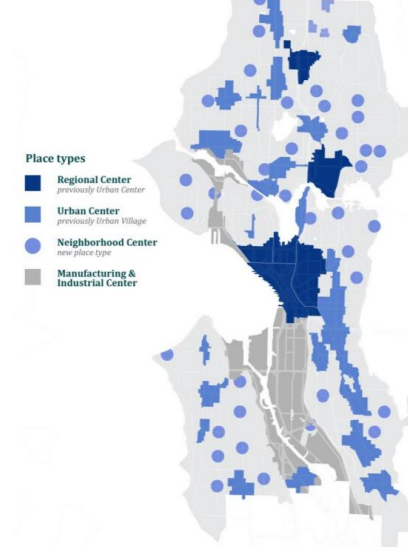
Alt 1: No Action

Growth: 80,000 housing units



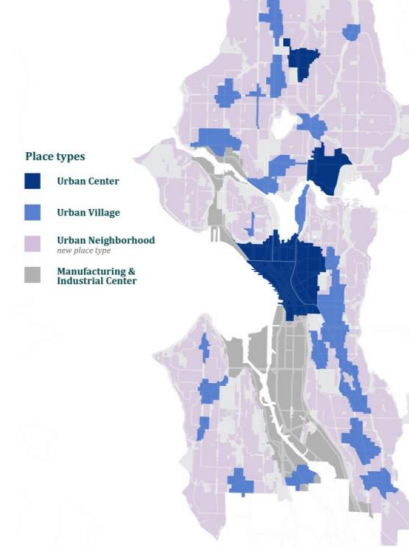
Alt 2: Focused

Growth: 100,000 housing units



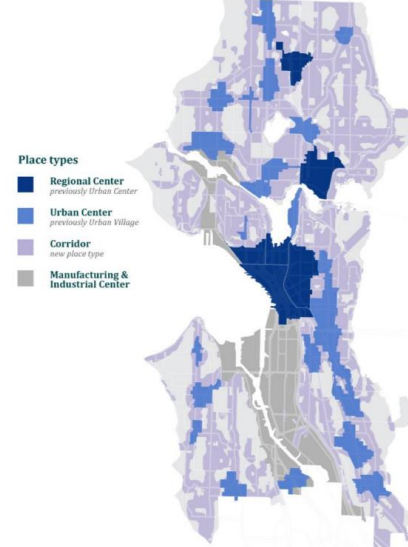
Alt 3: Broad

Growth: 100,000 housing units



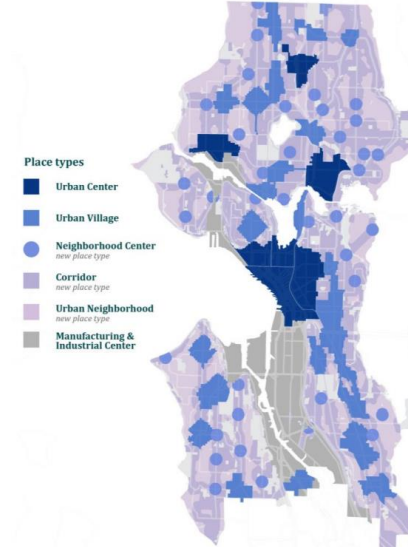
Alt 4: Corridors

