Seattle

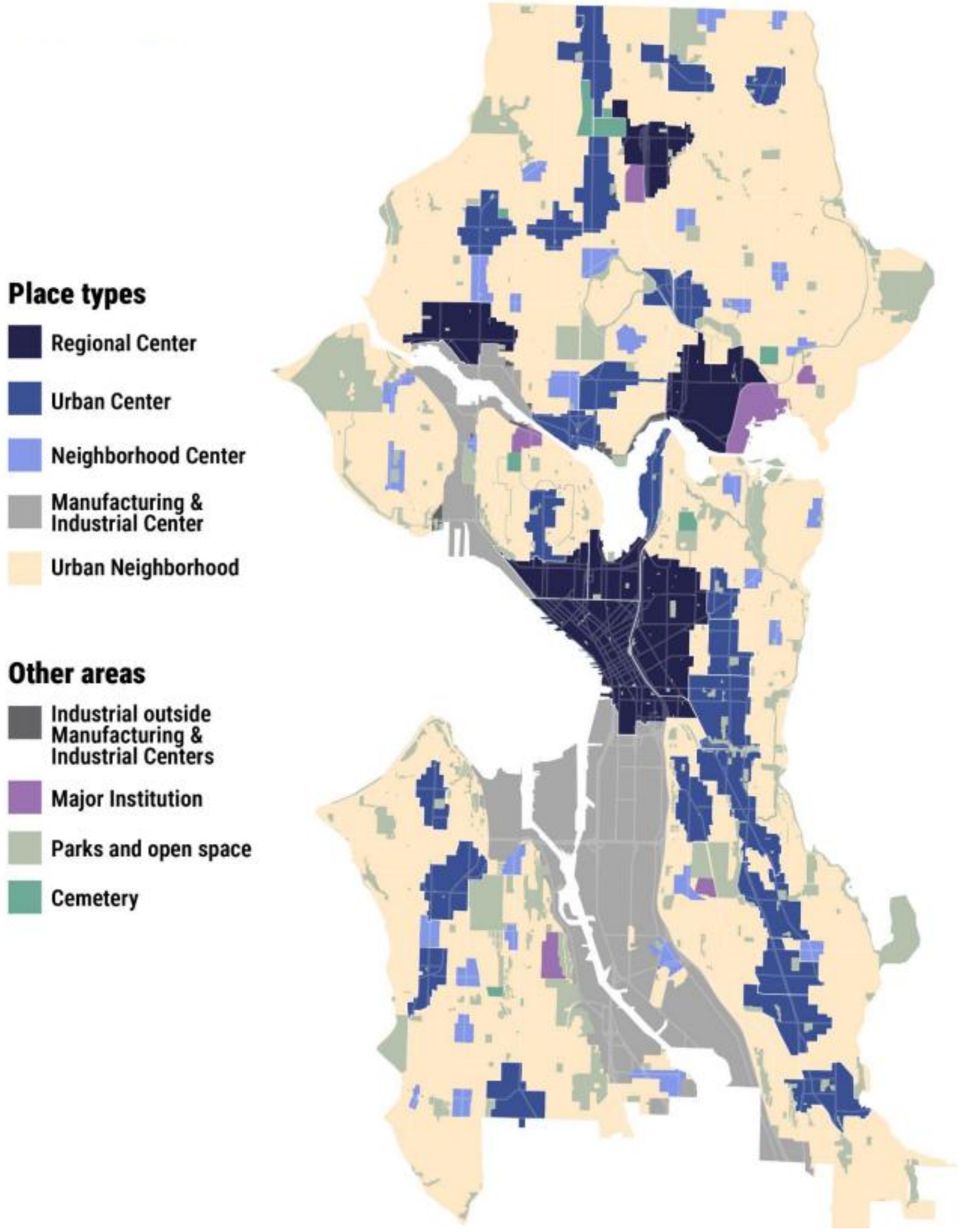
Centers and Corridors Legislation, March 19, 2026

Comprehensive Plan Update

Adopted on December 16, 2025

A 20-year plan for growth and vision for the future of Seattle

Many cities across the region are taking big steps to add housing with their Comprehensive Plan Updates



Growth Strategy

Establishes five key place types:

- **7 Regional Centers**
- **26 Urban Centers**
- **30 Neighborhood Centers**
- **Urban Neighborhood**
- **2 Manufacturing & Industrial Centers**

