



SEATTLE CITY COUNCIL  
**CENTRAL STAFF**

# **Permanent Legislation to Implement HB 1110 and the Comprehensive Plan's Land Use and Growth Strategy Elements**

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SELECT COMMITTEE FOR THE COMPREHENSIVE PLAN

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# Outline

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- **Overview**
- **Growth Strategy Issues:**
  - Center Expansion Areas
  - Locations of Centers and Transit Access
  - Critical Areas and Other Limitations
- **Land Use Issues:**
  - Middle Housing
  - Density
  - Subdivisions/Lot Splitting
  - Setbacks, Amenity Areas, Trees
  - Design Standards
  - Street and Sidewalks, Vehicle Access
  - Parking

# Overview

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- CB 120985 adopts the One Seattle Comprehensive Plan
  - Comprehensive Plan must be consistent with State law, regional plans, and implementing development regulations
- CB 120993 adopts permanent zoning legislation to comply with HB 1110
  - “Phase I legislation” – related to “missing middle” housing
  - Replaces interim regulations adopted under Ordinance 127198
- Future Issue Identification

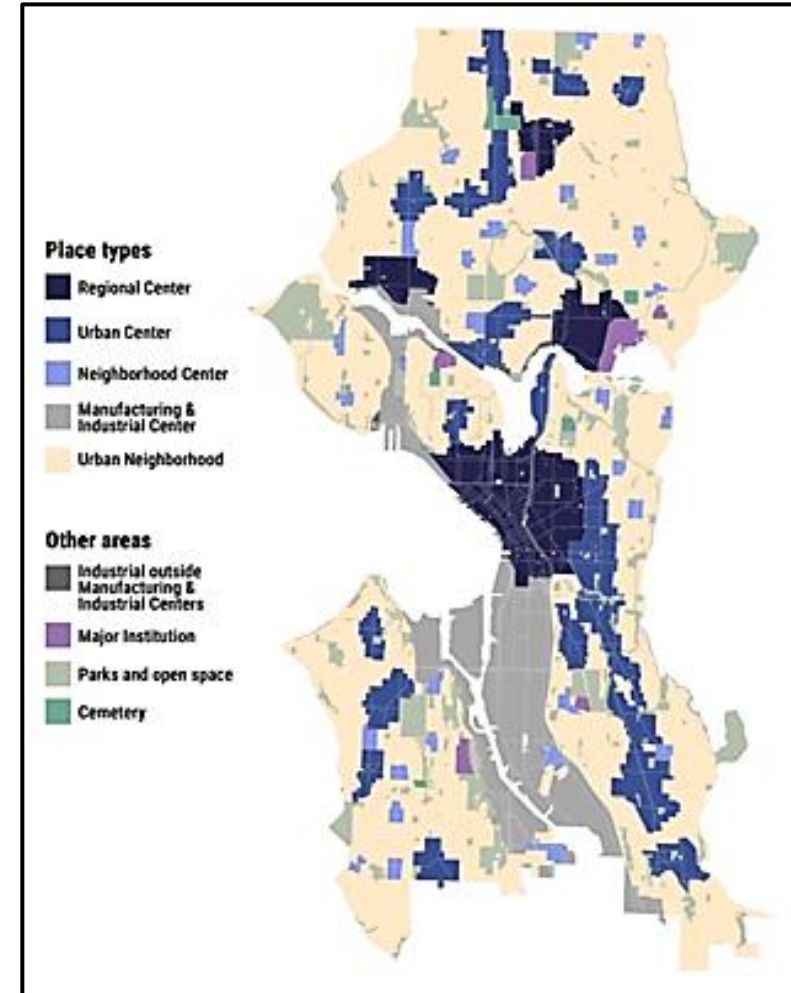
# Growth Strategy – Regional Context and Capacity

- Countywide Planning Policies allocate 112,000 new housing units and 169,500 new jobs to Seattle for the period 2019 – 2044
- Seattle's adjusted targets for the One Seattle Plan are 80,000 new housing units and 159,000 new jobs
- In 2021, Seattle had zoned capacity to accommodate approximately 172,000 new housing units and 246,000 new jobs.
- The Mayor's proposed Comprehensive Plan contemplates a Citywide zoned residential development capacity for approximately 300,000 new homes.

