

SEATTLE CITY COUNCIL

Council Briefing

March 11, 2024 - 2:00 PM

Meeting Location:

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

Committee Website:

<http://www.seattle.gov/council/>

Please Note: Times listed are estimated. Submit written comments to all Councilmembers at Council@seattle.gov.

1. Approval of the Minutes

Council Briefing Minutes (2024)

[March 4, 2024](#)

2. President's Report

2:00 p.m. - 2:05 p.m.

3. State Legislative Session Update (2024)

2:05 p.m. - 2:25 p.m.

Presenters: Gael Tarleton, Director, Samir Junejo, and Anna Johnson, Office of Intergovernmental Relations (OIR)

4. One Seattle Comprehensive Plan - Draft Plan Overview and Rollout

2:25 p.m. - 3:10 p.m.

Presenters: Rico Quirindongo, Director, and Michael Hubner, Office of Planning & Community Development; Christa Valles, Office of the Mayor

[Presentation](#)

5. Signing of Letters and Proclamations

3:10 p.m. - 3:15 p.m.

6. Preview of City Council Actions, Council and Regional Committees

3:15 p.m. - 4:05 p.m.

City Council Agenda (2024)

[Link to City Council Agendas](#)

[Preliminary March 12, 2024 Agenda](#)



Legislation Text

File #: Inf 2371, **Version:** 1

Council Briefing Minutes (2024)



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

Seattle Council Committee Report Council Briefing

Monday, March 4, 2024, 2:00 PM

Meeting Start Time: 2:03 p.m.

Presiding Officer: Council President Nelson

Present: 9 - Sara Nelson, Joy Hollingsworth, Robert Kettle, Rob Saka, Cathy Moore, Tammy Morales, Maritza Rivera, Dan Strauss, Tanya Woo

1. Approval of the Minutes

Inf 2371 Council Briefing Minutes (2024)

The February 26, 2024 Council Briefing Minutes were approved.

2. President's Report

3. **Inf 2370** State Legislative Session Update (2024)

The Information Item (Inf) was heard in Committee.

4. **Inf 2416** OIR Federal Legislative Update (2024)

The Information Item (Inf) was heard in Committee.

5. Signing of Letters and Proclamations

6. Preview of City Council Actions, Council and Regional Committees

Inf 2372 City Council Agenda (2024)

The Information Item (Inf) was heard in Committee.

Meeting Adjournment Time: 3:30 p.m.

Prepared by: Megan Rosenfeld, Deputy City Clerk



Legislation Text

File #: Inf 2370, **Version:** 1

State Legislative Session Update (2024)



Legislation Text

File #: Inf 2419, **Version:** 1

One Seattle Comprehensive Plan - Draft Plan Overview and Rollout



DRAFT

ONE SEATTLE PLAN

COMPREHENSIVE PLAN UPDATE

What is the Comprehensive Plan?

- A 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 our current comprehensive plan
- Updated about once every 10 years
- Part of Mayor Harrell's One Seattle Housing Agenda



Agenda

Overview of the Draft Plan
New Growth Strategy
Regional & Urban Centers
Neighborhood Centers
Urban Neighborhoods
Public Engagement

Confronting our Housing Challenges

Housing challenges facing the city:

- Housing has not kept pace with job and population growth
- Housing costs are increasingly unaffordable
- A history of housing exclusion and displacement
- Seattle is expected to grow significantly over next 20 years

Housing goals for this Comprehensive Plan update:

- Increase the supply and diversity of housing options
- Reduce market pressures
- Expand opportunities and incentives for affordable housing
- Housing in complete, walkable neighborhoods near transit
- Open pathways to homeownership and wealth-building



