



One Seattle Comprehensive Plan

Environmental Impact Statement (EIS) Scoping

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Office of Planning and Community Development**

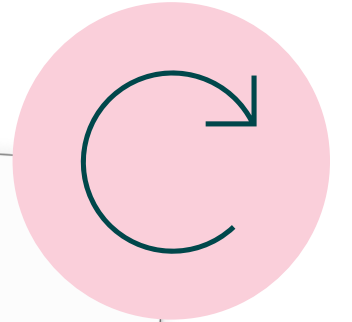
**Council Land Use Committee
July 13, 2022**



City of Seattle

A Major Plan Update

- The Comprehensive Plan is updated periodically per Growth Management Act
- Our current plan, *Seattle 2035*, was completed in 2016
- A new plan is due in 2024
- Will plan for growth for next 20 years





What is an EIS?

- An Environmental Impact Statement (EIS) provides environmental information to be considered in the decision-making process.
- An EIS describes:
 - existing conditions
 - proposed actions and alternatives
 - potential impacts / benefits
 - potential mitigation measures to reduce or eliminate adverse impacts

Phases of the EIS

- **Scoping:** An opportunity for the public to review and comment on the topics and alternatives that are proposed to be analyzed as part of the EIS. Our scoping period includes **an EXTENDED 60-day comment period from June 23 to August 22.**
- **Preparation of a Draft EIS:** Initial analysis of the proposal and alternatives. We anticipate a draft EIS in Spring 2023.
- **Draft EIS Comment Period:** A comment period to solicit feedback on the draft EIS.
- **Preparation of a Final EIS:** Updating of the draft EIS based on comments received and to add analysis of a final preferred alternative. We anticipate a final EIS in Spring 2024.

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

OPCD has also published draft Equity and Climate Metrics that we are proposing to analyze.

One Seattle Plan EIS Alternatives

Alternatives are different approaches to meeting the goals of a project that will be analyzed as part of an EIS.

