



SEATTLE CITY COUNCIL

Select Committee on the Comprehensive Plan Agenda

Thursday, May 14, 2026

2:00 PM

Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

Eddie Lin, Chair
Dan Strauss, Vice-Chair
Dionne Foster, Member
Joy Hollingsworth, Member
Debora Juarez, Member
Robert Kettle, Member
Alexis Mercedes Rinck, Member
Maritza Rivera, Member
Rob Saka, Member

Chair Info: 206-684-8802; Eddie.Lin@seattle.gov

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SEATTLE CITY COUNCIL
Select Committee on the Comprehensive Plan
Agenda
May 14, 2026 - 2:00 PM

Meeting Location:

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

Committee Website:

<https://www.seattle.gov/council/select-committee-on-the-comprehensive-plan>

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Members of the public may register for remote or in-person Public Comment to address the Council. Please register in advance in order to be recognized by the Chair. Details on how to register for Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at the meeting at <https://www.seattle.gov/council/committees/public-comment>. Online registration to speak will begin one hour before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting.

In-Person Public Comment - Register to speak on the public comment sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Comment period during the meeting.

Please submit written comments no later than four business hours prior to the start of the meeting to ensure that they are distributed to Councilmembers prior to the meeting. Comments may be submitted at Council@seattle.gov or at Seattle City Hall, Attn: Council Public Comment, 600 4th Ave., Floor 2, Seattle, WA 98104. Business hours are considered 8 a.m. - 5 p.m. Comments received after that time will be distributed after the meeting to Councilmembers and included as part of the public record.

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

Members of the public may address items on the agenda and matters within the purview of the committee. Please register in advance to be recognized by the Chair.

D. Items of Business

1. [Res 32203](#) **A resolution relating to further advancing the goals of the One Seattle Plan Comprehensive Plan; directing the Office of Planning and Community Development to develop proposed changes to zoning and development standards and potential Comprehensive Plan amendments to create more opportunities for housing.**

Supporting Documents:

[Summary and Fiscal Note](#)

[OPCD Memo](#)

[Presentation \(5/14/26\)](#)

Briefing and Discussion

Presenters: Geoffrey Wentlandt and Michael Hubner, Office of Planning and Community Development (OPCD); Kate Brunette Kreuzer, Mayor's Office; HB Harper, Council Central Staff

E. Adjournment



Legislation Text

File #: Res 32203, **Version:** 1

Screen Reader Users: Make sure settings include reading strikethrough and underline font attributes.

The City of Seattle

Resolution

A resolution relating to further advancing the goals of the One Seattle Plan Comprehensive Plan; directing the Office of Planning and Community Development to develop proposed changes to zoning and development standards and potential Comprehensive Plan amendments to create more opportunities for housing.

Recitals:

On December 16, 2025, the City Council adopted Ordinance 127375, which updated Seattle's Comprehensive Plan including an updated vision for growth over the next 20 years (2024 - 2044) toward becoming a more affordable, equitable, and livable city with expanded housing opportunities across the city as guided by a citywide Growth Strategy that describes the location, type, and density of planned development and that provides a framework for implementation through zoning legislation.

On December 16, 2025, the City Council issued Resolution 32183 associated with the Comprehensive Plan adoption, including intended goals and outcomes for the Comprehensive Plan related to inclusion, affordability, accessibility, livability, and safety, and a docket of potential amendments to the Comprehensive Plan for environmental review and consideration for adoption into the Plan through an annual amendment process, including new and

expanded Neighborhood Centers. The work was directed to be included as part of a 2026 Work Program.

On December 16, 2025, the City Council adopted Ordinance 127376, known as Permanent State Zoning Compliance or “Phase 1” legislation, which allows a greater variety of middle housing types and at least 4 units on each lot in areas across the city in alignment with Chapter 332, Laws of 2023 (also known as House Bill 1110) as well as other state requirements.

On January 28, 2026, the Mayor transmitted Council Bill 121173, known as Centers and Corridors or “Phase 2” legislation which proposes zoning changes in Neighborhood Centers, new and expanded Urban Centers, and along frequent transit corridors, consistent with the Growth Strategy in the Comprehensive Plan.

The Washington State Legislature, as part of the 2025 legislative session, adopted House Bill 1491 (enacted as Chapter 267, Laws of 2025) establishing requirements for local governments, including The City of Seattle, to allow certain uses and densities and enact other tools to achieve transit oriented development in transit station areas, including around light rail and bus rapid transit stops.

Mayor Katie B. Wilson outlined a vision and values platform, currently on the Mayor’s website, which emphasizes the need for affordable and abundant housing options in thriving neighborhoods, providing that people of every income should have access to safe, and stable housing that is affordable, and neighborhoods that are vibrant, connected, and resilient places.

On April 2, 2026, Mayor Katie B. Wilson announced an accelerated and combined approach to implement future phases of the Comprehensive Plan Zoning Update in a press release, in response to Seattle’s housing shortage and affordability challenges, with the intent to allow and promote the building of more housing close to jobs, services, amenities, and transit.

The Office of Planning and Community Development has redefined subsequent phases of

Comprehensive Planning work such that combining the analyses called for in Resolution 32183 with the “Taller, Denser, Faster” accelerated approach outlined by the Mayor, would best streamline efforts to achieve the aforementioned goals and outcomes.

