



# One Seattle Comprehensive Plan

## Environmental Impact Statement (EIS) Scoping



City of Seattle

# Topics on Analysis

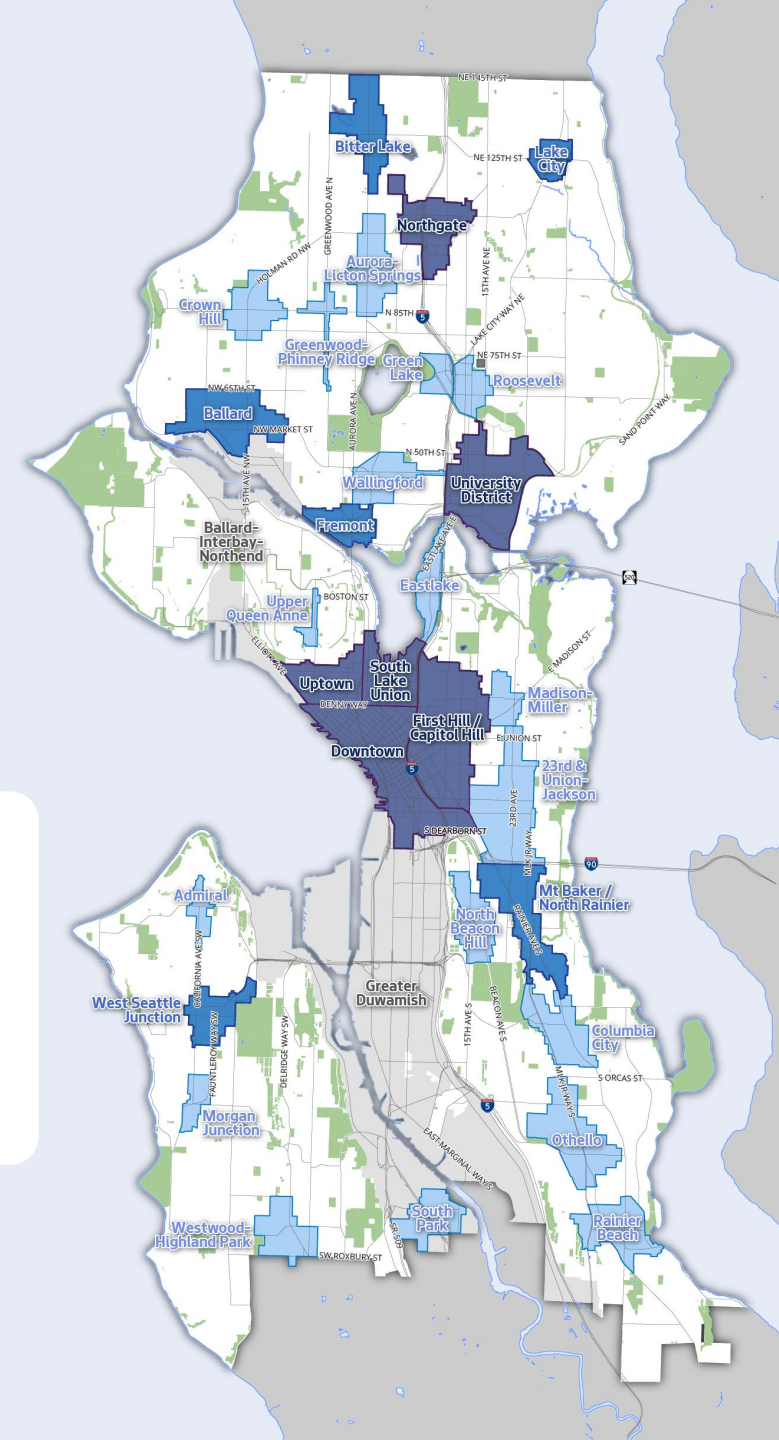
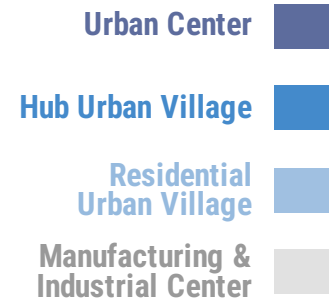
The City anticipates addressing the following topics:

- Earth and water quality
- Air quality and greenhouse gas emissions
- Plants and animals
- Energy and natural resources
- Noise
- Land use patterns and urban form
- Historic Resources
- Relationship to plans, policies, and regulations
- Population and employment
- Housing and displacement
- Transportation
- Services: Police, Fire, Parks, and Schools
- Utilities

## EXISTING GROWTH STRATEGY

# Urban Centers & Villages

- Seattle's growth strategy since 1994
- Concentrates new housing and jobs in compact, walkable mixed-use neighborhoods linked by transit
- Focuses industrial development in manufacturing and industrial centers
- 83% of new housing in centers and villages
- Growing concerns:
  - Reinforces history of racial exclusion
  - Restricts housing supply and diversity
  - Exacerbates displacement pressures



# ALTERNATIVE 1

## No Action

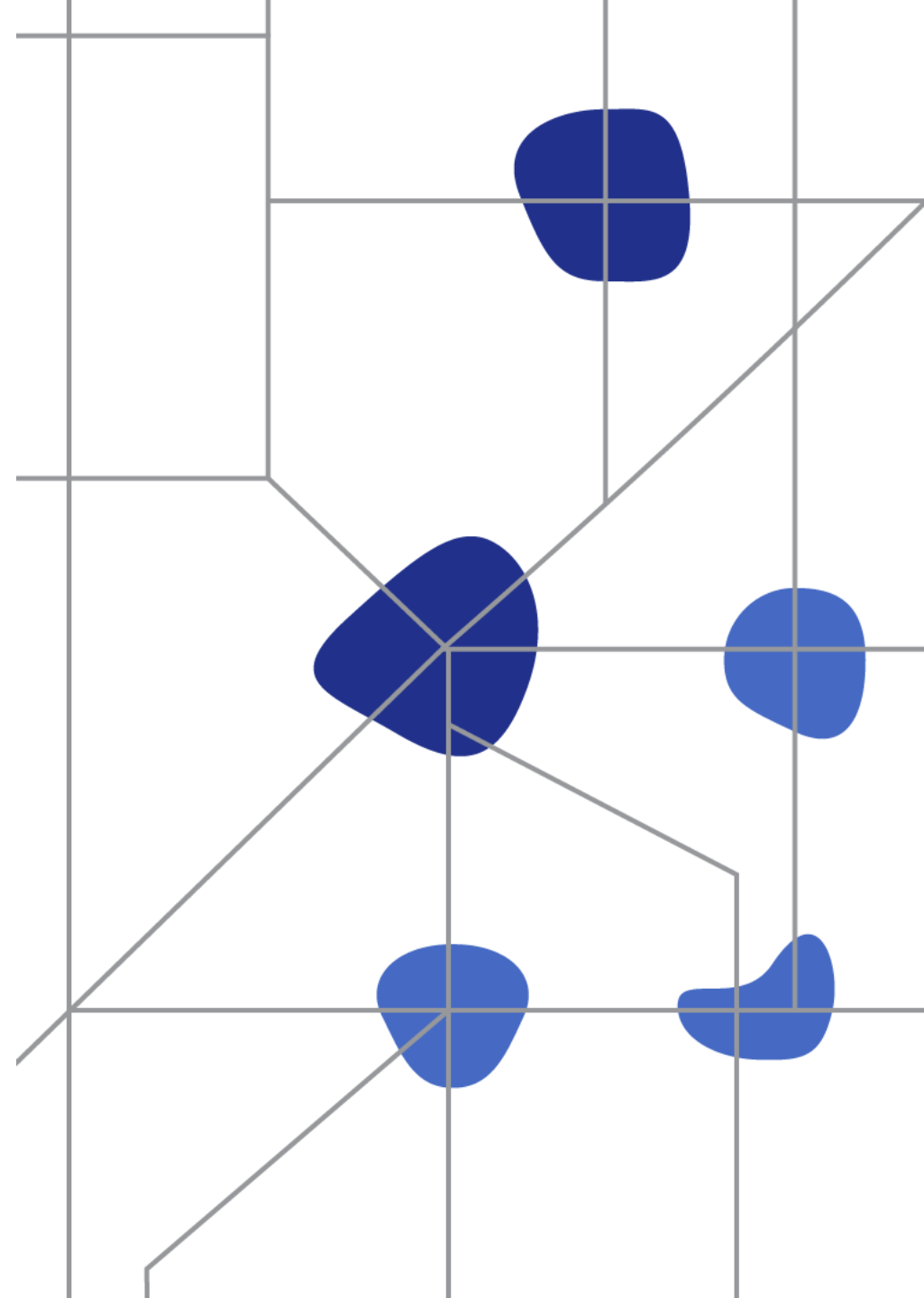
Maintains status quo of focusing most housing and jobs within the existing **urban centers** and **urban villages** with no change to land use patterns.

