

Mayor Harrell's

# ONE SEATTLE PLAN

## COMPREHENSIVE PLAN UPDATE



# Agenda

Comprehensive Plan Major Update  
One Seattle Plan Overview  
Revised Growth Strategy



# Comprehensive Plan Major Update

# A Major Update of Seattle's Comprehensive Plan

- 20-year plan for growth and vision for the future of Seattle
- Required by Washington State Growth Management Act (GMA)
- Guides coordinated action by City departments
- *Seattle 2035* is current comprehensive plan
- Major updates every 10 years



# State and Regional Requirements



- **Washington State Growth Management Act (GMA)**
  - Comp Plan must include certain policy elements
  - Accommodate growth through land use and public investments strategies
  - **NEW:** HB 1220 (Heightened requirements for affordable housing, data, targets)
  - **NEW:** HB 1110 (Allow middle housing in all residential areas)
  - **NEW:** HB 1181 (New climate mitigation and resilience element)
- **Puget Sound Regional Council (PSRC)**
  - VISION 2050 / Regional Growth Strategy / Multicounty Planning Policies
  - Comp Plan Certification by PSRC / Regional transportation funding
  - Designated regional centers
- **Growth Management Planning Council (GMPC)**
  - Countywide Planning Policies (CPPs)
  - 20-year growth targets for housing and jobs
  - Designated “countywide centers”



Puget Sound Regional Council



**King County**



# Comprehensive Plan Update Process

- **Public engagement** provided:
  - Information on the Comp Plan update
  - Opportunities for public comment
  - Multiple modes of engagement – online platforms and tools, open houses and other events, stakeholder and community outreach
  - Focus on equity and inclusion
- **Environmental Impact Statement (EIS)** studied growth alternatives
- **Interdepartmental collaboration** to develop policies and data
- **Racial Equity Toolkit** approaches used throughout update process



# One Seattle Plan Project Timeline





# One Seattle Plan Overview



# Comprehensive Plan Table of Contents



## 13 Citywide Policy Elements

1. Growth Strategy\*
2. Land Use\*
3. Transportation\*
4. Housing\*
5. Capital Facilities\*
6. Utilities\*
7. Economic Development\*
8. Climate and Environment\*
9. Parks and Open Space\*
10. Arts and Culture
11. Container Port\*
12. Shoreline Areas\*
13. Community Involvement

## 4 Technical Appendices

1. Transportation\*
2. Housing\*
3. Capital Facilities\*
4. Utilities\*

## Subarea Plans\*\*

- 7 Regional Centers
- 2 Manufacturing and Industrial Centers
- Will be adopted separately into the Comprehensive Plan

\* GMA requirement

\*\*PSRC requirement

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## 4 Technical Appendices

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- **Updated narrative and goal/policy language**
- **Consistency with new City plans and initiatives (e.g., Seattle Transportation Plan, Shape Our Water, Parks and Open Space Plan)**
- **Reorganization of policies and elements**
- **See One Seattle Plan – Seattle 2035 Comparison Table**

\* GMA requirement

\*\*PSRC requirement

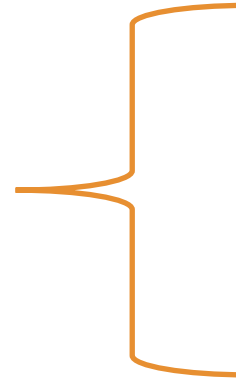


# Comprehensive Plan Table of Contents



## 12 Citywide Policy Elements

- Updated data on existing facilities, future needs, and investments
- New detail on transportation priorities and investments in STP, LOS metrics
- Housing data and projected needs for all income levels (per HB 1220)



## 4 Technical Appendices

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## 13 Citywide Policy Elements

1. Growth Strategy\*
2. Land Use\*
3. Transportation\*
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5. Capital Facilities\*

- **Required by PSRC**
- **Replaces Neighborhood Plans section in Seattle 2035**
- **Adoption through annual amendment process starting in 2026**

11. Container Port\*

12. Shoreline Areas\*

13. Community Involvement

## 4 Technical Appendices

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# Revised Growth Strategy



# Mayor's Recommended Growth Strategy

## Centerpiece of One Seattle Comprehensive Plan

- Advances vision for more **affordable, inclusive, and equitable** city
- Most significant **changes in 30 years** to meet pressing growth and housing challenges
- Improves **supply, diversity, and affordability** of housing to meet present & future needs
- Supports **middle housing** in all neighborhoods
- Boosts capacity for apartments, condos, and middle **housing near transit**, including:
  - New and expanded Urban and Regional Centers
  - New Neighborhood Centers
  - Zoning for apartments along frequent transit routes
- Roughly doubles current residential development capacity to **330,000 potential new homes**