Place types describe the types of development and zoning that are appropriate in each area

Growth strategy is implemented through changes to zoning

Substantially similar to **preferred alternative** in Final Environmental Impact Statement

Neighborhood Residential Update

Adopted December 16, 2025

Supports the development of primarily <u>attached and detached homes</u> throughout Seattle

Centers and Corridors

Provides new opportunities to add apartments and condos near transit, retail, services, and public amenities

Helps meet citywide housing needs and improve housing choice and affordability across all neighborhoods

A Housing Crisis

- **Homeownership out of reach for many.**
  From 2015–2025, average annual Zillow Home Value Index for detached home more than doubled from $415K to $946K.

- **Rents increasingly unaffordable.**
  Median monthly cost of rent and basic utilities increased by 75% from $1,024 in 2011 to $1,787 in 2021.

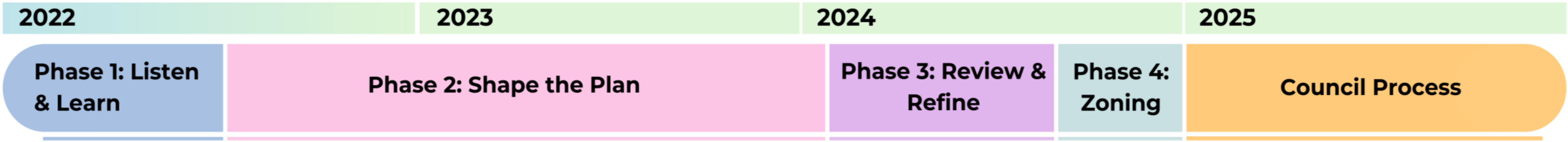
- **More residents are housing cost burdened.**
  Almost 20% of renters now pay more than half income in rent.

The Benefits of More Homes

Increasing supply and diversity of housing:

- Supports economic opportunity & mobility
- Helps address one of the root causes of homelessness
- Creates inclusive neighborhoods
- Reduces regional sprawl and greenhouse gas emissions
- Helps business attract and retain employees

Public Engagement Timeline



Phase 1: Presentations, Surveys, Community Liaisons, and Community-Based Organizations

Phase 2: In-person and Virtual Open Houses

Phase 3: In-person and Virtual Open Houses, online Engagement Hub, Story Map

Phase 4: In-person and Virtual Open Houses, Video Series, Interactive Map with Commenting Tool; over 9,000 comments

Highlights from Zoning Engagement

- **7 open houses** (2000+ participants)
- **3 online info sessions**
- **8 virtual office hours** sessions
- **Zoning Update website** with detail on proposed zoning and commenting tools
- **Advertising** through paid local media and targeted social media, flyers and outreach to community groups
- Over **9,000 comments** received

What we heard

Broad agreement on the **need for more housing**

Concerns about the proposal focused on:

- Scale of buildings, particularly proximity of 5-story development to existing homes
- Localized factors such as topography, historic districts, and adequacy of transit or services
- Adequacy of infrastructure including stormwater and streets
- Impact on trees with redevelopment

Support for the proposal tended to focus on:

- Scale of housing need and affordability crisis
- Desire to address exclusivity of many areas
- Desire to increase housing choices, especially stacked flats on quiet streets

