

Overview Briefing

Housing Opportunities Legislation

April 2026



City of Seattle

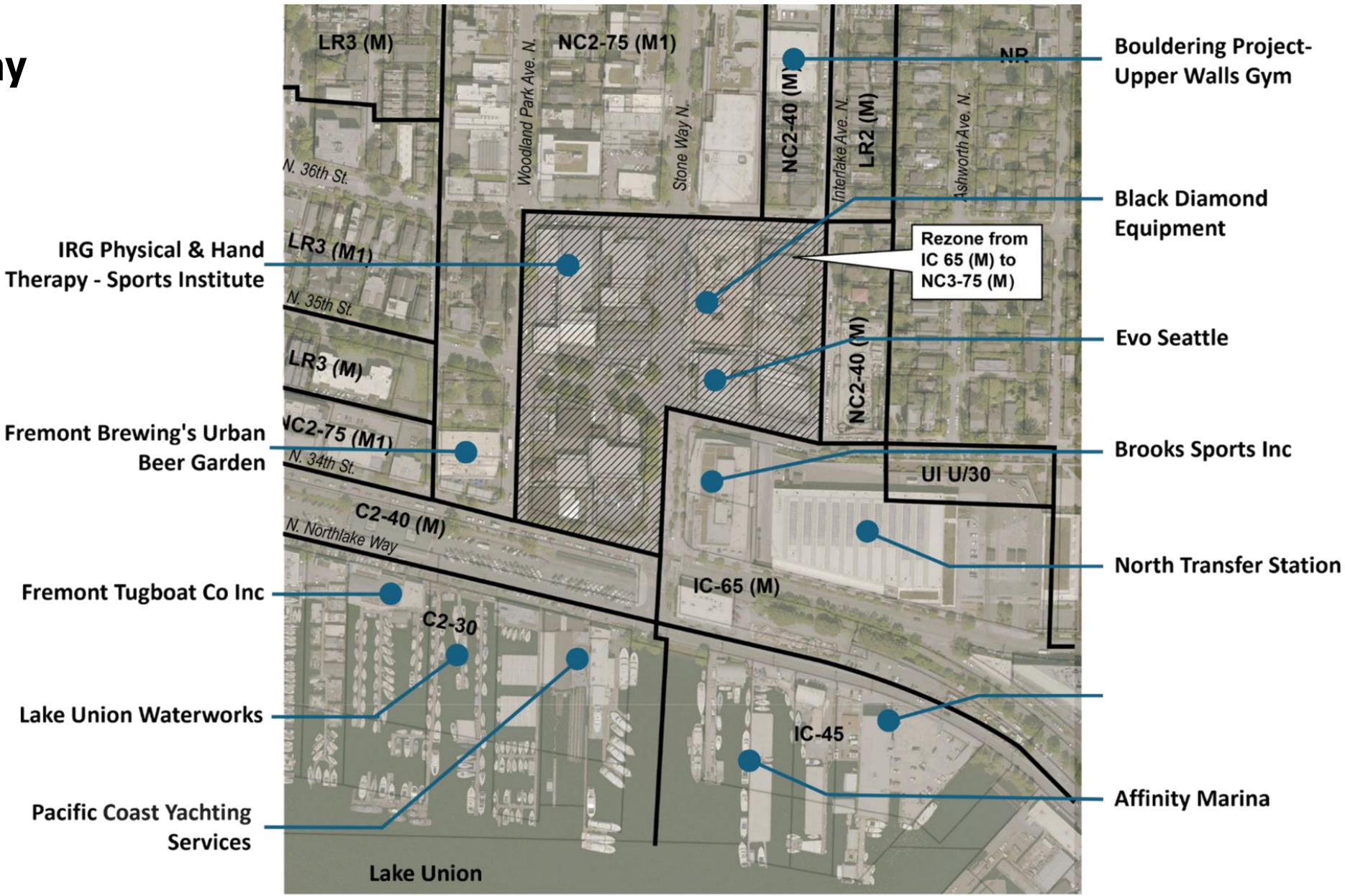
Housing Opportunities - Purpose

- Make focused changes to the City's land use code and zoning to support near-term investment in additional housing supply. (e.g. 1-3 years to enter permitting).
- Amplify housing production on opportunity sites and in areas that are well-positioned to spur new housing development without causing displacement pressure.
- Advance these changes while broader, more holistic changes to implement the new Comprehensive Plan work their way through the process.

