

Amendment A Version #1 to CB 120985 OPCD One Seattle Plan Comprehensive Plan Update
ORD

Sponsor: Chair Hollingsworth

Restore the current boundaries of the First Hill/Capitol Hill Regional Center

Effect: This amendment maintains the current boundary of the First Hill/Capitol Hill Regional Center, removing an area between 14th Avenue and 18th Avenue that was proposed to be added to the area. The amendment is intended to provide time for additional outreach to the community and to consider this area's designation in the context of the historic and current connections between this area and the Central District and the African American community present in the Central District.

The Mayor's Recommended One Seattle Plan proposed to expand a portion of the eastern boundary of the First Hill/Capitol Hill Regional Center to add the area between 14th Avenue to 18th Avenues between E Pike Street and E Alder Street to the Regional Center. The Mayor's Recommended Plan also proposed to expand the Central District Urban center along the western boundary from 18th Avenue and 20th and 21st Avenues between E Pine Street and E Alder Street. This amendment would defer any decisions about the area proposed to be added to the Regional Center but would proceed with the proposed boundaries of the Central District Urban Center.

Regional Centers are generally anticipated to accommodate the most growth in the City, a wide range of higher-density housing types are permitted in Regional Centers, including high-rise tower construction.

The area that was proposed to be added to the Regional Center includes the Swedish Medical Center- Cherry Hill hospital Major Institution Overlay, between E Cherry Street and E Jefferson Street. Areas south of the hospital are zoned Neighborhood Residential. The remainder of the area is zoned Lowrise 1 and Lowrise 3 multifamily zones. The area includes a mix of multifamily, single-family and institutional uses. Bus lines run along E Union Street and E Jefferson Street in this area.

In 2024, the Office of Planning and Community Development released draft zoning maps for changes to new and expanded regional and urban centers. Those maps indicated that within this area, zoning should include Midrise 1, Midrise 2, and Lowrise 3 zones.

The area being removed from the Regional Center is 99 acres. With this change, the First Hill/Capitol Hill Regional Center would be approximately 915 acres.

Amend the Growth Strategy Element of the One Seattle Comprehensive Plan, Attachment 1 to

Lish Whitson
Seattle City Council
December 12, 2025
D#1a

Council Bill 120985, by amending Figures 2, 3, and 9 to amend the boundaries of the First Hill/Capitol Hill Regional Center as shown on the attached maps.

Amend Attachment 2 to Council Bill 120985, to update Figure A-22 of the Transportation Appendix to the Comprehensive Plan based on the boundaries shown on the attached maps, as appropriate.