### This would mean:

- new housing is primarily rental apartments concentrated in existing mixed-use areas
- most land outside urban villages remains limited to high-cost detached houses
- no new strategies to increase housing supply or address exclusivity
- assumes 80,000 new homes and 132,000 new jobs over 20 years, which is minimum requirement for Seattle under regional framework

 **urban center**  
Regionally designated neighborhoods with diverse mix of uses, housing, and employment

 **urban village**  
Areas with a wide range of housing types and transit, amenities, and jobs



## ALTERNATIVE CONCEPT 2

# Focused

Creates additional areas of focused growth, including new and expanded urban villages and/or new **smaller village-type nodes**.

### Designed to:

- increase opportunities to grow “complete neighborhoods” where more people can walk to everyday needs
- create greater range of housing options, primarily rental apartments, near amenities and services in more neighborhoods
- slight increase in at-home and commercial businesses due to a larger number of people living in Seattle
- addresses proviso requirement (b) on 15-minute neighborhoods



#### urban center

Regionally designated neighborhoods with diverse mix of uses, housing, and employment



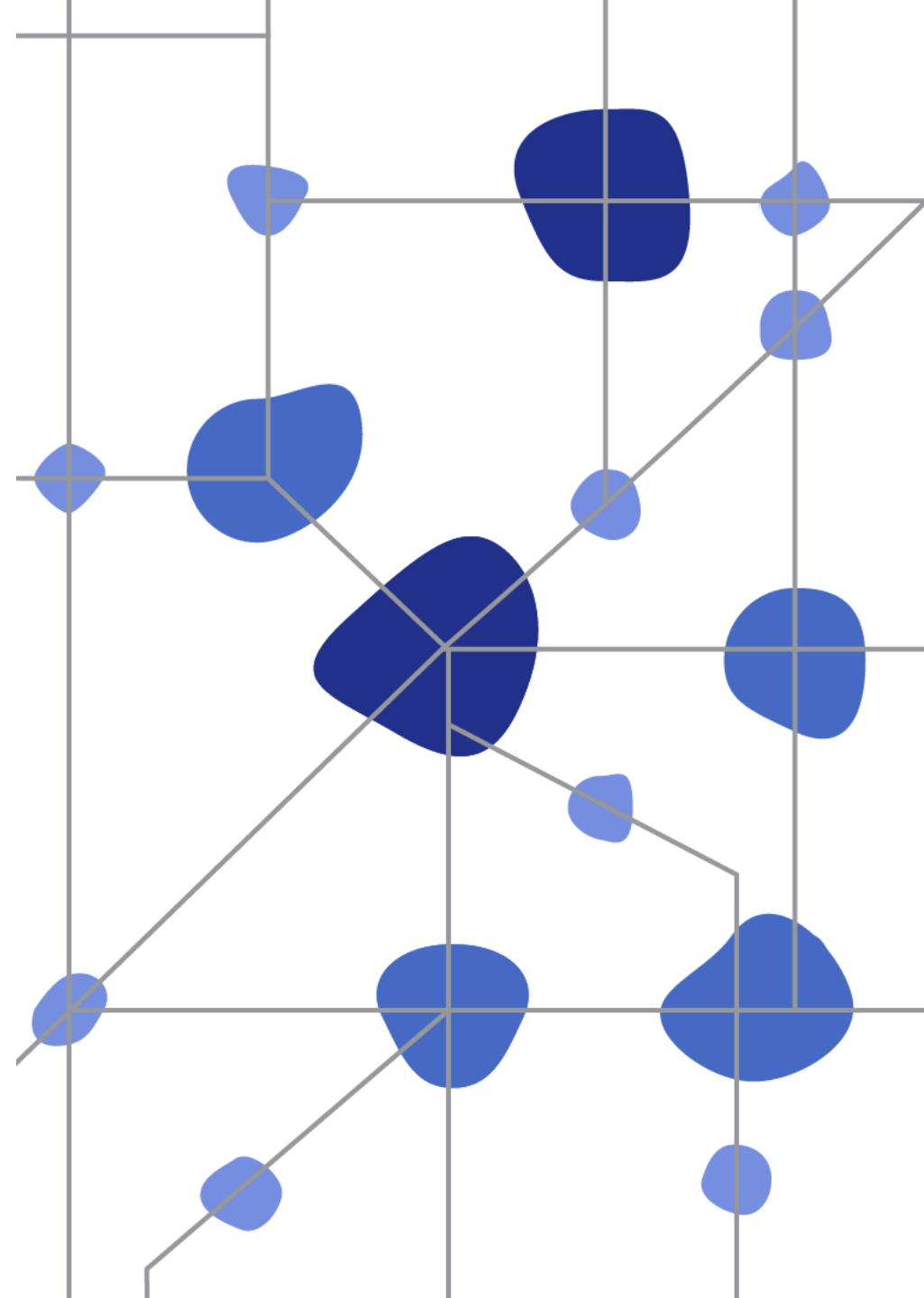
#### urban village

Areas with a wide range of housing types and transit, amenities, and jobs



#### smaller nodes

Places with diverse housing and mixed uses to support complete neighborhoods



## ALTERNATIVE CONCEPT 3

# Broad

Allows a wider range of low-scale housing options, like triplexes and fourplexes, in all **Neighborhood Residential zones**.

### Designed to:

- expand housing choices, particularly homeownership, in all neighborhoods
- address exclusionary nature of current zoning
- allow more housing options near existing large parks and other neighborhood amenities
- slight increase in at-home and commercial businesses, spread throughout city
- addresses proviso requirement (a) on Neighborhood Residential



#### urban center

Regionally designated neighborhoods with diverse mix of uses, housing, and employment



