



SEATTLE CITY COUNCIL

Land Use and Sustainability Committee

Agenda

Special Meeting

Thursday, July 23, 2026

9:30 AM

Council Chamber, City Hall

600 4th Avenue

Seattle, WA 98104

Eddie Lin, Chair

Dan Strauss, Vice-Chair

Dionne Foster, Member

Joy Hollingsworth, Member

Alexis Mercedes Rinck, Member

Chair Info: 206-684-8802; Eddie.Lin@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
Land Use and Sustainability Committee
Agenda
July 23, 2026 - 9:30 AM
Special Meeting

Meeting Location:

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

Committee Website:

<https://seattle.gov/council/land-use-and-sustainability>

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. Please register in advance in order to be recognized by the Chair. Details on how to register for 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.

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.

Please submit written comments no later than four business hours prior to the start of the meeting to ensure that they are distributed to Councilmembers prior to the meeting. Comments may be submitted 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. Comments received after that time will be distributed after the meeting to Councilmembers and included as part of the public record.

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

Members of the public may address items on the agenda and matters within the purview of the committee. Please register in advance to be recognized by the Chair.

D. Items of Business

1. Overview of Northgate, Downtown, and Manufacturing & Industrial Center (MIC) Subarea Plans

Supporting
Documents:

[Northgate and Downtown Subarea Plans Presentation](#)
[MIC Subarea Plans Presentation](#)

Briefing and Discussion

Presenters: Erica Bush, Seattle Department of Transportation; Alison Miller, Jesse London, Geoff Wentlandt, and Jim Holmes, Office of Planning and Community Development

E. Adjournment



Legislation Text

File #: Inf 2932, **Version:** 1

Overview of Northgate, Downtown, and Manufacturing & Industrial Center (MIC) Subarea Plans

Subarea Plans Package 1

2026 Comprehensive Plan Annual Amendment

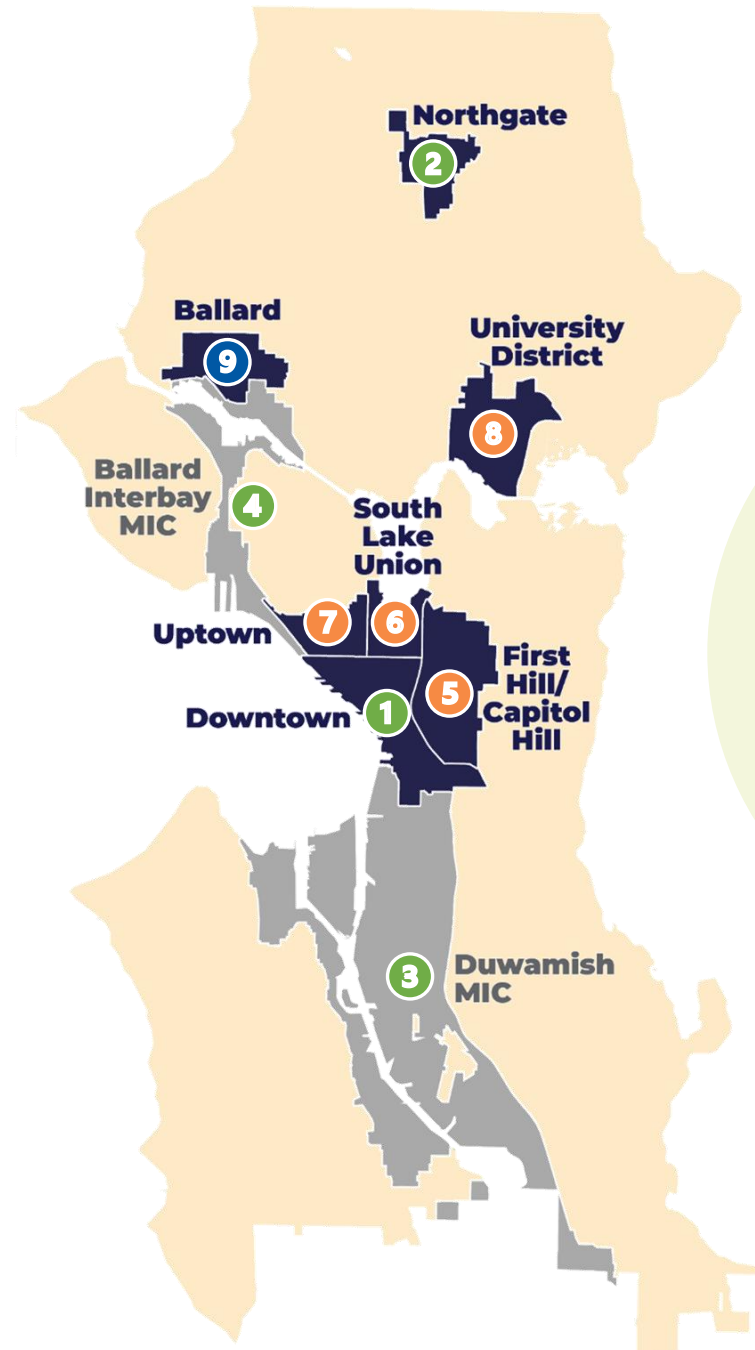
July 23, 2026



Seattle
Office of Planning &
Community Development

Quick Refresher

- 2026 Comprehensive Plan Amendment includes the first package of Subarea Plans
- June LUS presentation covered background on subarea plans and plan development process
- **Today's Agenda:**
Individual Plan Presentations
 - Northgate Regional Center
 - Downtown Regional Center
 - Greater Duwamish MIC
 - BINMIC



**7 Regional Centers +
2 MICs = 9 subarea
plans amended into the
Comp Plan over 3 years**

Northgate Regional Center Plan



Northgate Regional Center

- Anchored by large institutional uses such as the Kraken Community Iceplex, UW Medical Center, and adjacent North Seattle College
- Large former Northgate Mall site, slowly redeveloping under pre-MHA entitlements
- Includes important natural features such as Thornton Creek and Barton Woods
- Opportunity for Transit Oriented Development around light rail and transit center
- Critical regional role in mobility due to I-5 and light rail station
- Walkability is relatively poor and large surface parking lots are common



Approach

- Racial Equity Toolkit
- Broad and targeted engagement
- Technical research and reporting on existing conditions
- High level policy development and further vetting with community
- Collaboration with other city departments
- Draft plan release and public comment period

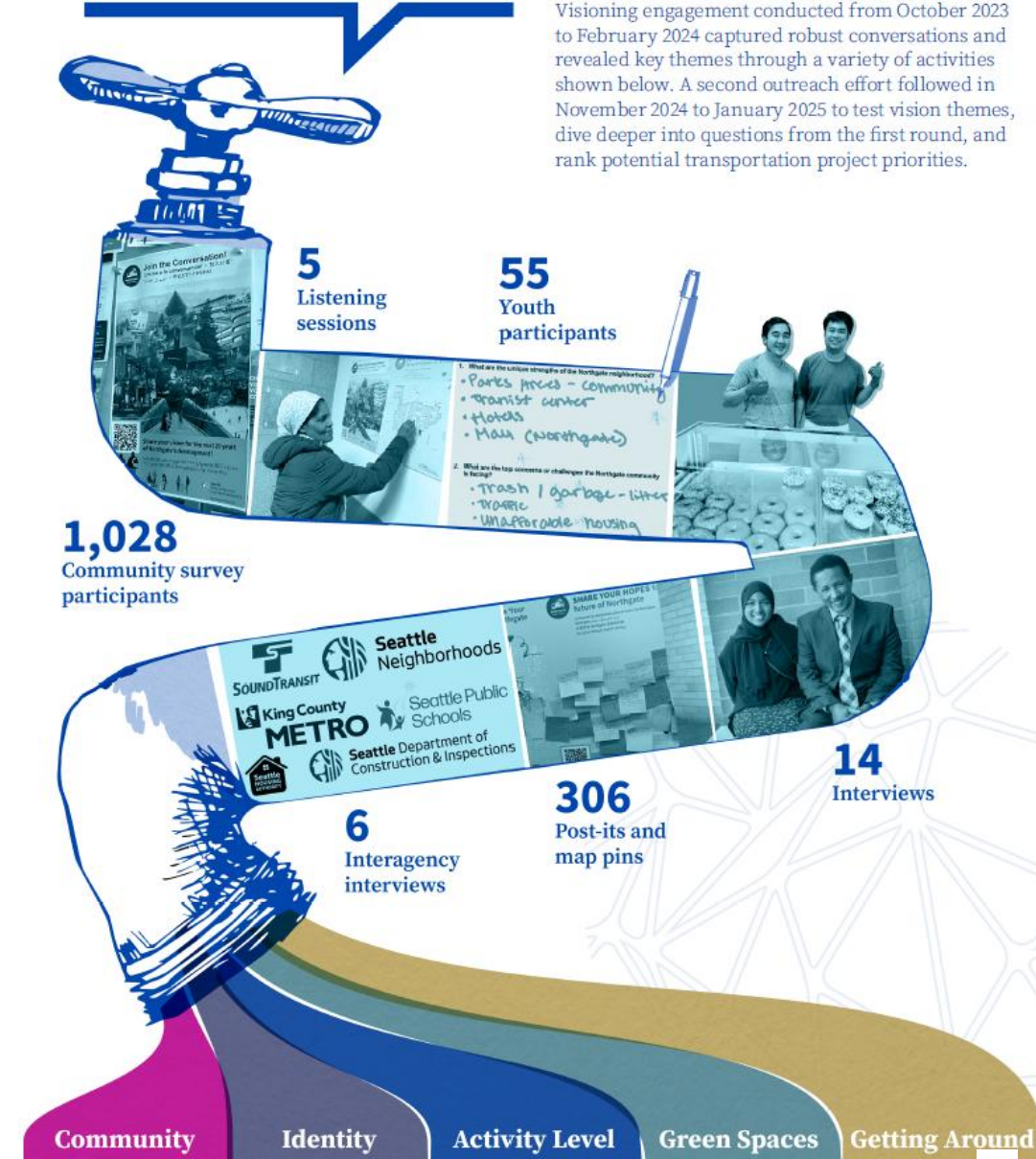


Northgate Engagement

- More than 1,400 community members and a dozen community organizations engaged
- Focus on historically underrepresented groups; people of color, youth, service workers, etc.
- Surveys, listening sessions, pop-ups, interviews, and map exercises
- Themes we heard included:
 - Activity level in the neighborhood
 - Walkability
 - Neighborhood identity
 - Minimal green and gathering spaces