One Seattle Plan Project Timeline

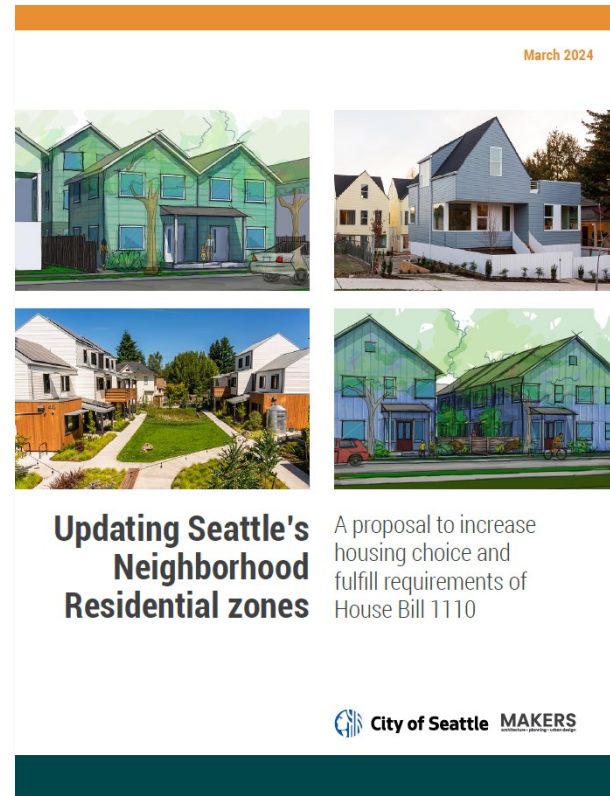


Documents for Public Review

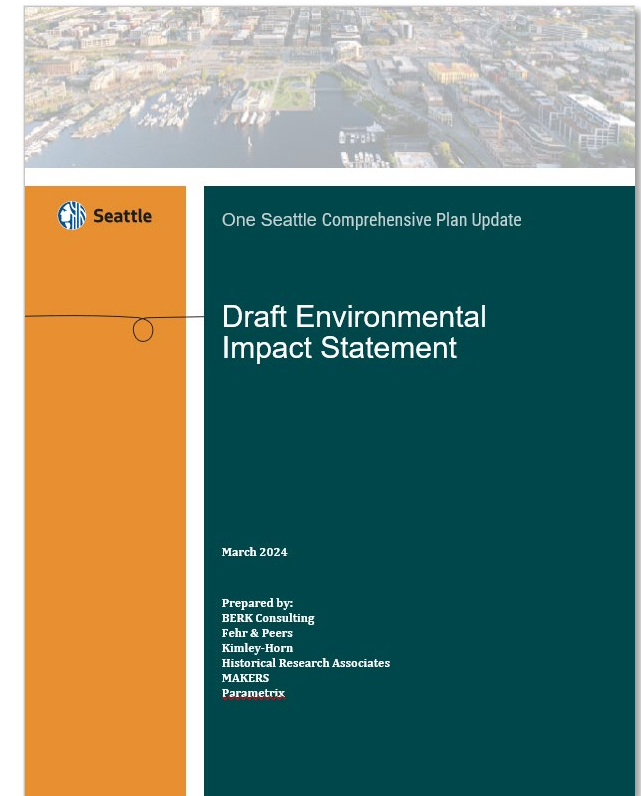
Draft One Seattle Plan



Updating NR Zones report



Draft EIS



Overview

One Seattle Plan

2024 Comprehensive Plan Update

OUR VISION FOR GROWTH AND
INVESTMENT OVER THE NEXT 20 YEARS

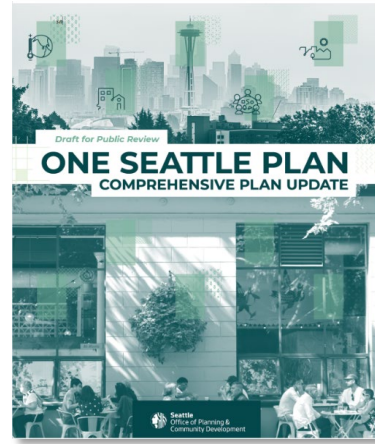
Four Key Moves:

**Housing &
Affordability**

**Community &
Neighborhoods**

**Equity &
Opportunity**

**Climate &
Sustainability**



One Seattle Plan 13 Policy Elements

Growth Strategy
Land Use
Transportation
Housing
Capital Facilities
Utilities

Economic Development
Climate and Environment
Parks and Open Space
Arts and Culture
Container Port
Shoreline Areas
Community Involvement

New Growth Strategy

Five Place Types

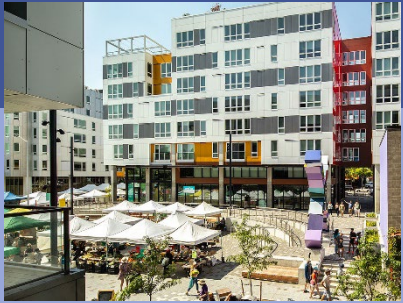


Regional Center

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

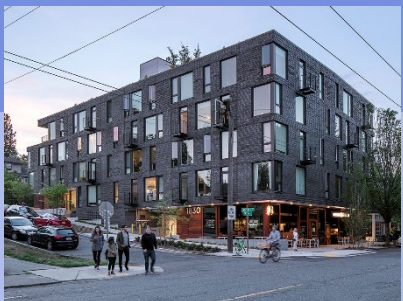


Urban Center

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

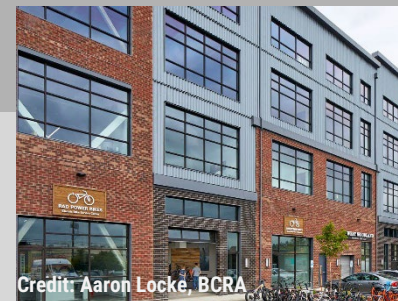
Urban Neighborhood

new place type

New Neighborhood Residential zones with mix of attached and detached housing, including 2/3/4/6-plexes, with limited commercial activity, including 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