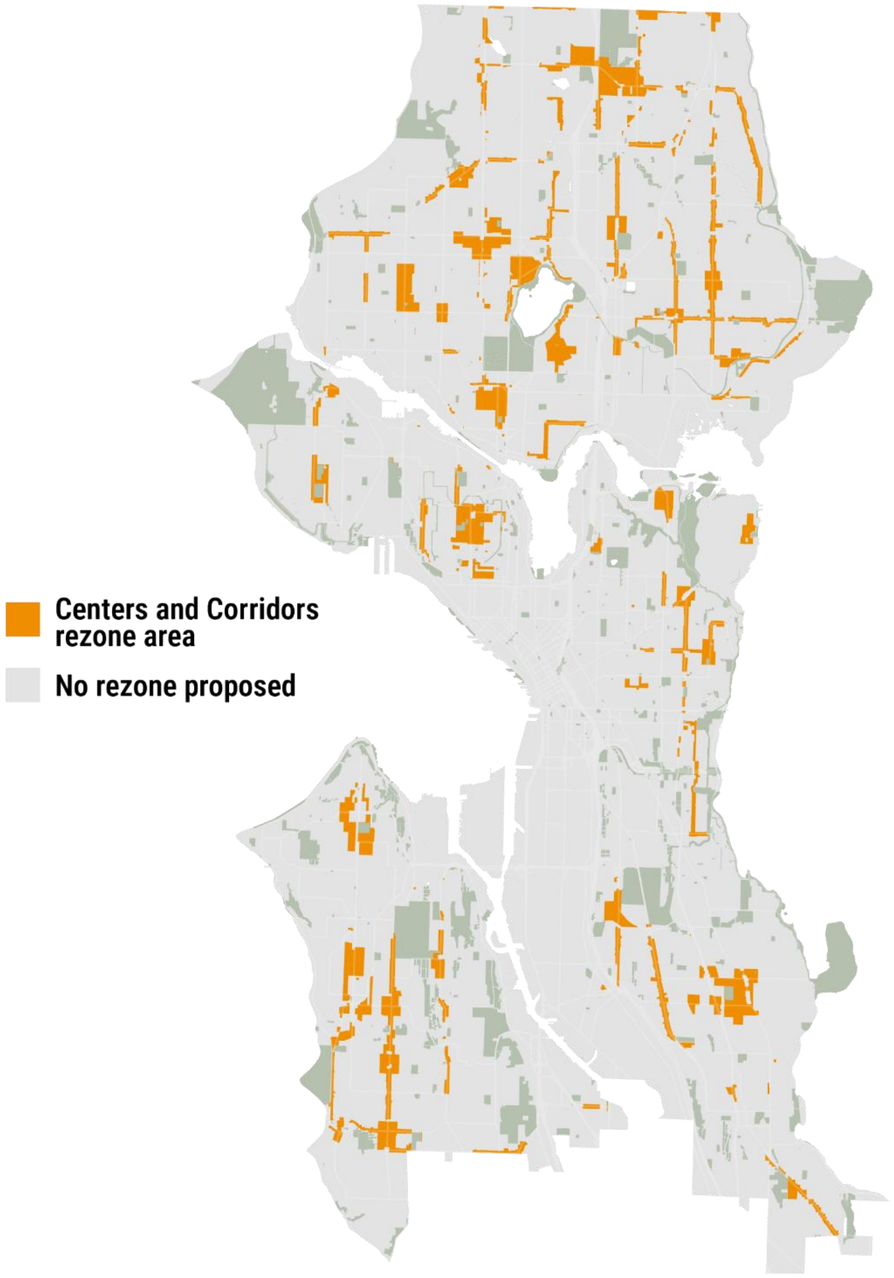
Proposal

- Implements rezones to allow for more apartments and condos in:
  - » 30 new Neighborhood Centers
  - » 6 new or expanded Urban Centers
  - » Locations along frequent transit corridors
- Modifies development standards in Lowrise (LR) and Midrise (MR) zones to encourage more apartments and condos

Rezone Areas

- Boundaries for centers are established in the Comp Plan (Future Land Use Map)

- Zoning on corridors generally limited to parcels adjacent to frequent transit routes