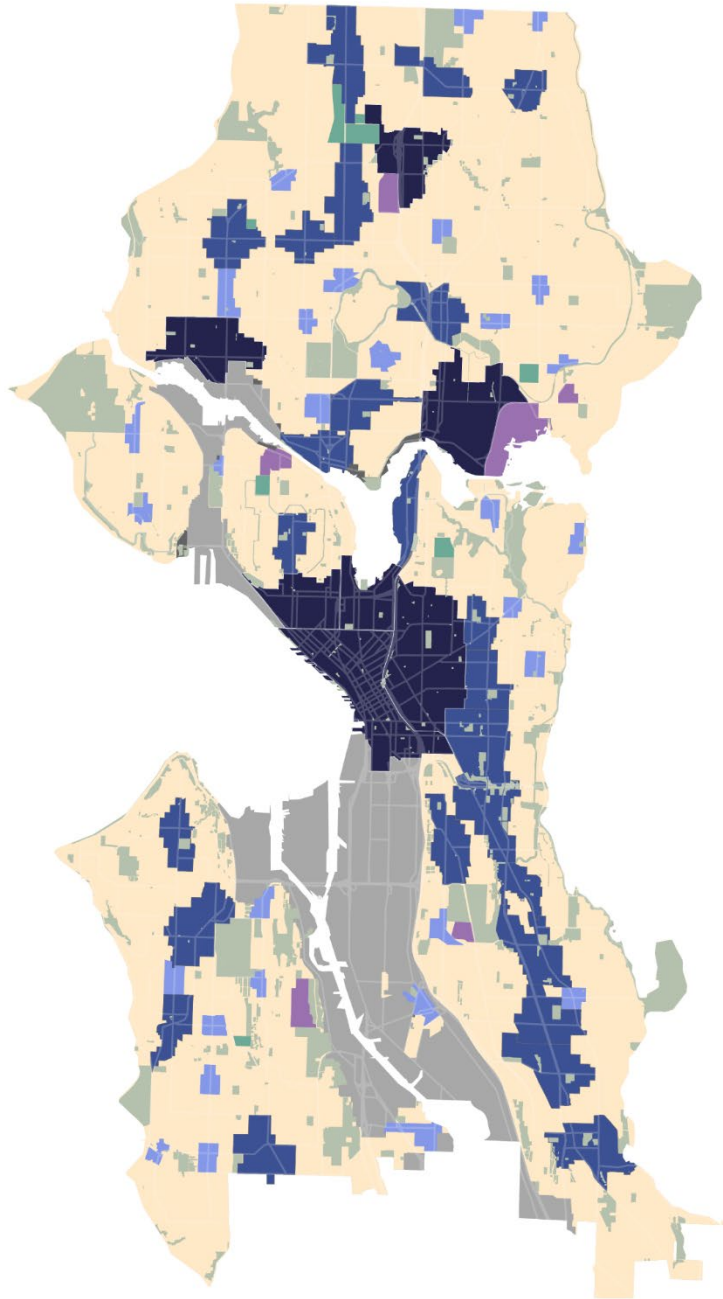
# Future Land Use Map

## Place types

- Regional Center
- Urban Center
- Neighborhood Center
- Manufacturing & Industrial Center
- Urban Neighborhood

## Other areas

- Industrial outside Manufacturing & Industrial Centers
- Major Institution
- Parks and open space
- Cemetery



7 Regional Centers

26 Urban Centers

30 Neighborhood Centers

Urban Neighborhood

2 Manufacturing & Industrial Centers

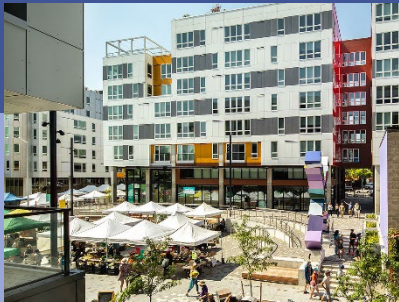
# Planning for growth in all areas of Seattle



## Regional Center *previously Urban Center*

Centers of regional importance with the densest mix of housing, office, retail, entertainment & access to regional transit

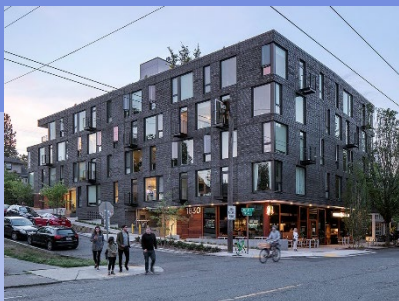
\*PSRC designation of Regional Growth Center



