



DRAFT

ONE SEATTLE PLAN

COMPREHENSIVE PLAN UPDATE

What is the Comprehensive Plan?

- A 20-year plan for growth and vision for the future of Seattle
- 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
- Part of Mayor Harrell's One Seattle Housing Agenda



Agenda

Overview of the Draft Plan
New Growth Strategy
Regional & Urban Centers
Neighborhood Centers
Urban Neighborhoods
Public Engagement

Confronting our Housing Challenges

Housing challenges facing the city:

- Housing has not kept pace with job and population growth
- Housing costs are increasingly unaffordable
- A history of housing exclusion and displacement
- Seattle is expected to grow significantly over next 20 years

Housing goals for this Comprehensive Plan update:

- Increase the supply and diversity of housing options
- Reduce market pressures
- Expand opportunities and incentives for affordable housing
- Housing in complete, walkable neighborhoods near transit
- Open pathways to homeownership and wealth-building



One Seattle Plan Project Timeline

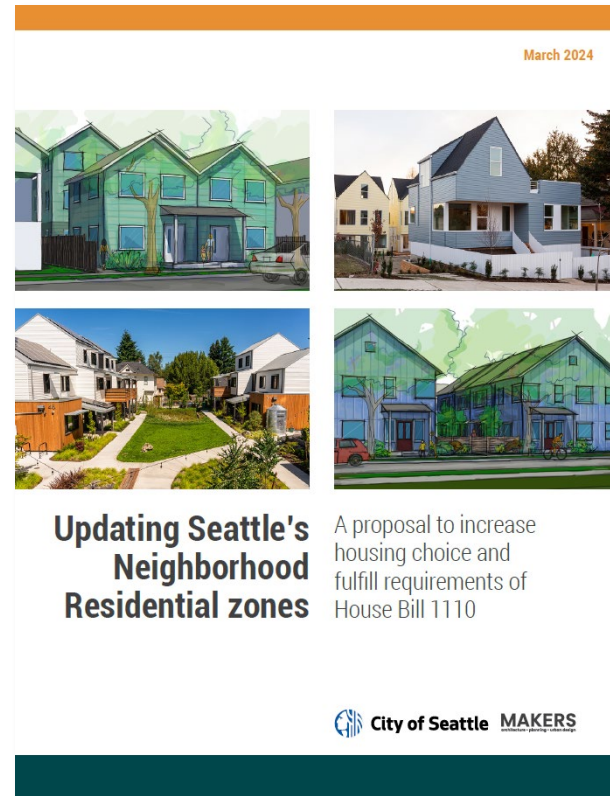


Documents for Public Review

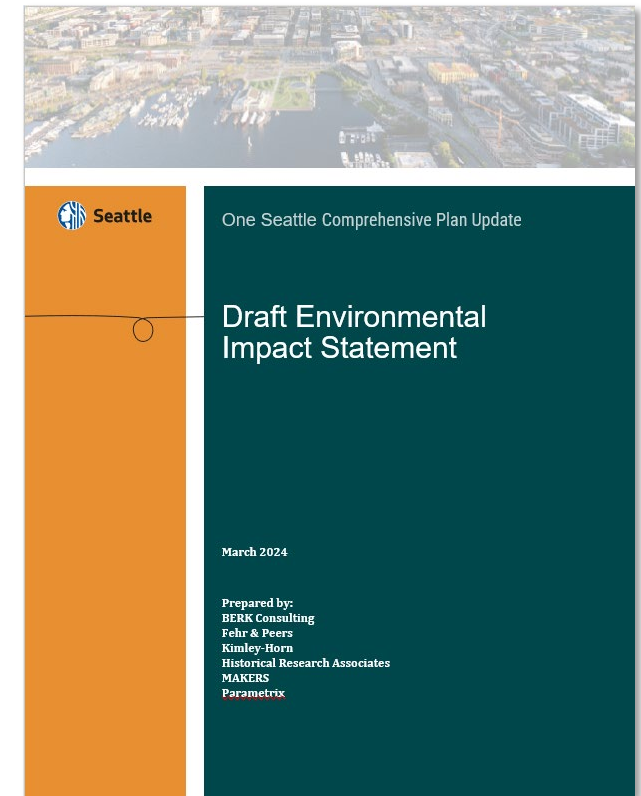
Draft One Seattle Plan



Updating NR Zones report



Draft EIS



Overview

One Seattle Plan

2024 Comprehensive Plan Update

OUR VISION FOR GROWTH AND
INVESTMENT OVER THE NEXT 20 YEARS

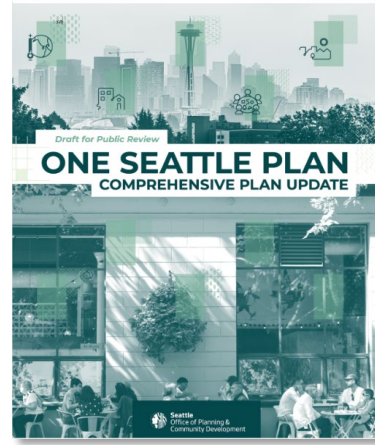
Four Key Moves:

**Housing &
Affordability**

**Community &
Neighborhoods**

**Equity &
Opportunity**

**Climate &
Sustainability**



One Seattle Plan 13 Policy Elements

Growth Strategy
Land Use
Transportation
Housing
Capital Facilities
Utilities

Economic Development
Climate and Environment
Parks and Open Space
Arts and Culture
Container Port
Shoreline Areas
Community Involvement

