

Amendment 4 Version 1 to RES 32183 - LEG One Seattle Plan Comprehensive Plan Update RES

Sponsor: Council President Nelson

Analyze Neighborhood Residential and Lowrise 1 Height Limits

Effect: This amendment would request that the Office of Planning and Community Development make recommendation to Council on legislation in 2026 to increase the maximum structure height in NR and LR1 zones from 32 feet to 35 feet. The three-foot increase would allow for higher floor-to-floor ceiling heights and thicker plates between floors.

Amend Section 2 of Resolution 32183 as follows:

Section 2. Departmental Work Program for 2026 and associated environmental review. The Council requests that the Office of Planning and Community Development (OPCD), the Seattle Department of Construction and Inspections (SDCI), and any other relevant departments add the following items to their 2026 Work Program:

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H. Anti-Displacement Strategies. Develop proposals for new zoning in regional centers, urban centers, and neighborhood centers in areas that were historically redlined or have experienced significant displacement, and report to Council on the potential displacement impacts of any proposed zoning changes. Include strategies in these proposals to reduce displacement pressure on existing homeowners in these areas, and to incorporate strategies that provide opportunities for displaced families to return to areas that have seen significant displacement.

I. Height Limits. Conduct SEPA analysis, if needed, and make recommendations to Council on legislation to increase height limits in Neighborhood Residential and Lowrise 1 zones, from 32 feet to 35 feet.