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

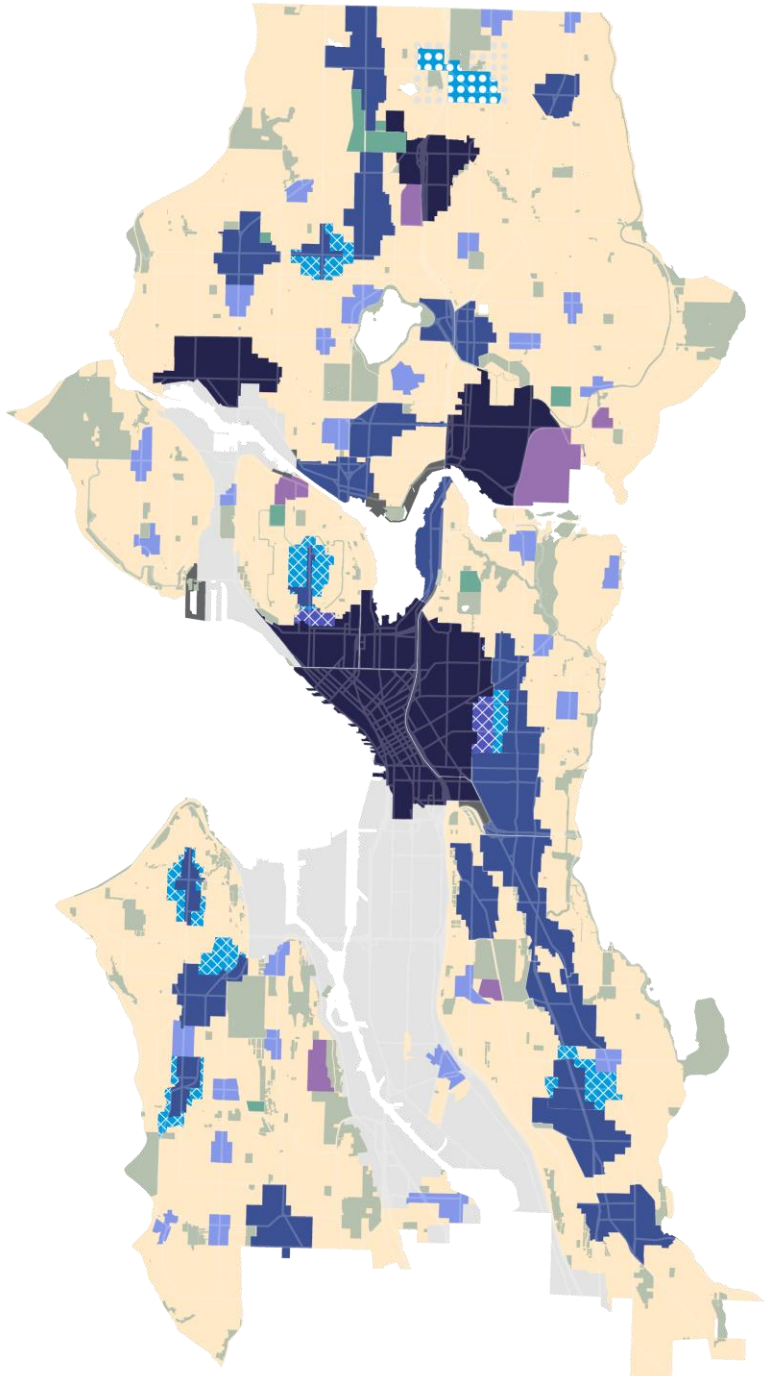
Future Land Use Map

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

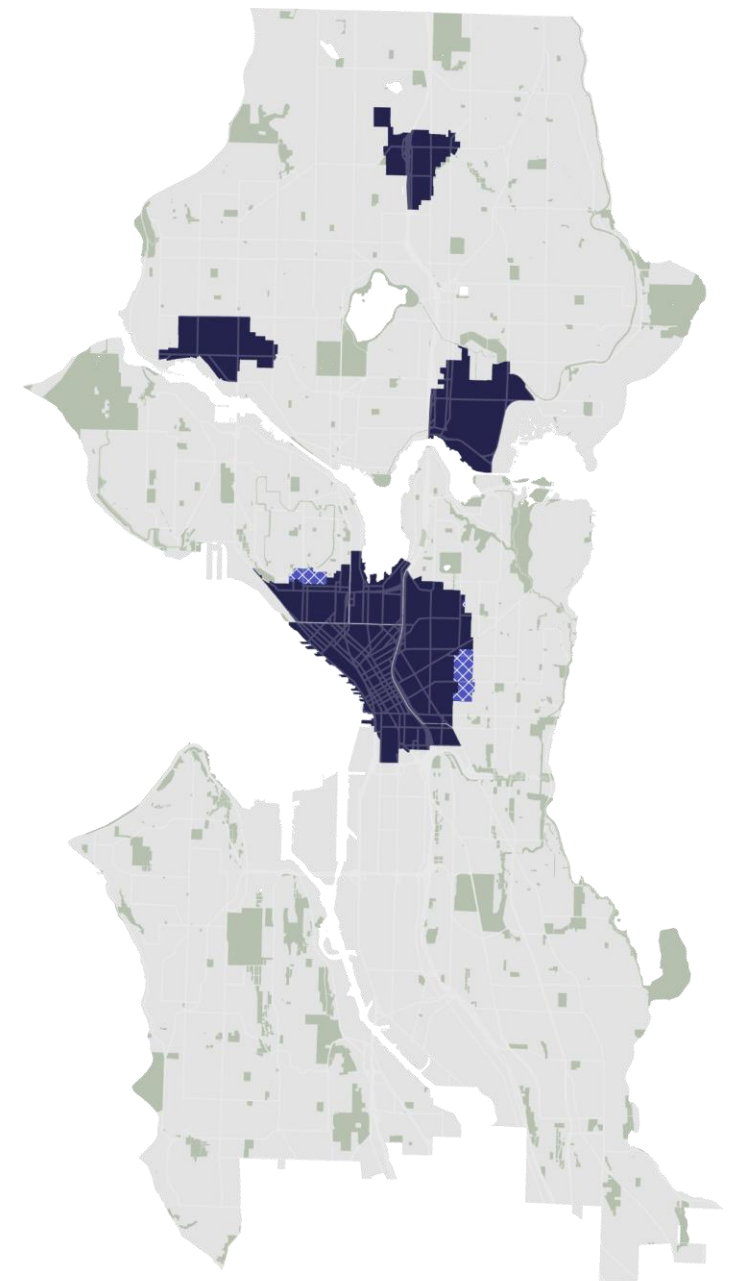
- 7 Regional Centers
- Ballard reclassified as a new Regional Center
- Boundary expansions:
 - Uptown
 - First Hill/Capitol Hill in Squire Park