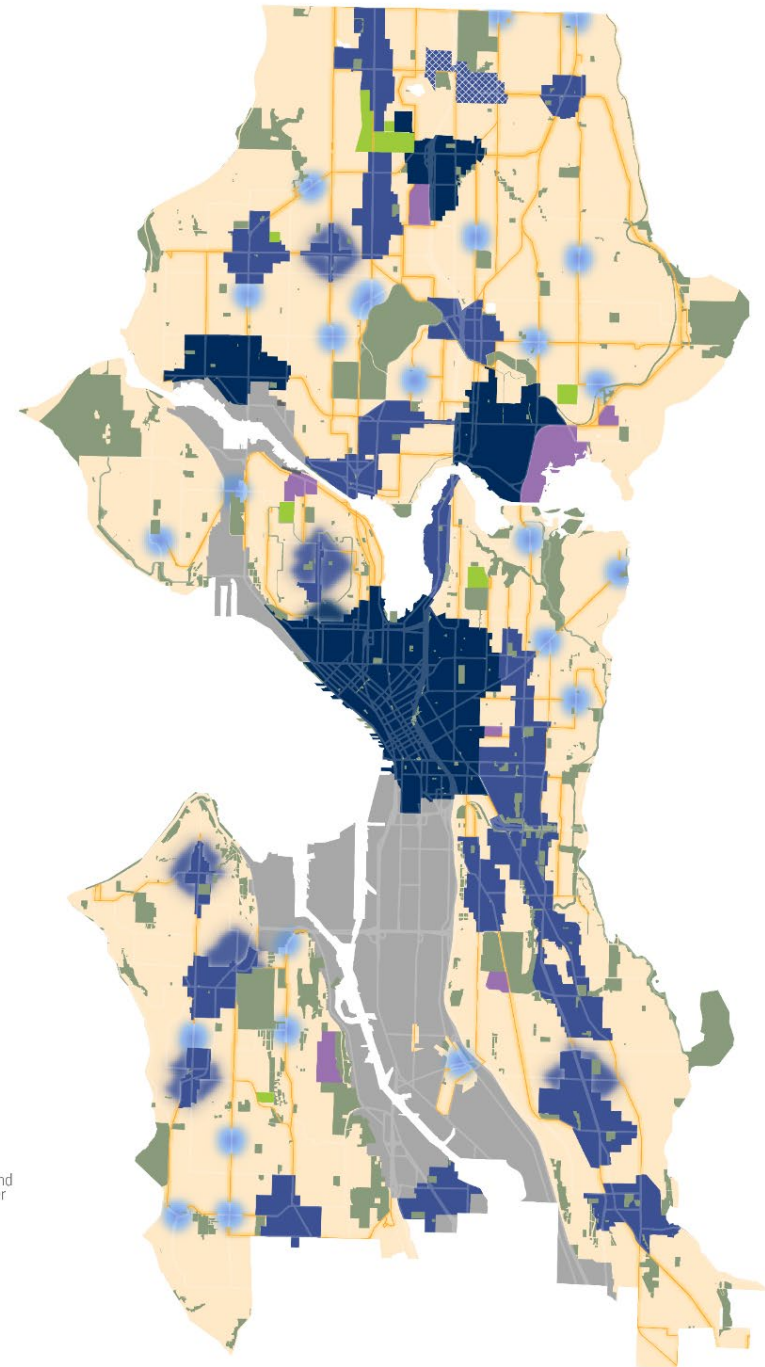
Draft One Seattle Plan Growth Strategy

Place types

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

Other areas

- Industrial outside Manufacturing & Industrial Centers
- Major Institution
- Parks and open space
- Cemetery
- Frequent transit route
Frequent transit network, existing and future, along which zoning for higher density housing will be considered.



Regional & Urban Centers

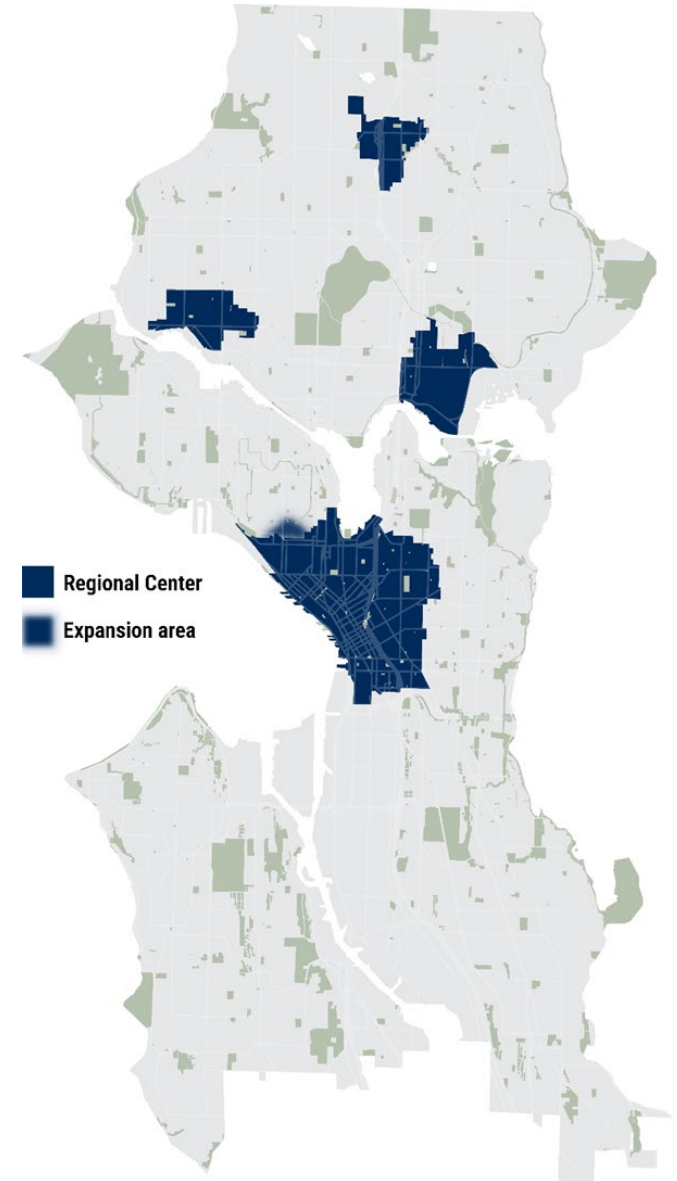
Regional Centers

7 Regional Centers

- 6 existing (Downtown, Uptown, South Lake Union, First Hill/Capitol Hill, U District, Northgate)
- Reclassify Ballard
- Expand boundary of Uptown around light rail

Implementation

- Subarea Planning
- Ongoing through 2026



Urban Centers

24 Urban Centers

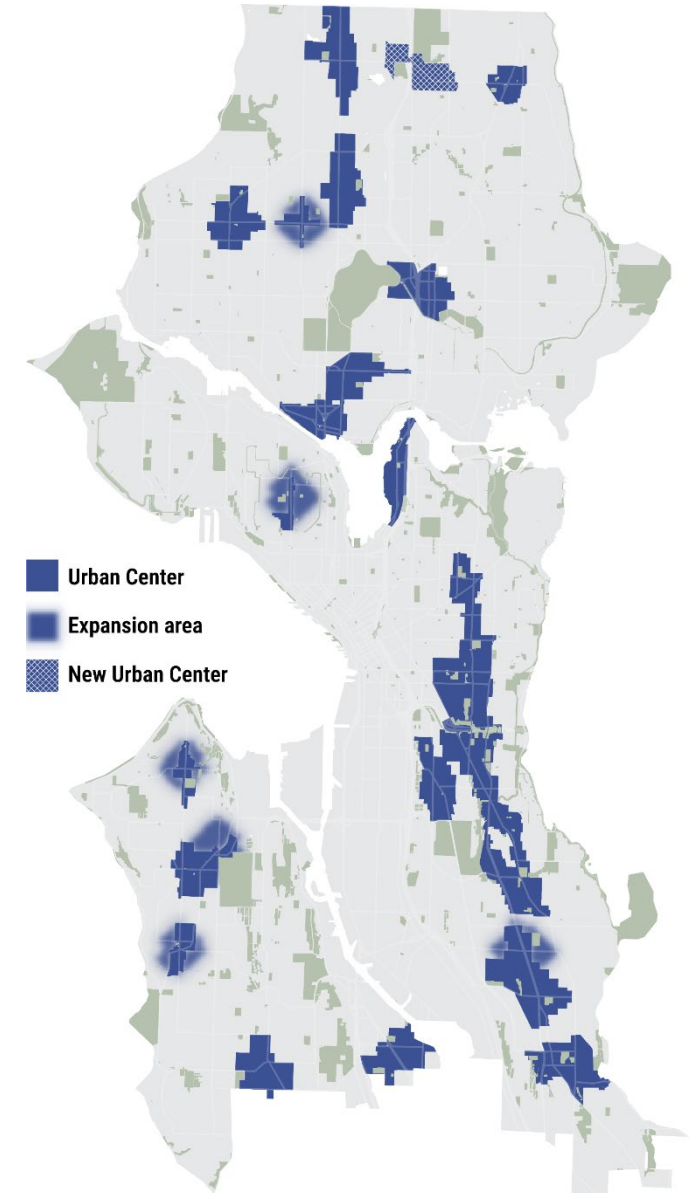
- New Urban Center at NE 130th St light rail station