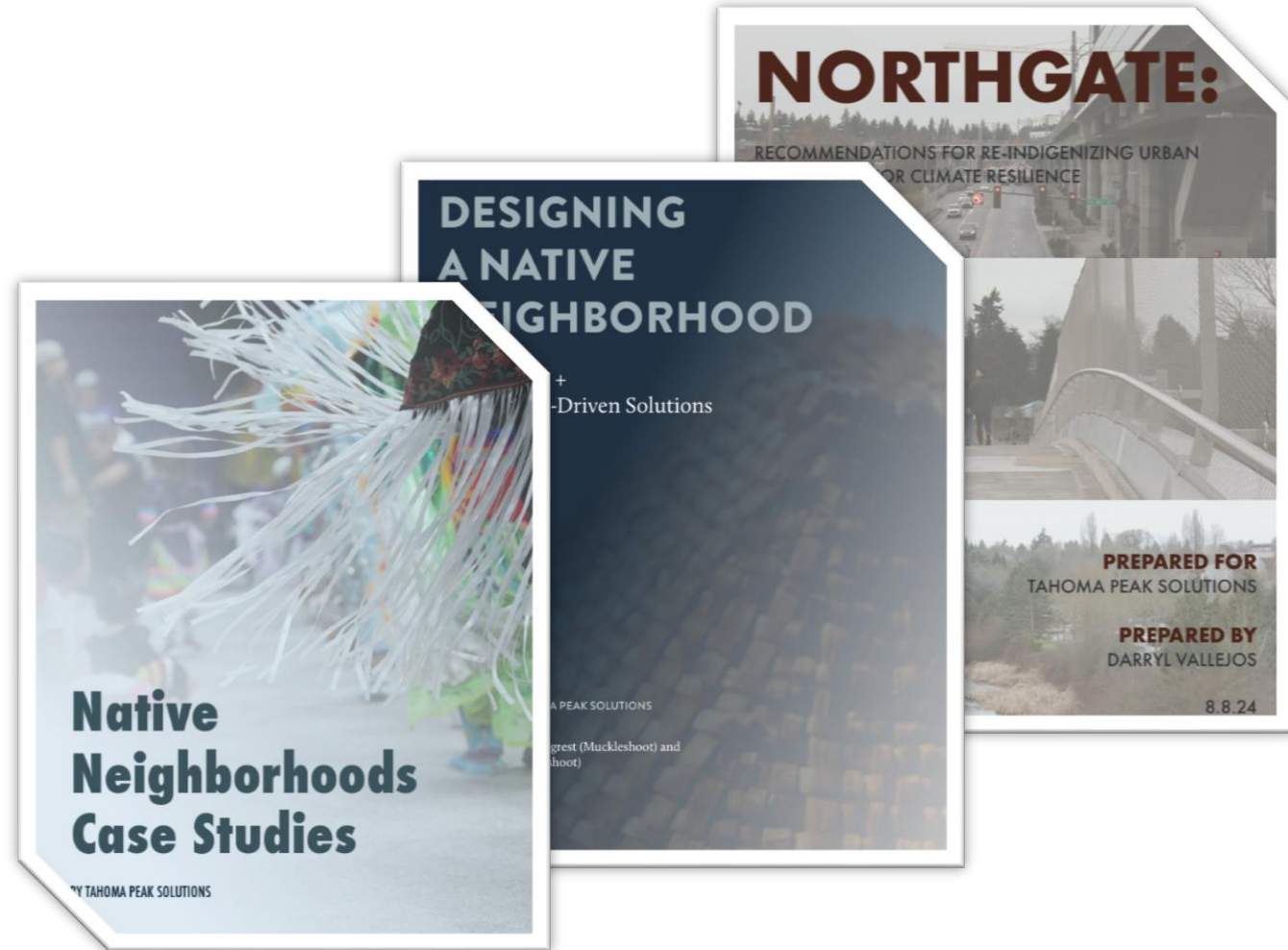
How We Listened & What We Heard

Visioning engagement conducted from October 2023 to February 2024 captured robust conversations and revealed key themes through a variety of activities shown below. A second outreach effort followed in November 2024 to January 2025 to test vision themes, dive deeper into questions from the first round, and rank potential transportation project priorities.



Native Neighborhood Planning

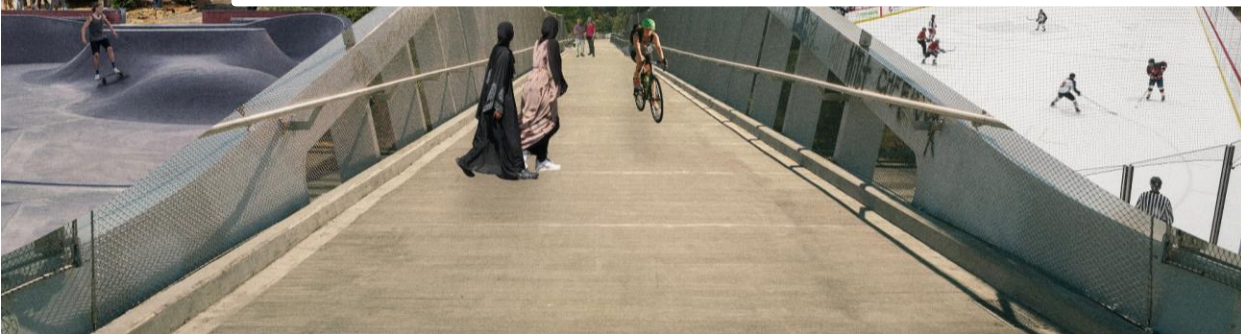
- A collection of case studies from successful “Native Neighborhoods” throughout the west coast
- A description of key elements of a hypothetical urban “Native Neighborhood” in Seattle, including vision “stories” for future Northgate
- Ideas for adapting Northgate’s natural features to be more consistent with Indigenous priorities





Vision Statement

Northgate is a thriving center of social and economic life in North Seattle. It is a complete neighborhood with features like green and open spaces, high quality schools, healthcare, community gathering spaces, and essential retail like grocery stores. In Northgate, walkable and transit-oriented lifestyles are convenient and accessible. A tangible connection to nature and an abundance of recreation amenities are experienced throughout the neighborhood. Regional connectivity, local attractions, diverse social networks, and access to opportunity make Northgate a fantastic place to live, work, and play.



Northgate Plan Framework



A Neighborhood for All Seasons

- Striving to build a resilient neighborhood for multigenerational households and residents of any age, including youth and elders

Living with Place

- Strengthening Northgate's stewardship of the natural environment and ecosystem

Create Northgate

- Taking advantage of Northgate's transitional phase to establish an identity, including that of Indigenous cultures and elements of a "Native Neighborhood"

Connected Communities

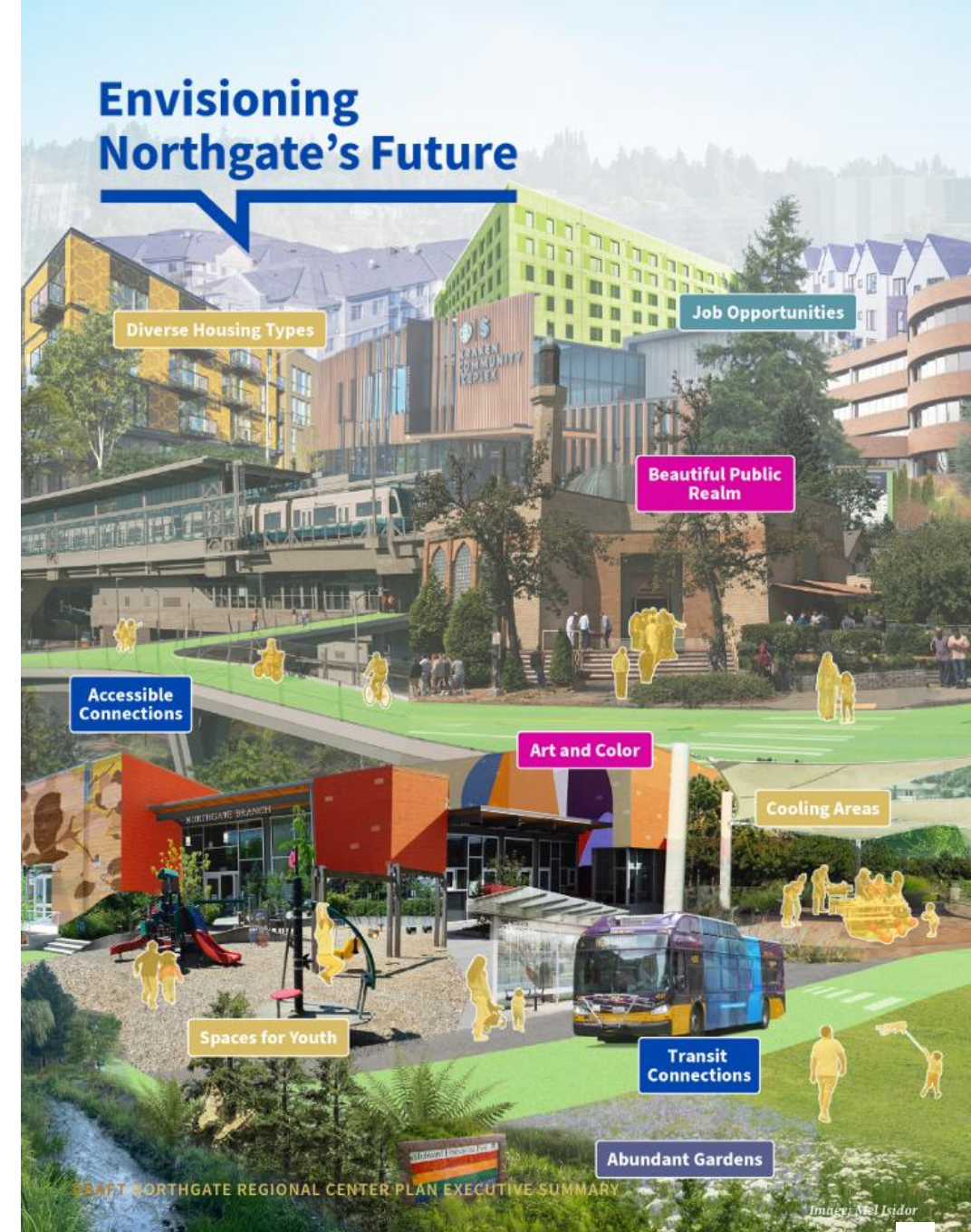
- Connecting the neighborhood to local and regional amenities and services, transportation focus

