



# SEATTLE CITY COUNCIL

April 16, 2026

## NOTICE OF A SEATTLE CITY COUNCIL PUBLIC HEARING ON COUNCIL BILL 121196

The Seattle City Council's Land Use and Sustainability Committee will hold a public hearing on Council Bill 121196, proposed "Housing Opportunities Zoning Amendments." This legislation is intended to increase opportunities for housing through the rezone of certain parcels in the University District, Fremont, Madison/Miller, Rainier Beach, and Downtown. The legislation would also amend development standards for planned community developments to support multi-purpose redevelopment on large sites with community-based uses, increase height limits in certain Downtown Mixed Commercial and Downtown Mixed Residential Zones in Belltown, change floor area ratio rules for certain Downtown Mixed Residential zones and change tower floor area and spacing limits and coverage and floor size limits in certain downtown zones, support conversion from commercial space to housing in more zones, and support the inclusion of housing and certain other uses in future development in Lake City. Additionally, the legislation would align the Seattle Municipal Code with Second Substitute House Bill 1183, by reducing requirements for passive house, modular, mass timber construction, and affordable housing projects.

### PUBLIC HEARING

The City Council's Land Use and Sustainability Committee will hold a public hearing to take comments on CB 121196 on Wednesday, May 20, 2026, at 9:30 AM. The hearing will be held in:

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 Land Use and Sustainability Committee 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

Please submit written comments no later than four business hours prior to the start of the meeting to ensure that they are distributed to Councilmembers prior to the meeting. Comments may be submitted to [Council@seattle.gov](mailto:Council@seattle.gov) or to:

Seattle City Hall  
Attn: Council Public Comment  
600 4th Ave., Floor 2  
Seattle, WA 98104

Business hours are considered 8 a.m. - 5 p.m. Comments received after that time will be distributed after the meeting to Councilmembers and included as part of the public record.

**INFORMATION AVAILABLE**

The proposed legislation is available at [Legistar](#). Search for Council Bill 121196.

Questions regarding the legislation may be directed to Geoff Wentlandt, Land Use Policy Manager, at 206-684-3586 or [Geoffrey.Wentlandt@seattle.gov](mailto:Geoffrey.Wentlandt@seattle.gov), or HB Harper, Council Central Staff at 425-566-0645 or [hb.harper@seattle.gov](mailto:hb.harper@seattle.gov).