Zoning

- Mostly 5 or 6-story zoning where apartments and condos may be feasible

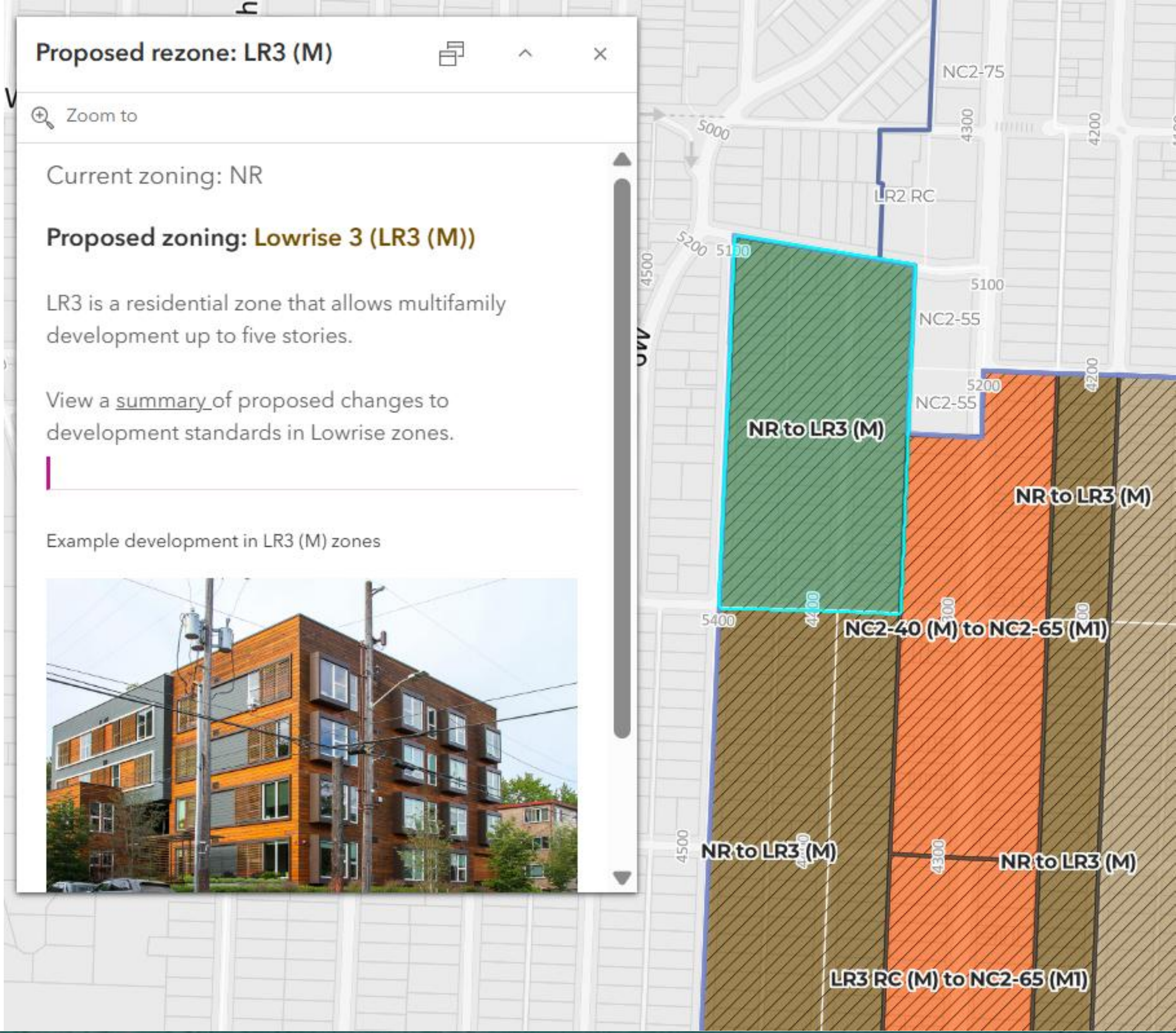
- Some 4-story zoning at edges or on slopes

Mandatory Housing Affordability (MHA)

- All rezoned properties will be subject to MHA requirements
- Projects zoned to Lowrise zones will have the base MHA requirements (M suffix)
- Projects zoned to other zones may have higher MHA requirements (M1 or M2 suffixes) based on the degree of change

