



# SEATTLE CITY COUNCIL

May 22, 2025

**NOTICE OF A SEATTLE CITY COUNCIL PUBLIC HEARING ON TWO PIECES OF LEGISLATION:  
LEGISLATION TO ADOPT THE ONE SEATTLE PLAN COMPREHENSIVE PLAN AND AMEND THE  
LAND USE CODE TO IMPLEMENT THE ONE SEATTLE PLAN; AND  
LEGISLATION TO IMPLEMENT HOUSE BILL 1110 AND OTHER STATE MANDATES ON A  
PERMANENT BASIS (Phase 1)**

The Seattle City Council's Select Committee on the Comprehensive Plan will hold a public hearing on June 23, 2025, starting at 9:30 AM, on two pieces of legislation.

1. The first bill would adopt the Mayor's Proposed One Seattle Plan Comprehensive Plan Update ("One Seattle Plan") and amend the Land Use Code to implement changes in the One Seattle Plan (hereafter "Comp. Plan Bill").

The One Seattle Plan proposes adoption of new and amended goals, policies, and elements, and a new Future Land Use Map (FLUM), to the City's Comprehensive Plan, with a planning horizon of 2044. The One Seattle Plan includes extensive edits to the existing Comprehensive Plan, particularly in the following areas:

1. Housing and affordability: Expands housing opportunities across the City. Adds significant new zoning capacity to encourage increased housing supply and diversity. The Plan includes a new Growth Strategy and expanded Housing element.
2. Community and neighborhoods: Focuses growth and investment in complete, walkable, communities. Provides new opportunities for people to live in walkable mixed-use centers across the City. Examples include new Neighborhood Centers and opportunities to add corner stores in existing neighborhoods.
3. Equity and opportunity: Promotes a more equitable Seattle as growth occurs, including addressing the history of racial exclusion in neighborhoods, displacement, and unmet community investment needs.
4. Climate and sustainability: Features a new and expanded Climate and Environment element that redoubles Seattle's commitment to reducing GHG emissions from sources such as transportation and buildings and promotes a range of strategies to build community resilience and adapt to climate impacts like smoke, heat, and flooding.

In particular, the Comp. Plan bill would make changes to the Comp. Plan as follows :

- Amending the Growth Strategy and Land Use Elements to support a wider variety of housing including duplexes, triplexes, fourplexes, cottage housing, and stacked flats, in

areas currently dedicated primarily to detached housing, to increase housing choice and implement recent changes to state law enacted by House Bill 1110.

- Amending the Growth Strategy Element to create a new designation called Urban Neighborhood where a variety of low and moderate density housing options are available in residential areas outside of centers, including housing that meets the requirements of HB 1110 and higher densities along frequent transit arterials. Amending the FLUM to designate areas outside of centers as Urban Neighborhood.
- Retaining existing Urban Centers and Urban Villages, while renaming them Regional Centers and Urban Centers, respectively, to better reflect their roles in regional planning.
- Amending the FLUM to designate Ballard as a Regional Center to reflect its recent growth, existing zoning, and transit investments.
- Amending the FLUM to expand the geographic area of Regional and Urban Centers that are very small or will have new light rail stations.
- Amending the FLUM to designate a new Urban Center around the future NE 130th Street light rail station.
- Amending the FLUM to divide the 23<sup>rd</sup> and Union/Jackson Urban Center into two: the Central District Urban Center and the Judkins Park Urban Center.
- Amending the Growth Strategy Element to create a new designation called Neighborhood Center which would allow a greater variety of housing around existing business districts and/or areas with access to frequent transit, and amending the FLUM to designate 30 areas around the city as Neighborhood Centers.
- Amending the FLUM to redesignate South Park as a Neighborhood Center with associated boundary changes.
- Removing the Neighborhood Plans section of the Comp Plan due to the out-of-date status of many plans in this section and to remove any inconsistencies with updated citywide goals and policies.
- Adding a new section to the Comp. Plan for subarea plans for Regional Centers and Manufacturing and Industrial Centers.
- Revising the Land Use element to add overarching policies and update goals and policies on topics such as the role of various zones, urban design, parking, historic preservation, and environmentally Critical Areas.
- Amending the Transportation element to incorporate goals and policies that align with the newly adopted Seattle Transportation Plan, include new multimodal level of service measures, and to align transportation investments with the updated growth strategy.
- Rewriting the Transportation appendix to update the inventory of the City's transportation facilities and the analysis of how planned growth will affect those facilities, to include baseline data for level of service (LOS) measures, and to update and provide additional detail on transportation financing and investments.
- Amending the Housing element to clarify goals and policies to strengthen the City's approach to furthering housing supply and variety and address the need for affordable housing to meet the needs of all economic segments as required by HB 1220.

