

# Tonight's Agenda



6:00 – 6:30 **Open House**

6:30 – 7:00 **Overview of Seattle 2035  
and Draft EIS**

7:00 **Public Comments**



# Draft Environmental Impact Statement

# Overview

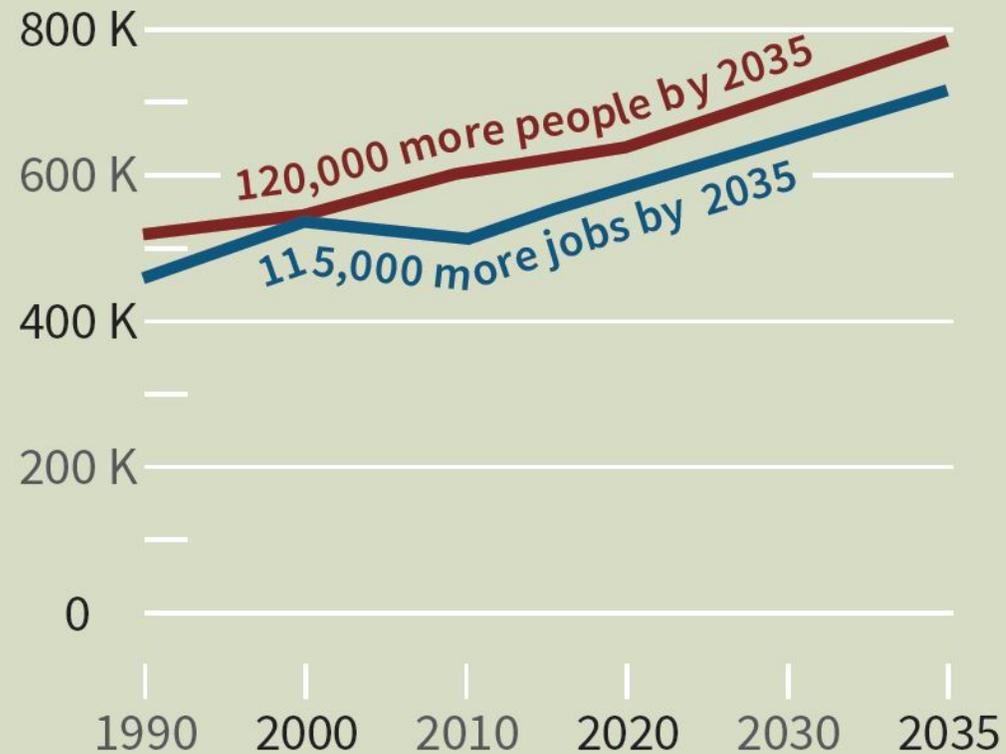


- Seattle 2035
- Draft EIS proposed action
- Draft EIS alternatives
- Draft EIS analysis

# Seattle is growing



## Seattle Population and Employment Growth (1990-2035)



# Seattle is changing



- We're getting out of our cars and taking transit.
- We like dense, walkable, vibrant neighborhoods.
- We're becoming more diverse.

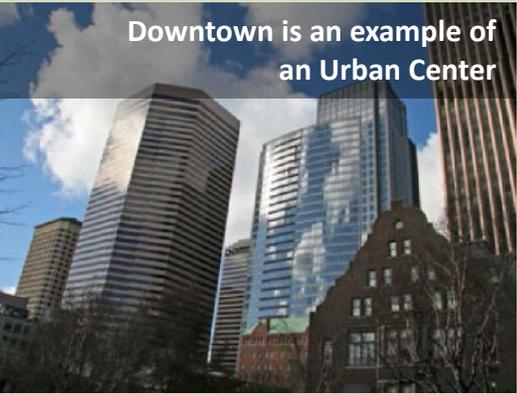
# What is Seattle 2035?