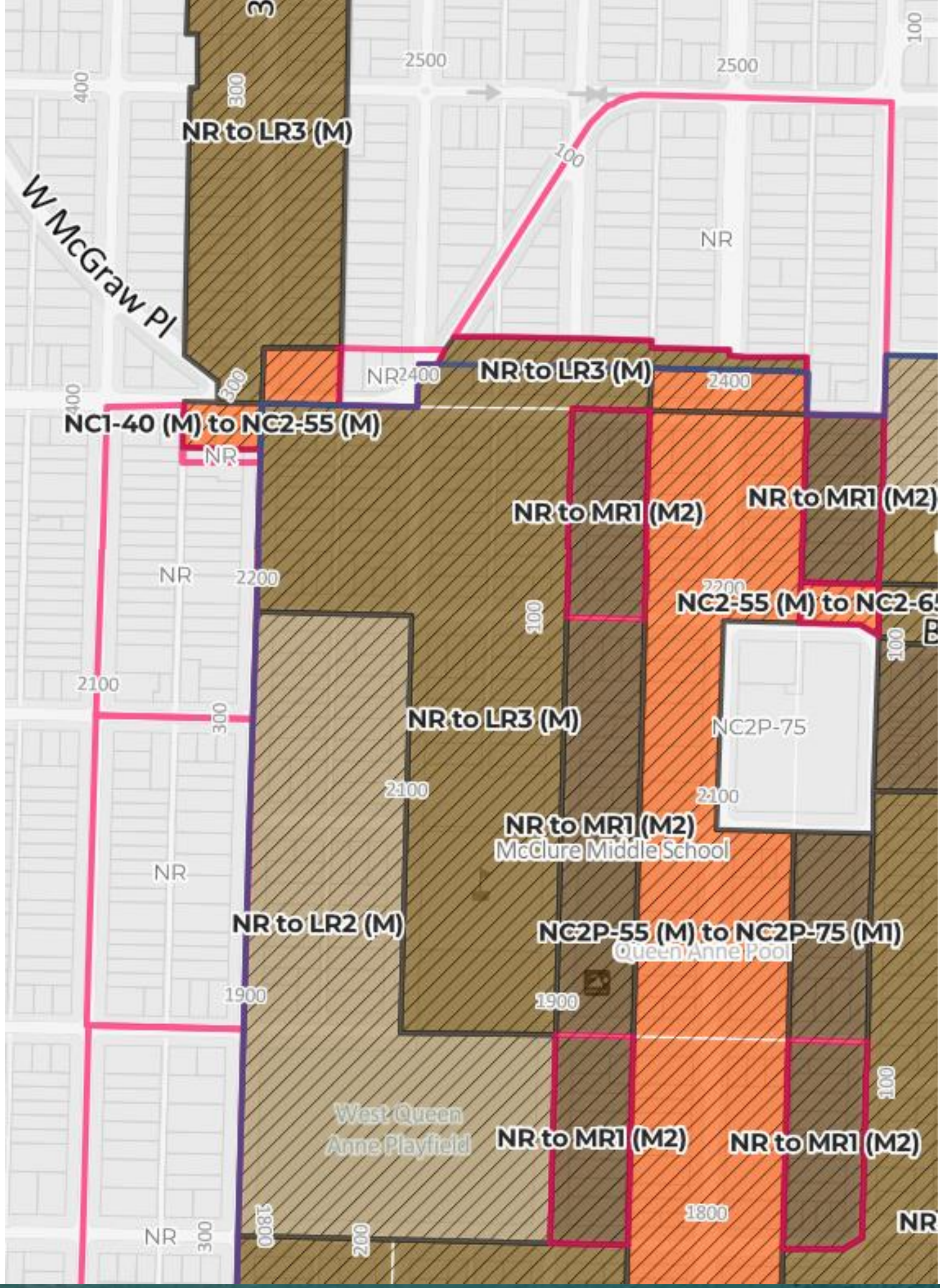
Online Map

[Zoning Update website](#) provides detailed maps



Comparison to October 2024 Proposal

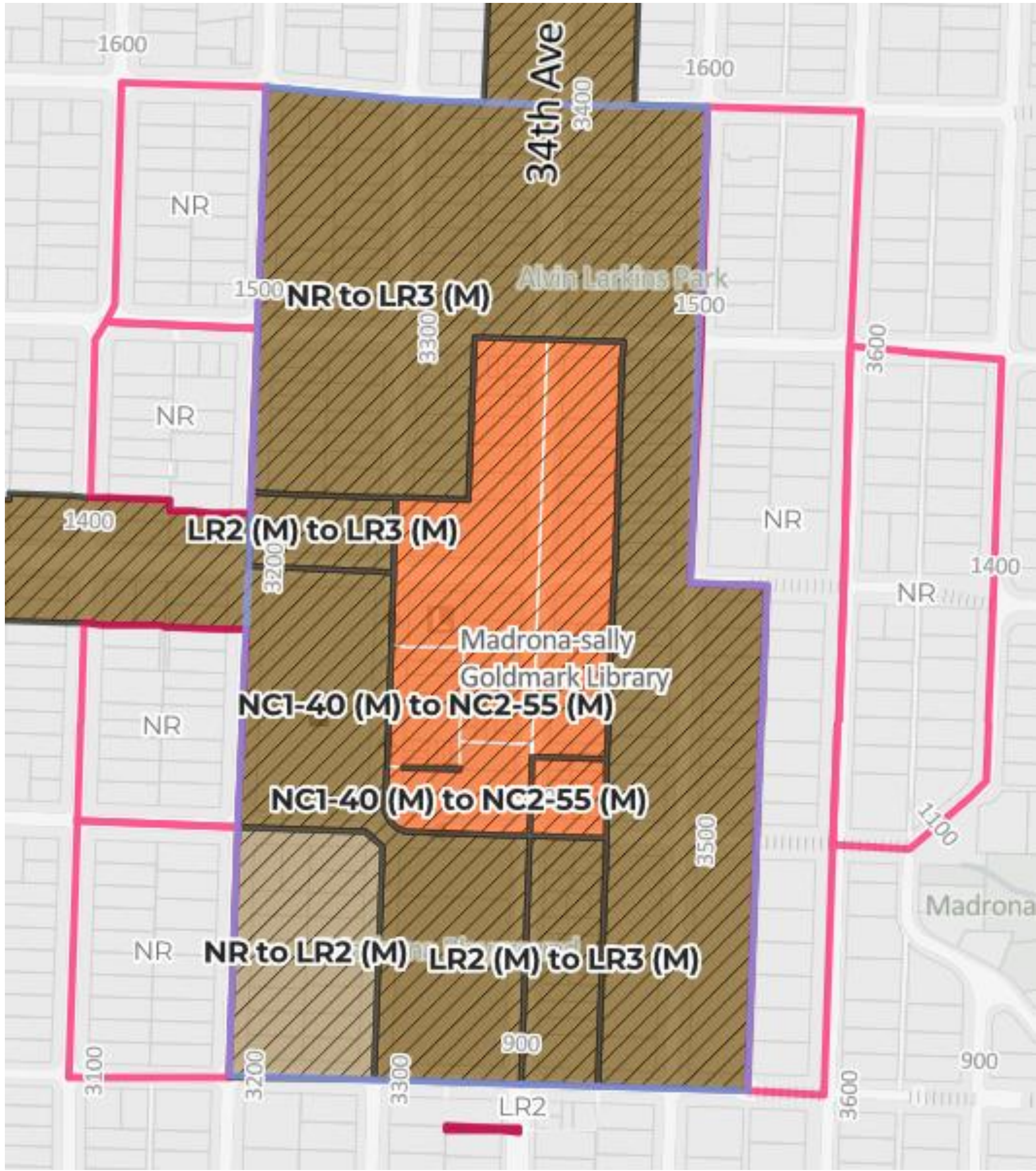
- Reflects updated center boundaries
- Incorporates local knowledge about specific circumstances in different locations
- Implements reductions on select frequent transit routes
- Addresses split-zoned lots



