



PEOPLE NEED TREES TO LIVE.

Trees are vital to our health, environment,
and climate resiliency.

Trees and People Coalition

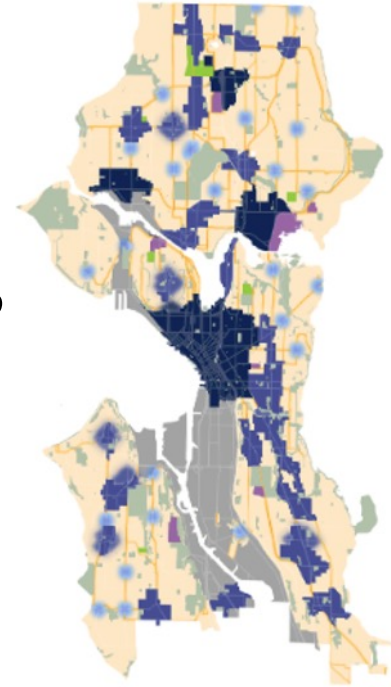
<https://www.treesandpeople.org/>

June BlueSpruce

David Moehring AIA

“One Seattle” Plan Summary of Proposed Land-Use Zoning Changes within Seattle

November 23, 2024, Noon Webinar
Facilitated by the Trees and People Coalition



Agenda

What are we covering? How to use it?



Seattle's Comprehensive Plan charts a growth to **increase the city's dwelling capacity to 330,000 units**, including expanding Seattle's Urban Centers and adding new '*Neighborhood Centers*' around existing commercial districts and frequent transit



I. Review significant changes in Neighborhood Residential zones relative to urban **climate resiliency**.

II. Review the City of Seattle's published interactive map for Seattle **showing zoning changes to your blocks**



Pathway to **comment on the Proposal**, both individually and perhaps through Seattle's Council Members, neighborhood organizations, and block-watch groups



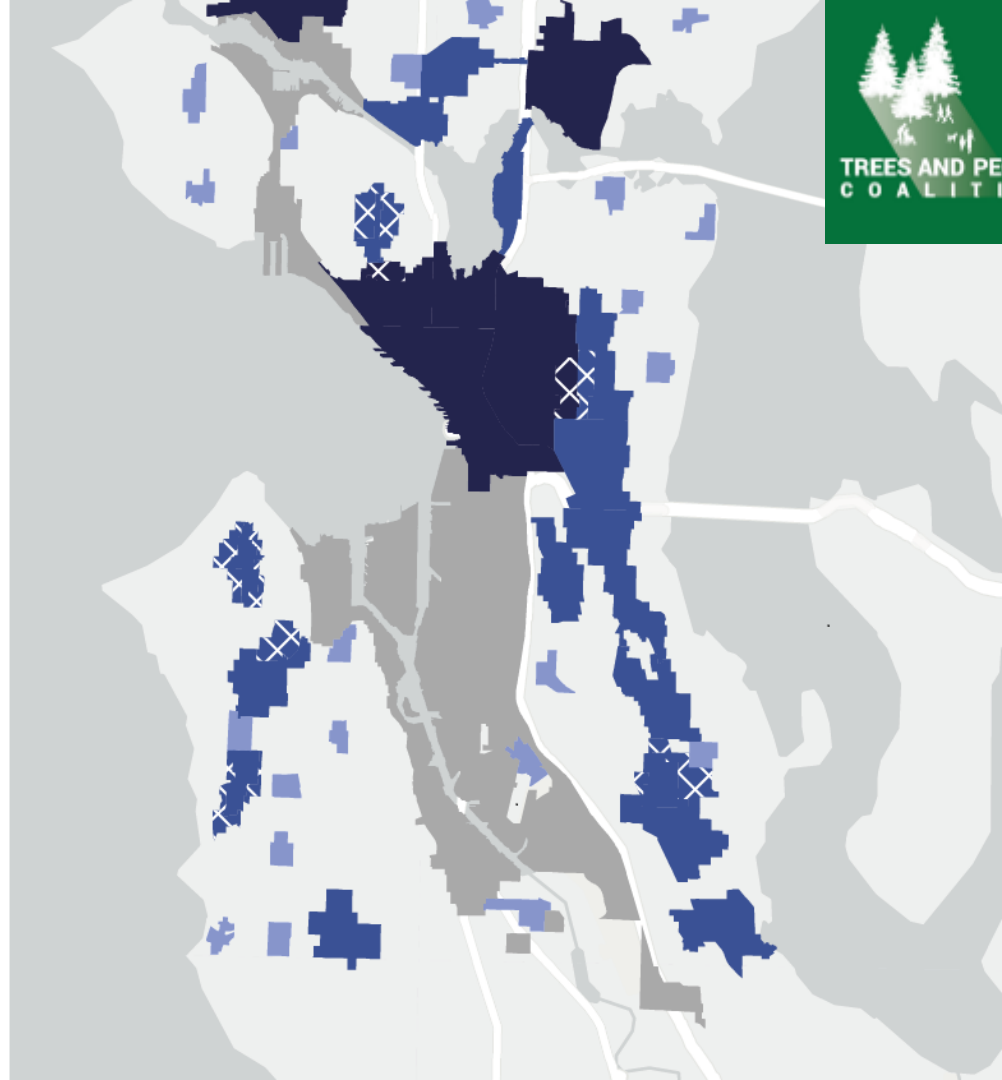
Online Resource Interactive Map :

<https://one-seattle-plan-zoning-implementation-seattlecitygis.hub.arcgis.com/pages/zoning-map>

'One Seattle' Plan Expands Urban Centers; Creates Neighborhood Centers

Growth Strategy place types

-  **Regional Center**
Most densely populated neighborhoods, with a mix of housing, office, retail, entertainment, and access to regional transit. These areas can include zoning for high-rise towers.
-  **Urban Center**
Areas zoned to accommodate a mix of housing, jobs, shops, and services with access to frequent transit. Residential and mixed-use structures up to eight stories are allowed, with higher densities around light rail stations.
-  **Center expansion**
Proposed expansion of a Regional or Urban Center
-  **Neighborhood Center**
These areas are a new designation situated in residential areas across the city and designed to accommodate a diverse mix of moderate-density housing around existing commercial districts and frequent transit.



