

Subarea Plans Package 1

2026 Comprehensive Plan Annual Amendment

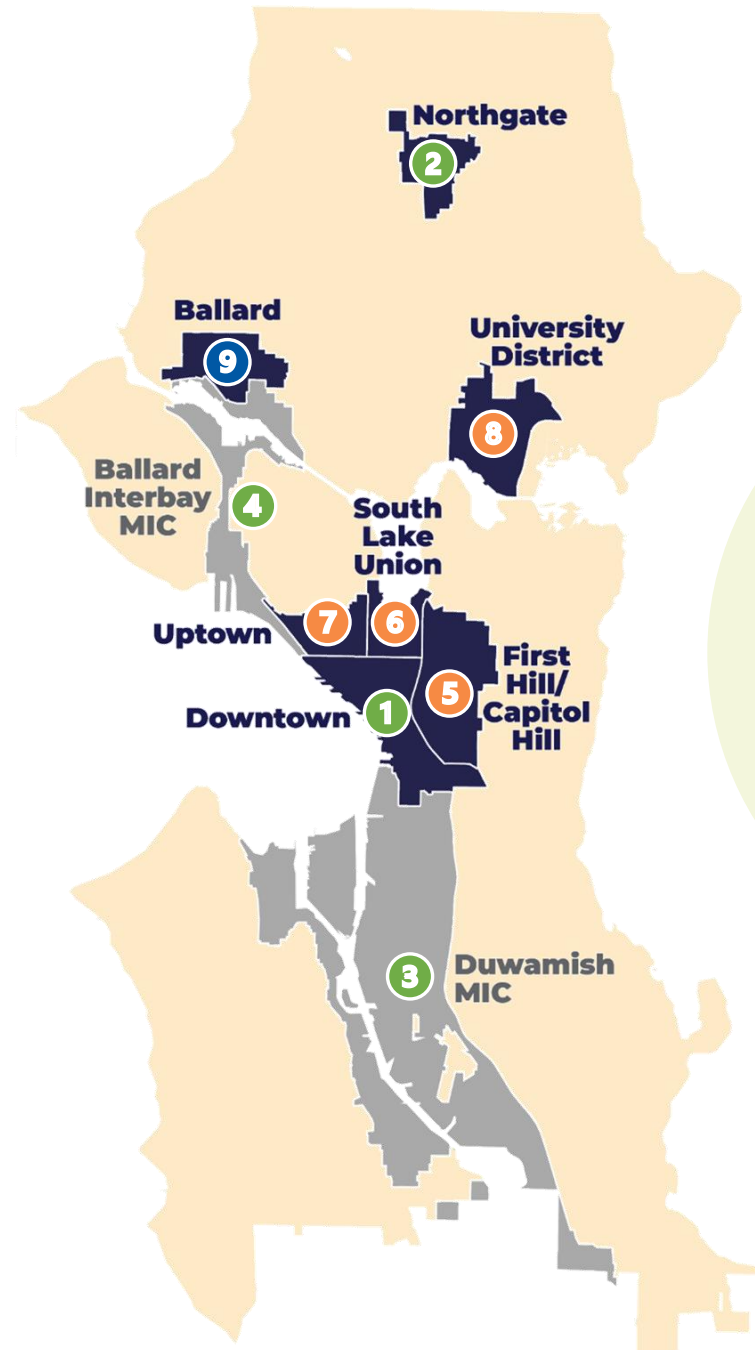
July 23, 2026



Seattle
Office of Planning &
Community Development

Quick Refresher

- 2026 Comprehensive Plan Amendment includes the first package of Subarea Plans
- June LUS presentation covered background on subarea plans and plan development process
- **Today's Agenda:**
Individual Plan Presentations
 - Northgate Regional Center
 - Downtown Regional Center
 - Greater Duwamish MIC
 - BINMIC



**7 Regional Centers +
2 MICs = 9 subarea
plans amended into the
Comp Plan over 3 years**

Northgate Regional Center Plan



Northgate Regional Center

- Anchored by large institutional uses such as the Kraken Community Iceplex, UW Medical Center, and adjacent North Seattle College
- Large former Northgate Mall site, slowly redeveloping under pre-MHA entitlements
- Includes important natural features such as Thornton Creek and Barton Woods
- Opportunity for Transit Oriented Development around light rail and transit center
- Critical regional role in mobility due to I-5 and light rail station
- Walkability is relatively poor and large surface parking lots are common



Approach

- Racial Equity Toolkit
- Broad and targeted engagement
- Technical research and reporting on existing conditions
- High level policy development and further vetting with community
- Collaboration with other city departments
- Draft plan release and public comment period