- Comprehensive Plan update
- Original Plan & Urban Village Strategy adopted in 1994
- 20-year vision
- Guides growth
- Help protect regional resources

# How does the Plan guide growth?

Downtown is an example of an Urban Center



Greater Duwamish is an example of a Manufacturing/Industrial Center



Ballard is an example of a Hub Urban Village



Columbia City is an example of a Residential Urban Village



- The **urban village strategy** directs new jobs and housing to designated urban centers and villages
  - **6** Urban Centers
  - **6** Hub Urban Villages
  - **18** Residential Urban Villages
  - **2** Manufacturing/Industrial Centers

# How does the Urban Village Strategy work?



- Guides growth, transit and other city investment to mixed-use, walkable areas
- Since 1994, 75% of new housing and jobs have located in Urban Villages
- The urban village strategy works but there's room for improvement

# What Core Values is the Plan based on?

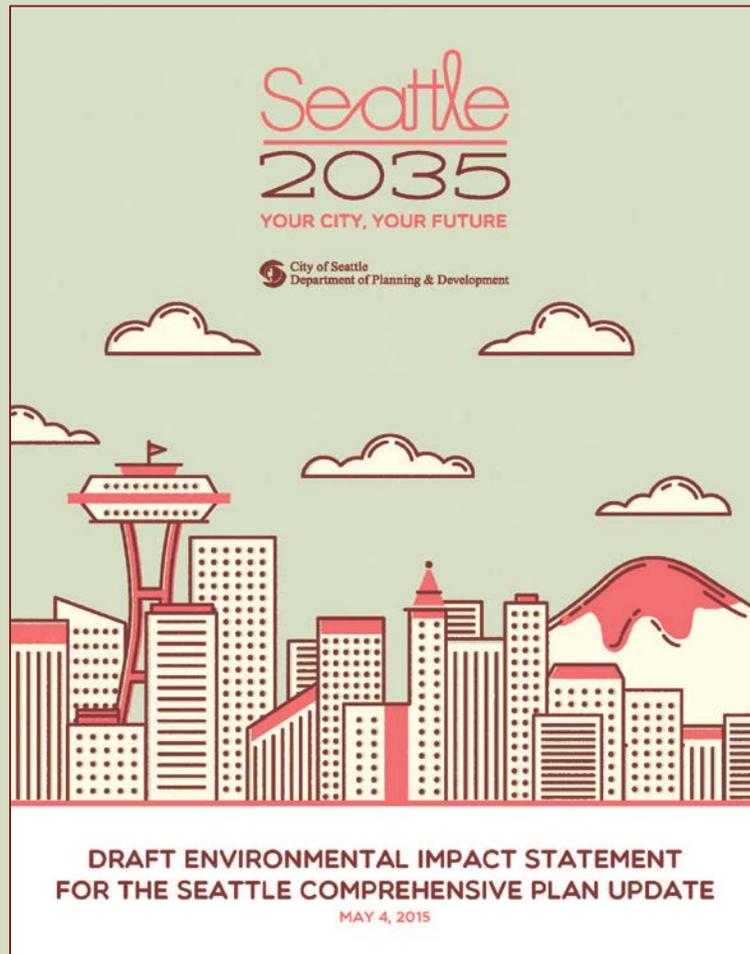


- Race and Social Equity
- Community
- Environmental Stewardship
- Economic Opportunity & Security

# Project Schedule



# Seattle 2035 Draft EIS



- Environmental information
- Inform policy level decisions
- Citywide analysis
- Generalized and cumulative analysis

# Proposed Action



- Text and map amendments to the Seattle Comprehensive Plan
- Includes all plan elements
- Considers **70,000 new households** and **115,000 new jobs** through 2035

