



SEATTLE CITY COUNCIL

January 6, 2025

NOTICE OF A SEATTLE CITY COUNCIL PUBLIC HEARING ON THE ONE SEATTLE PLAN COMPREHENSIVE PLAN AMENDMENTS

The Seattle City Council's Select Committee on the Comprehensive Plan will hold a public hearing on February 5, 2025, at 5:00 PM on the Mayor's Proposed One Seattle Plan Comprehensive Plan Update.

The One Seattle Plan updates the City's Comprehensive Plan and its planning horizon to cover the period between 2024 and 2044 and includes extensive edits to the Comprehensive Plan particularly in the following areas:

1. **Housing and affordability:** Expands housing opportunities across the city. Adds significant new capacity to increase the supply and diversity of housing. The Plan includes a new Growth Strategy and expanded Housing element.
2. **Community and neighborhoods:** Focuses growth and investment in complete, walkable, communities. Provides new opportunities for people to live in walkable mixed-use centers across the city. Examples include our new Neighborhood Centers and opportunities to add corner stores in existing neighborhoods.
3. **Equity and opportunity:** Promotes a more equitable Seattle as we grow, including addressing the history of racial exclusion in our neighborhoods, displacement, and unmet community investment needs.
4. **Climate and sustainability:** Features a new and expanded Climate and Environment element that redoubles our commitment to reducing our GHG emissions from sources such as transportation and buildings and it promotes a range of strategies to build community resiliency and adapt to climate impacts like smoke, heat, and flooding.

Among the key changes included in the Mayor's Plan are amendments to:

- Support a wider variety of housing including duplexes, triplexes, fourplexes, cottage housing, and stacked flats, in areas currently dedicated primarily to detached houses to increase housing choice and implement recent changes to state law enacted by House Bill 1110.
- Create a new designation called Urban Neighborhood where a variety of low and moderate density housing options are available in residential areas outside of centers, including housing that meets the requirements of HB 1110 and higher densities along frequent transit arterials.
- Retain existing Urban Centers and Urban Villages, while renaming them Regional Centers and Urban Centers, respectively, to better reflect their roles in regional planning.
- Designate Ballard as a Regional Center to reflect its recent growth, existing zoning, and transit investments.
- Expand the geographic area of Regional and Urban Centers that are very small or will have new light rail stations.

- Designate a new Urban Center around the future NE 130th Street light rail station.
 - Divide the 23rd and Union/Jackson Urban Center into two, the Central District Urban Center and the Judkins Park Urban Center.
 - Create a new designation called Neighborhood Center which would allow a greater variety of housing around existing business districts and/or areas with access to frequent transit and designate 30 areas around the city as Neighborhood Centers.
 - Redesignate South Park as a Neighborhood Center with associated boundary changes.
 - Remove the Neighborhood Plans section due to the out-of-date status of many plans in this section and to remove any inconsistencies with updated citywide goals and policies.
 - Add a new section for subarea plans for Regional Centers and Manufacturing and Industrial Centers.
 - Modify the Land Use element to add overarching policies and update goals and policies on topics such as the role of various zones, urban design, parking, historic preservation, and environmentally Critical Areas.
 - Modify the Transportation element to incorporate goals and policies that align with the newly adopted Seattle Transportation Plan, include new multimodal level of service measures, and align transportation investments with the updated growth strategy.
 - Modify the Transportation appendix to update the inventory of the City's transportation facilities and the analysis of how planned growth will affect those facilities, to include baseline data for level of service (LOS) measures, and to update and provide additional detail on transportation financing and investments.
 - Modify the Housing element to clarify goals and policies to strengthen the City's approach to furthering housing supply and variety and address the need for affordable housing to meet the needs of all economic segments as required by HB 1220.
 - Modify the Housing appendix to include a complete updated set of data that meet the expanded requirements of HB 1220 and the Countywide Planning Policies, including analysis of existing capacity for affordable housing targets, displacement and racial equity, and other housing trends.
 - Modify the Capital Facilities element and appendix to better address strategic planning, aging infrastructure, decarbonization and resilience, and to update facilities inventories and information about future investment needs.
 - Modify the Utilities element and appendix to include policies for individual energy, water, and solid waste utilities reflecting adopted long-range utility plans. Add new policy sections for "Equitable Utility Services and Partnerships" and "Internet for All." Update utilities inventories and information about future investment needs.
 - Expand the previous Environment element to be a Climate and Environment element implementing Resolution 32059 and State House Bill 1181 to address climate change and improve resiliency. Add new sections on "Urban Forest" and "Healthy Food System" to reflect recently adopted plans on these topics.
 - Modify the Parks and Open Space element to add policies about the right-of-way as open space, and new policies on "Partnering with Communities and "Climate Resilient Open Space."
 - Modify the Arts and Culture element to add a foreword about Indigenous planning, and policies about place keeping and Indigenous culture.
- Modify the Community Involvement element to remove policies related to community and neighborhood planning and move this section, amended to focus on subarea planning, to the Growth Strategy element, and add goals and policies related to community involvement partnerships, community capacity building, and engagement with Indigenous communities.

- Remove the Community Wellbeing element and consolidate many existing policies within other elements.
- Add goals and policies in multiple elements that further race and social equity and support strategies to address displacement.
- Simplify the Plan’s language and format and reduce redundancy.

This public hearing will be on the Mayor’s Recommended Comprehensive Plan, including the changes listed above. Future public hearings will be held regarding changes to zoning and the land use code related to the Comprehensive Plan.

PUBLIC HEARING

The City Council’s Select Committee on the Comprehensive Plan will hold a public hearing to take comments on the plan on Wednesday, February 5, 2025, at 5:00 PM. 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 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

Written comments should be received by Wednesday, February 5, 2025, at 5:00 PM.

INFORMATION AVAILABLE

The Mayor’s proposed One Seattle Plan Comprehensive Plan will be available at the Office of Planning and Community Development’s website at <https://www.seattle.gov/opcd/one-seattle-plan>.

Questions regarding the One Seattle Comprehensive Plan may be directed to Michael Hubner, Office of Planning and Community Development at michael.hubner@seattle.gov or 206-684-8380 or to Lish Whitson, Council Central Staff at 206-615-1674 or lish.whitson@seattle.gov.