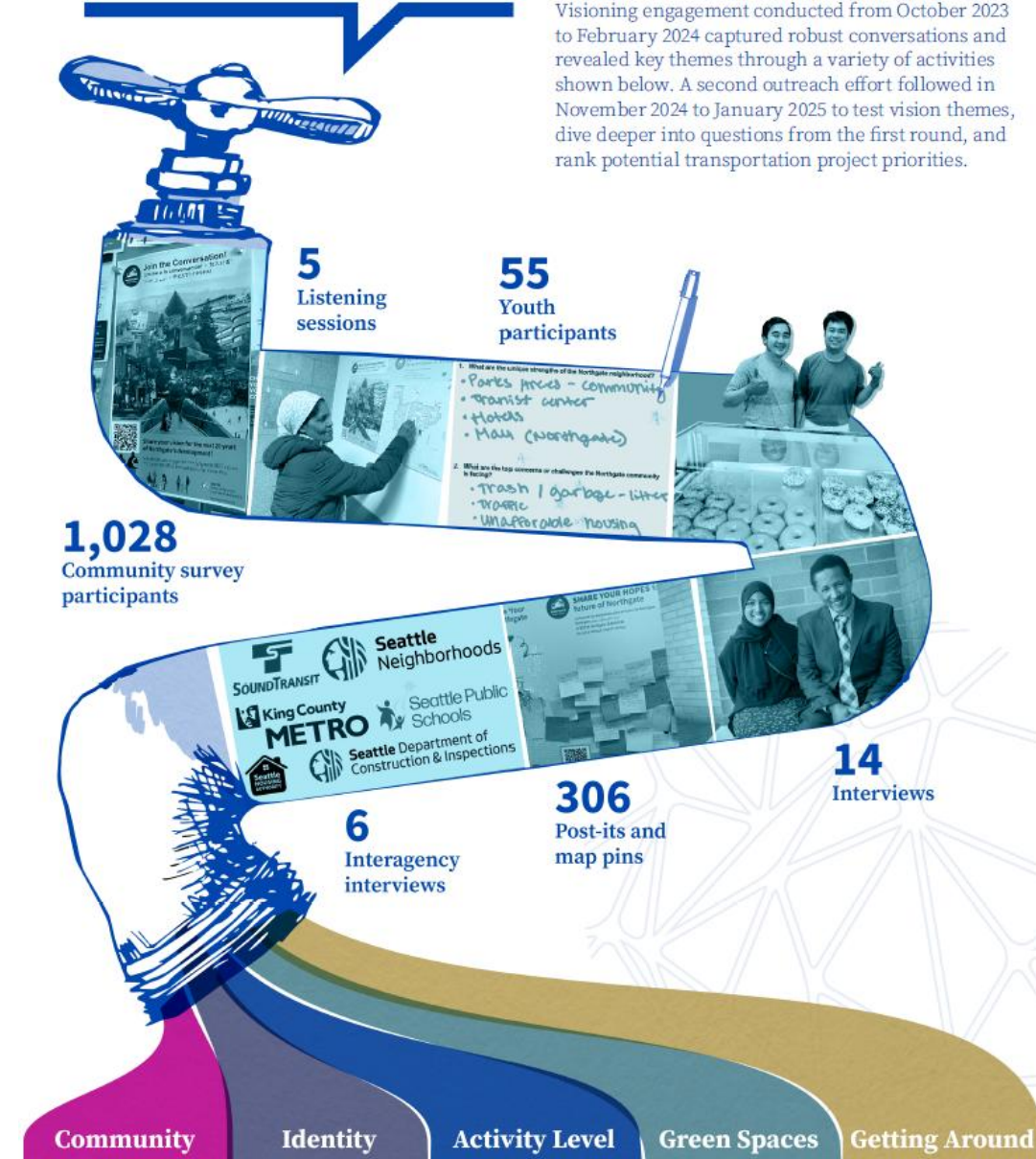


Northgate Engagement

- More than 1,400 community members and a dozen community organizations engaged
- Focus on historically underrepresented groups; people of color, youth, service workers, etc.
- Surveys, listening sessions, pop-ups, interviews, and map exercises
- Themes we heard included:
 - Activity level in the neighborhood
 - Walkability
 - Neighborhood identity
 - Minimal green and gathering spaces

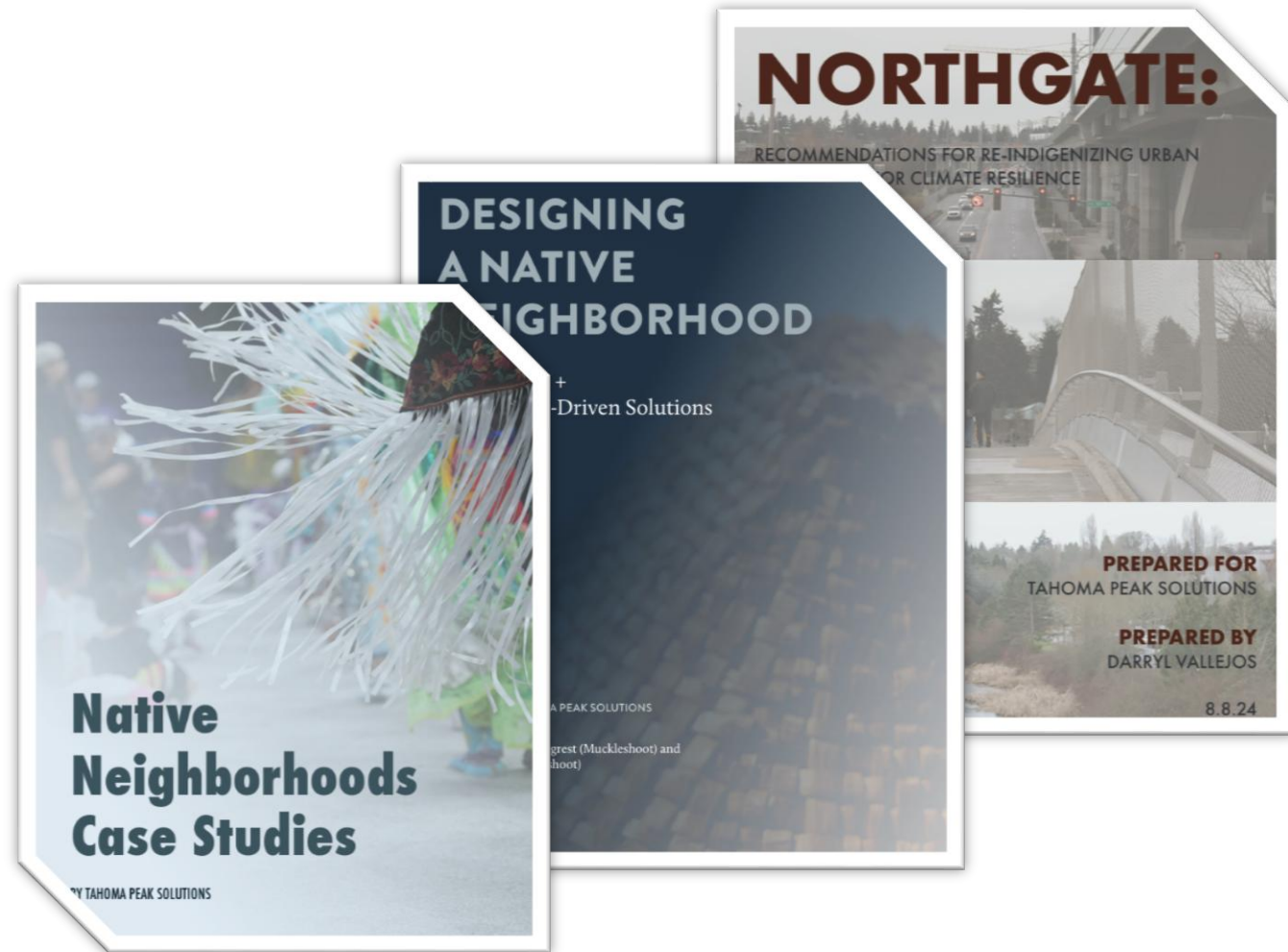
How We Listened & What We Heard

Visioning engagement conducted from October 2023 to February 2024 captured robust conversations and revealed key themes through a variety of activities shown below. A second outreach effort followed in November 2024 to January 2025 to test vision themes, dive deeper into questions from the first round, and rank potential transportation project priorities.



Native Neighborhood Planning

- A collection of case studies from successful “Native Neighborhoods” throughout the west coast
- A description of key elements of a hypothetical urban “Native Neighborhood” in Seattle, including vision “stories” for future Northgate
- Ideas for adapting Northgate’s natural features to be more consistent with Indigenous priorities





Vision Statement

Northgate is a thriving center of social and economic life in North Seattle. It is a complete neighborhood with features like green and open spaces, high quality schools, healthcare, community gathering spaces, and essential retail like grocery stores. In Northgate, walkable and transit-oriented lifestyles are convenient and accessible. A tangible connection to nature and an abundance of recreation amenities are experienced throughout the neighborhood. Regional connectivity, local attractions, diverse social networks, and access to opportunity make Northgate a fantastic place to live, work, and play.



Northgate Plan Framework



A Neighborhood for All Seasons

- Striving to build a resilient neighborhood for multigenerational households and residents of any age, including youth and elders

Living with Place

- Strengthening Northgate's stewardship of the natural environment and ecosystem

Create Northgate

- Taking advantage of Northgate's transitional phase to establish an identity, including that of Indigenous cultures and elements of a "Native Neighborhood"