Seattle's Primary Existing and Proposed Zoning Types

Neighborhood Residential (NR)

NR3 NR2 NR1 (30 feet)



RSL (30 ft) 2019



NR (32 feet) 2025



Low Rise Multifamily (LR)

LR-1 (30 feet)



LR-2 (40 feet)



LR-3 (50 feet)



Mid Rise (MR)

MR-1 (80 feet)








Neighborhood Commercial

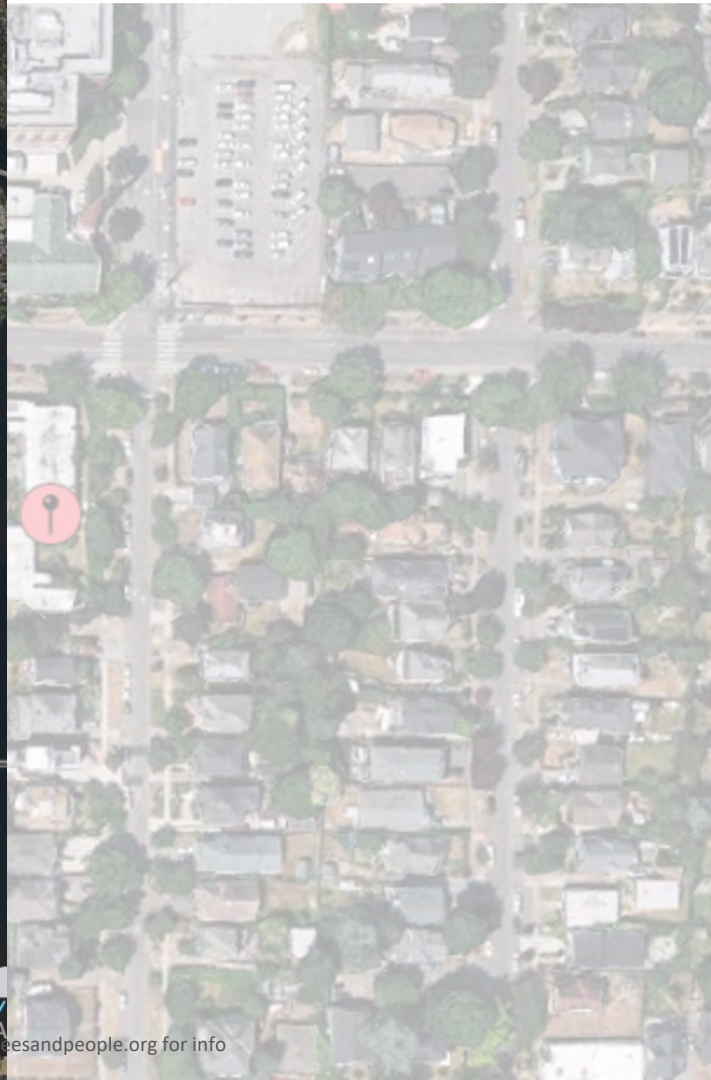
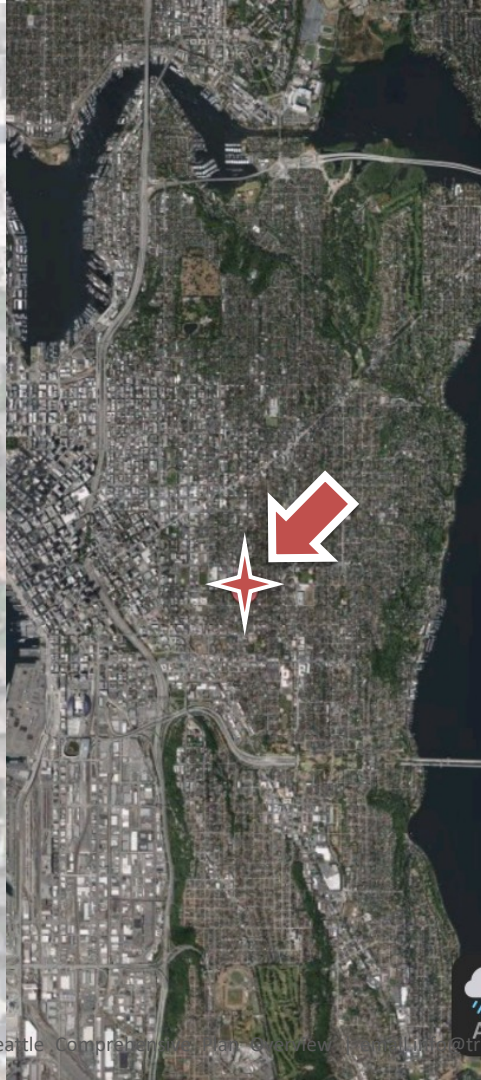
NC2-40 & 55 (40 & 55 feet)



Draft zoning

-  Neighborhood Residential (NR)
-  Lowrise 1 (LR1)
-  Lowrise 2 (LR2)
-  Lowrise 3 (LR3)
-  Midrise (MR)
-  Neighborhood Commercial (NC)
-  Commercial (C)
-  No rezone proposed

Finding Your Property on Interactive Zoning Map "SDCI GIS"



Worksheet Response

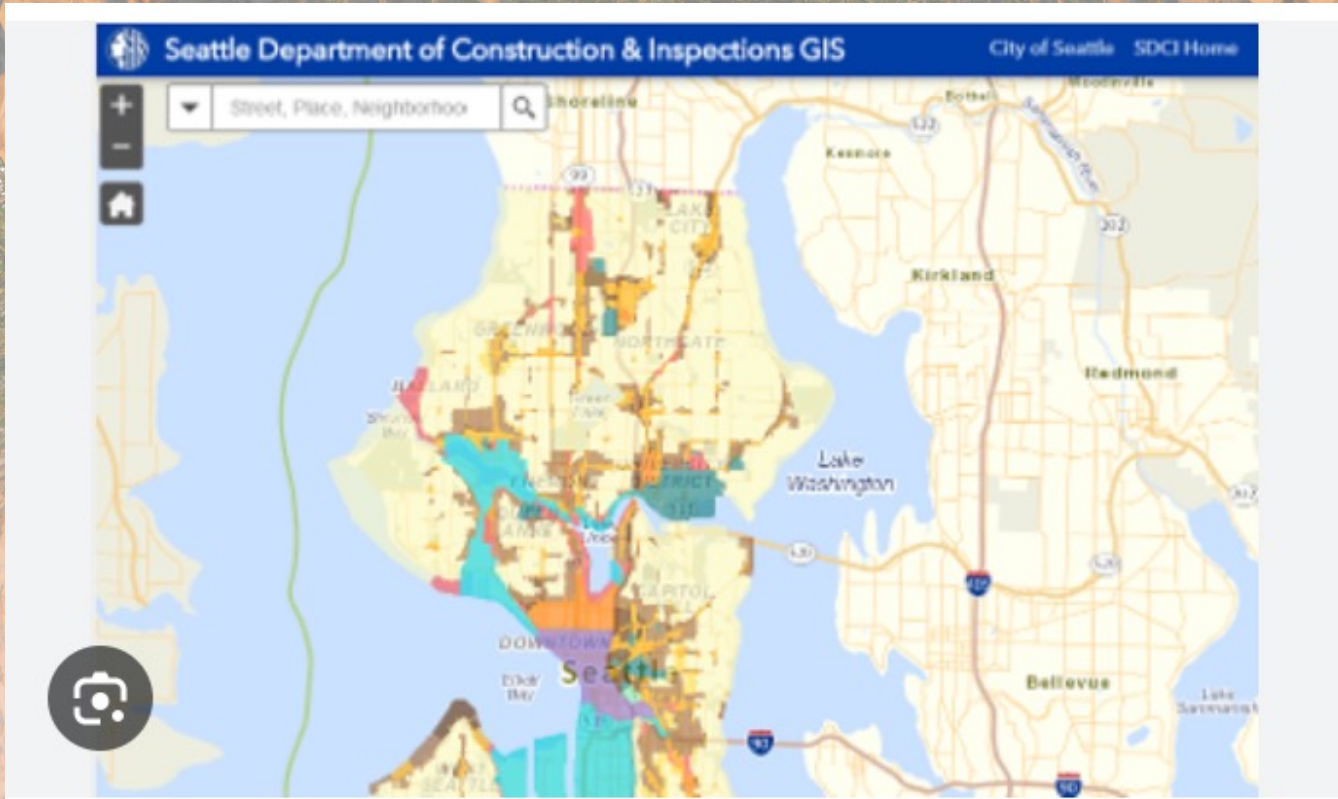
Question A:

A. Currently, the land use zone for my block is either:

- Neighborhood Residential (NR3, NR2, NR1)
- Residential Small Lot (RSL)
- Low-rise Multifamily (LR1, LR2, LR3)
- Neighborhood Commercial (NC1-40)
- Neighborhood Commercial (NC2-55)

Online Resource: [City of Seattle Interactive Map](https://seattlecitygis.maps.arcgis.com/apps/webappviewer/index.html?id=f822b2c6498c4163b0cf908e2241e9c2)

<https://seattlecitygis.maps.arcgis.com/apps/webappviewer/index.html?id=f822b2c6498c4163b0cf908e2241e9c2>

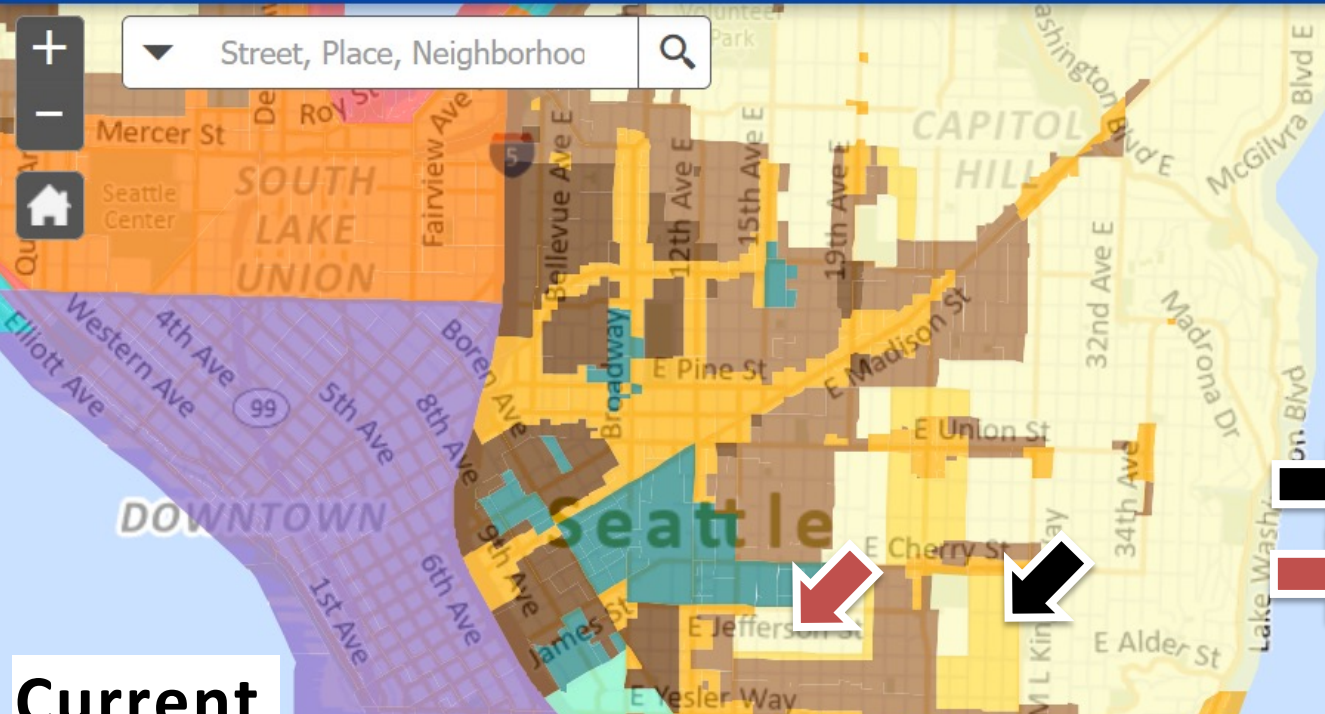


Online Resource Interactive Map:

<https://seattlecitygis.maps.arcgis.com/apps/webappviewer/index.html?id=f822b2c6498c4163b0cf908e2241e9c2>



Zoning



-  Commercial
-  Seattle Mixed
-  Neighborhood Commercial
-  High-Density Multi-Family
-  Lowrise Multi-Family
-  Residential Small Lot
-  Neighborhood Residential
-  Downtown
-  Industrial
-  Major Institutions
-  Master Planned Community

**Current
Zoning
Map**

Online Resource:

<https://seattlecitygis.maps.arcgis.com/apps/webappviewer/index.html?id=f822b2c6498c4163b0cf908e2241e9c2>

Seattle's Existing Zoning Types

Neighborhood Residential (NR)

NR3 NR2 NR1 (30 feet)



RSL (30 ft) 2019



Neighborhood Commercial

NC2-40 & 55 (40 & 55 feet)



Low Rise Multifamily (LR)

LR-1 (30 feet)



LR-2 (40 feet)



LR-3 (50 feet)



Question B:

Currently, today's zoning allows

__ NR3, NR2, NR1: Primary Dwelling & two 1000SF ADU

__ RSL: Multiple primary dwellings & 1000 sq ft dwellings

__ LR1: Multifamily 30-foot height (3-stories) townhouses +

__ LR2: Multifamily 40-foot height (4-stories) townhouses +

__ LR3: Multifamily 50-foot height (5-stories) townhouses +

__ NC1-40: Multifamily & Commercial Buildings 44-foot height with first level of commercial use (4-stories)

__ NC2-55: Multifamily & Commercial Buildings 55-foot height with first level of commercial use (5-stories)

__ Other:

How the “*One Seattle*” Plan Responds to Washington’s ‘Middle Housing’ Bill 1110 passed in 2023



'NR-3', 'NR-2', 'NR-1' as of 2020 in Seattle

Everything on map yellow tone to change from 'NR-3' to 'NR'



NR-3 and NR-2 and NR-1 <i>(image left)</i>	NR (removed lot size categories)
Neighborhood Residential, low density	Neighborhood Residential
Single-family, accessory dwelling units, and small cottage units	Mixed residential, including multifamily and townhomes
Low (3 or fewer dwellings per lot)	Medium (4 to 9 dwellings per lot)
Typical 30 feet height Add 5 feet for pitched roof	3 stories (32 feet) for market-rate development 4 stories for development with income-restricted affordable homes
NR-3 (5000), lots > 4,000 sq ft NR-2 (7200), lots > 5,800 sq ft NR-1 (9600), lots > 7,700 sq ft	Lots as small as 1,250 sq ft, allowing smaller lot quarter of the size of existing NR-3

Washington's 2023 'Middle Housing'

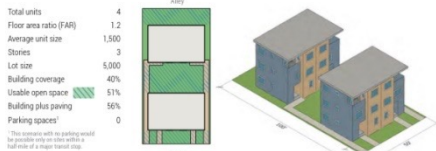
- Update development standards for Neighborhood Residential zones to allow a greater diversity of housing options consistent with new state requirements in HB 1110 as follows:

Density	Implement new density requirement of 1 unit per 1,250 square feet except where higher densities are required by state law; accessory dwelling units would count toward density
Minimum lot size	Reduce from 5,000-9,600 sq ft (depending on zone) to 1,250 sq ft (consistent with 4 units on 5,000 sq ft lot)

<https://www.seattle.gov/documents/Departments/OPCD/SeattlePlan/OneSeattlePlanZoningUpdatePhase1OrdinanceDraft.pdf>

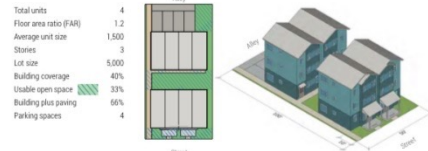
TWO DUPLEXES WITHOUT ALLEY ACCESS

Four homes in two side-by-side duplexes without parking.