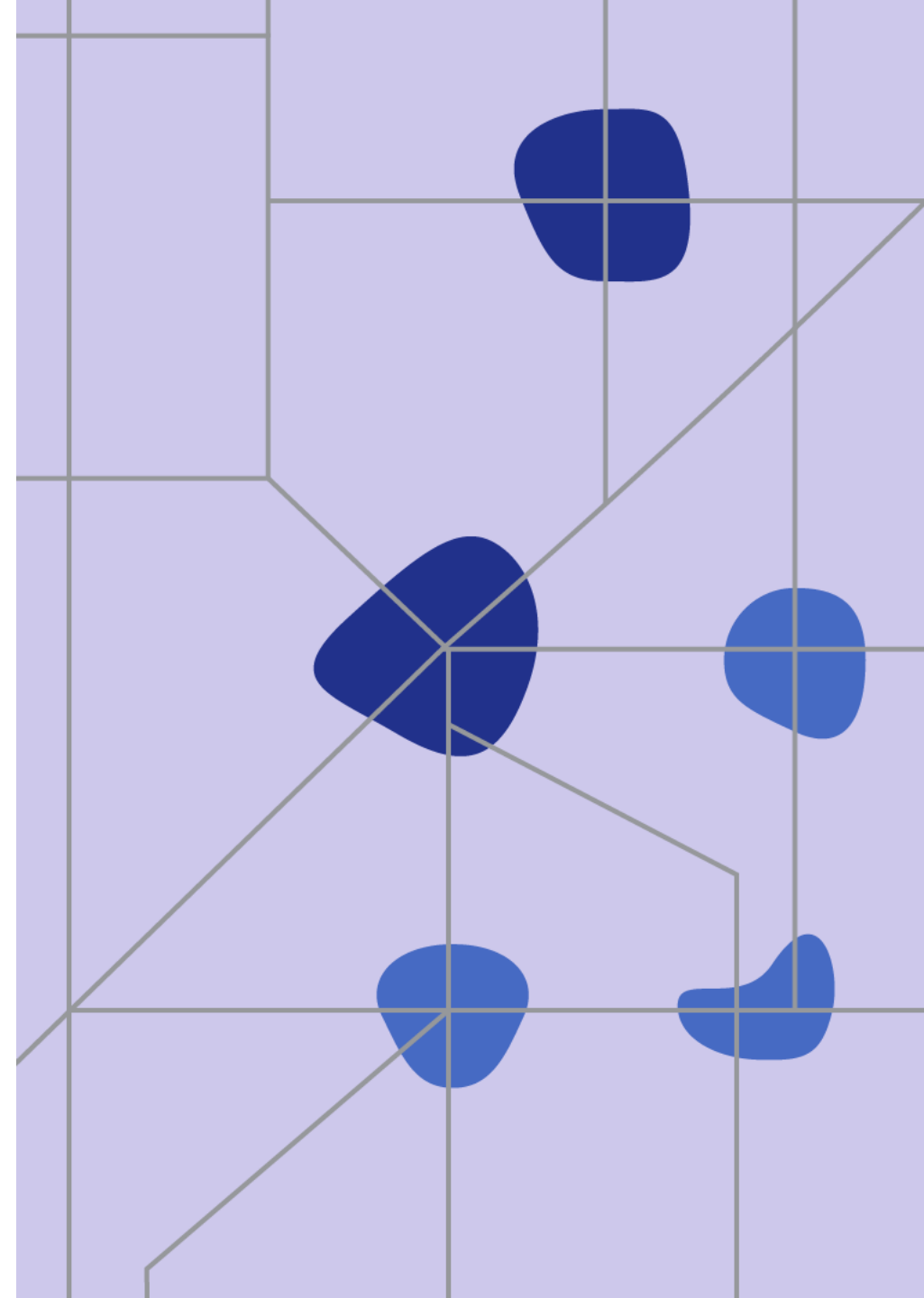
#### urban village

Areas with a wide range of housing types and transit, amenities, and jobs



#### NR areas

New flexibility for housing choices throughout Neighborhood Residential areas



## ALTERNATIVE CONCEPT 4

# Corridors

Allows a wider range of low-scale housing options only in **areas near frequent transit and amenities.**

### Designed to:

- expand the diversity of housing options near transit and amenities
- slight increase in at-home and commercial businesses, focused along corridors



