

# SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT

## Scoping Summary

The City of Seattle is proposing changes to zoning and development standards to allow increased height and floor area in portions of the University District, in order to implement Mandatory Housing Affordability (MHA), which would require new residential and commercial development to build affordable housing on site, or make a payment to support the development of affordable housing.

A Final Environmental Impact Statement (FEIS) for U-District Urban Design Alternatives was issued in January of 2015. The FEIS evaluated probable significant environmental impacts of four rezone alternatives with different combinations of zoning to permit medium or tall towers, more or less dispersed development, and differing growth assumptions; and a No Action Alternative that considered no change to zoning.

Following the 2015 FEIS, zoning changes to implement MHA were approved, but some land along University Way NE and certain other multifamily and commercial lands within the study area were not rezoned and MHA was not implemented. This proposal would rezone to increase allowed height and floor area and implement MHA in these remaining areas (see map).

The City is proposing to prepare a Supplemental EIS (SEIS), that supplements the 2015 U District Urban Design Alternatives FEIS. The SEIS evaluates two alternatives for the zoning changes in the remainder area, and a No Action alternative that would not make zoning changes or implement MHA. We want your feedback on what issues need to be considered and evaluated.

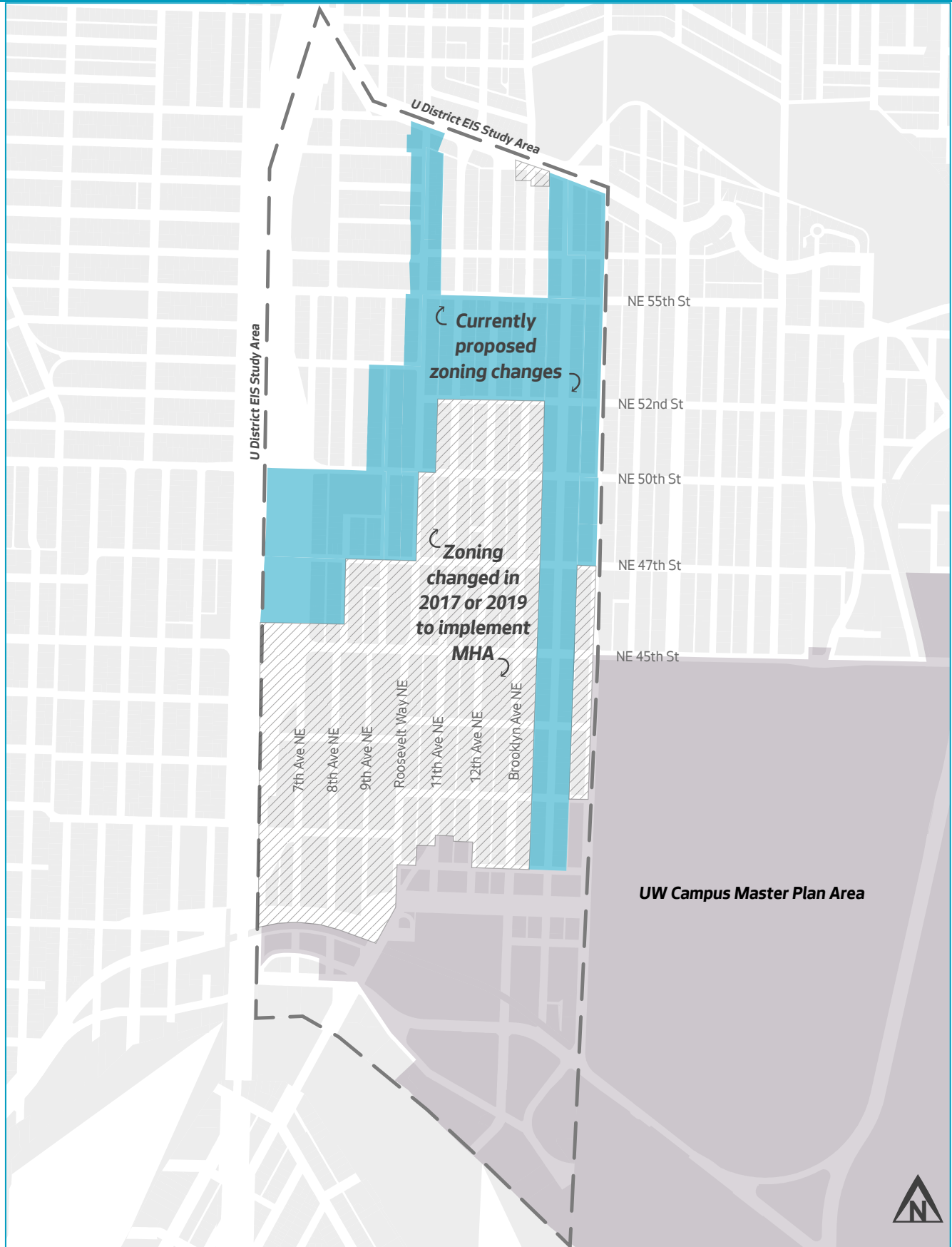
**Comments can be provided in verbal or written form at a public scoping meeting on:**