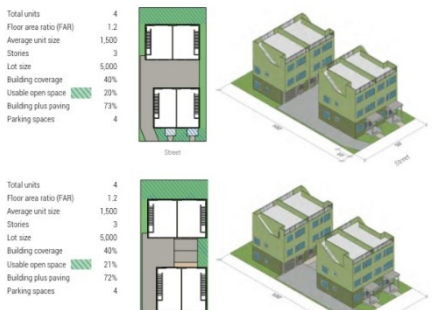
TWO DUPLEXES WITH ALLEY ACCESS

Four homes in two side-by-side duplexes with access to surface parking from an alley.



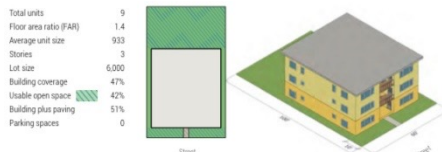
TWO DUPLEXES WITHOUT ALLEY ACCESS

Four homes in two side-by-side duplexes with four parking spaces accessed from the street.



STACKED FLATS

Nine-unit apartment or condo building using the stacked flat bonus.



NEW to all Neighborhood Residential 'NR' areas

TWO DUPLEXES WITHOUT ALLEY ACCESS

Four homes in two duplexes with two surface parking spaces accessed from the street.

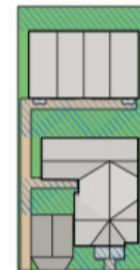
New Citywide Minimum Density: 4 per lot when not within a frequent transit service area



Street-level view



Existing precedent



Access to Frequent Transit in Seattle



Worksheet Response

Question C:

Access to 'frequent transit', my block is

Mostly outside the City's Frequent Transit Service Area

Mostly within the City's Frequent Transit Service Area

Refer to Director's Rule 3-2023

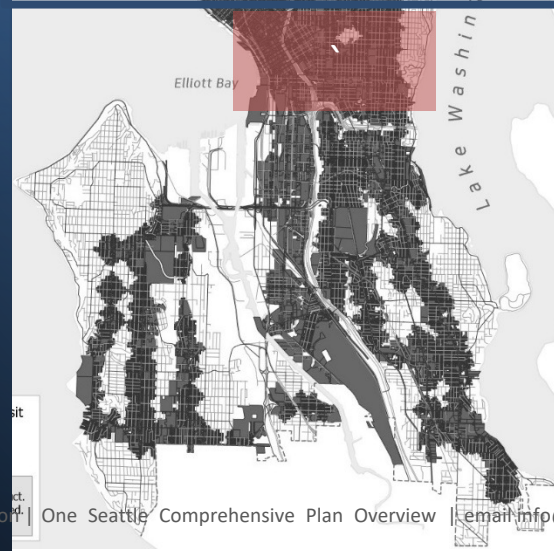
Online Resource:

http://www.seattle.gov/dpd/publications/directors_rules/FrequentTransitServiceAreas.pdf and <https://population-and-demographics-seattlecitygis.hub.arcgis.com/apps/SeattleCityGIS::sdci-gis-production-application/explore?path=>

SDCI

Director's Rule 3-2023

Applicant: City of Seattle Department of Construction and Inspections	Page: 1 of 3	Supersedes: DR 15-2018
	Publication: 3/27/2023	Effective: 4/26/2023
Subject: Frequent Transit Service Area Map	Code and Section Reference: Seattle Municipal Code 23.54.015.B.4 and 23.84A.038 "T"	
	Type of Rule: Code Interpretation and Procedural Rule	
	Ordinance Authority: SMC 3.06.040	



Resource Frequent Transit Service Map DR 3-2023

Online Resource:

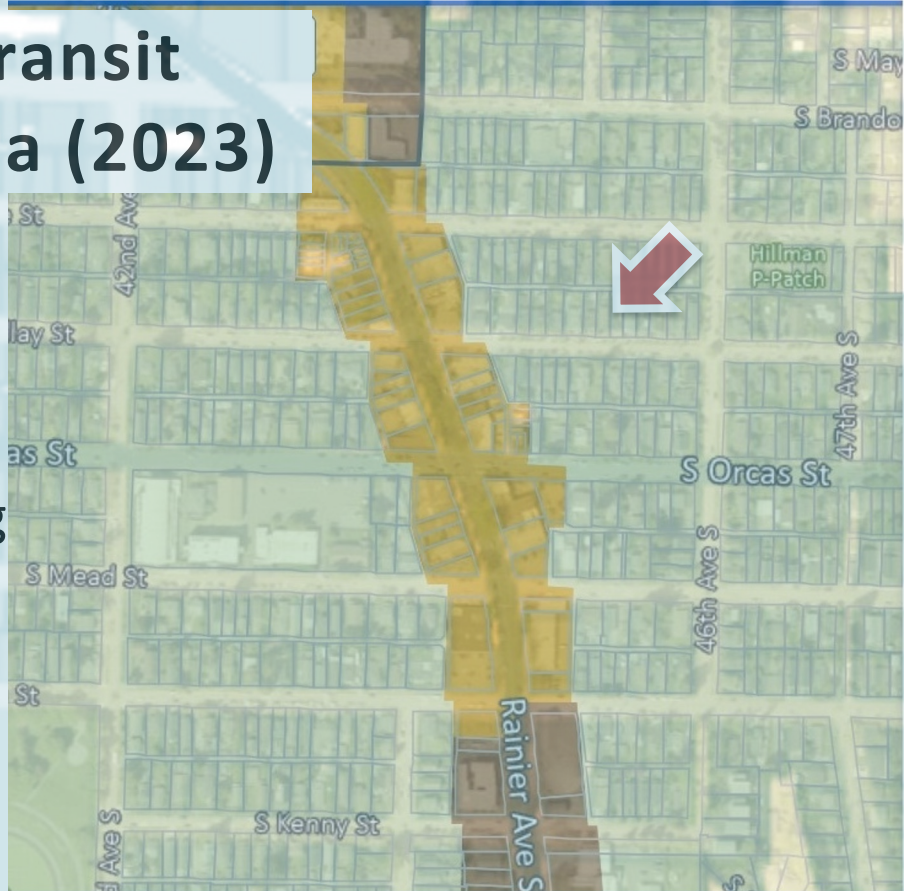
<https://web.seattle.gov/DPD/DirRulesViewer/Rule.aspx?id=3-2023>

and

<https://population-and-demographics-seattlecitygis.hub.arcgis.com/apps/SeattleCityGIS::sdci-gis-production-application/explore?path=>

Frequent Transit Service Area (2023)

Where does your property address fall within the current zoning map of Seattle?



