

September 15, 2025

MEMORANDUM

To: Select Committee on the Comprehensive Plan
From: Council Central Staff
Subject: Process for Select Committee decision-making in the week of September 15

The Select Committee on the Comprehensive Plan is scheduled to meet to discuss and vote on the Comprehensive Plan and related legislation on September 17, 18 and 19.

The Committee will be considering three pieces of legislation:

1. Council Bill (CB) [120985](#), which adopts a new One Seattle Comprehensive Plan and amends the Seattle Municipal Code (SMC) to reflect changes to the Plan;
2. CB [120993](#), which amends the SMC to update zoning in Neighborhood Residential Areas and other land use regulations to implement the requirements of Washington State House Bill 1110 and other State-required regulatory changes; and
3. A Resolution (Draft Attached), to be introduced on September 16, which will adopt a docket of potential Comprehensive Plan amendments to be considered in 2026 and will request additional work by the Executive on issues that the Council has identified through its review of CBs 120985 and 120993.

This memorandum (1) supplements the Central Staff memo dated September 10, 2025, which describes the voting process for amendments; (2) lists, for each bill, those amendments for the consent agenda and those for individual votes; and (3) describes changes in a proposed substitute version to CB 120993.

CB 120985 – One Seattle Comprehensive Adoption and Associated Amendments to the SMC

The Chair proposes for a single vote, as a consent agenda, 28 amendments. Those amendments are listed below by primary sponsor and amendment title in Table 1. *Items removed from the consent agenda will be considered for individual votes.*

Table 1. CB 120985 Proposed Consent Agenda for a Single Vote		
#	Sponsor	Amendment Title
1	Councilmember Rinck	Incorporate childcare into the Comprehensive Plan
2	Councilmember Rinck	Add a policy to the Comprehensive Plan to support anti-displacement and equitable development pilots
3	Chair Hollingsworth	Amend Comprehensive Plan discussion of industrial areas to highlight importance of maritime industrial employment lands
4	Councilmember Saka	Amend the Comprehensive Plan to limit housing in the Stadium District

Table 1. CB 120985 Proposed Consent Agenda for a Single Vote		
#	Sponsor	Amendment Title
5	Councilmember Strauss	Amend the Comprehensive Plan to support grocery stores in food deserts
6	Councilmember Strauss	Amend the Comprehensive Plan to support multigenerational housing
9	Chair Hollingsworth	Amend Comprehensive Plan policy related to priority for freight movement
10	Councilmember Saka	Amend the Comprehensive Plan to add a policy on transit security
11	Councilmember Saka	Amend the Comprehensive Plan to revise a policy on missing sidewalks
12	Councilmember Saka	Amend the Comprehensive Plan to add a policy on transportation infrastructure
13	Councilmember Saka	Amend the Comprehensive Plan to revise a policy on electric vehicle charging
14	Councilmember Saka	Amend the Comprehensive Plan to add policies on pavement and bridge condition
15	Councilmember Saka	Amend the Comprehensive Plan to add a pothole policy
16	Councilmember Saka	Amend the Comprehensive Plan to revise policy on low-carbon/low-pollution neighborhoods
17	Councilmember Rinck	Reference social housing in the Comprehensive Plan
18	Chair Hollingsworth	Amend the Comprehensive Plan to provide policy direction regarding housing and healthy environments
19	Chair Hollingsworth	Amend the Comprehensive Plan to add a goal for multi-bedroom units
20	Councilmember Strauss	Amend the Comprehensive Plan to support cultural housing for seniors
21	Councilmembers Saka and Solomon	Amend the Comprehensive Plan to discourage concentration of human service use
23	Councilmember Saka	Amend the Comprehensive Plan to expand policy on balancing utility infrastructure costs
25	Councilmember Strauss	Amend the Comprehensive Plan to voice support for the smallest locally-owned businesses
26	Chair Hollingsworth	Amend the Comprehensive Plan to provide policy direction for sustainable public and private open space, tree, and vegetation management

Table 1. CB 120985 Proposed Consent Agenda for a Single Vote		
#	Sponsor	Amendment Title
27	Chair Hollingsworth	Amend the Comprehensive Plan to provide policy direction regarding food access
28	Councilmember Strauss	Amend the Climate and Environment Element to highlight trees, bees, salmon, orca and herons
29	Councilmember Strauss	Amend the Comprehensive Plan to support the development of parks in regional urban centers
30	Councilmember Strauss	Amend the Comprehensive Plan to support the development of community centers in regional and urban centers
31	Councilmember Strauss	Amend the Comprehensive Plan to support the creation of cultural gathering places
32	Councilmember Kettle	Add a Public Safety Element to the Comprehensive Plan

There are 24 amendments that are not proposed for the consent agenda. Those amendments are listed below by primary sponsor and amendment title in Table 2.

Table 2. CB 120985 Amendments Proposed for Individual Votes		
#	Sponsor	Amendment Title
7	Councilmember Rinck	Amend Comprehensive Plan policies to remove parking requirements citywide
8	Councilmember Strauss	Amend the Comprehensive Plan to apply maximum parking limits in regional centers
24	Councilmember Saka	Amend Comprehensive Plan policies related to workforce development and economic self-sufficiency
33	Councilmember Strauss	Amend Comprehensive Plan policies to allow taller buildings in Neighborhood Centers
34	Councilmember Rinck	Add eight Neighborhood Centers
35	Councilmember Saka	Rename the Endolyne Neighborhood Center to Fautleroy and amend the boundaries
36	Councilmember Saka	Amend the boundary of the High Point Neighborhood Center
37	Councilmember Saka	Amend the boundary of the Morgan Junction Urban Center
38	Chair Hollingsworth	Amend the boundary of the Madrona Neighborhood Center
39	Councilmember Rivera	Amend the boundary of the Bryant Neighborhood Center

Table 2. CB 120985 Amendments Proposed for Individual Votes		
#	Sponsor	Amendment Title
40	Councilmember Rivera	Amend the boundary of the Ravenna Neighborhood Center
41	Councilmember Rivera	Amend the boundary of the Wedgwood Neighborhood Center
42	Councilmember Strauss	Add an East Ballard Neighborhood Center
43	Councilmember Strauss	Establish the boundaries for a single new Magnolia Neighborhood Center
44	Councilmember Strauss	Amend the boundary of the Magnolia Village Neighborhood Center
45	Councilmember Strauss	Amend the boundary of the North Magnolia Neighborhood Center
46	Councilmember Strauss	Amend the boundary of the Phinney Ridge Neighborhood Center
47	Councilmember Strauss	Amend the boundary of the Tangletown Neighborhood Center
48	Councilmember Strauss	Amend the boundary of the Upper Fremont Neighborhood Center
49	Councilmember Strauss	Amend the boundary of the West Green Lake Neighborhood Center
50	Councilmember Kettle	Add a North Queen Anne/Nickerson Neighborhood Center
51	Councilmember Kettle	Remove areas north of Roy Street from the Uptown Regional Center and add them to the Upper Queen Anne Urban center
53	Councilmember Saka	Threshold for pedestrian improvements in centers
111	Chair Hollingsworth	Restore the boundaries of the First Hill/Capitol Hill Regional Center and Central District Urban Center and rename the Judkins Park Urban Center the South Central District Urban Center

CB 120993 – Implementation of House Bill 1110 and Other State-required Regulatory Changes

Substitute to CB 120993

Prior to a vote on items for a consent agenda or items for individual votes, the Committee must first consider a substitute to CB 120993. That substitute amends CB 120993, as introduced, as follows:

- To update changes to the SMC made through [Ordinance 127228](#), which amended the process for review of light rail transit facilities as essential public facilities, and passed after introduction of CB 120993 (pages 280-286 of the proposed substitute); and
- Restores a bonus for development by religious organization in NR zones that was inadvertently omitted from CB 120993, but which is legally required by [RCW 36.70A.545](#)¹ (page 82 of the proposed substitute).

Consent Agenda

The Chair proposes for a single vote, as a consent item, 18 amendments. Those amendments are listed below by primary sponsor and amendment title in Table 1. Items removed from the consent agenda will be considered for individual votes.

Table 3. CB 120993 Proposed Consent Agenda for a Single Vote		
#	Sponsor	Amendment Title
59	Councilmember Rinck	Exempt ADUs from Mandatory Housing Affordability
61	Councilmember Kettle	Expanding affordable housing bonus and extending bonus to social housing
63	Council President Nelson	Expand affordable housing bonus FAR in LR zones
65	Council President Nelson	Allowing stores to be located anywhere in neighborhood residential
68	Chair Hollingsworth	Waiving development standards for internal conversions
69	Councilmember Rinck	Minimum floor area for development on small lots
71	Councilmember Rinck	Clarifying density allowances
73	Councilmember Strauss	Parcel Rounding
74	Council President Nelson	Increase Neighborhood Residential and Lowrise 1 Height Limits
75	Chair Hollingsworth	Require indoor air quality and noise improvements for development near interstates, highways, major truck streets, or railroad rights-of-way

¹ Among other things, RCW 36.70A.545(1) requires that local jurisdictions, “must allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on property owned or controlled by a religious organization...”