New Growth Strategy

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

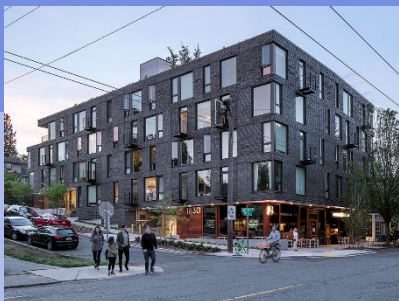


Urban Center

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

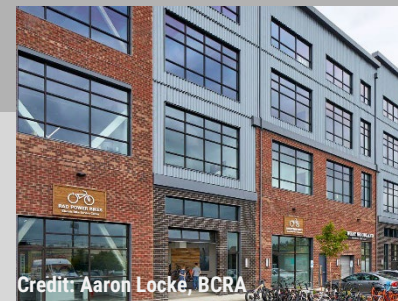
Urban Neighborhood

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

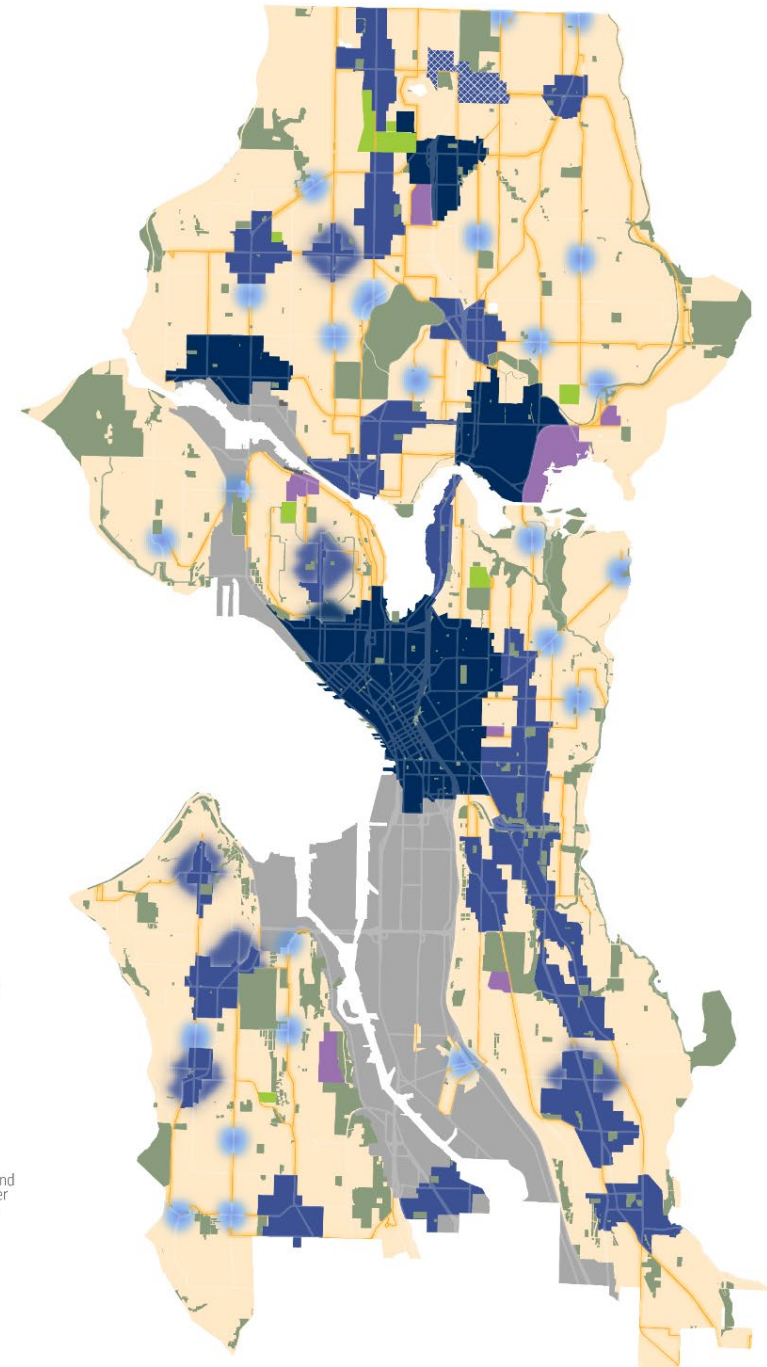
Draft One Seattle Plan Growth Strategy