- Urban Centers Villages and**
- Urban Center
 - Hub Urban Village
 - Residential Urban Village
 - Manufacturing Industrial
- Parcels**
-
- Zoning**
- Commercial
 - Seattle Mixed
 - Neighborhood Commercial
 - High-Density Multi-Family
 - Lowrise Multi-Family
 - Residential Small Lot
 - Neighborhood Residential

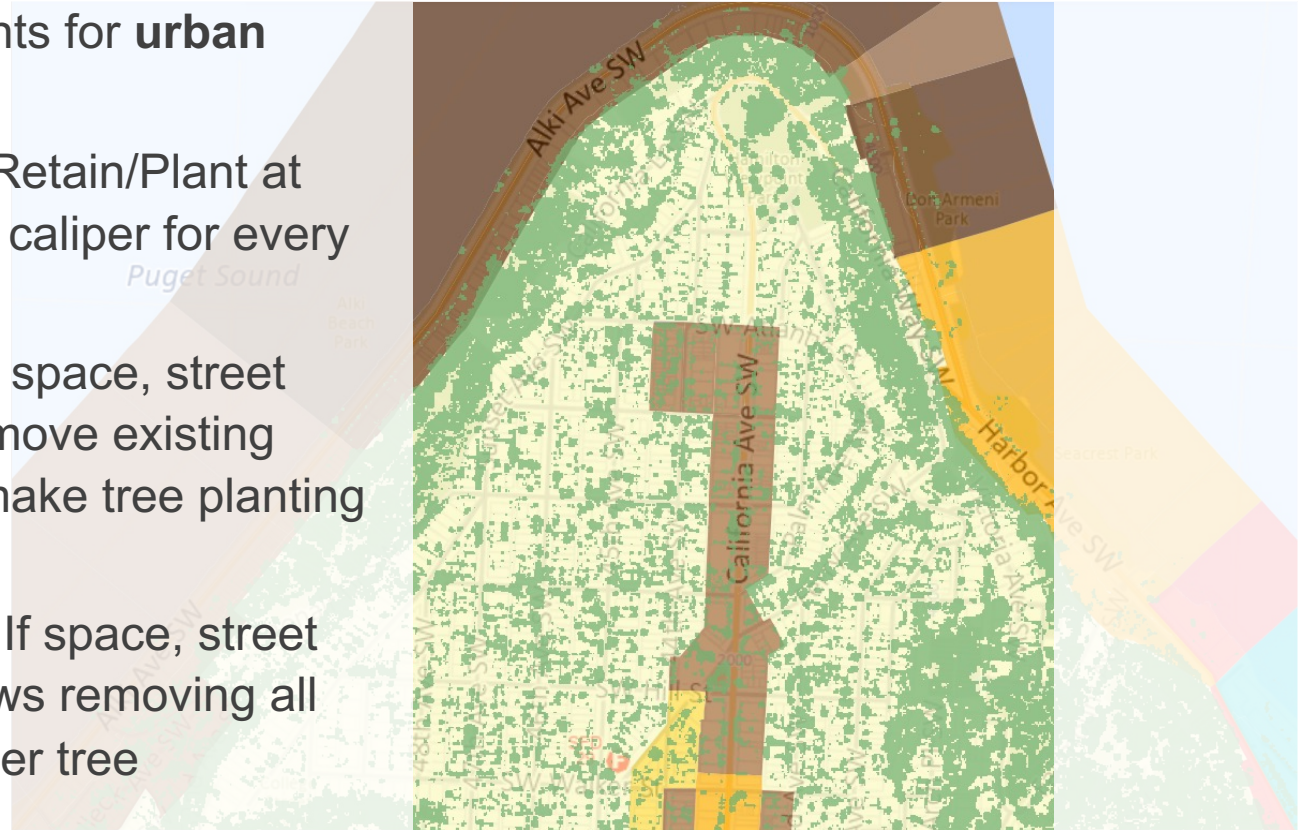
Question D: Seattle's Urban Forest

Currently, requirements for **urban trees** in your block

__ **NR3, NR2, NR1:** Retain/Plant at least 2-inches of tree caliper for every 1,000 sq ft of lot area

__ **LR1, LR2, LR3:** If space, street trees. 85% rule to remove existing trees. Green points make tree planting optional.

__ **NC2-40, NC2-55:** If space, street trees. 100% rule allows removing all existing trees. No other tree requirements.



City's Proposal Reduces Tree Sizes by at least 1/3

Our proposal applies the tree planting requirements that currently exist only in Residential Small Lot zones to encourage the planting of larger species trees.

Currently, development in NR1, NR2, and NR3 zones requires the planting of two caliper inches of tree – roughly the width of a new tree's trunk – per 1,000 square feet of lot area. On a 5,000-square-foot lot, this requires planting five new two-caliper-inch small or large species trees or transplanting one 10-caliper-inch tree. Absent an incentive to plant larger species trees, developers generally opt for smaller species.

Under the new requirements, a point system would encourage retention of existing trees and the planting of larger species trees and conifers. The number of points required would vary based on the number of homes on a lot. New development with density of 4 homes on a 5,000 square foot lot would need to achieve one point per 750 square feet lot area while a single home on the same lot would have to achieve one point per 500 square feet of lot. A table showing how tree points could be achieved is shown below.

Current minimum of 10-inch Proposed to ~6-inch

Type of tree	Non-conifer trees	Conifer trees
Small tree planted after construction	1 point	1.25 points
Small/medium tree planted after construction	2 points	2 points
Medium large tree planted after construction	3 points	3.75 points
Large tree planted after construction	4 points	5 points

Question E: Tree Canopy Impacted in Seattle



Fewer, smaller trees.

66% reduction of current retention/planting two inches of tree caliper for every 1000 sq ft of lot area. This tree requirement is cut in half or eliminated.

Space to grow trees is cut in half and can be paved.

Current zoning requires 65% of a given property to be free of structures. The new zoning cuts this to just 20%.

No room for street trees that can provide shade.

Street trees often rely on yard space to grow their canopy (especially at sidewalks, driveways, and powerlines. Current zoning gives street trees 20 foot and more setbacks in NR. New proposal setback just 10 feet at front and back.

