



Mayor Harrell's
ONE SEATTLE PLAN
COMPREHENSIVE PLAN UPDATE

Agenda

Overview

Comprehensive Plan Requirements

Planning for Housing Growth

Schedule

Environmental Review

Public Engagement

Council Process

Comprehensive Plan Requirements

State & Regional Planning Framework



- Growth Management Act
- Requirements for comprehensive plans



Puget Sound Regional Council

- VISION 2050
- Regional Centers
- Transportation plan and funding
- Certification of local plans



King County

- Countywide Planning Policies (adopted by GMPC)
- Growth targets for housing and jobs



City of Seattle

- Comprehensive Plan
- Must be consistent with above

Growth Management Act (GMA) Requirements

Comprehensive Plans must be updated every 10 years

- Requires early and ongoing public involvement
- Once adopted, Plan can only be changed via an annual amendment process
- All amendments must receive public hearing
- Environmental review: Conduct EIS for major update

The Comp Plan must:

- Accommodate 20-year growth projections in population and jobs
- Include required elements (topic areas)
- Include certain data on transportation, housing, facilities and services

New Comp Plan Requirements since 2016

HB 1220 (2021)

- Cities must plan for housing affordable to all economic levels
- New data and policy requirements for housing, affordability, equity, displacement

HB 1110 (2023)

- Requires “middle housing” such as duplexes and triplexes
- Deadline for zoning changes is June 30, 2025

HB 1181 (2023)

- Adds Climate Change as required element in local plans
- Must address greenhouse gas emissions and climate resilience

VISION 2050

- Updated regional growth management plan adopted by PSRC in 2020
- Regional growth strategy focuses growth in large cities and around transit

Countywide Planning Policies

- Updated by the GMPC in 2021
- Includes new housing and job growth targets and affordable housing targets through 2044

Planning for Housing Growth

Housing goals of the One Seattle Plan

More housing: The Plan will enable us to add more than **330K** homes to meet future housing needs

More housing diversity: Allow more housing types across City, incl. family sized housing

More affordable housing: Incentivize affordable housing near transit

More wealth-building: More affordable homeownership opportunities

More walkable: Adds new housing options near transit and neighborhood amenities

More equitable: Reduce exclusionary zoning, reduce displacement pressures



Planning for 20-Year Housing Growth

- Growth targets
 - Minimum number of new homes a city must accommodate by 2044
 - CPP requirement for local comp plans
 - Seattle's estimated 20-year housing target is 80,000 additional housing units
- Growth assumptions in Environmental Impact Statement
 - 20-year growth totals analyzed to compare EIS alternatives
 - Draft EIS analyzed 5 alternatives, ranging from 80,000 to 120,000 housing units
 - Preferred alternative analyzed in Final EIS projects growth = 120,000 housing units
- Development capacity
 - Amount of growth the City can theoretically accommodate over 20 years
 - Estimated for existing and proposed zoning
 - Based on analysis of existing vs allowed land uses and densities, site constraints (e.g., ECAs), and market trends and factors
 - Current capacity is approximately 165,000 housing units
 - Capacity under proposed growth strategy with zoning changes is 330,000 units