## Urban Center *previously Urban Village*

Centers with an important citywide role with a dense mix of housing, jobs, shops, and services & access to transit

\*GMPC designation of Countywide Center



## Neighborhood Center *new place type*

Diverse mix of moderate density housing around a commercial core and/or access to frequent transit



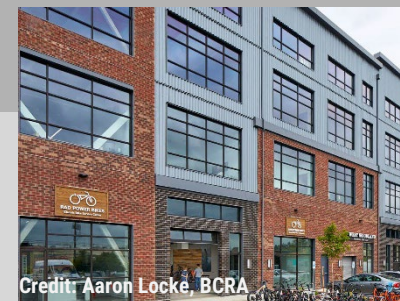
Credit: Hybrid Architecture

## Urban Neighborhood *new place type*

New Neighborhood Residential zones with mix of attached and detached housing, including 2/3/4/6-plexes, townhomes, stacked flats, with limited commercial in corner stores



Diverse mix of low- to moderate-density housing and commercial uses along arterials with access to frequent transit



Credit: Aaron Locke, BCRA

## Manufacturing & Industrial Center

Areas of concentrated industrial, manufacturing, and maritime activity

\*PSRC designation of Manufacturing and Industrial Center



# Regional Centers

## Number and Locations

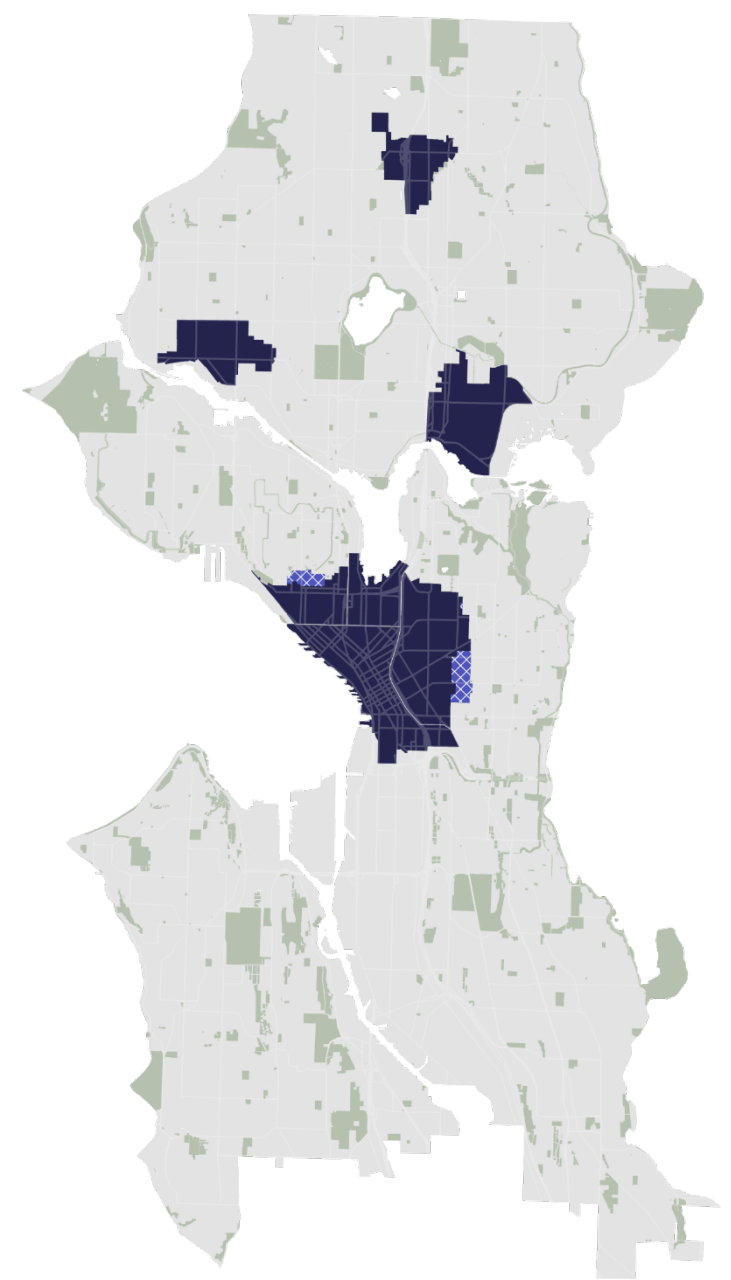
- 7 Regional Centers
- Ballard reclassified as a new Regional Center
- Boundary expansions:
  - Uptown
  - First Hill/Capitol Hill in Squire Park