Better Density

WE NEED HOUSING AND TREES

Trees make cities livable in the climate change era

- 827 NE 98th St
- 625 and 629 W Emerson St
- 1211 NE 104th St
- 2038 and 2042 NW 62nd St
- 2028 NW 62nd St
- 3509 W Thurman St
- 6406 14th Ave NW
- 2002 NW 60th St
- 2000 NW 61st St
- 3601 12th Ave W
- 12051 20th Ave NE
- 848 NW 53rd St
- 2630 Shoreland Dr S
- 9017 13th Ave NW
- 3849 NE 88th St

“Canopies of Green Urban Density”

Martha Baskin / Brady Lawrence
https://youtu.be/vYxZHMOGh_g

BRYANT HEIGHTS

2 Homes + 1 commercial
space become 82 units of
housing while retaining
dozens of mature trees



Recommended Policies

Table 50-2
Determining Required Tree Area

Development Type	Option A	Option B
One to Four Family Residential	40 percent of site or development impact area	Site area minus building coverage of existing and proposed development
Multi Dwelling Residential	20 percent of site or development impact area	
Commercial/Office/Retail/Mixed Use	15 percent of site or development impact area	
Industrial	10 percent of site or development impact area	
Institutional	25 percent of site or development impact area	
Other	25 percent of site or development impact area	

Recommended Policies

2. Required Tree Density. The required tree area shall be planted with some combination of large, medium or small canopy trees at the following rates:

Table 50-3
Number of Required Trees and Minimum Planting Area

Canopy size category (at maturity)	Number of trees required per size of tree area	Min. required planting area per tree (min. dimension)
Large	1 per 1,000 s.f.	150 s.f. (10' x 10')
Medium	1 per 500 s.f.	75 s.f. (5' x 5')
Small	1 per 300 s.f.	50 s.f. (3' x 3')

Refer to Chapter 11.60, Technical Specifications, to calculate tree canopy size categories. When the canopy size category of the tree species is not or cannot be determined, the tree will be considered a small canopy tree.

Recommended Policies



- Strive to increase citywide tree canopy coverage to 30 percent by 20YY



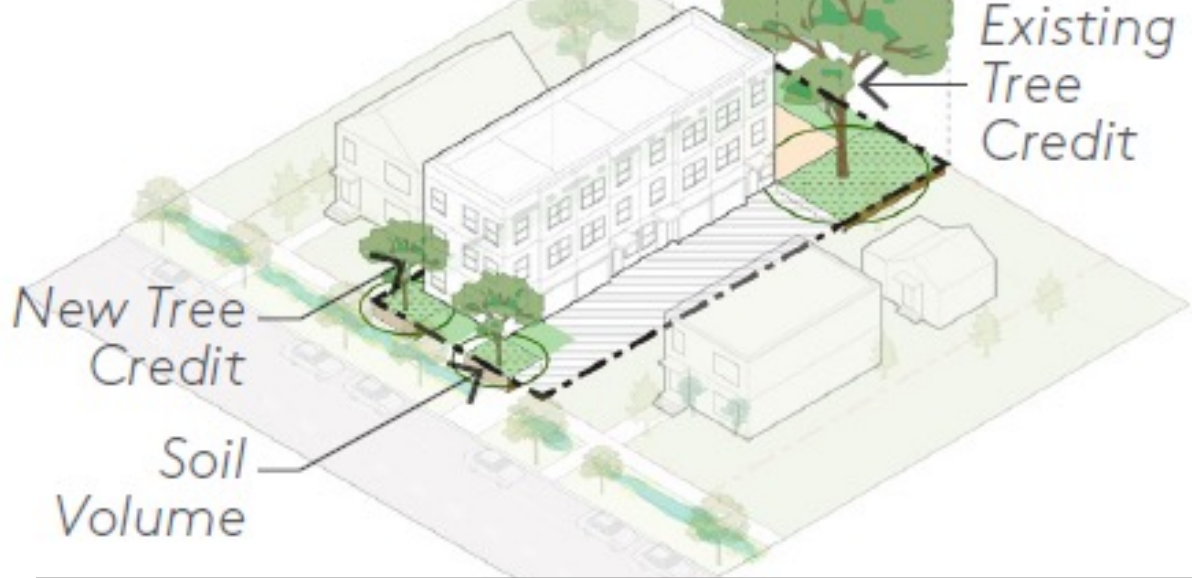
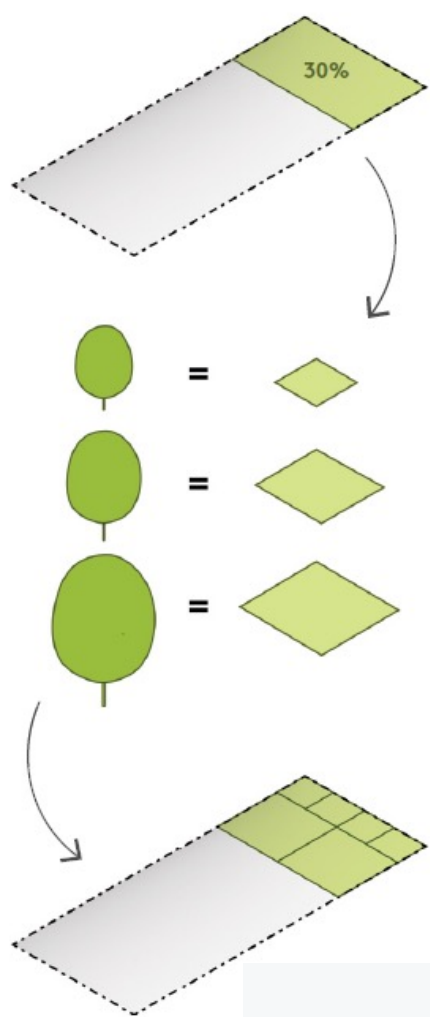
- Promote the care and retention of trees and groups of trees that enhance cultural, environmental, and aesthetic character.



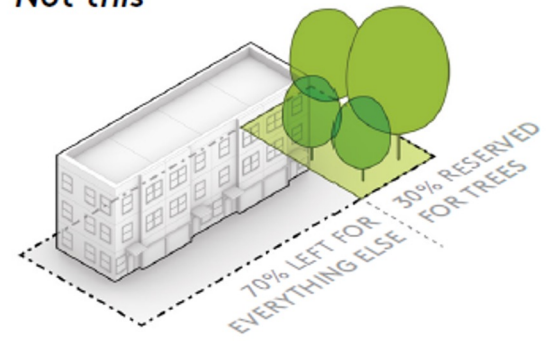
- Develop regulations, incentives, and educational materials to minimize lot clearing and ensure site design that retain trees.



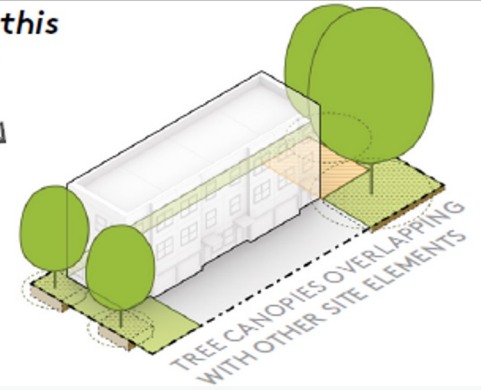
- Encourage the preservation and expansion of the tree canopy throughout the city for the health and environmental benefits trees provide, considering residential and mixed-use areas with the least tree canopy to equitably distribute benefits to residents.