Connected Communities

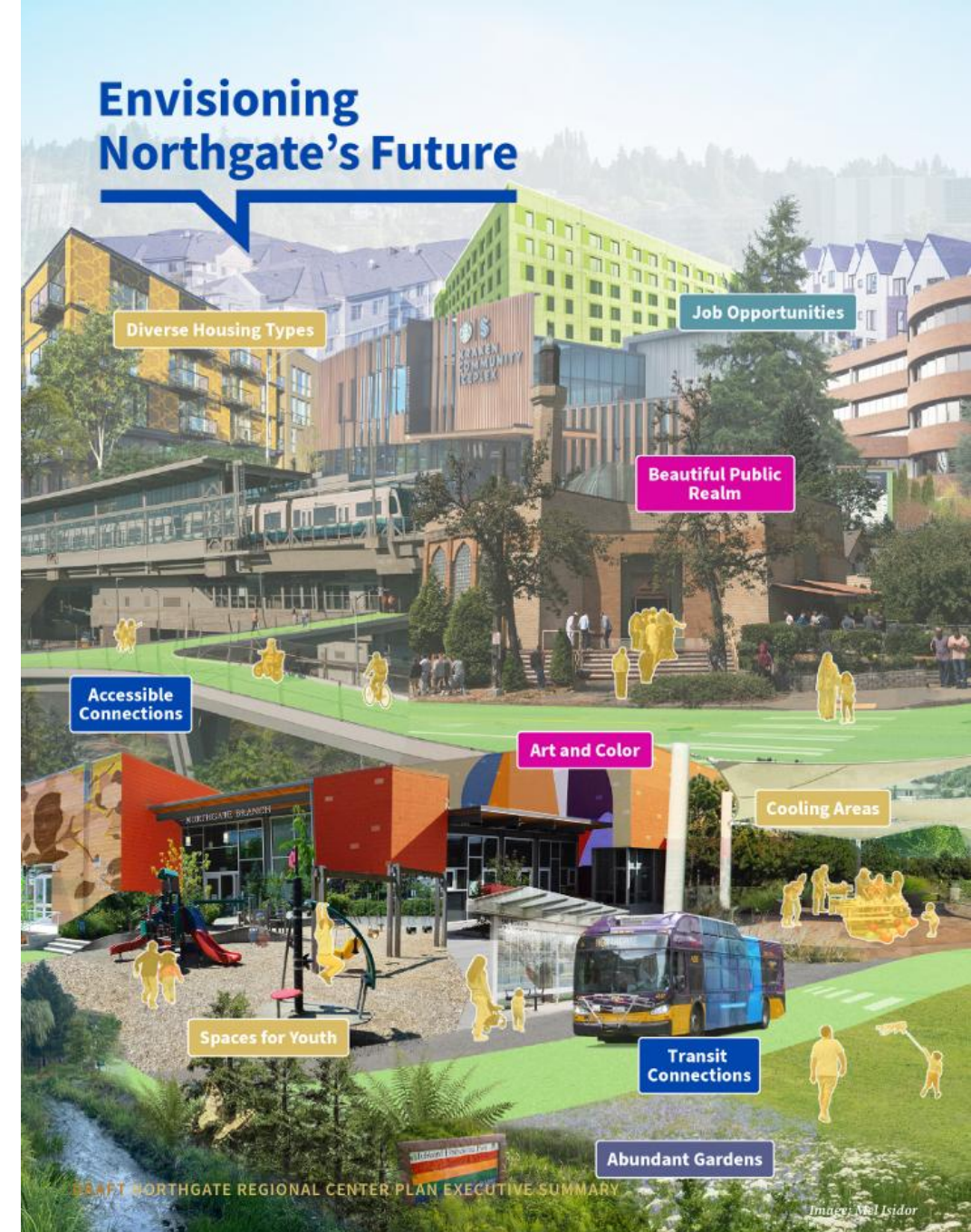
- Connecting the neighborhood to local and regional amenities and services, transportation focus

Shared Abundance

- Sharing benefits across communities

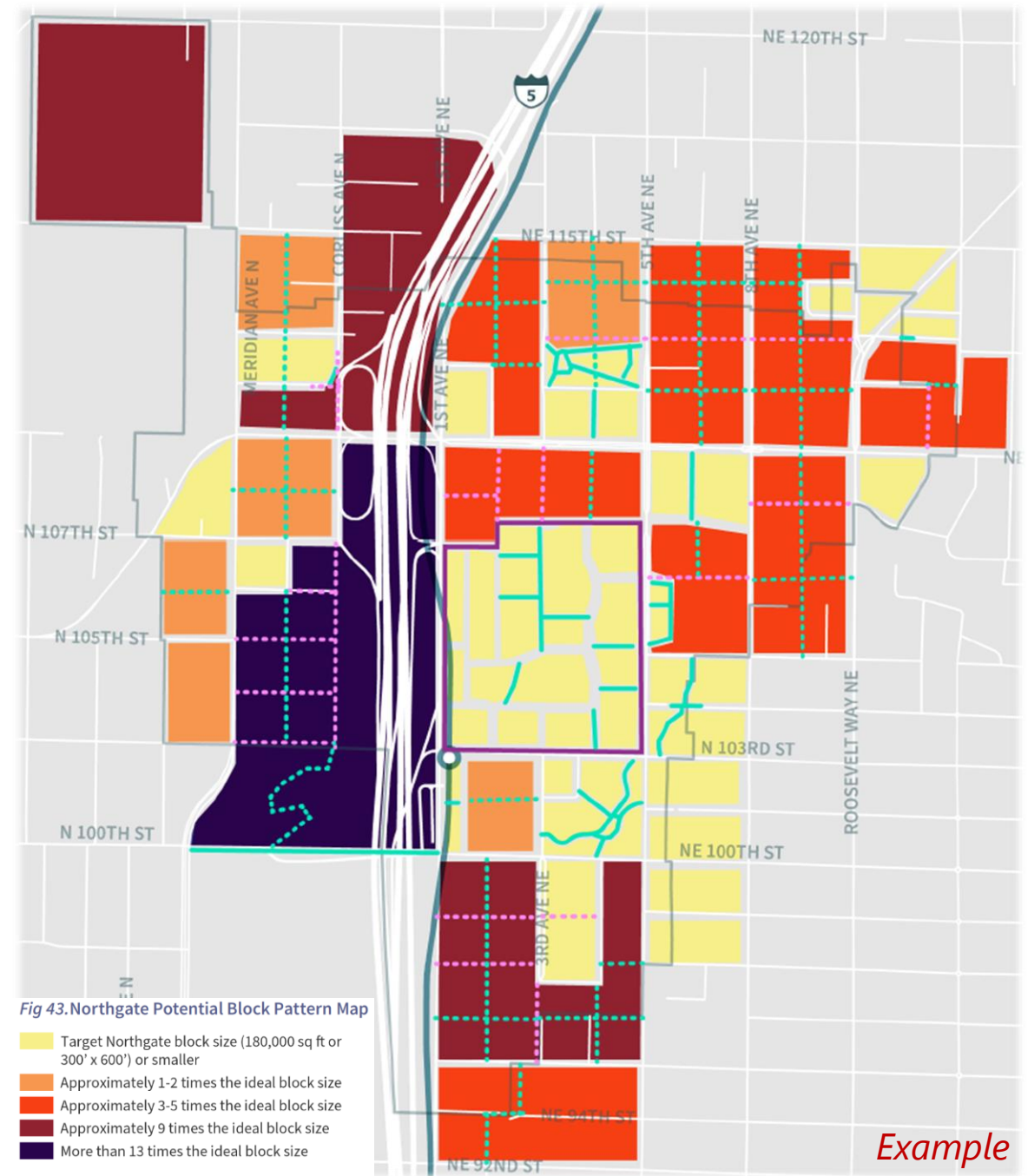
Policy Highlights

- Strategically increase density and expand housing supply and diversity
- Increase open and green space offerings
- Mitigate impervious surface and heat island effect
- Dramatically improve the pedestrian travel experience
- Mitigate the negative impacts of I-5
- Encourage establishment of neighborhood identity
- Implement elements of the “Native Neighborhood”