Expanded Urban Center boundaries

- Walksheds near transit and/or commercial core
- Greenwood, Upper Queen Anne, West Seattle Junction at Avalon, Admiral, Morgan Junction, Othello at Graham Street

Implementation

- Rezone expansion areas to apartment zones
- Community engagement later in 2024



Neighborhood Centers

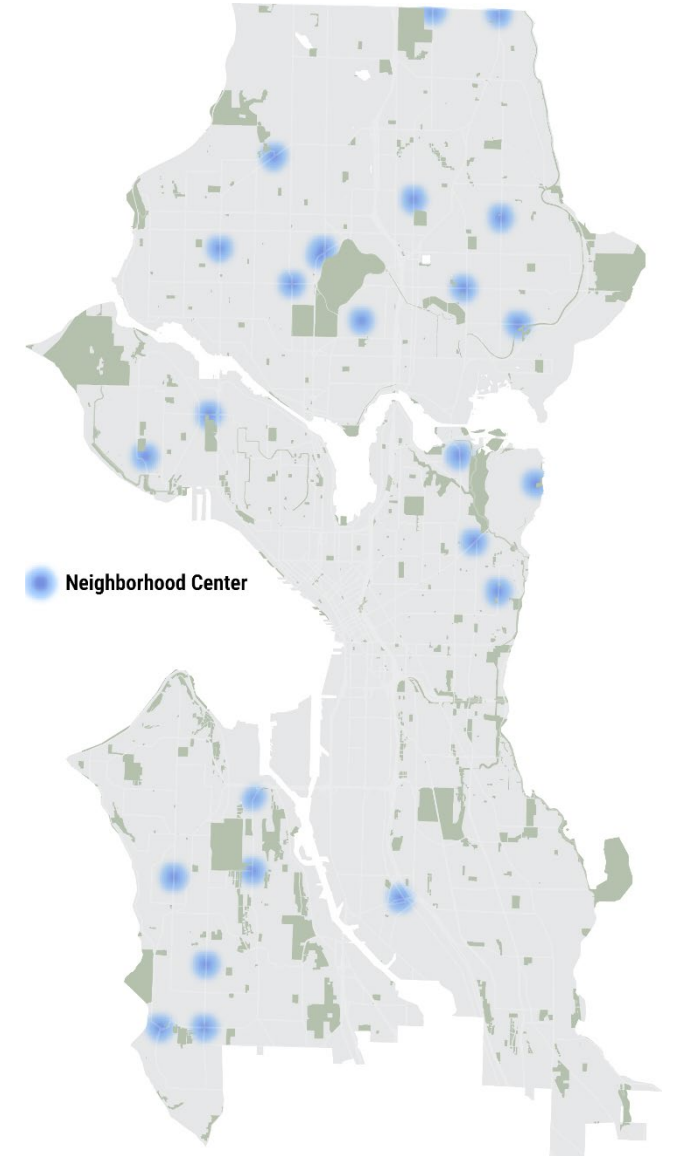
Neighborhood Centers

24 Neighborhood Center designations

- Denser housing & mix of uses, generally extend 800 feet (1-3 blocks) from core
- Near selected bus, light rail stations, and neighborhood business districts

Implementation

- Rezone to allow more housing options, particularly apartments
- Refine through community engagement later in 2024



Neighborhood Centers: places with everyday essentials

What makes these places great?