Not this



But this



'Home in Tacoma' Tree Credit Method

Seattle's "One Seattle" 2025-2026 Zoning Types

Low Rise Multifamily (LR1, LR2, LR3)

Neighborhood Residential (NR)

Neighborhood Commercial

LR-2 (40 feet)



NC2-65 (65 feet)



LR-3 (50 feet)



Questions F & G:

'One Seattle' 2025-2026 zoning will allow for my block:

- NR: Neighborhood Residential up to 32-foot height
- LR1: Multifamily 30-foot height (3-stories) townhouses
- LR2: Multifamily 40-foot height (4-stories) townhouses
- LR3: Multifamily 50-foot height (5-stories) apartment bldg
- NC2-65: Multifamily & Commercial Buildings 65-foot height with first level of commercial use (6-stories)

Residential Small Lot (RSL)

RSL removed



CENTRAL DISTRICT

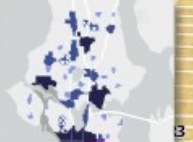
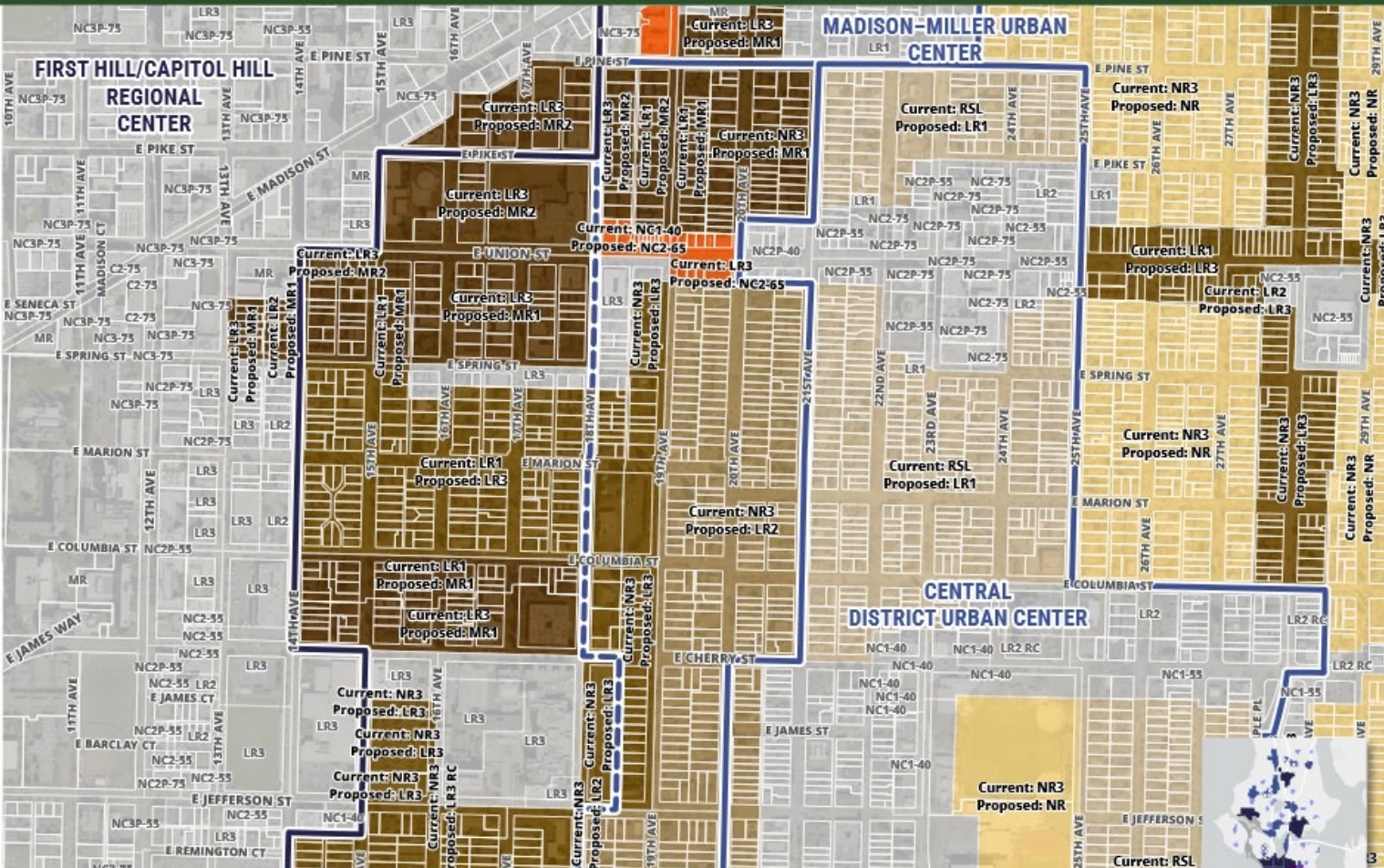
To view and comment on interactive maps, visit zoning.OneSeattlePlan.com.