Center Boundary Changes

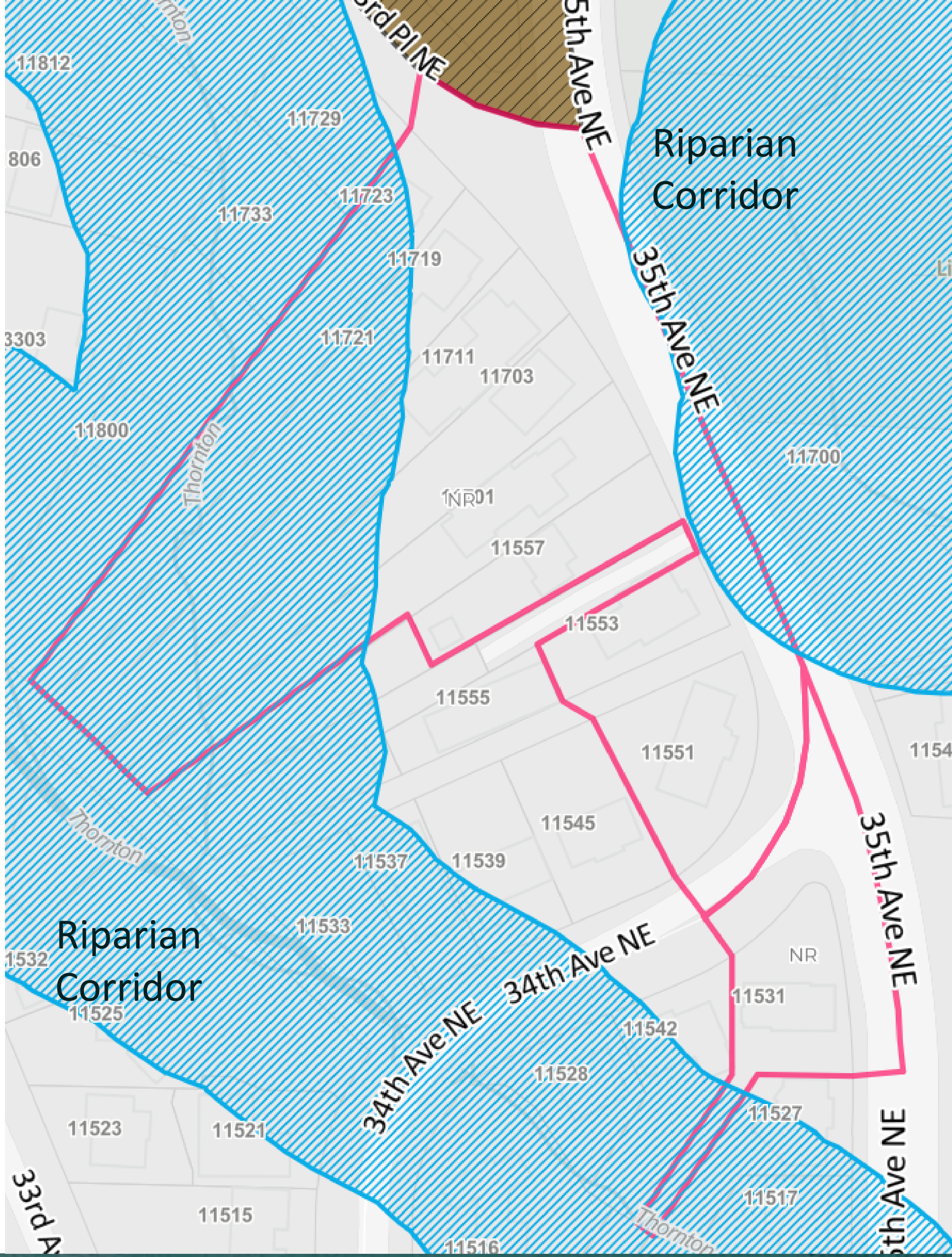
Reflects approved Comp Plan including:

- Smaller expansions in urban centers without light rail and bus rapid transit
- Council amendments in 10 urban and neighborhood centers
- Shifting Phinney Ridge to East Ballard



Local Circumstances

- Topography
- Environmentally Critical Areas
- Undeveloped rights-of-way
- Isolated or irregular lots shapes

