



SEATTLE CITY COUNCIL

March 5, 2026

NOTICE OF A SEATTLE CITY COUNCIL PUBLIC HEARING ON PHASE 2 OF THE COMPREHENSIVE PLAN - LEGISLATION TO IMPLEMENT ZONING CHANGES IN NEW AND EXPANDED CENTERS AND ALONG TRANSIT CORRIDORS

The Seattle City Council's Select Committee on the Comprehensive Plan will hold a public hearing on April 6, 2026, starting at 9:30 AM, on CB 121173. This legislation would do the following:

- Rezone areas in Neighborhood Centers to generally allow residential development up to 5-6 stories
- Rezone areas in new Urban Centers and where boundaries have been expanded to generally allow a mix development including residential and commercial at consistent with the growth strategy in the Comprehensive Plan
- Rezone areas near frequent transit routes in urban neighborhoods to Lowrise zoning
- Increase height allowance in Lowrise zones
- Increase FAR in Lowrise zones for certain stacked flat projects
- Increase FAR in Lowrise 3 zone
- Create a new Midrise zone M1 for 6-story projects
- Simplify Midrise setback standards
- Rename existing Midrise zone to Midrise 2 and increase the height limit
- Other cleanup changes

The legislation is intended to create more opportunity for construction of apartments and condominiums in rezoned areas.

PUBLIC HEARING

The City Council's Select Committee on the Comprehensive Plan will hold a public hearing to take comments on the legislation and rezones on Monday, April 6, 2026, at 9:30 AM. The hearing will be held in the:

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

Persons who wish to participate in or attend the hearing may be offered the opportunity to do so remotely. If this is the case, the City Council will provide instructions in the meeting agenda on how to participate remotely. Please check the Select Committee on the Comprehensive Plan 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 Lin
600 Fourth Avenue, Floor 2
PO Box 34025
Seattle, WA 98124-4025
or by email to council@seattle.gov

Written comments should be received by Monday, April 6, 2026, at 5:00 PM.

INFORMATION AVAILABLE

The proposed legislation is available at the Office of Planning and Community Development's website at <https://www.seattle.gov/opcd/one-seattle-plan> and [One Seattle Plan Zoning Update](#).

Questions regarding the legislation may be directed to Michael Hubner, Office of Planning and Community Development at michael.hubner@seattle.gov or 206-684-8380 or to HB Harper, Council Central Staff at 425-566-0645 or hb.harper@seattle.gov.