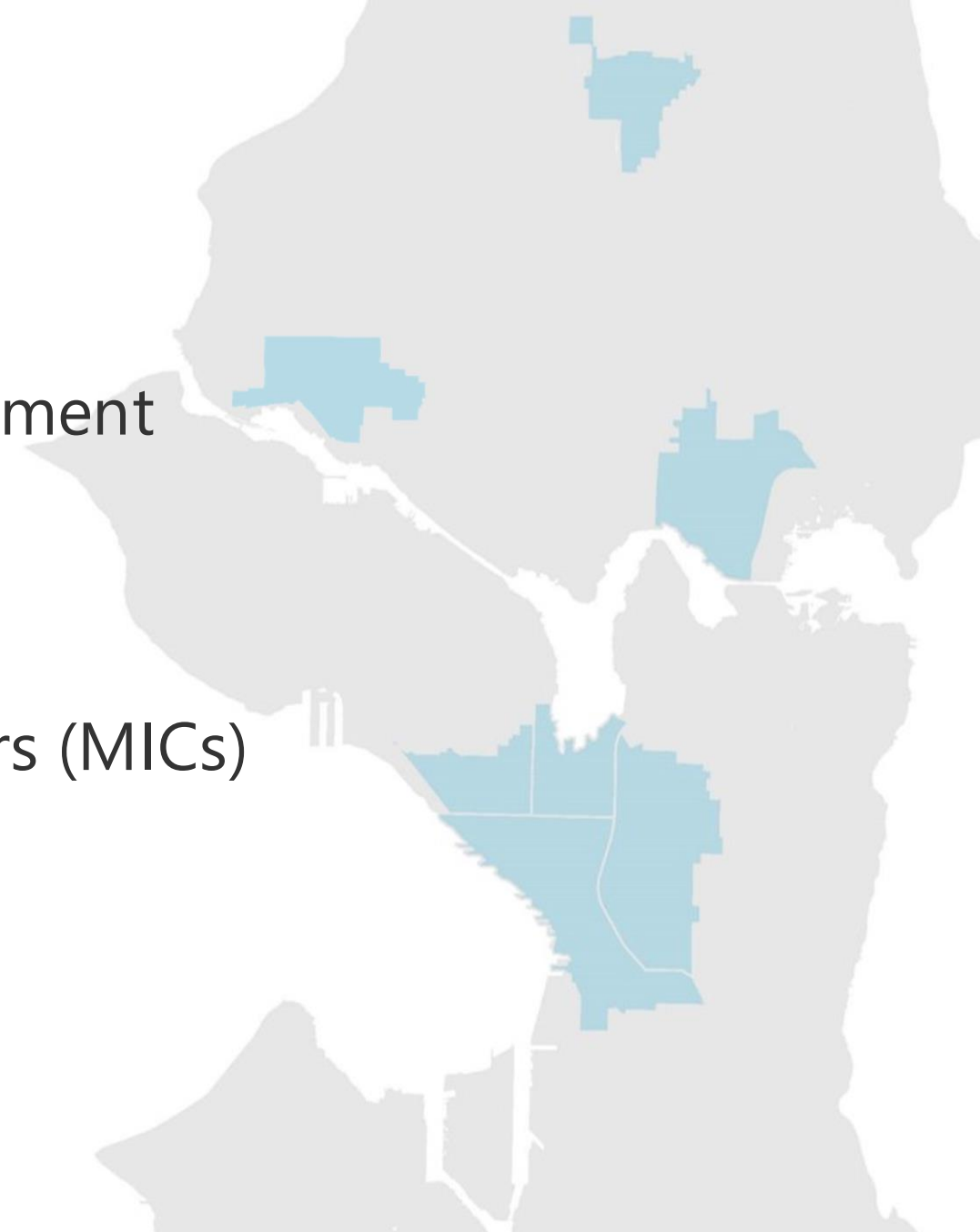


# 2026 Comprehensive Plan Annual Amendment Subarea Plans Package 1

June 17, 2026

# Agenda

1. Comprehensive Plan Annual Amendment
2. Subarea Plans Package 1
3. Regional Centers
4. Manufacturing and Industrial Centers (MICs)