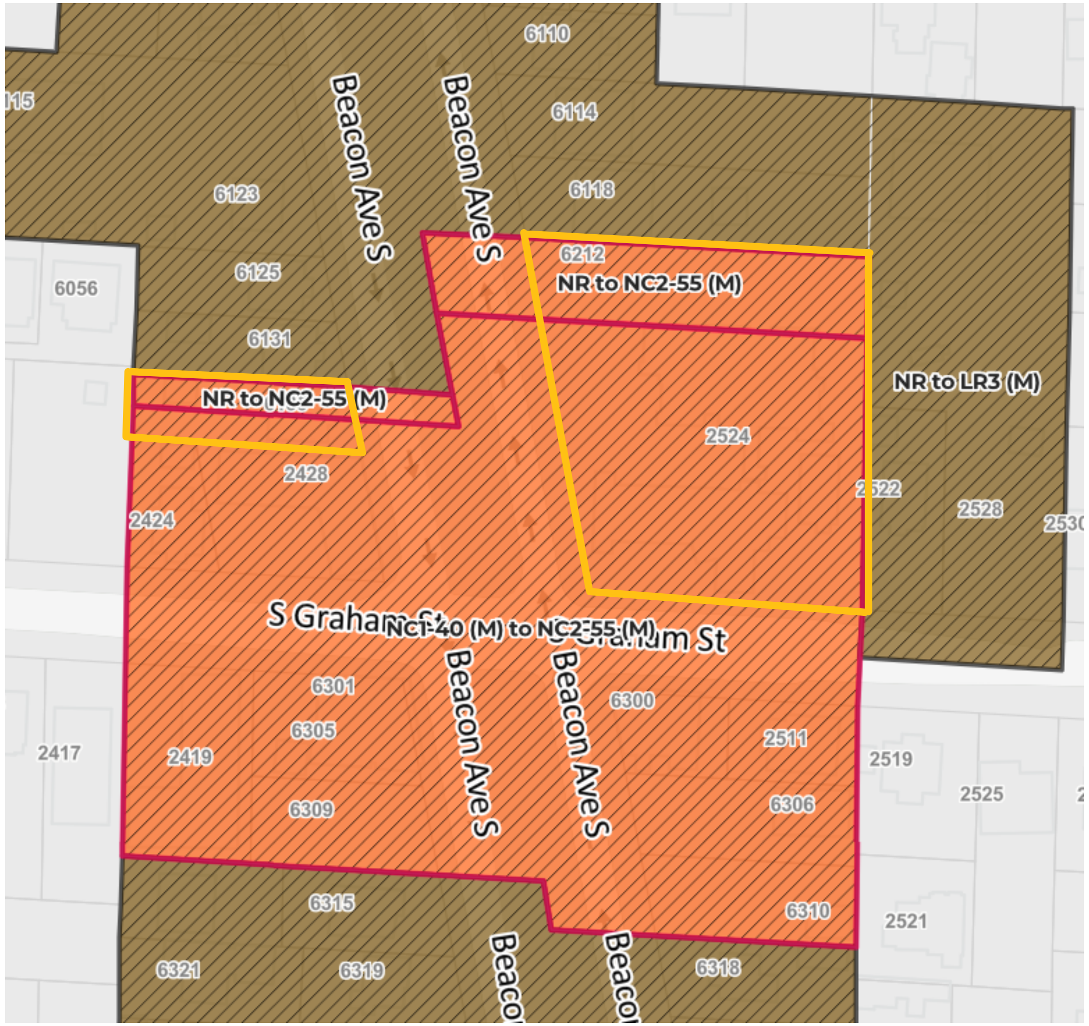


Frequent Transit Routes

- Steep streets (ex. Madrona Drive)
- Changes in transit service (SE Magnolia, 10th Ave East)
- Historic Boulevards (10th Ave West)

Split Zoned Lots

- Split zoning means a lot with multiple zoning designations
- Changes generally involve increasing lower-density zone rather than decreasing the higher-density zone



Changes to Lowrise Development Standards

Lowrise zones are multifamily zones with height limits of 3 to 5 stories. This legislation would:

- Implement a stacked flat bonus in Lowrise 1 and Lowrise 2 zones similar to the recently adopted bonus in Neighborhood Residential
- Increase height for Lowrise 3 zones outside centers to five stories
- Increase FAR in Lowrise 3 zones to 2.5

Types of Housing Allowed in Lowrise Zones

= proposed change

NR | LR1 | LR2 | LR3 outside centers | LR3 inside centers

Changes to Midrise Development Standards

- Creates a new 6-story residential zone (called Midrise 1)
- Updates setback, building width, and building depth in Midrise zones

	Existing Standard	Proposed Standard
Front setback	7 feet average, 5 feet minimum	7 feet average, 5 feet minimum
Rear setback	15 feet without alley, 10 feet with alley	10 feet without alley, 0 feet with alley
Side setback	7 feet average, 5 feet minimum	5 feet
Upper-level front setback above 70 feet	15 feet	Removed
Upper-level side setback above 42 feet	7 feet average, 5 feet minimum	Removed
Maximum width	150 feet	Removed
Maximum depth	80 percent of lot	Removed

Citywide Changes

- Clarify screening requirements
- Consolidate FAR measurement techniques

Displacement

- The Centers and Corridors legislation would help to reduce displacement by:
  - Increasing the supply and diversity of housing in neighborhoods across city
  - Expanding housing capacity in areas with lower risk of displacement
  - Generating affordable homes through Mandatory Housing Affordability (MHA) and Multifamily Tax Exemption (MFTE)
- New affordable homes added are projected to exceed the number of existing rentals that undergo redevelopment

Documents and maps available at:

Zoning.OneSeattlePlan.com

Seattle.gov/opcd/one-seattle-plan