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

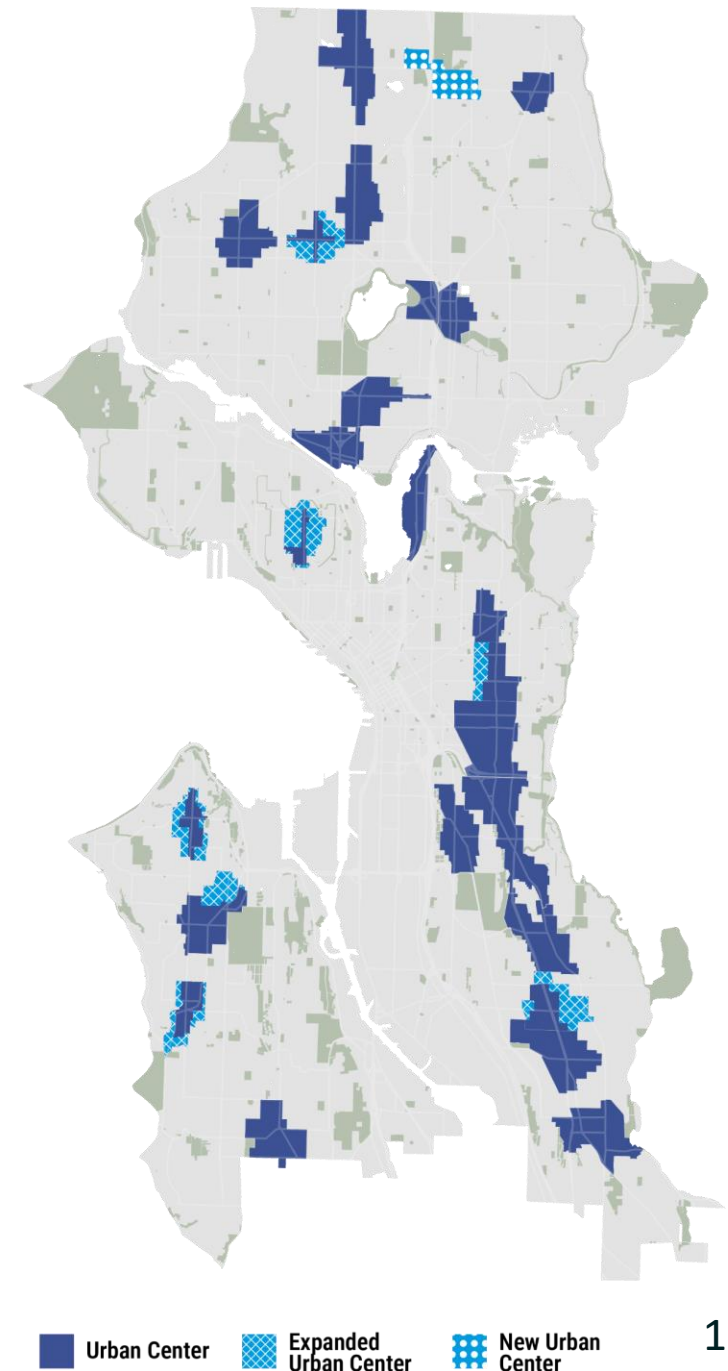
- 26 Urban Centers
- New Pinehurst-Haller Lake Urban Center
- Boundary expansions around 8 existing Urban Centers
- Boundary adjustments to break up 2 larger Urban Centers

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

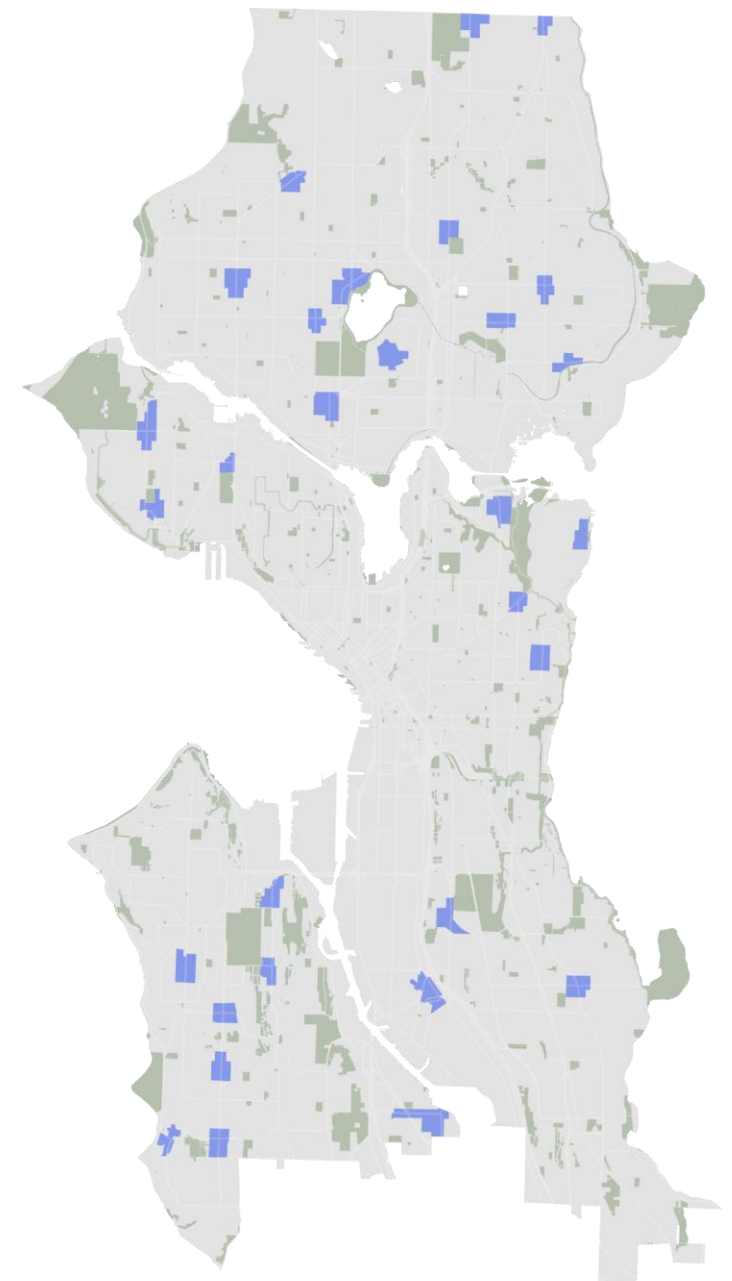
- 30 Neighborhood Centers
- Located around near frequent transit and/or neighborhood business districts
- South Park reclassified as a Neighborhood Center