Example: Maple Leaf

Cherished local businesses



Shops & services

- Cafes
- Bars
- Restaurants
- Hardware store
- Auto repair
- Convenience store



Frequent transit



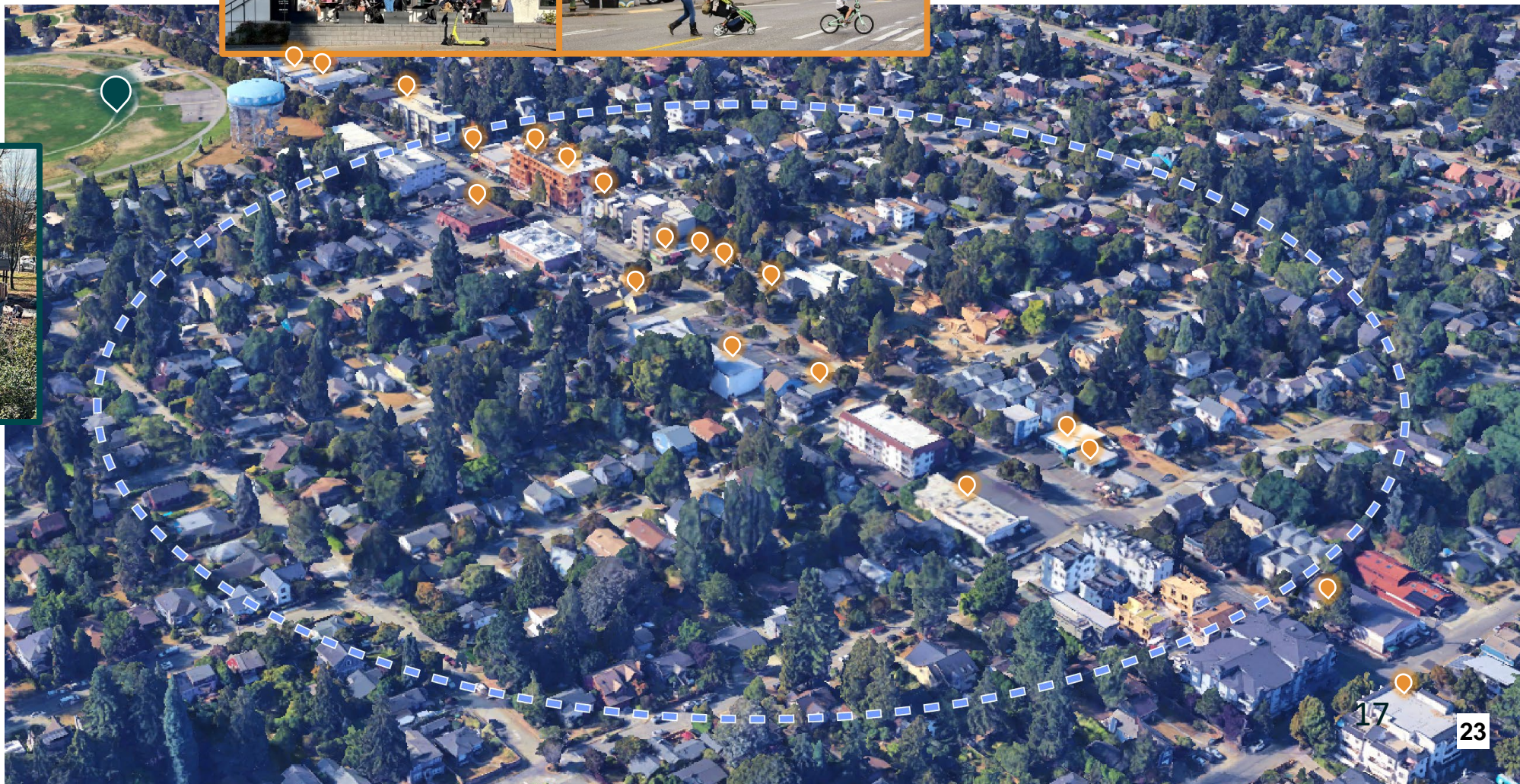
Parks & open space



Schools & childcare



Medical services



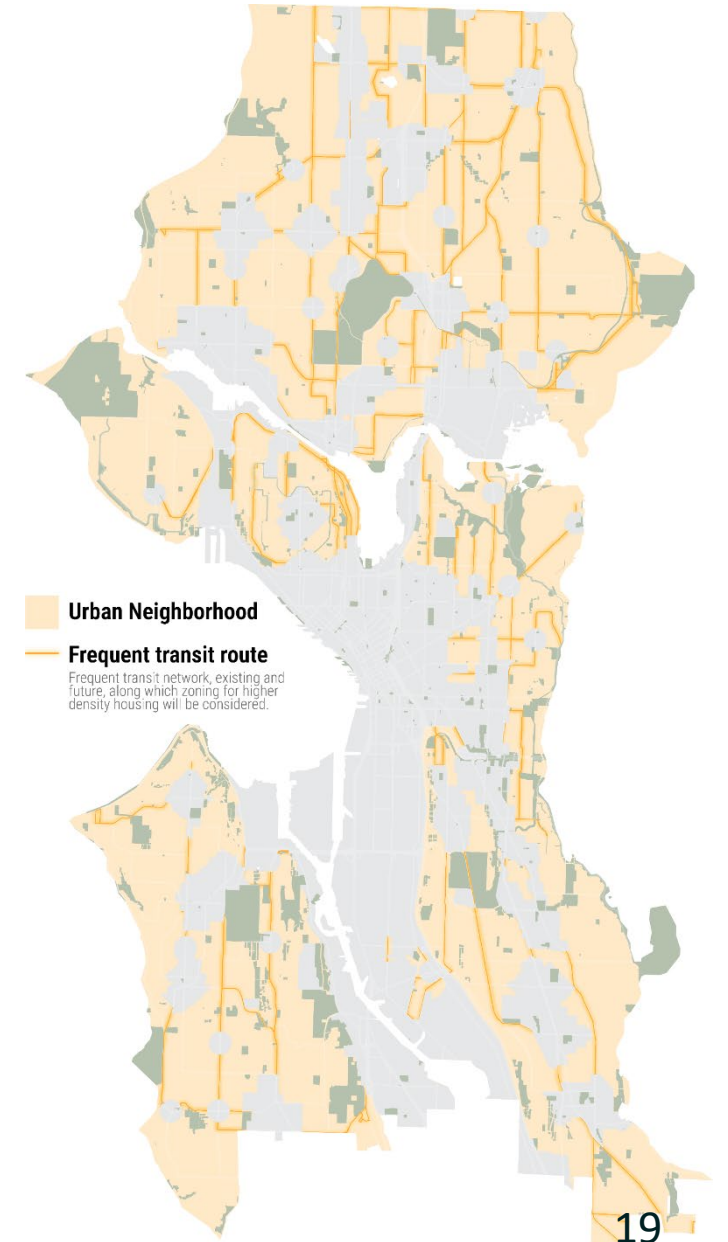
Urban Neighborhoods

Urban Neighborhoods

New housing options across the city

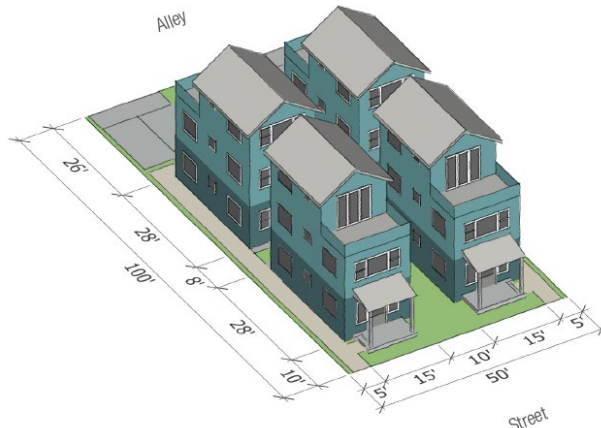
- Middle housing zoning
 - 2/3/4/6 plexes, townhomes, cottages, courtyard apts, stacked flats
 - 4 units per lot in most places
 - 6 units per lot near major transit stops
 - Tailored zoning in areas of high displacement risk
 - Affordable housing incentives
 - Corner stores
- More apartments/mixed uses along frequent transit corridors