Shared Abundance

- Sharing benefits across communities

Policy Highlights

- Strategically increase density and expand housing supply and diversity
- Increase open and green space offerings
- Mitigate impervious surface and heat island effect
- Dramatically improve the pedestrian travel experience
- Mitigate the negative impacts of I-5
- Encourage establishment of neighborhood identity
- Implement elements of the “Native Neighborhood”



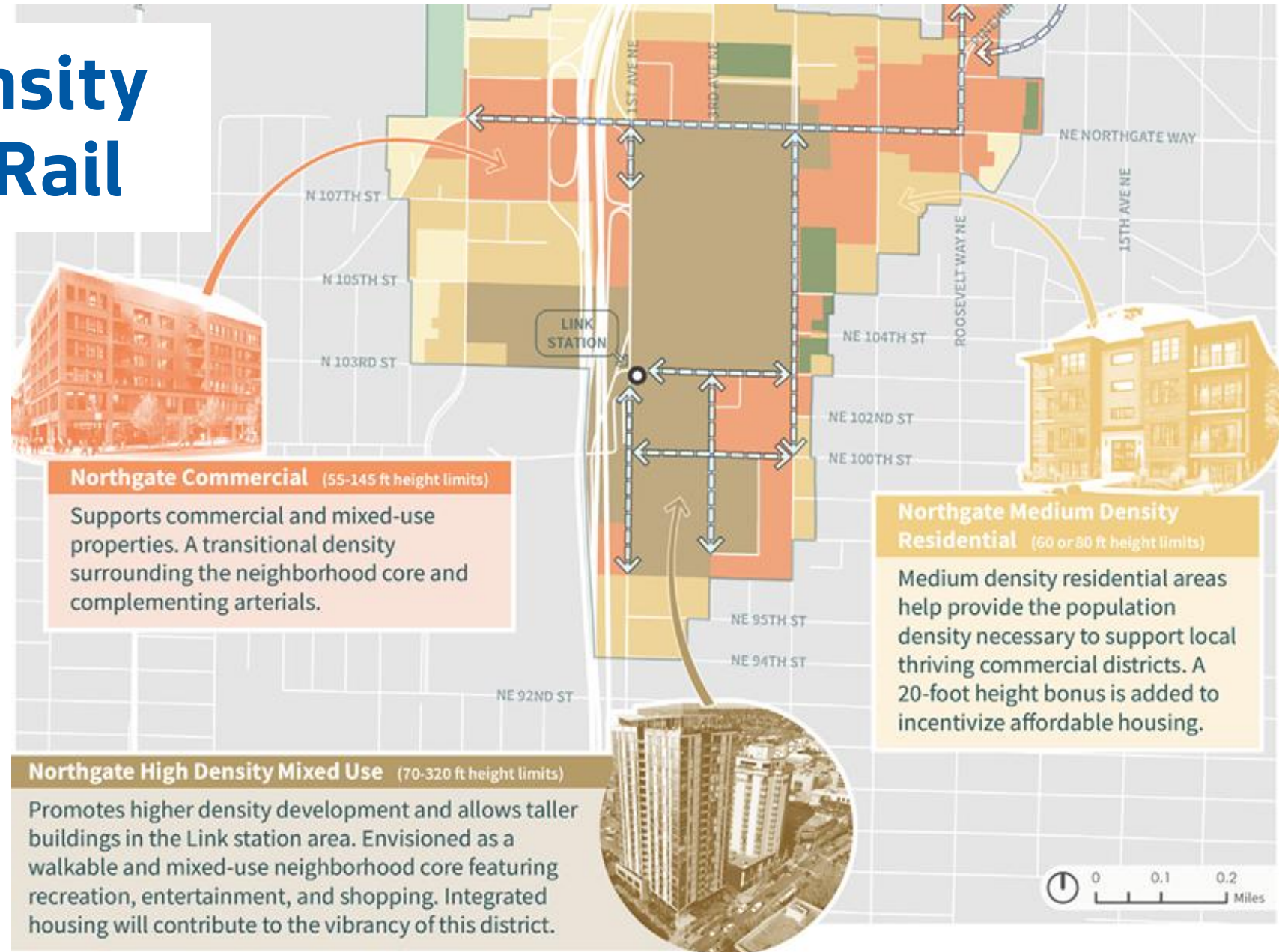
Leverage development demand to gradually build out streets and corridors through existing large blocks

Leverage development demand to gradually build out streets and corridors through existing large blocks