Thursday July 25, 2019 at 4:30PM  
Seattle City Hall - Level L2 Room L280  
600 4th Ave., Seattle, WA 98104

**Written comments can also be e-mailed to [Geoffrey.Wentlandt@Seattle.gov](mailto:Geoffrey.Wentlandt@Seattle.gov) until August 2, 2019.**

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# STUDY AREA & PROPOSED REZONE AREA



# PROPOSED SCOPE

The SEIS analysis will incorporate and leverage information and analyses contained in the 2015 U-District Urban Design FEIS. The SEIS is expected to contain information in these areas:

## LAND USE

Impacts to land use patterns, compatibility with existing and planned land use patterns, consistency with applicable plans and policies.

## HOUSING & SOCIOECONOMICS

Review of future housing development and supply. Housing affordability, including an assessment of MHA rent- and income-restricted housing units. Assessment of socio-economic characteristics and relative potential for displacement under alternatives.

## AESTHETICS

Impacts to visual character, including scale compatibility, street-level conditions and public spaces, and potential shadow impacts.

## HISTORIC RESOURCES

Potential impact to historic character and potential on historic landmarks and other historic resources.

## TRANSPORTATION

Assessment of potential impacts on mobility, circulation, transit, parking, bicycle and walking patterns.

## OPEN SPACE

Assessment of potential changes to development patterns with respect to existing open space needs, potential impacts of increased density and development on open space needs.

# ALTERNATIVES

The SEIS alternatives differ in whether the MHA program is implemented and in allowed building height and floor area.

## ALTERNATIVE 3 (NO ACTION)

MHA is not implemented; no zoning changes.

(Very similar to Alternative 3 of 2015 U-District FEIS.)

## ALTERNATIVE 4

Implement MHA and increase floor area and/or height by one to two stories.

(Includes elements similar to Alternatives 1B and 2B of 2015 U-District FEIS.)

## ALTERNATIVE 5

Implement MHA with larger development capacity increases of more than one story in sub-portions of the study area.

(Includes elements similar to Alternatives 1B and 2B of 2015 U-District FEIS.)

# SEPA PROCESS

## Issue Determination of Significance & Scoping Notice

Scoping notice for the U District SEIS issued July 11, 2019

## Conduct SEPA Scoping

**Scoping Meeting:** July 25, 2019 at 4:30 pm in City Hall, Rm. L280  
Scoping comment period closes Friday, August 2.

## Prepare & Issue Draft SEIS

Tentative issuance of Draft Supplemental EIS fall 2019

## Draft SEIS Public Comment Period

30-day comment period following issuance of Draft SEIS

## Prepare & Issue Final SEIS

Respond to public comments after close of public comment period. Tentative issuance of FEIS fall/winter 2019/2020.

## City Action

Council takes action on implementing zoning changes and MHA