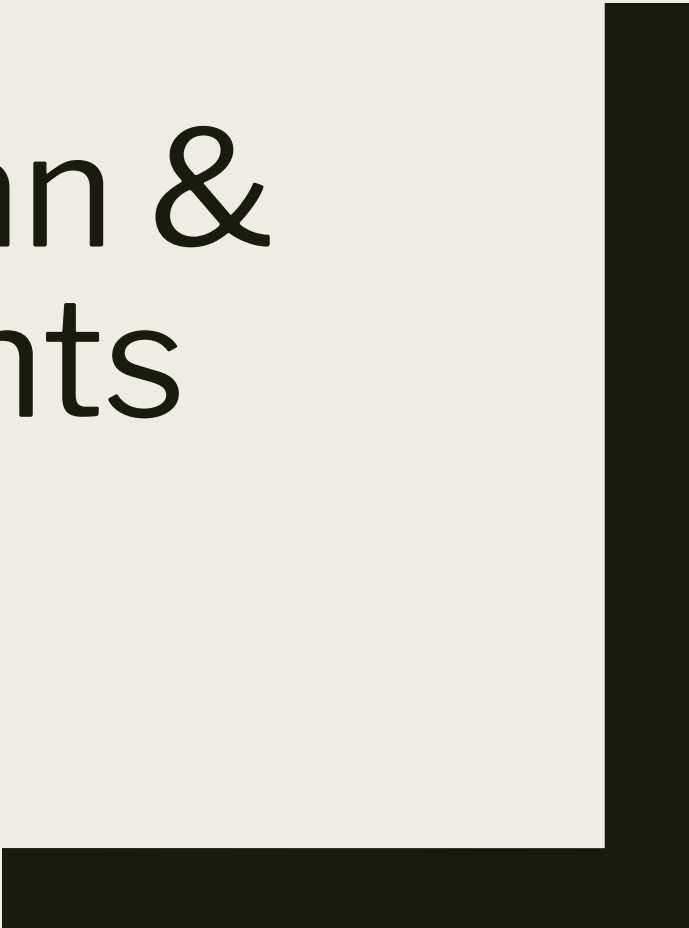




One Seattle Plan & Whittier Heights

Whittier Community Meeting
May 22, 2025





WELCOME





THANK YOU!



Agenda

Overview of One Seattle Plan, Whittier Heights & Q/A (30 min)

- *Michael Hubner, Office of Planning & Community Development (OPCD)*

Perspectives on the Plan (25 min)

- Impact on Whittier Elementary
 - *Cindy Watters, Principal*
- Impact on Whittier Heights & Proposed Alternatives
 - *Ruth Harvey, Friends of Whittier Heights*

Wrap-up & Next Steps (5 min)

- How to Stay Informed & Get Engaged
 - *Bridget Perry, Friends of Whittier Heights*



Mayor Harrell's

ONE SEATTLE PLAN

COMPREHENSIVE PLAN UPDATE

A Major Update of Seattle's Comprehensive Plan

- A 20-year plan for growth and vision for the future of Seattle
- Required by Washington State Growth Management Act (GMA)
- Guides coordinated action by City departments
- *Seattle 2035* is our current comprehensive plan
- Updated about once every 10 years