# Comprehensive Plan Amendments

## **2026 will be the first Comprehensive Plan annual amendment process in several years**

- Under GMA, cities may only amend their Comprehensive Plan once per calendar year
- Amendment cycle was suspended during Comp Plan update
- Amendments in 2026 and 2027 will include Regional Centers and MIC Subarea Plans
- Must be introduced and adopted as a single piece of legislation

# Recommended Subarea Plan Packages

## Package 1: 2026 Adoption

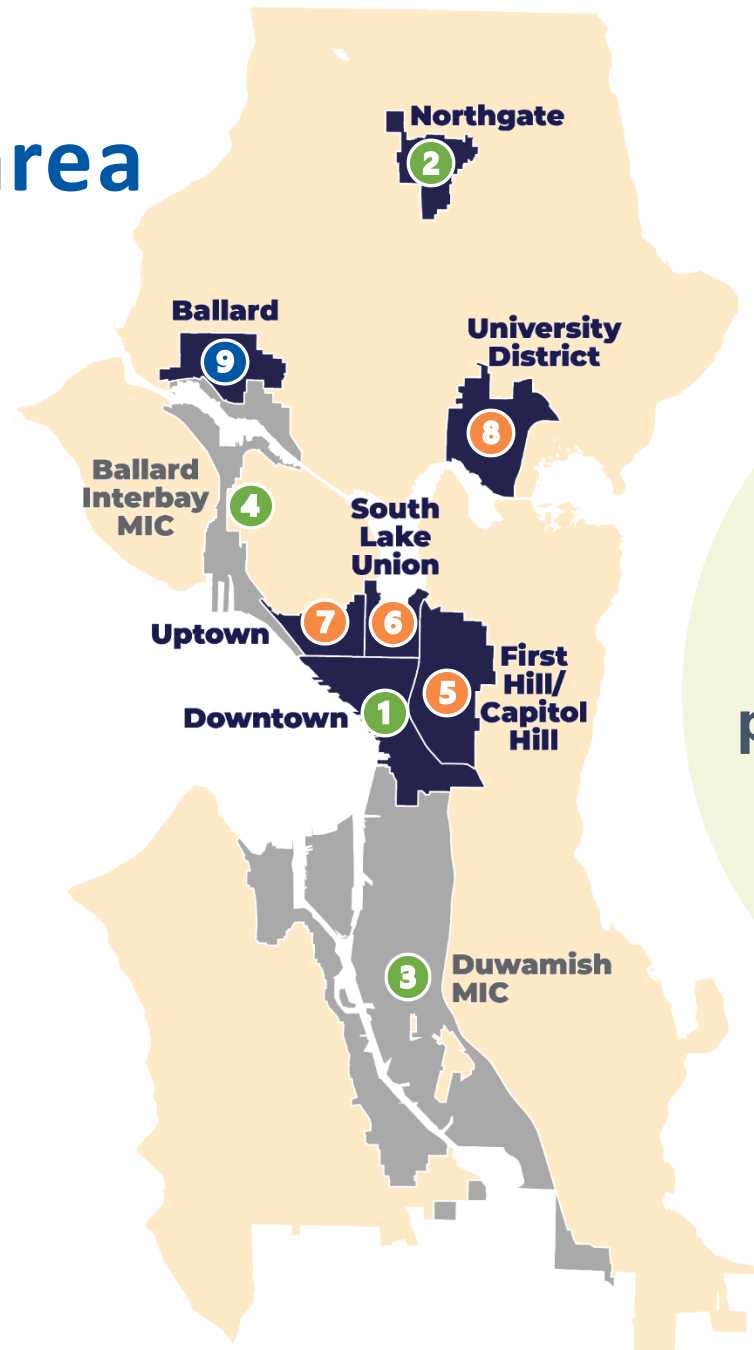
1. Downtown RC
2. Northgate RC
3. Duwamish MIC
4. Ballard Interbay MIC

