

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
Office of Planning & Community Development (OPCD)	Brennon Staley	Christie Parker

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to land use and zoning; implementing a major update of Neighborhood Residential zones and modifying development standards in other zones to comply with various state laws; amending Chapter 23.32 of the Seattle Municipal Code at pages 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 98, 99, 100, 102, 103, 104, 105, 106, 107, 111, 112, 113, 114, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 216, 217, 219, 220, and 221 of the Official Land Use Map; amending Chapters 6.600, 14.08, 14.09, 15.32, 21.49, 22.214, 22.801, 22.907, 23.22, 23.24, 23.28, 23.30, 23.34, 23.42, 23.45, 23.47A, 23.48, 23.49, 23.50, 23.51A, 23.51B, 23.53, 23.54, 23.58C, 23.60A, 23.66, 23.72, 23.75, 23.76, 23.80, 23.84A, 23.86, 23.90, 23.91, 25.09, and 25.11 of the Seattle Municipal Code; renumbering existing subsection 23.54.015.K of the Seattle Municipal Code as Section 23.54.037 and further amending the section; renumbering existing subsections 23.54.030.F, 23.54.030.G, 23.54.030.K, and 23.54.030.L as Sections 23.54.031, 23.54.032, 23.54.033, and 23.54.034 and further amending the sections; repealing Chapter 23.44 and Sections 23.34.010, 23.34.012, 23.34.013, 23.34.072, 23.42.130, 23.45.512, 23.45.531, 23.86.010, and 25.09.260 of the Seattle Municipal Code; adding a new Chapter 23.44 and new Sections 23.42.024, 23.42.132, 23.45.519, 23.80.006, 23.80.008, 23.80.010, 25.09.055, and 25.11.025 to the Seattle Municipal Code; and repealing Ordinance 127219.

Summary and Background of the Legislation:

This legislation would implement a comprehensive update of Neighborhood Residential zones to comply with Washington State House Bill 1110 and to meet other goals. House Bill 1110 (also known as the “Middle Housing bill”) requires cities to allow a wider variety of housing types such as duplexes, triplexes, and stacked flats in primarily single-family zones, and places limits on the regulation of middle housing.

This legislation would also implement changes to comply with:

- House Bill 1293 which requires that design standards be “clear and objective”
- Senate Bill 6015 which places limits on requirements for off-street parking

- House Bill 1287 which establishes requirements for electric vehicle charging in new development

This legislation would replace interim regulations currently being considered by City Council to comply with a June 30, 2025, deadline to implement HB 1110.

A summary of the key development standards are shown below:

Maximum density	1 unit per 1,250 square feet of lot area except that, consistent with state law, at least four units are allowed on all lots, regardless of lot size, and six units within a quarter-mile walk of major transit or if two units are affordable
Floor area ratio (FAR)	The amount of floor area allowed is equal to the lot size times the FAR. Proposed FARs are: <ul style="list-style-type: none"> • 0.6 FAR for density below 1/4,000 sq ft (e.g., one unit on a 5,000 sq ft lot) • 0.8 FAR for density between 1/4,000 and 1/2,200 sq ft (e.g., two units on a 5,000 sq ft lot) • 1.0 FAR for density between 1/2,200 and 1/1,600 sq ft (e.g., three units on a 5,000 sq ft lot) • 1.2 FAR for density of at least 1/1,600 sq ft (e.g., four units on a 5,000 sq ft lot)
Lot coverage	50 percent
Height limit	32 feet plus a 5 foot pitched roof bonus
Minimum Amenity area requirement	<ul style="list-style-type: none"> • 20 percent of lot area • The minimum dimension for amenity area is 8 feet or, if the open space includes a circulation pathway serving multiple buildings, 11 feet • Amenity area may be private or shared • At least half of the amenity area must be at ground level. Only half of amenity area not at ground level counts toward this requirement.
Minimum setbacks and separations	<ul style="list-style-type: none"> • Front: 10 feet • Rear: 10 feet without an alley, 5 feet for ADUs, and zero feet with an alley • Side: 5 feet • Separation between buildings within property: 6 feet
Accessory dwelling units	Accessory dwelling units (ADUs) would count toward the density and floor area limits shown above and be subject to the same standards as principal dwelling units except for a maximum size limit of 1,000 square feet plus 250 square feet of garage.
Alternative standards for stacked flats	Stacked flats located on lots 6,000 square feet or greater and within ¼ mile of frequent transit are subject to an FAR of 1.4 and a density of 1 unit per 650 square feet.
Alternative standards for low-income housing	Low-income housing located on lots 6,000 square feet or greater and within ¼ mile of frequent transit are subject to an FAR of 1.8, a height of 42 feet, a density of 1 unit per 400 square feet and a lot coverage of 60%.