Schedule

One Seattle Plan Project Timeline



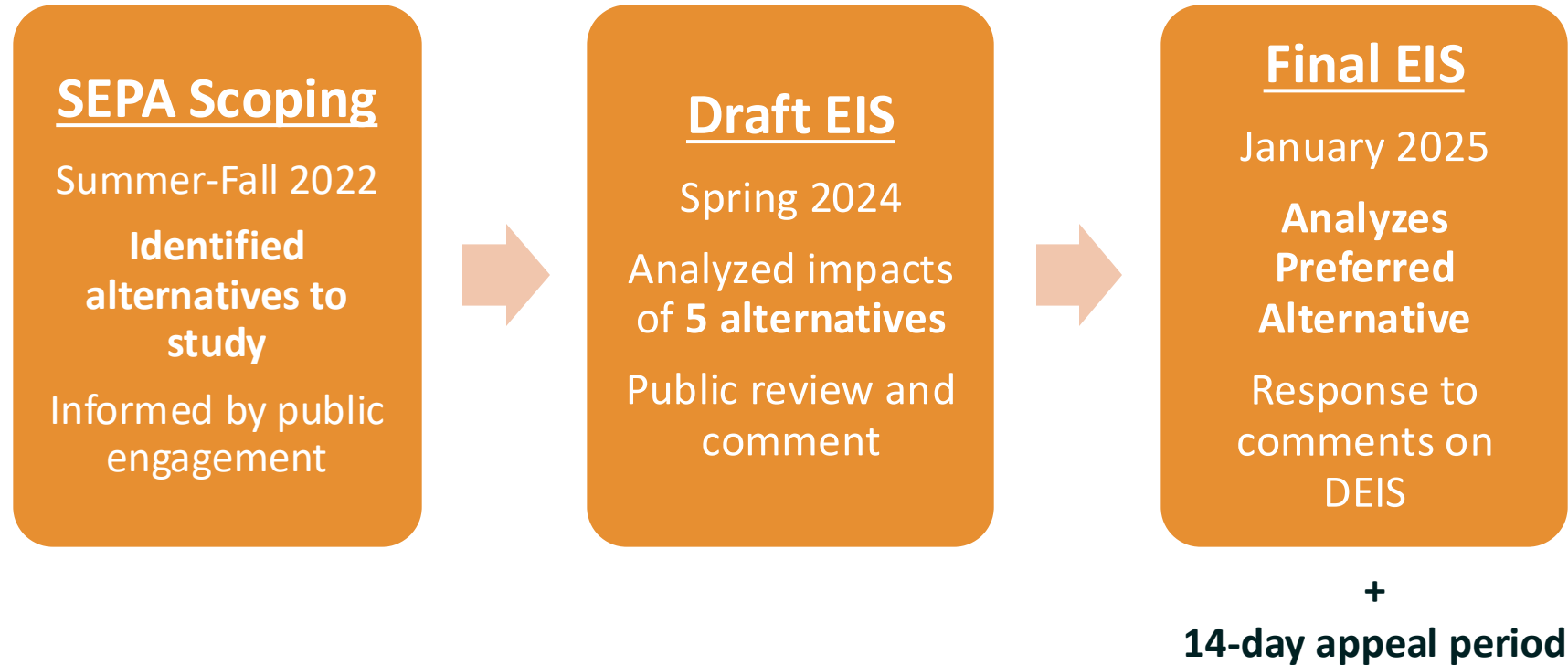
Environmental Review

Environmental Impact Statement Process

- As part of the Comprehensive Plan update process, the City is completing an Environmental Impact Statement (EIS)
- Required by the State Environmental Policy Act (SEPA)
- **Purpose:** To inform decision makers of a proposal's potential impacts to the built and natural environment