Seattle continues to be in a housing affordability crisis and residential rental and ownership options are out of reach for many residents, including a disproportionate impact to communities of color and lower income residents, who are at greater risk of displacement pressures.

According to the Comprehensive Plan Housing Appendix (Figure A-51 and page A-113), an estimated 32 percent of households in Seattle are considered cost burdened, spending more than 30 percent of their income on rent, mortgage, and other housing costs, and an estimated 19 percent of renters spend more than half of their income on rent. Therefore,

Be it resolved by the City Council of the City of Seattle, the Mayor concurring:

Section 1. The City Council directs the Office of Planning and Community Development (OPCD) to conduct State Environmental Policy Act (SEPA) analysis for all those items described in Section 2 of Resolution 32183 where additional SEPA analysis is required at the earliest opportunity and to combine that analysis with the additional analysis described in Section 2 of this resolution.

Section 2. The City Council further directs OPCD to study land use and zoning changes that have the potential to create more opportunities for housing, including the following areas of additional analysis:

- A. Areas within walking distance of frequent transit stops, including areas not directly adjacent to major arterials;
- B. Regional and Urban Centers, including possible expansions;
- C. New and expanded Neighborhood Centers, including those identified by City Council in Section 3 of

Resolution 32183 and those in the 2022 Environmental Impact Statement (EIS) scoping report; and

- D. Transit station areas as defined by and consistent with new state requirements in Chapter 267, Laws of 2025, including consideration of options to exceed those requirements.

Section 3. The City Council directs the Office of Planning and Community Development to undertake public engagement in partnership with the Mayor’s Office and City Council to inform and support recommendations stemming from those items identified in Sections 1 and 2 of this resolution as well as any other changes that promote the

development, affordability, and variety of housing to meet a range of household needs and income levels across the city, reduce and mitigate displacement, and meet the goals and outcomes identified in Section 1 of Resolution 32183 for a livable, safe, accessible, and welcoming city. The City Council requests recommendations be transmitted to the City Council as soon as practicable.

Adopted by the City Council and signed in open session in authentication of its adoption on .

President of the City Council
Signed in concurrence on .

Katie B. Wilson, Mayor
Attested on .

Scheereen Dedman, City Clerk

Seal

Summary and Fiscal Note

1. Legislation Summary

Department: Legislative

Title: A resolution relating to further advancing the goals of the One Seattle Plan Comprehensive Plan; directing the Office of Planning and Community Development to develop changes to zoning and development standards and potential Comprehensive Plan amendments to create more opportunities for housing.

Background: The City Council adopted Ordinance 127375 in December 2025, which updated Seattle’s Comprehensive Plan including an updated vision for growth over the next 20 years (2024 – 2044) toward becoming a more affordable, equitable, and livable city with expanded housing opportunities across the city as guided by a citywide Growth Strategy. The City Council at the same time issued Resolution 32183 which included a docket of potential amendments to the Comprehensive Plan for environmental review including new and expanded Neighborhood Centers. Phases 1 and 2 of implementing the Comprehensive Plan through zoning allow a greater variety of middle housing types across the city (Phase 1) as well as changes in Neighborhood Centers, new and expanded Urban Centers, and along frequent transit corridors (Phase 2, currently in Council deliberation). This Resolution directs the Office of Planning and Community Development to include in subsequent phases of work analysis and recommendations on zoning changes in walking distance of frequent transit, in Regional and Urban Centers, in the Neighborhood Centers identified in Resolution 32183 as well as the

2022 EIS scoping report, and in transit station areas consistent with HB 1491 and potential Comprehensive Plan amendments and development regulations consistent with the zoning changes.

2. Capital Improvement Program (CIP)

Does this legislation create, fund, or amend a CIP Project?

Yes

No

a. CIP Project Name:

b. Master Project ID:

c. Project Location:

d. Start Date:

e. End Date:

f. Total Project Cost Through 2030:

3. Summary of Financial Implications

Does this legislation have financial impacts to the City?

Yes

No

This Resolution does not obligate funds, but the work described in the resolution will require funding to complete. OPCD has budgeted for some of this work, but the potential exists that as the environmental work called for in this Resolution will exceed what has been budgeted, and depending on outreach and engagement methods, additional funding will be required to be identified during the next budget cycle.

4. Other Impacts

a. Does this legislation require a public hearing?

Yes

No

b. Does this legislation require a notice to be published in The Daily Journal of Commerce and/or The Seattle Times?

Yes

No

c. Does this legislation affect a piece of property?

No.

d. Race and Social Justice Initiative impacts:

1. How does this legislation affect vulnerable or historically disadvantaged communities? How did you come to this conclusion? Please consider both impacts within City government (like employees and internal programs) and in the broader community.

The legislation is intended to ensure a broad range of future zoning changes and potential Comprehensive Plan amendments and development regulations are considered for the purpose of increasing housing affordability, which has social justice implications including reducing displacement.

2. Please attach any Racial Equity Toolkits or other racial equity analyses used to develop or assess this legislation.

N/A

3. What is the Language Access Plan for communicating with the public about this legislation?

N/A

e. Climate change impacts:

1. Emissions: Will this legislation significantly increase or decrease carbon emissions? Attach any studies or materials that inform your answer.