- Updating the Housing appendix to include data that meets the expanded requirements of HB 1220 and the Countywide Planning Policies, including analysis of existing capacity for affordable housing targets, displacement and racial equity, and other housing trends.
- Amending the Capital Facilities element and appendix to better address strategic planning, aging infrastructure, decarbonization and resilience, and to update facilities inventories and information about future investment needs.
- Modifying the Utilities element and appendix to include policies for individual energy, water, and solid waste utilities reflecting adopted long-range utility plans. Adding new policy sections for “Equitable Utility Services and Partnerships” and “Internet for All.” Update utilities inventories and information about future investment needs.
- Expanding the previous Environment element to be a Climate and Environment element implementing Resolution 32059 and State House Bill 1181 to address climate change and improve resiliency. Adding new sections on “Urban Forest” and “Healthy Food System” to reflect recently adopted plans on these topics.
- Amending the Parks and Open Space element to add policies about the right-of-way as open space, and new policies on “Partnering with Communities” and “Climate Resilient Open Space.”
- Modifying the Arts and Culture element to add a foreword about Indigenous planning, and policies about place keeping and Indigenous culture.
- Amending the Community Involvement element to add goals and policies related to community involvement partnerships, community capacity building, and engagement with Indigenous communities. Removing policies related to community and neighborhood planning from the Community Involvement element and moving this section, amended to focus on subarea planning, to the Growth Strategy element.
- Removing the Community Wellbeing element and consolidating many existing policies within other elements.
- Adding goals and policies in multiple elements that further race and social equity and support strategies to address displacement.
- Simplifying the Plan’s language and format and reducing redundancy.

Land use code amendments in the Comp. Plan Bill make technical changes such as updating references to new place type names in the growth strategy, and references to neighborhoods plans. Other changes include streamlining rezone criteria and amending criteria for rezones to reflect changed policy in the Growth Strategy element of the Comprehensive Plan.

2. The second bill would adopt permanent legislation to allow middle housing throughout Seattle’s Neighborhood Residential and Multifamily zones and make other changes to Neighborhood Residential zoning consistent with the One Seattle Plan and Washington State Law (“Phase 1 bill”). The bill would consolidate Neighborhood Residential (NR) 1, 2 and 3 zones into a single NR zone with consistent development standards across the city. Rezone criteria for NR zones would be amended consistent with the One Seattle Plan.

Residential Small Lot zones would be rezoned to the Lowrise 1 (LR1) zone, except for areas outside the updated boundaries of the South Park Neighborhood Center which would be rezoned to the new NR zone.

Key development standards for NR zones include:

<b>Maximum density</b>	1 unit per 1,250 square feet of lot area except that, consistent with state law, at least four units would be allowed on all lots, regardless of lot size, and six units would be allowed within a quarter-mile walk of major transit or if two units are affordable. For lots with environmentally critical areas (ECAs), density would be reduced in proportion to the percentage of lot in an ECA.
<b>Minimum lot size</b>	The creation of new lots smaller than 5,000 square feet would not be permitted. The minimum lot size would apply to the parent lot when creating new unit lot subdivisions.
<b>Floor area ratio (FAR)</b>	The amount of floor area allowed would be equal to the lot size times the FAR. Proposed FARs are: <ul style="list-style-type: none"> <li>• 0.6 FAR for density below 1/4,000 sq ft (e.g., one unit on a 5,000 sq ft lot)</li> <li>• 0.8 FAR for density between 1/4,000 and 1/2,200 sq ft (e.g., two units on a 5,000 sq ft lot)</li> <li>• 1.0 FAR for density between 1/2,200 and 1/1,600 sq ft (e.g., three units on a 5,000 sq ft lot)</li> <li>• 1.2 FAR for density of at least 1/1,600 sq ft (e.g., four units on a 5,000 sq ft lot)</li> </ul>
<b>Lot coverage</b>	50 percent
<b>Height limit</b>	32 feet plus a 5 foot pitched roof bonus
<b>Minimum amenity area requirement</b>	<ul style="list-style-type: none"> <li>• 20 percent of lot area</li> <li>• The minimum dimension for amenity area would be 8 feet or, if the open space includes a circulation pathway serving multiple buildings, 11 feet</li> <li>• Amenity area may be private or shared</li> <li>• At least half of the amenity area must be at ground level. Only half of the amenity area not at ground level counts toward this requirement.</li> </ul>
<b>Minimum setbacks and separations</b>	Front: 10 feet Rear: 10 feet without an alley, 5 feet for ADUs, and zero feet with an alley Side: 5 feet Separation between buildings within property: 6 feet
<b>Accessory dwelling units</b>	Accessory dwelling units (ADUs) would count toward the density and floor area limits shown above and be subject to the same standards as principal dwelling units, except that ADUs would have a maximum size