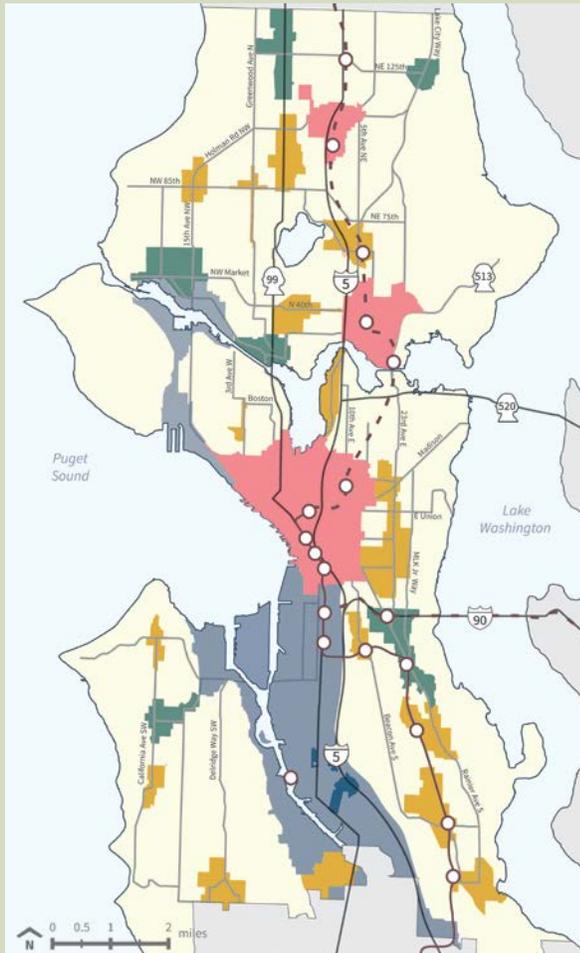
# Alternatives



- 4 growth alternatives
- 20-year plan for growth
- Continuation of urban village strategy
- 70,000 more households
- 115,000 more jobs
- Completion of Sound Transit 2 Mass Transit Plan

# Alternative 1

## Continue Current Trends



- Continues growth trends from past 20 years
- Least concentrated pattern of growth
- No change to growth center boundaries

### KEY

Existing Light Rail  
Planned Light Rail

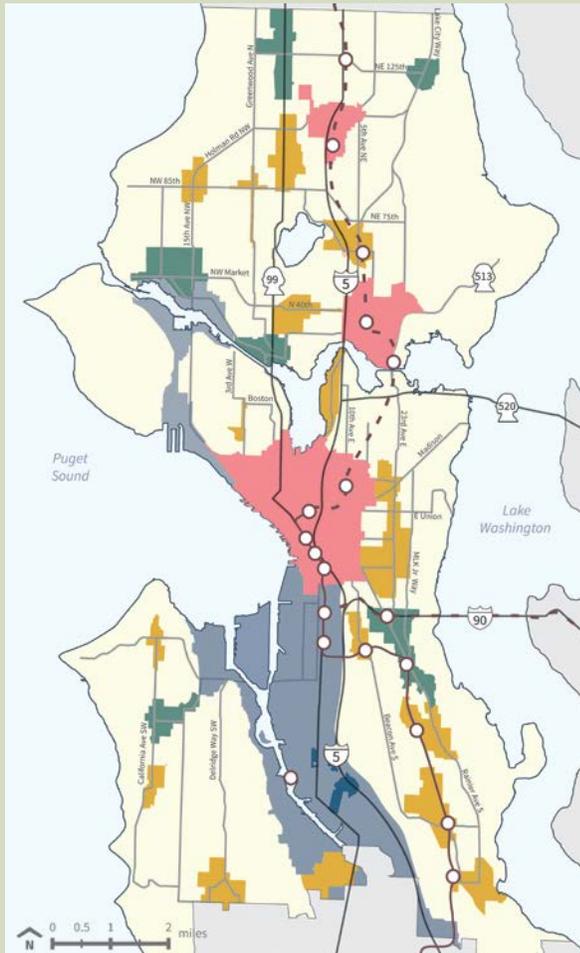
Existing & Planned Light Rail Stations  
Priority Bus Corridor

Urban Centers  
Hub Urban Villages

Residential Urban Villages  
Mfg/Industrial Centers

# Alternative 2

## Guide Growth to Urban Centers



- Urban centers will experience a higher level of growth
- Most concentrated pattern of growth
- No change to growth centers boundaries