Net New Units and Jobs			
Jurisdiction		2019-2044 Housing Target	2019-2044 Job Target
Metro Cities	Bellevue	35,000	70,000
	Seattle	112,000	169,500
Metropolitan Cities Subtotal		147,000	239,500
Core Cities	Auburn	12,000	19,520
	Bothell	5,800	9,500
	Burien	7,500	4,770
	Federal Way	11,260	20,460
	Issaquah	3,500	7,950
	Kent	10,200	32,000
	Kirkland	13,200	26,490
	Redmond	20,000	24,000
	Renton	17,000	31,780
	SeaTac	5,900	14,810
	Tukwila	6,500	15,890
Core Cities Subtotal		112,860	207,170
High Capacity Transit Communities	Des Moines	3,800	2,380
	Federal Way PAA	1,020	720
	Kenmore	3,070	3,200
	Lake Forest Park	870	550
	Mercer Island	1,239	1,300
	Newcastle	1,480	500
	North Highline PAA	1,420	1,220
	Renton PAA - East Renton	170	0
	Renton PAA - Fairwood	840	100
	Renton PAA - Skyway/West Hill	670	600
	Shoreline	13,330	10,000
	Woodinville	2,033	5,000
High Capacity Transit Communities Subtotal		29,942	25,570

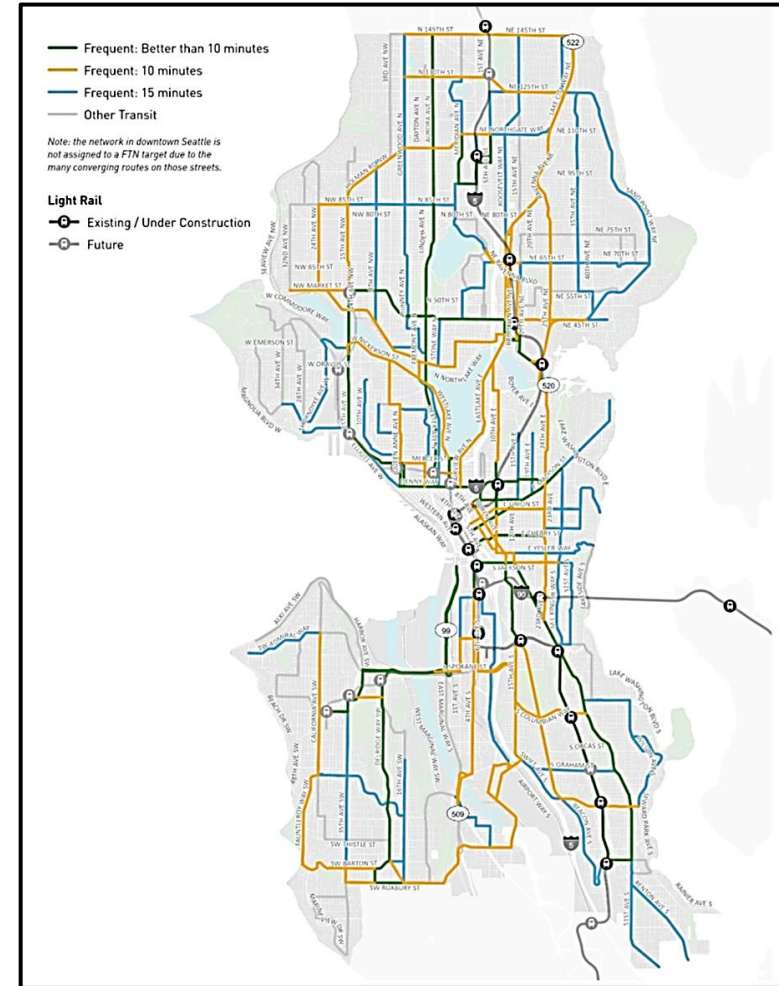
# Growth Strategy - Taxonomy of Places and the FLUM

- Growth Strategy element of the Comprehensive Plan answers the question of where residential and employment growth will be located.
- Geographies include Regional Centers, Urban Centers, Neighborhood Centers, Manufacturing and Industrial Centers and Urban Neighborhoods.
- Regional Centers, Urban Centers, and Manufacturing and Industrial Centers are all geographies the designation criteria for which are defined in the CPPs.
- Neighborhood Centers and Urban Neighborhoods are Seattle-specific geographies.
- Primary Geographies for Housing Production:
  - Regional Centers – 7
  - Urban Centers – 25
  - Neighborhood Centers – 30
  - Urban Neighborhoods – NR zoned areas