Community engagement to come later in 2024



Middle housing: four-unit prototypes

TYPICAL 5,000-SQUARE-FOOT LOT



Detached homes



Attached (street access)

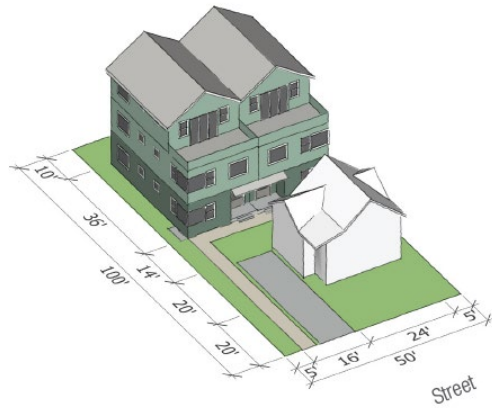


Attached (alley access)



Middle housing: three-unit prototypes

TYPICAL 5,000-SQUARE-FOOT LOT



Preservation and infill



Detached homes



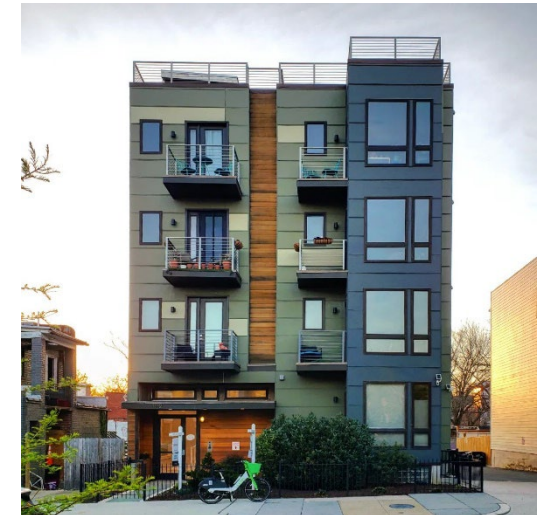
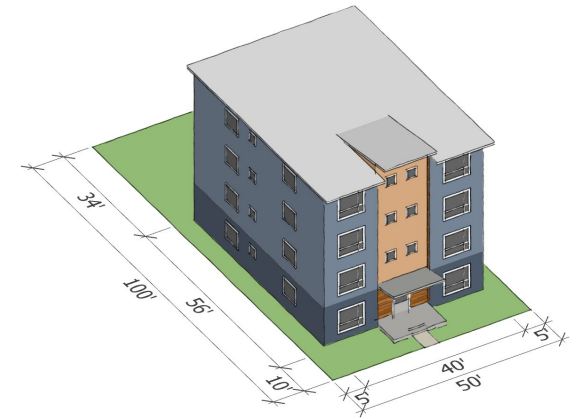
Semi-attached housing



Inclusive Neighborhoods: Affordable Housing

AFFORDABLE HOUSING BONUS

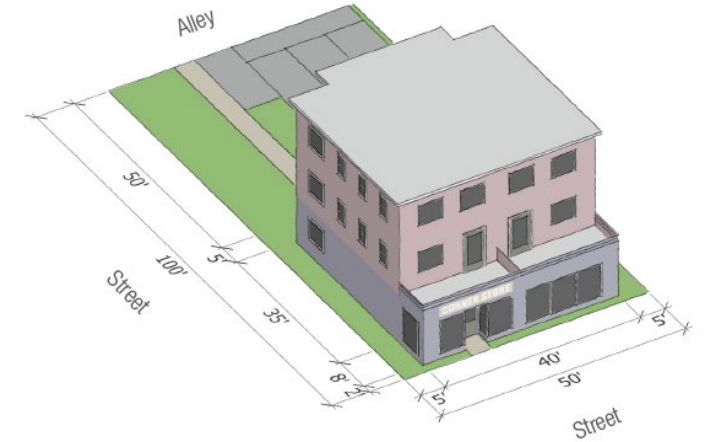
- Option 1: Allow 6 units anywhere if at least 2 units affordable, as required by HB 1110
- Option 2: Additional proposed bonus for sites within quarter-mile of frequent transit, allowing additional story and floor area for projects that achieve significant affordability