Table 3. CB 120993 Proposed Consent Agenda for a Single Vote		
#	Sponsor	Amendment Title
77	Councilmember Saka	Cottage housing incentive
78	Chair Hollingsworth	Family Housing Bonus Near Schools
79	Chair Hollingsworth	Bonus for Accessible Units
80	Chair Hollingsworth	Incentivizing balconies on apartment buildings
83	Councilmember Solomon	Rezone a block in Columbia City to Lowrise 2, rather than Lowrise 1
87	Councilmember Rinck	Tree Protection Parking Waiver
90	Councilmember Kettle	Expanding Stacked Flat Bonus
95	Councilmember Rinck	Reduce setbacks on small lots near transit

There are 21 amendments that are not proposed for the consent agenda. Those amendments are listed below by primary sponsor and amendment title in Table 4.

Table 4. CB 120993 Amendments Proposed for Individual Votes		
#	Sponsor	Amendment Title
55	Councilmember Rinck	Increase ADU size for legacy homeowners in certain zones
66	Councilmember Rinck	Allowing more commercial uses in more locations in neighborhoods
70	Councilmember Kettle	Increasing FAR for densest development and stacked flats
77	Councilmember Saka	Cottage housing incentive
81	Councilmember Rivera	Design standards for historic districts
84	Councilmember Rinck	Remove off-street parking requirements citywide
85	Councilmember Rinck	Amend parking requirements to implement State law
91	Council President Nelson	Expanding Stacked Flat Bonus for Trees or Green Factor

Table 4. CB 120993 Amendments Proposed for Individual Votes		
#	Sponsor	Amendment Title
92	Councilmember Strauss	Expanding Stacked Flat Bonus for Trees
93	Councilmember Rivera	NR tree canopy requirements
94	Councilmember Kettle	Tree Retention Bonus
95	Councilmember Rinck	Reduce setbacks on small lots near transit
97	Councilmember Kettle	Require larger setbacks on Queen Anne Blvd
98	Councilmember Rinck	Reduce required building separations
99	Councilmember Kettle	Eliminate NR amenity areas
100	Councilmember Strauss	Provide at least one tree per 2,500 square feet of lot area
102	Councilmember Rivera	Tree Protections: Alternative Site Plan Authority and SDCI procedural discretion for development that encroaches on tree protection areas
103	Councilmember Strauss	Do not allow the removal of Tier 1 and Tier 2 trees near corners of lots
104	Councilmember Strauss	Provide greater flexibility when trees are protected
106	Councilmember Strauss	Define tree protection areas as the drip line of the tree
110	Councilmember Saka	Require mailed notice of area-wide rezones

Next Steps

Additional environmental review may be required for amendments to CB 120985 and CB 120993. Council action on either or both bills may be deferred while that environmental review is ongoing.

Some Comprehensive Plan amendments that are offered, but do not pass, may be docketed for future consideration by the Council through inclusion in the docket-setting resolution.

Attachment: Draft Docket-setting Resolution

cc: Ben Noble, Director

Jasmine Marwaha
LEG One Seattle Plan Comprehensive Plan Update RES
Dlh

CITY OF SEATTLE

RESOLUTION _____

..title

A RESOLUTION relating to the One Seattle Plan Comprehensive Plan update; calling for additional measures by City departments to further advance the goals of the One Seattle Plan; and requesting that the Office of Planning and Community Development and other City departments develop additional amendments to the Comprehensive Plan in 2026.

..body

WHEREAS, The City of Seattle adopted its Comprehensive Plan with Ordinance 117221 in

1994, pursuant to the provisions of the Growth Management Act, chapter 36.70A RCW;

and

WHEREAS, the City has made amendments to its Comprehensive Plan most years through its annual update or major update process, as authorized by the Growth Management Act;

and

WHEREAS, in April 2021 the Office of Planning and Community Development published a

Market Rate Housing Needs and Supply Analysis that found that housing supply was not

keeping pace with demand, housing costs were increasing faster than incomes, market

development was producing few new homeownership units, the City lacked sufficient

development capacity for middle housing, the supply of affordable rental units did not

meet the needs of lower income households, and many lower income households

commuted long distances from communities outside the City to reach their jobs; and

WHEREAS, in July 2021 the Office of Planning and Community Development published a

Racial Equity Analysis of Seattle 2035 and Urban Village Strategy that identified

ongoing racial disparities in housing and access to opportunity and made

recommendations to advance racial equity in the next update of the Comprehensive Plan;

and

1 WHEREAS, the Office of Planning and Community Development, in cooperation with other
2 City agencies including the Seattle Planning Commission, began in 2022 a series of
3 programs and events, under the title One Seattle Plan, to engage the public in discussions
4 about potential changes to the Comprehensive Plan, consistent with the One Seattle Plan
5 Public Participation Program and documented in the One Seattle Plan Public Engagement
6 Report; and

7 WHEREAS, in July 2022 the Seattle City Council adopted Resolution 32059 confirming the
8 City's intent to address climate change and improve resiliency as part of the One Seattle
9 update to the Comprehensive Plan; and

10 WHEREAS, in March 2024 the Office of Planning and Community Development published a
11 Draft Environmental Impact Statement analyzing the potential effects of five different
12 growth alternatives in the City through 2044, conducted two public hearings on April 17,
13 2024 and April 22, 2024, and received comments from the public on this document; and

14 WHEREAS, in March 2024 the Office of Planning and Community Development published a
15 Draft Comprehensive Plan Update rooted in a deliberate approach to creating more
16 housing, encouraging density near amenities and frequent transit, and mitigating
17 displacement; and

18 WHEREAS, in January 2025 the Office of Planning and Community Development published a
19 Final Environmental Impact Statement that included analysis of a preferred growth
20 strategy alternative, with the same growth and employment numbers as alternative five in
21 the Draft Environmental Impact Statement; and

22 WHEREAS, the City reviewed applicable adopted statutes for cities planning under the Growth
23 Management Act passed subsequent to the City's last major update of the Comprehensive

Plan in 2016 and incorporated or addressed all relevant provisions into the One Seattle Comprehensive Plan; and

WHEREAS, the City Council has considered public testimony made at public hearings and other pertinent materials regarding the proposed One Seattle Comprehensive Plan; and

WHEREAS, various City Councilmembers have proposed a range of amendments to the Proposed One Seattle Plan that may require additional environmental review and staff recommendations on such amendments; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE THAT:

Section 1. The City Council (Council) recognizes the significance of the Comprehensive Plan as the roadmap for where and how the City will grow and invest in our communities over the next 20 years. The Council intends for the One Seattle Comprehensive Plan and its related work to advance the following goals and outcomes:

A. Welcoming and Inclusive. New growth should welcome newcomers while preventing the displacement of Black, Indigenous, and people of color communities, members of the LGBTQIA+ community, and under-resourced households. The Plan is intended to help communities thrive in place and provide opportunities for former residents who have been displaced to return.

B. Affordable. The City's growth strategy supports housing options that work for all families and increase housing supply, including but not limited to the development of duplexes, triplexes, stacked flats, Accessory Dwelling Units (ADUs) and unit conversions. The Plan should make it easier for multigenerational households to live together and stay rooted in their communities. Furthermore, the Council encourages additional housing supply in areas of the city that have historically been exclusionary in their zoning, to reduce market pressure resulting in

1 displacement of Black, Indigenous, and people of color communities, members of the
2 LGBTQIA+ community, and under-resourced households.

3 C. Accessible. Council encourages the design of homes and public spaces that meet ADA
4 standards, support aging in place, and create child-friendly environments. New growth should
5 build with mobility and independence in mind, so everyone, regardless of ability or age, can
6 navigate their neighborhood and live comfortably.

7 D. Livable. The Plan advances our climate goals, reducing dependence on cars and
8 fostering vibrant communities where walking is easy, enjoyable, and part of daily life with
9 access to restaurants, grocery stores, transit, and everyday essentials. Council intends to continue
10 to invest in outdoor spaces, parks, and shared areas that bring people together and make
11 neighborhoods feel welcoming, connected, and resilient.

12 E. Safe. The Plan prioritizes safety through a new Public Safety Element and supports
13 well-lit streets, safe sidewalks, active public spaces, and community-driven planning.

14 Section 2. Departmental Work Program for 2026 and associated environmental review.
15 The Council requests that the Office of Planning and Community Development (OPCD), the
16 Seattle Department of Construction and Inspections (SDCI), and any other relevant departments
17 add the following items to their 2026 Work Program:

18 A. Accessory Dwelling Units (ADUs). Conduct SEPA analysis and make
19 recommendations to the Council on amendments to regulations for Accessory Dwelling Units
20 (ADUs), including:

21 1. Allowing ADUs that share a common wall with the principal unit to be
22 subdivided onto a separate unit lot from the principal unit they are accessory to.