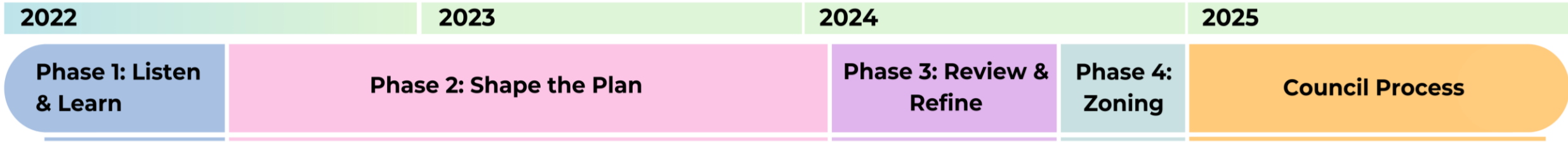


Environmental Impact Statement Schedule



Public Engagement

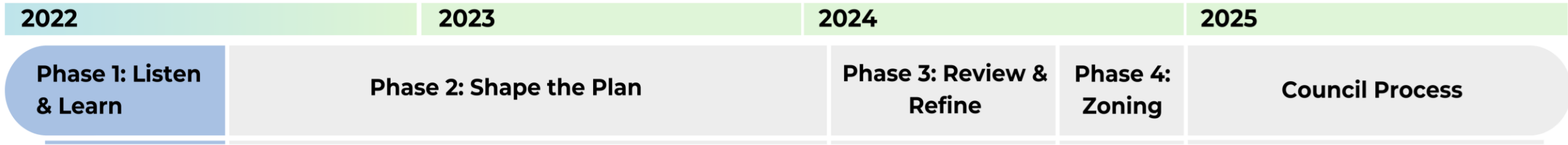
Public Engagement Goals and Timeline



Goals

- **Broad engagement:** Reach residents in neighborhoods across the city
- **Key stakeholders:** Meet with wide range of citywide and community-based organizations
- **Hybrid approach:** Provide in-person and online participation options
- **Equitable engagement:** Outreach and capacity building to reach historically under-represented groups
- **Visibility:** Raise awareness through email, social media, press, advertising, flyers, stakeholder outreach
- **Accessibility:** Provide information that is clear and accessible to the public
- **Meaningful input:** Provide multiple options to comment tailored to each phase of the update process
- **Transparency:** Provide feedback on what we heard and how input was used to shape the Plan

Engagement Phase 1: Listen & Learn



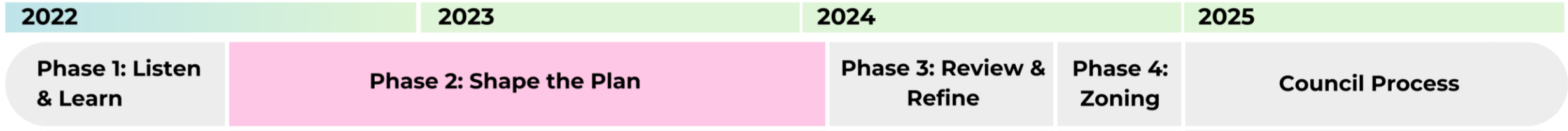
Purpose:

- Raise awareness of the Comp Plan update
- Establish community partnerships
- Seek early input on vision, issues, growth concepts, and engagement process

Engagement Activities:

- **20+** Boards and Commissions presentations
- **7** engagement contracts with community-based organizations (CBOs) to engage & develop policy recommendations from underrepresented communities
- Establish cohort of **10** Community Liaisons to support language access, provide technical support, & engage underrepresented communities
- Initial outreach to stakeholder orgs
- Public survey, pop-up engagements

Engagement Phase 2: Shape the Plan



Purpose:

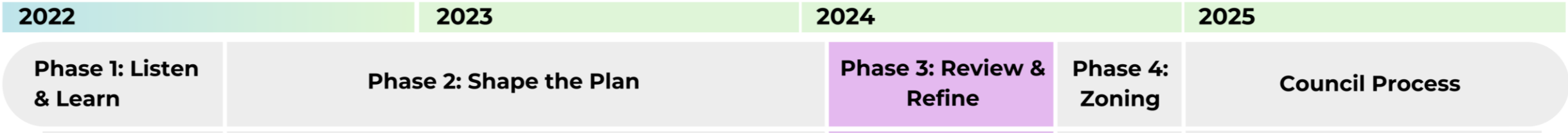
- Provide input on EIS scope, incl growth strategy alternatives to be studied
- Engage BIPOC communities to create equitable growth strategy
- Seek input on potential goals and policies in the Comp Plan

Engagement Activities:

- **1000+ attendees** at community meetings
 - 5 in-person, open-house style
 - 1 citywide virtual open house
- **30+** stakeholder orgs comment letters (EIS Scoping)
- **40** stakeholder orgs engaged around equity and displacement
- **7** policy recommendation reports from CBO partners



Engagement Phase 3: Review & Refine



Purpose to provide info and seek comment on:

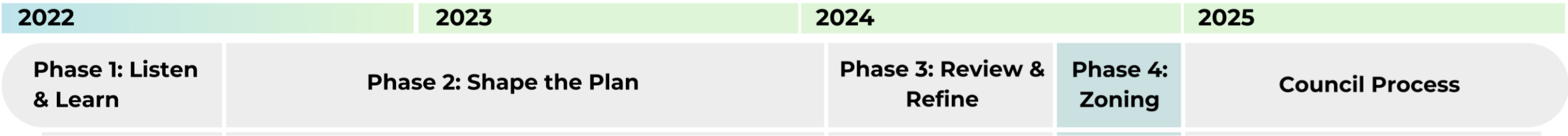
- Draft Comp Plan and growth strategy, incl number and location of new and expanded centers and corridors for new housing growth
- Draft approach to new NR zones (response to HB 1110)
- Draft EIS

Engagement Activities:

- **1500+** participants at City-led open houses
 - 7 in-person open houses (one per CC district)
 - 1 citywide virtual open house
- **30+** meetings with citywide, neighborhood, and community groups
- **80+** stakeholder comment letters
- Online Engagement Hub with Draft Plan commenting, DEIS StoryMap



Engagement Phase 4: Zoning Update



Purpose:

- Inform public about Mayor’s recommended growth strategy
- Release for public review draft zoning legislation and maps
- Seek public comment on proposed zoning, incl uses and densities within identified centers and corridors

Engagement Activities:

- **2000+** participants at City-led info sessions
 - 7 in-person info sessions, one in each CC district
 - 3 virtual info sessions
- 8 virtual office hours sessions for Q&A
- **Zoning Update website** with interactive map, draft proposals, & map comment tools



Public Comment Reports

Phase 1 Engagement (2022):

- [Phase 1 Survey Report](#)
- [Phase 1 Engagement Report](#)
- [EIS Scoping Report](#)

Phase 2 Engagement (2023):

- [One Seattle Plan Community Meeting Series Report](#)
- [Policy Recommendations from CBO Partners](#)

Forthcoming Reports & Data:

- Phase 3 Report: Spring 2024 Draft Plan Engagement
- Phase 4 Report: Fall 2024 Zoning Update Engagement



Council Process

Council Process: 3 Pieces of Legislation

1. 'One Seattle Plan' Comprehensive Plan Update

- Legislation adopting the new updated Comp Plan, incl the new growth strategy map
- **Transmitted to Council:** January/February 2025
- **Likely Council vote:** May 2025