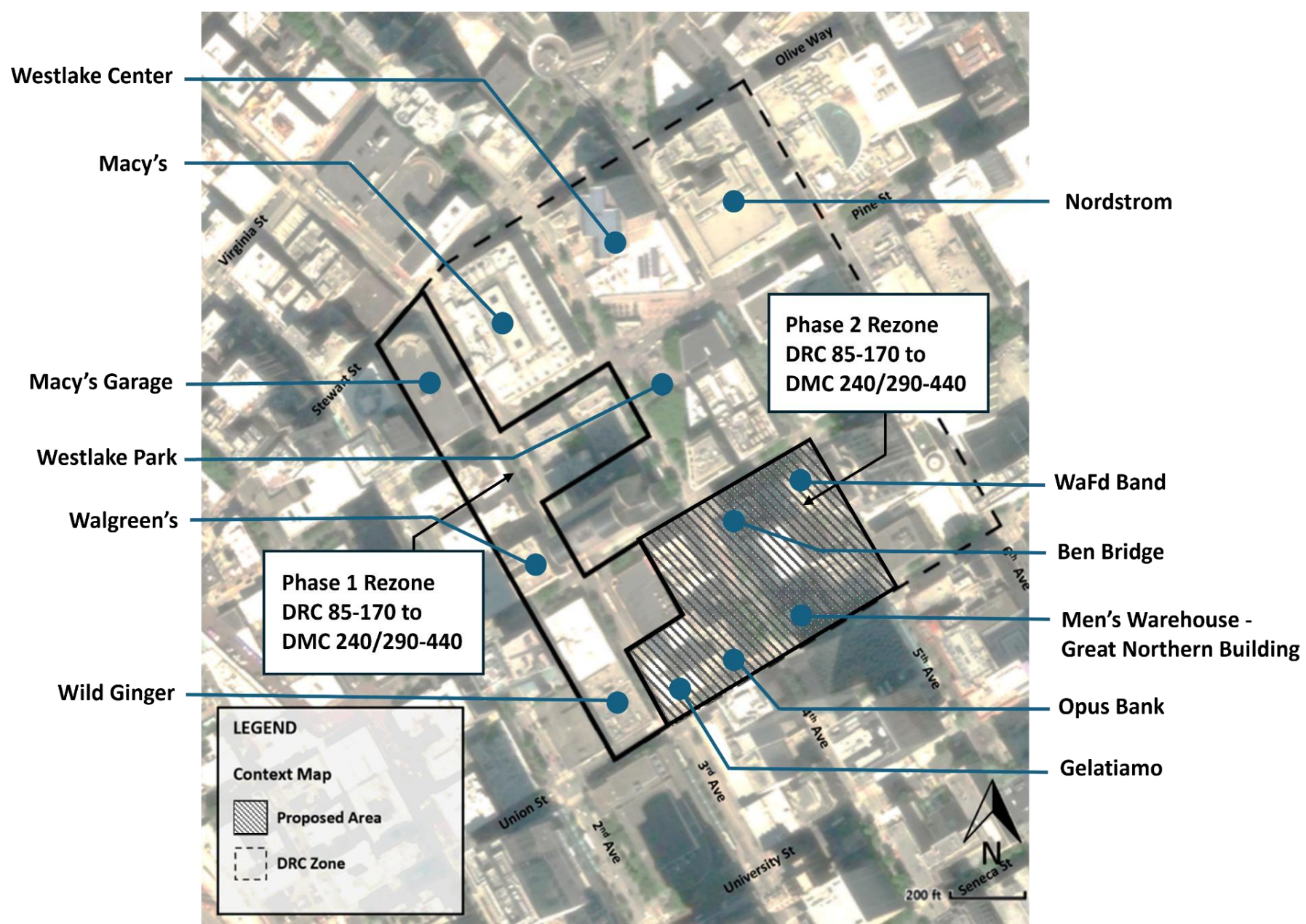
Housing Opportunities Legislation - Components