## Package 2: 2027 Adoption

5. First Hill / Capitol Hill RC
6. South Lake Union RC
7. Uptown RC
8. University District RC

## Package 3: 2028 Adoption

9. Ballard RC



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

# Status of Package 1 Plans

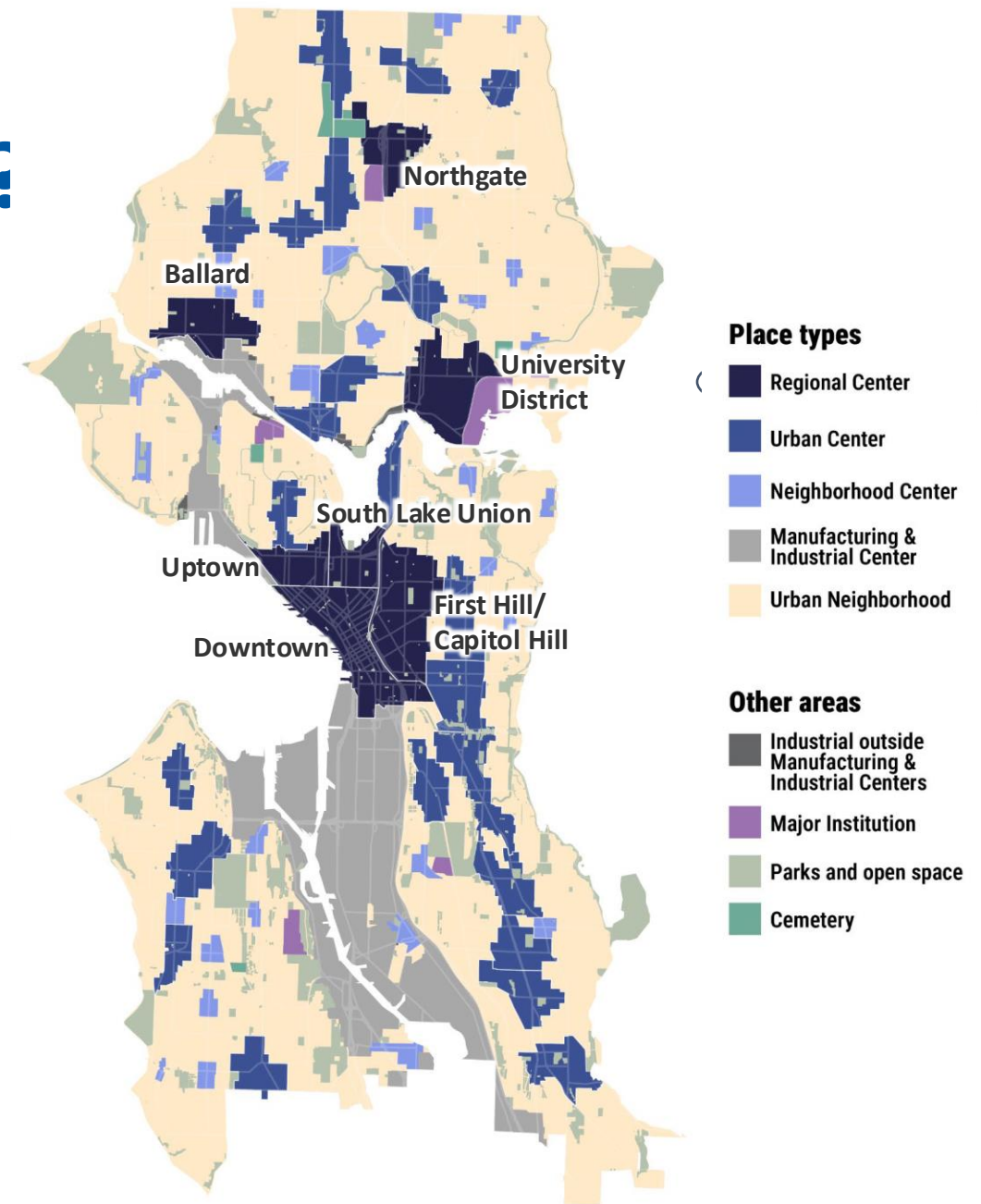
	Draft Plan Comment Period	SEPA	Council Briefings
<b>Downtown RC</b>	Jan. 2 – Feb. 15 ✓	Addendum comment period Mar. 12 - 27 ✓	Complete for all who requested ✓
<b>Northgate RC</b>	Mar. 11 – Apr. 10 ✓	DNS comment period Apr. 2 - 16, no appeals ✓	Complete for all who requested ✓
<b>BINMIC</b>	Apr. 6 – May 5 ✓	SEPA Addendum published May 7 ✓	Complete for all who requested ✓
<b>Duwamish MIC</b>	Apr. 6 – May 5 ✓	SEPA Addendum published May 14 (Under Appeal) ✓	Complete for all who requested ✓