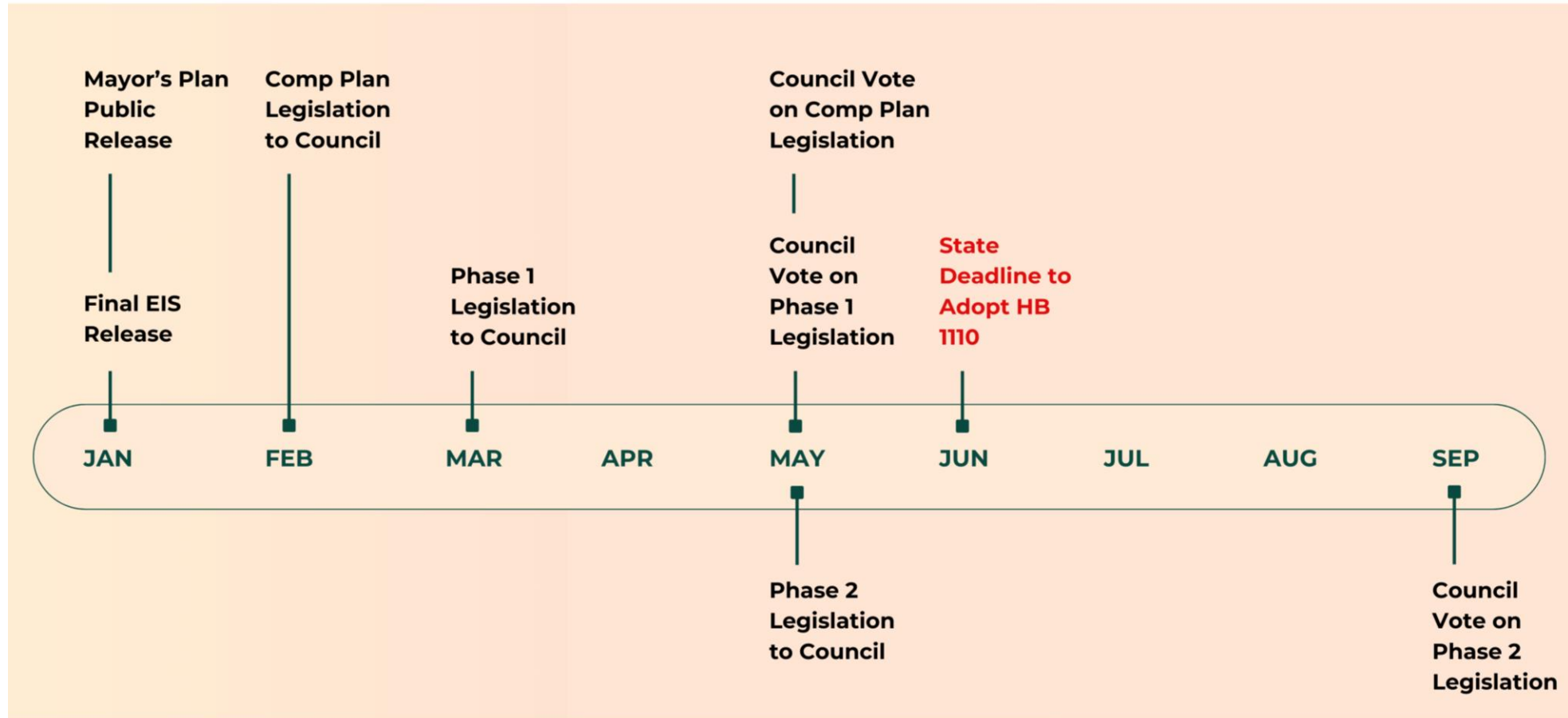
2. Phase 1 Zoning Legislation

- Update Neighborhood Residential (NR) zones to meet HB 1110 requirements
- **Transmitted to Council:** March 2025
- **Likely Council vote:** May 2025 (state deadline is June 30, 2025)

3. Phase 2 Zoning Legislation

- Zoning changes within new Neighborhood Centers, new and expanded Regional and Urban Centers, and along frequent transit routes
- **Transmitted to Council:** May 2025
- **Likely Council vote:** September 2025

Council Process & Timeline



Select Committee Schedule

January

Jan 6: Background and Process

Jan 15: Growth Strategy

Jan 29: Special topics, including displacement, public feedback

February

Feb 5: Comp Plan Elements
*Public Hearing: Comp Plan (Evening)

Feb 19: Reserved for spillover topics

Note: Meeting dates/topics after Feb 5 subject to change

Select Committee Schedule

March

Mar 5: Comp Plan Issue ID Part I
*Mar 12: Comp Plan amendments due

Mar 19: Comp Plan Issue ID Part II

April

Apr 2: Briefing on Comp Plan Council amendments
Briefing on Phase 1 Zoning Legislation
*Phase 1 Zoning amendments due

Apr 16: Comp Plan Amendments discussion
Phase 1 Zoning Issue ID

Apr 30: Briefing on Phase 1 Zoning amendments
Public Hearing: Comp Plan amendments (Evening)

Select Committee Schedule

May

May 9: VOTE on Comp Plan amendments

May 16: Public Hearing: Phase 1 Zoning leg. Amendments (Evening)

May 22: Council vote on Comp Plan leg.
May 23: Vote on Phase 1 Zoning amendments

May 29: Council vote on Phase 1 Zoning leg.

June - Sept

Phase 2 Zoning legislation

Questions?