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

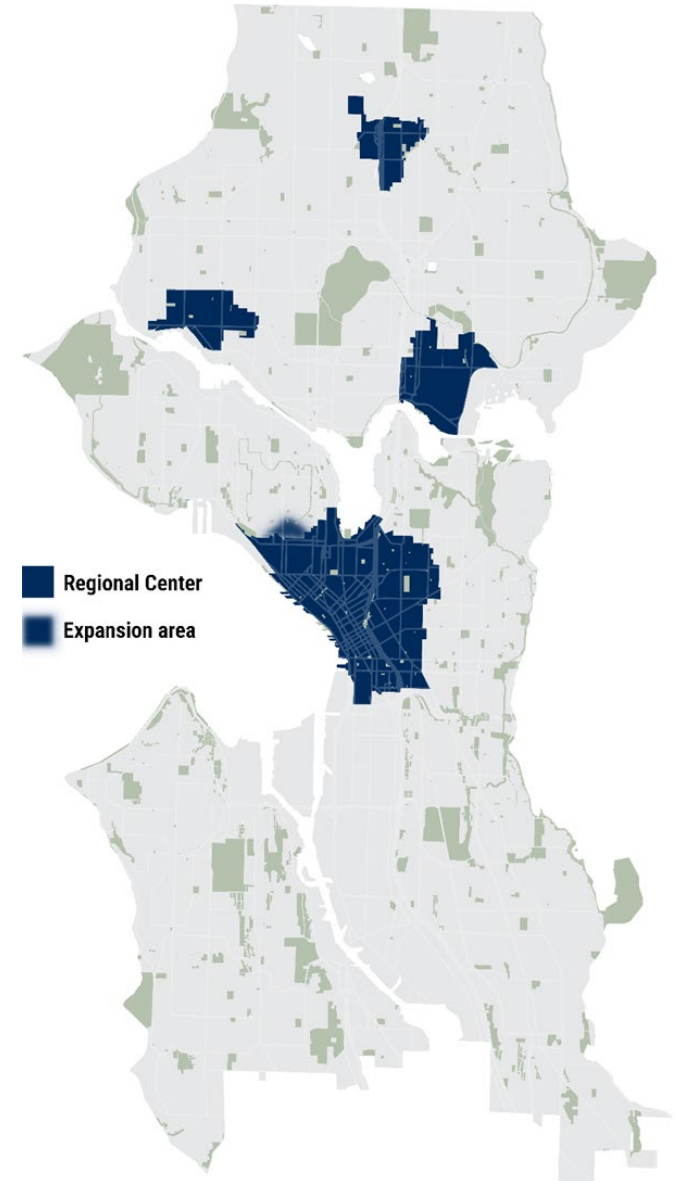
Regional Centers

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

Implementation

- Subarea Planning
- Ongoing through 2026



Urban Centers

24 Urban Centers

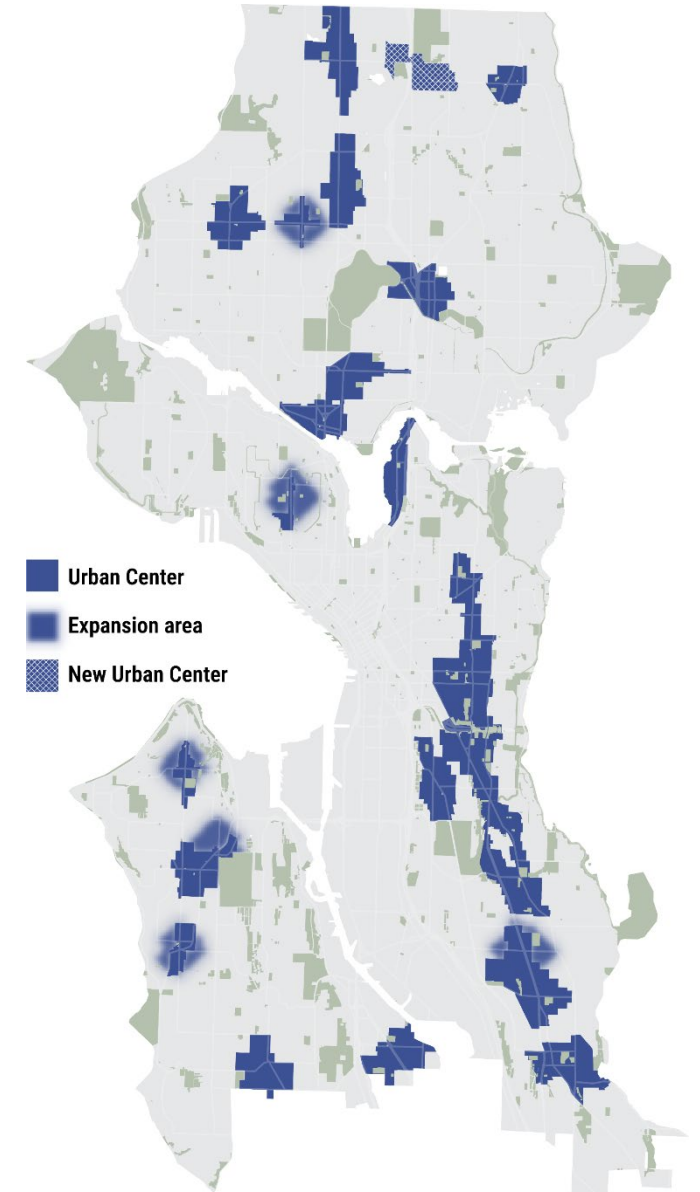
- New Urban Center at NE 130th St light rail station