# What are Regional Centers?

## Comprehensive Plan (2025):

- Places with an **important regional role** with substantial housing, office, retail, institutional, and/or entertainment uses and access to regional transit
- Planned to accommodate a **substantial share of the city's growth**
- Designated as Regional Growth Centers by the **Puget Sound Regional Council**
- **Subarea plans** for each of the seven Regional Center are developed and updated over time and adopted as part of the City's Comprehensive Plan



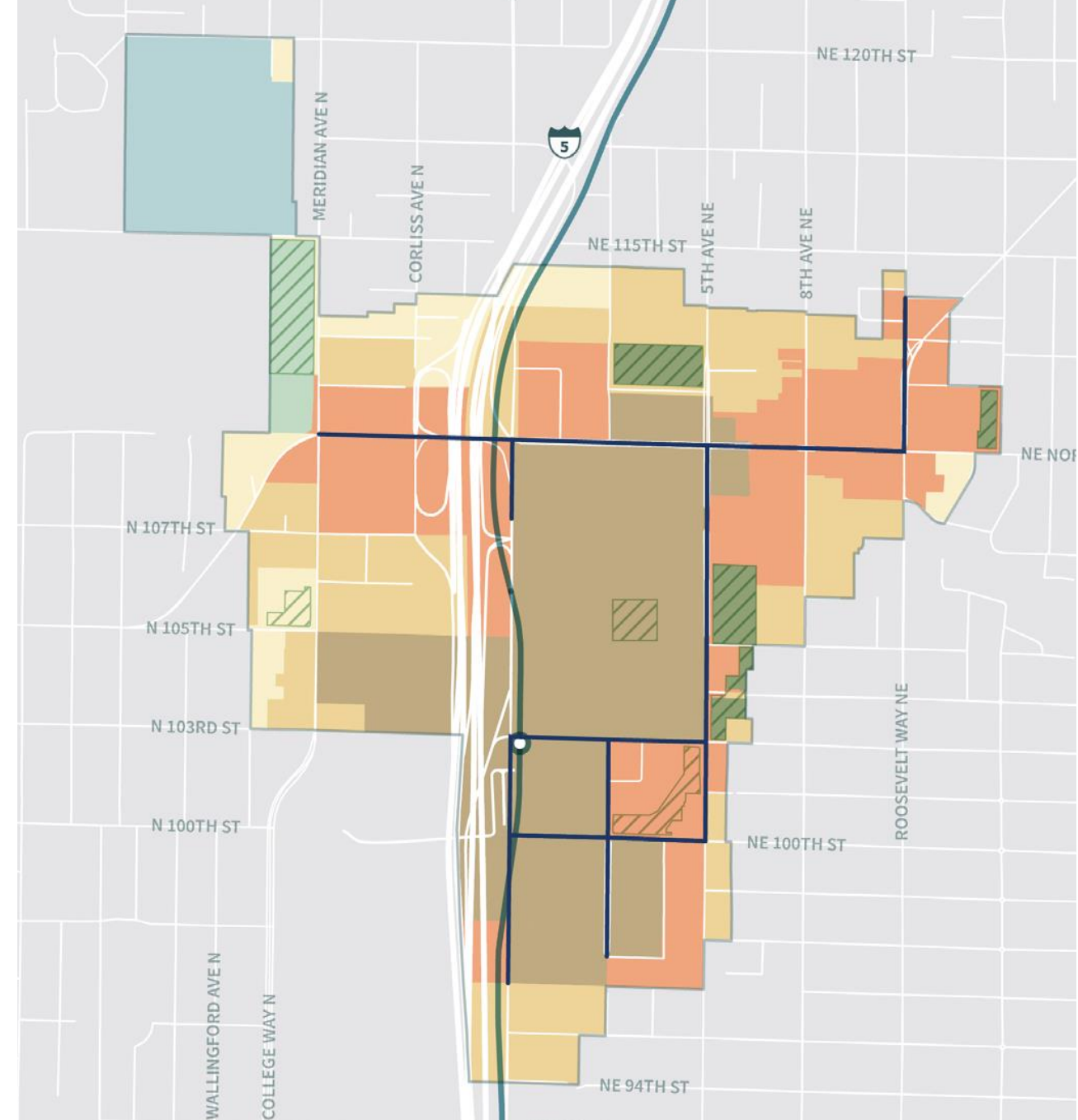
# Why Plan for Regional Centers?