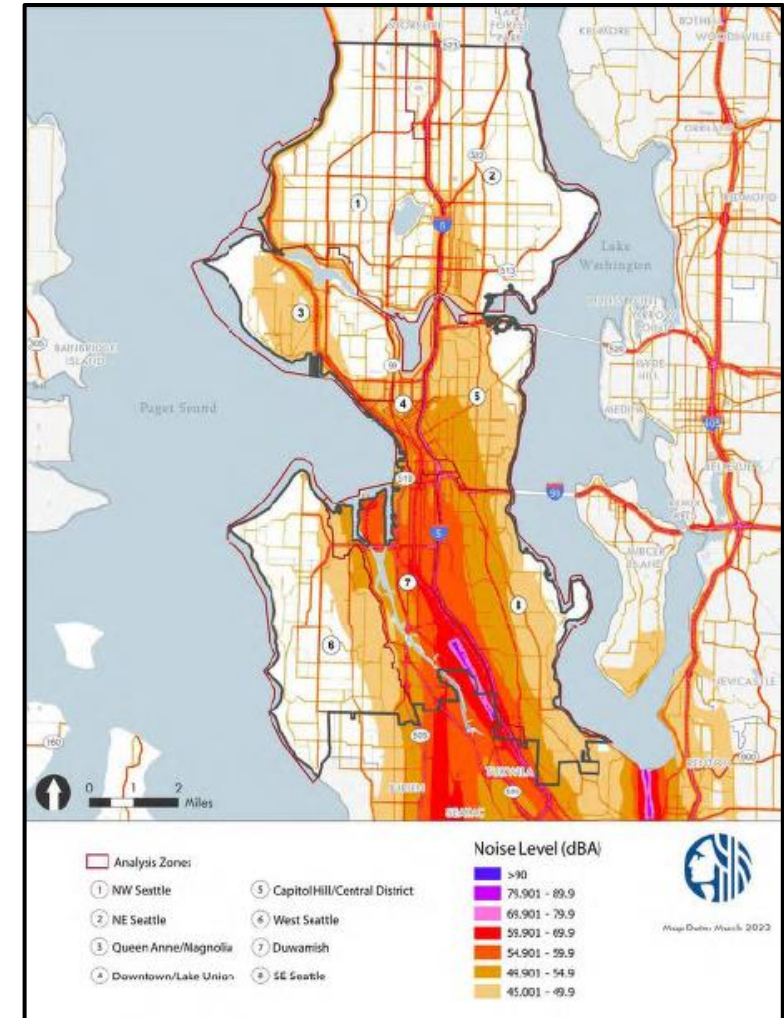
# Growth Strategy – Transit Access and Amenities

- Proximity to existing or planned high-capacity transit informs expanded boundaries for proposed regional centers and some urban centers.
- Proximity to existing or planned frequent transit informs expanded boundaries for some urban centers and neighborhood centers.
- Transit frequency is not sole factor for neighborhood center designation, which also includes access to shops, services, and amenities.
- Proximity to frequent transit will also inform intensity of zoning along corridors in urban neighborhoods.



# Growth Strategy – Critical Areas and Other Limitations

- Seattle's natural and built environment contain both environmentally critical areas and active non-residential land uses and physical infrastructure that can be incompatible with residential use and development.
- The growth strategy contemplates expanding Urban Centers and adding new Neighborhood Centers in areas that are wholly or partially characterized by either environmentally critical areas or potentially incompatible land uses.
- Because Seattle is fully urbanized, these circumstances already exist in current land use patterns.





## Growth Strategy – Procedural Factors in Considering Amendments

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- Whether proposed changes are internally consistent, consistent with proposed implementing regulations, consistent with regional and countywide plans, and consistent with state law.
  - Policy changes Council may make to the FLUM by amending the boundaries, number, location, or type of center are not self-implementing. Council would need to make further decisions about zone designations within center boundaries with Phase 2 legislation in 2026 to implement the policy change to the FLUM.
- Whether proposed changes to boundaries of Regional or Urban Centers, the designation criteria for which are prescribed by the CPPs, would cause the Regional or Urban Center to be ineligible for its countywide designation.
- Whether the proposed changes are within the scope of environmental review documented in the Final Environmental Impact Statement for the One Seattle Comprehensive Plan.