### KEY

Existing Light Rail  
Planned Light Rail

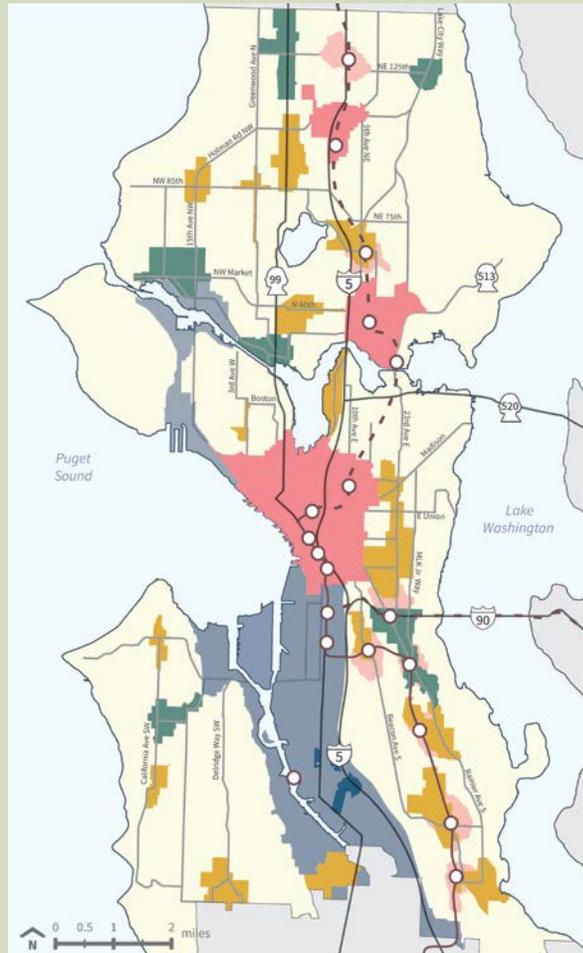
Existing & Planned Light Rail Stations  
Priority Bus Corridor

Urban Centers  
Hub Urban Villages

Residential Urban Villages  
Mfg/Industrial Centers

# Alternative 3

## Guide Growth to Urban Villages Near Light Rail



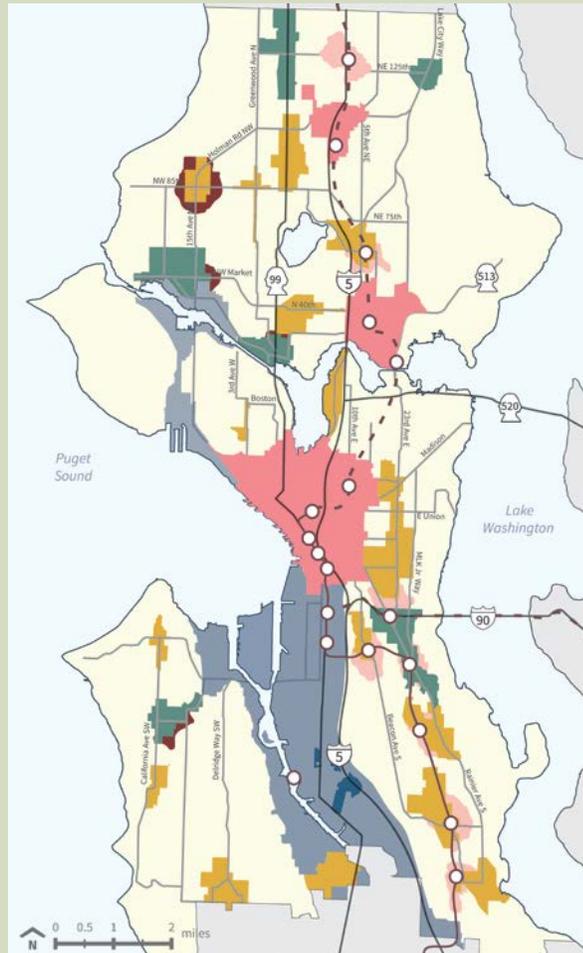
- Higher level of growth in urban centers and villages close to light rail
- Adjusts boundaries of urban villages near light rail to be within a 10-minute walk of stations
- Possible new urban village around the potential light rail station at NE 130th Street & I-5

### KEY

Existing Light Rail	Existing & Planned Light Rail Stations	Urban Centers	Residential Urban Villages
Planned Light Rail	Priority Bus Corridor	Hub Urban Villages	Mfg/Industrial Centers
		Potential New Village or Expansions	

# Alternative 4

## Guide Growth to Urban Villages Near Transit



- Higher level of growth in urban centers and villages close to light rail or very good bus service
- TOD pattern of growth that is less concentrated than Alternative 3
- Adjusts boundaries of urban villages near light rail or very good bus service to be within a 10-minute walk of stations or stops