N/A

2. Resiliency: Will this legislation make Seattle more or less able to adapt to climate change? If it reduces resiliency, explain what can be done to lessen the impact.

N/A

f. If this legislation creates a new program or expands an existing one, what are the long-term, measurable goals? How will this legislation help achieve those goals? What methods will be used to track progress?

N/A

g. Does this legislation create a non-utility CIP that involves shared funding with a non-City partner or organization?

N/A



March 13, 2026

To: Seattle City Council
From: Office of Planning and Community Development
Re: Displacement Impacts of Centers and Corridors Legislation

This memo provides information for Council on potential displacement impacts of the Centers and Corridors Legislation as well as strategies to reduce displacement pressures and to provide opportunities for displaced people to return.

Background

[Resolution 32183](#) relating to the Comprehensive Plan update requests that the Office of Planning and Community Development (OPCD), the Seattle Department of Construction and Inspections (SDCI), and any other relevant departments add certain items to their 2026 Work Program including:

H. Anti-Displacement Strategies. Develop proposals for new zoning in Regional Centers, Urban Centers, and Neighborhood Centers in areas that were historically redlined or have experienced significant displacement, and report to Council on the potential displacement impacts of any proposed zoning changes. Include strategies in these proposals to reduce displacement pressure on existing homeowners in these areas, and to incorporate strategies that provide opportunities for displaced families to return to areas that have seen significant displacement.

Displacement is generally defined as the relocation of residents, businesses, or institutions from an area due to forces outside their control. Displacement is distinct from residential mobility, which includes voluntary household movement. This report focuses on residential displacement consistent with the resolution's focus on existing homeowners and displaced families. Residential displacement can occur in several ways:

- Physical displacement can occur through eviction, acquisition, rehabilitation, or demolition of housing or when covenants expire on rent-restricted housing.
- Economic displacement happens as housing becomes less affordable and residents can no longer weather rising rents or the costs of homeownership, like property taxes.
- Cultural displacement occurs as residents relocate because their cultural community, including culturally relevant businesses and institutions, is leaving.

Additionally, exclusionary neighborhoods, where regulations limit housing choices, also fuel displacement by pushing households to lower-cost neighborhoods. This situation increases pressures on the housing supply in more affordable communities and make it difficult for displaced people to return to the neighborhoods from which they were displaced.

The Centers and Corridors legislation would modify zoning in Neighborhood Centers, new and expanded Urban Centers and frequent transit corridors. The full zoning proposal is available on an interactive map located on the [Zoning Update website](#).

Potential Displacement Impacts of Proposal

A primary purpose of the Comprehensive Plan update and the Centers and Corridors legislation is to reduce displacement pressures in Seattle. The legislation would meet this goal by:

1. Increasing the supply and diversity of housing
2. Expanding housing capacity in areas with lower risk of displacement
3. Generating affordable homes through Mandatory Housing Affordability (MHA) and Multifamily Tax Exemption (MFTE)

This section also discussed localize impacts that could result from increased demolition of existing homes.

Increasing Supply and Diversity

At its core, displacement occurs when people face instability and cannot afford to stay in place and thrive. In a growing city like Seattle, this is largely due to housing unaffordability. A primary cause of unaffordability is the imbalance between available housing and the population seeking to live here. While Seattle added 60,000 net new homes between 2016 and 2023, the number of jobs rose twice as much in that same timeframe. Simply put, we have not built enough housing to keep pace with employment and population growth. This legislation creates new opportunities for housing production to address the housing scarcity that worsens our affordability crisis. It would also help create capacity for apartments and condos in neighborhoods throughout Seattle so that more people can find housing that meets their needs.

Expanding Housing Capacity in Low-risk Areas

Recent growth in Seattle has been concentrated in existing Regional and Urban Centers. While this development helps expand housing supply, it can also bring challenges and changes that are destabilizing for at-risk communities. Many areas with low displacement risk have been shielded from growth by restrictive zoning. Under the Comprehensive Plan, more Neighborhood Centers were created where displacement risk is lower, including

northeast Seattle, Green Lake, Phinney Ridge, Magnolia, Montlake, and Madison Park, along with other areas near frequent transit. The Centers and Corridors legislation would implement zoning changes creating capacity for housing in these areas. 84% of proposed rezones would occur in areas of low-displacement risk.

Generate Affordable Housing

The areas proposed to be rezoned by this legislation will be subject to MHA. MHA requires new development to contribute to the creation of income-restricted affordable housing by providing affordable units on site or paying into a fund to create affordable housing citywide. The Final Environmental Impact Statement (FEIS) for the Comprehensive Plan estimates that development in areas affected by this rezone could generate 2,840 additional affordable units over 20 years.

MFTE allows new development to exempt a portion of property taxes in exchange for reserving a portion of the units for lower-income residents at affordable rents. Currently, most areas proposed to be rezoned are outside the geographic area where MFTE can be used. However, some areas proposed to be rezoned are within the MFTE area, and the geographic area for MFTE could be expanded over time.

This rezone will also expand the area where it is feasible to build affordable housing, which will help affordable housing developers find land for new units.