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



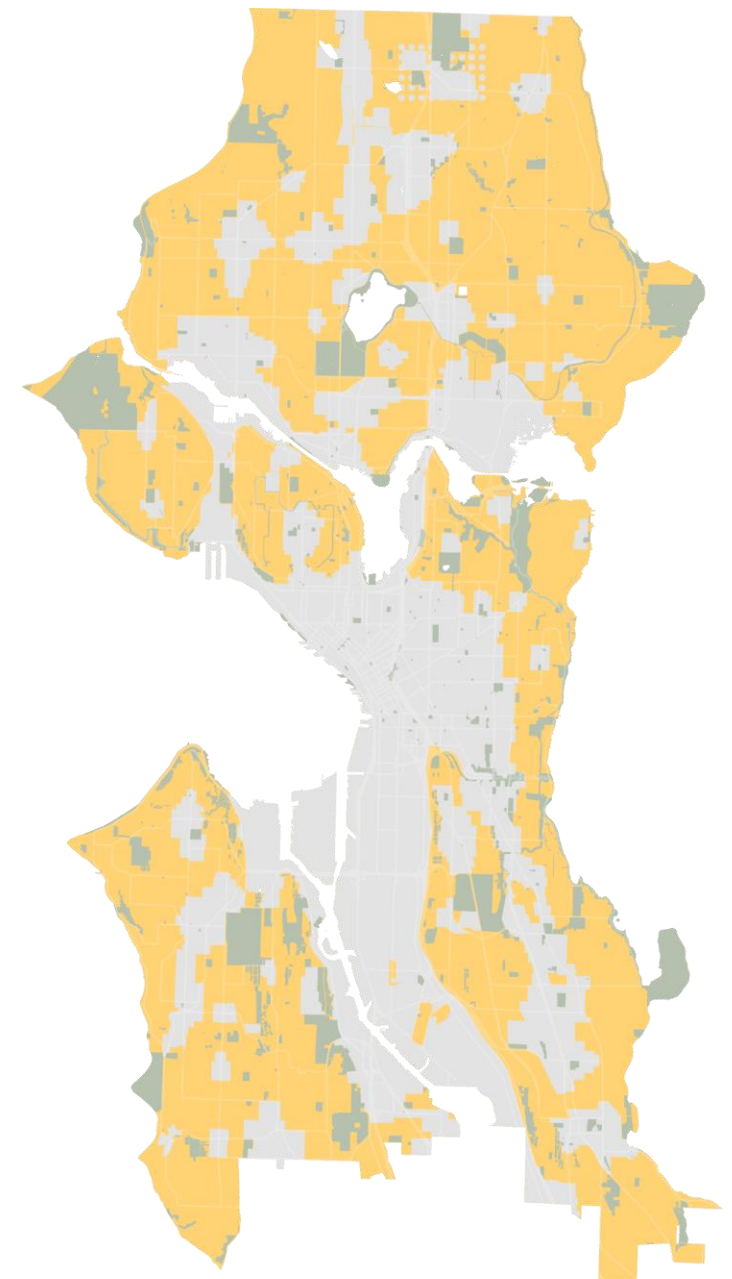
Urban Neighborhoods

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 ¼ mile of light rail and rapid ride or 6 units anywhere if 2 are affordable
- Higher-density housing along arterials served by frequent transit