### KEY

Existing Light Rail	Existing & Planned Light Rail Stations	Urban Centers	Residential Urban Villages
Planned Light Rail	Priority Bus Corridor	Hub Urban Villages	Mfg/Industrial Centers
		Potential New Village or Expansions	Potential Expansion

# Elements of the Environment

- Earth and Water Quality
- Air Quality and GHG Emissions
- Noise
- Land Use: Compatibility, Height, Bulk and Scale
- Relationship to Plans, Policies and Regulations
- Population, Housing, Employment
- Transportation
- Public Services
- Utilities

# Land Use/Housing/Employment Impacts



- Greatest growth impacts in urban centers and villages
- Height and bulk of buildings will increase over time
- Increased demand for infrastructure and amenities
- Need for affordable housing
- Displacement of businesses and marginalized populations

# Land Use/Housing/Employment

## How could we address impacts?



- Continued use of existing regulations and strategies
- Planning efforts to address transitions
- Planning efforts where new urban villages are created or substantially expanded
- Develop housing and services for marginalized populations
- Use City resources to increase supply of affordable housing
- Reducing racial and social disparities through the City's capital and program investments
- Continue using the Race and Social Justice Initiative as a platform for inclusive outreach

# Transportation Impacts



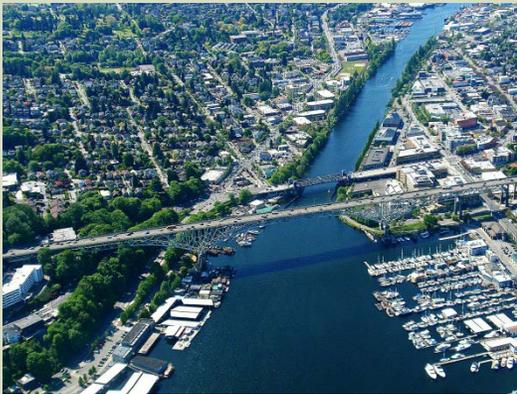
- Traffic congestion will increase but is not expected to exceed the City's adopted service standards
- Increased demand for limited on-street parking
- Travel times for the average vehicle trip will increase
- There are no significant differences in safety among the alternatives

# Transportation

## How could we address impacts?



- Focus on reducing single occupant vehicle use
- Improve networks for pedestrians, bicycles, freight and transit
  - Bicycle Master Plan
  - Transit Master Plan
  - Freight Master Plan



# Public Services

## Impacts



- **Police**
  - No significant impact to ability to improve response times or assist in reducing major crimes
- **Parks and recreation**
  - Increased demand for parks and open space
- **Fire and emergency services**
  - Increased calls for service, focused in urban centers and villages with greatest growth
- **Seattle Public Schools**
  - Long-term increase in student population
  - Potential for greatest demand in urban centers and villages, does not coincide with existing school locations

# Public Services

## How could we address impacts?



- **Police**
  - Address capacity needs at precincts
- **Parks and recreation**
  - Continue to leverage funds in Parks District to match state funding grants
- **Fire and emergency services**
  - Prioritize new fire station in South Lake Union
  - Equipment needs at Broadview-Bitter Lake-Haller Lake station
- **Seattle Public Schools**
  - Work with SPS to serve urban villages and to site a school Downtown
  - Modify standards to allow schools on small urban sites
  - Sidewalks for safe routes to schools

# Utilities

## Impacts and Mitigation



- All alternatives would create similar demand for citywide utilities
- Potential for localized impacts based on timing of growth
- Best management practices to anticipate and adjust to changing demand

# Other EIS Topics



- Air quality
- Noise
- Earth and water quality



# Equity Analysis



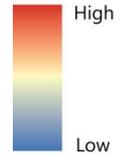
- **Core Values**
  - “Race and social equity” replaces “social equity”
- **Existing conditions**
  - Risk of Displacement
  - Access to Opportunity
- **Analyzed potential impacts of each Growth Alternative**
  - Are the different Growth Alternatives more or less likely to displace marginalized populations and/or affect their access to opportunity?
  - What strategies are necessary to address the impacts of growth and maximize opportunities?