Localized Impacts

While this legislation would reduce displacement overall by addressing primarily economic displacement, it could also increase the number of demolitions of existing homes. Most units demolished are expected to be detached homes that would be affordable only to households with incomes above 150% AMI, but some units would be lower-cost, and many could contain renters. The FEIS found that implementation of the Comprehensive Plan, including changes to Neighborhood Residential zoning, which are not part of this legislation, could increase the number of homes containing renters that are demolished over 20 years by 1,120 dwelling units. This number of demolitions is significantly less than the 2,840 rent- and income-restricted affordable units that are expected to be created by this legislation. However, the increase in demolitions does point to the continuing need for resources to help households that are affected by these changes as well as ongoing economic displacement.

Overall, this legislation will help to reduce residential displacement but will also increase the demolition of existing dwelling units. It would also make it easier for displaced families to return to Seattle by reducing housing cost increases and creating more housing

opportunities. Additional analysis of citywide displacement impacts is contained in the [Final Environmental Impact Statement for the One Seattle Plan](#).

Other Anti-Displacement Strategies

The City also has a wide variety of existing strategies to address displacement. A detailed description of the strategies used by the City to address displacement and work that is ongoing to improve these strategies is included in the City's [Anti-Displacement Action Plan](#). These strategies are organized into four sections.



PLAN

Plan ahead by anticipating displacement pressures and responding with appropriate policies and programs



PRODUCE

Produce new housing for people of all incomes



PROTECT

Protect residents from displacement pressures by giving them more freedom and time to make the choice to stay or move



PRESERVE

Preserve existing affordable housing and reduce the likelihood they exit the affordable housing stock

Below is a summary of the key strategies contained in the Action Plan by area.

Plan

- Data Monitoring: tracks indicators of displacement.

Produce

- Subsidized Housing Production: invests in the preservation and production of affordable homes in Seattle
- MHA: requires new development to contribute to affordable housing, either through a payment or by providing affordable units on-site
- MFTE: provides multifamily property owners a tax exemption in exchange for rent- and income-restricted units
- Market-rate Housing Production: supports production of market-rate housing to increase the supply and diversity of housing

Protect

- Foreclosure Prevention: provides loans to homeowners at risk of foreclosure
- Emergency Rental Assistance: provides one-time emergency rental assistance

- Just Cause Eviction Ordinance: requires that landlords have one of 16 “Just Cause reasons” to terminate a tenancy and requires advance notice for evictions
- Right to Counsel: Offers legal counsel to renters served with an eviction
- King County Property Tax Exemption: provides tax emptions for low-income qualified seniors, persons with disabilities, and disabled veterans
- Tenant Relocation Assistance: provides early notice to impacted households and relocation assistance to low-income households
- Utility Assistance: provides payment assistance for income-eligible customers
- Equitable Development Initiative: provides funding to community organizations to ensure Seattle’s growth benefits all communities, particularly those historically marginalized and most at risk of displacement
- Economic Displacement Relocation Assistance: provides relocation assistance when a low-income tenant experiences an increase in rent of 10 percent or more within a 12-month period
- Affirmative Marketing: requires affordable housing developments to meet certain marketing requirements to help individuals and households otherwise unlikely to apply for housing know about vacancies and feel welcome to apply
- Community Preference: allows affordable housing developers in areas at high risk of displacement to offer preference to applicants who are current residents, former residents, family members of former residents of the neighborhood or have community ties there
- Residential Property Transaction Regulations: provides protections to homeowners that receive unsolicited offers to buy a home

Preserve

- Rental Housing Preservation: provides funding for projects that preserve existing housing
- Home Repair Assistance: provides affordable loans, grants, and counseling to income-qualified homeowners to address critical health, safety, and structural issues
- Tenant Opportunity to Purchase: supports tenants that want to buy their own unit if their apartment is undergoing a condominium conversion
- Notice of Intent to Sell: requires landlords to provide the City an advance notice of their intent to sell any residential rental property with two or more units when at least one unit is rented at 80% of Area Median Income or below
- Legacy Homeowner Assistance: assistance to homeowners vulnerable to displacement who want to leverage the equity in their property for greater financial and household stability
- Short-term Rental Regulation: limits the number of units that any one short-term rental operator can operate

- Home Weatherization Assistance: provided free energy efficiency improvements to income-qualified homes

While most of these strategies are focused on preventing the displacement of existing residents, the City is also working to provide opportunities for households who have been displaced in the past to return home. Existing programs that create more subsidized affordable housing, have a preference for past residents or family of past residents, or create a wider variety of market-rate units are already helping to support this work.

Additionally, the City of Seattle has an Anti-Displacement Work Group (ADWG) which is tasked with:

- improving coordination and outreach activities across departments and programs;
- supporting on-going monitoring of displacement risk; and
- creating an evaluation framework to support ongoing program improvement and help inform future investment decisions.

Seattle Comprehensive Plan

A Joint Resolution

Outlining Intent for Phase 3 of Zoning Implementation

Taller, Denser, Faster

Mayor Katie B. Wilson's Office and Seattle City Council
May 14, 2026

Background – Growth Strategy

In December 2025, the City completed major milestone with the adoption of the major update to the Seattle **Comprehensive Plan**.

The Plan includes an updated **growth strategy** designed to expand housing supply and diversity in all neighborhoods.