Mid-block Corridors

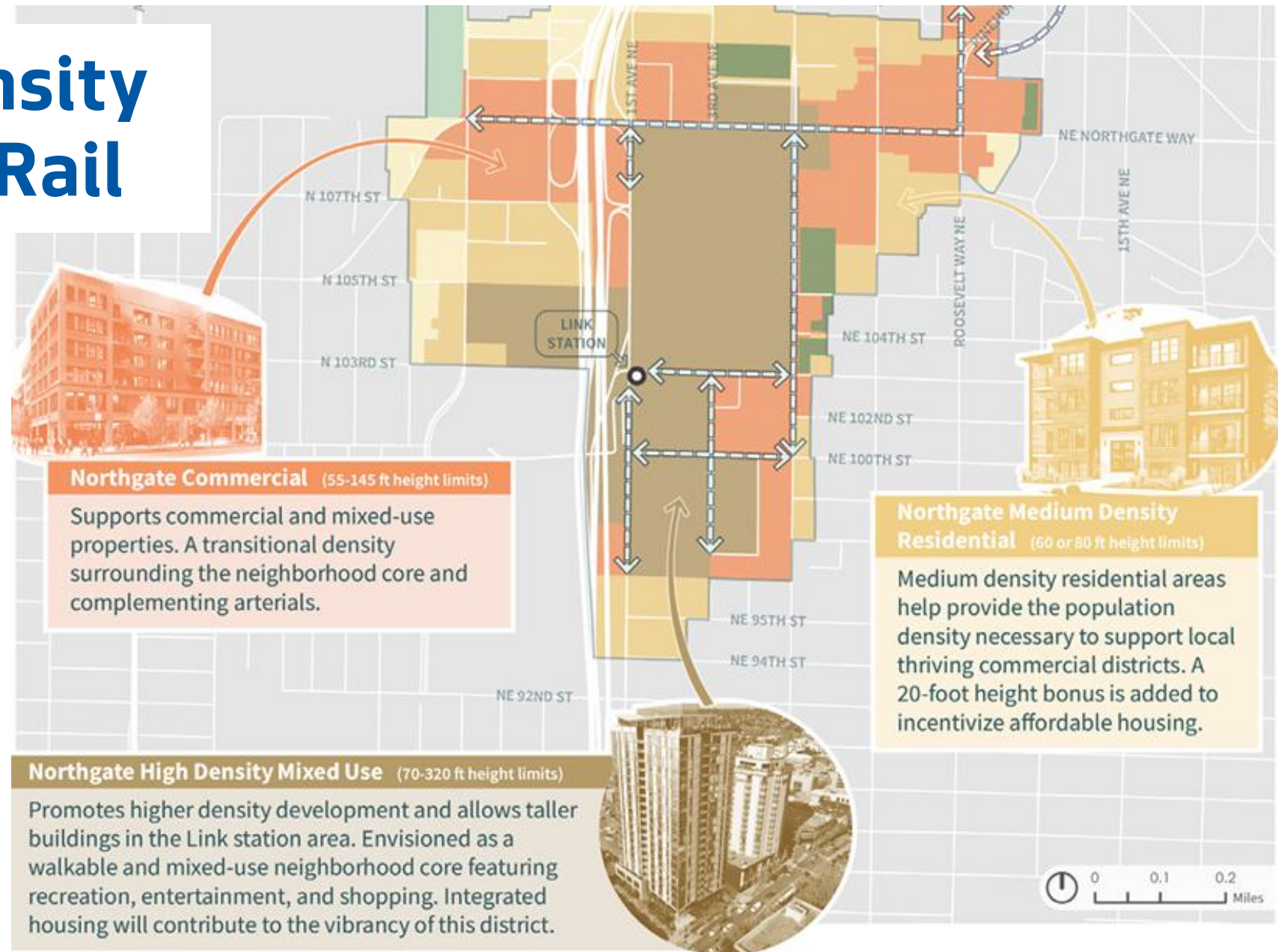
Leverage development demand to gradually build out streets and corridors through existing large blocks