- Fremont / Stone Way rezone
- Expanded Downtown Retail Core (DRC) rezone
- Rezone to support multi-purpose redevelopment on sites with community-based uses
- Remove code barriers to passive house, modular and mass timber construction. (HB 1183 implementation)
- Increase height limits and modify development standards to encourage more housing in Belltown
- Remove code barriers to conversion from commercial space to housing in more zones
- Lake City - Incentivize grocery store retention and housing

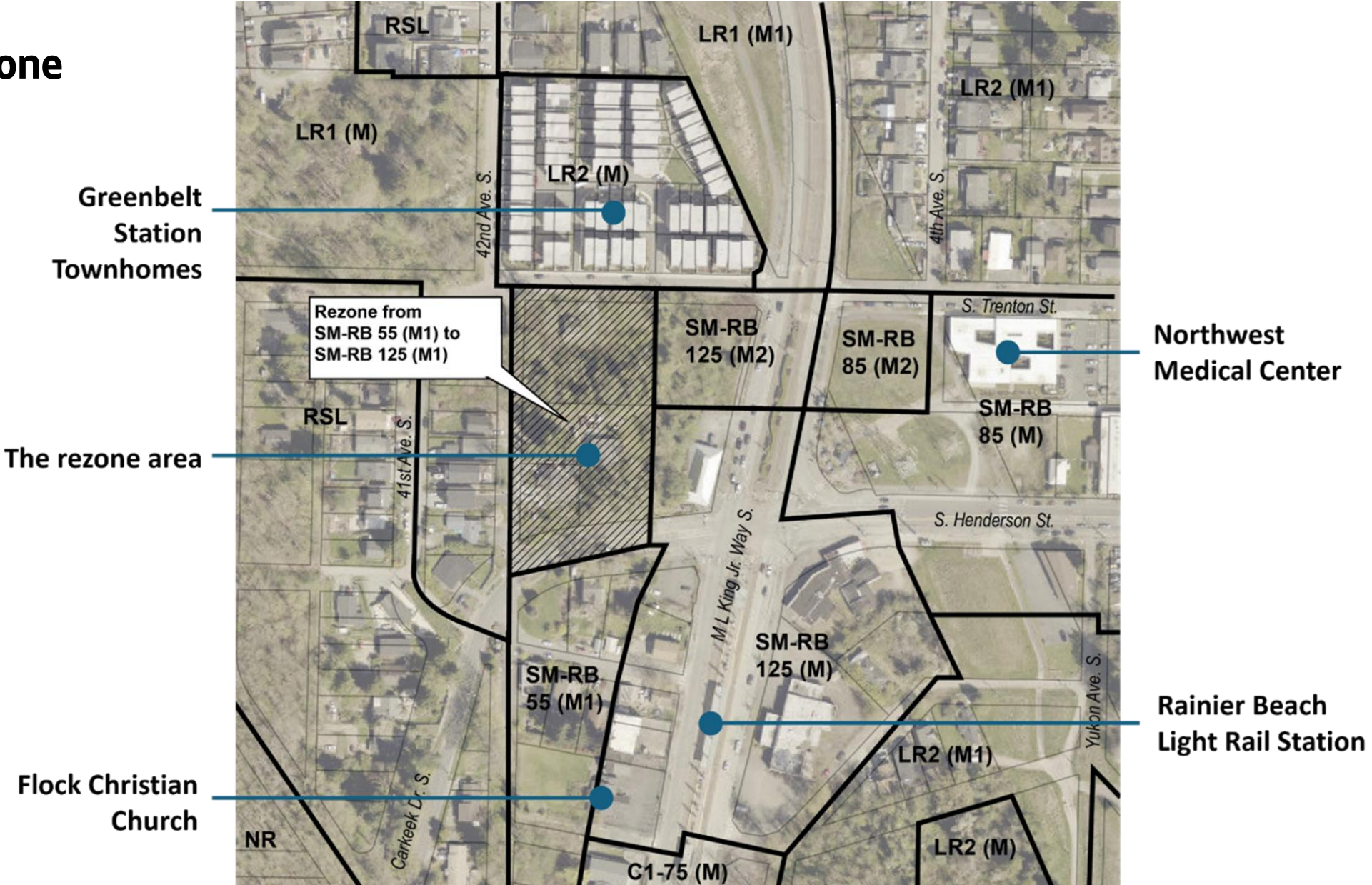
Fremont / Stone Way Rezone



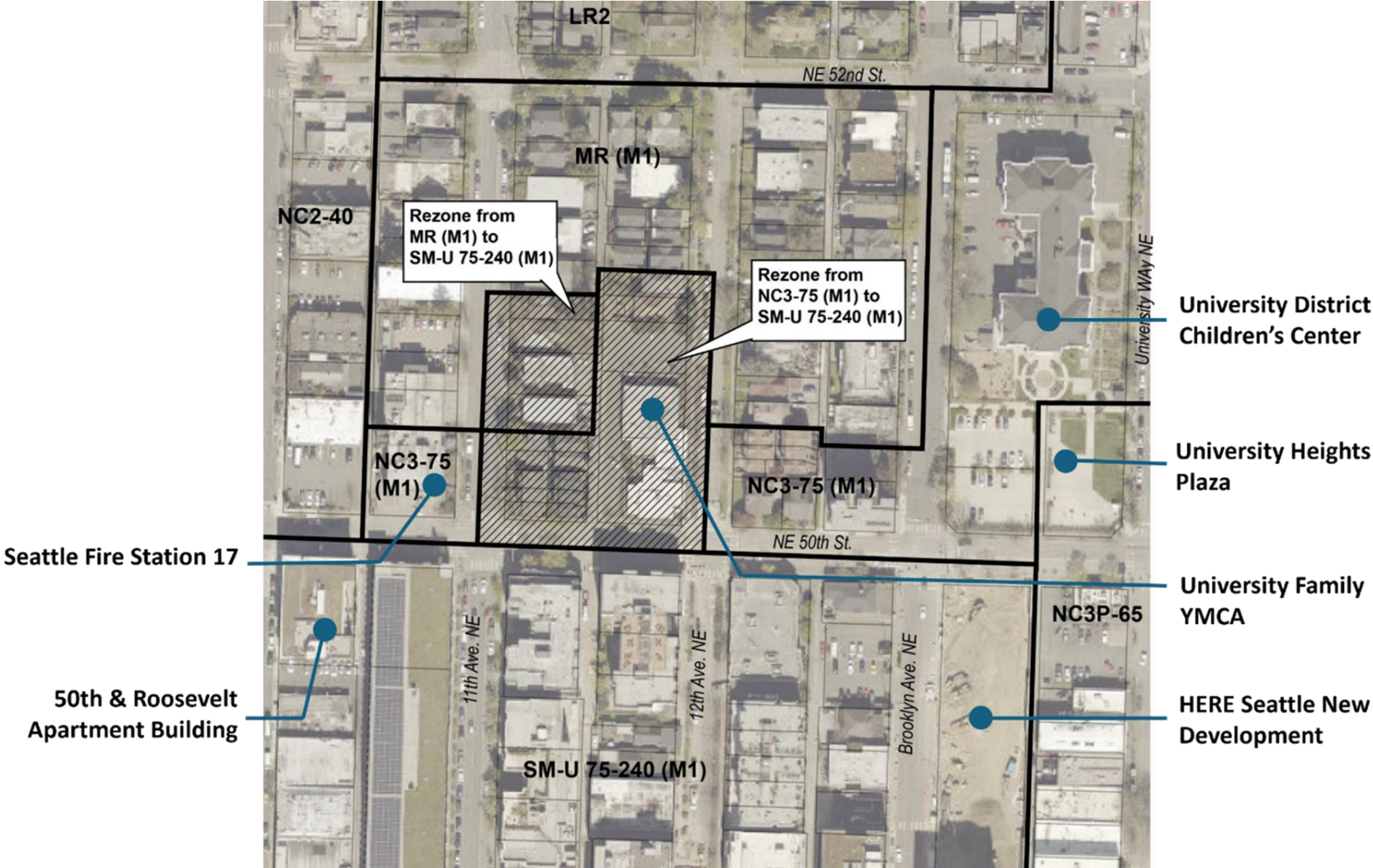
Expanded Downtown Retail Core Rezone



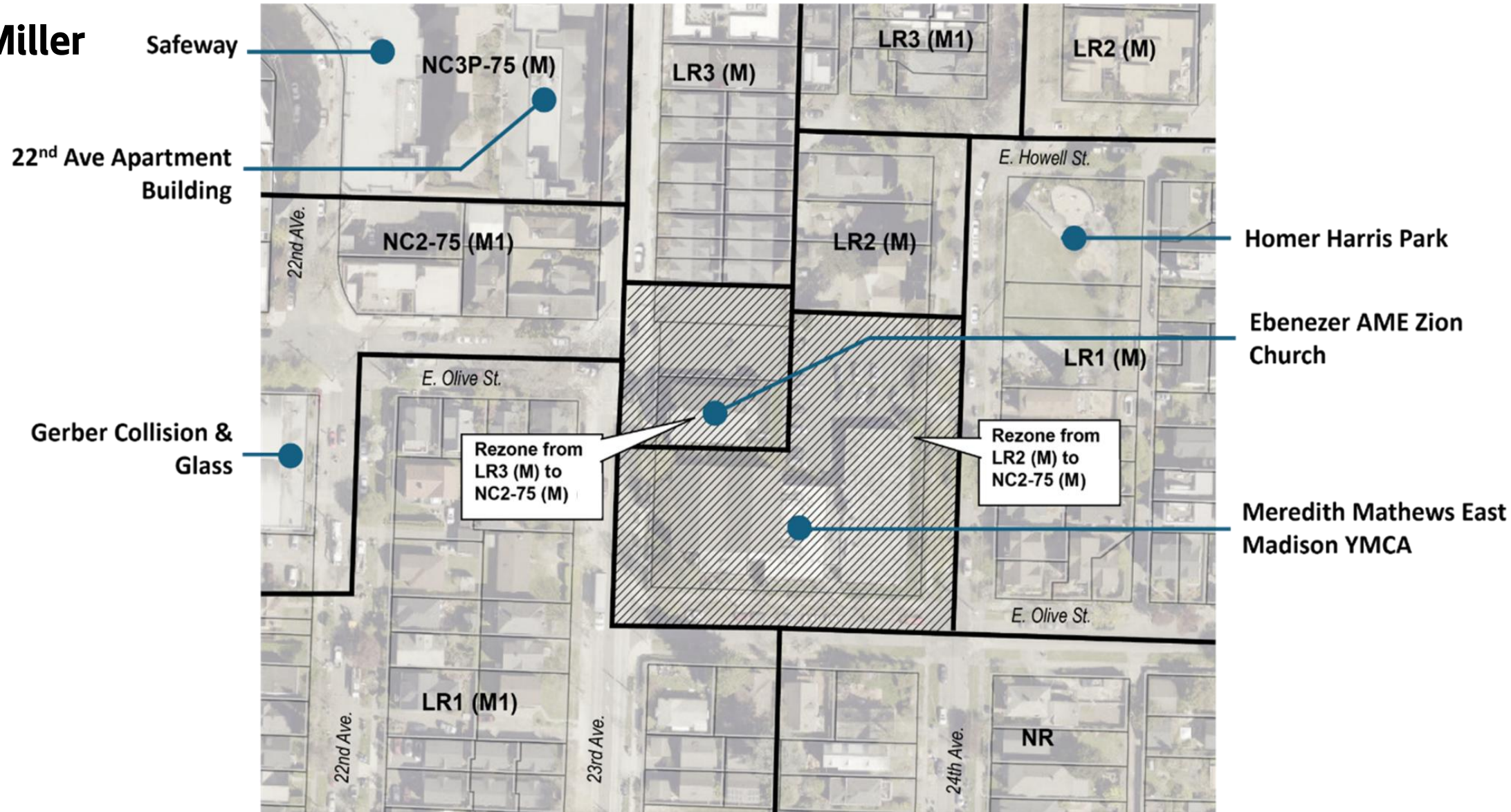
Rainier Beach Rezone



University District Rezone