The legislation would also amend standards in other zones to comply with other state requirements.

Background

The City of Seattle has been working since 2022 to update our Comprehensive Plan. We are calling the updated plan the One Seattle Plan. The Plan is a roadmap for where and how Seattle will grow and invest in communities over the next 20 years, toward becoming a more equitable, livable, sustainable, and resilient city.

In 2023, the Washington State legislature passed a suite of bills that were intended to increase the production of housing and address our housing affordability crisis. These bills include:

- HB 1110 (also known as the “Middle Housing bill”) which requires cities to allow 4 to 6 units on residentially-zoned lots and a wider variety of housing types such as duplex, triplexes, and stacked flats as well as placing limits on the regulation of middle housing
- HB 1337 which places limits on the regulation of accessory dwelling units
- HB 1293 which places limits on design review processes and requires that design standards be “clear and objective”

The Mayor’s Recommended Plan was transmitted to Council in March 2025. Legislation to implement the Recommended Plan through zoning changes will be transmitted in two phases. This legislation would update development standards in Neighborhood Residential zones and make changes to comply with state law. A second piece of legislation (called “Centers and Corridors”) to implement rezones in neighborhood centers, regional and urban center expansions, and frequent transit routes would be transmitted separately.

The Seattle City Council’s Select Committee on the Comprehensive Plan adopted the following amendments to the legislation:

Amendment 55, Version 1 - Increase ADU size for legacy homeowners in certain zones

Amendment 57, Version 1 - Allowing larger maximum size for ADUs

Amendment 59, Version 1 - Exempt ADUs from Mandatory Housing Affordability

Amendment 61, Version 2 - Expanding affordable housing bonus and extending bonus to social housing

Amendment 63, Version 2 - Expand affordable housing bonus FAR in LR zones

Amendment 65, Version 1 - Allowing stores to be located anywhere in neighborhood residential

Amendment 68, Version 1 - Waiving development standards for internal conversions

Amendment 69, Version 1 - Minimum floor area for development on small lots

Amendment 70, Version 2 - Increasing FAR for densest development and stacked flats

Amendment 71, Version 1 - Clarifying density allowances

Amendment 73, Version 1 - Parcel Rounding

Amendment 75, Version 1 - Require indoor air quality and noise improvements for development near interstates, highways, major truck streets, or railroad rights-of-way

Amendment 77, Version 2 - Cottage housing incentive

Amendment 78, Version 1 - Family Housing Bonus Near Schools

Amendment 79, Version 1 - Bonus for Accessible Units

Amendment 80, Version 2 - Incentivizing balconies on apartment buildings

Amendment 81, Version 1 - Design standards for historic districts
Amendment 83, Version 1 - Rezone a block in Columbia City to Lowrise 2, rather than Lowrise 1
Amendment 85, Version 1 - Amend parking requirements to implement State law
Amendment 87, Version 1 - Tree Protection Parking Waiver
Amendment 90, Version 1 - Expanding Stacked Flat Bonus
Amendment 91, Version 2 - Expanding Stacked Flat Bonus for Trees or Green Factor
Amendment 93, Version 2 - NR tree canopy requirements
Amendment 94, Version 1 - Tree Retention Bonus
Amendment 95, Version 2 - Reduce setbacks on small lots near transit
Amendment 97, Version 2 - Require larger setbacks on Queen Anne Blvd
Amendment 98, Version 1 - Reduce required building separations
Amendment 100, Version 1 - Provide at least one tree per 2,500 square feet of lot area
Amendment 102, Version 3 - Tree Protections: Alternative Site Plan Authority and SDCI
procedural discretion for development that encroaches on tree protection areas
Amendment 104, Version 1 - Provide greater flexibility when trees are protected
Amendment 112, Version 1 - Allow increased height for development with larger setbacks
Amendment 113, Version 1 - Adopt State model code requirements for setbacks