One Seattle Plan Project Timeline



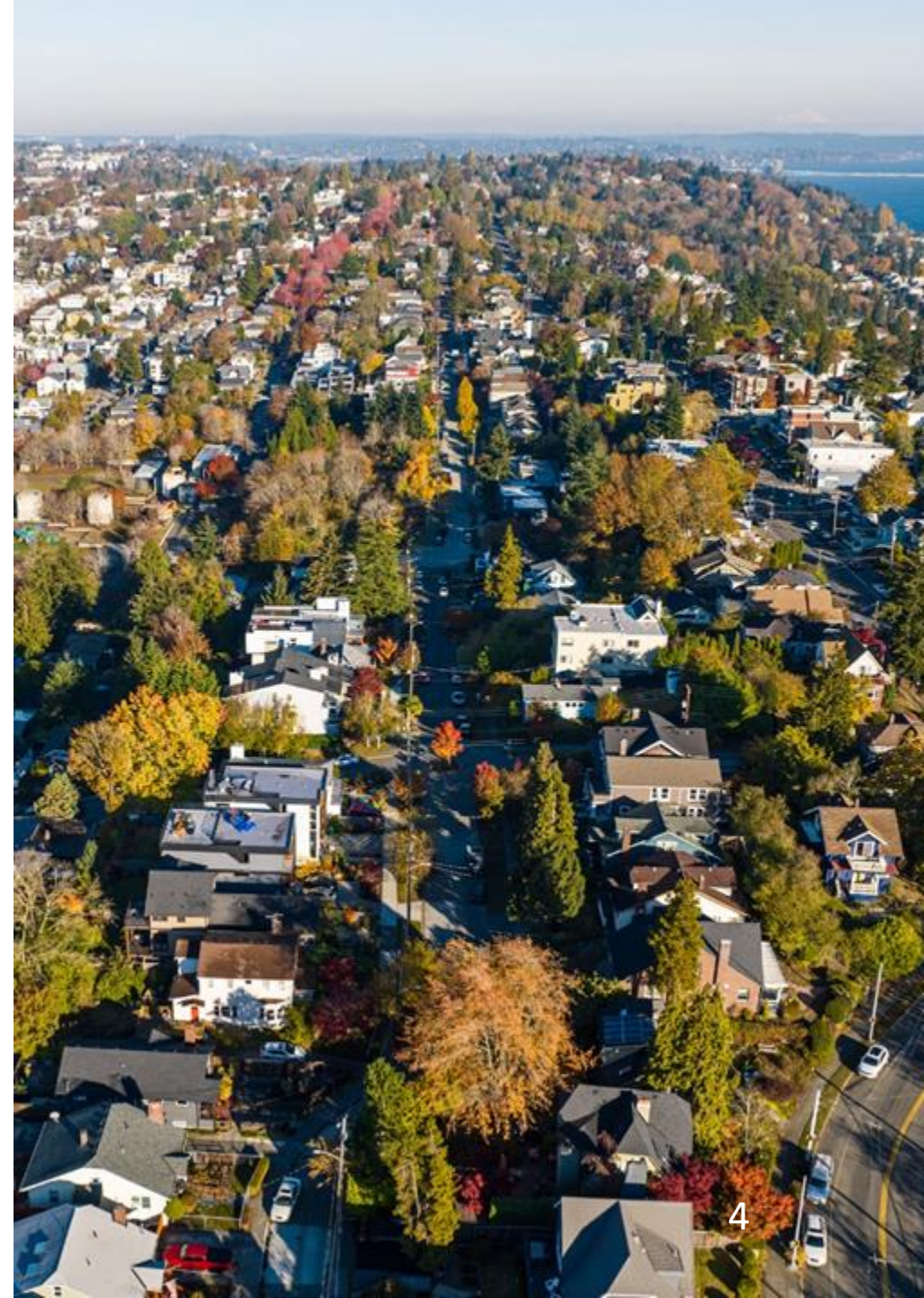
Confronting our Housing Challenges

Housing challenges facing the city:

- Housing has not kept pace with job and population growth
- Housing costs are increasingly unaffordable
- A history of housing exclusion and displacement
- Seattle is expected to grow significantly over next 20 years

Housing goals for this Comprehensive Plan update:

- Increase the supply and diversity of housing
- Reduce market pressures driving up costs
- Expand opportunities and incentives for affordable housing
- Housing in complete, walkable neighborhoods near transit
- Open pathways to homeownership and wealth-building



Updated Growth Strategy



Regional Center *previously Urban Center*

Centers of regional importance with the densest mix of housing, office, retail, entertainment & access to regional transit

*PSRC designation of Regional Growth Center



Urban Center *previously Urban Village*

Centers with an important citywide role with a dense mix of housing, jobs, shops, and services & access to transit

*GMPC designation of Countywide Center



Neighborhood Center *new place type*

Diverse mix of moderate density housing around a commercial core and/or access to frequent transit



Credit: Hybrid Architecture



Urban Neighborhood *new place type*

New Neighborhood Residential zones with mix of attached and detached housing, including 2/3/4/6-plexes, with limited commercial activity, including corner stores

Diverse mix of low- to moderate-density housing and commercial uses along arterials with access to frequent transit