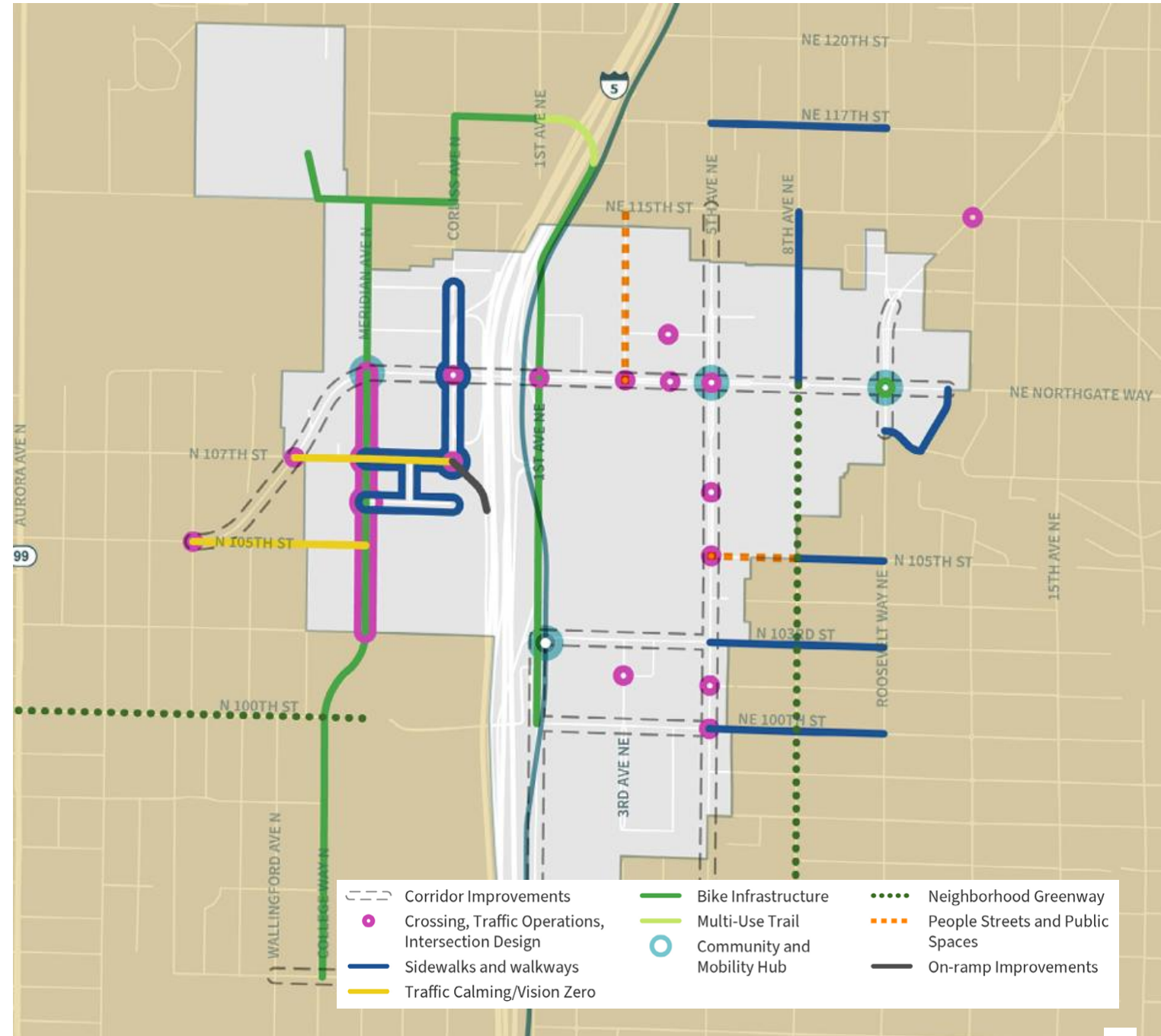
Increased Density around Light Rail

Establish transit-oriented density to better capitalize on light rail investment



SDOT Project List

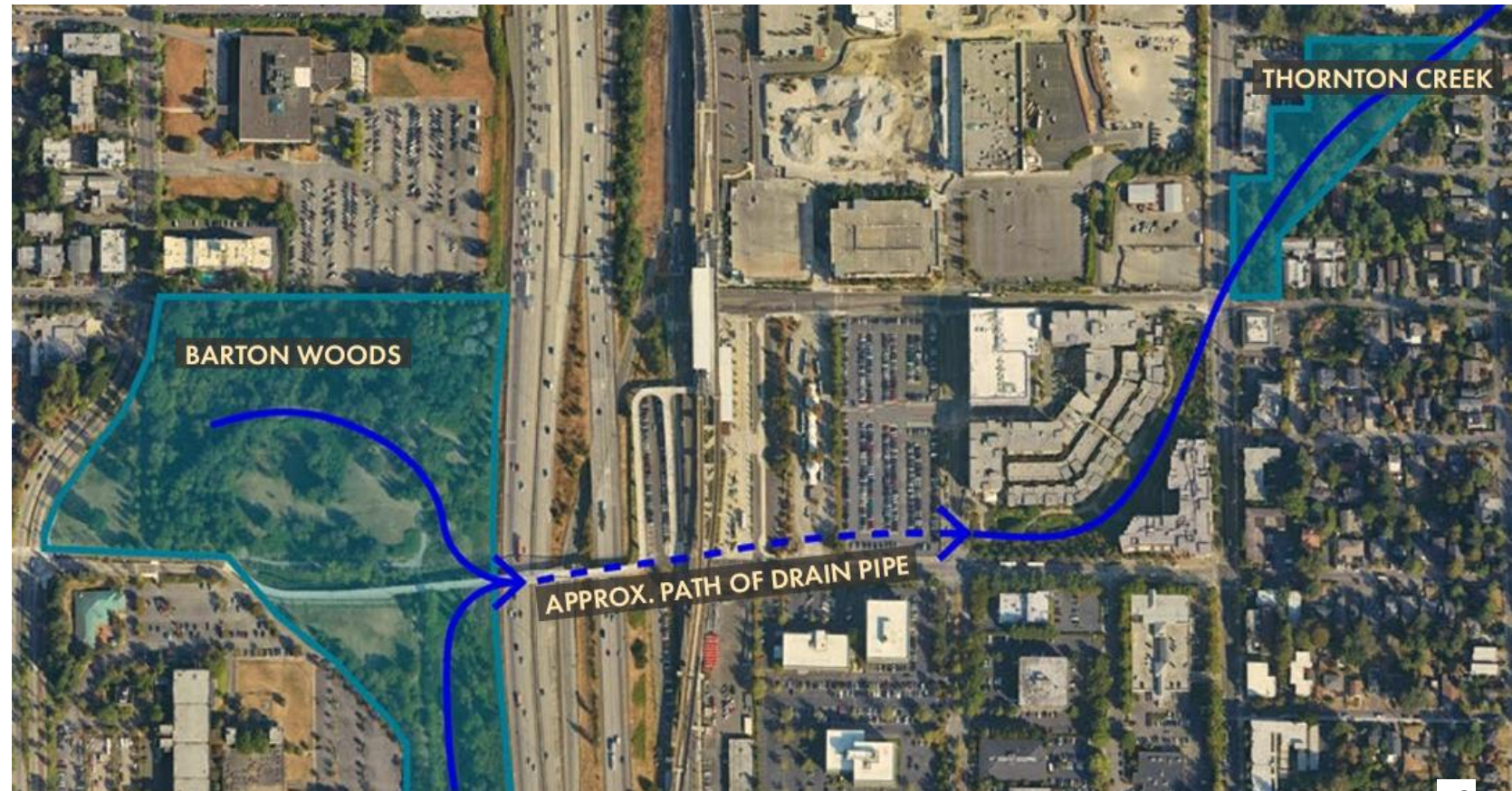
Implement STP-aligned and community-confirmed list of multimodal improvements with an emphasis on reducing reliance on car travel within the neighborhood



Ecology Corridor

Explore the addition of an “Ecology Corridor,” re-connecting Thornton Creek to Barton Woods

- Prioritizing salmon passage in the area
- Re-establishing historical plant species, including significant tree canopy
- Potential to re-plant Barton Woods as a food forest
- Adding planting volume and/or Native species to 100th St. right-of-way



Food Forest

- Sustainable, diverse, and edible ecosystem in a forest setting
- Multi-tiered with trees, shrubs, and groundcover
- Historically significant part of food production for Coast Salish people
- Intricately crafted and maintained micro-ecology
- Early support from Department of Neighborhoods, Office of Sustainability and Environment, and potential sites near North Seattle College
- Exploring site feasibility in late 2026



Source: Darryl Vallejos, "History Lines"

Questions and Discussion

Northgate Regional Center Plan

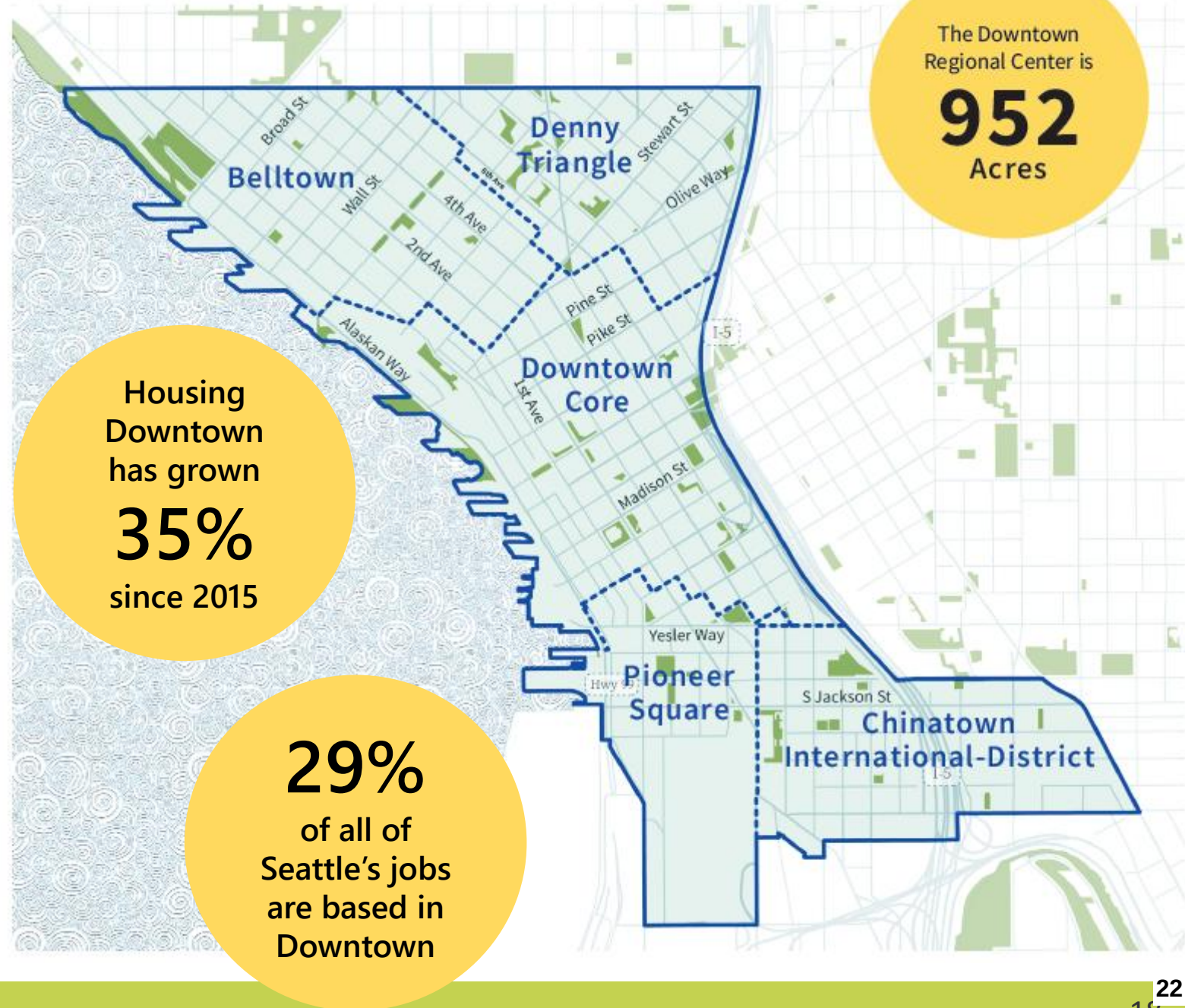


Downtown Regional Center Plan



Downtown Regional Center

- The heart of the region: housing, employment, transportation, culture
- A collection of distinct neighborhoods and districts



Downtown Engagement

- 1,500+ people took part in the planning process
- Public workshops, neighborhood meetings, pop-up events
- 800 people took online surveys
- Artist-led interviews
- Racial Equity Toolkit-driven interviews and focus groups
- Draft Plan public comment





Seattle Downtown REGIONAL CENTER PLAN

June 2026

Photograph by Old Army
Jacket Photography

Downtown Plan Vision

In Downtown Seattle, **everyone feels welcome, safe, and at home.** Around each corner, **we find our way** to and through spaces where **every square foot** is full of vibrancy, economic opportunity, and beauty.

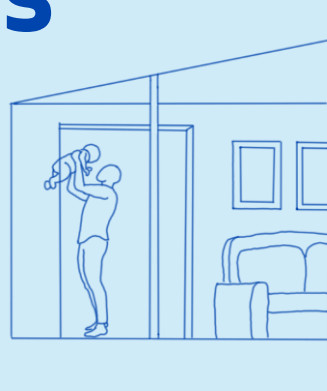
Together we have found means of stewarding Downtown not just in the moment, but with a dedication and consideration for the **next “seven generations.”**