23 2. Removing ADUs from calculations of floor area ratio.

3. Increasing the maximum size of ADUs with three or more bedrooms to 1,200 square feet.

4. Excluding ADUs from being counted toward maximum density regulations.

B. Environmentally Critical Areas. Conduct SEPA analysis and make recommendations to the Council on legislation to allow areas of a lot located in specified environmentally critical areas to count in density calculations.

C. Frequent Transit Service. Conduct SEPA analysis and make recommendations to Council on legislation to amend the definition of major transit service to include frequent transit service.

D. Parking Requirements. Conduct SEPA analysis and make recommendations to Council on legislation to remove parking requirements citywide for all land uses in all zones.

E. Tree protection.

1. Conduct SEPA analysis and make recommendations to Council on updates to the City's tree regulations, particularly focused on improving regulations regarding tree protection areas.

2. Continue to protect Tier 1 trees as well as development sites, such as the Sequoia House in West Seattle, from development that is harmful to Seattle's heritage trees.

F. Incentives. As part of the City's planned review of the Mandatory Housing Affordability program, consider incentives for the provision of required inclusionary housing on-site through modifications to program requirements, such as home-ownership affordability levels, term of affordability limitations, and other incentives.

1 G. Vacant Sites Downtown. Undertake efforts to spur development of vacant sites in
2 Downtown Seattle, in particular the block bounded by James Street, 3rd Avenue, Cherry Street
3 and 4th Avenue, and consider appropriate penalties for leaving property vacant.

4 H. Anti-Displacement Strategies. Develop proposals for new zoning in regional centers,
5 urban centers, and neighborhood centers in areas that were historically redlined or have
6 experienced significant displacement, and report to Council on the potential displacement
7 impacts of any proposed zoning changes. Include strategies in these proposals to reduce
8 displacement pressure on existing homeowners in these areas, and to incorporate strategies that
9 provide opportunities for displaced families to return to areas that have seen significant
10 displacement.

11 Section 3. Comprehensive Plan annual amendments to be considered in 2026. The
12 Council requests that OPCD and other relevant departments develop the following proposed
13 amendments to the One Seattle Comprehensive Plan, including conducting public engagement
14 and new or additional environmental reviews. The Council also requests that OPCD present its
15 analyses and the Mayor's recommendations to the Seattle Planning Commission and to the
16 Council as part of that planning effort.

17 A. Building Heights in Neighborhood Centers. Analyze and make recommendations for
18 changes to the Comprehensive Plan to allow building heights greater than six stories in
19 Neighborhood Centers near major transit stations, especially light rail stations, or near existing
20 concentrations of amenities and services.

21 B. Additional Neighborhood Centers. Analyze and make recommendations for changes to
22 the Comprehensive Plan and the Official Land Use Map to add nine additional neighborhood
23 centers, described below and included in maps attached to this resolution:

1 1. Alki: generally located west of 59th Avenue S, north of SW Hinds Street and
2 south and east of Alki Avenue SW (Council District 1).

3 2. Broadview: generally located between N 130th Street on the north, Linden
4 Avenue N/Interurban Trail on the west, N 122nd Street and N 125th Street on the south, and
5 Palatine Ave N and 1st Ave NW on the west (Council District 5).

6 3. Dawson: generally located around the intersection of S Dawson Street and
7 Wilson Avenue S in the Seward Park neighborhood (Council District 2).

8 4. Gasworks: generally located between N 38th Street, N Northlake Way and
9 Ashworth Avenue N and north of Gas Works Park touching the Fremont Urban Center on its
10 west end between N 35th Street and N 36th Street (Council District 4).

11 5. Loyal Heights: generally located between NW 85th Street and NW 75th Street
12 on the north and south. The boundary on the west side of the village would run along 28th
13 Avenue NW between NW 85th Street and NW 83rd Street, and 27th Avenue NW south of NW
14 83rd Street. The boundary on the east would about the Crown Hill Urban Center for one block
15 along 21st Avenue NW between N 85th Street and NW 83rd Street and then run along 22nd
16 Avenue NW south of NW 83rd Street (Council District 6).

17 6. Roanoke: generally located between Interstate 90 and E Howe Street, Harvard
18 Avenue E, and 12th Avenue E in the North Capitol Hill neighborhood. It would be located across
19 Interstate 5 from the Eastlake Urban Center (Council District 3).

20 7. South Wedgwood: generally located between NE 70th Street and NE 60th
21 Street, west of 37th Avenue NE and east of 30th Avenue NE located adjacent to the proposed
22 Wedgwood Neighborhood Center, which is located north of NE 70th Street (Council District 4).

1 8. North Queen Anne/Nickerson: generally located between 3rd Avenue N and
2 4th Avenue NE, south of the ship canal, with an irregular southern border running along W
3 Dravus Street, Etruria Street, Florentia Street and Fulton Street. The proposed Center would
4 include the eastern edge of the Seattle Pacific University campus (Council District 7).

5 9. East Ballard: generally located between NW 70th Street and NW 63rd Street on the
6 north and south, and between 6th Avenue NW and 9th Avenue NW on the east and west. (Council
7 District 6).

8 C. Analyze and make recommendations for changes to the Comprehensive Plan and the
9 Official Land Use Map to modify the following neighborhood centers, as shown in Attachment 2
10 to this resolution: Tangletown, Upper Fremont, Magnolia Village, North Magnolia, and West
11 Green Lake.

12 D. Additional Amendments. Analyze and make recommendations for changes to the
13 Comprehensive Plan that may be initiated by the Executive, including potential amendments to
14 the plan and appendices that may be necessary to comply with new state requirements that have
15 future deadlines for full compliance, and including subarea plans for regionally designated
16 centers and/or high-capacity transit station areas.

Adopted by the City Council the _____ day of _____, 2025,
and signed by me in open session in authentication of its adoption this _____ day of
_____, 2025.

President _____ of the City Council

Filed by me this _____ day of _____, 2025.

Scheereen Dedman, City Clerk

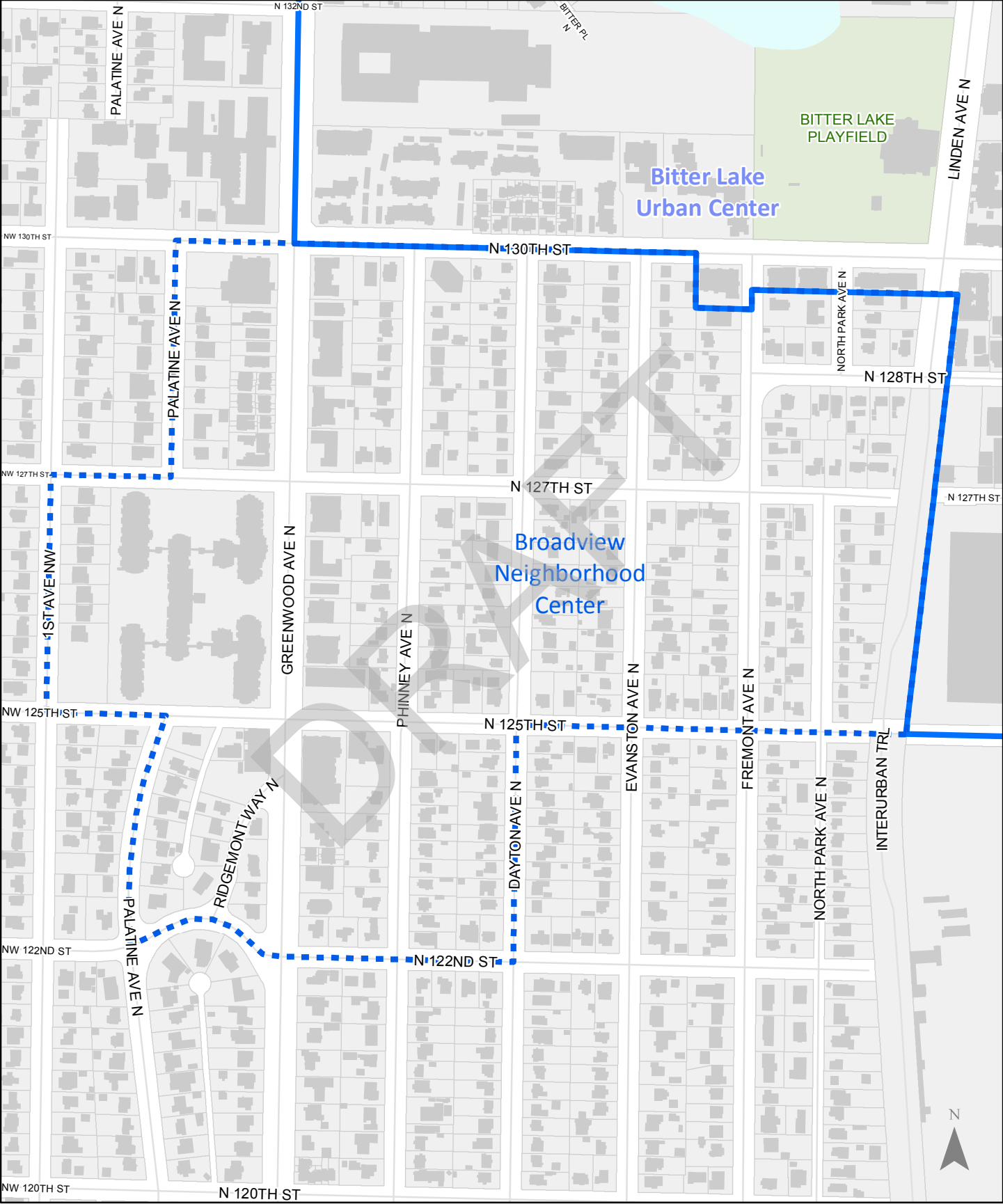
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Attachments:

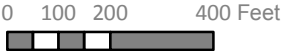
Attachment 1 – Potential Neighborhood Center Boundary Maps

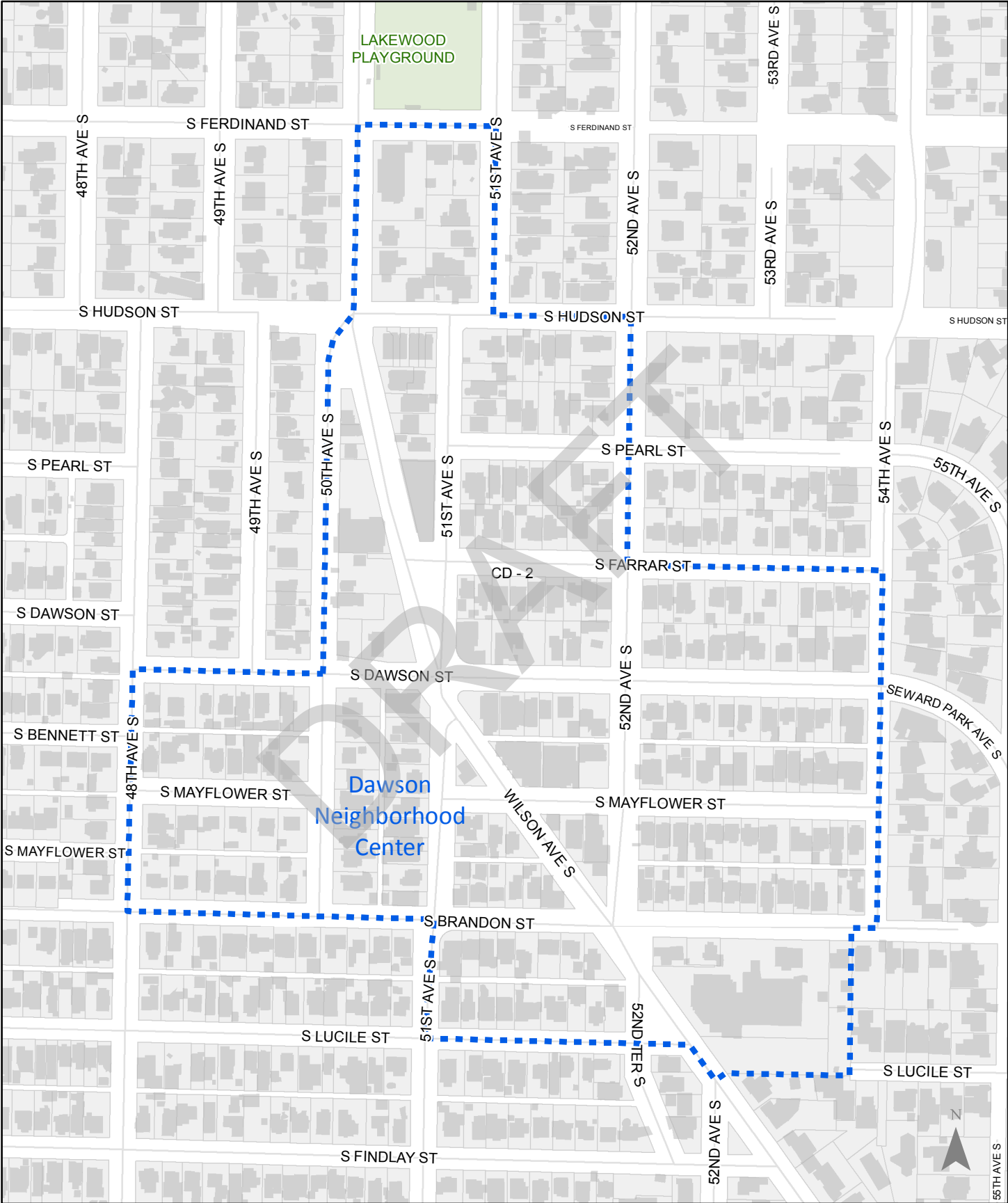
Attachment 2 – Proposed Neighborhood Center Boundary Map Modifications




