

# SEATTLE'S AMENDED COMPREHENSIVE PLAN

Late 2025: Major Wins & Next Steps



## A PRO-HOUSING COMPREHENSIVE PLAN

The amended Comprehensive Plan is a major step forward for housing abundance, bringing the potential to reshape our city to be more affordable, inclusive, and sustainable.

The biggest wins for housing came with changes to development standards, increasing bonuses for affordable housing and stacked flats in Neighborhood Residential zones. The Select Committee rightfully went beyond the bare minimum required under HB 1110 (the state middle housing law), allowing a diverse range of affordable and accessible housing options to be built across the entire city.



Above: Jansen Court Apartments, an existing example of stacked flats. Photo credit: CAST Architectures

### STACKED FLATS

These small multiplexes with one or more homes per floor are now on track to become a real, viable housing option across the city. With the new bonuses, projects that would have been four townhomes can instead deliver eight family-friendly stacked flats. They are space-efficient, accessible, and adaptable for seniors and multigenerational households.

### AFFORDABLE HOUSING

Affordable housing density bonuses in neighborhood residential zones were strengthened, empowering nonprofit and public developers to deliver affordable homes in mixed-income neighborhoods.



Above: Height and FAR bonuses to affordable housing developers can allow them to build more densely. Photo credit: Sightline Institute

### CORNER STORES

Small shops and restaurants will now be allowed throughout residential zones. This re-legalizes the mixed-use pattern found in older neighborhoods and increases walkable access to daily needs and amenities.

### PARKING

Council aligned local rules with new state law. Affordable housing, homes under 1,200 square feet, ground-floor commercial spaces in mixed-use buildings, and childcare facilities will be exempt from parking mandates. For other residences, parking mandates are capped at one space per two homes.

### TREES

Council emphasized creating incentives to retain and plant trees and largely avoided creating new barriers for housing.

## KEY STANDARDS IN NEIGHBORHOOD RESIDENTIAL ZONES

	Triplexes/Fourplexes/ Townhomes	Stacked Flats	Green Stacked Flats	Affordable or Social Housing
Height	32 ft	32 ft	42 ft	42 ft
Floor Area Ratio (FAR)	1.6	1.8	2.0	2.0
Lot Coverage	50%	60%	60%	60%
Max Density	1 home/1250 sf	1 home/600 sf	1 home/500 sf	1 home/400 sf
Other Requirements	—	—	must retain one Tier 1 tree, two Tier 2 trees, or attain a 0.6 Green Factor	50% affordable at 60% of the Area Median Income (AMI) for rental or 80% for homeownership OR all housing developed by a Public Development Authority (PDA) that is publicly owned & financed

# ON THE DOCKET FOR 2026: NEW NEIGHBORHOOD CENTERS

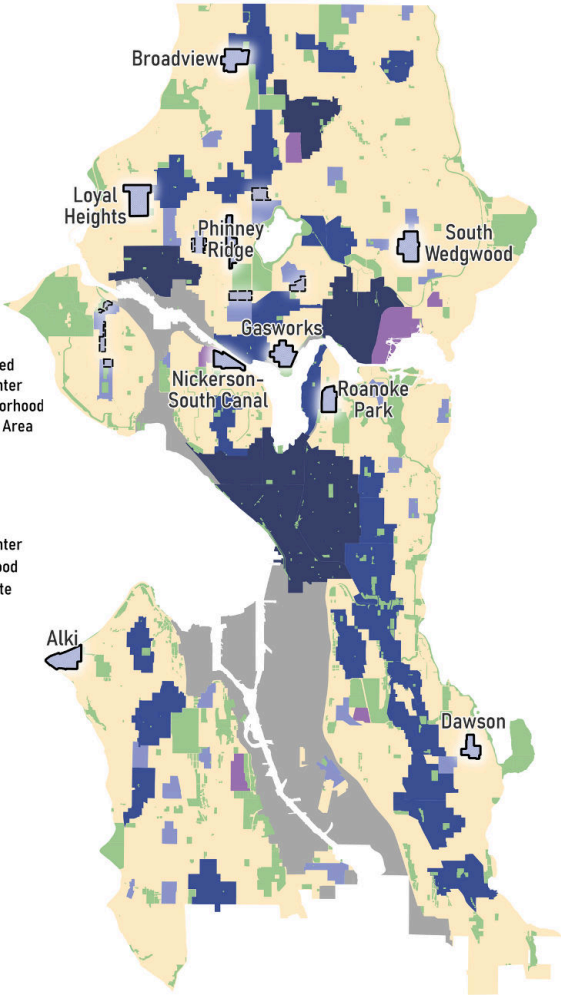
CM Rinck proposed 8 new Neighborhood Centers:

**Alki, Dawson, Roanoke Park, Gasworks, South Wedgwood, Broadview, Loyal Heights, and Nickerson-South Canal.**

CM Strauss also proposed one new Neighborhood Center in East Ballard and the expansion of the Upper Fremont, Magnolia Village, North Magnolia, and Northwest Green Lake Neighborhood Centers within District 6.

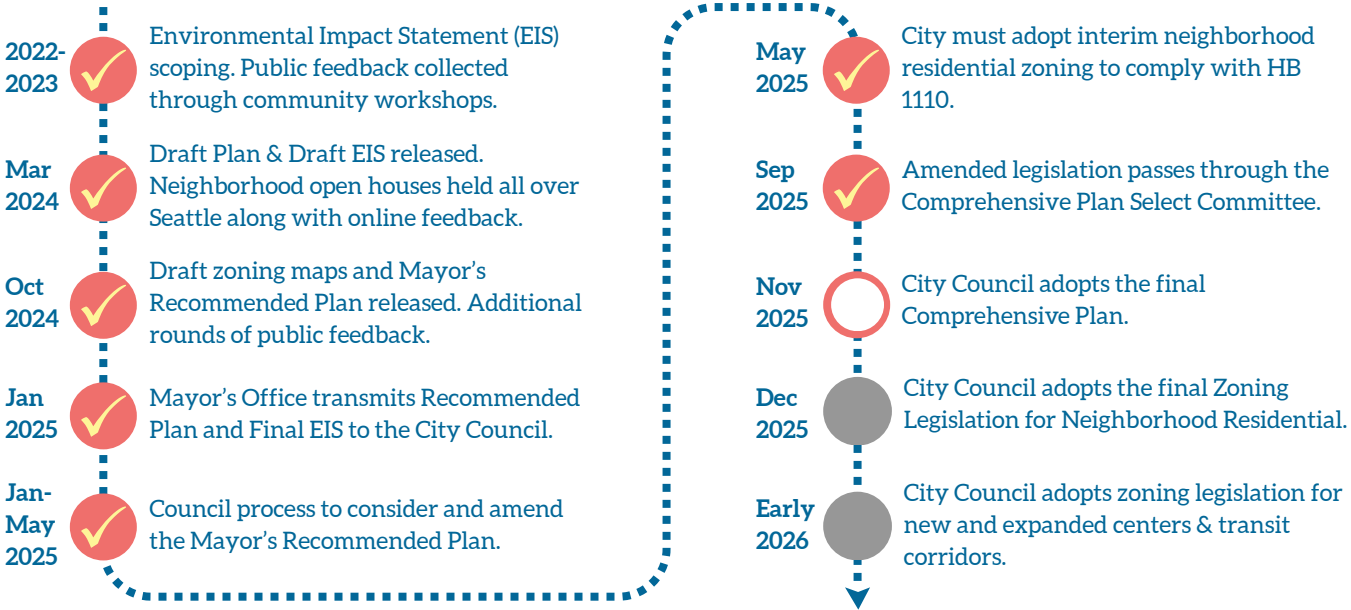
While the Select Committee did not add these additional Neighborhood Centers to the plan out of concern about exceeding the scope of the Environmental Impact Statement (EIS), they didn't end the conversation either.

Instead, they placed the additional and expanded Neighborhood Centers on a docket resolution for additional environmental analysis and community outreach over the next year. **This keeps the proposals on the table for the minor update of the Comprehensive Plan in 2026.**



## WHERE ARE WE IN THE PROCESS?

The amended plan is not law yet. The city must complete an Addendum to the EIS to confirm that the amended plan remains within scope. In mid-November, the Council will consider final adoption of both the Comprehensive Plan and the permanent Neighborhood Residential zoning. The zoning maps and rules for multifamily and mixed-use areas will follow in early 2025. See below for a full timeline.



THANK YOUR  
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