Example

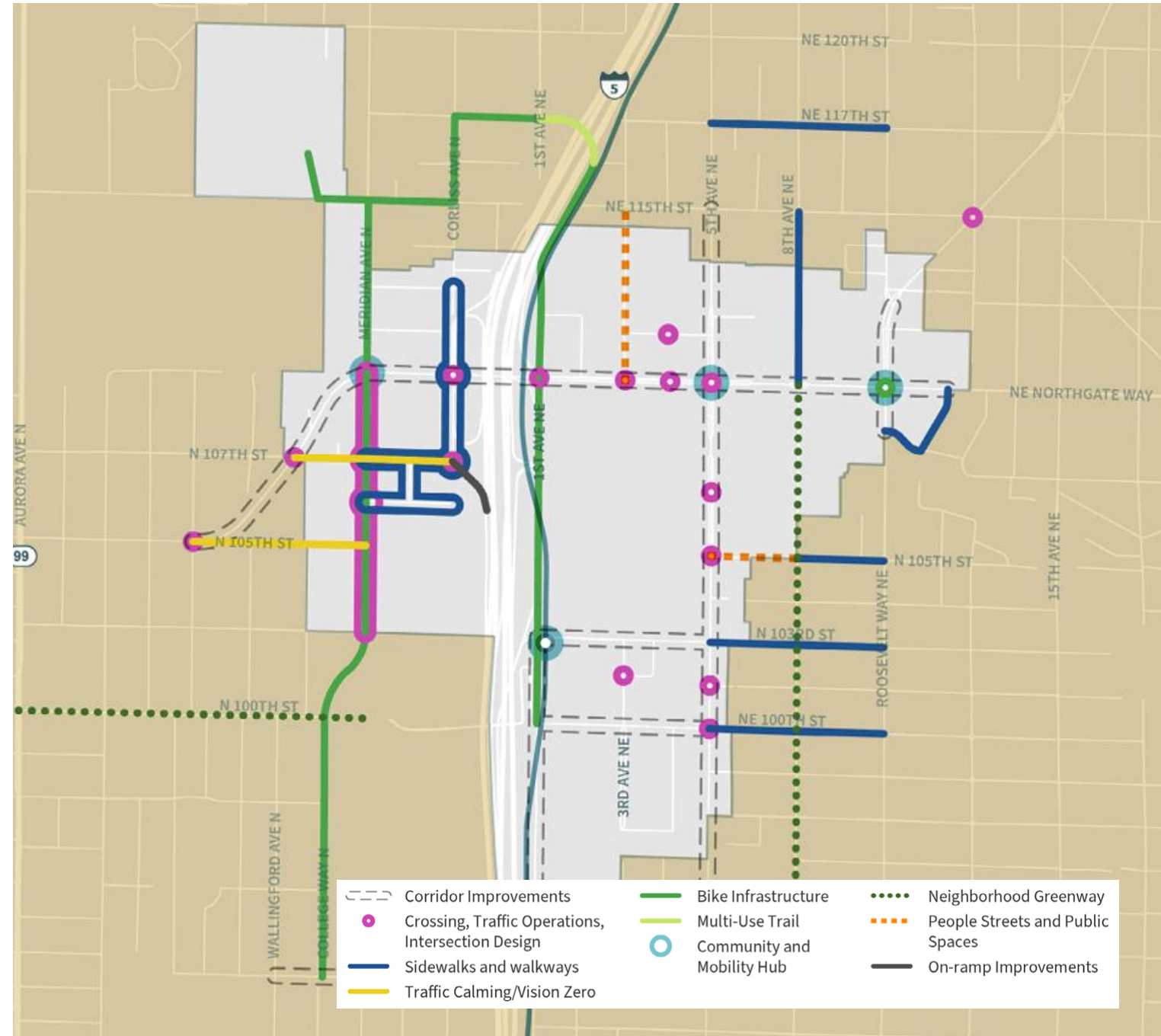
Increased Density around Light Rail

Establish transit-oriented density to better capitalize on light rail investment



SDOT Project List

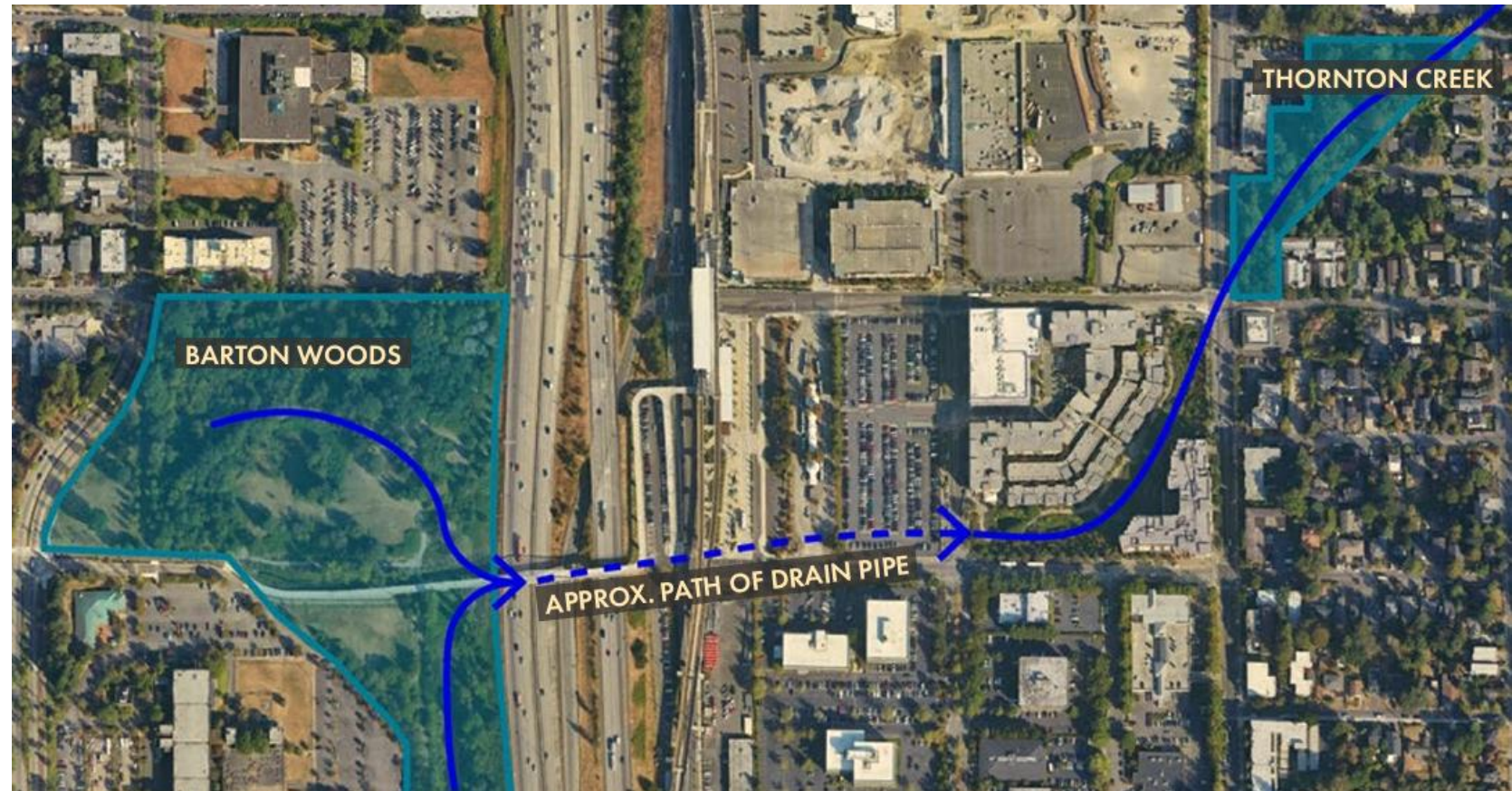
Implement STP-aligned and community-confirmed list of multimodal improvements with an emphasis on reducing reliance on car travel within the neighborhood



Ecology Corridor

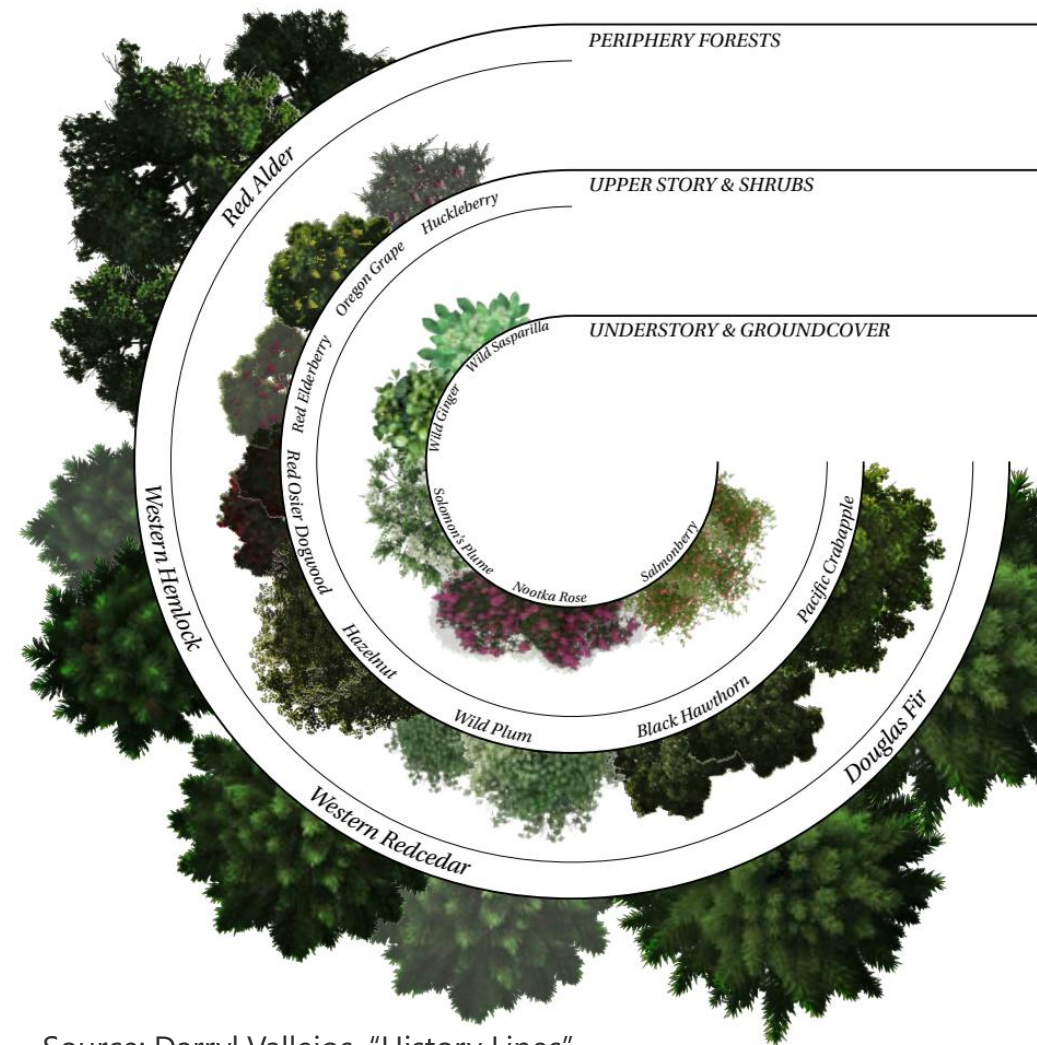
Explore the addition of an “Ecology Corridor,” re-connecting Thornton Creek to Barton Woods

- Prioritizing salmon passage in the area
- Re-establishing historical plant species, including significant tree canopy
- Potential to re-plant Barton Woods as a food forest
- Adding planting volume and/or Native species to 100th St. right-of-way