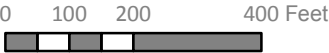


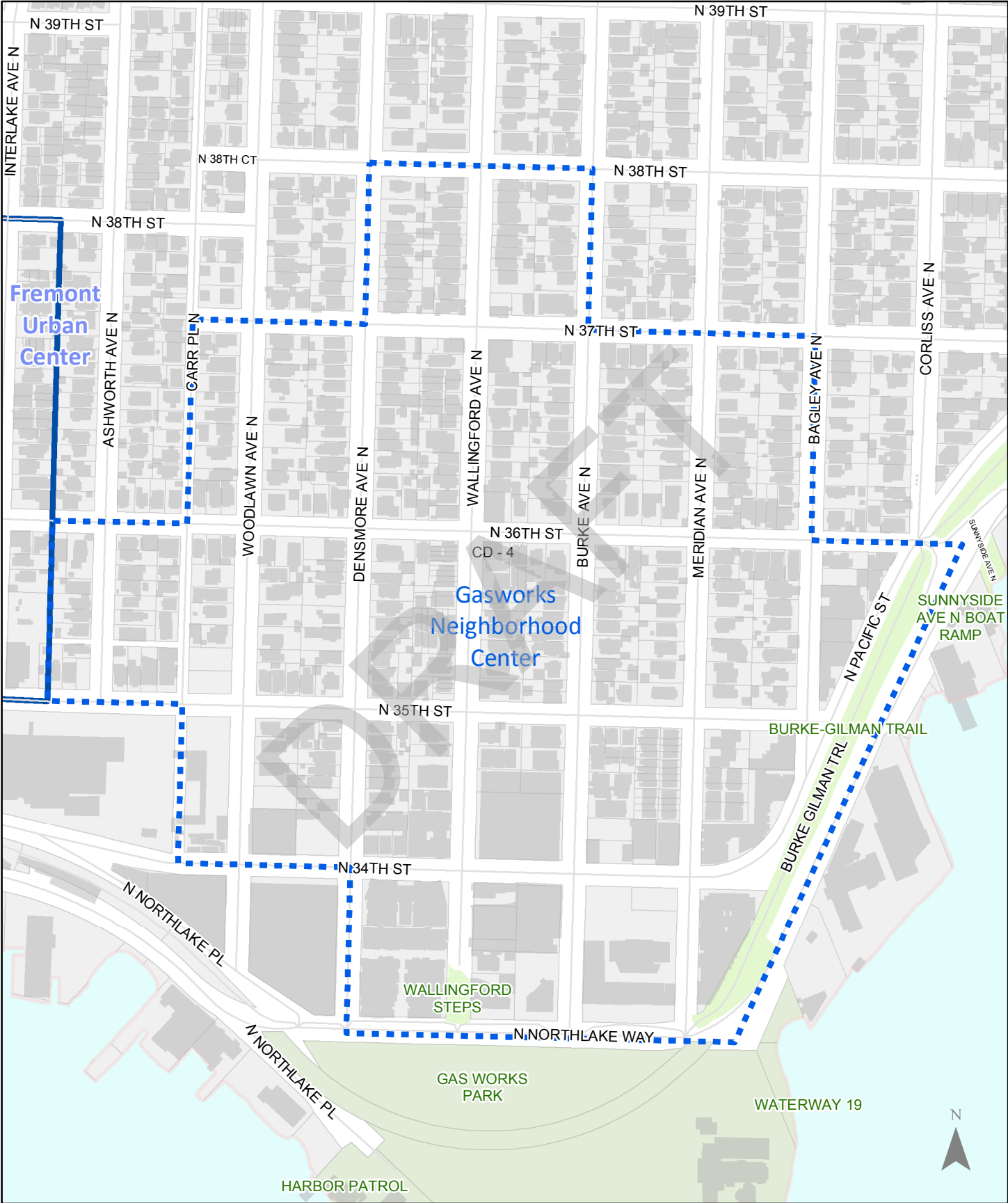
 New Center Boundary  Urban Center







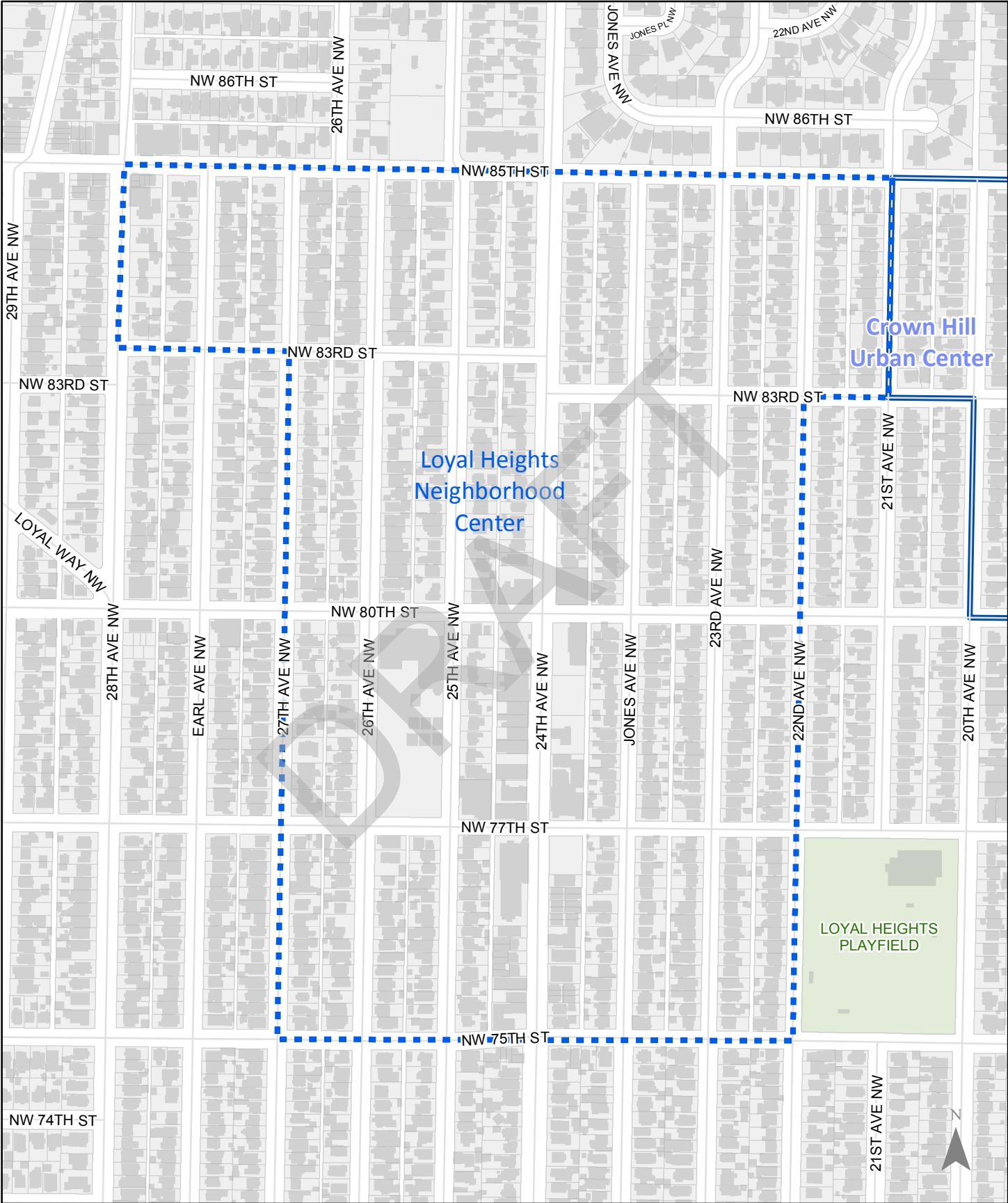
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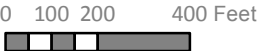


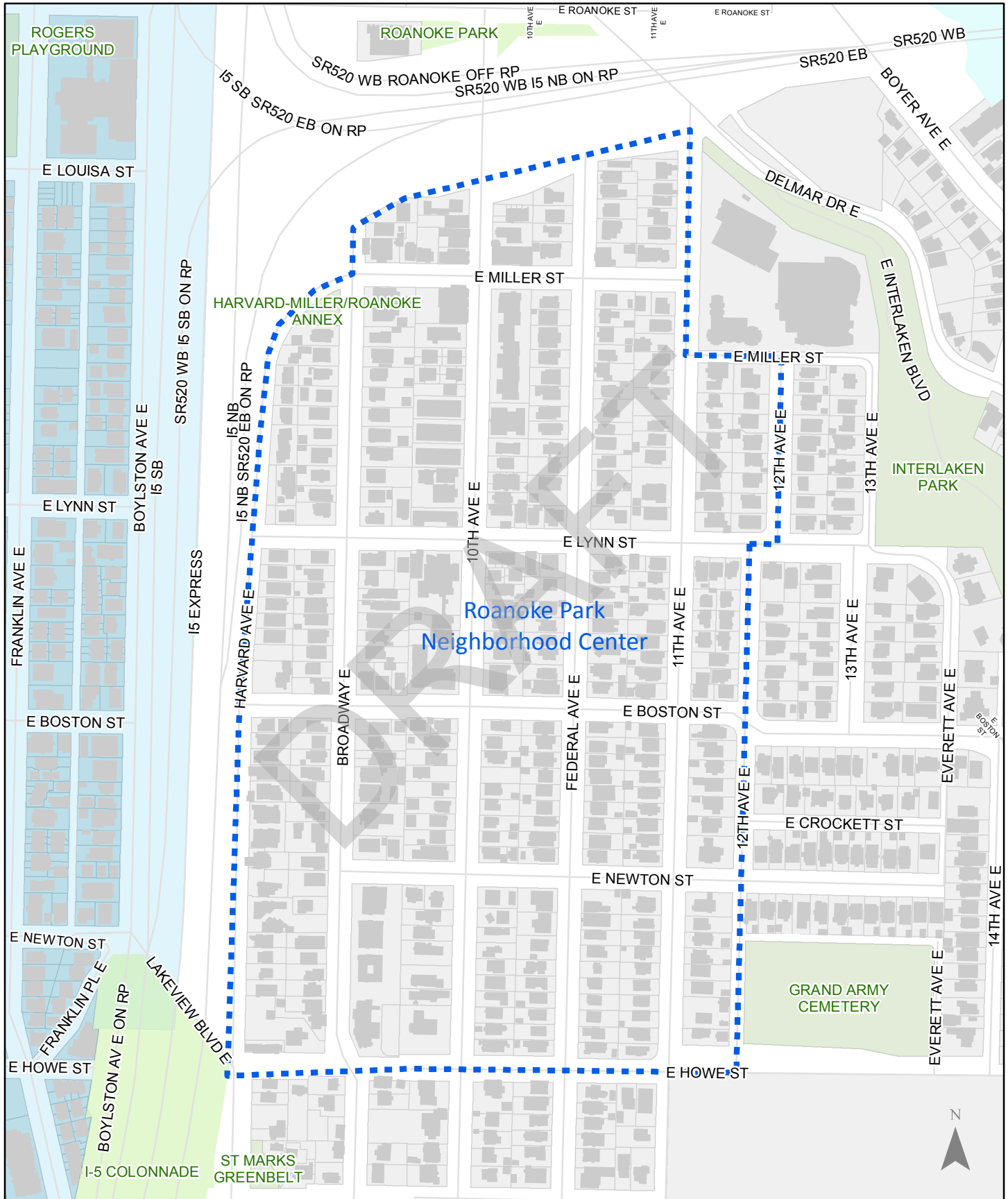
 New Neighborhood Center Boundary  Urban Center