Plan Themes

Downtown is Home

Housing growth, affordability, family-supportive neighborhoods

DH



Make Use of Every Square Foot

Jobs, retail, adaptive reuse, economic vitality

SF



Make Downtown Safe and Welcoming

Safety, belonging, parks/open space, culture

SW



Find Our Way

Transportation, streets, wayfinding, accessibility

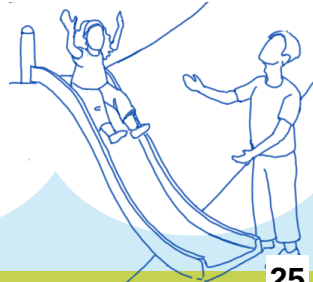
FW



Steward Our Home for the Next Seven Generations

Climate, Indigenous stewardship, resilience

SG



Big Ideas for Downtown

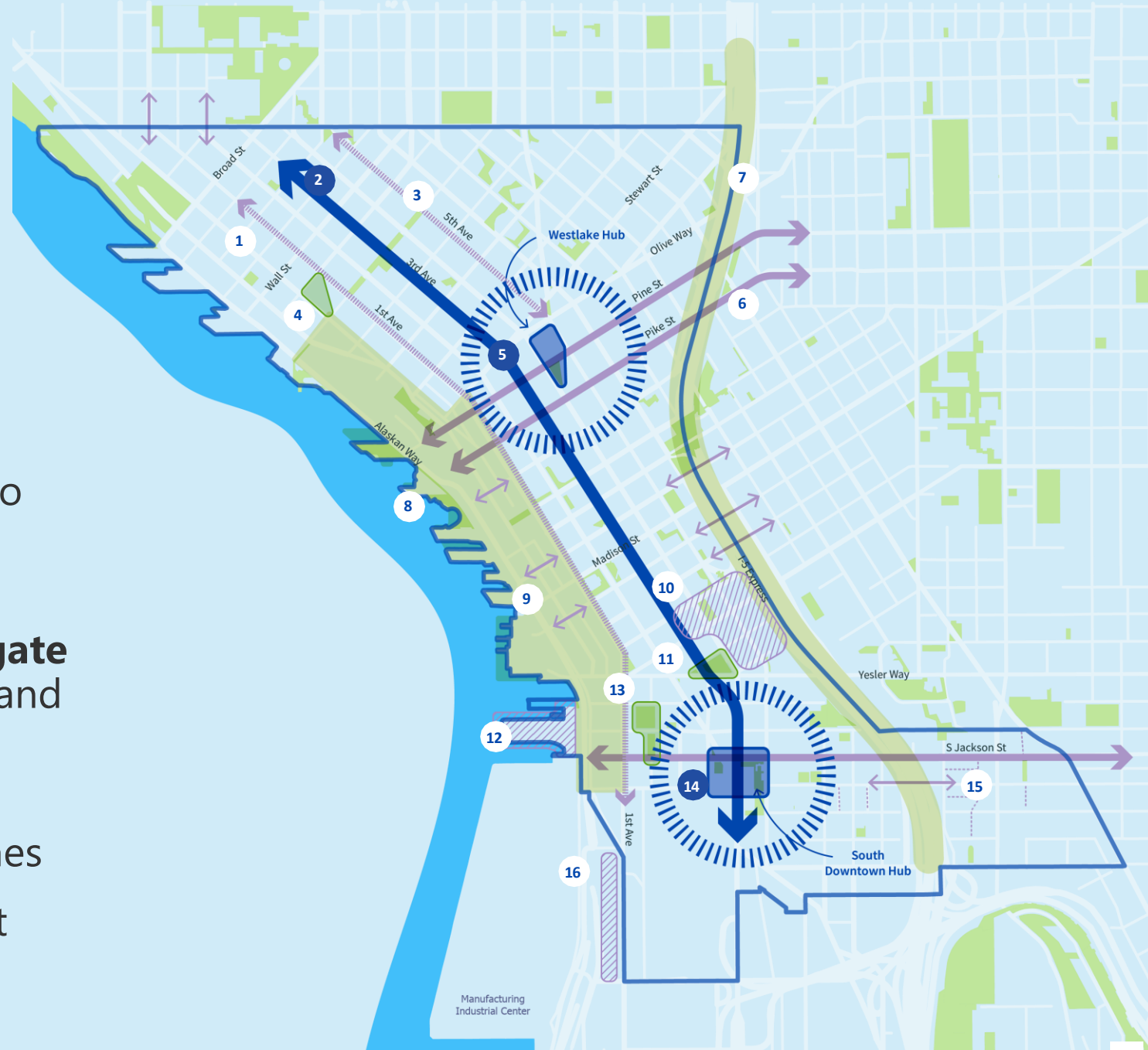
Prioritize people, designing public spaces and rights-of-way where everyone feels safe and welcome

Design **key commercial corridors** to support culture, community, and economic opportunity

Make it **easy for everyone to navigate** – particularly children, older adults, and people with disabilities

Embrace waterfront edge through green connections and clear sightlines

Advance **station area planning** that supports additional housing



Downtown is Home

Goal: Add at least 13,500 new housing units by 2044; preserve/expand housing across income levels; evolve neighborhoods to meet diverse resident needs.

Key Recommended Actions

- Use incentive zoning to encourage diverse housing stock
- Explore Station Area redevelopment as key opportunity for family scale housing
- Explore alternative development models and public-private partnerships to support the conversion of existing building stock to meet affordable housing needs.



Make Downtown Safe and Welcoming

Goal: Safety for everyone at all hours; a welcoming, inclusive public realm; expanded parks/green space; celebration of Downtown's history and culture.

Key Recommended Actions

- Investment in public space stewardship and programming; expanded parks and plazas
- Safety strategies that pair physical/environmental design with social service coordination
- Culture and heritage preservation woven into public realm investment

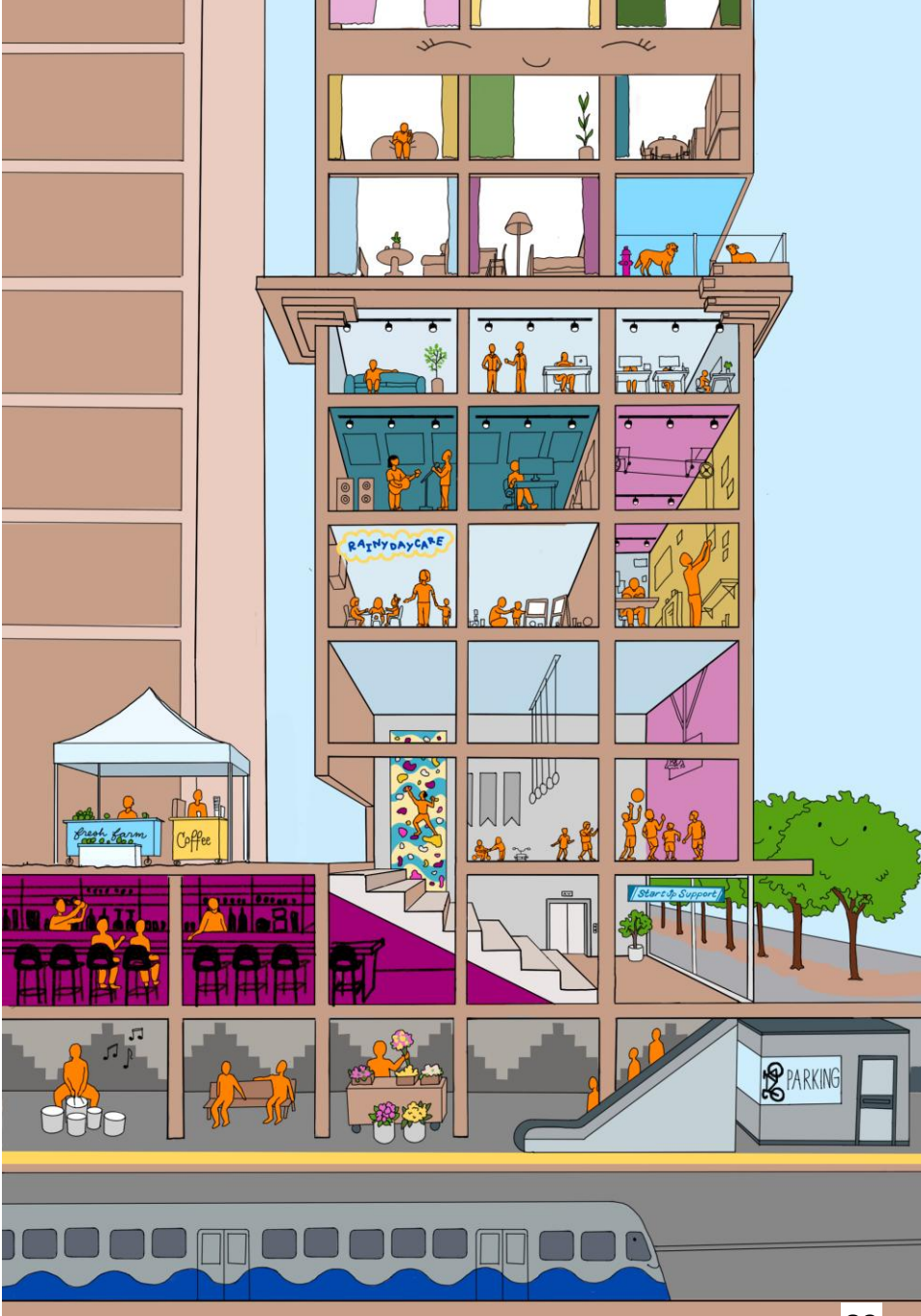


Make Use of Every Square Foot

Goal: Fill Downtown with a mix of commercial uses; support at least 60,000 net new jobs; reposition retail for today's market; grow the creative economy equitably.

Key Recommended Actions

- Strategies to activate 79 acres of parking lots, structures, and vacant land Downtown
- Support for new, legacy, and small-businesses
- Creative-industry visibility and space initiatives
- Address office vacancy through adaptive reuse and mixed-use repositioning



Steward Our Home for the Next Seven Generations

Goal: Connect people to nature; care for water/land/natural resources; reduce fossil fuel reliance; build resilience to natural disasters and climate change.