## Types of Housing

- Diverse mix of moderate- to high-density housing
- May include highrise towers

## Major Employment Centers

- Significant majority of job growth is expected in these centers



# Urban Centers

## Number and locations

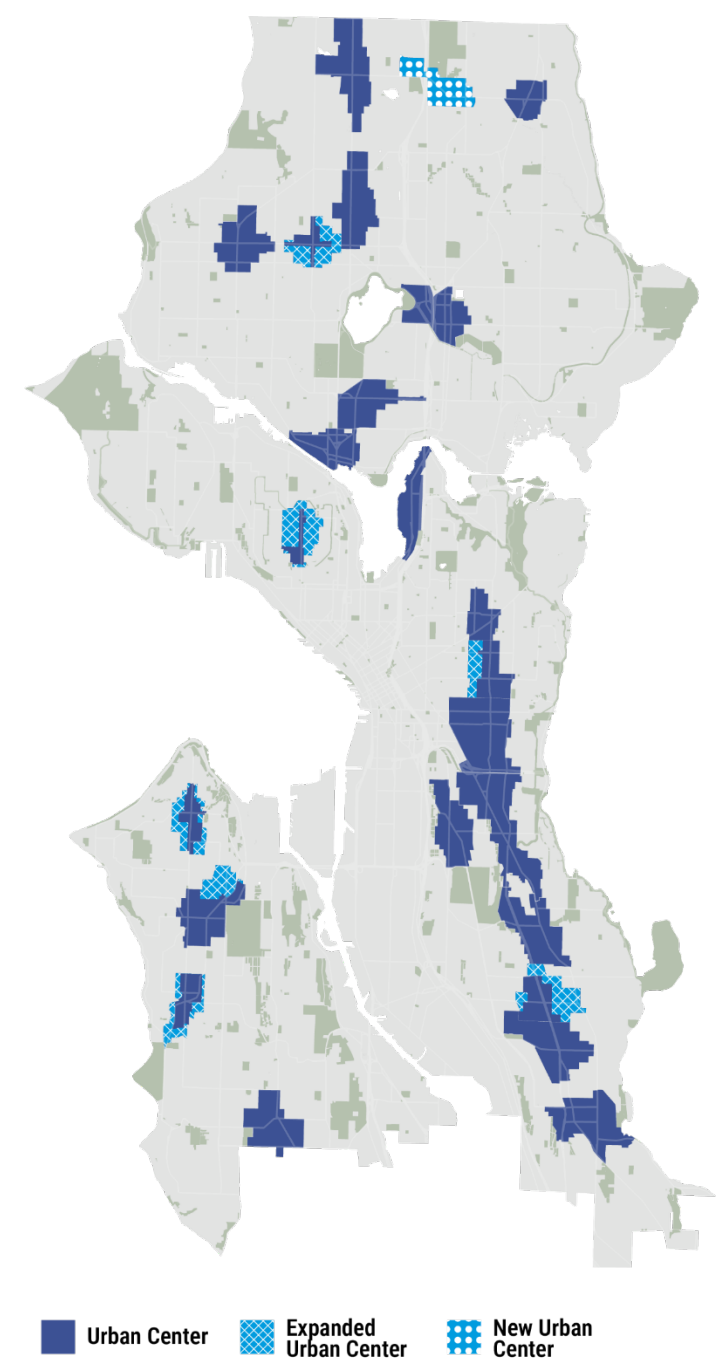
- 26 Urban Centers
- New Pinehurst-Haller Lake Urban Center
- Boundary expansions around 8 existing Urban Centers
- Boundary adjustments to break up 2 larger Urban Centers

## Size

- Areas within a 10-minute walk (half-mile) of a current or future light rail station or 8-minute walk (2,000 feet) of the central intersection if no light rail exists

## Types of Housing

- Moderate-density housing (3 to 8 stories)
- May include taller buildings near light rail or concentrations of amenities and services