Credit: Aaron Locke, BCRA

Manufacturing & Industrial Center

Areas of concentrated industrial, manufacturing, and maritime activity

*PSRC designation of Manufacturing and Industrial Center

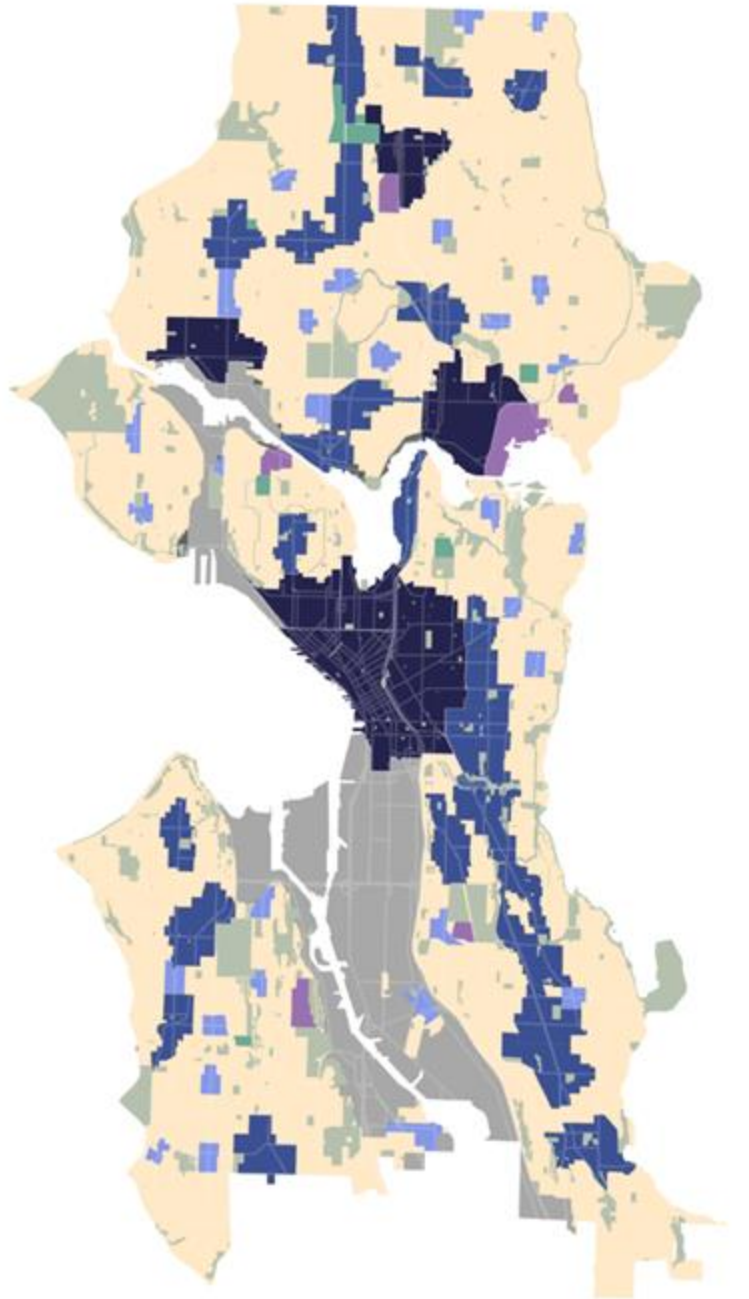
Future Land Use Map

Place types

- Regional Center
- Urban Center
- Neighborhood Center
- Manufacturing & Industrial Center
- Urban Neighborhood

Other areas

- Industrial outside Manufacturing & Industrial Centers
- Major Institution
- Parks and open space
- Cemetery



7 Regional Centers

26 Urban Centers

30 Neighborhood Centers

Urban Neighborhood

2 Manufacturing & Industrial Centers

Neighborhood Centers

Number and Locations

- 30 Neighborhood Centers
- Located around near frequent transit and/or neighborhood business districts

Size

- Generally, a 4-minute (1,000 ft) walk from the central intersection

Types of Housing

- Generally, 3- to 6-story buildings
- Especially, 4- to 5-story apartments & condos



Neighborhood Centers: places with everyday essentials

What makes these places great?