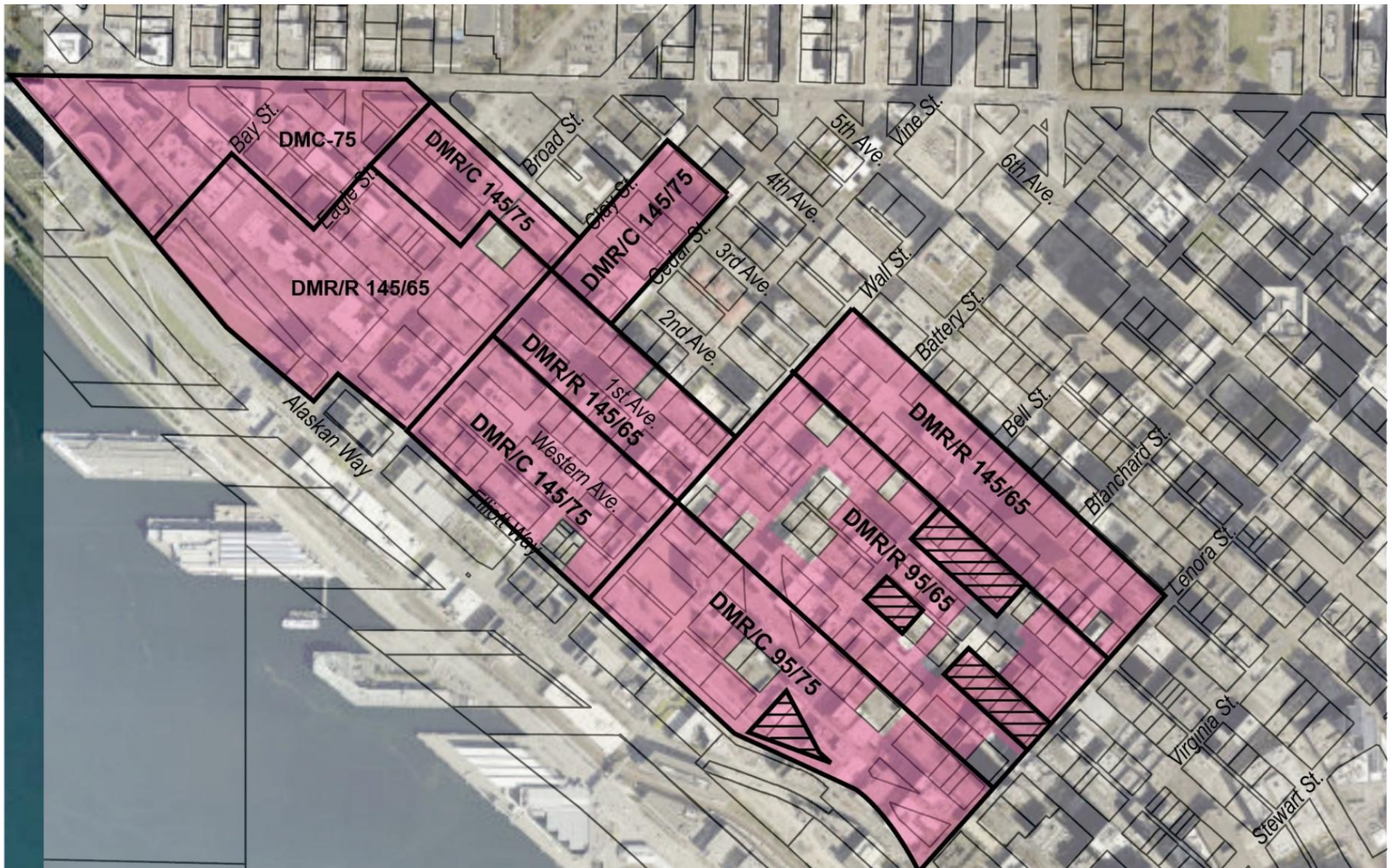
Madison / Miller Rezone



Belltown height limit increases

Areas indicated in pink are extra residential height allowance (+50' in DMR 95 and the DMC-75 zone, and +100' in DMR 145 zones).