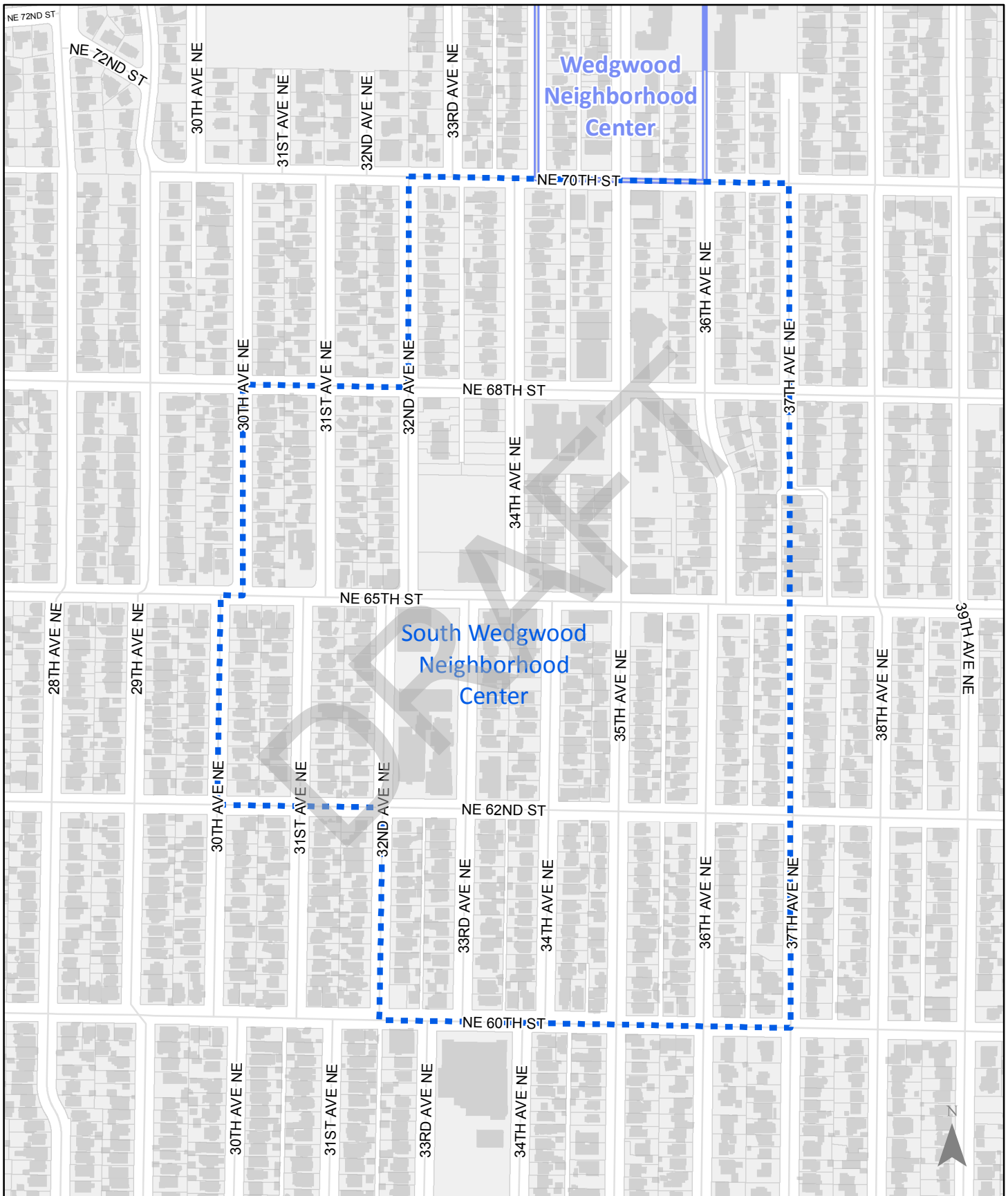
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 New Neighborhood Center Boundary  Urban Center