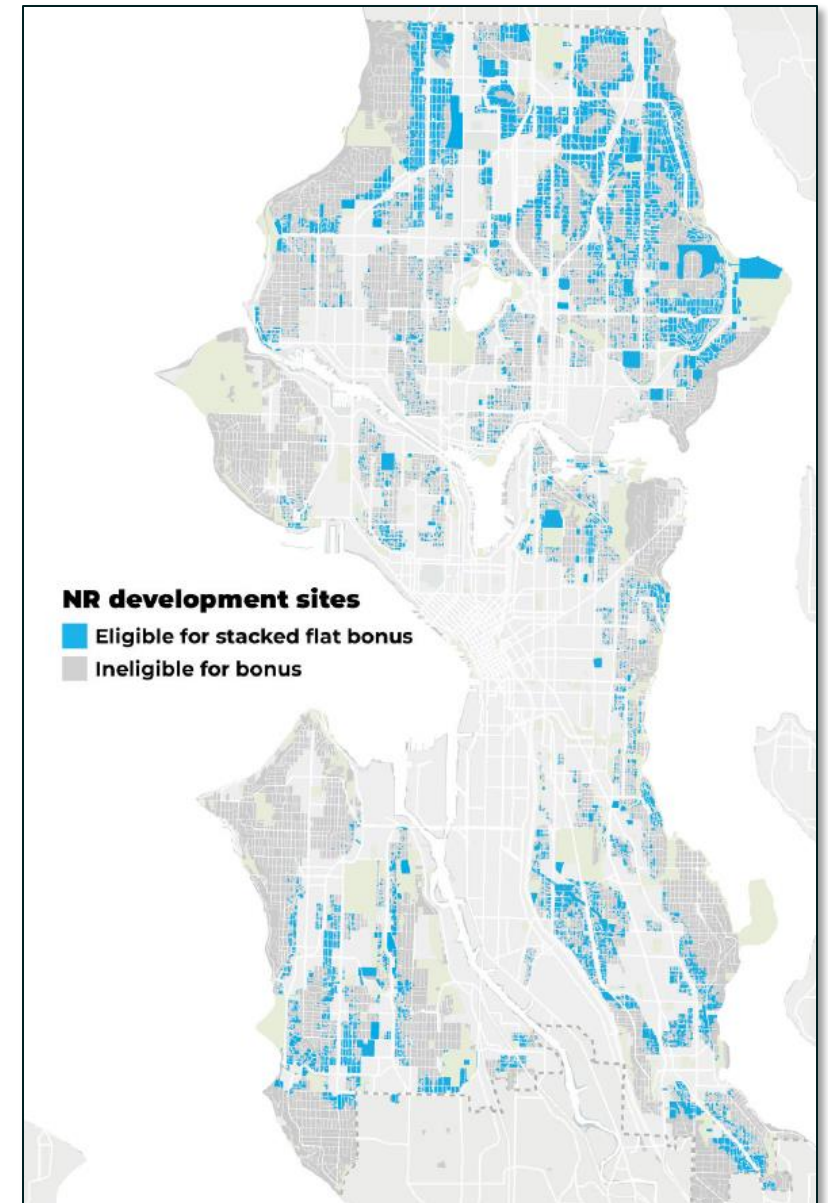
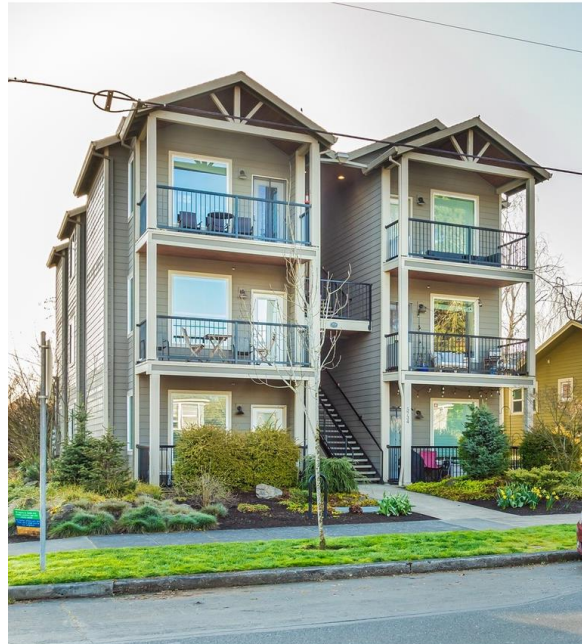