# Middle Housing

## CB 120993 categories:

- Detached dwelling units
- Stacked dwelling units
- Attached dwelling units

## Incentives for stacked flats:

- Increased FAR
- Increased density limits



# Residential Densities

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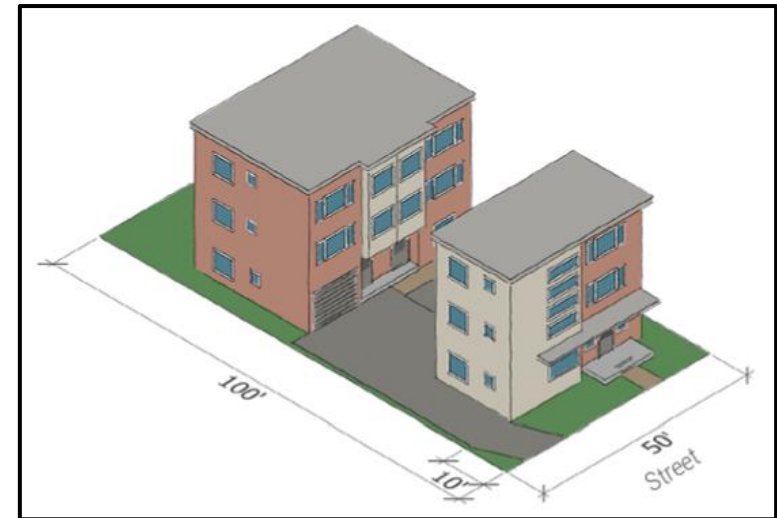
- CB 120993 regulates density in two ways:
  - Number of units per square footage of the lot, and
  - Size of buildings (FAR) based on unit density
- Number of units per square footage of lot differs from interim legislation:
  - More units allowed on larger lots
    - Attached and detached: one unit per 1,250 sf of lot area
    - Stacked units in frequent transit areas on larger lots: one unit per 650 sq. ft. of lot area

# Residential Densities

## Floor Area Ratio tied to density:

Residential Density	FAR Ratio
< 1 unit/4,000 sf	0.6 FAR
1 unit/4,000 sf to 1 unit/2,201 sf	0.8 FAR
1 unit/2,200 sf to 1 unit/1,601 sf	1.0 FAR
> 1 unit / 1,600 sf	1.2 FAR

- Stacked flats within frequent transit service areas on larger lots: 1.4 FAR
- Low-income units: 1.8 FAR





# Accessory Dwelling Units (ADUs)

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- Accessory to a principal dwelling unit
- Two ADUs per lot
- Maximum size: 1,000 sf
- No parking required
- Count toward density limits and FAR allowance
- Subject to underlying height limits in all zones

# Subdivisions and Lot Splitting

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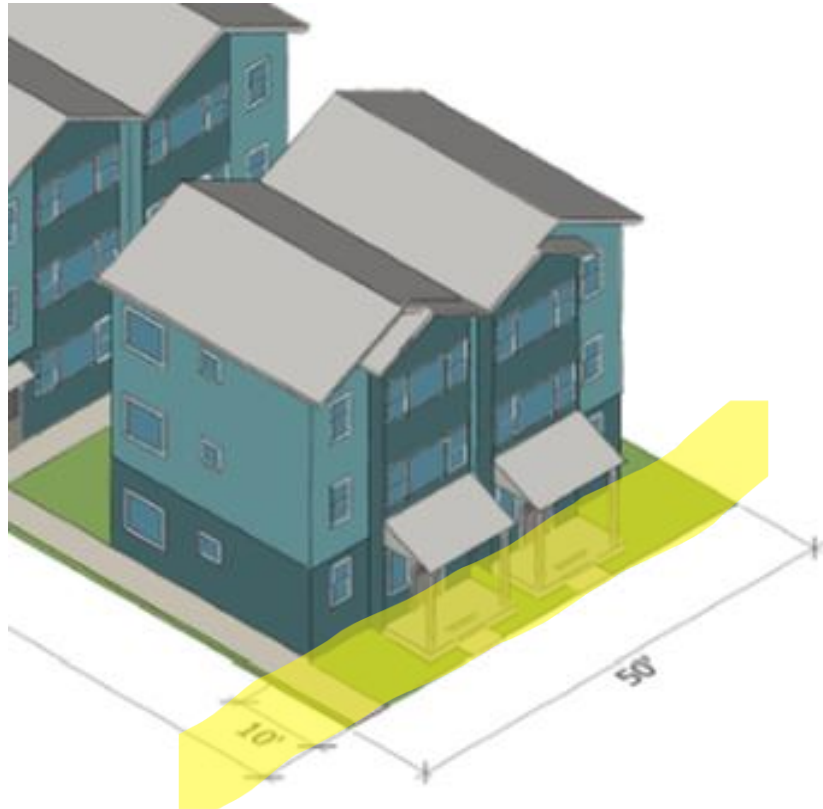
Three ways under state law to create separate parcels:

- Subdivision
- Unit lot subdivision
- Lot splitting
  - Must be in effect by July 2027



# Setbacks

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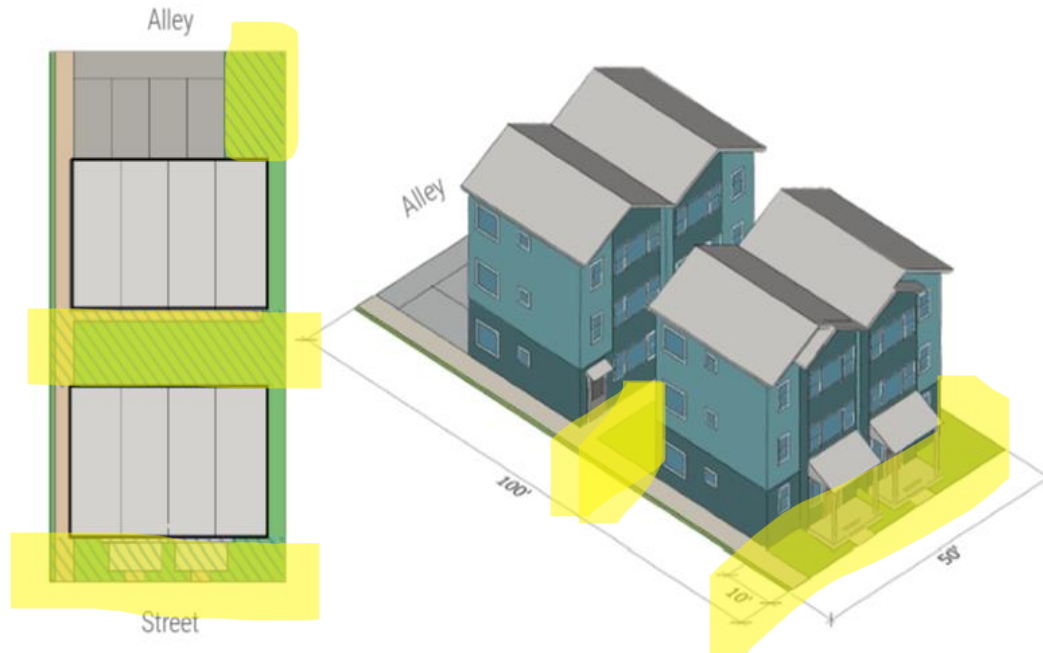


**Front:** 10 feet

**Rear:** 5 feet for ADUs,  
10 feet for all other structures  
No setback required from alley

**Side:** 5 feet  
No setback required from alley

# Amenity Areas



- 20% of lot size
- 50% must be at ground level
- Allowed:
  - Decks, porches, steps
  - Swimming pools, hot tubs, spas
  - Stormwater management features
  - Play equipment
- Not allowed:
  - Parking, access easements, driveways
  - Bike parking
  - Solid waste/materials storage
  - Enclosed structures



# Tree Planting/Retention

## Points-based system

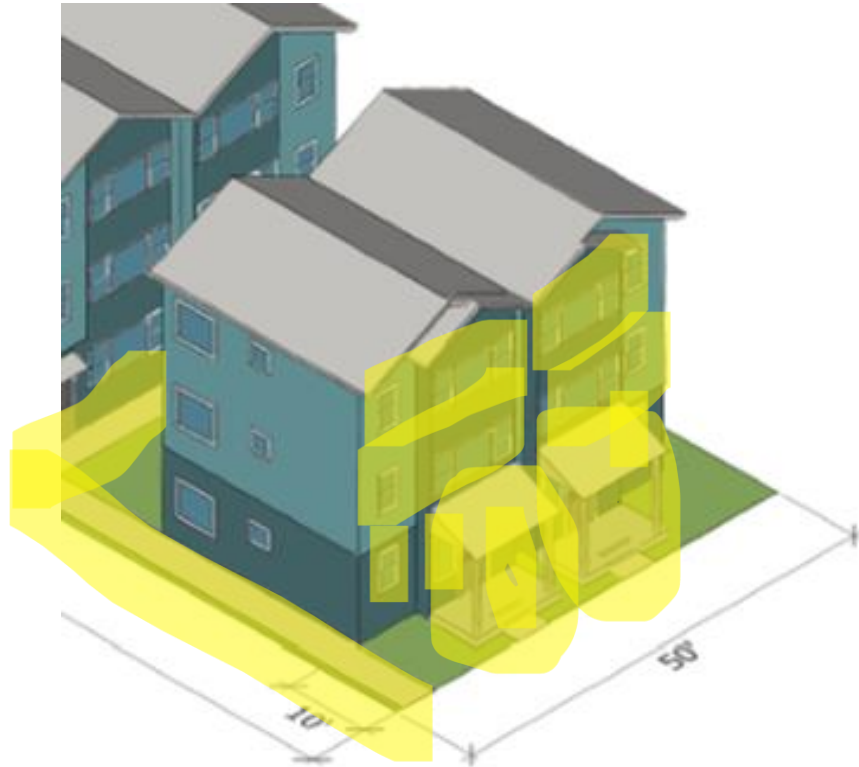
Tree Points Required	
Density	Tree points required per lot area
< 1 unit / 4,000 sf	1 point / 500 sf
1 unit / 4,000 sf to 1 unit / 2,201 sf	1 point / 600 sf
1 unit / 2,200 sf to 1 unit / 1,601 sf	1 point / 675 sf
> 1 unit / 1,600 sf	1 point / 750 sf