Example: Maple Leaf

Cherished local businesses



Shops & services

- Cafes
- Bars
- Restaurants
- Hardware store
- Auto repair
- Convenience store



Frequent transit



Parks & open space



Schools & childcare

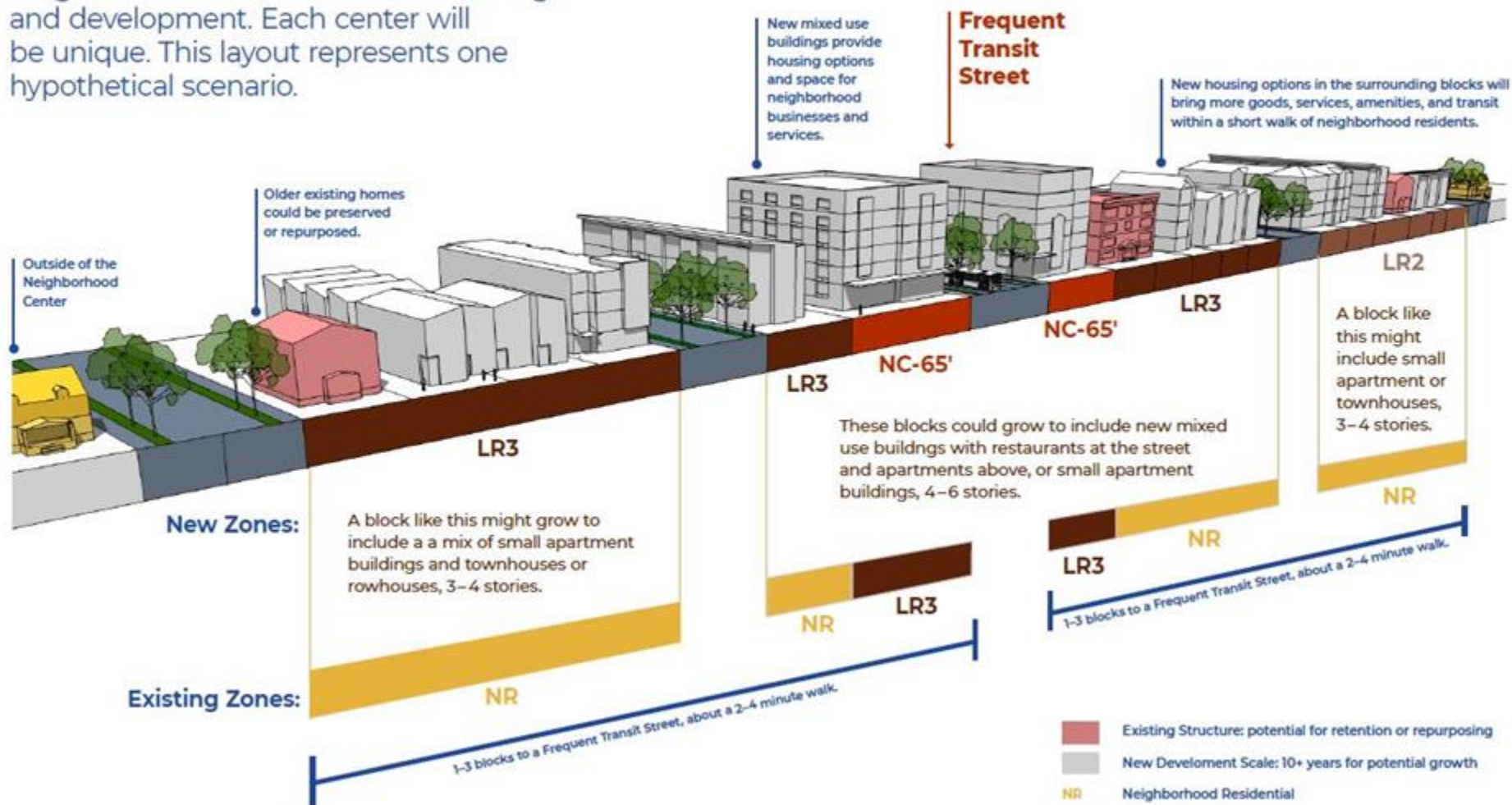


Medical services

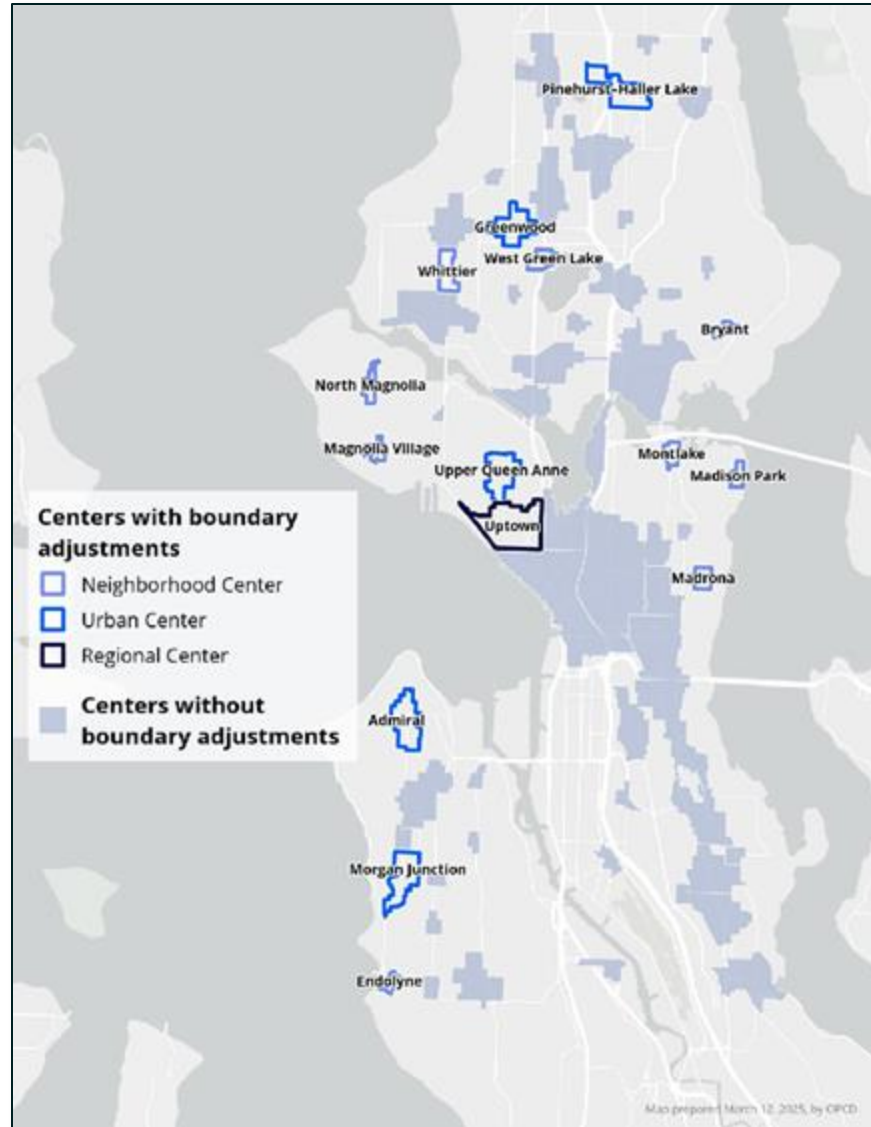


NEIGHBORHOOD CENTER ILLUSTRATION

This diagram shows a potential future Neighborhood Center with new housing and development. Each center will be unique. This layout represents one hypothetical scenario.