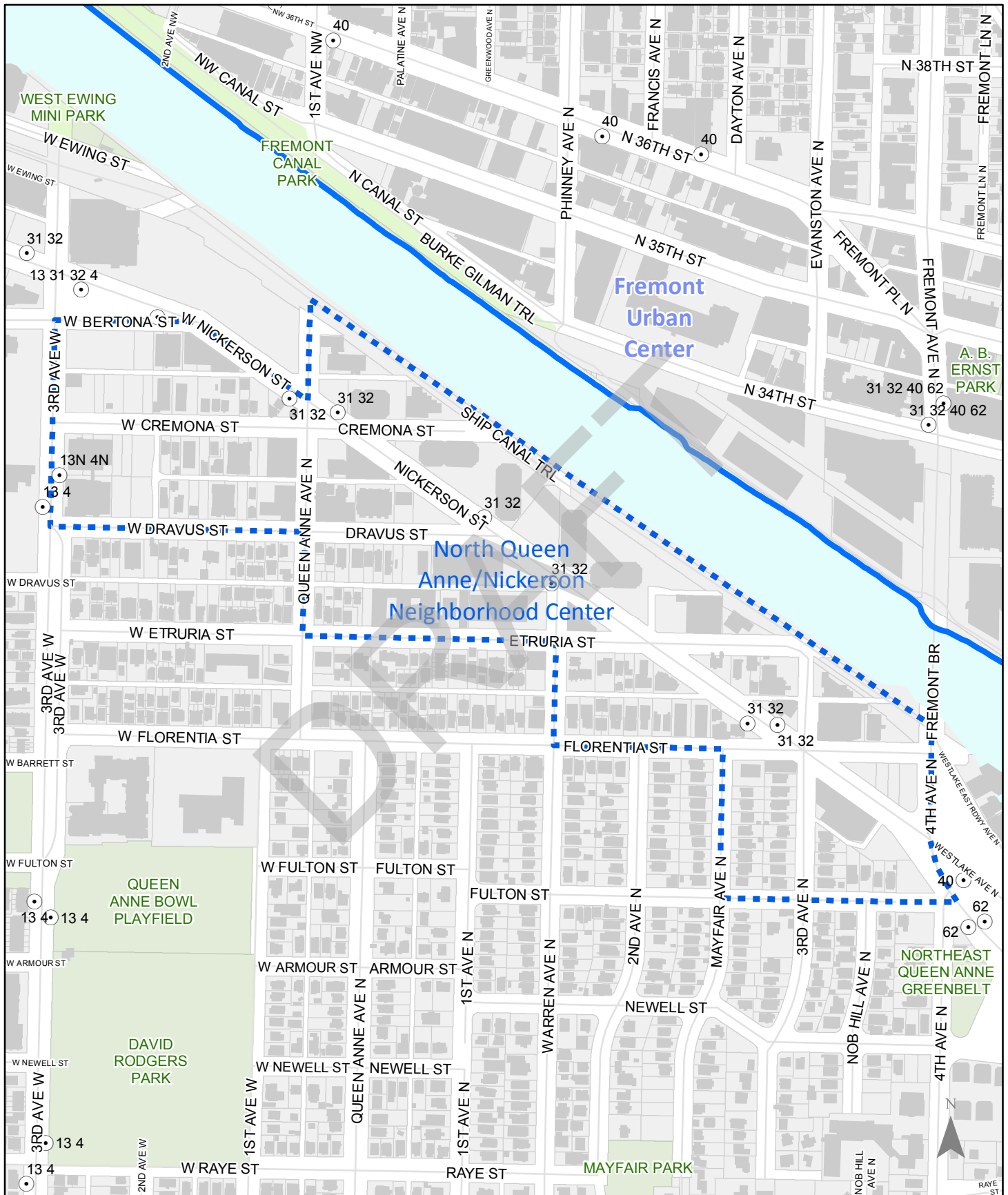


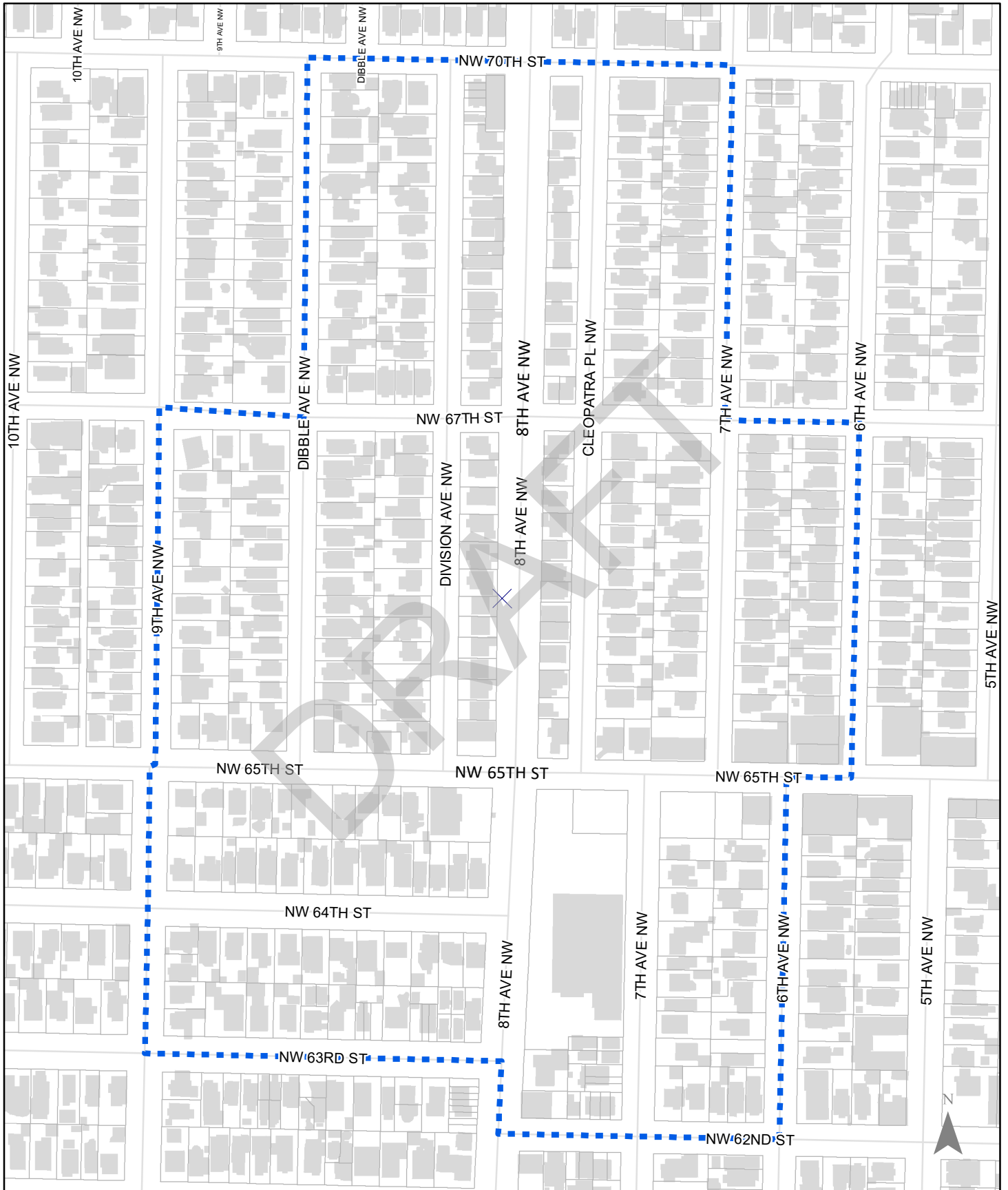




 New Neighborhood Center Boundary  Neighborhood Center in Plan

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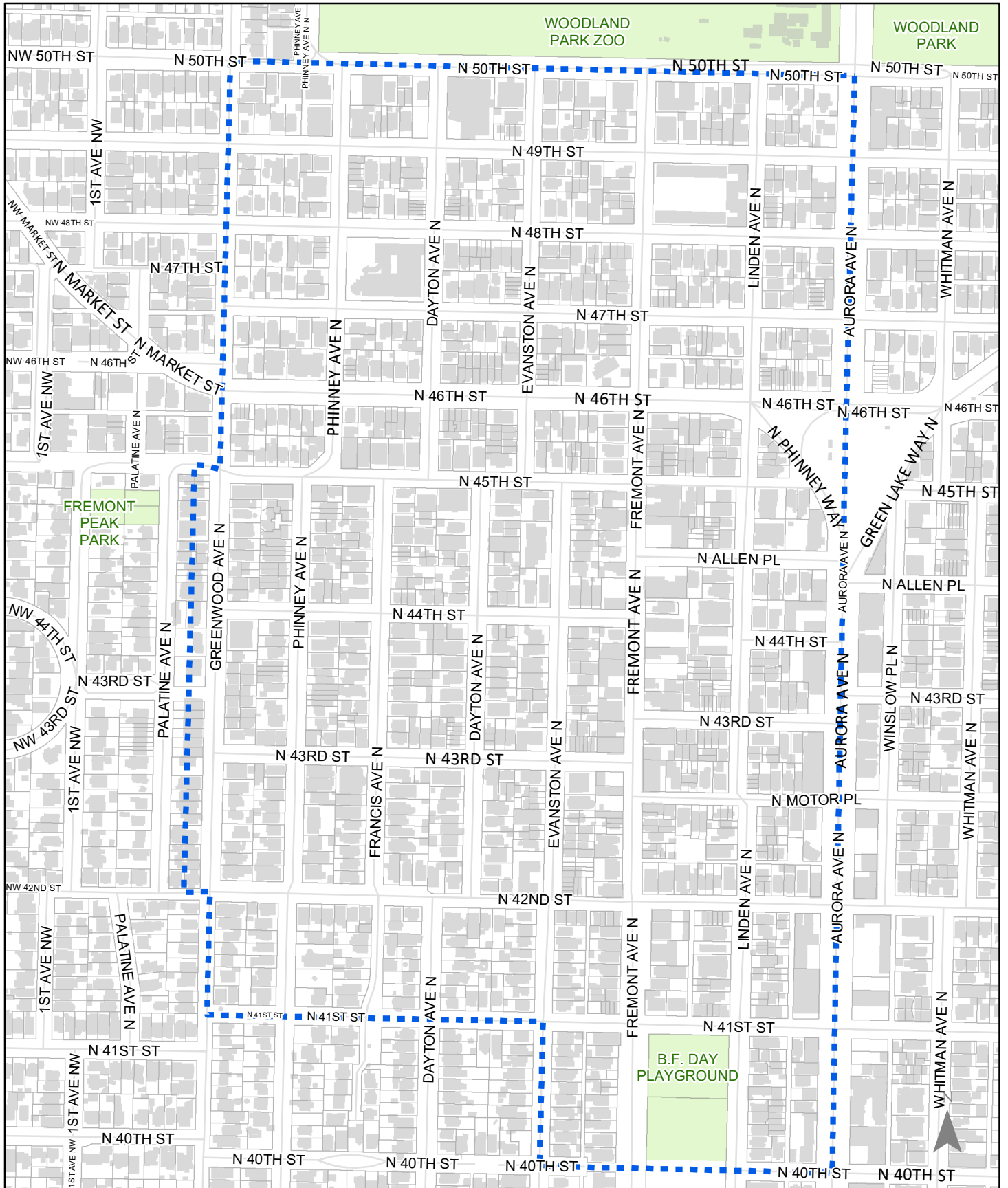
New Neighborhood Center Boundary