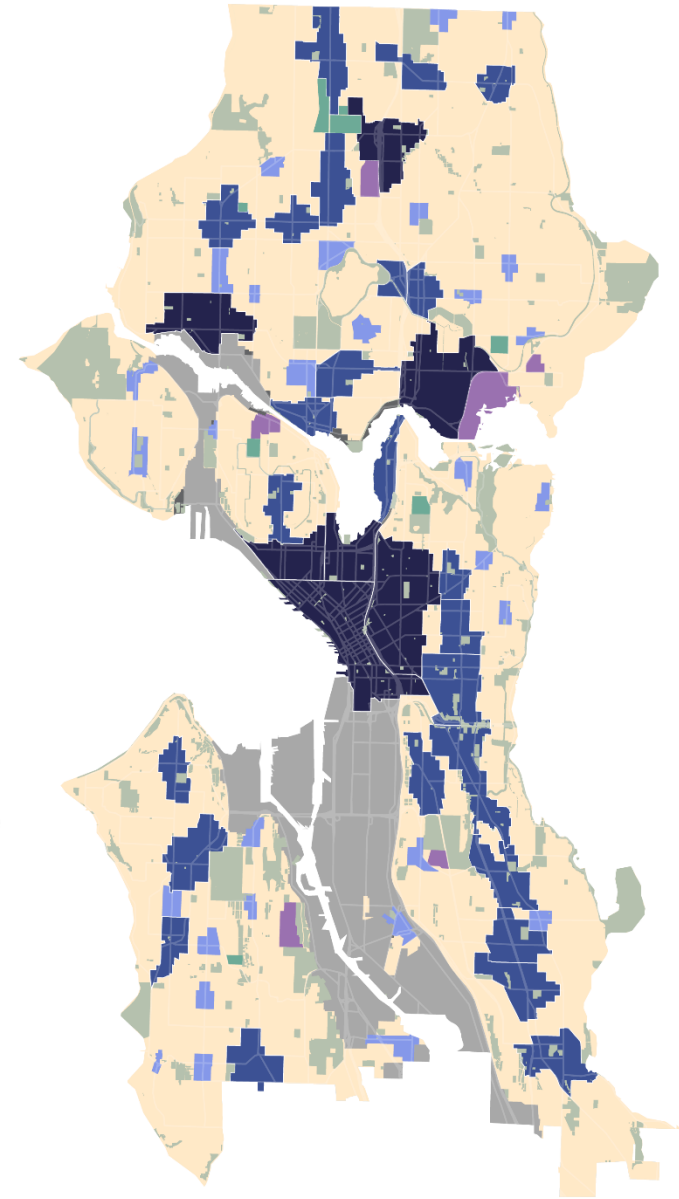
The growth strategy is implemented through several phases of **zoning legislation**.

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



Initial Approach to Phasing

Phase 1: HB 1110 Implementation / Neighborhood Residential (NR) (adopted in Dec 2025)

Phase 2: Centers and Corridors (transmitted to Council in January 2026)

Phase 3: Select Regional & Urban Centers + New Neighborhood Centers

- Rezone adoption anticipated late 2026 / early 2027

Phase 4: Transit-oriented development (TOD) and station area focus

- HB 1491 (TOD bill) implementation
- Rezone adoption mid/late 2028

Taller Denser Faster – Combining Phases 3 & 4

On April 2, Mayor Wilson announced her intention to combine Phases 3 and 4 into a **Taller Denser Faster Phase** that aligns with the Mayor’s vision, that includes:

- **Affordable, abundant housing.** Address housing affordability challenges by significantly expanding housing supply. Add zoning capacity for all kinds of new housing.
- **Do not wait.** Deliver zoning changes as soon as possible, including Implementing HB 1491 (TOD bill) sooner than required.
- **Thriving complete neighborhoods.** Increase housing options near transit and community amenities (parks, schools, shops, etc.)
- **Environmental justice.** Add healthy and safe housing options on quiet streets off roads with heavy traffic.

Additional Study Needed

- The Comprehensive Plan and phases 1 and 2 were studied in a Final EIS (FEIS) to fulfill SEPA environmental review requirements
- Additional environmental review is required to consider a broader range of potential changes and OPCD will perform a Supplemental EIS (SEIS)
- The joint resolution provides guidance from the Mayor and Council to OPCD about the range of potential changes to consider in the SEIS



Taller, Denser, Faster - Approach

OPCD expects to study a range in the **scale** and **geographic extent** of potential zoning changes in **three types of places** that are identified and described in the Comprehensive Plan