Boundary adjustments in final legislation



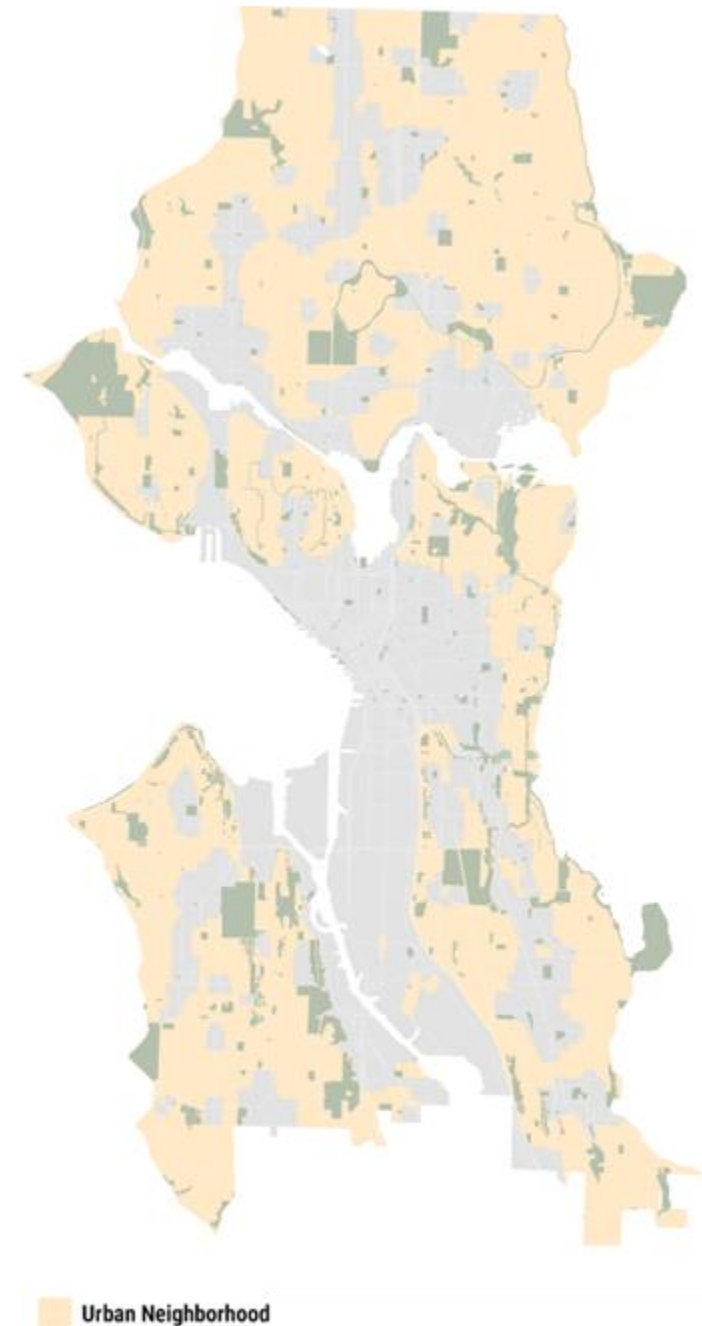
Urban Neighborhoods

Location

Primarily residential areas of city outside of three center types (regional, urban, neighborhood)

Types of Housing

- Neighborhood Residential zoning
 - Allow broader range of housing types per HB 1110
 - Duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhomes, stacked flats, cottage housing, courtyard apartments
 - Accessory dwelling units (ADUs)
 - 4 units per lot, 6 units within $\frac{1}{4}$ mile of light rail and rapid ride or 6 units anywhere if 2 are affordable
- Higher-density housing along arterials served by frequent transit



Duplex



Triplex



Fourplex



Fiveplex



Sixplex



Courtyard Apartments



Cottage Housing



Townhouses

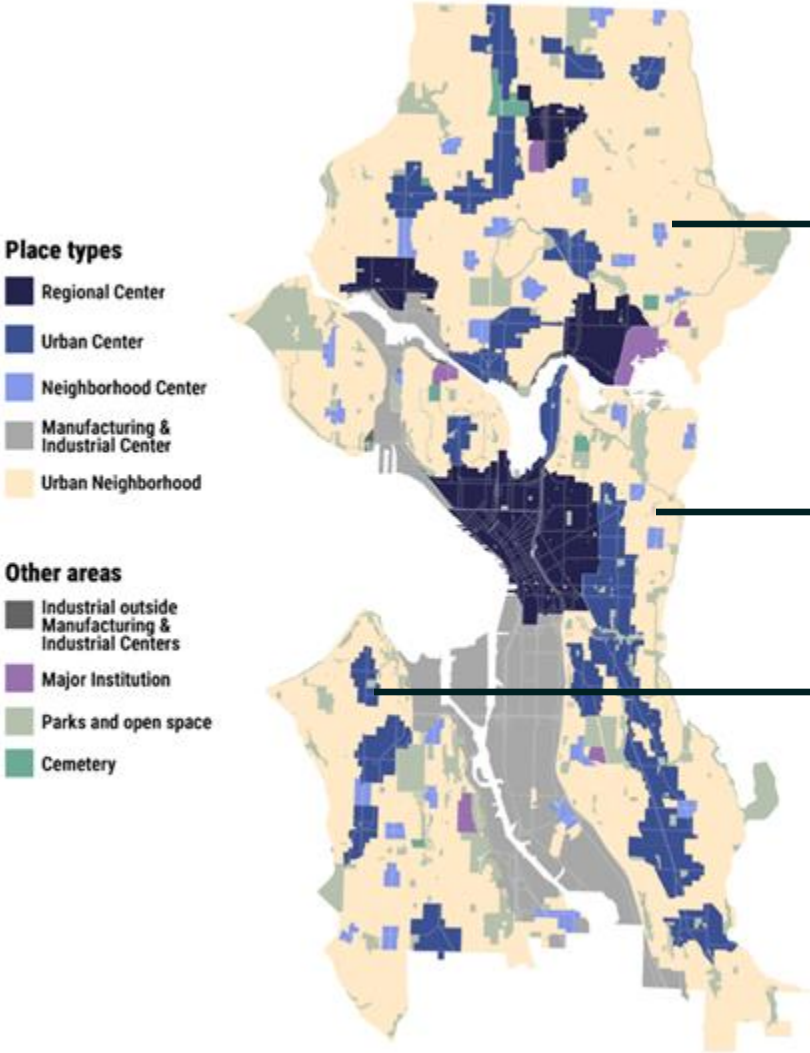


Stacked Flats



Zoning Changes in Centers and Corridors

Future Land Use Map in Comp Plan



Draft Zoning Maps (Oct 2024)

Neighborhood Centers



Transit Corridors



Expanded Urban Centers



Legislation related to the Comp Plan

Legislation	What it does	Council schedule
HB 1110 <u>Interim</u> Legislation	Amends Neighborhood Residential (NR) zoning to comply with HB 1110 and other new laws by state deadline of June 30	Currently at Select Committee on the Comprehensive Plan Public hearing – May 19 Committee action – May 21
HB 1110 <u>Permanent</u> Legislation	Amends NR zoning per state law and related changes to code	June through Sept 2025 Public hearing – June 23
Comprehensive Plan adoption legislation	Adopts One Seattle Plan, including: <ul style="list-style-type: none">• Goals and policies• Future Land Use Map with center boundaries	June through Sept 2025 Public hearing – June 23
Centers and Corridors Legislation	Adopts changes to zoning maps - with upzones in new and expanded centers and along transit arterials – and other related changes to code	Early 2026

Links for information on the One Seattle Plan

Office of Planning and Community Development

One Seattle Plan website

<https://www.seattle.gov/opcd/one-seattle-plan>

Seattle City Council

Select Committee on the Comprehensive Plan

<https://www.seattle.gov/council/issues/2025-comprehensive-plan>

Questions?