- Ensure we can accommodate potential growth
- Foster the ongoing transformation of each center into a vibrant, livable, mixed-use district of the city
- Address key goals for more detailed implementation, e.g. urban design, housing, environment, transportation, and a focus on equity
- Nest place-specific detail within high-level policy framework of the Comprehensive Plan
- Build upon success focusing growth and investing in our centers

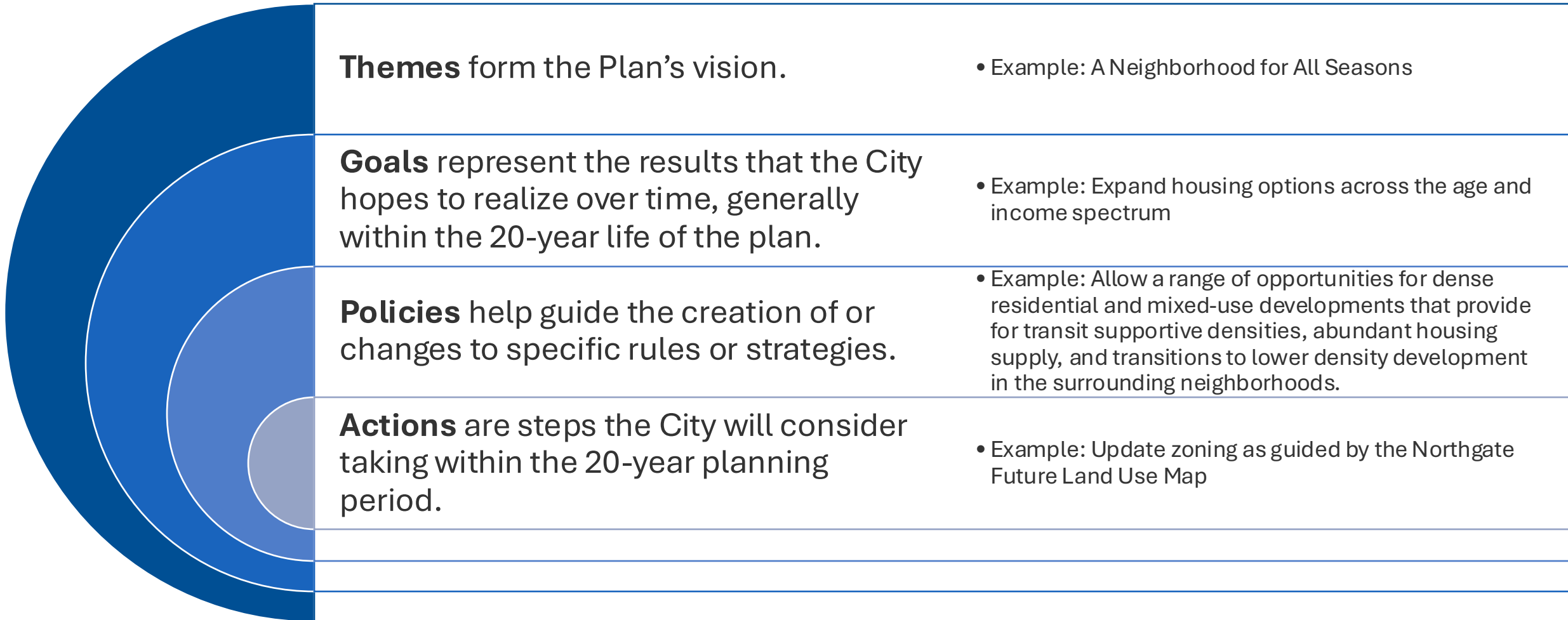


# What is in the Plans?

- Goals, policies, and actions to **guide future residential and job growth**
- Center-specific **Future Land Use Map** to guide zoning implementation
- Planned **investments in housing, open space, and capital facilities**, including transportation projects from the Seattle Transportation Plan (STP)
- Policies and actions that **guide city programs** across many departments



# How the Plans are Organized



# Regional Center Planning Process



## RACIAL EQUITY AND ENGAGEMENT

This phase focuses on equitable community engagement. It includes two waves of engagement designed to involve community members in shaping and validating the existing conditions analysis and in responding to initial vision, goals, and policy ideas.



## TECHNICAL ASSESSMENT AND ANALYSIS

This phase focuses on existing conditions analysis, including the development of technical reports for PSRC's core technical areas: housing, economy, environment and climate change, transportation, land use and development patterns, and public services.



## VISION AND POLICY DEVELOPMENT

In this phase, the findings from the existing conditions technical reports and initial community engagement are used to create a draft vision, goals, and policy framework.



## PLAN DEVELOPMENT AND REVIEW

This phase focuses on refining the vision and policies, producing the final plan, and completing all internal and public reviews before City Council adoption.