On December 16, the City Council further amended the bill to adopt a substitute version, 4a of the bill, which included a number of technical corrections and edits to the bill, including:

- Redrafting sections of the code that were amended by multiple amendments so that they are as clear as possible;
- Restoring provisions that were inadvertently deleted, such as continuing to allow Accessory Dwelling Units to be located in rear setbacks;
- Maintaining consistency in language and policy intent across the land use code;
- Updating references to regional centers and urban centers;
- Adding references to new code sections;
- Incorporating changes that were made by bills adopted since the introduction of Council Bill 120993; and
- Correcting typos.

In particular, the substitute:

1. Increases the new family housing bonus in Neighborhood Residential (NR) zones to be consistent with other FAR bonuses. With all of the different changes to the FAR section, it ended up that family housing would have a lower FAR limit than other housing types, which was the opposite of the intention of that provision. (Section 23.44.050)
2. Allows pitched roofs and other rooftop features to extend above the roof for projects in NR zones where 42 foot roof heights are allowed. Currently these features are allowed above 32 foot roofs. Version 4a extends that longstanding provision to the higher height limits that the Committee's bill allows. (Section 23.44.070)
3. Limits the flexibility that will be provided to projects that include Type A accessible units to projects with less than 10 stacked dwelling units. Projects with 10 or more units are already required to have ADA-compliant units. (Section 23.44.080)

4. Adds setback limits that would apply to nonresidential structures, like churches or schools, in NR zones. (Section 23.44.090)
5. Amends the setback limits to allow detached ADUs within 5 feet of the rear lot line in NR zones, consistent with current regulations. (Section 23.44.090)
6. In Lowrise (LR) zones, allows “corner stores” to be located on any lot, consistent with the Committee’s direction for NR zones (Section 23.44.110)

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? Yes No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation have financial impacts to the City? Yes No

This legislation will not have any direct impacts to expenditures, revenues, or positions. However, it would have the following indirect impacts:

Tax Base

The legislation is likely to increase the construction of housing in Neighborhood Residential zones. Increased housing construction would bring in additional tax revenue directly through increased construction sales tax and REET tax and indirectly through an increase in property taxes and the number of residents in Seattle. While we don’t have an estimate of likely increases in housing and population, the Environmental Impact Statement for this legislation and the Centers and Corridors legislation analyzed the impact of 40,000 additional homes over 20 years. About half of these homes were in Neighborhood Residential zones.

Permit Review

This legislation is likely to increase the number of permits for housing that the City has to review but would also make changes to simplify the existing code. Increased permit review would be paid for by the permit fees on the additional volume of permits.

Information Technology, Education, & Outreach

Implementation of this legislation will require updating of zoning maps, GIS layers, websites, director’s rules, and other public materials as well as minor changes to the software tracking tools such as Accela to account for new zone names. It is expected that this work will be accomplished using existing staff resources; however, if implementation occurs after June 30, 2025 when SDCI staffing resources will significantly decrease due to budget cuts, SDCI may seek to hire a short-term employee to assist with the implementation process and a separate budget request may be necessary. A memo prepared by SDCI is attached to this document with greater detail and cost estimates. Technology update costs outlined in the memo would be paid by SDCI from existing permit fees through an existing MOU with IT. Language translation costs outlined in the memo would be paid by SDCI permit fees most likely to DON through an existing process. Material update costs outlined in the memo would be paid for by SDCI permit fees.

4. OTHER IMPLICATIONS

- a. Please describe how this legislation may affect any departments besides the originating department.**

Fiscal impacts, described herein, are primarily on permitting departments including the Seattle Department of Construction and Inspections (SDCI), Department of Transportation (DOT), Seattle Public Utilities, (SPU), Seattle City Light (SCL), Seattle Fire Department (SFD), and the Department of Neighborhoods (DON).

- b. Does this legislation affect a piece of property? If yes, please attach a map and explain any impacts on the property. Please attach any Environmental Impact Statements, Determinations of Non-Significance, or other reports generated for this property.**

The legislation will apply to Neighborhood Residential Zones throughout Seattle. Neighborhood Residential zones represent about 2/3rds of Seattle. It would also have minor impacts on development regulations in other areas.