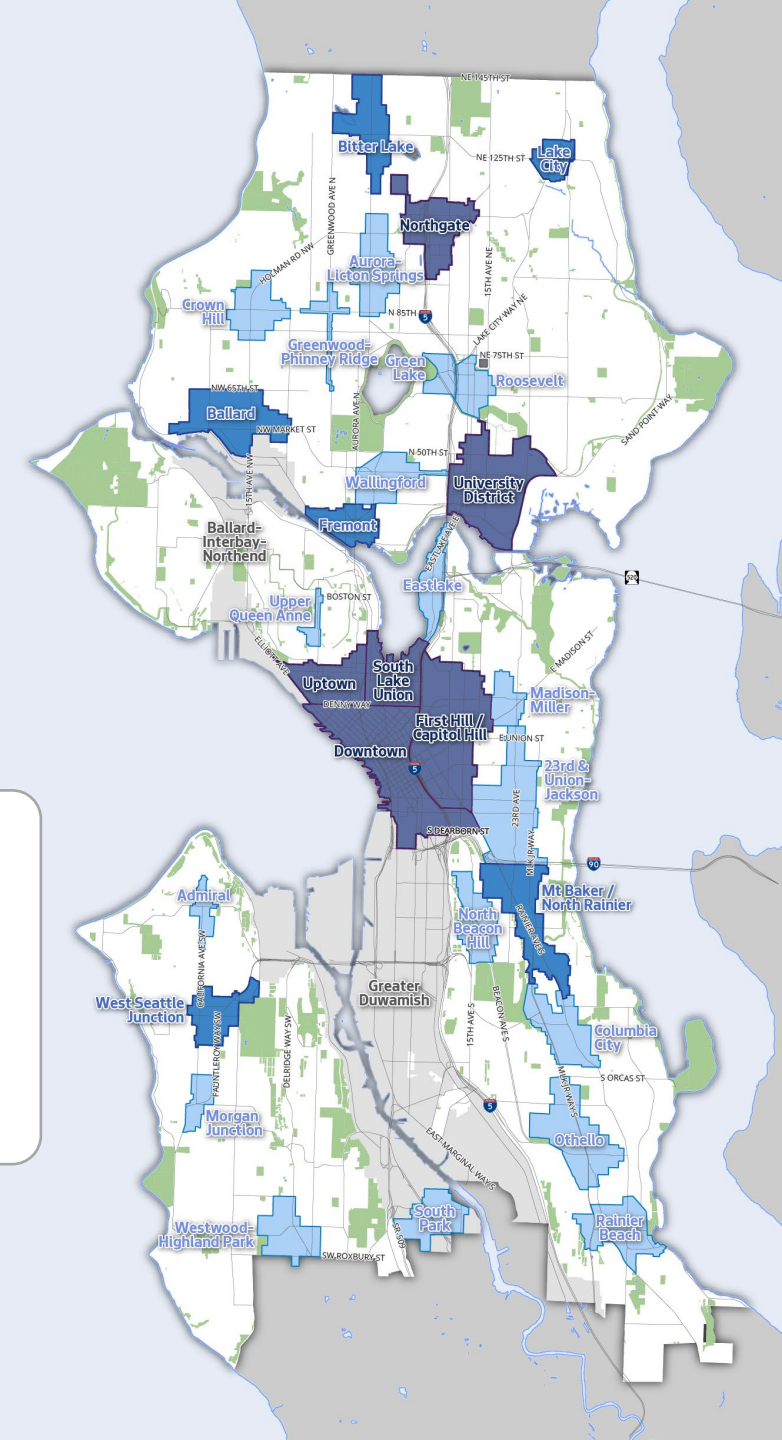
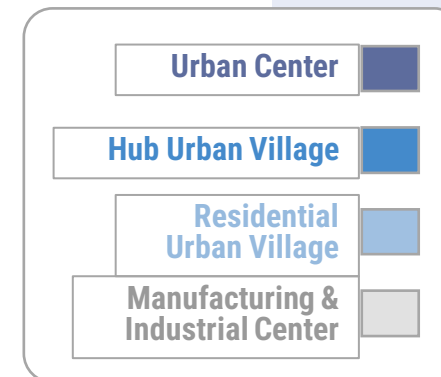
- They should be **distinct from each other** to allow for meaningful comparison.
- Represent a **range of reasonable options** (it is not necessary to consider every possible option!) mix and match...note.
- Alternatives represent “**bookends**,” and final preferred alternative should fall within the range studied
- Responsive to Council proviso requirements to study 1) new housing types in neighborhoods citywide, 2) support for “15-minute neighborhoods” and 3) anti-displacement strategies



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 a pattern of segregation and exclusion
 - Restricts housing supply and diversity
 - Exacerbates displacement pressures