# Neighborhood Centers

## Number and Locations

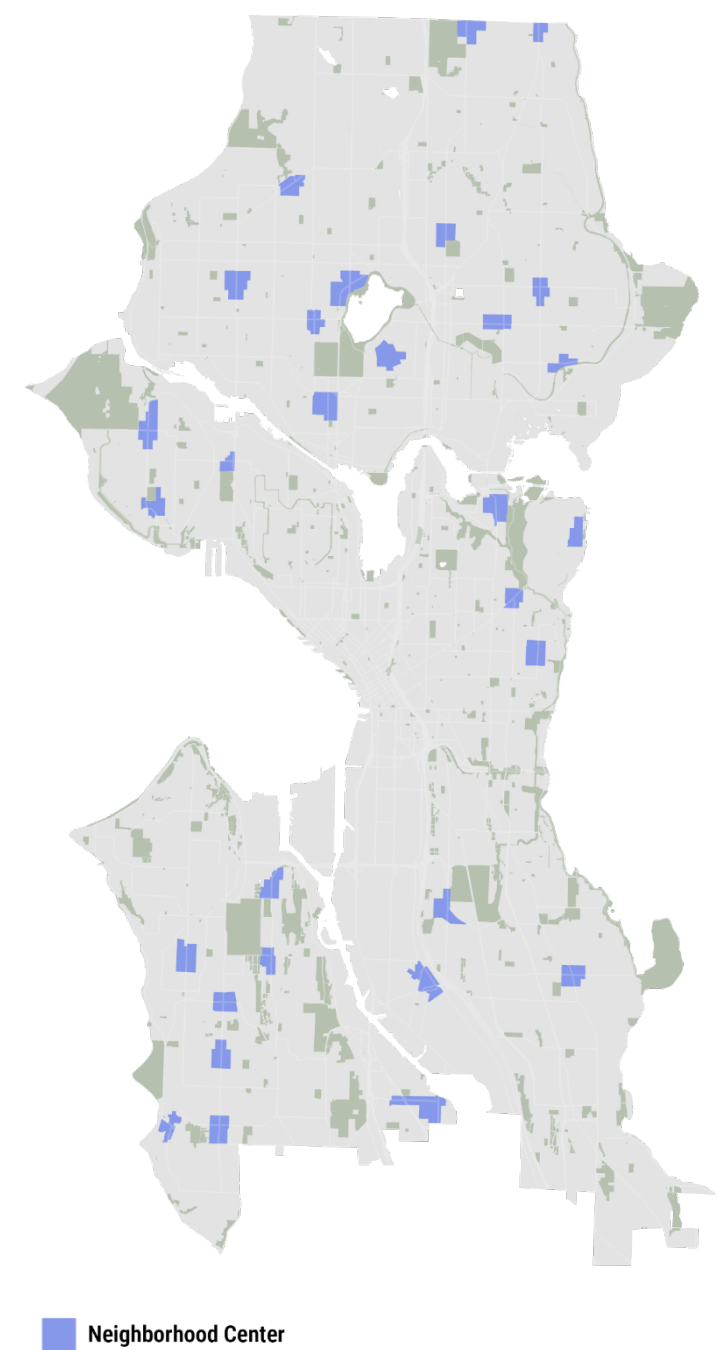
- 30 Neighborhood Centers (out of 41 studied in EIS)
- Located around near frequent transit and/or neighborhood business districts
- South Park reclassified as a Neighborhood Center

## Size

- Generally, a 3- to 4-minute (800 ft) walk from the central intersection

## Types of Housing

- Generally, 3- to 6-story buildings
- Especially, 5- to 6-story multifamily which would encourage development of apartments & condos