- c. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.**

- i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.**

This legislation would help address multiple equity issues by:

- reducing the cost of housing by increasing the supply of housing in order to address the competition for housing which is driving price increases
- allow for more home ownership opportunities in parts of Seattle where only detached homes and accessory dwelling units are currently allowed
- implement an affordable housing bonus in NR zones to support the development of this type of housing in areas where affordable housing is lacking.

- ii. Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.** A summary of racial equity analysis is attached.

- iii. What is the Language Access Plan for any communications to the public?** SDCI will provide a summary of the updated standards in the languages specified in their office's language access plan.

d. Climate Change Implications

- i. Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.**

This legislation will tend to encourage housing within Seattle compared to areas outside of Seattle. Consequently, it will help to reduce carbon emissions from transportation by locating new households in areas of transit, employment, and amenities.

- ii. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle’s resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

This legislation is not expected to substantially affect Seattle’s resiliency.

- e. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program’s desired goal(s)? What mechanisms will be used to measure progress towards meeting those goals?**

This legislation would implement the Mayor’s proposed One Seattle Plan. No new initiative or major programmatic expansion is proposed.

5. CHECKLIST

- Is a public hearing required?**
- Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required?**
- If this legislation changes spending and/or revenues for a fund, have you reviewed the relevant fund policies and determined that this legislation complies?**
- Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?**

6. ATTACHMENTS

Summary Attachments:

Summary Attachment 1 - SDCI Implementation Cost Memo

Summary Attachment 2 - One Seattle Plan RET Summary Report



MEMO

DATE: January 28, 2025

TO: Brennon Staley, Strategic Advisor, OPCD
Geoff Wentlandt, Manager, OPCD

FROM: Lisa Rutzick, Product Manager, SDCI

RE: Implementation Costs for Proposed 2025 Seattle Comprehensive Plan Legislation & Rezone Phase I

EXECUTIVE SUMMARY

SDCI has collaborated with Seattle IT to review the proposed legislation and identify costs needed to support implementation of the new zoning changes outlined in the anticipated 2025 Comprehensive Plan and related legislation. This memo identifies the additional technology, outreach and education resources needed to implement the proposed legislation within the timeline outlined and is intended to inform the fiscal notes that accompany the legislative packages.

ANTICIPATED COSTS

Based on our initial analysis and assumption of a 30-day effective date, SDCI expects the technology costs associated with the implementation of the Comp Plan legislation and Rezone Phase 1* to total approximately **\$20,875**. Additionally, SDCI anticipates the costs associated with outreach materials to be **between \$5,000 and \$10,000**, depending on the outreach work undertaken by OPCD. Finally, if adoption and implementation is significantly delayed beyond June 30, 2025, supplementary staff capacity to assist with updating public information would cost approximately \$25,500. More detailed information about the anticipated technology, education and outreach work is provided below.

TECHNOLOGY

The proposed legislation requires numerous updates to GIS zoning maps, data layers, as well as updates to SDCI's permit tracking system, Accela. We expect this new work will be primarily handled by SDCI's dedicated IT GIS liaison; the single existing resource dedicated to all GIS work at SDCI, with assistance from an additional analyst as available in the IT GIS workplan. Estimates for the time and costs necessary to implement this technology work are provided below in more detail:

*Please note that SDCI is not assessing implementation needs for the Phase 2 Rezone at this time.



Technology Updates: Implementation Costs

	Proposed Phases of Legislation	Estimated Costs w/ Added Staffing Resources **
1	Comp Plan Legislation Updates (Expected May/June 2025)* <ul style="list-style-type: none"> • Develop new Major Transit Service Area Layer • Update Frequent Transit Service Area Layer • Propagate layer updates • Update GIS SDCI reports • Coordination/quality assurance for updates to Accela script • Potential new layer/items • Project planning/management 	(167 hours)
2	Phase 1 Rezone (Expected May/June 2025)* <ul style="list-style-type: none"> • Update zoning layers & zoning view layers, as well as other zoning derived layers • Update GIS SDCI reports • Coordination/quality assurance for updates to two Accela scripts • Communications/outreach to stakeholders • Project planning/management • Update Muni Code maps • Update IT GIS tree tracking data 	\$20,875
<p>*The estimated implementation time assumes these pieces of legislation are adopted at the same time, with a 30-day effective date. **Technology estimates shown here assume in-house development at loaded IT rate of \$125/hour.</p>		

EDUCATION & OUTREACH

Along with staff training, thoughtful outreach aimed at educating Seattle residents on zoning changes and requirements is critical to successful compliance and ultimately, the success of the Comprehensive Plan. SDCI will rely heavily on OPCD’s significant outreach efforts throughout the development of the Comprehensive Plan.