# Manufacturing and Industrial Centers (MICs)

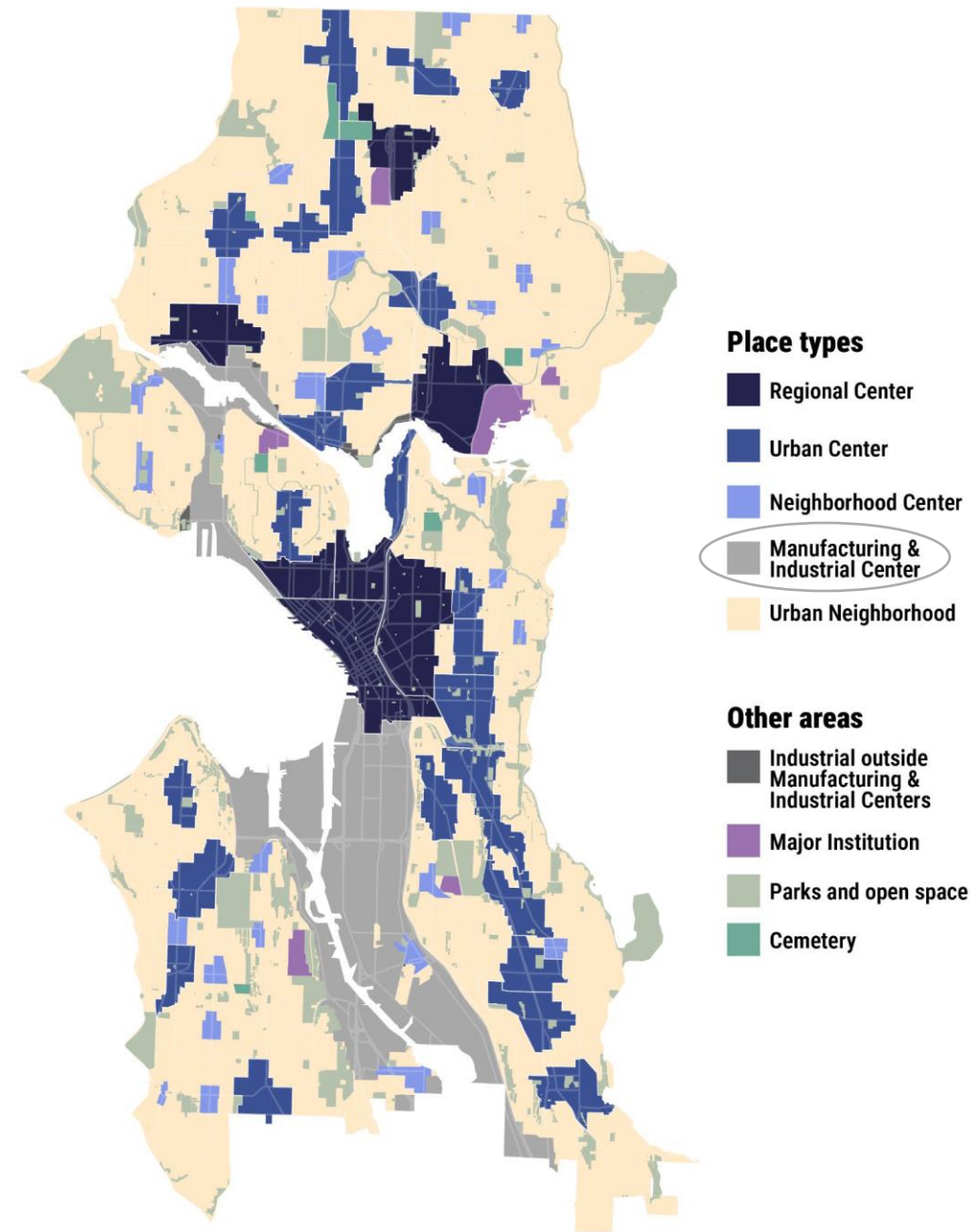
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Background

# What are MICs?

## Comprehensive Plan (2025):

- **Manufacturing and Industrial Centers (MICs)** are areas of concentrated industrial activity with *limited* retail, office, and residential uses, that primarily serve industrial businesses and workers.
- Designated as regional Manufacturing and Industrial Centers by the **Puget Sound Regional Council**
- **Subarea plans** for each MIC are required, and adopted as part of the City's Comprehensive Plan
- **Two MICs:** Greater Duwamish MIC and Ballard–Interbay–Northend MIC



# MIC Plans:

## Build on the 2023 Industrial and Maritime Strategy

- In 2023, City Council passed a wholistic update to policies and regulations for industrial land, including:
  - A dozen new and amended Comp Plan policies
  - Workforce development and transportation commitments
  - An entirely new industrial zoning code
- Proposed MIC Subarea Plans leverage the robust 2023 work and public engagement.
- OPCD recommends passing the MIC plans to meet regional requirements without reopening major recent policy debates.
- OPCD has closely coordinated with the Port of Seattle / NWSA to receive their early input.



# Questions and Discussion

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Thank you!