# DISPLACEMENT RISK INDEX

Communities of color  
Low English-speaking ability  
Low educational attainment  
Renter households  
Housing cost-burdened households  
Low household income  
Proximity to frequent bus service  
Proximity to light rail or streetcar  
Proximity to core businesses  
Proximity to school, park, community center, or library  
Proximity to affluent or already-gentrified neighborhood  
Proximity to regional job center  
Development capacity  
Median rent

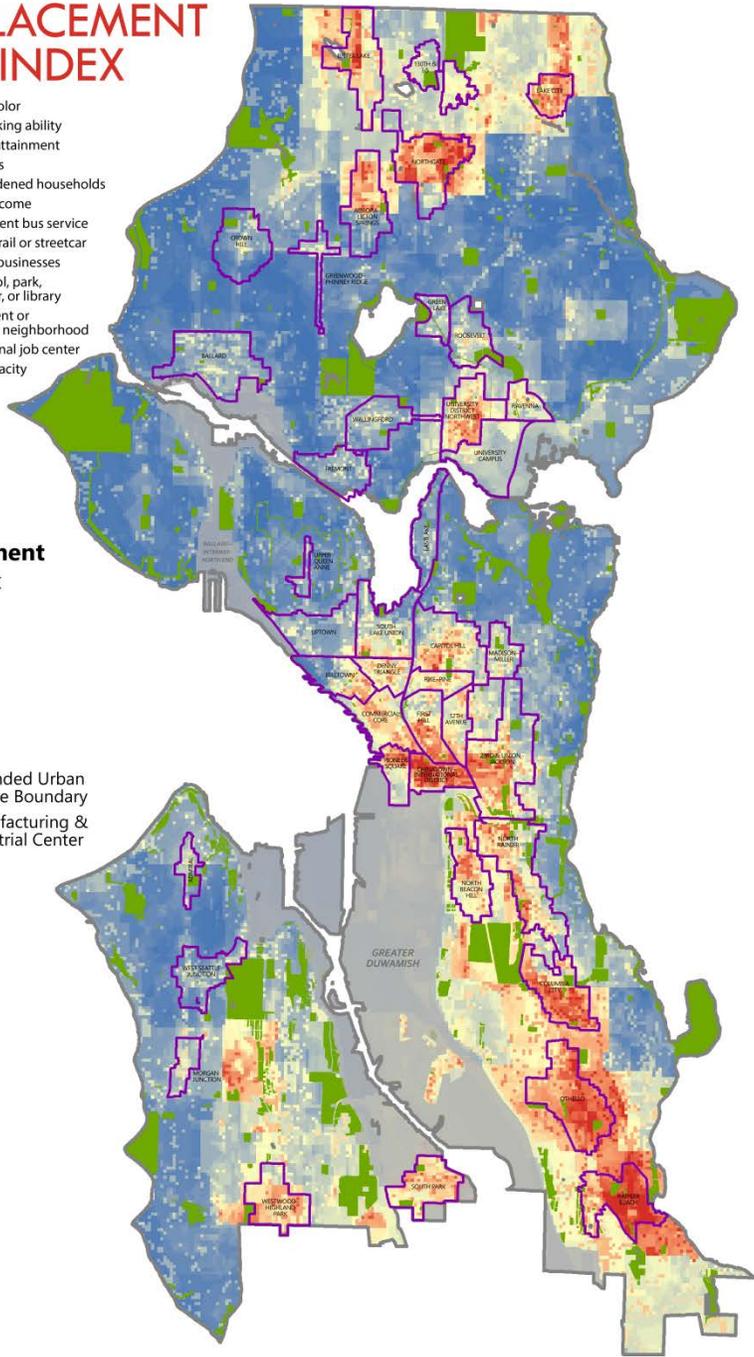
## Displacement risk index

High



Low

Expanded Urban Village Boundary  
Manufacturing & Industrial Center



# Displacement Risk Index

- Displacement risk is greatest in neighborhoods that have been historically home to communities of color



# Seattle Today

- Access to opportunity for marginalized populations is unevenly distributed now and will continue to be unevenly distributed
- Displacement risk is currently high in certain areas of Seattle and will remain an issue