SDCI education and outreach is anticipated to include activities such as:

- Publicizing a phone line for in-language translation capability to answer questions and direct customers to informational resources.
- Content creation and updates to numerous references on the Seattle.gov web site, multiple public resources documents such as Tips, as well as the creation of new information materials. Potentially including translation of certain content.
- Development of staff training materials.
- Use of OPCD’s press-release content to publicize adopted legislation on SDCI newsletter, list serve and social media, as well as coordination with DON to publish in their newsletter.
- Working with DON to publicize to the ethnic media sites and outlets.



With the exception of language translation, SDCI believes that it currently has in-house capacity to support the work to support the necessary outreach and education efforts. This resourcing may change, however, depending on the timing of the legislation adoption. Should the timeline deviate from the currently expected timeline, SDCI may require temporary staffing resources to update and make current our public facing information**. This assessment is based on our best estimates with the information available and the bill as drafted in December 2024. Updates or amendments could impact these estimates.

Outreach & Education Costs

Public Outreach	Estimated Costs	Notes
Translated content for webpage, informational materials and language line	\$5,000-\$10,000	<ul style="list-style-type: none"> • Offer informational resources in languages other than English, including the ‘Top Tier’ languages: traditional Chinese (Mandarin and Cantonese), Spanish, Vietnamese, Somali, Amharic, Korean, and Tagalog • Provision of education and accessible information required for the successful implementation of legislation
**Update public information materials	\$25,500	<ul style="list-style-type: none"> • 3-month temporary Permit Specialist 1 FTE needed to support the updates if adoption and implementation is significantly delayed beyond June 30, 2025.

Thank you for your consideration and please do not hesitate to reach out with any questions.

One Seattle Plan Comprehensive Plan Update

Racial Equity Toolkit Summary

May 2025

Background

The City of Seattle is updating its Comprehensive Plan, a roadmap for where and how Seattle will grow and invest in communities over the next 20 years and beyond. Seattle last engaged in a citywide process to update its Comprehensive Plan a decade ago. This major update, the One Seattle Plan (Plan), sets a refreshed vision and charts a new roadmap for the future. Central to that vision is working toward a city where current and future residents can benefit from and experience racially equitable outcomes — a city where someone’s race or ethnicity does not impact health, wellbeing, or access to opportunity, including housing.

A Racial Equity Toolkit (RET) is a process to guide the development of the goals and policies in this Plan in order to further racial equity. Conducting a RET is an iterative process of community engagement, analysis, policy development, and evaluation, with each step informing the next. With [guidance](#) from the Seattle Office of Civil Rights (SOCR), the Office of Planning and Community Development (OPCD) employed a RET process in developing the Mayor’s Recommended One Seattle Plan.

This work included an analysis of the existing Seattle 2035 Comprehensive Plan, extensive racial equity data and analysis published in the One Seattle Plan Housing appendix, analysis of racial equity impacts in an Environmental Impact Statement, and enhanced public engagement with communities that have historically been marginalized from policy processes like a major update of the Comprehensive Plan. More complete documentation of each of these components of the RET can be found via the links provided.

Finally, the RET has resulted in key changes and additions to the City’s policies that will guide actions by multiple departments over the next 20 years, including a new growth strategy and policies that promote racial equity added throughout the Plan.

Racial Equity Analysis of Seattle 2035 and Urban Village Strategy (2021)

A Statement of Legislative Intent (29-4-B-1-2019) adopted by City Council in 2019 requested that the OPCD, in consultation with the Department of Neighborhoods (DON) and SOCR, “prepare a racial equity analysis of Seattle’s strategy for accommodating growth” as part of “pre-planning work in anticipation of the next major update to the Comprehensive Plan.” To accomplish this work, OPCD contracted with PolicyLink, a national research and action institute dedicated to advancing racial and economic equity.