Complete Neighborhoods: Corner Stores

ALLOW NEIGHBORHOOD CORNER STORES

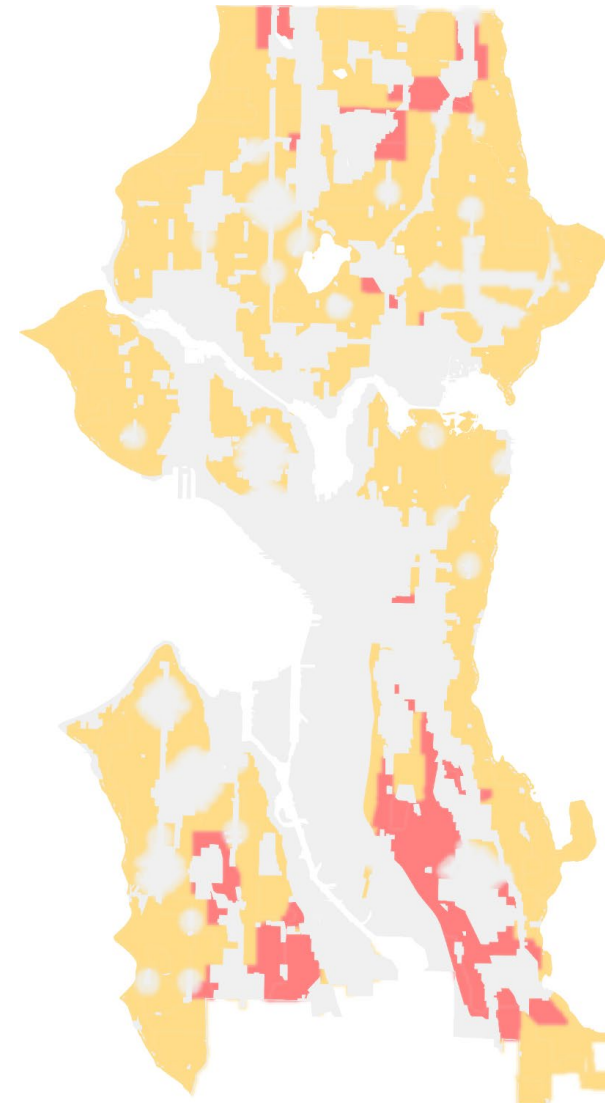
- Allow small-scale commercial uses at corner locations throughout NR and multifamily zones
- Can be realized through conversions or new development
- Provides accessible community retail



Addressing Potential Displacement in NR Zones

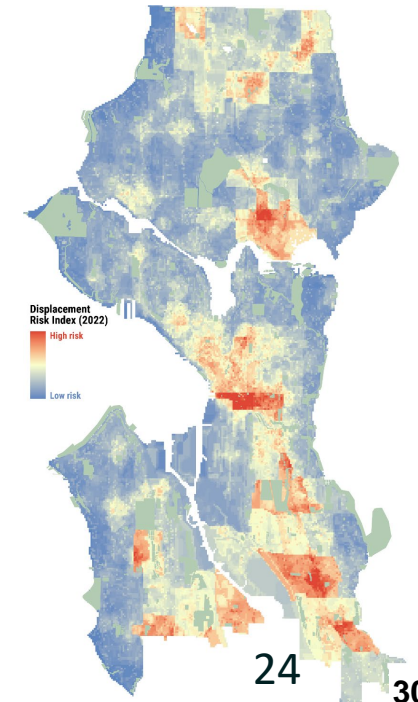
IMPLEMENTING HB 1110

- Existing NR zones will be replaced with two new zones
- In most areas, development standards will align with the base requirements of HB 1110
- In high displacement areas, proposal creates a distinct zone with different standards
- Proposed density
 - High displacement risk: 3 units on a 5,000-sq-ft lot
 - Low displacement risk: 4 units on a 5,000-sq-ft lot
- Range of anti-displacement strategies supported by the Draft Plan



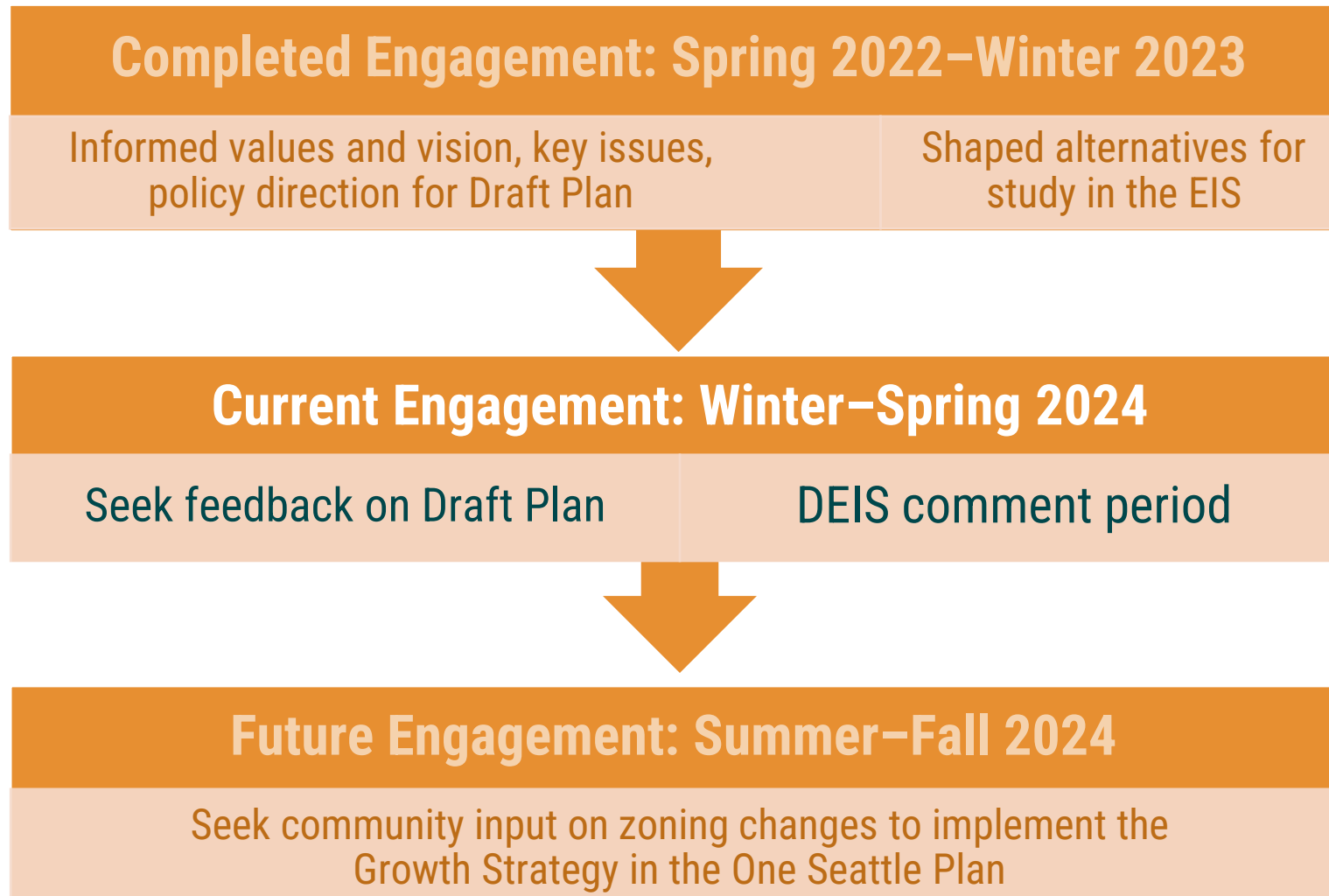
Displacement risk in areas with updated Neighborhood Residential zoning