Key Recommended Actions

- Foundation of indigenous-led design principles and multi-generational environmental responsibility
- Seismic resilience, URM resources
- Green infrastructure and tree canopy recovery
- Waterfront ecological restoration



Find Our Way

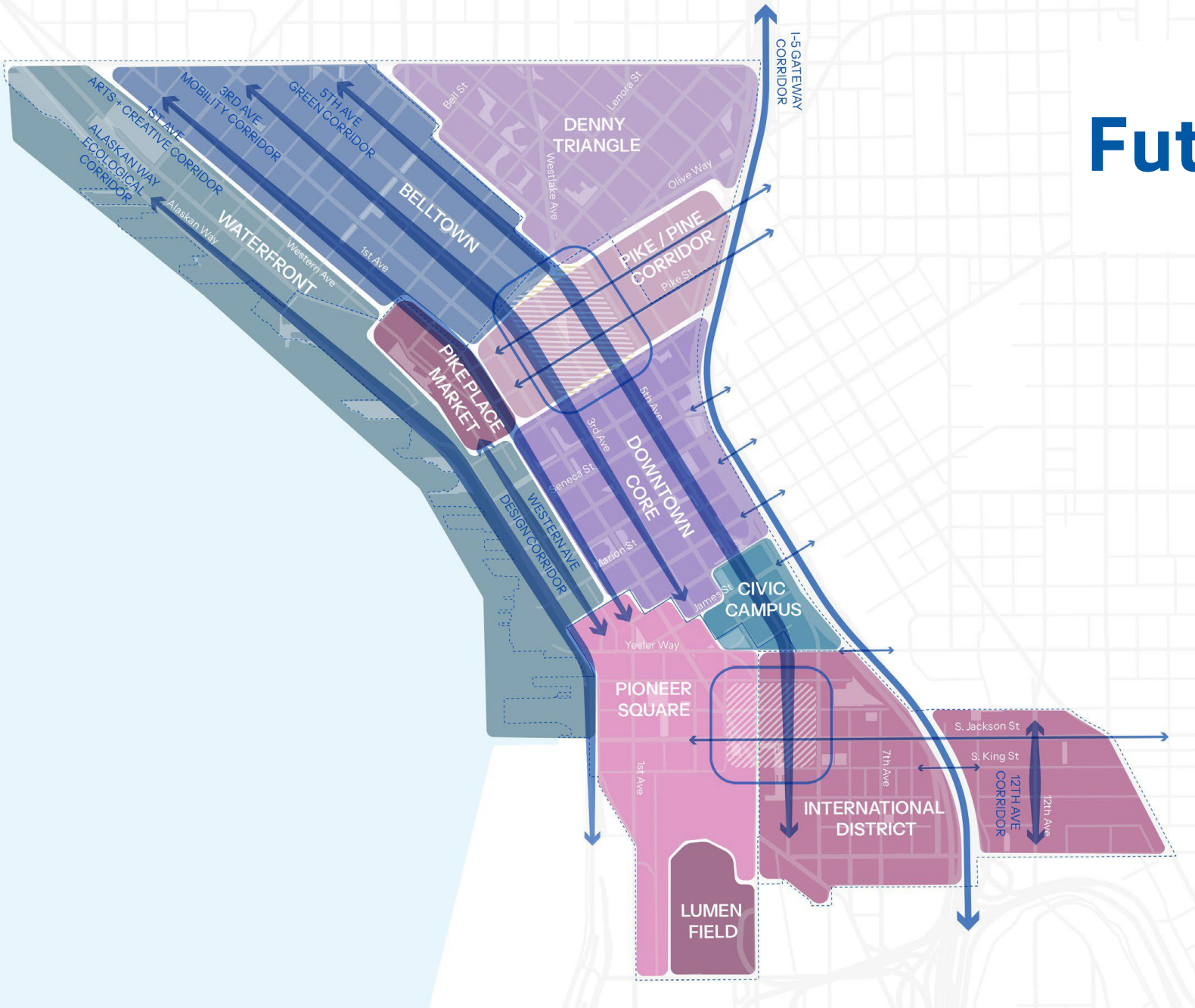
Goal: Rethink street space to prioritize people; make travel safe and comfortable; celebrate Indigenous and cultural history through the transportation system; build sustainable, legible mobility.

Key Recommended Actions

- Rebalancing street right-of-way
- Wayfinding and accessibility investments (hill climb assists, seating, shade)
- Advancing Seattle Transportation Plan projects for multimodal corridor and safety projects
- Street design to support economic activity (activated frontages, event-ready corridors)



Future Land Use Map



Downtown-specific place types and district guidance

Introduces the Waterfront as a distinct district, plus differentiated guidance for each neighborhood/corridor:

- Height and density increases near the Civic Campus and transit hubs
- Protected view corridors and lower scale near Pike Place Market
- Adaptive reuse emphasis in Pioneer Square
- Anti-displacement approach in CID

Implementation Approach

- Every action in the plan is assigned a City steward/department, supporting partners, and a timeline
- OPCD remains the plan's overall champion, but implementation is distributed across ~15 City departments and agencies
- Designed to be a living implementation roadmap — priorities may be re-sequenced as funding, partnerships, and opportunities evolve

Theme 2: Make Everyone Feel Safe and Welcome (SW)

See more information in the Make Everyone Feel Safe and Welcome chapter (page 60)

NUMBER	STRATEGIES	CITY STEWARD	PARTNERS	TIMELINE
Goal SW 1	Make Downtown safe for everyone, all hours of the day.			
Policy SW 1.1	Ensure outdoor spaces are accessible, well-lit, comfortable, and clean.			
SW 1.1.1	Provide durable, well-designed seating adjacent to transit stations and City-owned parks and plazas, as well as at other key resting areas throughout Downtown.	SPR, SDOT	OPCD	Near-term
SW 1.1.2	Focus lighting investments and regular lighting maintenance in areas that support restaurants and nightlife activity, and to support a safe pedestrian route to transit services and other amenities.	SCL	SDOT	Mid-term
SW 1.1.3	Activate the streets and public spaces between King Street and Jackson Street, and between the 4th Ave S and 12th Ave S intersections.	SPR, SDOT	OPCD, SCL	Near-term
SW 1.1.4	Implement the Public Life Action Plan for Yesler Crescent to enhance public spaces and sidewalks along Second Avenue between Yesler Way, South Main Street, and City Hall Park.	SPR	SDOT	Mid-term
SW 1.1.5	Continue to identify opportunities to expand cleaning, safety, and hospitality services during major national and international events Downtown in coordination with Business Improvement Areas (BIAs).	OED	DSA	Mid-term
SW 1.1.6	Support public-private partnerships to create active uses on underutilized parcels while waiting for future development.	OPCD	SPR, SDCI	Ongoing
Policy SW 1.2	Create a comfortable and convenient transit experience for everyone, including while waiting for buses and making transfers.			
SW 1.2.1	Continue implementing the Seamless Seattle pedestrian wayfinding signage at Westlake and Jackson Hub and expand the system around other transit stations.	SDOT		Ongoing
SW 1.2.2	Provide security, maintenance, and operations resources to ensure transit stops and stations feel safe, clean, uncluttered, and inviting. (Imagine Greater Downtown)	SDOT		Ongoing
SW 1.2.3	Continue implementing a focused approach to respond to safety and environmental concerns along 3rd Avenue.	HSD	SDOT, SPU, CARE	Ongoing

