



September 10, 2025

**RE: Permanent Phase I Legislation and Amendments to One Seattle Plan**

Dear Councilmembers,

As architects, planners, and advocates for a more equitable and resilient city, AIA Seattle's 2,800 professional members appreciate your hard work and leadership to bring the Comprehensive Plan and Phase I Amendments forward.

As you work through Amendments to the Final Phase I Legislation, we urge you to continue to approach the process through the lens of how this legislation will improve predictability, availability, and affordability of housing. Final Phase I Legislation represents an important step to create a more sustainable, equitable, and livable Seattle.

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**Key Amendments AIA Seattle supports:**

- Restore all Neighborhood Centers previously studied in the EIS\*
- Incentivize stacked flats through no minimum lot size, 1/600 density, 1.8 FAR, 60% lot coverage and additional bonuses\*\*
- Use 1 unit per 1,250 sq feet lot density metric
- Institute FAR and density bonuses for affordable housing
- Remove parking requirements citywide
- Allow corner stores everywhere, not just corners
- Include Social Housing in the Comprehensive Plan
- Continue SEPA exemption for housing/mixed use development
- Add flexibility for ADUs, such as increasing their size and not counting them towards the unit count
- Maintain current ADU exemptions
- Expand the definition of major transit service areas to encompass frequent transit service areas

*To address the urgent housing crisis, and bring more housing online, AIA Seattle recommends Council revisit any amendments that would require additional environmental review in 2026.*



\*To provide more housing around amenities and services that people want to live near, AIA Seattle strongly supports adding all previously studied Neighborhood Centers back into the Comprehensive Plan. It is also important to retain all existing Neighborhood Centers and maintain or expand their existing boundaries and not decrease their size so that more housing has a chance to be built and neighborhoods and communities are allowed to grow organically over time.

\*\*AIA Seattle supports creating incentives for stacked flats. An ideal stacked flat amendment will generally allow: no minimum lot size, 1/600 density, 1.8 FAR, 60% lot coverage. With tree retention/green factor, additional bonuses of 42' height, and 2.0 FAR.

AIA Seattle supports creating incentives to retain trees while maintaining design and permitting predictability. We support removing setback requirements when Tier 2 or larger trees are preserved, and maximizing flexibility by minimizing the protected area. We also support increasing allowable height when retaining Tier 3 or larger trees. While we favor eliminating amenity and parking requirements entirely, if they remain, we support waiving parking requirements when trees are preserved.

**AIA Seattle does not support Amendments that decrease predictability and increase complexity** and the amount of work and permit review required to establish compliance during the permit process, such as Amendment 102.

As you finalize Phase I Legislation, we urge you to adopt Amendments that will improve housing affordability, make the building process more predictable, and create a more livable Seattle for all residents. Thank you for your leadership. AIA Seattle and our 2,800 members look forward to working together to advance the Comprehensive Plan.

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