*Only applies to dwelling unit construction*

Tree Points			
Type of tree	Tree species	Points for deciduous trees	Points for evergreen trees
Trees planted as part of construction	Small	1 point	1.25 point
	Small/medium	2 points	2.5 points
	Medium/large	3 points	3.75 points
	Large	4 points	5 points
Trees preserved during construction	Small	0.4 point per inch of diameter	0.5 point per inch of diameter
	Small/medium	0.8 point per inch of diameter	1 point per inch of diameter
	Medium/large	1.2 point per inch of diameter	1.4 point per inch of diameter
	Large	1.6 point per inch of diameter	1.8 point per inch of diameter

# Design Standards

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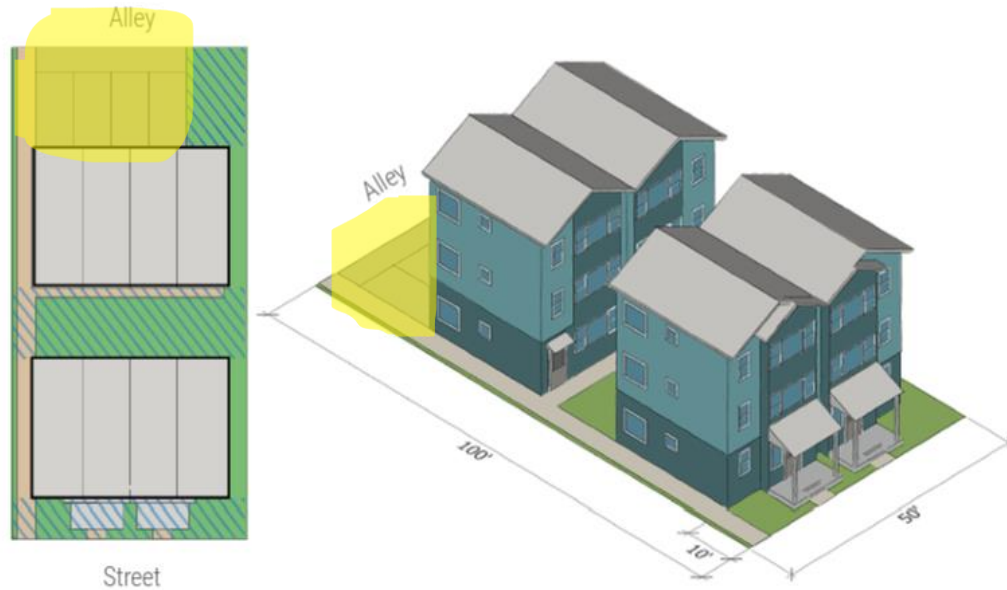
- Pedestrian access between units and sidewalk
  - Driveways can count
  - 3 feet wide
- Pedestrian entries with weather protection
- 20% transparency on street-facing façades

# Street and Sidewalk Improvements

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- Existing thresholds for sidewalk improvements:
  - In NR zones, 10+ units
  - In zones where MF is more common, 6+ units
  - All projects in Regional and Urban centers
- ADUs are exempted from access requirements per state law
- Vehicle access easements are based on number of units, not number of parking spaces

# Parking



- Reduction from one space per dwelling unit to one space per two dwelling units
- No parking required in:
  - Regional centers
  - Frequent transit service areas
  - Major transit service areas
  - Stadium area overlay districts
- New state laws will require more exemptions in near future

# Questions?