**Neighborhood
Centers**

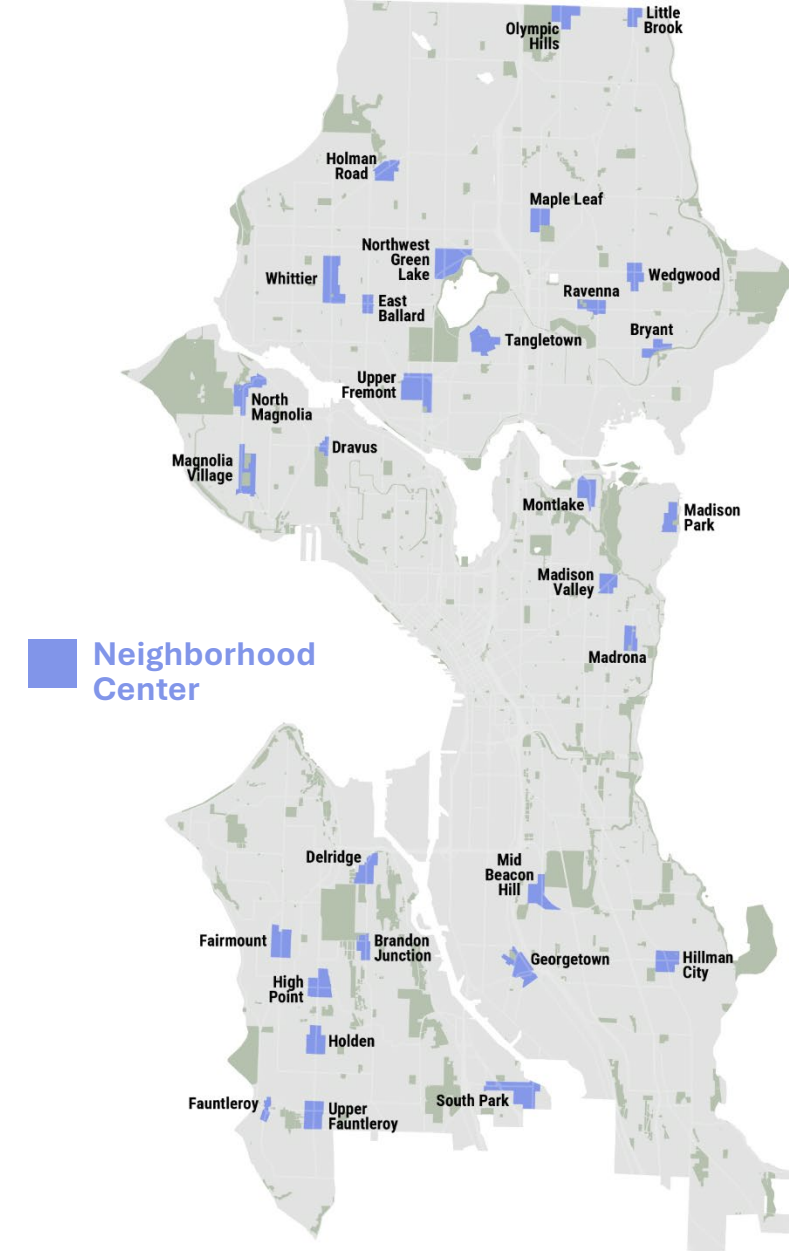
**Regional and
Urban Centers**

**Frequent
Transit
Corridors &
HB 1491
Station Areas**

Neighborhood Centers

The updated Growth Strategy in the Comprehensive Plan includes 30 Neighborhood Centers that:

- add housing options within easy walk to frequent transit and/or neighborhood business districts and amenities
- increase housing diversity in more neighborhoods across the city
- generally, reflect a 3- to 4-minute (800 feet) walk from the central intersection
- generally, allow 4- to 6-story buildings