Food Forest

- Sustainable, diverse, and edible ecosystem in a forest setting
- Multi-tiered with trees, shrubs, and groundcover
- Historically significant part of food production for Coast Salish people
- Intricately crafted and maintained micro-ecology
- Early support from Department of Neighborhoods, Office of Sustainability and Environment, and potential sites near North Seattle College
- Exploring site feasibility in late 2026



Source: Darryl Vallejos, "History Lines"

Questions and Discussion

Northgate Regional Center Plan

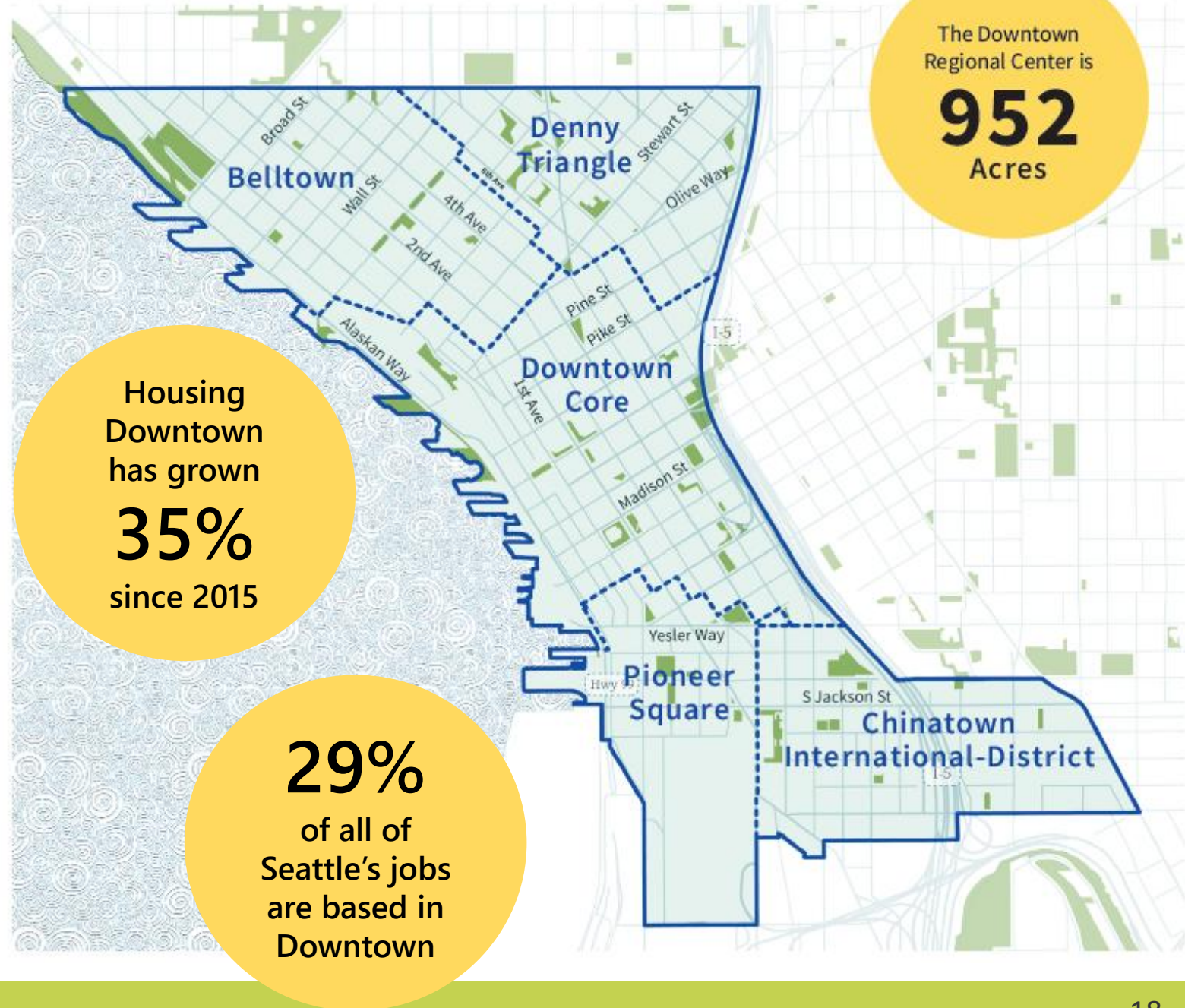


Downtown Regional Center Plan



Downtown Regional Center

- The heart of the region: housing, employment, transportation, culture
- A collection of distinct neighborhoods and districts



Downtown Engagement

- 1,500+ people took part in the planning process
- Public workshops, neighborhood meetings, pop-up events
- 800 people took online surveys
- Artist-led interviews
- Racial Equity Toolkit-driven interviews and focus groups
- Draft Plan public comment





Seattle Downtown REGIONAL CENTER PLAN

June 2026

Photograph by Old Army
Jacket Photography

Downtown Plan Vision

In Downtown Seattle, **everyone feels welcome, safe, and at home.** Around each corner, **we find our way** to and through spaces where **every square foot** is full of vibrancy, economic opportunity, and beauty.

Together we have found means of stewarding Downtown not just in the moment, but with a dedication and consideration for the **next “seven generations.”**