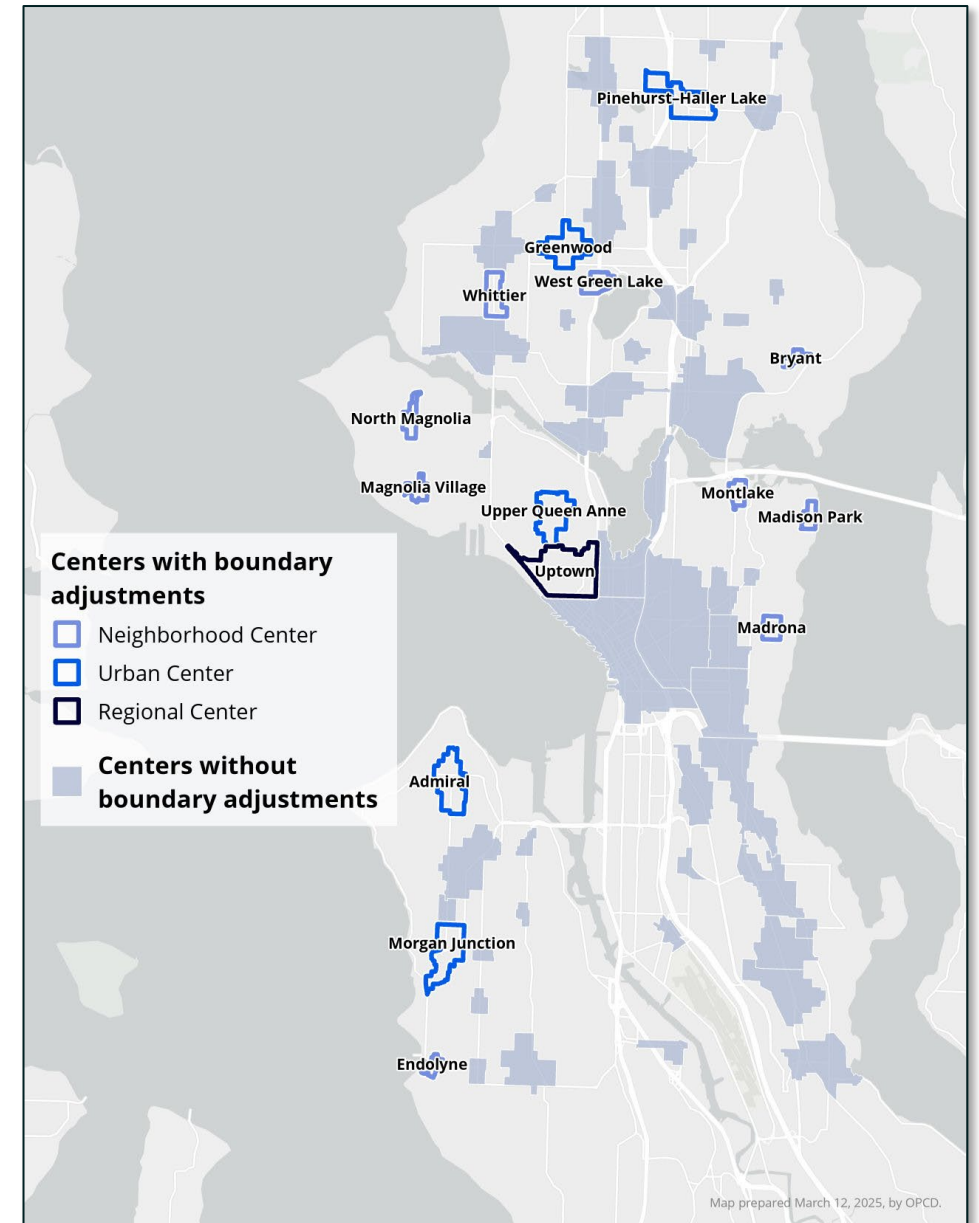




# New Proposed Center Boundaries

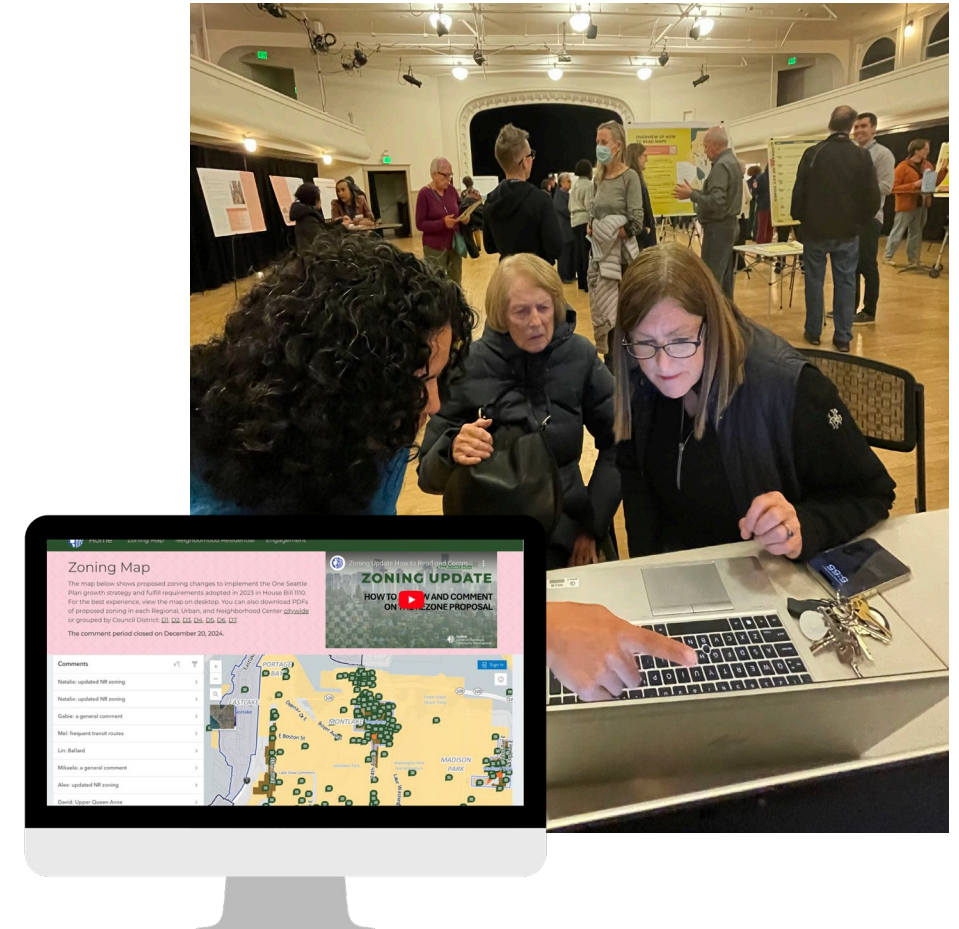
Final One Seattle Plan legislation retains all 30 proposed Neighborhood Centers with minor boundary changes to:

- 9 Neighborhood Centers
- 5 Urban Center expansion areas
- 1 Regional Center expansion area



# Considering adjustments to center boundaries

- **Early fall 2024:** Mayor's Recommended Growth Strategy and zoning proposals released
- **Fall 2024:** Public comment period on zoning and new or revised center boundaries
- **Early 2025:** OPCD staff reviewed public comment and considered growth strategy refinements based on local conditions, including:
  - Environmental factors (e.g., slopes)
  - Historic resources
  - Infrastructure constraints
  - Access to transit and amenities
- OPCD surveyed all proposed centers to ensure a consistent approach used citywide to boundary adjustments





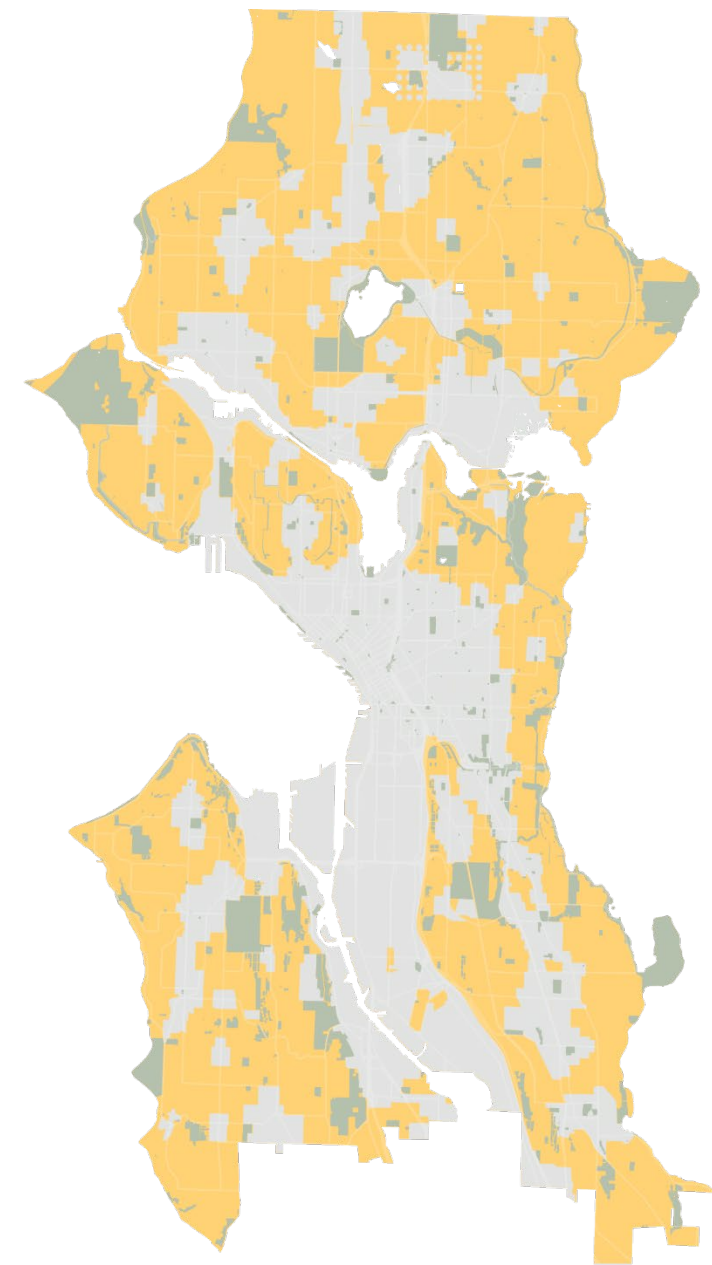
# Urban Neighborhoods

## Location

Primarily residential areas of city outside of three center types (Regional, Urban, Neighborhood centers)

