

One Seattle Comprehensive Plan

GROWTH STRATEGY

The Comprehensive Plan's Growth Strategy is the City's vision for how the built environment should evolve over the next 20 years to accommodate expected population and job growth and meet City goals.

Growth Strategy in the Comprehensive Plan Update

The Growth Strategy element establishes where residential, commercial, and industrial development should unfold and how new development aligns with City investments. This element shapes the types and location of new housing (apartments, townhouses, detached homes) across the city. It also guides where the City makes new investments, such as transit service, to support growing neighborhoods.

The vision outlined in this element will shape future changes to the City's zoning and development regulations, which specify the types and scale of buildings allowed in different areas. This blueprint for future development also informs how and where the City invests in community amenities and anti-displacement measures

Current Growth Strategy

The Plan's current growth strategy is called the Urban Village Strategy. This strategy focuses new housing and jobs in designated urban centers and villages, and industrial activity in Manufacturing and Industrial Centers (MIC).

The Urban Village Strategy has been effective in concentrating growth. Over the last 10 years, 83% of new homes were built in urban centers or villages; half of all housing was built in Downtown, South Lake Union, First Hill, and Capitol Hill. This approach has guided residential, office, and retail development into a small number of compact, walkable, mixed-use neighborhoods linked by transit.

At the same time, many neighborhoods outside urban village boundaries have few housing options beyond detached homes. With the cost of these homes rising dramatically in the last 10 years, these neighborhoods are out of reach for most people who don't already own a home. The Urban Village Strategy has also resulted in few new homeownership opportunities inside urban villages, since it focuses development in areas zoned primarily for apartments and retail.

Major Issues

Housing Supply and Affordability

Displacement and Neighborhood Access

Commercial and Industrial Development

Alignment of Growth and City Investments

As part of a Racial Equity Analysis conducted by the City, many residents who participated suggested that the Urban Village Strategy perpetuates a historical pattern of exclusionary policies and practices that have limited where people of color can afford to live. The City will continue to examine and revise policies that contribute to exclusionary housing practices and increase displacement pressures on BIPOC communities.

Looking forward, Seattle is expected to continue to see significant housing and job growth. Regional planning policies require Seattle to plan for at least 169,500 new jobs and 112,000 new homes by 2044. Updating our Growth Strategy could help to increase the supply, diversity, and affordability of housing and ensure that growth supports a more equitable and sustainable city.

City Council has mandated that we use the Comprehensive Plan Update as an opportunity to study different growth strategies.

These include:

- Adding new urban centers or villages
- Allowing a greater range of housing options like duplexes or triplexes outside urban villages in Neighborhood Residential areas
- Foster complete neighborhoods where more people can walk, bike, or take a quick bus ride to local shops and services
- Planning for more growth around transit
- Strategies to reduce the displacement of households and businesses

What We're Working On Now

- [Racial Equity Analysis of the Urban Village Strategy ↗](#)
- [Understanding the housing market through the Market-rate Housing Need and Supply Analysis ↗](#)
- [Engaging the public on housing issues through our Housing Choices Initiative ↗](#)
- [Funding community-initiated projects to reduce displacement pressures, stabilize communities and create economic opportunity through Equitable Development Initiative ↗](#)

Let's Talk About the Future

Where would you like to see more housing?

Where would you like to see more retail, office space, and industrial development?

How can we structure growth to reduce the displacement of existing households, businesses, and institutions?



Send your comments to:
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For more information visit:
seattle.gov/opcd/one-seattle-plan