

May 13, 2024

Mayor Bruce Harrell  
600 4th Ave, Floor 7  
Seattle, WA 98104



**Subject: Complete Communities Coalition Letter on Draft One Seattle Plan**

CC: Director Rico Quirindongo  
CC: COO Marco Lowe  
CC: Seattle City Council

Dear Mayor Harrell:

We, the undersigned organizations, are excited about the possibilities the One Seattle Plan presents for our city's future. This vital document will shape our city's growth over the next decade and beyond. It offers a critical opportunity to build on the success of the renewed Housing Levy, address widespread concerns about housing affordability, and meet Seattleites' expressed desires for more housing options. At this moment, Seattle needs and deserves a bolder Comprehensive Plan that allows for more abundant housing across the entire city—a visionary, uniting blueprint for the equitable, livable, sustainable, and welcoming city we all want to achieve.

We appreciate the work done so far and your administration's demonstrated support for affordable housing. While we strongly align with the values expressed by the Draft One Seattle Plan, we are concerned that the Draft Plan will not achieve its desired goals. To truly make housing more affordable, advance racial equity, mitigate displacement, and meet our climate goals, we believe the Mayor's Recommended Plan should incorporate the following revisions:

- 1. Allow for More Family-Sized Homes in Middle Housing:** Increase the Floor Area Ratio (FAR) for fourplexes and sixplexes, to make it possible to build more family-sized homes. The proposed FAR would limit development of three- and four-bedroom homes, which are essential to meet the diverse needs of our growing city, accommodate families, and create new homeownership options.
- 2. Allow More Homes Near Transit:** Allow midrise and mixed-use housing within a 5-minute walk of frequent buses. Building homes near transit gives people more choices in how they get around their neighborhoods and makes transit a convenient option for more people. And building those homes off arterials but



still near transit gives people the opportunity to live in quiet, low-pollution, and car-light neighborhoods.

3. **Expand Neighborhood Centers:** Enhance the proposed Neighborhood Centers, to create lively, walkable community hubs throughout Seattle. We suggest increasing the radius of Neighborhood Centers from 800 feet to  $\frac{1}{4}$  mile and adding in all the Neighborhood Centers studied in the DEIS (but not implemented in the Draft Plan). This would equitably balance growth across the city, increase access to communities like Alki, Seward Park, North Broadway, North Magnolia, and Northlake, and allow more people to meet their daily needs by walking or biking.
4. **Promote Equitable Development and Address Displacement:** Ensure density bonuses, development regulations, and other tools, allow a broad range of developers, including the social housing developer, to build affordable housing for sale and for rent without relying on scarce public funding.
5. **Allow for Tall and Green Homes in Centers:** Increase height limits to 12-18 stories in Regional Centers such as Capitol Hill, the U District, Northgate, and Ballard, to allow more people to live in some of Seattle's most vibrant neighborhoods. Additionally, allow midrises up to 85 feet in transit corridors and Neighborhood Centers, to maximize the potential of wood-frame construction.

We request that you study these revisions in the Final Environmental Impact Statement and implement them through the Mayor's Recommended Plan. We believe these recommendations are in line with voters' desires, are essential for a Comprehensive Plan that empowers all Seattleites to thrive, and will align the One Seattle Plan's substance with our shared values. By embracing a visionary comprehensive plan, you can lead Seattle into a future with shared prosperity for all residents, businesses, and future generations.

We all care about this city. We want to see Seattle grow into a place where people can feel welcomed, live near their work, raise families, find stable homes within their communities, and age in place. We look forward to continued collaboration with the City, voters, and other stakeholders to bolster the plan and work together towards our shared goals.



Sincerely,

350 Seattle  
46th Legislative District Democrats  
African Community Housing and  
Development  
Associated General Contractors of  
Washington  
Beacon Development Group  
Bellwether Housing  
Black Home Initiative  
BIPOC ED Coalition of Washington  
Civic Hotel  
Climate Solutions  
Community Roots Housing  
Commute Seattle  
Disability Rights Washington  
Edge Developers  
El Centro de la Raza  
Elevate  
Fremont Chamber of Commerce  
Futurewise  
GardnerGlobal, Inc  
Great Expectations LLC  
GSBA, Washington's LGBTQ+ Chamber  
of Commerce  
Habitat for Humanity Seattle-King &  
Kittitas Counties  
Homestead Community Land Trust  
House Our Neighbors  
Housing Development Consortium  
Larch Lab  
LISC Puget Sound  
Master Builders Association of King &  
Snohomish Counties  
Mercy Housing Northwest

Queer Power Alliance  
Real Change  
Ron Milam Consulting  
Seattle 2030 District  
Seattle Downtown Greenways  
Seattle Hotel Association  
Seattle King County REALTORS  
Seattle Latino Metropolitan Chamber of  
Commerce (SLMCC)  
Seattle Metropolitan Chamber of  
Commerce  
Seattle Restaurant Alliance  
Seattle YIMBY  
SEIU 775  
SEIU 925  
SEIU Healthcare 1199NW  
Sierra Club Seattle  
Sightline Institute  
SMR Architects  
SouthEast Effective Development  
Tech 4 Housing  
The Urbanist  
The Seattle Chapter, The American  
Institute of Architects, Inc.  
Transportation Choices Coalition  
Tutta Bella Culinary LLC  
United Way of King County  
Washington Multi-Family Housing  
Association  
West Seattle Junction Association  
Working Families Party  
YWCA Seattle King Snohomish  
Zillow