Hatched areas are infill residential focus blocks for extra height limit allowance of +100' in DMR 95 zone.



Remove code barriers to passive house, modular and mass timber construction

New Section 23.40.090 Exception from facade modulation and upper-level setback requirements for certain types of residential projects.

(Early implementation of HB 1183 Section 6)

Residential developments of the following types of projects would be exempt from any facade modulation or upper-level setback requirement:

- Where 100 percent of the dwelling units in the development are affordable housing; or
- Where new construction meets passive house requirements; or
- Where retrofit of existing buildings meets passive house requirements; or
- That utilize modular construction; or
- That utilize mass timber construction.

Lake City - Incentivize Grocery Store Retention and Housing

Increase the allowed height limit 30' (from 55' to 85') and add a 2.0 FAR increment, for development containing the following:

- 50,000 sq. ft. or more gross floor area is dedicated at ground level for any combination of grocery store, pharmacy, medical services, child care center, or elementary or secondary school, community club, or community center uses; and
- Include at least 200 residential dwelling units in the development.

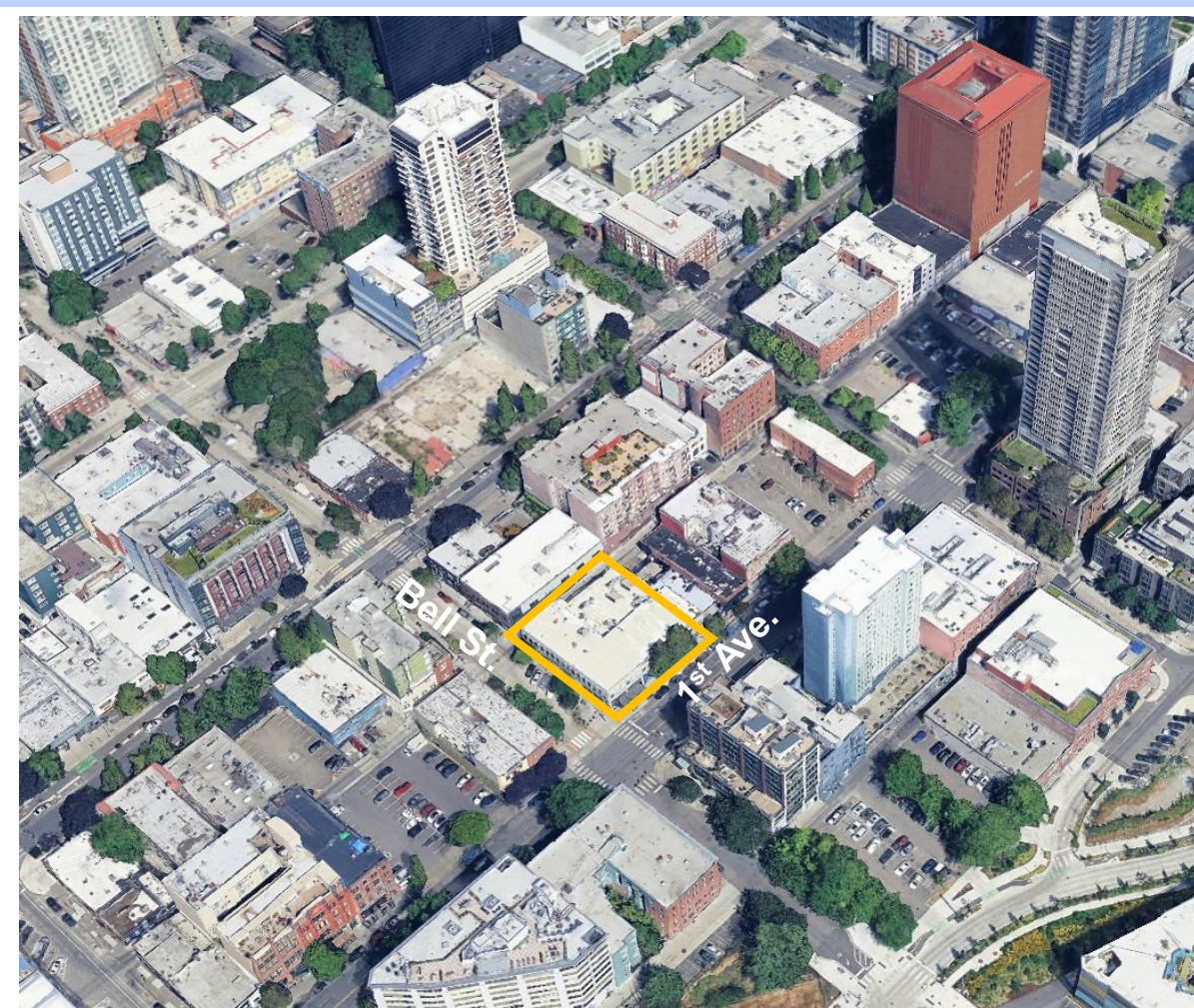
Example - Mass Timber Tower



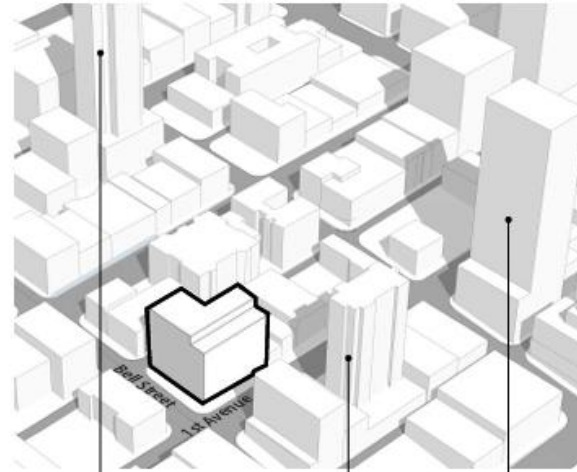