Perspective on the Plan:

Cindy Watters, Principal Whittier Elementary

Impact of the Plan on Whittier Elementary

Perspective on the Plan:

Ruth Harvey, Friends of Whittier Heights

Impact of the Plan on
Whittier Heights

Primary Concerns

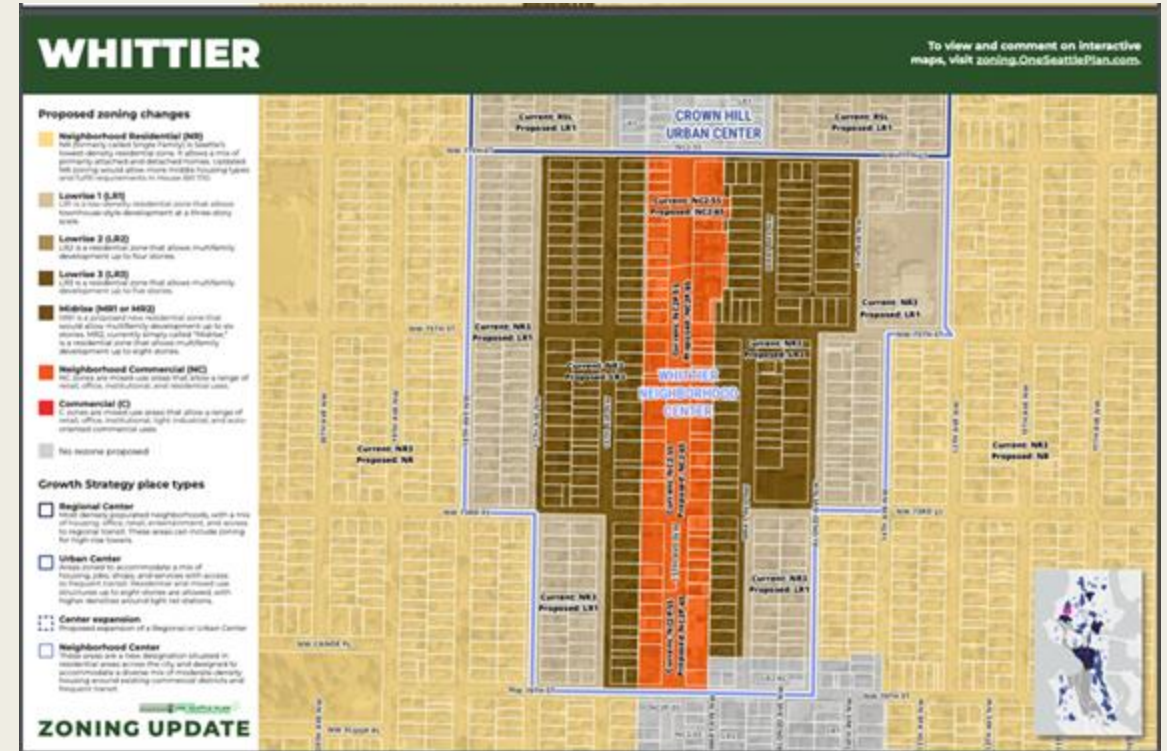
- 5-story buildings completely out of scale with existing homes
- Parking, traffic & pedestrian safety impacts
- Loss of vital trees & green space
- Insufficient supporting infrastructure (narrow streets, old sewer system, etc.)
- Impacts on historic neighborhood character
- Increased property taxes
- Displacement of current residents
- Impacts to Whittier Elementary



Building at 15th Ave NW & NW 75th ST is ~40 ft tall. Proposed zoning would allow buildings of this size or taller on neighborhood streets like Mary, Alonzo, 14th, 16th, 17th.