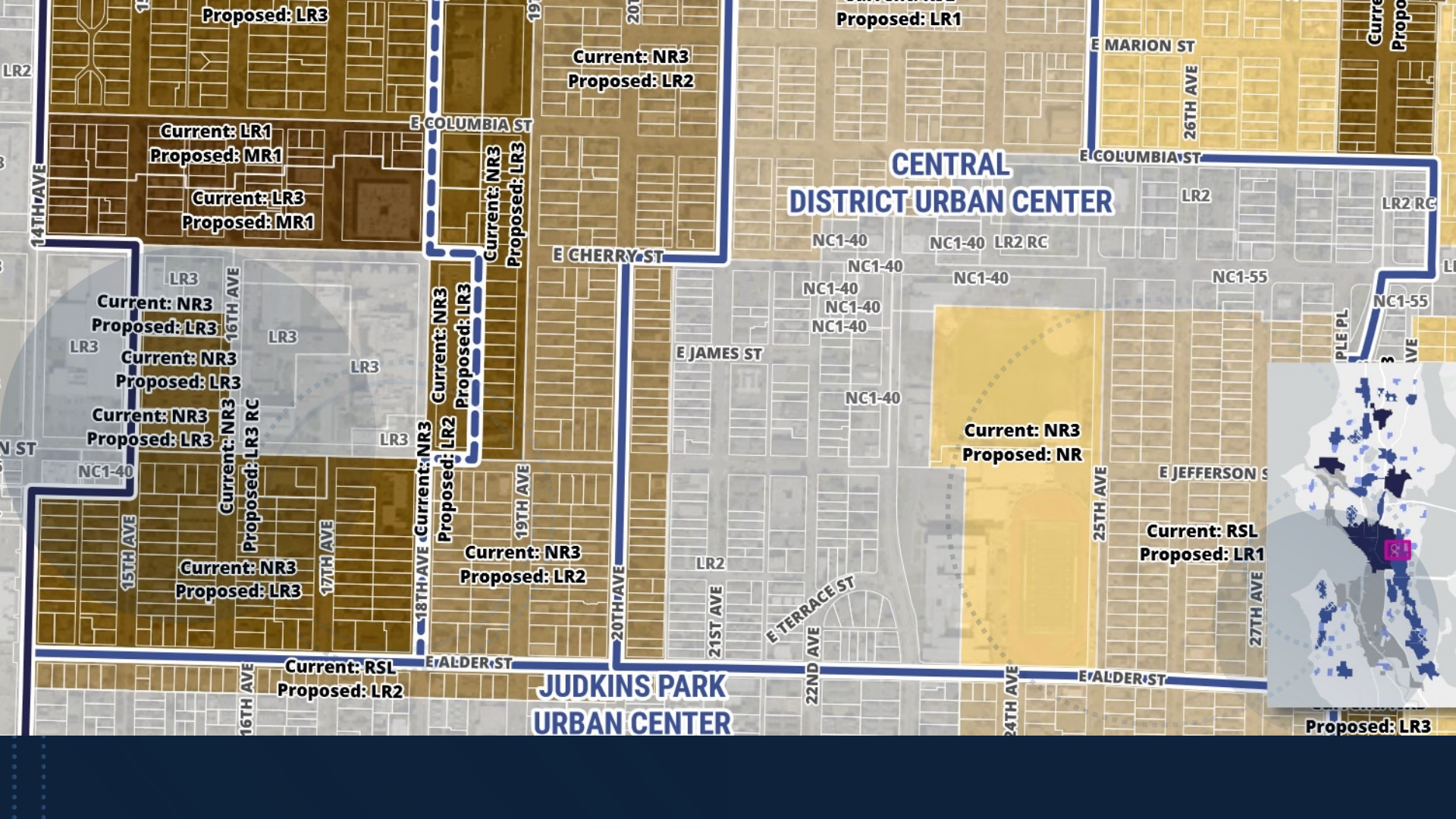
Proposed zoning changes

- Neighborhood Residential (NR)**
NR (formerly called Single Family) is Seattle's lowest-density residential zone. It allows a mix of primarily attached and detached homes. Updated NR zoning would allow more middle housing types and fulfill requirements in House Bill 1110.
- Lowrise 1 (LR1)**
LR1 is a low-density residential zone that allows townhouse-style development at a three-story scale.
- Lowrise 2 (LR2)**
LR2 is a residential zone that allows multifamily development up to four stories.
- Lowrise 3 (LR3)**
LR3 is a residential zone that allows multifamily development up to five stories.
- Midrise (MR1 or MR2)**
MR1 is a proposed new residential zone that would allow multifamily development up to six stories. MR2, currently simply called "Midrise," is a residential zone that allows multifamily development up to eight stories.
- Neighborhood Commercial (NC)**
NC zones are mixed-use areas that allow a range of retail, office, institutional, and residential uses.
- Commercial (C)**
C zones are mixed-use areas that allow a range of retail, office, institutional, light industrial, and auto-oriented commercial uses.
- No rezone proposed

Growth Strategy place types

- Regional Center**
Most densely populated neighborhoods, with a mix of housing, office, retail, entertainment, and access to regional transit. These areas can include zoning for high-rise towers.
- Urban Center**
Areas zoned to accommodate a mix of housing, jobs, shops, and services with access to frequent transit. Residential and mixed-use structures up to eight stories are allowed, with higher densities around light rail stations.
- Center expansion**
Proposed expansion of a Regional or Urban Center
- Neighborhood Center**
These areas are a new designation situated in





Maps Showing Changes to Seattle's Built Environment

[Engagement Link:](https://one-seattle-plan-zoning-implementation-seattlecitygis.hub.arcgis.com/pages/engagement)

<https://one-seattle-plan-zoning-implementation-seattlecitygis.hub.arcgis.com/pages/engagement>



Home

Zoning Map

Neighborhood Residential

Proposed zoning changes by center

- [District 1](#)
- [District 2](#)
- [District 3](#)
- [District 4](#)
- [District 5](#)
- [District 6](#)
- [District 7](#)
- [Citywide](#)

Neighborhood Center profiles

- [District 1](#)
- [District 2](#)
- [District 3](#)
- [District 4](#)
- [District 5](#)
- [District 6](#)
- [District 7](#)

Website Sample (Links Do Not Work)

Neighborhood Centers Phase 2 Following New NR (State HB 1110)



Timeline

The One Seattle Plan establishes a new growth strategy that we are implementing through several phases of zoning changes.

Phase 1 Legislation

Neighborhood Residential (NR) update to implement HB 1110 requirements

Updated NR Proposal Released, Oct '24

Final Environmental Impact Statement Released, Dec '24

Phase 1 Legislation sent to City Council, Mar '25

State Deadline to Adopt HB 1110, June '25

Oct Nov Dec Jan Feb Mar Apr May Jun

Phase 2 Legislation

Rezones for new Neighborhood Centers, new and expanded Regional and Urban Centers, and select arterial rezones along frequent transit routes

Draft Rezone Proposal Released, Oct '24

Phase 2 Legislation sent to Council, May '25



During the Zoning Update public comment period from October 16 to December 20, OPCD will host a series of Information Sessions, one in each of the seven Council District and two virtual. Information Sessions are opportunities to engage with OPCD staff, ask questions about the proposed zoning, and learn more about how to provide your feedback.

All Information Sessions are 5:30-7:30 p.m.

Date	Venue	District	Address
Wed, Oct 23	Virtual Information Session	Online	Watch recording and view slideshow
Wed, Oct 30	National Nordic Museum (Osberg Hall)	6	2655 NW Market St, Seattle, WA 98107
Wed, Nov 6	Madison Middle School (Gym)	1	3429 45th Ave SW, Seattle, WA 98116
Thu, Nov 7	Washington Hall (Ballroom)	3	153 14th Ave, Seattle, WA 98122
Wed, Nov 13	Nathan Hale HS (Commons)	5	10750 30th Ave NE, Seattle, WA 98125
Tue, Nov 19	Magnuson Park Hangar 30	4	6310 NE 74th St, Seattle, WA 98115
Thu, Dec 5	Jefferson Park CC (Gym)	2	3801 Beacon Ave S, Seattle, WA 98108
Tue, Dec 10	Seattle Center Exhibition Hall	7	301 Mercer St, Seattle, WA 98109



Get Engaged Now

Sat. Nov 30th, 2:30pm **Columbia City Library**
with Trees & People Coalition

Sun. Dec 1, 3:30pm **Beacon Hill Library** with
Trees & People Coalition

Wed. Dec 11, 5:30pm **Douglass Truth Library**
with Trees & People Coalition

- Thu, Dec 5 District 2 at Jefferson Park
- Tue, Dec 10 District 7 at Seattle Center
Exhibition Hall
- Thu, Dec 12 Virtual Session online link
- Information Sessions are 5:30-7:30 p.m.
- Public comment online expires Dec 20.
- For information about the other public sessions,
and links to meeting recordings, visit the city
website <https://one-seattle-plan-zoning-implementation-seattlecitygis.hub.arcgis.com/pages/engagement>

Questions on Zoning

Facilitated by the Trees and People Coalition

June BlueSpruce, chair
David Moehring, vice-chair



Resources & Comments

[Link](https://one-seattle-plan-zoning-implementationseattlecitygis.hub.arcgis.com/pages/zoning-map) that gives you interactive access to the proposed zoning map of Seattle:
<https://one-seattle-plan-zoning-implementationseattlecitygis.hub.arcgis.com/pages/zoning-map>

At this link you can also watch a video about how to comment and submit your own comments to the city specifically on these proposed zoning changes.

Work with the Seattle Neighborhood Association

[Comments are due to the city by December 20, 2024](#)

Future scenario w/ Residential ROW Only, Doubling Number of Trees in ROW would yield about 17.1% Citywide



Seattle Needs 1,100 Acres in 15 years

Value of Maturing Trees

Lag time

> 25 yrs

Even with robust mitigation approaches it can take at least 25 years to match the benefits provided by the existing trees.



Value of an Urban Forest

URBAN FORESTRY



COOLS THE AIR



**REGULATES WATER FLOW
AND IMPROVES WATER QUALITY**



**FILTERS FOR URBAN
POLLUTANTS**

Seattle Needs 1,100 Acres in 15 years