Akari House is a proposed 17 story hybrid mass timber tower with 117 homes at Seneca St. And E. Union St. in First Hill. It contains 12 stories of mass timber construction over a 5 story concrete and steel base. OPCD anticipates opportunities for similar intermediate-scale towers in more places in Seattle in future years if supportive zoning and development standards are in place.

Credit: Clarke / Barnes Architects.

Example Housing Opportunity

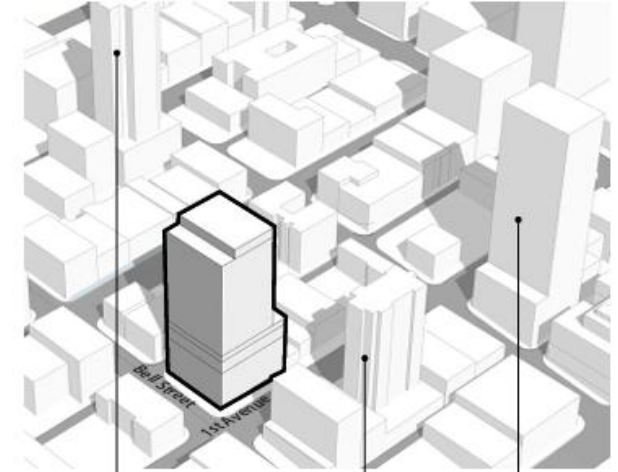


Existing Zoning: 95' Max



Grandview Condominium 210'
Bell Tower Apartments 175'
Continental Place 350'

Housing Opportunities: 195'



Grandview Condominium 210'
Bell Tower Apartments 175'
Continental Place 350'

The graphic compares potential development under existing zoning, and under the proposed Housing Opportunities legislation at 2228 First Ave. in Belltown. The proposed legislation would enable approximately 150 more homes (250 total). Without the legislation housing development is far less likely to be economically viable under current conditions.

Credit: Graphite Design Group architects.

Example Housing Opportunity



The proposed 35 Interlake building would be enabled by the proposed legislation. It is envisioned as a housing and hotel building with a retail courtyard. It would be added next to the Brooks world headquarters and the Evo retail and recreation uses.

Credit: Evolution Projects

Future Housing Opportunities

For the future, OPCD recommends that focused packages of zoning and land use code legislation similar to this housing opportunities bill be brought forward on a periodic basis.

Thank You

City of Seattle

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