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

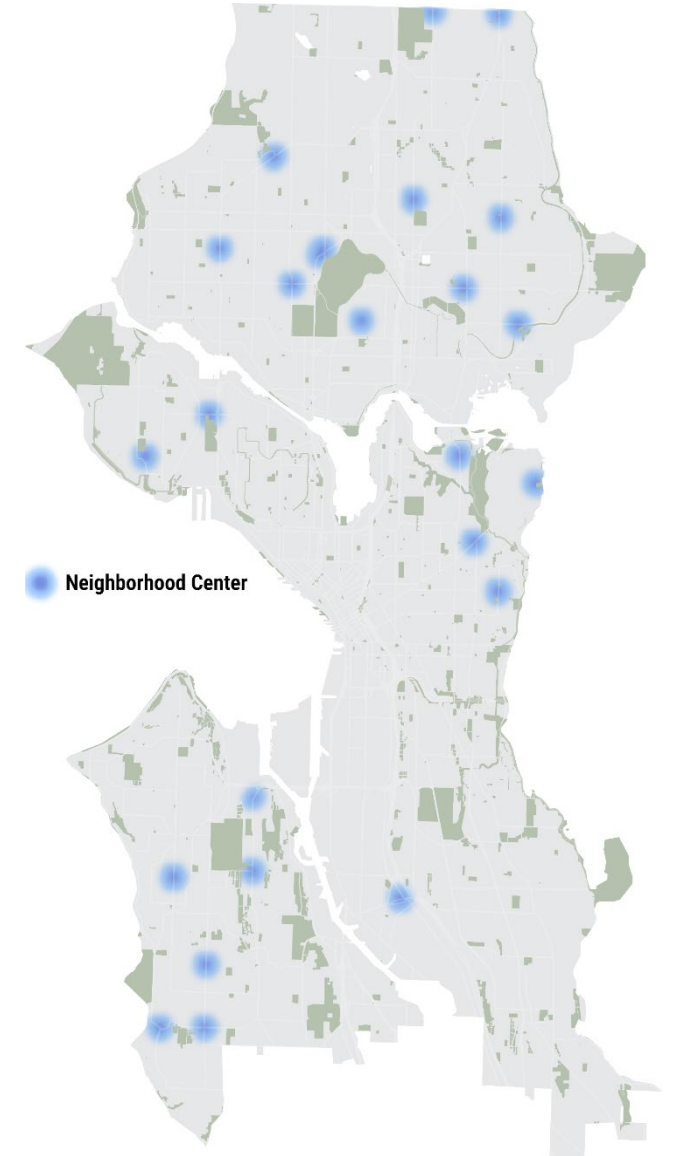
Neighborhood Centers

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

Cherished local businesses



Shops & services

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



Frequent transit



Parks & open space



Schools & childcare



Medical services



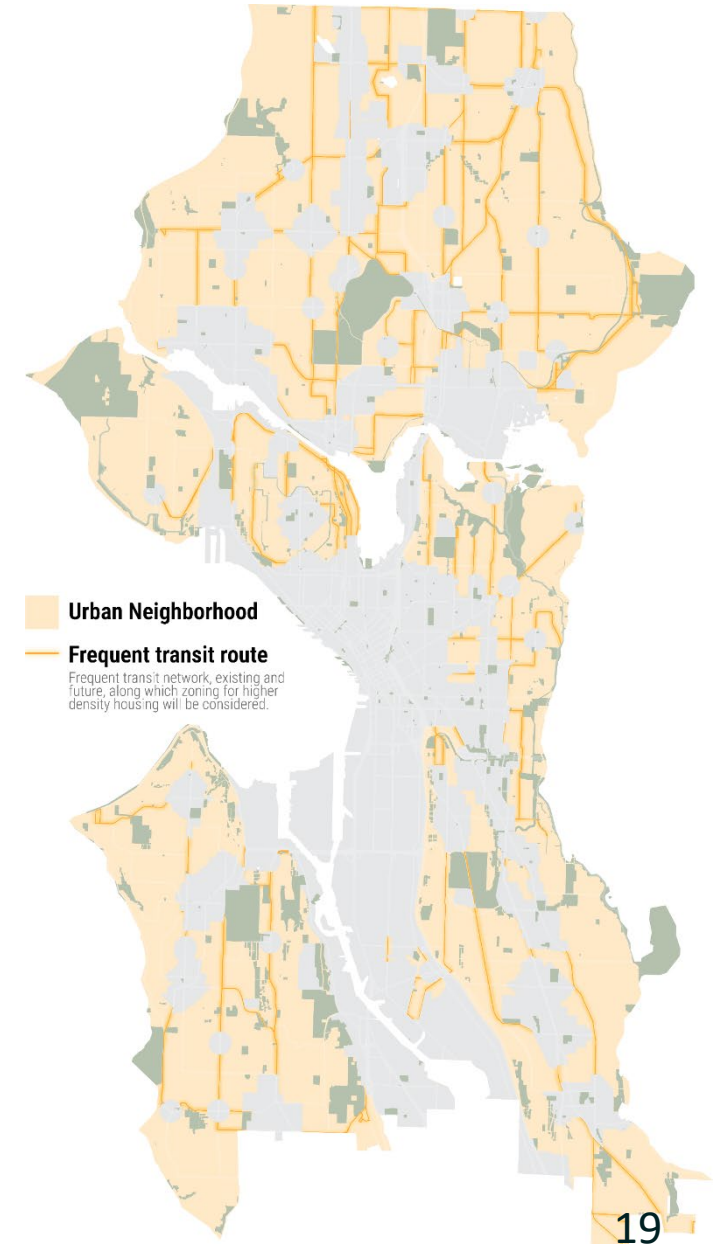
Urban Neighborhoods

Urban Neighborhoods

New housing options across the city

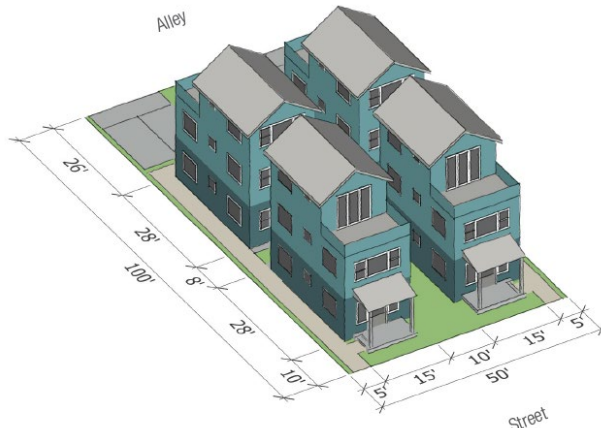
- Middle housing zoning
 - 2/3/4/6 plexes, townhomes, cottages, courtyard apts, stacked flats
 - 4 units per lot in most places
 - 6 units per lot near major transit stops
 - Tailored zoning in areas of high displacement risk
 - Affordable housing incentives
 - Corner stores
- More apartments/mixed uses along frequent transit corridors