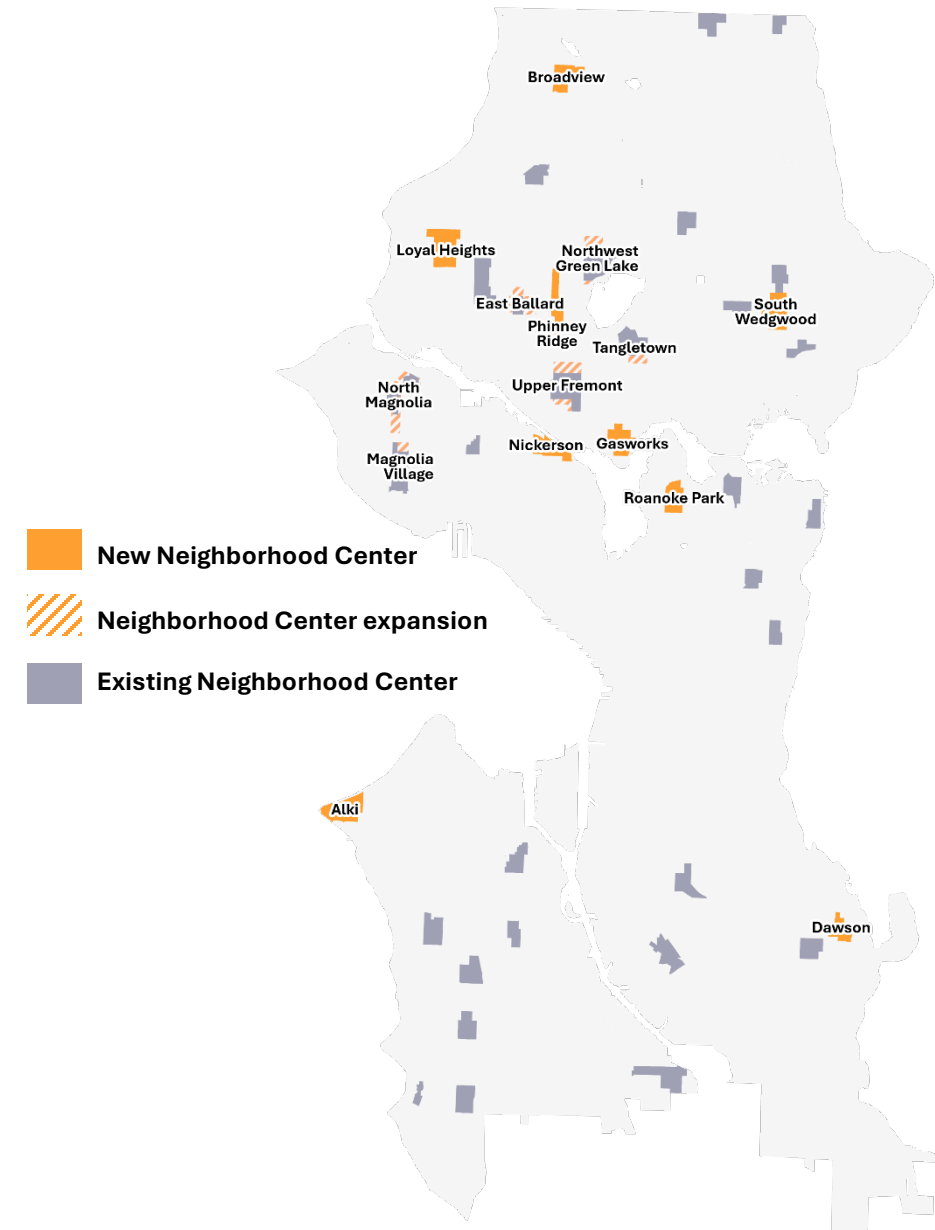


Neighborhood Centers

Council Resolution 32183 calls for environmental review of 9 new and 6 expanded Neighborhood Centers:

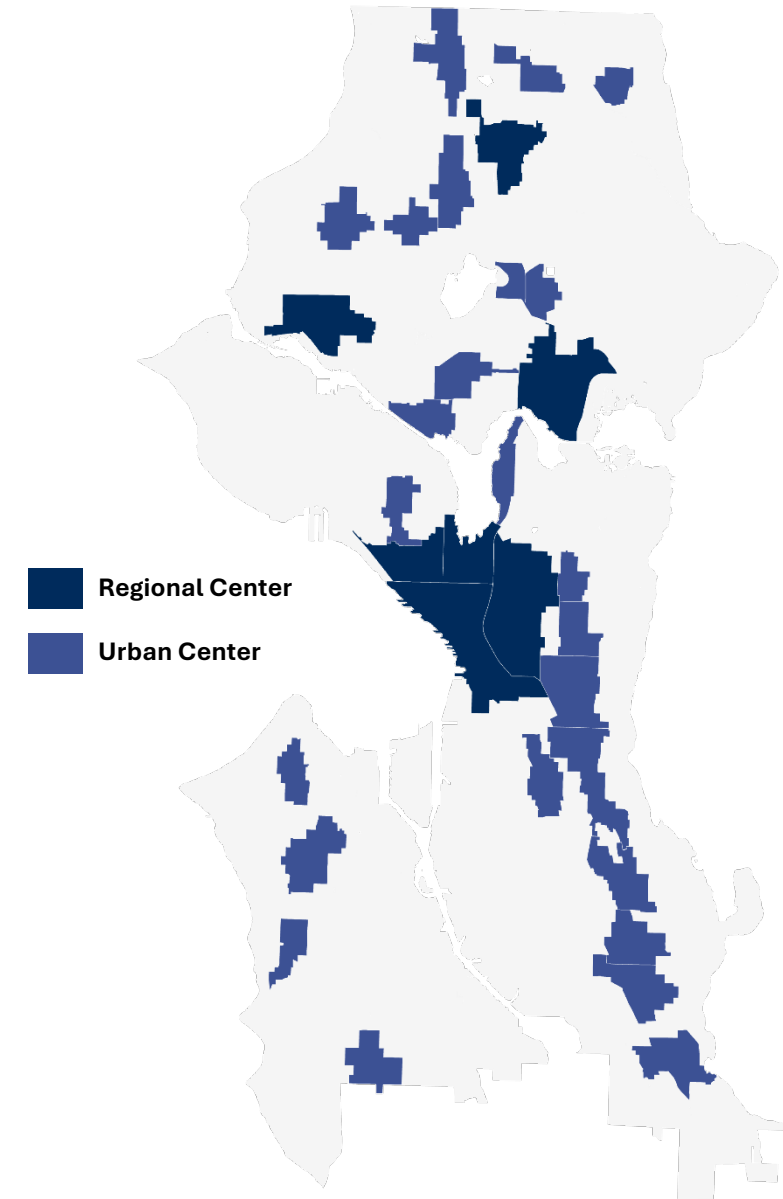
New Neighborhood Centers (9)	Neighborhood Center expansions (6)
Alki	Tangletown
Broadview	Upper Fremont
Dawson	Magnolia Village
Gasworks	North Magnolia
Loyal Heights	East Ballard
Roanoke	Northwest Green Lake
S. Wedgwood	
Nickerson	
Phinney Ridge	

OPCD expects to review these and potentially more Neighborhood Centers in the SEIS



Regional and Urban Centers

- Seattle's highest-density housing and job centers with strong access to transit.
- Six centers were **expanded** in Comprehensive Plan, plus **new center** at Pinehurst Station (NE 130th St), with zoning changes for these areas in centers included in Centers & Corridors (Phase 2)
- By end of 2027, Regional Centers must have subarea plans adopted that will guide zoning changes
- OPCD expects to review potential zoning changes within existing center boundaries in the SEIS



HB 1491 Station Areas + Frequent Transit Corridors

OPCD will study zoning to meet or exceed HB 1491 requirements plus wider areas around frequent transit.

