



# SEATTLE CITY COUNCIL

August 11, 2025

**NOTICE OF A SEATTLE CITY COUNCIL PUBLIC HEARING ON COUNCIL-PROPOSED  
AMENDMENTS TO TWO PIECES OF LEGISLATION:  
LEGISLATION TO ADOPT THE ONE SEATTLE PLAN COMPREHENSIVE PLAN AND  
LEGISLATION TO IMPLEMENT HOUSE BILL 1110 ON A PERMANENT BASIS (PHASE I)**

The Seattle City Council's Select Committee on the Comprehensive Plan will hold a public hearing on September 12, 2025, starting at 9:30 AM, on amendments to two pieces of legislation.

1. The first bill, Council Bill 120985, 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. The One Seattle Plan proposes adoption of new and amended goals, policies, and elements, and a new Future Land Use Map (FLUM).

Proposed amendments to the bill sponsored by Seattle City Councilmembers provide a range of potential changes, including:

- Changes to policy and discussion language to incorporate childcare, anti-displacement, multigenerational and family housing, , social housing, corner stores, pavement and bridge conditions, food security, sidewalks, workforce development, utility infrastructure, protecting small businesses, trees and bees, parks and open space, cultural gathering spaces and other concepts into the Comprehensive Plan Elements;
  - Addition of a Public Safety Element;
  - Changes to proposed boundaries of Centers on the FLUM and associated zoning;
  - New Neighborhood Centers added to the FLUM and changes to associated zoning;
  - Increased height for neighborhood centers;
  - Removing policy direction to require off-street parking;
  - Adding maximum parking limits in regional centers; and
  - Changes to SEPA categorical exemption threshold.
2. The second bill, Council Bill 120993, 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.

Proposed amendments to the bill sponsored by Seattle City Councilmembers provide a range of options, including:

- Changes to ADU regulations, including excluding ADUs from counting toward density, increasing the maximum size of certain ADUs, allowing unit lot subdivisions for ADUs, and providing an exemption for ADUs under the Mandatory Housing Affordability program;
- Expanding affordable housing bonus provisions, including expanding the low-income housing bonus provisions to social housing, increasing the number of lots eligible for bonuses, and increasing the amount of bonus, and providing a bonus under chapter 23.45 for certain affordable development and/or low-income housing in multifamily zones;
- Increasing stacked flat bonus provisions, including higher floor area ratio or lot coverage maximums, reducing or eliminating lot size and transit proximity requirements;
- Allowing commercial uses throughout neighborhood residential areas, including increasing the types of lots where commercial uses are allowed and increasing the types, maximum size, and hours of operation for those commercial uses;
- Waiving or reducing development standards when existing trees are retained or when a specified amount of mature canopy coverage is achieved;
- Waiving or reducing development standards for conversions of existing structures;
- Increasing requirements to retain trees and changing how tree protection regulations are measured or administered;
- Providing bonuses for development by legacy homeowners;
- Removing or reducing off-street parking requirements including citywide; for various uses including administrative conditional uses, schools, major institutions such as colleges and hospitals among others; or removing or reducing off-street parking to implement ESSB 5184;
- Amending the definition to major transit services areas to include frequent transit service areas;
- Expanding the definition of frequent transit service area from ¼ mile to ½ mile from a stop with frequent transit service;
- Incentives for cottage housing;
- Changes to amenity area requirements;
- Changes to FAR, height, density, setbacks, lot coverage, and building separation standards;
- Changes to design standards related to historic districts;
- Changes to pedestrian improvement requirements;
- Changes to Essential Public Facilities requirements;
- Changes to SEPA thresholds;
- Changes to notice requirements of rezones; and
- Changes to rounding provisions.

In addition to the amendments proposed by Councilmembers, there may be additional amendments to the two bills brought forward to correct technical errors, refine confusing language, or make other non-substantive edits to the legislation.

## **PUBLIC HEARING**

The City Council's Select Committee on the Comprehensive Plan will hold a public hearing to take comments on the amendments on Friday, September 12, 2025, at 9:30 AM. Public comment can be provided live in person or remotely or written comments can be submitted.

To submit in-person public comment, the hearing will be held in the:

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

To submit in-person remote public comment, the City Council will provide instructions in the meeting agenda on how to participate remotely. Please check the City Council 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 Friday, September 12, 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>. Copies of the proposal and proposed amendments may be obtained from the City Clerk website at <https://seattle.legistar.com/Legislation.aspx>. Please reference Council Bill No. 120985 or 120993 in the "Search" field.

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).