Community engagement to come later in 2024



Middle housing: four-unit prototypes

TYPICAL 5,000-SQUARE-FOOT LOT



Detached homes



Attached (street access)



Attached (alley access)



Middle housing: three-unit prototypes

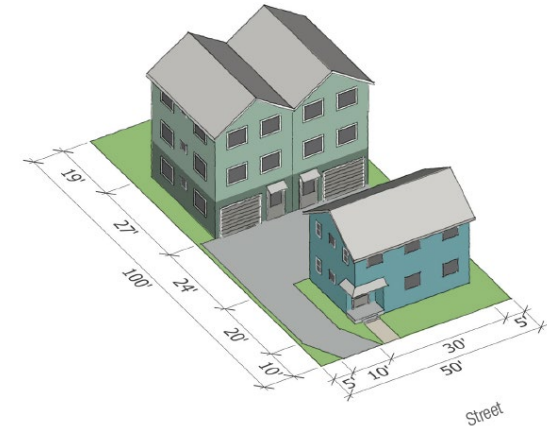
TYPICAL 5,000-SQUARE-FOOT LOT



Preservation and infill



Detached homes



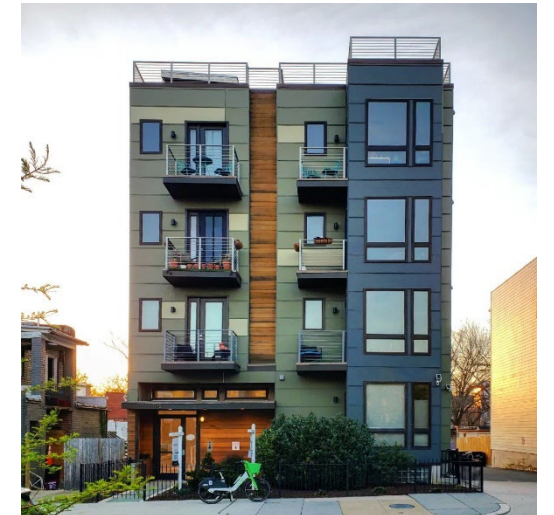
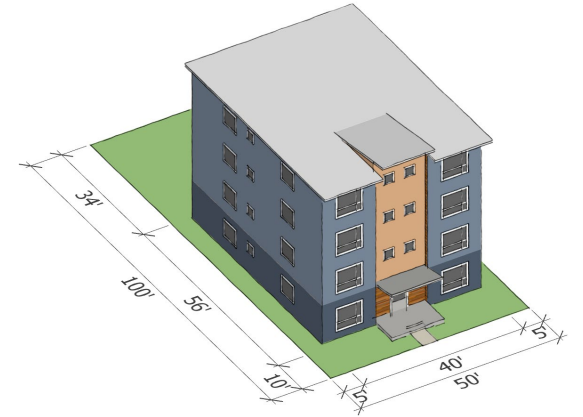
Semi-attached housing



Inclusive Neighborhoods: Affordable Housing

AFFORDABLE HOUSING BONUS

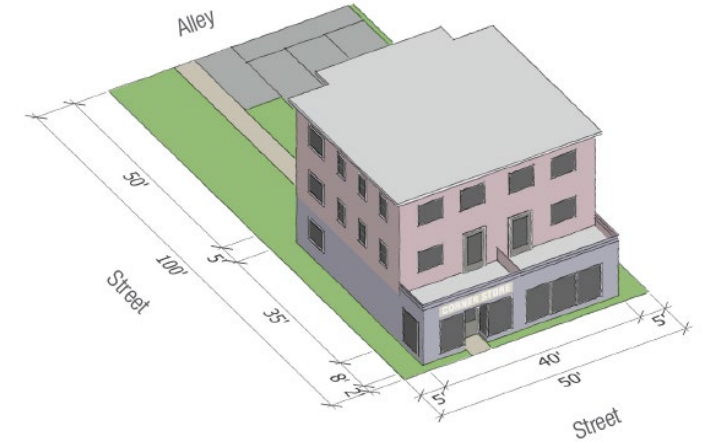
- Option 1: Allow 6 units anywhere if at least 2 units affordable, as required by HB 1110
- Option 2: Additional proposed bonus for sites within quarter-mile of frequent transit, allowing additional story and floor area for projects that achieve significant affordability