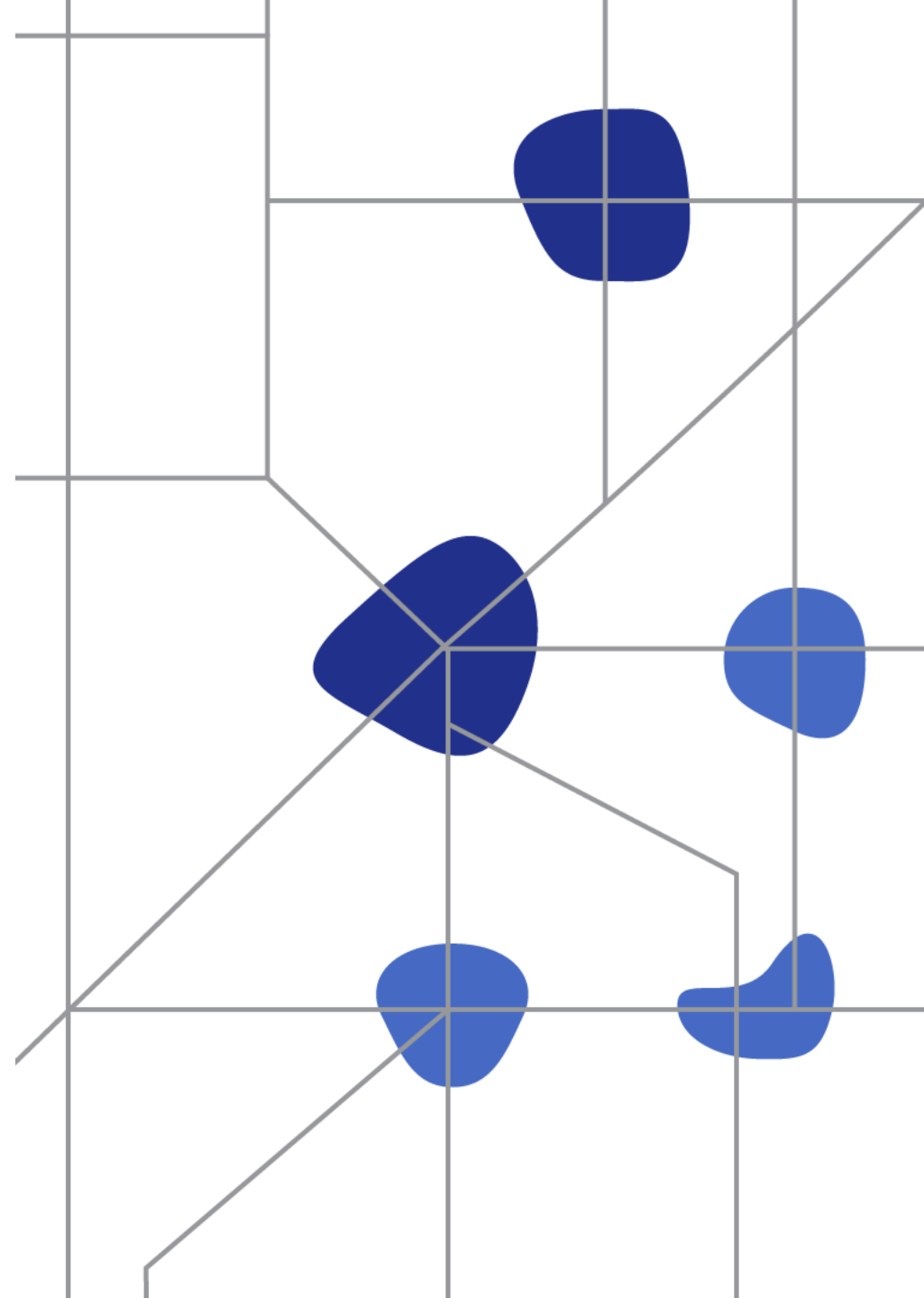
ALTERNATIVE 1

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



ALTERNATIVE CONCEPT 2

Focused

Creates additional areas of focused growth, including new and expanded urban villages and/or new **smaller 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