Questions and Discussion Downtown Regional Center Plan



Manufacturing and Industrial Center Subarea Plans July 23, 2026

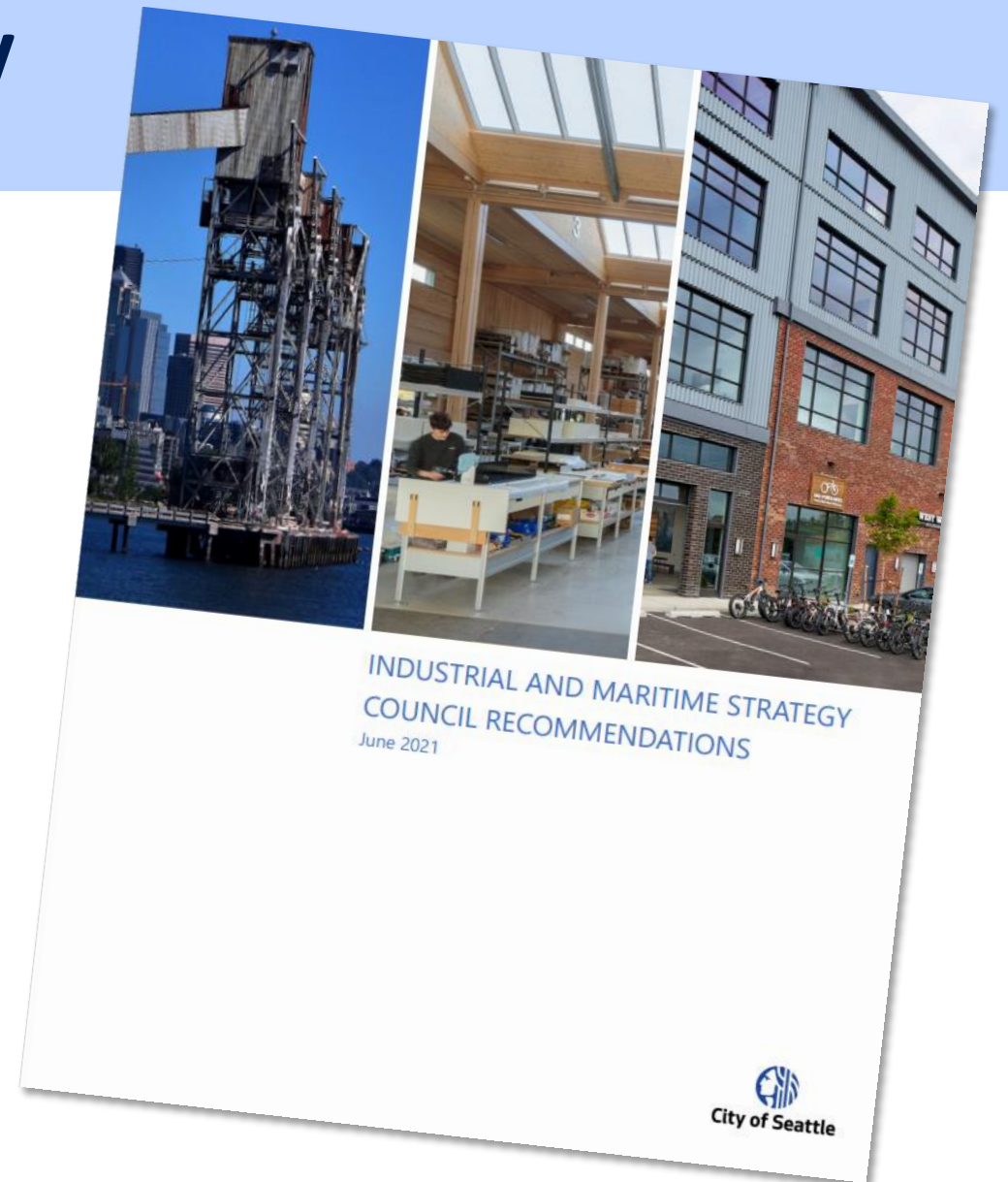


Industrial and Maritime Strategy

Citywide Strategy Council convened in fall 2019

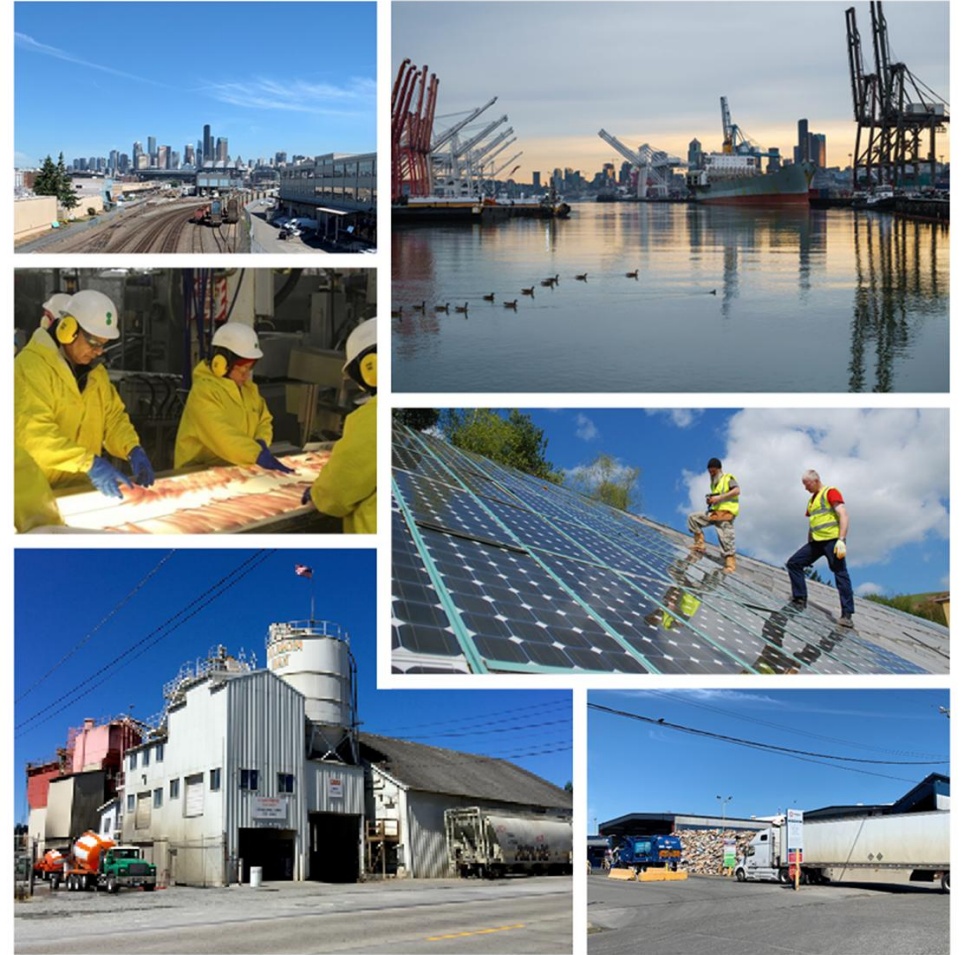
- Interdepartmental team
- 60+ community stakeholder representatives
- Professionally-facilitated meetings
- 4 neighborhood sub-groups
- Engagement with BIPOC youth
- Outreach to South Park and Georgetown communities

Consensus Recommendations in June 2021



Industrial and Maritime Strategy Implementation Actions

- Consensus Recommendations in June 2021
- 2022 budget actions to support implementation (Workforce Development and Environmental Strategies, Stewardship Entity, Transportation Study)
- New Industrial Zoning Framework adopted 2023
- New Industrial Comprehensive Plan Policies adopted 2023 and reaffirmed with 2025 One Seattle Plan adoption.
- WOSCA Master Planning
- Manufacturing and Industrial Center Plans 2026



Advisory Council Recommendation

Advisory Council recommended a package of 11 strategies, with 85% consensus, in June 2021. Policies in the MIC subarea plans address each of these strategies.

Investment Strategies	Land Use Strategies	Action Strategies
1. Workforce Investments	5. Stronger Protections	10. WOSCA & Armory
2. Public Safety Partnerships	6. Dense Industrial Development	11. Stewardship Entities
3. Transportation Investments	7. Healthy Transitional Areas	
4. Environmental Initiatives	8. No New Residential Uses	
	9. Georgetown & South Park	

MIC Subarea Plans

PSRC Certification Requirements

- Descriptive Information and Data
- Goal/Policy Requirements
- Adopt as part of the Comprehensive Plan

Subarea Plan Chapters

Vision Statement

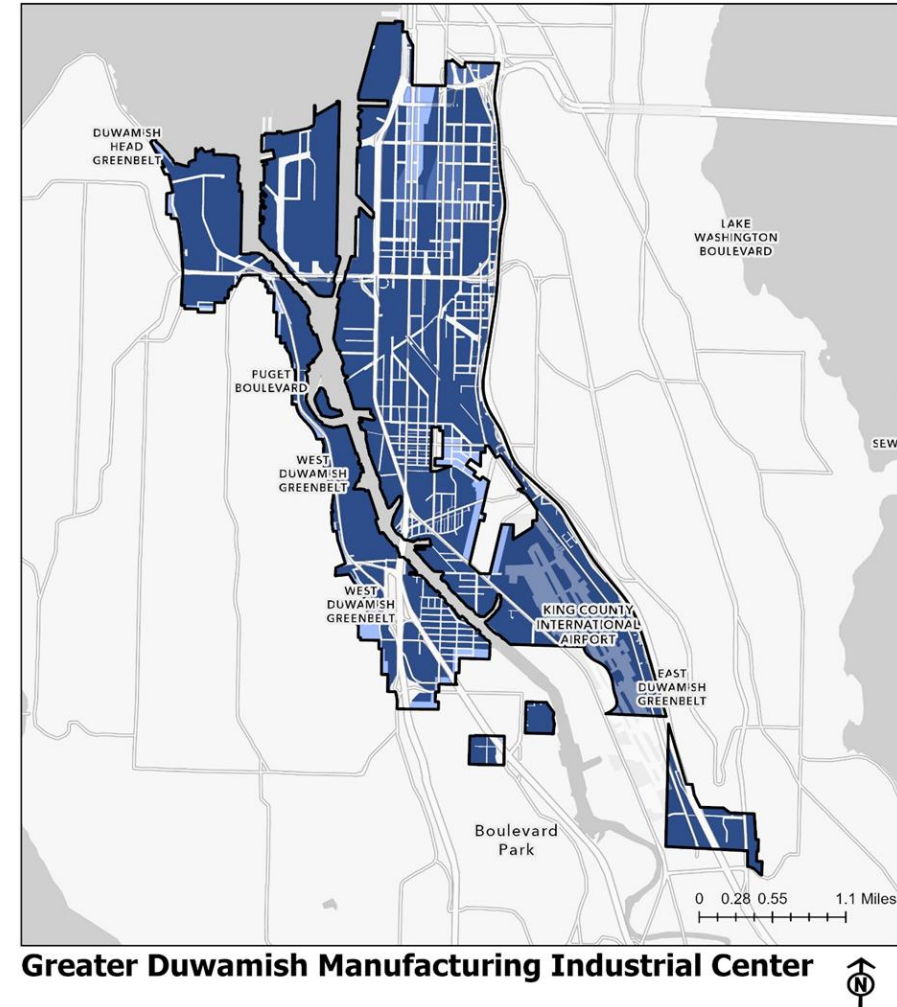
Land Use

Transportation

Economic Development

Environment

Public Services



MIC Subarea Plan Structure

Chapter Background

- Overview and background information
- Key Challenges and Opportunities
- Goals and Policies

Goals and Policies

- MIC Goal
 - Citywide Comprehensive Plan Policies
 - Growth Strategy Element
 - Land Use Element
 - Transportation Element
 - Shoreline Areas Element
 - Container Port Element
 - Climate Element
 - Economic Development Element
 - Other City Policies
 - Existing Regulations
 - MIC Specific Policy

Land Use Chapter



Land Use – Key Opportunities and Challenges

BINMIC

- Sound Transit Light Rail Stations (Ballard, Dravus, Smith Cove)
- Residential Encroachment
- Interbay Armory
- Irreplaceable Water Dependent Uses – Salmon Bay

