

January 22, 2025

Re: 2025 Comprehensive Plan

Dear Seattle City Councilmembers,

Seattle faces a critical moment in planning for its future. State law HB 1110 requires us to build more housing, but the One Seattle Comprehensive Plan provides the framework to decide how and where that housing will be built. With this plan, we have the opportunity to create livable, thriving communities that meet the needs of current and future residents.

To meet the law's requirements and address the city's housing crisis, Seattle must allow for **greater zoning capacity than will actually be built**. Market conditions, financing, and other barriers mean that only a fraction of zoned capacity will be developed.

The Comprehensive Plan is a 20-year plan, designed to guide growth incrementally and sustainably. It's not about immediate or sudden changes but about preparing our city for the long term. **By planning today, we can create space for natural, organic growth to occur over time**, ensuring that development is equitable and responsive to the needs of all residents.

**Neighborhood Centers are crucial for meeting Seattle's housing, equity, and climate goals. The Comprehensive Plan has been informed by a diverse and engaged group of residents and communities over a robust engagement process of multiple years. The plan in its current form is an expression of our community's desire for a more livable Seattle.**

**Neighborhood Centers provide:**

- **Tax Revenue and Economic Growth:** The initial construction of homes generates sales tax revenue from labor and material costs as well as Real Estate Excise Tax, which funds local government services including schools, roads, and public safety. Additionally, more homes in Neighborhood Centers create more opportunities for small businesses to prosper, boosting B&O and other revenues for the city. This revenue directly supports the creation of livable, vibrant neighborhoods.
- **Livable, Walkable Communities:** Neighborhood Centers increase access to neighborhood features people can walk to, like coffee shops, schools, restaurants, and essential services, improving quality of life for all residents.
- **Affordability:** Neighborhood Centers allow for right-sized buildings with dwellings that serve many different people's needs, and provide inclusive access to desirable neighborhoods at a comparatively affordable cost.



- **Sustainability and Climate Action:** Building workforce housing near transit and jobs reduces sprawl, curbs emissions, and helps Seattle achieve its climate goals.

Seattle must embrace the Comprehensive Plan as an opportunity to lead with a clear vision for responsible growth, ensuring that every neighborhood can grow sustainably and equitably.

AIA Seattle is a membership organization with 2600+ members with a vision for the City of Seattle as a 15-minute city, a livable city with a variety of housing options near many types of amenities, retail cores, and transit that is accessible to everyone, where everything residents need can be reached within 15 minutes by walking, rolling, or public transit.

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We urge the City Council to approve the Comprehensive plan as written and retain its key provisions preserving all 30 Neighborhood Centers to support the housing, services, and community that Seattle needs to thrive.

A handwritten signature in black ink, appearing to read "Karen DeLucas".

Karen DeLucas, AIA  
Comp Plan Work Group Co-chair

A handwritten signature in black ink, appearing to read "Sheri Newbold".

Sheri Newbold, AIA  
Comp Plan Work Group Co-chair

A handwritten signature in black ink, appearing to read "Matt Hutchins".

Matt Hutchins, AIA, CPHD  
AIA Seattle President