	limit of 1,000 square feet plus 250 square feet of garage and would not be required to provide parking.
<b>Alternative standards for stacked flats</b>	Stacked flats located on lots 6,000 square feet or greater and within ¼ mile of frequent transit are subject to an FAR of 1.4 and a density of 1 unit per 650 square feet.
<b>Alternative standards for low-income housing</b>	Low-income housing located on lots 6,000 square feet or greater and within ¼ mile of frequent transit are subject to an FAR of 1.8, a height of 42 feet, a density of 1 unit per 400 square feet and a lot coverage of 60%.
<b>Trees</b>	A new tree point system would be created, with a higher number of points required for projects that contain fewer units. More points would be given for 1) preserving existing trees during construction, 2) planting or preserving larger trees, and 3) preserving or planting evergreen trees. Parking requirements would be able to be reduced or waived if the waiver would allow the preservation of a Type 2 or Type 3 tree.
<b>Design standards</b>	Design standards would require pedestrian access pathways, entries along street-facing facades, and windows or doors occupying at least 20 percent of the street facing façade.

The bill would update zoning code provisions in LR zones to comply with State regulations and increase consistency across zones and building types as follows:

- Apply townhouse setback requirements to all building types, with a six-foot building separation requirement;
- Remove density limits;
- Modify structure width limits to apply a limit of 90 feet for LR1 and LR2 zones and 150 feet for LR3 zones to all housing types other than stacked flats;
- Apply the NR zone design standards to LR zones;
- Allow additional floor area for stacked flats in LR1 and LR2 zones;
- Apply a 20 percent amenity area requirement.

Additional changes affecting multiple zones:

Parking: No residential parking would be required within a half mile walking distance of a major transit stop in any zone. Outside that radius, one parking space would be required for every two residential units, except for projects that are exempt from parking requirements. Parking dimensions would be updated to be consistent with State law.

Corner stores: In NR and LR zones, stores would be permitted on the ground floor of buildings on the corner lots and lots abutting a street and an alley. Corner stores would be allowed up to 2,500 square feet in size. Permitted uses would be specified, and hours would be limited. No parking would be required.

Institutions. The proposed bill would make religious facilities subject to the same rules as non-religious institutions, and private schools would be subject to the same rules as public schools. The only exception is that the public school departure process would continue to be facilitated through the Department of Neighborhoods.

The residential zone use definitions would be updated to simplify the code and address existing problems; adult family homes would be allowed in all zones that allow residential uses as a home occupation as required by state law; and standards for essential public facilities would be updated to address new state guidance.

The bill would repeal the interim zoning regulations scheduled to be adopted in May 2025.

## **PUBLIC HEARING**

The City Council's Select Committee on the Comprehensive Plan will hold a public hearing to take comments on the plan and related land use code amendments and rezones on Monday, June 23, 2025, at 9:30 AM. The hearing will be held in the:

City Council Chambers  
2nd Floor, Seattle City Hall  
600 Fourth Avenue, Seattle, WA

Persons who wish to participate in or attend the hearing may be offered the opportunity to do so remotely. If this is the case, the City Council will provide instructions in the meeting agenda on how to participate remotely. Please check the Select Committee on the Comprehensive Plan agenda a few days prior to the meeting at <http://www.seattle.gov/council/committees>. Print and communications access is provided on prior request. Seattle City Council Chambers is accessible. Directions to the City Council Chambers, and information about transit access and parking are available at <http://www.seattle.gov/council/meet-the-council/visiting-city-hall>.

## **WRITTEN COMMENTS**

For those unable to attend the public hearing, written comments may be sent to:

Councilmember Hollingsworth  
600 Fourth Avenue, Floor 2  
PO Box 34025  
Seattle, WA 98124-4025  
or by email to [council@seattle.gov](mailto:council@seattle.gov)

Written comments should be received by Monday, June 23, 2025, at 5:00 PM.

## **INFORMATION AVAILABLE**

The Mayor's proposed One Seattle Plan Comprehensive Plan and associated legislation to implement the Comprehensive Plan are available at the Office of Planning and Community Development's website at <https://www.seattle.gov/opcd/one-seattle-plan>.

Questions regarding the One Seattle Comprehensive Plan may be directed to Michael Hubner, Office of Planning and Community Development at [michael.hubner@seattle.gov](mailto:michael.hubner@seattle.gov) or 206-684-8380 or to Lish Whitson, Council Central Staff at 206-615-1674 or [lish.whitson@seattle.gov](mailto:lish.whitson@seattle.gov).

Questions regarding zoning code changes can be directed to Brennon Staley, Office of Planning and Community Development at [brennon.staley@seattle.gov](mailto:brennon.staley@seattle.gov) or 206-684-4625 or to Lish Whitson, Council Central Staff at 206-615-1674 or [lish.whitson@seattle.gov](mailto:lish.whitson@seattle.gov).