## Types of Housing

- Neighborhood Residential zoning
  - Allow broad range of housing types per HB 1110
    - Duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhomes, stacked flats, cottage housing, courtyard apartments
    - Accessory dwelling units (ADUs)
  - 4 units per lot, 6 units within ¼ mile of light rail and rapid ride or 6 units anywhere if 2 are affordable
  - More units possible on larger lots
  - Incentives for affordable housing and stacked flats
  - Fully implemented via [permanent HB1110 zoning legislation](#)
- Higher-density housing along arterials served by frequent transit
  - Implemented through centers and corridors zoning changes to be considered in 2026



Urban Neighborhood



**Duplex**



**Triplex**



**Fourplex**



**Fiveplex**



**Sixplex**



**Courtyard Apartments**



**Cottage Housing**



**Townhouses**



**Stacked Flats**





# Land use changes in centers and corridors: Two steps

Future Land Use Map in Comp Plan Legislation

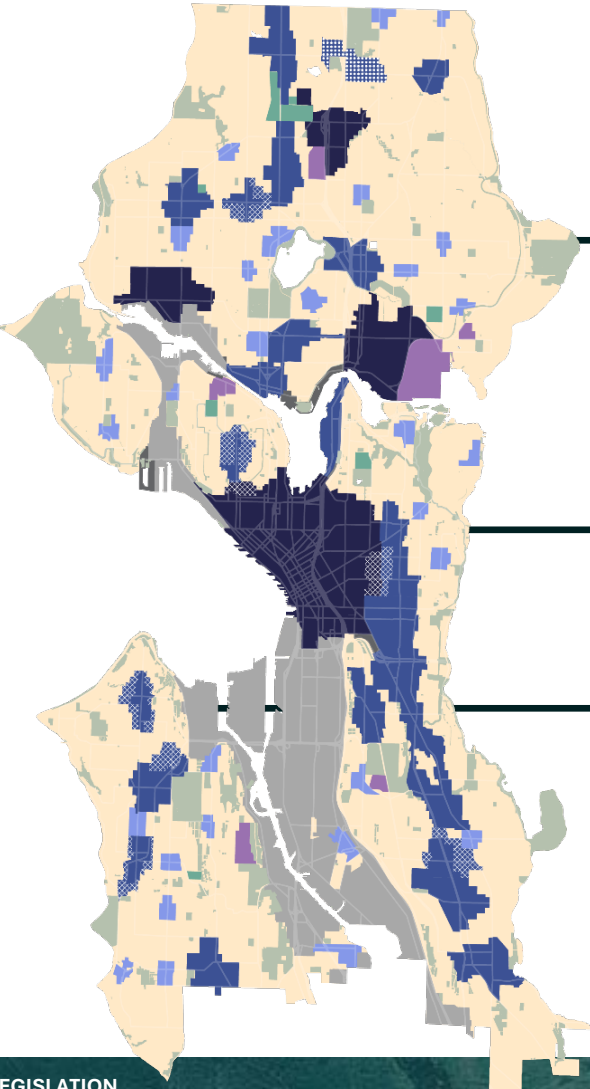
Zoning Maps in Centers and Corridors Legislation - will be transmitted following Council budget deliberations

Place types

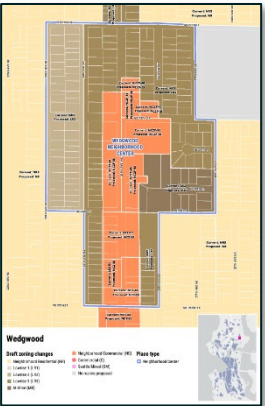
- Regional Center
- Urban Center
- Expanded Regional or Urban Center
- New Urban Center
- Neighborhood Center
- Manufacturing & Industrial Center
- Urban Neighborhood

Other areas

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- Parks and open space
- Cemetery



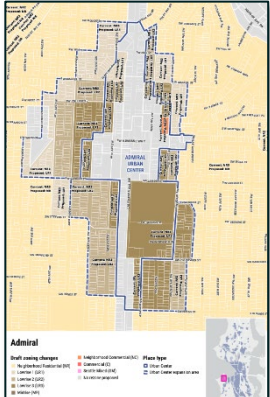
Neighborhood Centers



Transit Corridors



Expanded Urban Centers



# Next Steps

## **Council consideration and adoption of legislation to adopt the Comp Plan update (2025)**

- Replaces Seattle 2035 with new One Seattle Plan
- Updates terminology in code to align with new growth strategy

## **Comprehensive Plan legislation must be adopted before subsequent zoning legislation, including:**

- Permanent HB 1110 zoning legislation (2025)
- Centers and Corridors zoning legislation (2026)



# Questions?