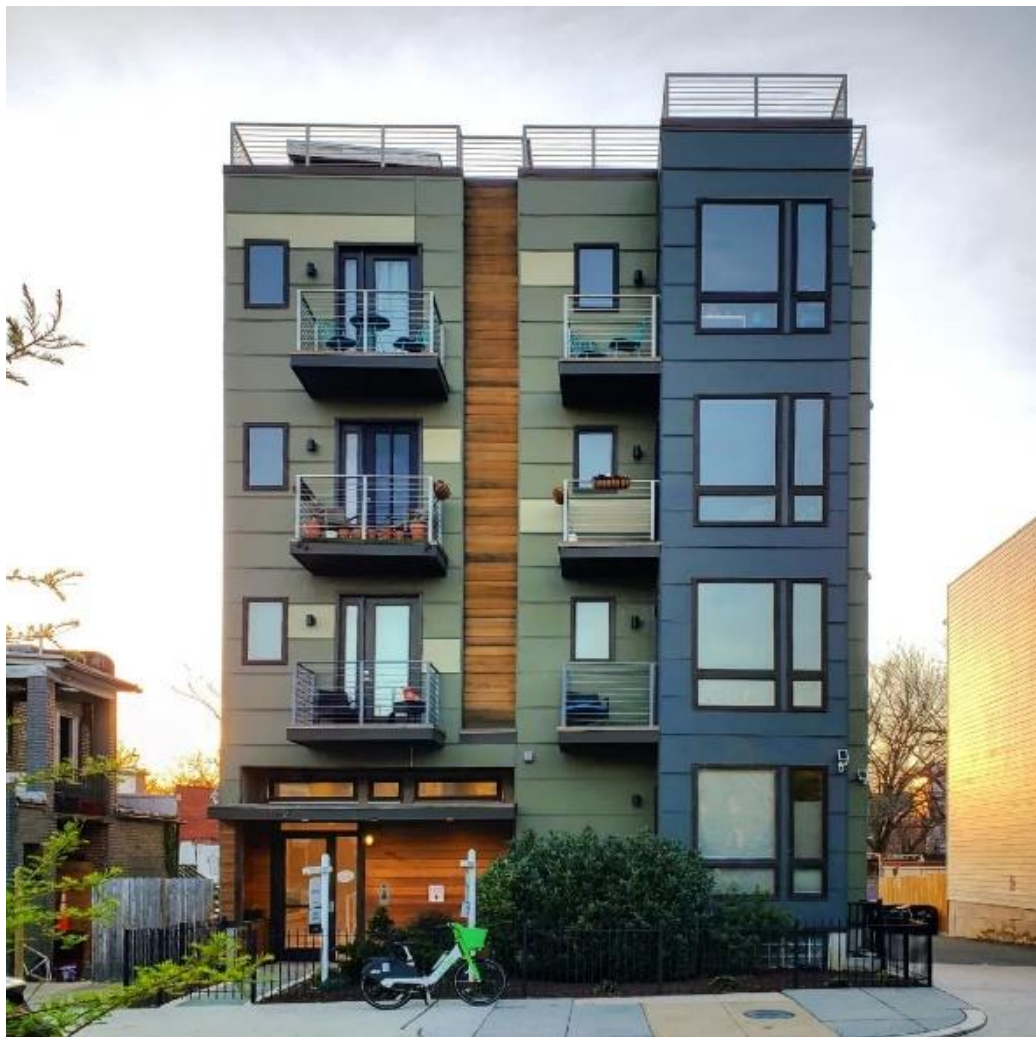


Neighborhood Residential Zoning

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 ¼ 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

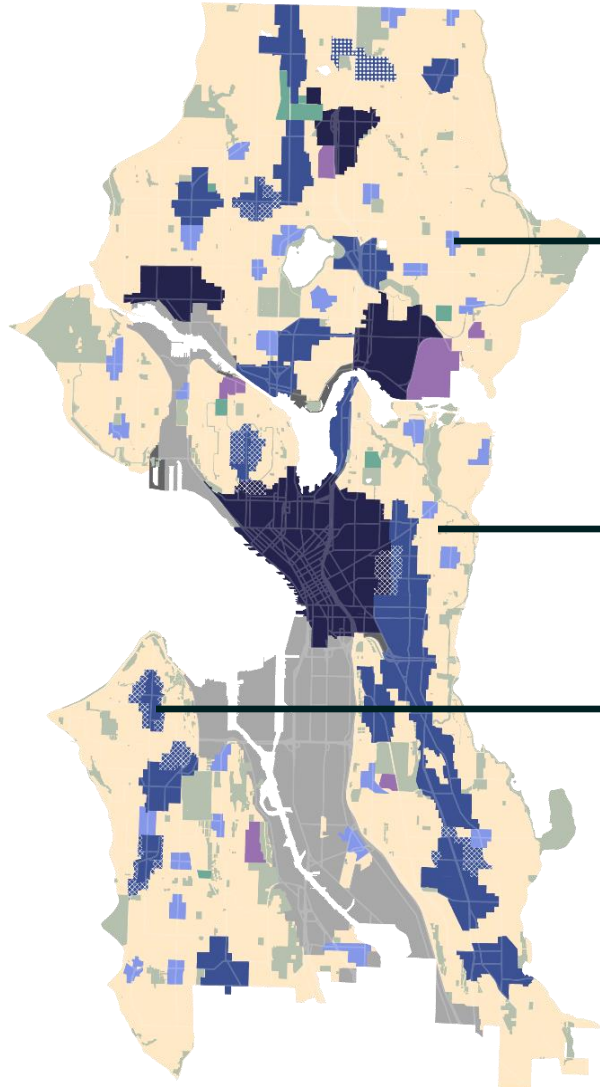
Future Land Use Map in Comp Plan

Place types

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

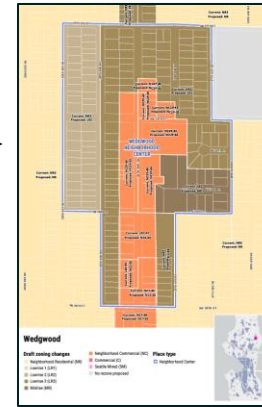
Other areas

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



Draft Zoning Maps (Oct 2024)