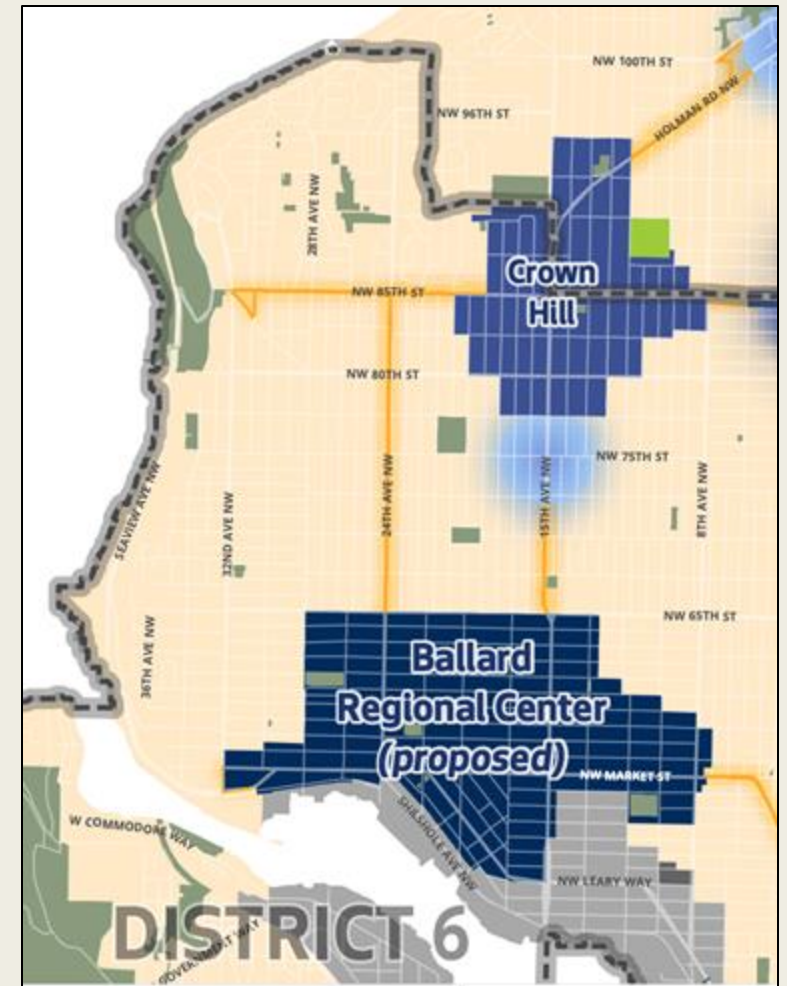
Alternative Locations for Density

- Councilmember Strauss invited us to send him alternative locations for density if we don't want Whittier upzoning
- Alternative ideas sent April 10
- Awaiting an opportunity to discuss
- Further dialog with councilmember needed



Alternative 1 - Existing Crown Hill Urban Center and Ballard Regional Center

- Already designated for density and growth
- Good transit & pedestrian access
- Mix of residential types including houses, townhomes, duplexes, triplexes, and small apartment buildings that are more compatible with LR3 zoning
- Many existing businesses and services
- Several areas within these centers are zoned **lower** than what is proposed for Whittier



Alternative 2 - From NW Market Street to Ballard

Blocks retail corridor, between 15th Ave NW and 8th NW

- Opportunity to transform an overlooked area into vibrant neighborhood center that truly serves the community
- Established business ecosystem and many walkable businesses
- Emerging mixed-use redevelopment
- Excellent transit, bicycle, and pedestrian connectivity
- Distinctive urban character building on industrial heritage



Area already has many 3-story and multi-family structures, with opportunities for additional density.

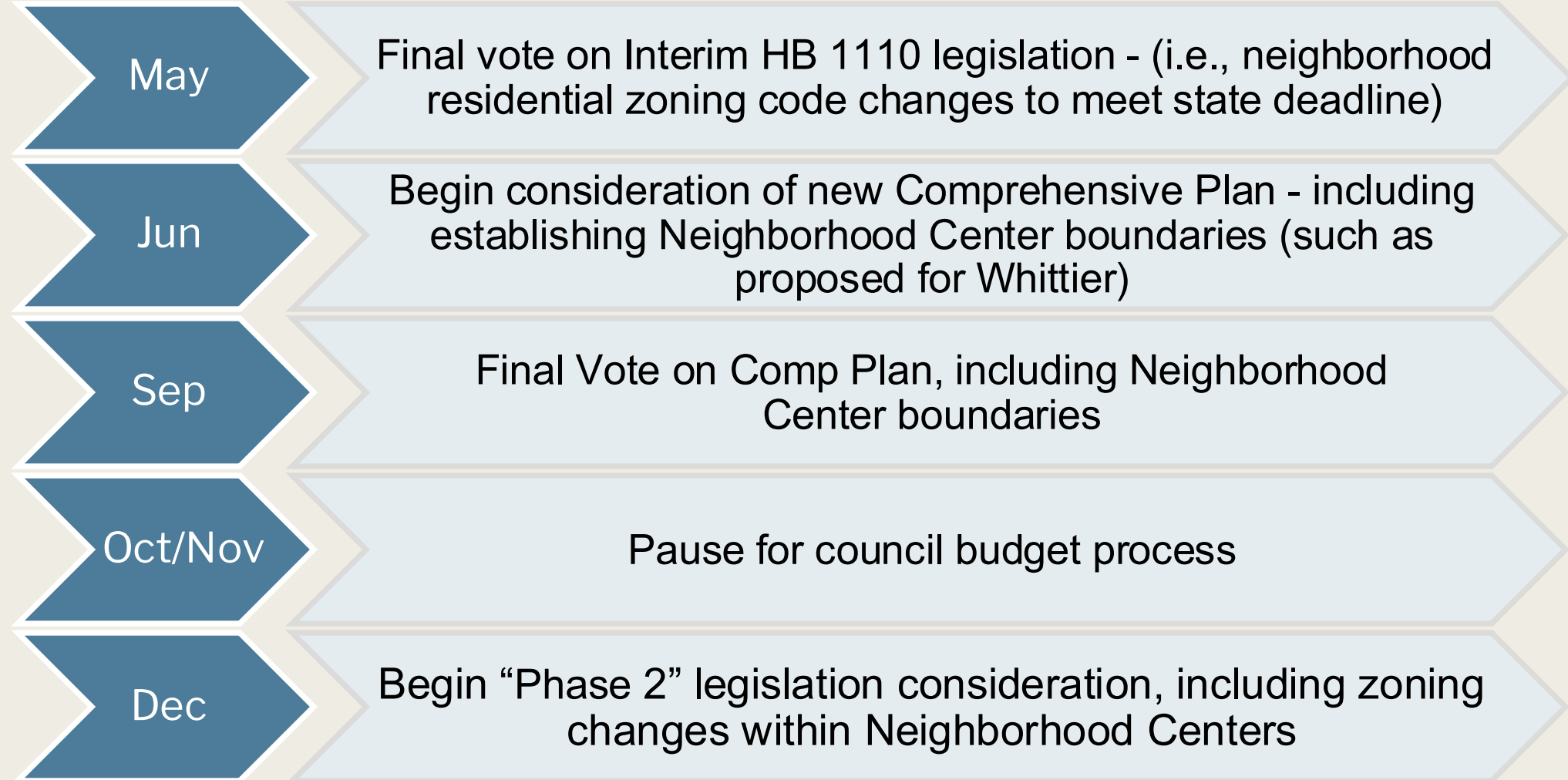


Alternative 3 - 8th Avenue NW (between NW 49th Street and NW 85th Street)