The project involved targeted outreach to historically marginalized communities and included a series of focus groups and a larger citywide stakeholder workshop in fall

2020. Participants included community members, organizations active in community development and advocacy around racial equity issues, and City boards and commissions. A community engagement summary report from this process can be found [here](#).

PolicyLink’s evaluation of the current Comprehensive Plan was informed by input from this public outreach and was also informed by a review of data analysis and documents related to the Comprehensive Plan and its implementation.

A final report from this process includes findings and recommendations from PolicyLink on what changes should be made in the Comprehensive Plan and how implementation can achieve more equitable outcomes. Topic areas included: housing supply and affordability, housing and neighborhood choice, jobs and economy, displacement, and community engagement. The final report can be found [here](#).

Equitable Community Engagement

Beginning with the official launch of the One Seattle Plan process in spring 2022, OPCD engaged the public through several phases of community and stakeholder input oriented around key milestones in the Comprehensive Plan update process. These included early engagement and scoping for the Environmental Impact Statement (EIS) in 2022, engagement around key policy topics in the Plan in 2022 and 2023, feedback on the draft Plan and Draft EIS in spring 2024, and feedback on draft zoning changes in fall 2024.

Foundational community engagement goals for the One Seattle Plan were:

- Provide additional opportunities for communities that have been historically underrepresented in the City's planning and engagement processes, especially Black, Indigenous, and People of Color communities.
- Create opportunities for interaction and co-creation with community and stakeholders.

Equitable community engagement included a range of new and expanded strategies:

- DON Community Liaisons assisted with outreach to cultural communities, conducted focus groups, and provided translation services as needed.
- OPCD ensured language access to communities speaking all 7 of Seattle’s Tier 1 languages through translated materials for community events, translation tools on project websites, and interpretation at key community engagement events.
- OPCD contracted with 8 community-based organizations (CBOs) to conduct tailored engagement with the members of communities they serve and produce reports of findings and recommendations for the Comprehensive Plan. The CBOs included Asian Pacific American Labor Alliance (APALA), Capitol Hill Eco District, Duwamish Valley Sustainability Association/ Duwamish Valley Youth Vision Project, Estelita’s Library, Khmer Community of Seattle/King County/ Noio Pathways/ KIMYUNITY, Wa Na Wari/ CACE 21, and sləpələbəx^w (Rising Tides). Reports from each of the CBOs are available [here](#).

- OPCD worked with key City boards and commissions for input on the Plan, including the Equitable Development Initiative Advisory Board, sləp̓iləbəx^w (Rising Tides) Indigenous Planning Group, Green New Deal Oversight Board, Mayor's Council on African American Elders, and Seattle Immigrant and Refugee Commission, among others.
- Between June and July of 2023, OPCD facilitated stakeholder interviews with representatives from over 40 organizations working to address displacement in their communities.

A complete description of community engagement for the One Seattle Plan can be found [here](#).

Data Analysis

The Comprehensive Plan update was informed by several rounds of data analysis that identified, quantified, and mapped equity related factors including historical and ongoing racial disparities, displacement risk, and racial outcomes associated with alternative growth scenarios.

One outcome of the last major Comprehensive Plan update, Seattle 2035, was the creation of the Equitable Development Initiative (EDI). In coordination with EDI, OPCD has analyzed and reported on data that show how the city is progressing toward equitable outcomes across neighborhoods and racial and cultural communities. The resulting Equitable Development Monitoring Program ([link](#)) was established to fulfill this role, publishing several reports and data dashboards in the years leading up to the One Seattle Plan process. As stated in the Plan's Introduction, it is OPCD's intent after adoption of the One Seattle Plan to continue similar monitoring work focusing on implementation and outcomes that impact racial equity.

The Community Indicators Report was released in 2020. This report contains data on housing, community and neighborhood access to opportunity, transportation, and access to education and economic opportunities, which collectively show ongoing disparities among demographic groups and areas of the city.

The Comprehensive Plan update process that led to the adoption of Seattle 2035 in 2015 and 2016 used a newly developed Displacement Risk Index map to inform growth strategy and anti-displacement policies. Alongside the Community Indicators Report, OPCD also produced a new data dashboard of Heightened Displacement Risk Indicators that complement the map. The One Seattle Plan update process built upon this prior work with an updated map (included in the Housing Appendix) and early work to update the dashboard and initiate a multi-departmental and data-informed effort to track and improve upon the City's existing anti-displacement toolbox.