Neighborhood Centers



Transit Corridors



Expanded Urban Centers

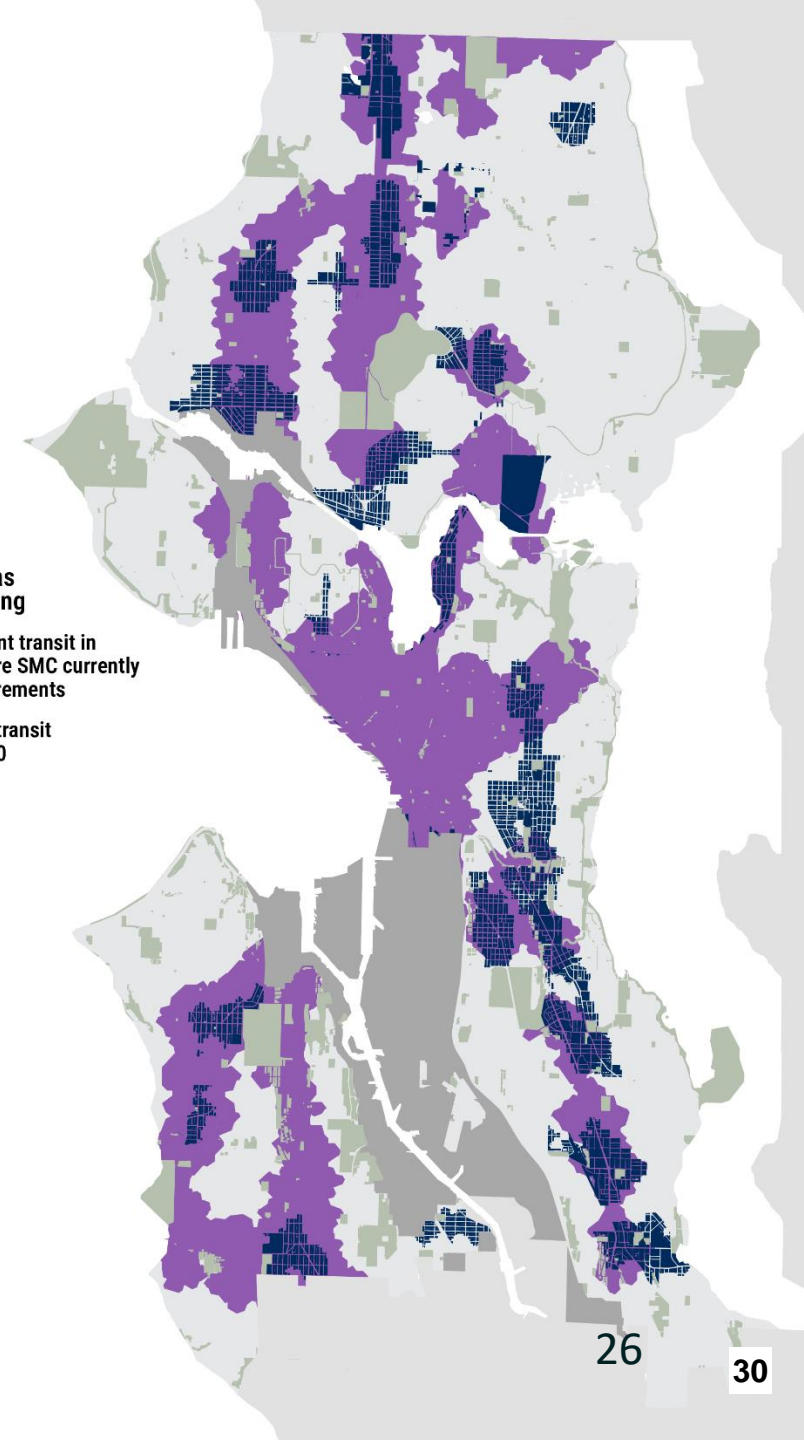


Off-street Parking

- 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

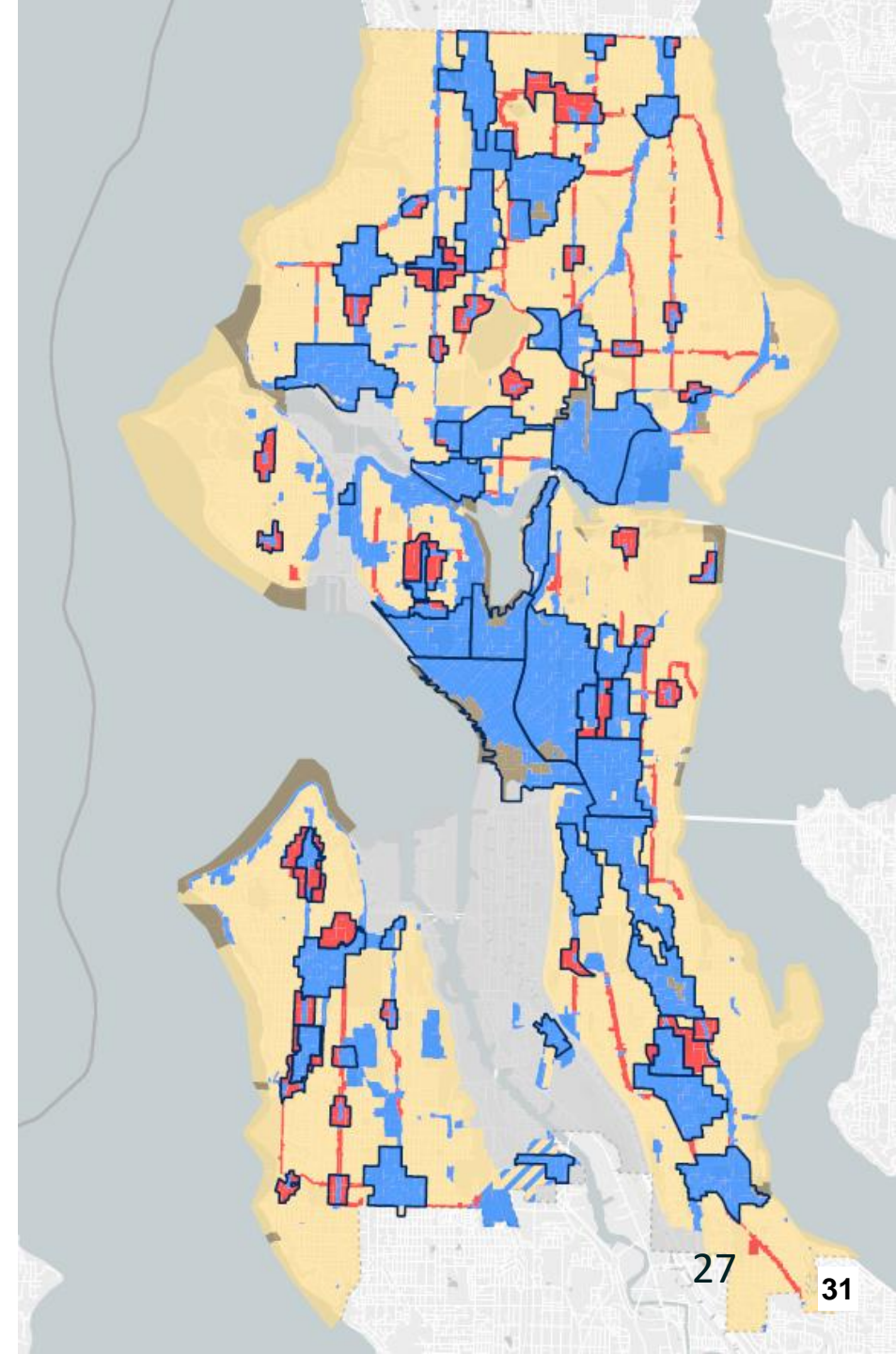
Current and future areas without minimum parking