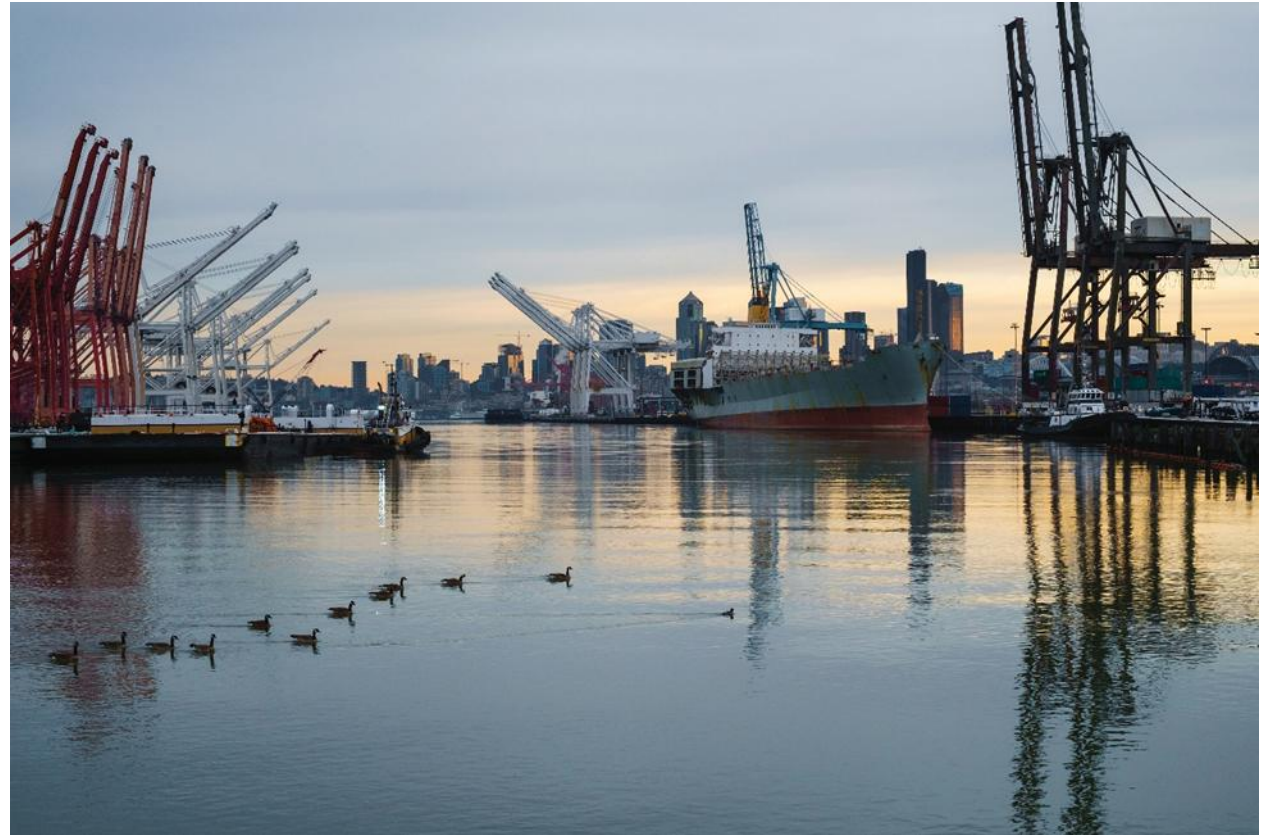
Greater Duwamish MIC

- Sound Transit Light Rail Stations (CID, SODO, Delridge)
- Residential Encroachment
- WOSCA
- Seattle's Container Port
- Georgetown and South Park Adjacencies
- Reconnect South Park
- Stadium District Compatibility

Land Use - Goals for both MICs

In twenty years, the MICs will be defined by:

- Strong presence of industrial activity.
- Predictable land use policies.
- Transit that supports and is compatible with industrial activity.
- Healthy transitions between industrial and non-industrial areas.



Land Use Policy Highlights

- Guidance on Armory Master Planning (BINMIC).
- Guidance on WOSCA Master Planning (Duwamish MIC).
- Evaluate the potential for other remaining water-dependent maritime industrial uses on Salmon Bay and Lake Union not currently within the BINMIC boundary to be added into the BINMIC, even if they are non-contiguous by land (BINMIC).
- Avoid siting major new land uses that could disrupt the functionality of critical rail and truck infrastructure links to water-dependent uses (BINMIC).
- One time boundary adjustment for ST stations (BINMIC and Duwamish MIC).
- No housing in the STAOD (Duwamish MIC).
- Working Group to guide future planning for STAOD and adjacent areas (Duwamish MIC).

Transportation Chapter



Transportation – Key Opportunities and Challenges

BINMIC

- Maintaining freight network
- Integrating ST stations (Ballard, Dravus, Smith Cove)
- Safe active transportation network
- Travel time reliability of the freight network
- 15th Ave W Corridor including Ballard Bridge
- East-west connectivity in Interbay

Greater Duwamish MIC

- Maintaining freight network
- Integrating ST stations (CID, SODO, Delridge)
- Safe active transportation network.
- Travel-time reliability of the freight network
- Reconnect South Park

Transportation Goals for both MICs

In twenty years, the MICs will be defined by:

- High-efficiency use of limited rights of way and a robust freight network
- Strong intermodal connections
- Active transportation network safely coexisting with freight network



Transportation Policy Highlights

- New street typologies in the Urban Industrial and Industry and Innovation zones (BINMIC and Duwamish MIC).
- Improve last mile connections between transit stations and employment locations (BINMIC and Duwamish MIC).
- Resurface and improve roadways and approaches to Smith Cove and Salmon Bay that are in substandard conditions (BINMIC).
- Improve visibility of pedestrian and bike riders to truck and car drivers. Seek to separate active transportation facilities (BINMIC and Duwamish MIC).

Economy Chapter



Economy – Key Opportunities and Challenges

BINMIC

- **Encroaching Land Uses**
- **Light Rail**
- **Maritime Innovations**
- **Climate Change**
- **Brewery District**
- **Interbay Armory**

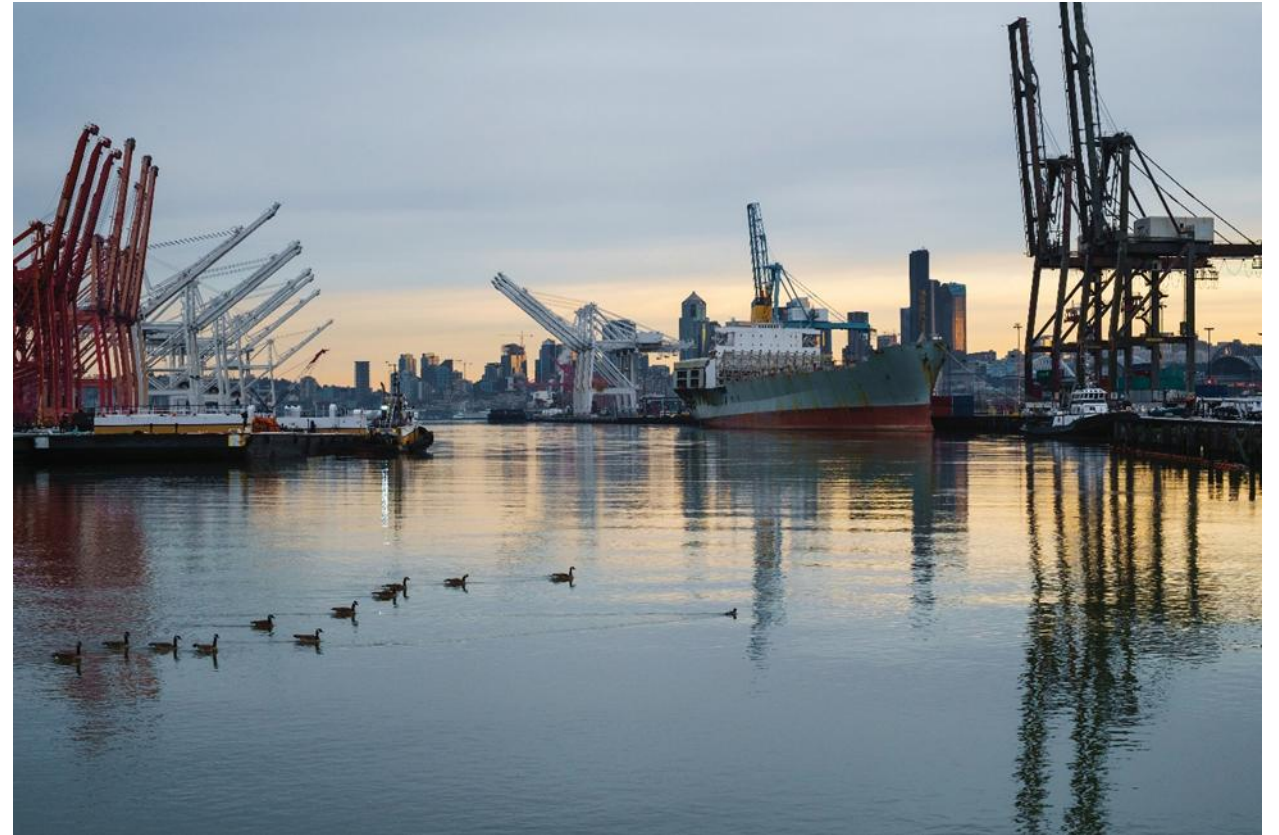
Greater Duwamish MIC

- **Encroaching Land uses**
- **Light Rail**
- **Maritime Innovation**
- **Climate Change**
- **Seattle's Container Port**

Economy - Goals for both MICs

In twenty years, the MICs will be defined by:

- Strong presence of industrial/maritime sectors and the living-wage jobs they provide
- Equitable access to living-wage jobs
- Home to emerging subsectors of the industrial/maritime economy
- High-density employment anchored by industrial activity near light rail stations



Economy Policy Highlights

- Support for the Ballard Brewery District (BINMIC).
- Promote and raise awareness of maritime sector careers at vocational training programs, high schools, and middle schools (BINMIC and Duwamish MIC).
- Ensure that major public works projects are designed to preserve functionality and operation of maritime and industrial operations, in addition to serving new transportation demands (BINMIC and Duwamish MIC).
- Encourage new industrial projects near residential areas to offer job training and internship opportunities to the local workforce (Duwamish MIC).
- Continue to work with stakeholders to support maritime sector innovations to ensure a thriving and modern container port operation (Duwamish MIC).

Environment and Open Space Chapter



Environment – Key Opportunities and Challenges

BINMIC

- Contamination and Fill
- Sea Level Rise
- Bike Trail Connectivity
- Interbay Armory
- Combined Sewer Overflow

Greater Duwamish MIC

- Contamination and Fill
- Sea Level Rise
- Bike Trial Connectivity
- Environmental Justice
- Water Quality

Environment and Open Space - Goals for both MICs

In twenty years, the MICs will be defined by:

- Rehabilitation of environmentally critical areas
- Innovative stormwater management
- High-quality network of open spaces and trails
- Avoidance of environmental impacts on vulnerable populations
- Reduction in greenhouse gasses
- Innovative green building practices



Environment and Open Space Policy Highlights

- Encourage Shoreline Restoration (BINMIC and Duwamish MIC).
- Provide assistance to operators of vessels in the fishing fleet and other maritime companies based in Salmon Bay and Elliott Bay to transition over time to alternative fuels with fewer emissions (BINMIC).
- Incentivize/Encourage mass timber construction in the BINMIC (BINMIC and Duwamish MIC).
- Use publicly owned remnant spaces for open space to serve nearby residents and workers (Duwamish MIC).
- Work with property owners along the shoreline to identify coordinated public/private investments to make the most of sea level rise protection investments (Duwamish MIC).
- Expand electric transportation and marine infrastructure, including expansion of electrical shore power and charging infrastructure for heavy duty equipment and freight (BINMIC and Duwamish MIC).