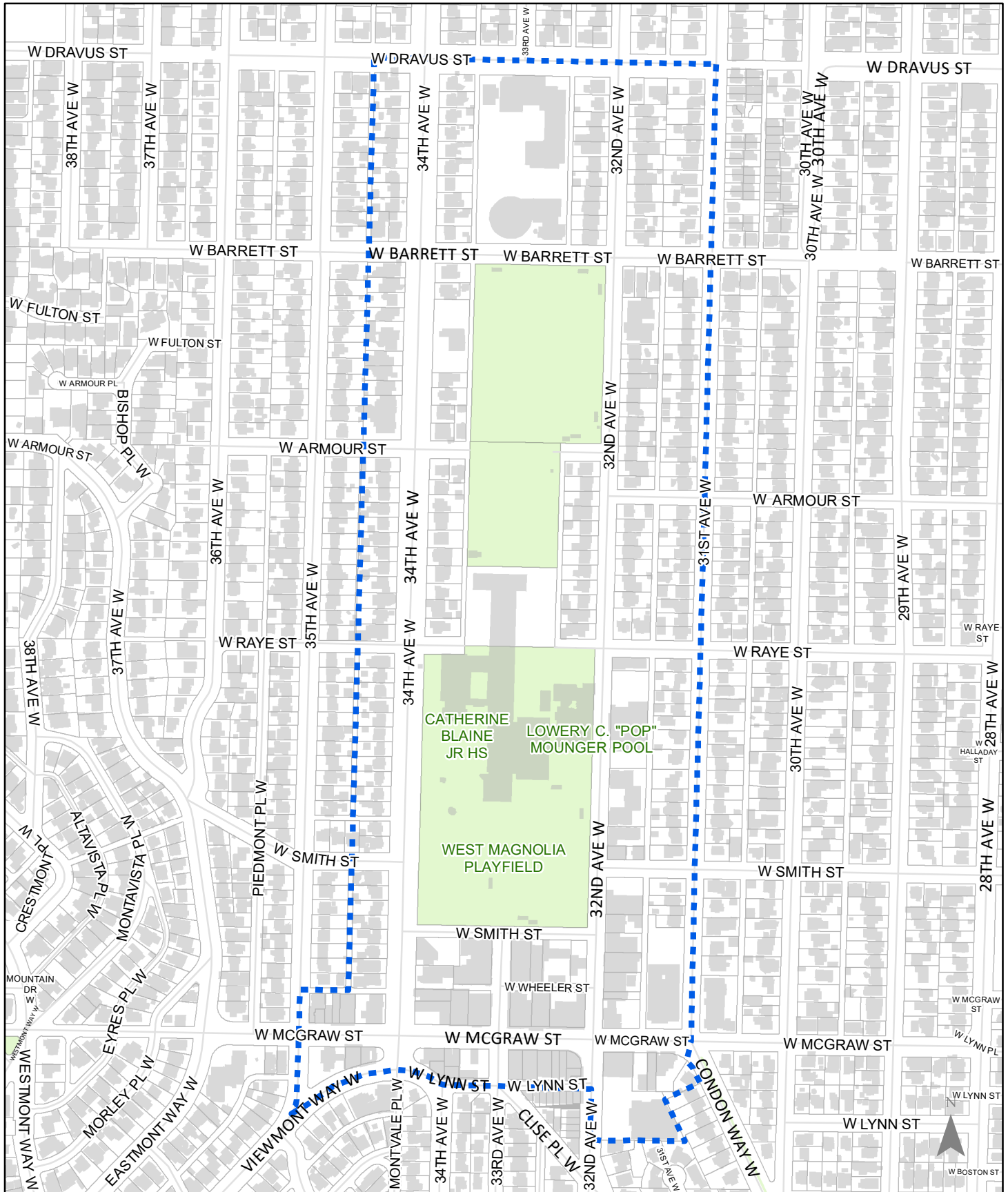
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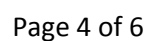
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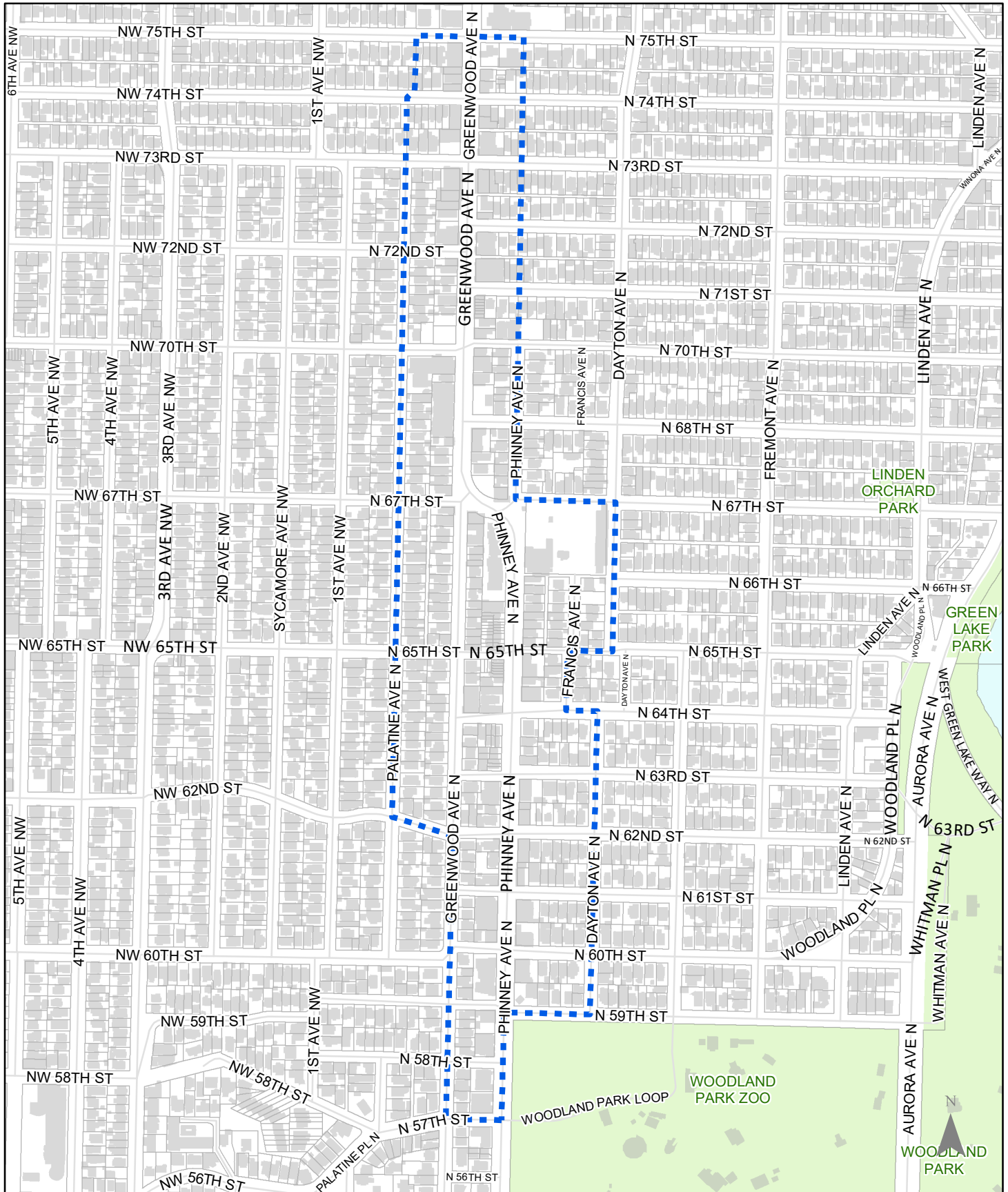
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 New Neighborhood Center Boundary

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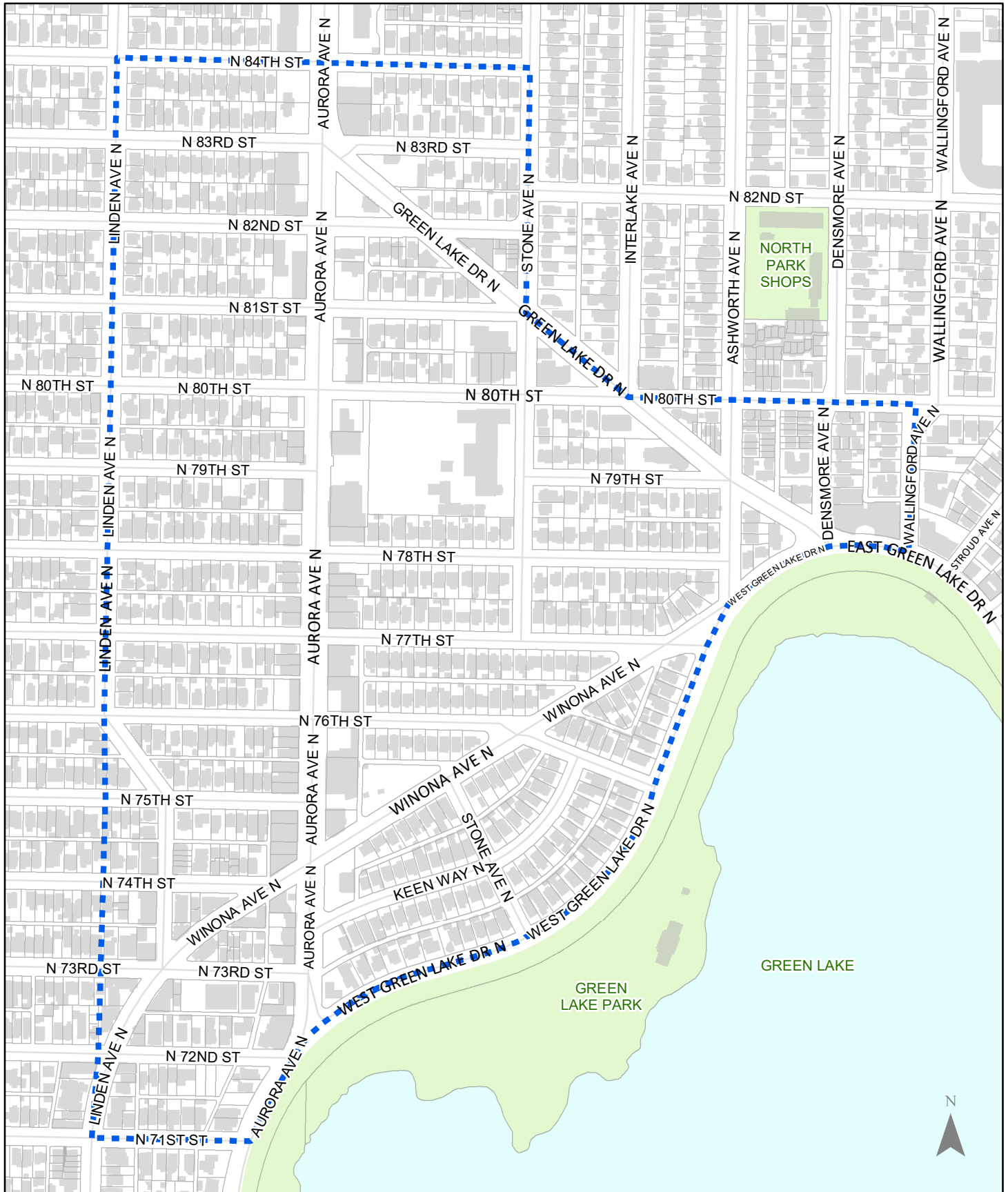





 New Neighborhood Center Boundary

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 New Neighborhood Center Boundary

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