

Hello Friends of Trees and People Coalition,

Phase 2 of the One Seattle Plan would bring significant change to neighborhoods across the Emerald City. The Office of Planning and Community Development (OPCD) has designated these areas as Centers and Corridors, rezoning 30 Neighborhood Centers, expanding Urban Centers, and targeting frequent transit areas for four to six story apartment or condominium buildings. The following lays out recommendations to support planned growth, save trees, mitigate displacement, and retain community livability..

Here are Trees and People Coalition's recommendations that should be addressed prior to approval of Phase 2 legislation:

Recommendation One: Study the divergent experiences of Vancouver, BC and Portland, OR. Vancouver shows how broad upzoning (as in the One Seattle Plan) can attract speculative investment, including foreign capital and private equity seeking a safe place to park money. Portland created incentives to add housing specifically focused on missing-middle options, while also preserving more of the existing neighborhood fabric. Housing prices decreased as they met the needs of homeowners and renters.

Recommendation Two: Pass the following two measures included in the Dense Forests for Dense Housing proposal:

1. Require exterior amenity areas to have tree canopy cover rather than impervious surfaces
2. Make tree requirements a prerequisite for improving the Green Factor scoring system

Recommendation Three: Remove proposed Phase 2 upzones of the Central Area and Southeast Seattle.

Recommendation Four: Retain the area proposed to be integrated with Capitol Hill (14th to 18th Avenue) within the Central Area, to avoid the erasure of historical institutions from the Black community that has long called this neighborhood home.

Recommendation Five: Develop a real, effective, community-led plan for preventing further displacement of existing residents, particularly from communities of color, the Black community in the Central Area, and working class families.

Recommendation Six: Remove barriers to repurposing existing buildings, especially downtown. This includes zoning restrictions, permitting timelines, and cost structures that make adaptive reuse difficult.

Recommendation Seven: Fully engage communities in decisions about their future. The City touts its engagement process, yet many residents are ill-informed about what is planned for their neighborhoods. Outreach must be meaningful, accessible, and ongoing, not a checkbox.

Key points to consider as you craft your email, letter or prepare talking points:

1. Phase 1 of the One Seattle Plan, zoned [over 100,000 NR parcels](#) to accommodate up to four to six homes per lot. City staff should assess the impact of these changes before the city moves forward with additional upzones.
2. Numerous studies have found that removing constraints and regulations on building does not increase affordability (see links to recent studies [here](#) and [here](#)). Since 2015, upzoning with more units per lot has simply resulted in more market-rate single family dwellings.
3. When adjacent properties are assessed at their maximum development potential, legacy homeownership becomes difficult to obtain or retain for those who do not qualify for tax exemptions. These land use actions make existing homes more expensive and worsen displacement, which is the

opposite of the One Seattle Plan's stated commitments to density WITH actionable anti-displacement measures.

4. Outside of downtown, Seattle's [Central](#) to Southeast communities continue to be burdened with the majority of the city's targeted housing capacity. This concentration of development is not equitable development. It is displacement dressed in planning language and the continued decimation of a community.
5. Phase 2 also expands the upzones in [Southeast](#) Seattle already approved along Rainier Avenue South and Martin Luther King Way South. The Centers and Corridors proposal would add a new continuous heat island along 31st Avenue South, posing direct risks to residents' health and well-being.
6. Zones outside Neighborhood Residential can be covered with 85 to 100 percent impermeable surfaces, which leaves no room to plant trees. The current plan does not adequately protect trees. Neighborhoods without adequate tree canopy cover are significantly hotter and less healthy. This dooms Seattle neighborhoods to increased and preventable morbidity and mortality, particularly among the most vulnerable populations.
7. There is an [open appeal](#) of the One Seattle Plan before the Court of Appeals, and an appeal has also been filed with the Growth Management Hearing Board. These appeals challenge the complete exclusion of the plan's impact on endangered Southern Resident Killer Whales from the Final Environmental Impact Statement (F.E.I.S.). The City should resolve these appeals before proceeding with Phase 2. In the meantime, communities deserve a clear accounting of what is at stake and a genuine seat at the table in shaping what comes next.