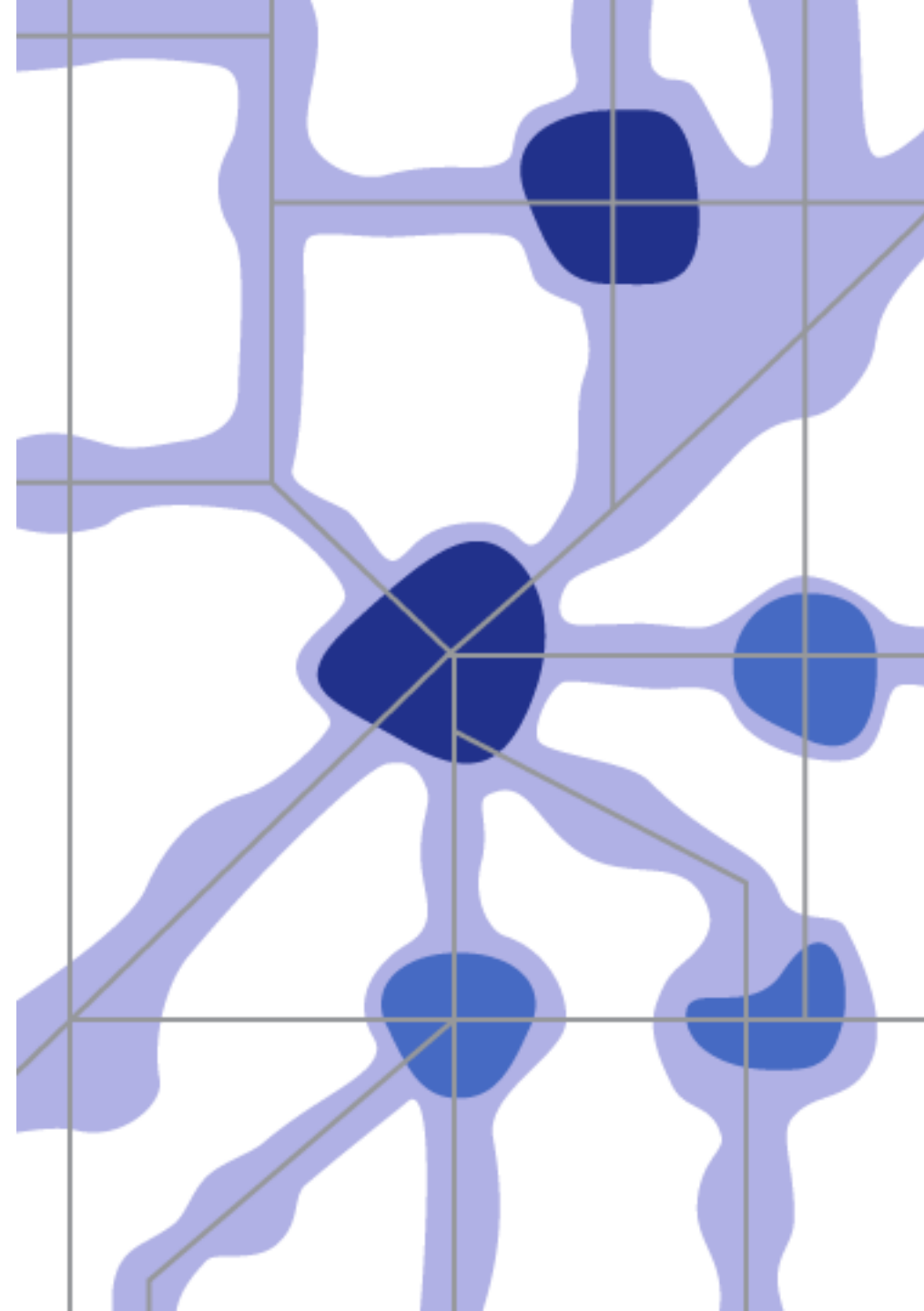
**urban center**  
Regionally designated neighborhoods with diverse mix of uses, housing, and employment



**urban village**  
Areas with a wide range of housing types and transit, amenities, and jobs



**corridors**  
New flexibility for housing choices and other uses near transit and amenities



# ALTERNATIVE CONCEPT 5

## Combined

Accommodates greater supply and diversity of housing across Seattle. Distribution of housing would combine Alternatives 2, 3, and 4, resulting in more areas identified as appropriate for more housing and mixed-use development.

### Designed to:

- promote abundant rental & ownership housing, primarily in areas well served by transit
- address past underproduction of housing and rising housing costs
- support complete neighborhoods across more of the city
- larger increase in at-home and commercial businesses
- addresses proviso requirements (a) and (b)