- Approximate area with high risk
- Approximate area with low risk



Public Engagement

Three Phases of Public Engagement



2024 Public Engagement Overview

Draft Plan Open Houses

- 7 open houses (1 in each Council District), 1 virtual open house
- Opportunities to learn about draft Plan, discuss, and comment

DEIS Public Comment Period

- 60-day comment period
- Information session (virtual)
- Information session for NE 130th and 145th Street station areas
- 2 public comment hearings

Public Communication

- Email & mail lists
- Social media
- Plan website
- Engagement Hub
- DEIS StoryMap

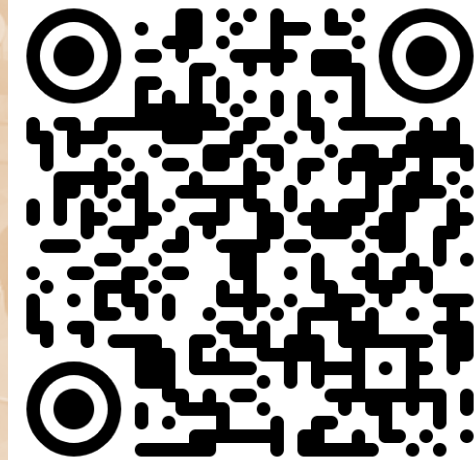
Stakeholder Engagement

- Outreach to Boards & Commissions
- Outreach to community stakeholders
- Community-based organization

Open House Schedule

Date	Venue
March 14	Loyal Heights Community Center (D6)
March 19	Cleveland High School (D2)
March 26	Nathan Hale High School (D5)
April 3	Chief Sealth Int'l High School (D1)
April 16	Garfield Community Center (D3)
April 25	Eckstein Middle School (D4)
April 30	City Hall (D7)
May 2	Virtual (Citywide)

Engage.OneSeattlePlan.com





Legislation Text

File #: Inf 2372, **Version:** 1

City Council Agenda (2024)



CITY OF SEATTLE

City Council

Agenda

Tuesday, March 12, 2024

2:00 PM

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

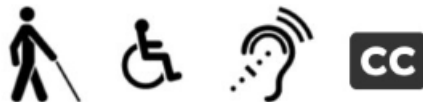
Sara Nelson, Council President
Joy Hollingsworth, Member
Robert Kettle, Member
Cathy Moore, Member
Tammy J. Morales, Member
Maritza Rivera, Member
Rob Saka, Member
Dan Strauss, Member
Tanya Woo, Member

Chair Info: 206-684-8809; Sara.Nelson@seattle.gov

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CITY OF SEATTLE

City Council Agenda

March 12, 2024 - 2:00 PM

Meeting Location:

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

Committee Website:

<http://www.seattle.gov/council>

Members of the public may register for remote or in-person Public Comment to address the Council. Details on how to provide Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period 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. Speakers must be registered in order to be recognized by the Chair.

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. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to all Councilmembers at Council@seattle.gov.

A. CALL TO ORDER

B. ROLL CALL

C. PRESENTATIONS

D. PUBLIC COMMENT

Members of the public may sign up to address the Council for up to 2 minutes on matters on this agenda; total time allotted to public comment at this meeting is 20 minutes.

E. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR:

Introduction and referral to Council committees of Council Bills (CB), Resolutions (Res), Appointments (Appt), and Clerk Files (CF) for committee recommendation.

F. APPROVAL OF THE AGENDA**G. APPROVAL OF CONSENT CALENDAR**

The Consent Calendar consists of routine items. A Councilmember may request that an item be removed from the Consent Calendar and placed on the regular agenda.

Journal:**Bills:****Appointments:****LAND USE COMMITTEE:****[Appt 02757](#)**

Appointment of Jill Crary as Chair, Seattle Design Commission, for a term to February 28, 2025.

The Committee recommends that City Council confirm the Appointment (Appt).

**In Favor: 5 - Morales, Strauss, Moore, Rivera, Woo
Opposed: None**

[Appt 02758](#)

Appointment of Molly Spetalnick as member, Seattle Design Commission, for a term to February 28, 2025.

The Committee recommends that City Council confirm the Appointment (Appt).

**In Favor: 5 - Morales, Strauss, Moore, Rivera, Woo
Opposed: None**

- [Appt 02759](#) Appointment of Kate Clark as member, Seattle Design Commission, for a term to February 28, 2026.
The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Morales, Strauss, Moore, Rivera, Woo
Opposed: None
- [Appt 02760](#) Appointment of Brian Markham as member, Seattle Design Commission, for a term to February 28, 2026.
The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Morales, Strauss, Moore, Rivera, Woo
Opposed: None
- [Appt 02761](#) Appointment of Zubin Rao as member, Seattle Design Commission, for a term to February 28, 2026.
The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Morales, Strauss, Moore, Rivera, Woo
Opposed: None

H. COMMITTEE REPORTS

Discussion and vote on Council Bills (CB), Resolutions (Res), Appointments (Appt), and Clerk Files (CF).

Committee Reports will not be presented at this meeting.

I. ITEMS REMOVED FROM CONSENT CALENDAR

J. ADOPTION OF OTHER RESOLUTIONS

1. [Res 32129](#) A RESOLUTION adopting the Statements of Legislative Intent for the 2024 Adopted Budget and 2024-2029 Adopted Capital Improvement Program.

K. OTHER BUSINESS

L. ADJOURNMENT