Plan Themes

Downtown is Home

Housing growth, affordability, family-supportive neighborhoods

DH



Make Use of Every Square Foot

Jobs, retail, adaptive reuse, economic vitality

SF



Make Downtown Safe and Welcoming

Safety, belonging, parks/open space, culture

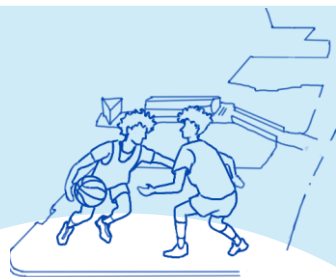
SW



Find Our Way

Transportation, streets, wayfinding, accessibility

FW



Steward Our Home for the Next Seven Generations

Climate, Indigenous stewardship, resilience

SG



Big Ideas for Downtown

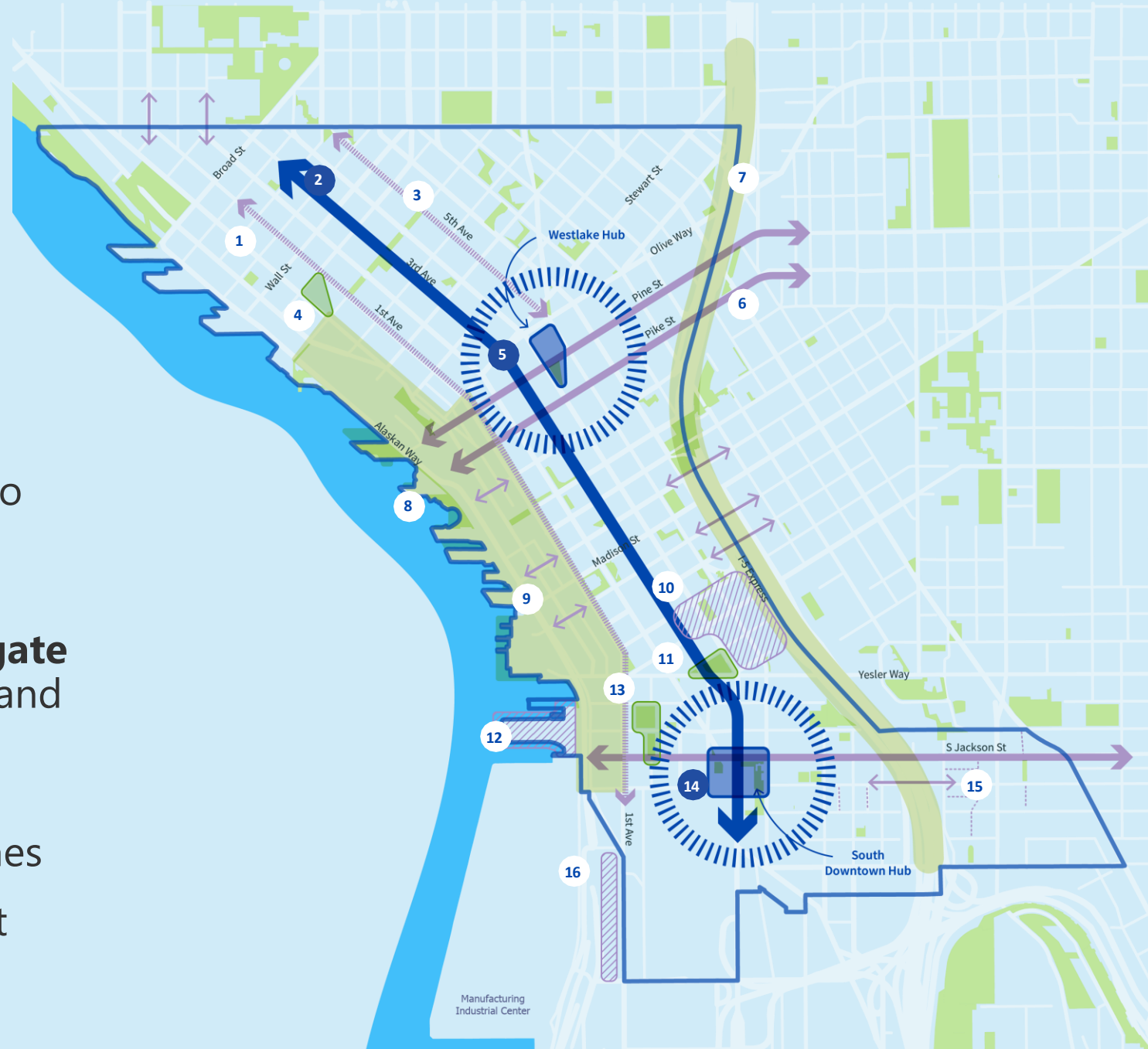
Prioritize people, designing public spaces and rights-of-way where everyone feels safe and welcome

Design **key commercial corridors** to support culture, community, and economic opportunity

Make it **easy for everyone to navigate** – particularly children, older adults, and people with disabilities

Embrace waterfront edge through green connections and clear sightlines

Advance **station area planning** that supports additional housing



Downtown is Home

Goal: Add at least 13,500 new housing units by 2044; preserve/expand housing across income levels; evolve neighborhoods to meet diverse resident needs.

Key Recommended Actions

- Use incentive zoning to encourage diverse housing stock
- Explore Station Area redevelopment as key opportunity for family scale housing
- Explore alternative development models and public-private partnerships to support the conversion of existing building stock to meet affordable housing needs.



Make Downtown Safe and Welcoming

Goal: Safety for everyone at all hours; a welcoming, inclusive public realm; expanded parks/green space; celebration of Downtown's history and culture.

Key Recommended Actions

- Investment in public space stewardship and programming; expanded parks and plazas
- Safety strategies that pair physical/environmental design with social service coordination
- Culture and heritage preservation woven into public realm investment

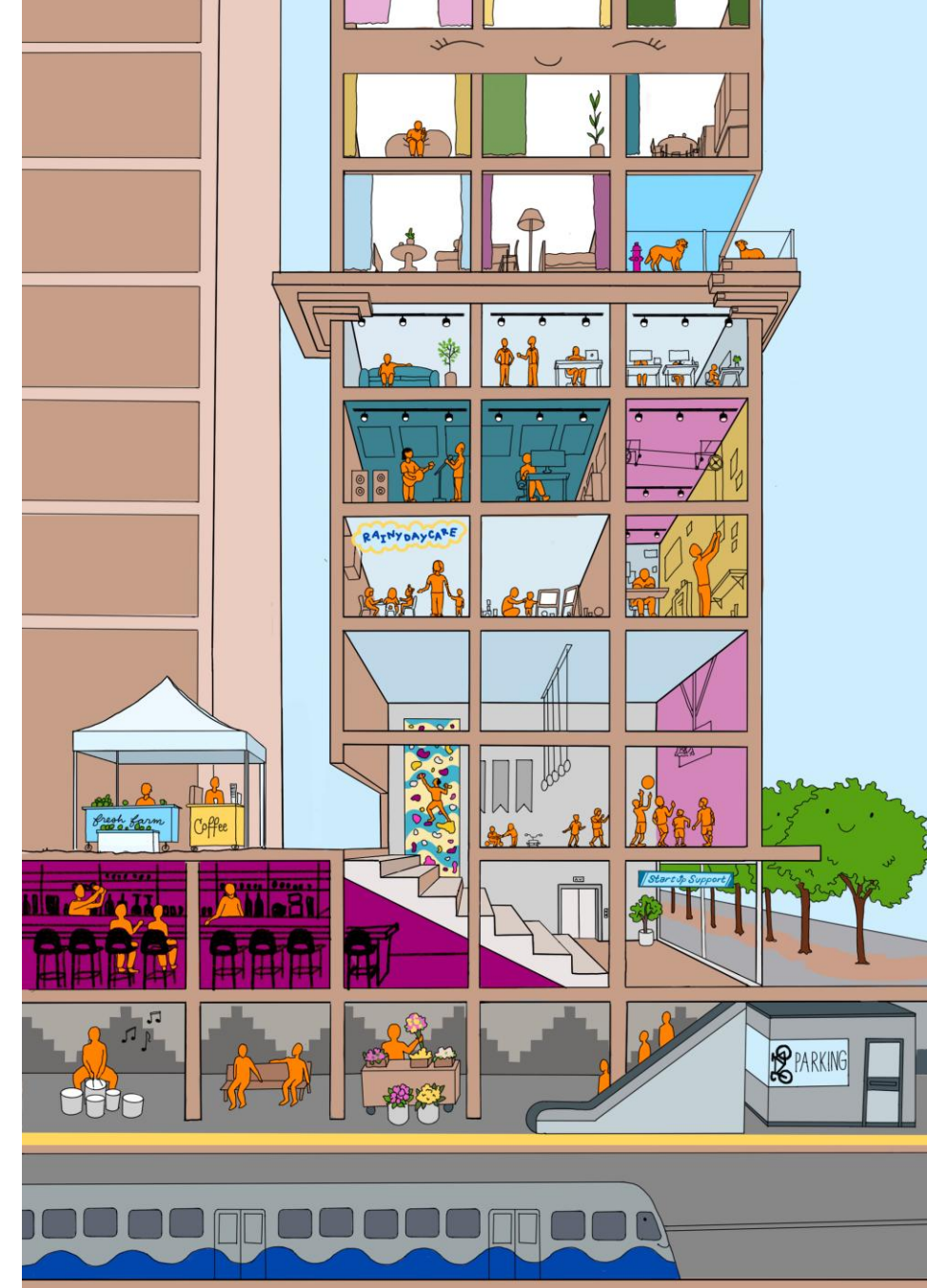


Make Use of Every Square Foot

Goal: Fill Downtown with a mix of commercial uses; support at least 60,000 net new jobs; reposition retail for today's market; grow the creative economy equitably.

Key Recommended Actions

- Strategies to activate 79 acres of parking lots, structures, and vacant land Downtown
- Support for new, legacy, and small-businesses
- Creative-industry visibility and space initiatives
- Address office vacancy through adaptive reuse and mixed-use repositioning



Steward Our Home for the Next Seven Generations

Goal: Connect people to nature; care for water/land/natural resources; reduce fossil fuel reliance; build resilience to natural disasters and climate change.