The Plan update was informed by new and more complete documentation of a long history of racial discrimination in Seattle. The Housing Appendix includes a new section, Historical Context of Racist Housing and Land Use Practices, that details this history from initial colonization through highly discriminatory housing policies in the 20th

century to conditions today that continue to result in racially disparate outcomes in housing and access to opportunity.

The Housing Appendix includes additional data and analysis explicitly directed at identifying racial disparities. Data on households shows ongoing differences across racial and cultural communities in income, homeownership, and housing cost burden. A Geographic Analysis of Racial and Social Equity in Housing explores patterns of segregation within the city and neighborhood disparities in housing affordability and access to opportunities that intersect with race.

Racial equity was also incorporated into environmental review for the One Seattle Plan. As part of the scoping process in Fall 2022, OPCD identified equity metrics that were to be addressed in the Environmental Impact Statement analysis. The One Seattle Comprehensive Plan EIS evaluated six growth strategy alternatives for potential impacts to the built and natural environment. Elements of the environment that were studied included earth and water quality, air quality/GHG, plants and animals, energy and natural resources, noise, land use patterns, historic resources, population, employment and housing, transportation, and public services and utilities. For each element historical inequities related to each topic area are documented. Where environmental impacts for any of the alternatives are identified, consideration is given to whether there are racial disparities in how these impacts are experienced and mitigation measures are identified.

Goals and Policies in the One Seattle Plan

The RET process informed and shaped the final Mayor’s Recommended One Seattle Plan, with goals, policies, and implementation approaches that are explicitly designed to promote equity and opportunity broadly and specifically address the impacts of historical racism and persistent racial disparities.

The Introduction to the Plan describes four “key moves” which include housing and affordability, equity and opportunity, community and neighborhoods, and climate and sustainability, all of which describe the broad objectives of the Plan to foster a more equitable city as we grow and invest in the future.

A centerpiece of the Plan is the newly revised growth strategy, which provides direction on the types and locations of development, particularly housing, to meet our needs for housing supply, diversity, and affordability over the next 20 years. The proposed growth strategy addresses the legacy of racially exclusive zoning through implementation of HB 1110 (the new state “middle housing” requirement) and with proposed locations for denser housing, including more affordable rental housing, in more places across the city, including new Neighborhood Centers and transit corridors located in areas with high access to opportunity and few housing options now. These changes were designed to reduce market pressures that are contributing to high housing costs and displacement of low income and communities of color and to promote opportunities and incentives for affordable housing development.

In addition to the Growth Strategy element, the proposed One Seattle Plan includes significant changes to 10 topical policy elements, changes that include adding and strengthening goals and policies that promote racial equity and anti-displacement strategies. Highlights include:

- In the Transportation element, a new Creating an Equitable Transportation System section with policies on transportation equity, including promotion of affordability, equitable access, and investments in underserved areas of the city.
- In the Housing element, a new Housing Security and Stable Communities section with expanded goals and policies on anti-displacement.
- In the Housing element, new and expanded policies underscoring the role of community ownership of land, proactive involvement of groups historically excluded from and burdened by housing policies, and support for lower- and moderate-income homeowners to achieve stability and wealth creation through development on their properties.
- In the Capital Facilities element, a new Equitable Capital Facilities and Service section
- In the Utilities element, expanded policies on equitable service provision to address all utilities as well as specific issues, such as affordability and community impacts.
- In the Economic Development element, policies promoting small business ownership, particularly among historically marginalized communities.
- In the Climate and Environment element, a Carbon Pollution Reduction subelement that emphasizes strategies consistent with a just transition away from fossil fuels.
- In the Climate and Environment element, a Healthy, Resilient Communities and Environment subelement that promotes strategies to achieve an equitable distribution of investments to mitigate climate impacts.
- In the Parks and Open Space element, new policies emphasizing equitable access and community partnerships, enhancing and indigenous culture and practice
- In the Arts and Culture element, new narrative and policies recognizing and promoting Indigenous arts and culture.
- In the Community Involvement element, a strong orientation around equitable engagement with goals and policies related to partnerships, community capacity building, and engagement with Indigenous communities.