# How can Seattle grow in an equitable way?



Advance economic mobility and opportunity



Promote transportation and connectivity



Prevent residential, commercial and cultural displacement



Develop healthy and safe neighborhoods for everyone



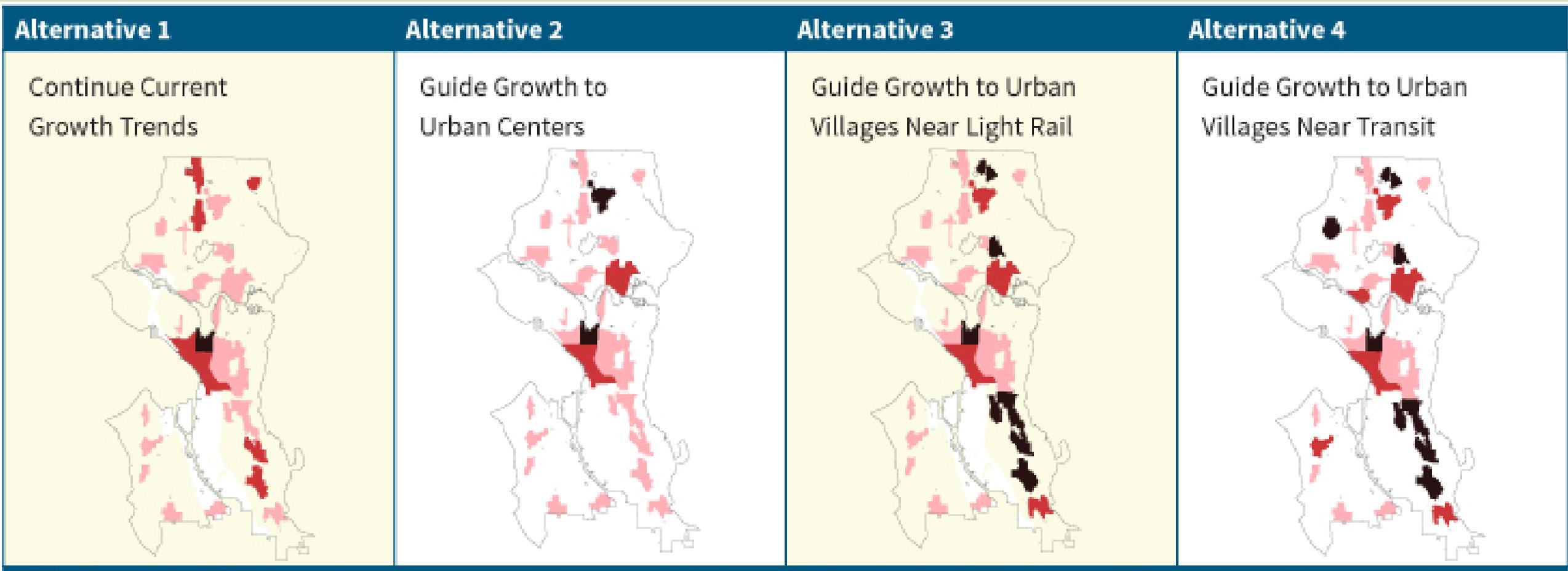
Build on local cultural assets



Equitable access to all neighborhoods

# Analysis of growth alternatives

- Access to opportunity for marginalized populations will continue to be limited under any alternative
- Displacement risk is high now and will remain an issue
- The alternatives differ in the level of growth projected in areas where displacement risk is high
- Alternatives 3 and 4 would require the greatest level of public investment to mitigate displacement



**Darker areas** indicate higher levels of residential growth relative to the number of existing housing units.

# Dig Deeper at 2035.seattle.gov

## How to Learn More or Comment

*Comments on the Draft EIS  
must be submitted by June 18*



- **Explore** the Online Open House
- **Take** a Survey
- **Read** complete documents and summaries
- **Email** your comments to [2035@seattle.gov](mailto:2035@seattle.gov)
- **Mail** your comments to DPD

### Stay Connected.....

- **Join** the listserv
- **Follow** Seattle 2035 on social media



**Thank you!**

 City of Seattle  
Department of Planning & Development