urban center

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



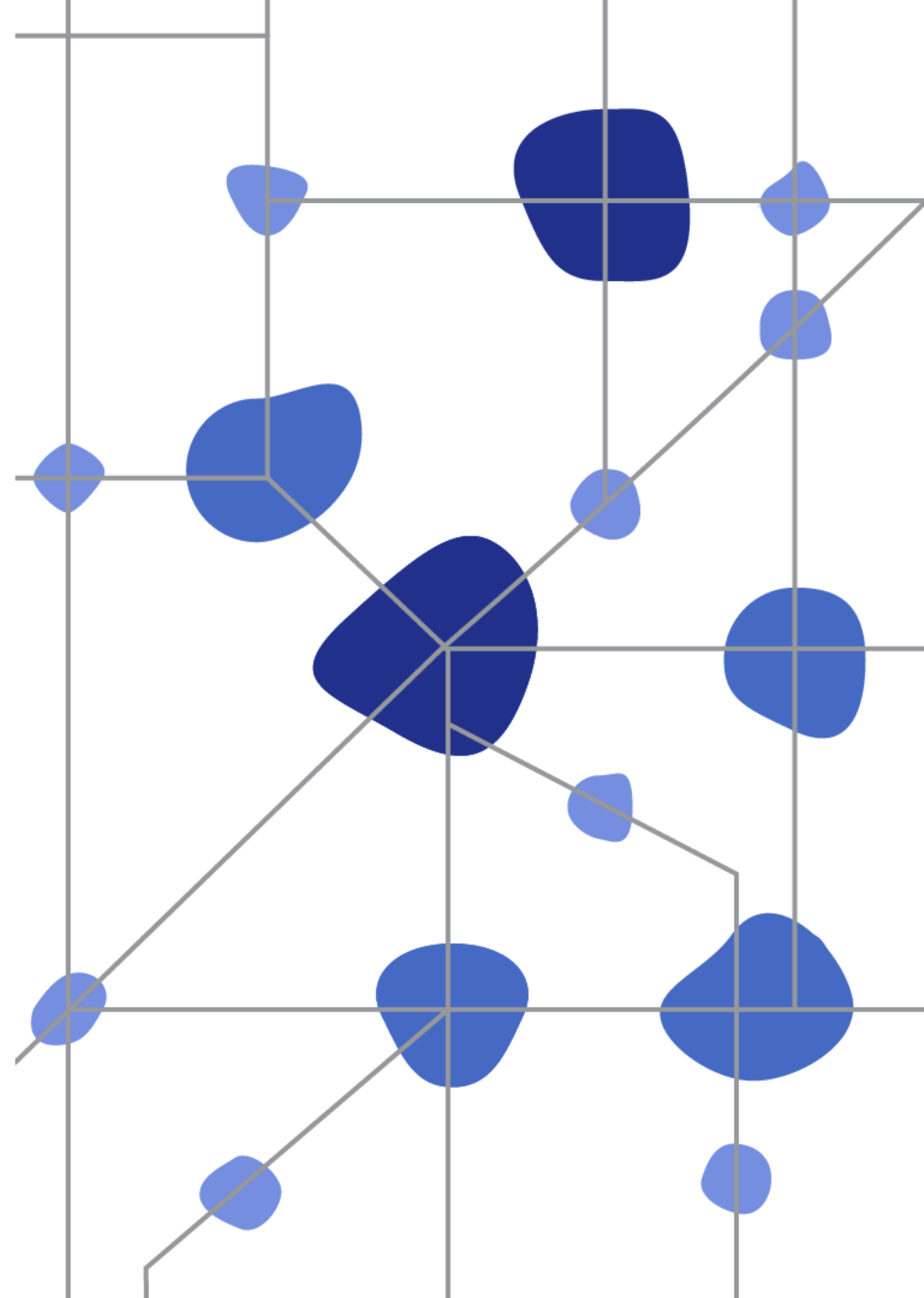
urban village

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



urban center

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