**urban center**  
Regionally designated neighborhoods with diverse mix of uses, housing, and employment



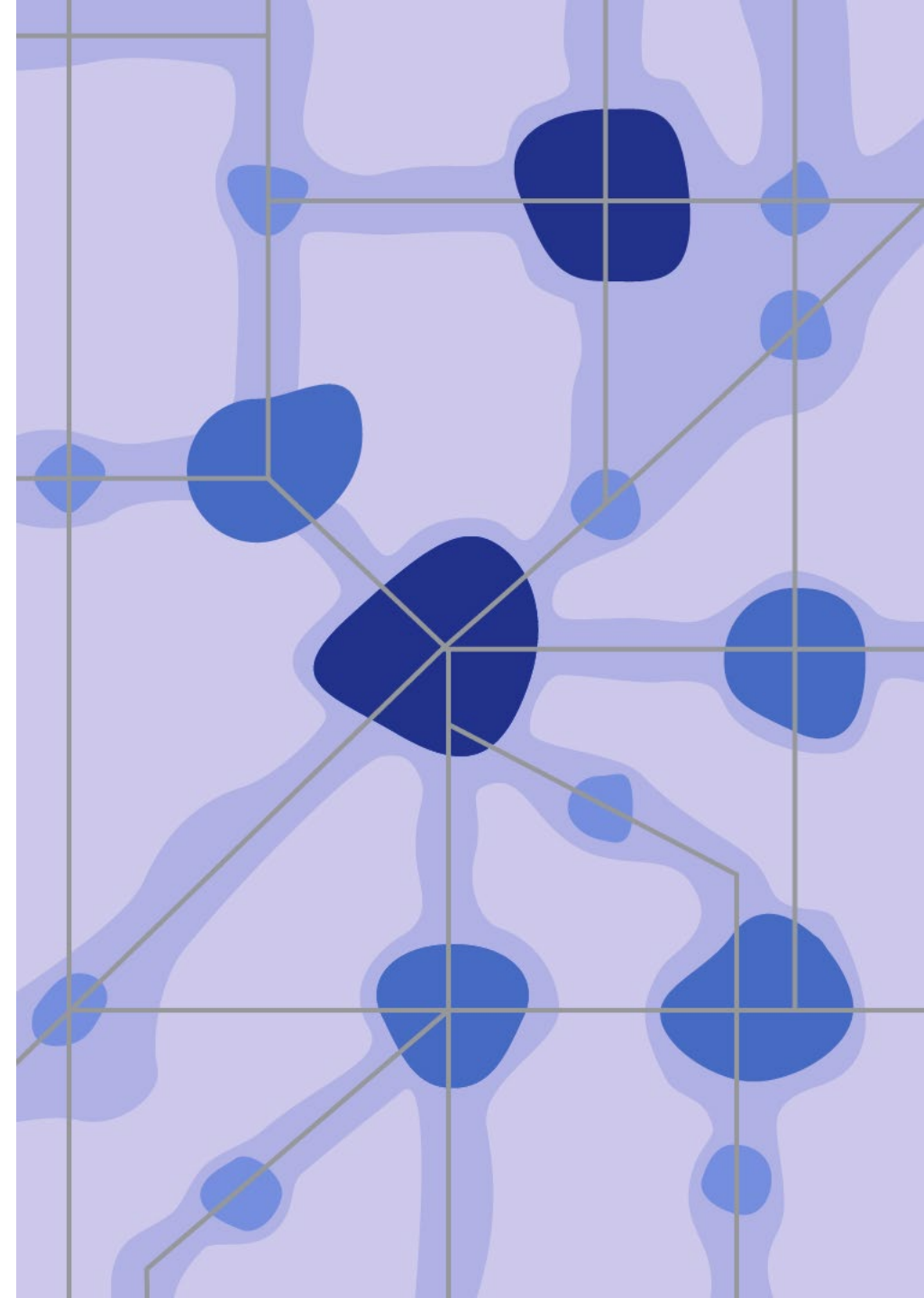
**urban village**  
Areas with a wide range of housing types and transit, amenities, and jobs



**smaller nodes**  
Places with diverse housing and mixed uses to support complete neighborhoods



**NR areas & corridors**  
New flexibility for housing choices and other uses throughout Neighborhood Residential areas





# 130<sup>th</sup> & 145<sup>th</sup> Station Areas

- Alternatives will have additional detail for this area due to past work
- Three alternatives
  - No Action
  - Nodes and corridors
  - Urban Village at 130<sup>th</sup>; nodes & corridor in other areas



# Addressing Displacement

- We can't address displacement without increasing housing supply
- Increasing housing supply is, on its own, insufficient for addressing displacement
- We will craft all action alternatives to consider higher levels of growth in areas of low displacement risk while still increasing housing choice in high displacement risk areas
- The EIS will evaluate each alternative for its potential impacts on displacement
- The Plan will support measures to address displacement beyond the growth strategy, such as:
  - creating more income-restricted affordable housing in rezoned areas
  - supporting existing businesses and institutions
  - preserving existing lower-cost housing
- Addresses proviso requirement (c) on anti-displacement strategies

# Timeline & Next Steps

2022	June 23	• Release initial <u>conceptual</u> growth alternatives and begin EIS scoping process
	July 25	• EIS scoping process ends
	August/September	• Refine alternatives for analysis
	October	• Release scoping report with <u>final</u> alternatives and present to Council for proviso lift
2023	April	• Public release of Draft EIS
2024	April	• Public release of Final EIS including preferred growth alternative