Key Recommended Actions

- Foundation of indigenous-led design principles and multi-generational environmental responsibility
- Seismic resilience, URM resources
- Green infrastructure and tree canopy recovery
- Waterfront ecological restoration



Find Our Way

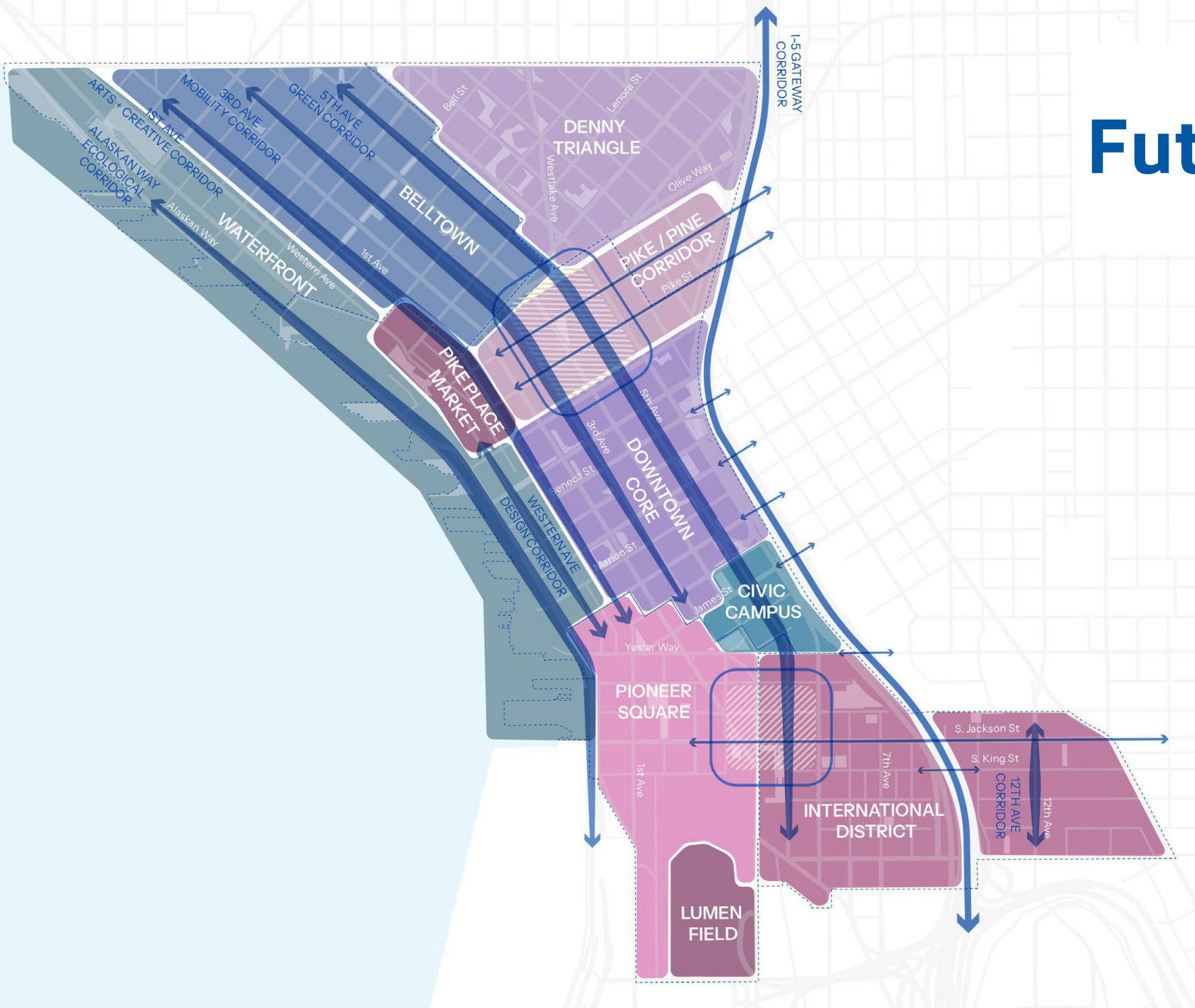
Goal: Rethink street space to prioritize people; make travel safe and comfortable; celebrate Indigenous and cultural history through the transportation system; build sustainable, legible mobility.

Key Recommended Actions

- Rebalancing street right-of-way
- Wayfinding and accessibility investments (hill climb assists, seating, shade)
- Advancing Seattle Transportation Plan projects for multimodal corridor and safety projects
- Street design to support economic activity (activated frontages, event-ready corridors)



Future Land Use Map



Downtown-specific place types and district guidance

Introduces the Waterfront as a distinct district, plus differentiated guidance for each neighborhood/corridor:

- Height and density increases near the Civic Campus and transit hubs
- Protected view corridors and lower scale near Pike Place Market
- Adaptive reuse emphasis in Pioneer Square
- Anti-displacement approach in CID

Implementation Approach

- Every action in the plan is assigned a City steward/department, supporting partners, and a timeline
- OPCD remains the plan's overall champion, but implementation is distributed across ~15 City departments and agencies
- Designed to be a living implementation roadmap — priorities may be re-sequenced as funding, partnerships, and opportunities evolve

Theme 2: Make Everyone Feel Safe and Welcome (SW)

See more information in the Make Everyone Feel Safe and Welcome chapter (page 60)

NUMBER	STRATEGIES	CITY STEWARD	PARTNERS	TIMELINE
Goal SW 1	Make Downtown safe for everyone, all hours of the day.			
Policy SW 1.1	Ensure outdoor spaces are accessible, well-lit, comfortable, and clean.			
SW 1.1.1	Provide durable, well-designed seating adjacent to transit stations and City-owned parks and plazas, as well as at other key resting areas throughout Downtown.	SPR, SDOT	OPCD	Near-term
SW 1.1.2	Focus lighting investments and regular lighting maintenance in areas that support restaurants and nightlife activity, and to support a safe pedestrian route to transit services and other amenities.	SCL	SDOT	Mid-term
SW 1.1.3	Activate the streets and public spaces between King Street and Jackson Street, and between the 4th Ave S and 12th Ave S intersections.	SPR, SDOT	OPCD, SCL	Near-term
SW 1.1.4	Implement the Public Life Action Plan for Yesler Crescent to enhance public spaces and sidewalks along Second Avenue between Yesler Way, South Main Street, and City Hall Park.	SPR	SDOT	Mid-term
SW 1.1.5	Continue to identify opportunities to expand cleaning, safety, and hospitality services during major national and international events Downtown in coordination with Business Improvement Areas (BIAs).	OED	DSA	Mid-term
SW 1.1.6	Support public-private partnerships to create active uses on underutilized parcels while waiting for future development.	OPCD	SPR, SDCI	Ongoing
Policy SW 1.2	Create a comfortable and convenient transit experience for everyone, including while waiting for buses and making transfers.			
SW 1.2.1	Continue implementing the Seamless Seattle pedestrian wayfinding signage at Westlake and Jackson Hub and expand the system around other transit stations.	SDOT		Ongoing
SW 1.2.2	Provide security, maintenance, and operations resources to ensure transit stops and stations feel safe, clean, uncluttered, and inviting. (Imagine Greater Downtown)	SDOT		Ongoing
SW 1.2.3	Continue implementing a focused approach to respond to safety and environmental concerns along 3rd Avenue.	HSD	SDOT, SPU, CARE	Ongoing

Questions and Discussion

Downtown Regional Center Plan