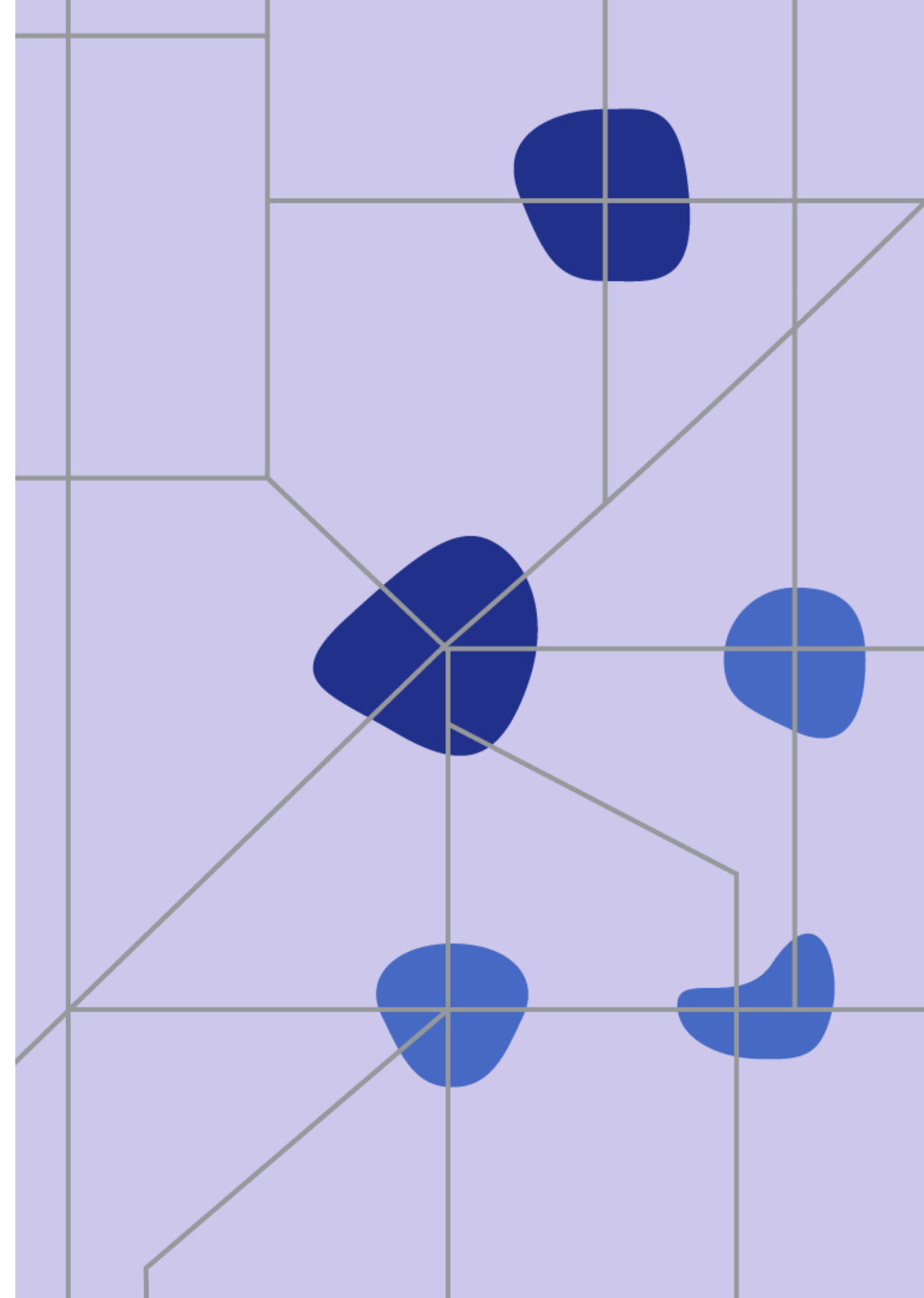
urban village

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**. These areas would allow options like triplexes and fourplexes, but might also allow other types of housing such as townhouses or small apartments.