Complete Neighborhoods: Corner Stores

ALLOW NEIGHBORHOOD CORNER STORES

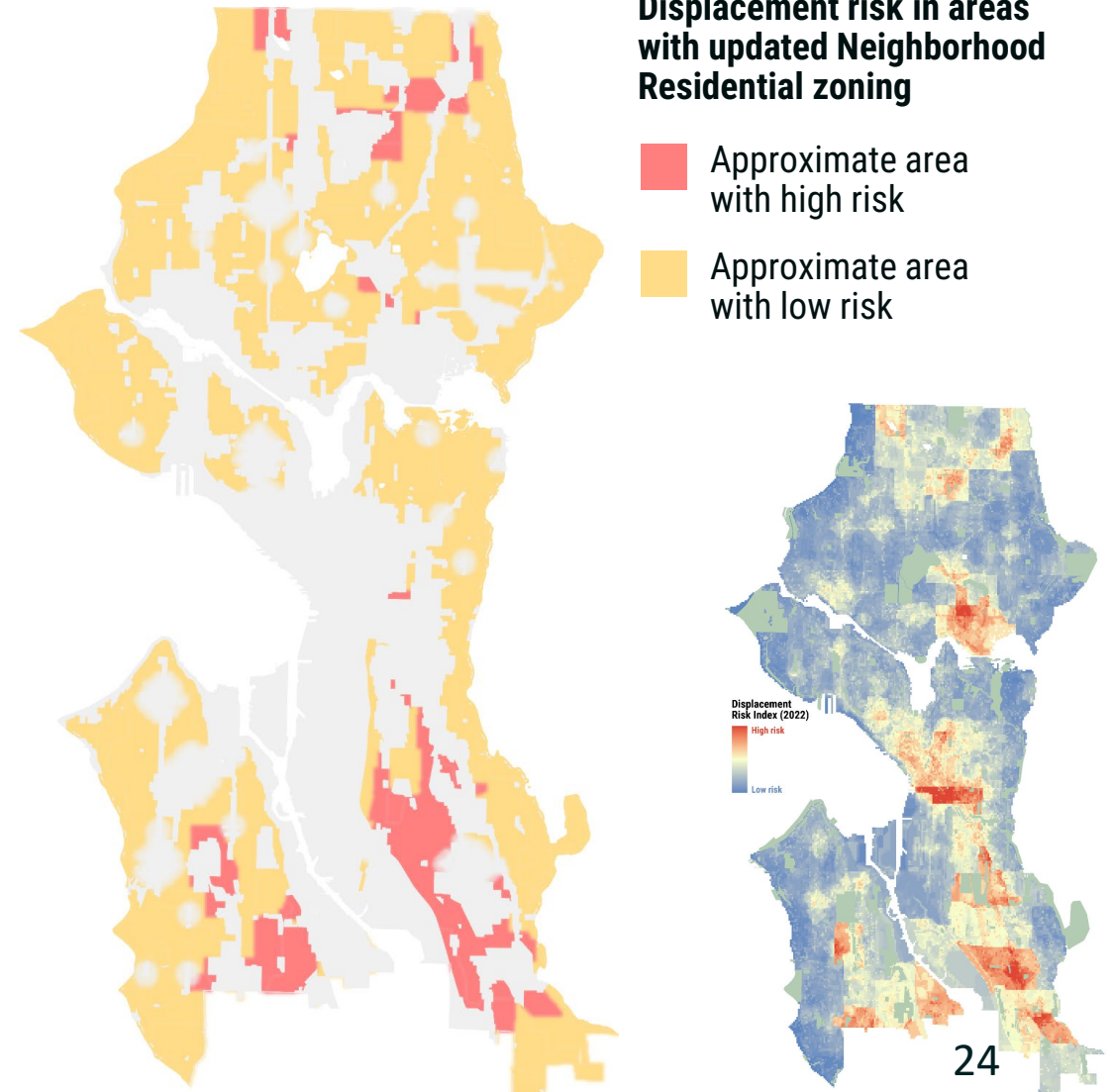
- Allow small-scale commercial uses at corner locations throughout NR and multifamily zones
- Can be realized through conversions or new development
- Provides accessible community retail