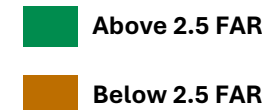
HB 1491 requires zoning for minimum average floor area ratio (FAR) in transit station areas:

- FAR of 2.5 within ¼ mile of bus rapid transit (BRT) stops
- FAR of 3.5 within ½ mile of rail stations

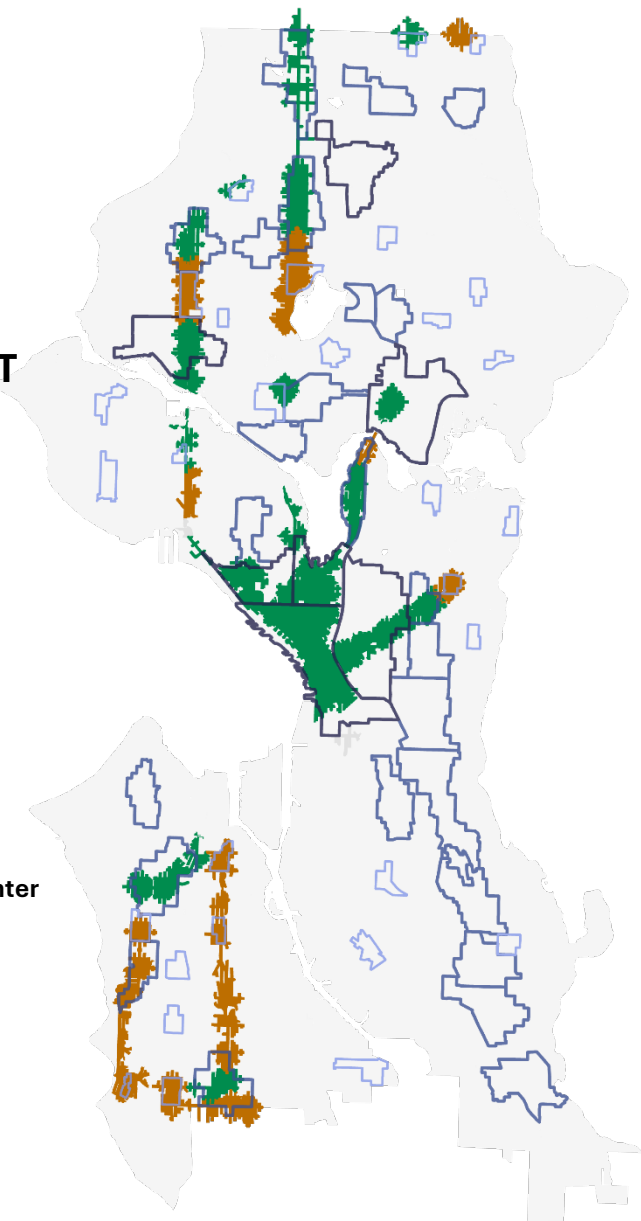
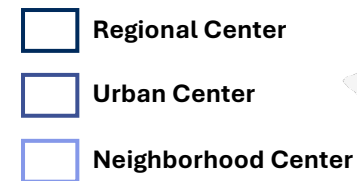
Frequent transit corridors:

- Run to and between designated centers and include both BRT and non-BRT routes
- Are generally rezoned within a half-block in the Centers and Corridors legislation

Preliminary analysis of HB 1491 required densities for BRT station areas



Comprehensive Plan place type



Joint Resolution - Purpose

- Foster general alignment between the Mayor and Council to support a unified direction that supports timely action by decisionmakers
- Clearly communicate the City's intent as early as possible for transparency to the public
- Ensure environmental review under SEPA includes a broad range of zoning options for the Executive and Council



Joint Resolution - Contents

Study changes including within the following areas:

- Walking distance of frequent transit stops, including areas not directly adjacent to major arterials;
- Regional and Urban Centers, including possible expansions
- New and expanded Neighborhood Centers, including those identified by City Council in Resolution 32183 and the 2022 EIS scoping report;
- Transit station areas as defined by and consistent with new State requirements of HB 1491, including consideration of options to exceed those requirements;

Joint Resolution - Public Engagement

- OPCD is directed to conduct inclusive public engagement in partnership with the Mayor's Office and City Council.
- Engagement may include:
 - Online and social media
 - In-person
 - With community partners
 - With stakeholder groups
 - With businesses and organizations



Anti-Displacement Strategies

- At risk communities will be consulted to advise and guide the City's approach.
- The alternatives will incorporate different approaches to address displacement pressure – providing options for decisionmakers.
- Strong anti-displacement mitigation measures (not limited to zoning tools) will be discussed and recommended.

Draft Timeline for Taller Denser Faster