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



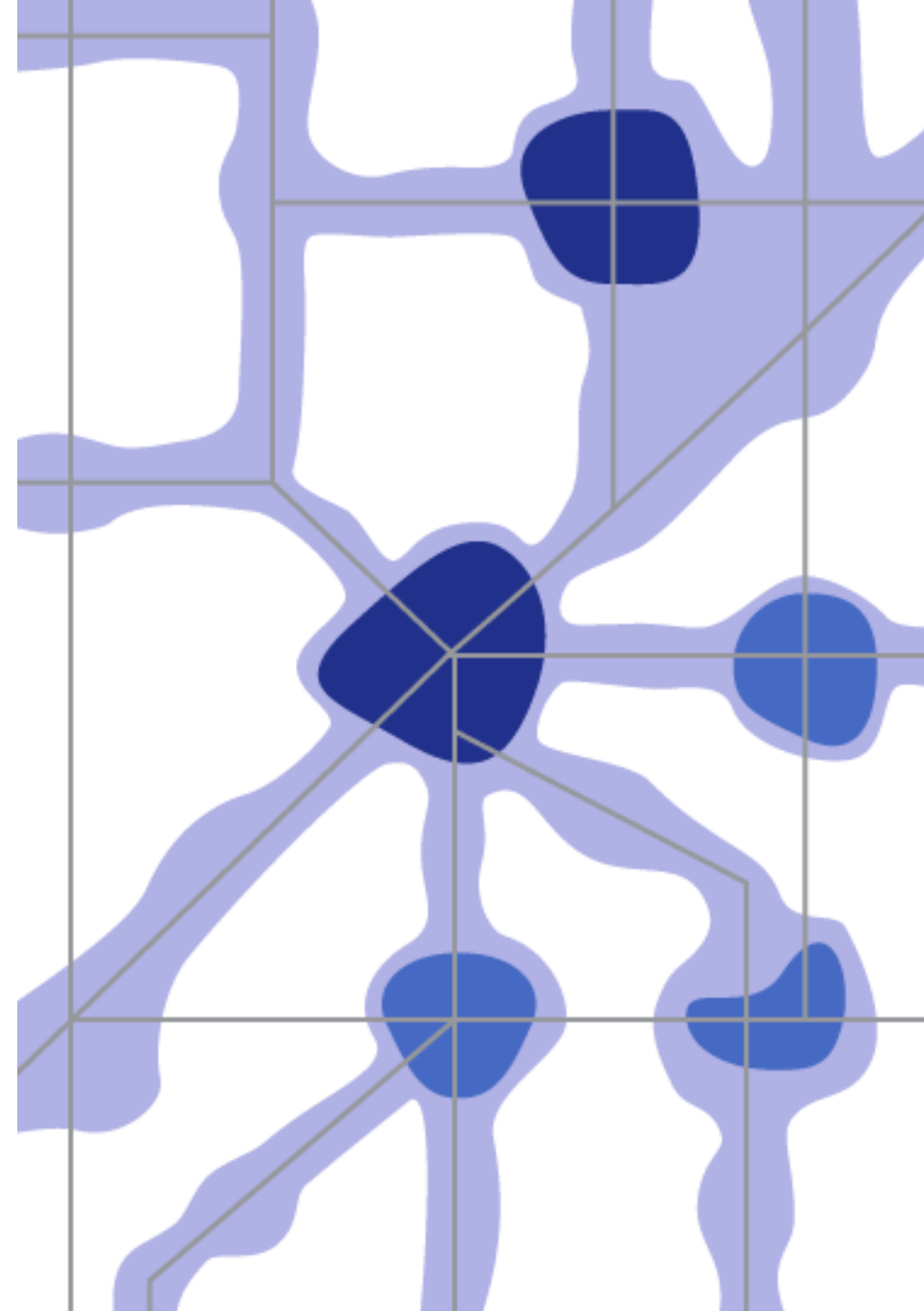
urban village

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

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

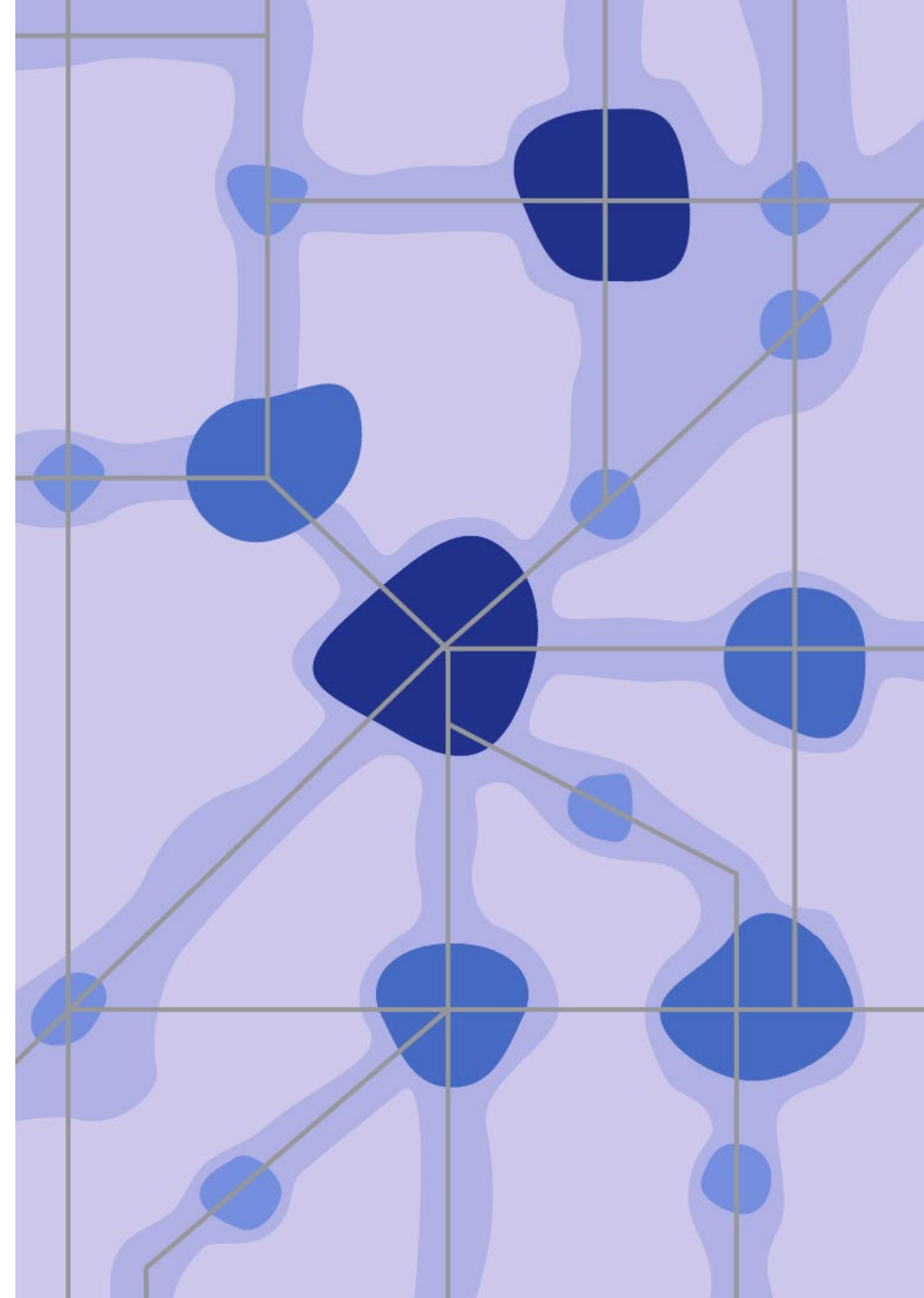
Places with diverse housing and mixed uses to support complete neighborhoods