- 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

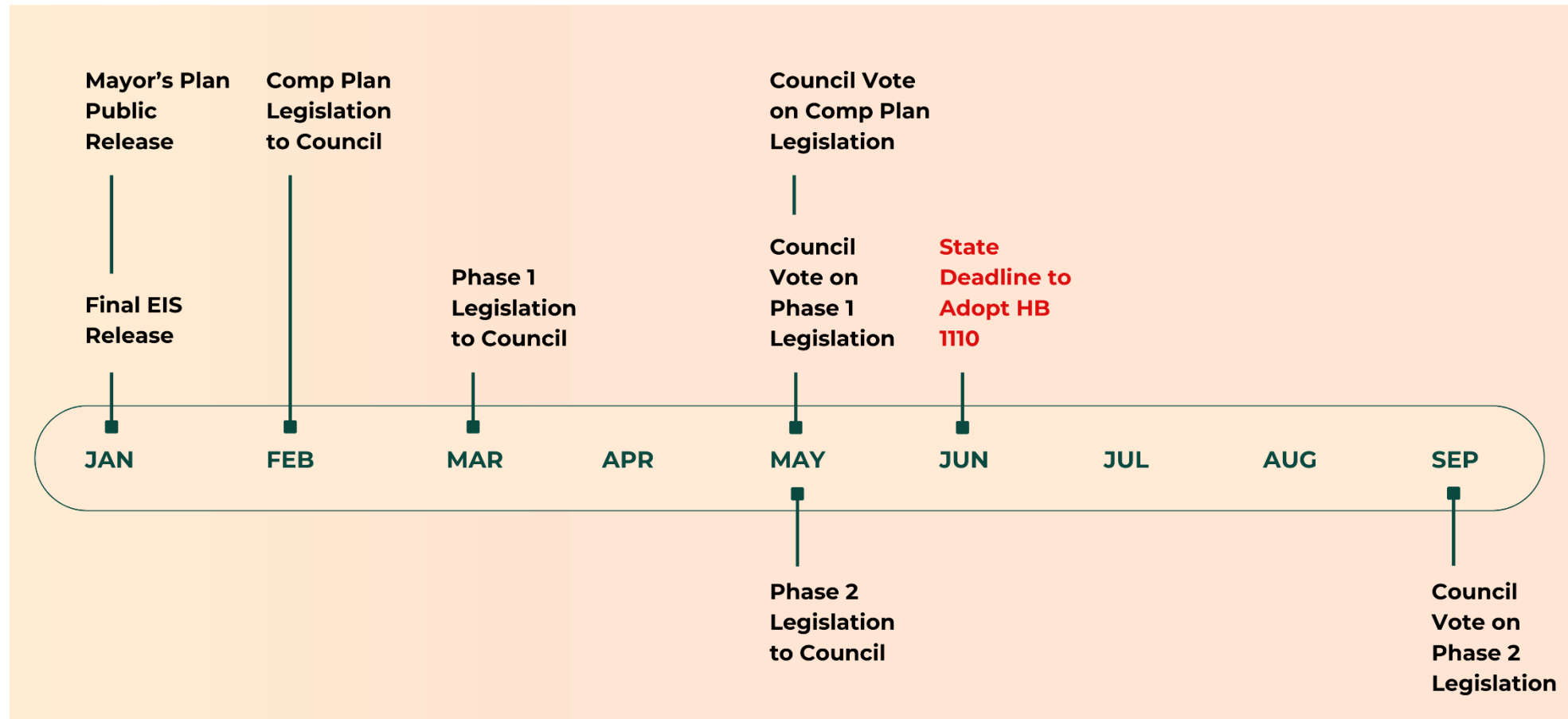
2. Implementing HB 1110 Zoning Legislation

- 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?