Addressing Potential Displacement in NR Zones

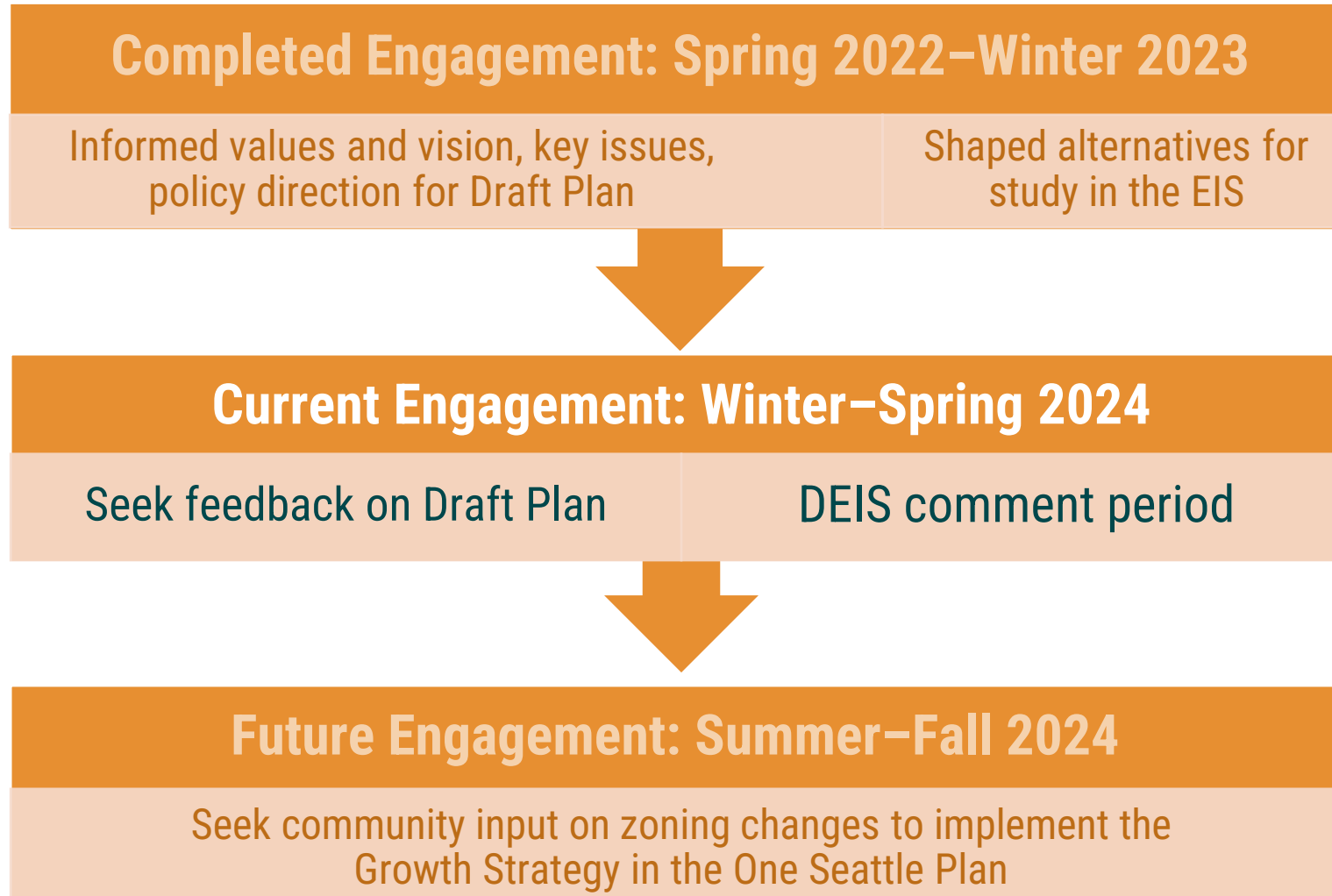
IMPLEMENTING HB 1110

- 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
- Range of anti-displacement strategies supported by the Draft Plan



Public Engagement

Three Phases of Public Engagement



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)

Engage.OneSeattlePlan.com