- Wide, low-speed minor arterial with tree-lined median or turn lanes
- Transit corridor and dedicated bike lane
- Provides for lowrise development to mix with existing houses
- Existing businesses district and future development opportunities at intersection of NW 65th Street



City Council Process Timeline



Wrap-up & Next Steps:

Bridget Perry, Friends of Whittier Heights

How You & Your Neighbors
can get involved!

Friends of Whittier Heights

- Neighbors helping neighbors to amplify community concerns
- Get the word out – ensure residents are aware of Whittier upzone proposal
- Actively engage with our Councilmember Dan Strauss



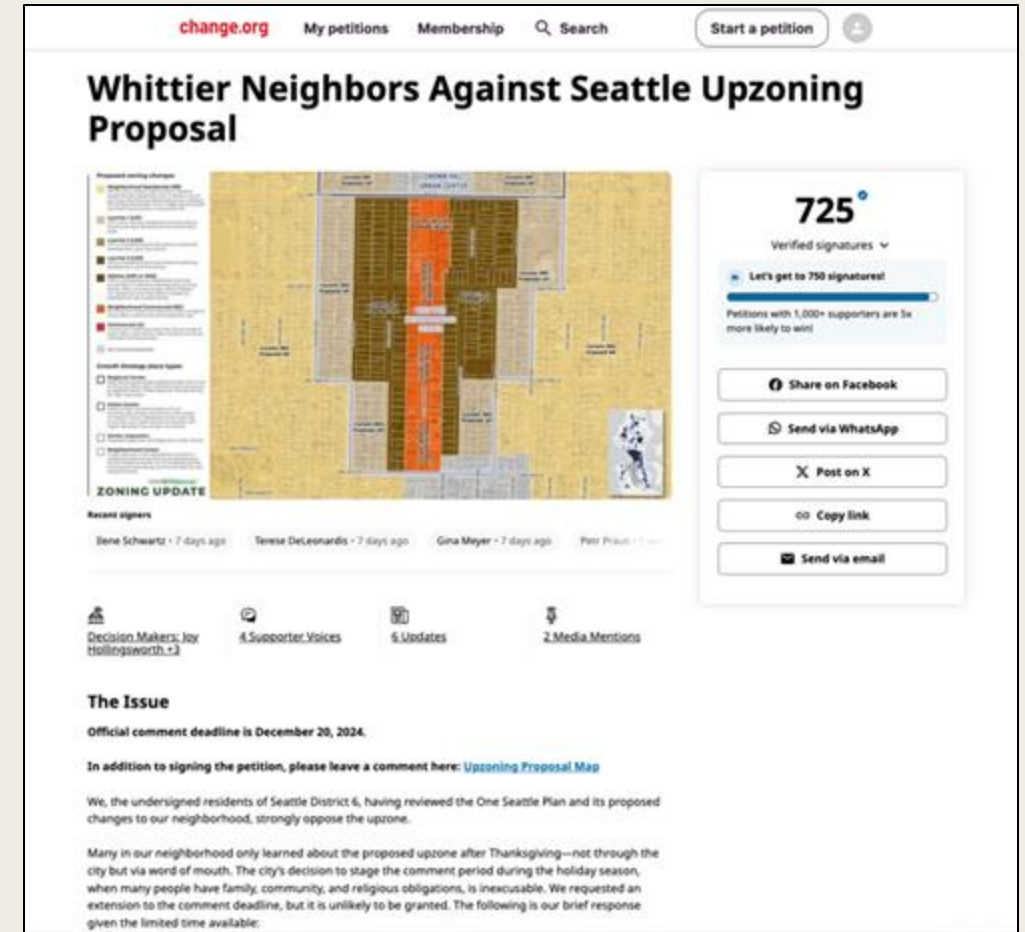
Current



Our Future?

Actions

- Circulated flyers to inform community
- Created petition to city leaders – **signed by over 700 people!**
- Attended 1st public hearing March 5
- Two meetings with Councilmember Strauss - one a walking tour of Whittier neighborhood
- Proposed alternative ideas to Councilmember Strauss



What You Can Do

1. Join Friends of Whittier Heights email list to stay informed
2. Email Councilmember Dan Strauss and other elected officials
3. Attend City Council public hearings (virtual or in-person) – numbers matter!
4. Share info with others and encourage even more participation

 **Seattle** | English   Menu

Seattle City Council

2025 Comprehensive Plan ("One Seattle Plan") Renewal Process



Where we are in the Comprehensive Plan Process

Last updated: May 6, 2025

Stay Informed & Connected

- Scan the QR code or go to www.friendsofwhittierheights.org
- Join our mailing list by emailing whittierzoning@gmail.com.
- Sign Whittier petition <https://chnng.it/9Cn54cKMBm>