NR areas

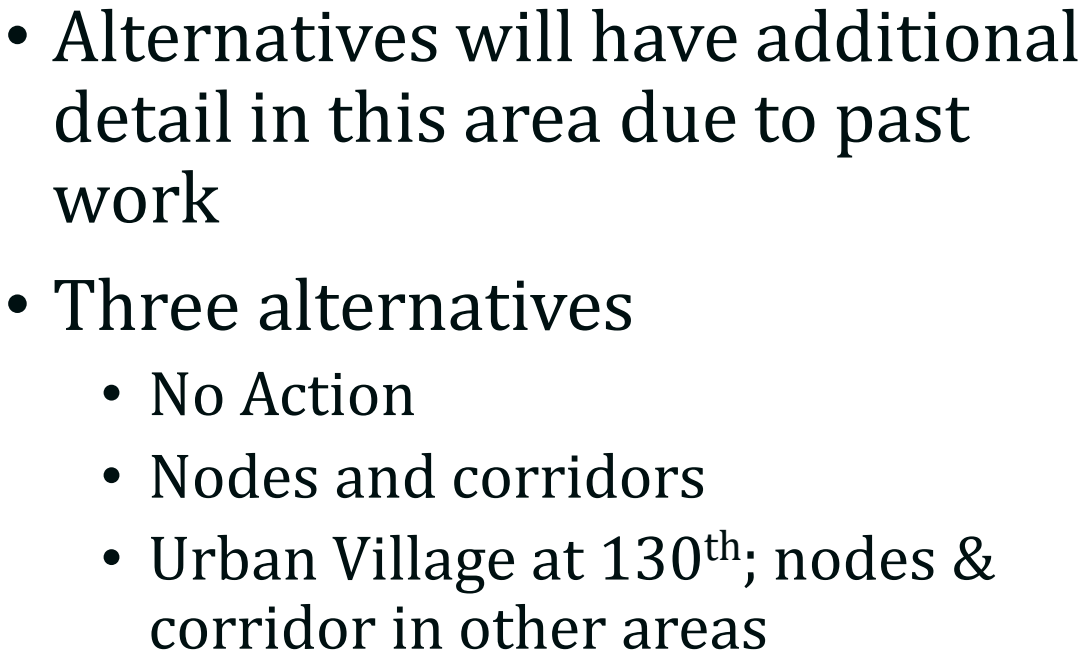
New flexibility for housing choices throughout Neighborhood Residential areas

corridors

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



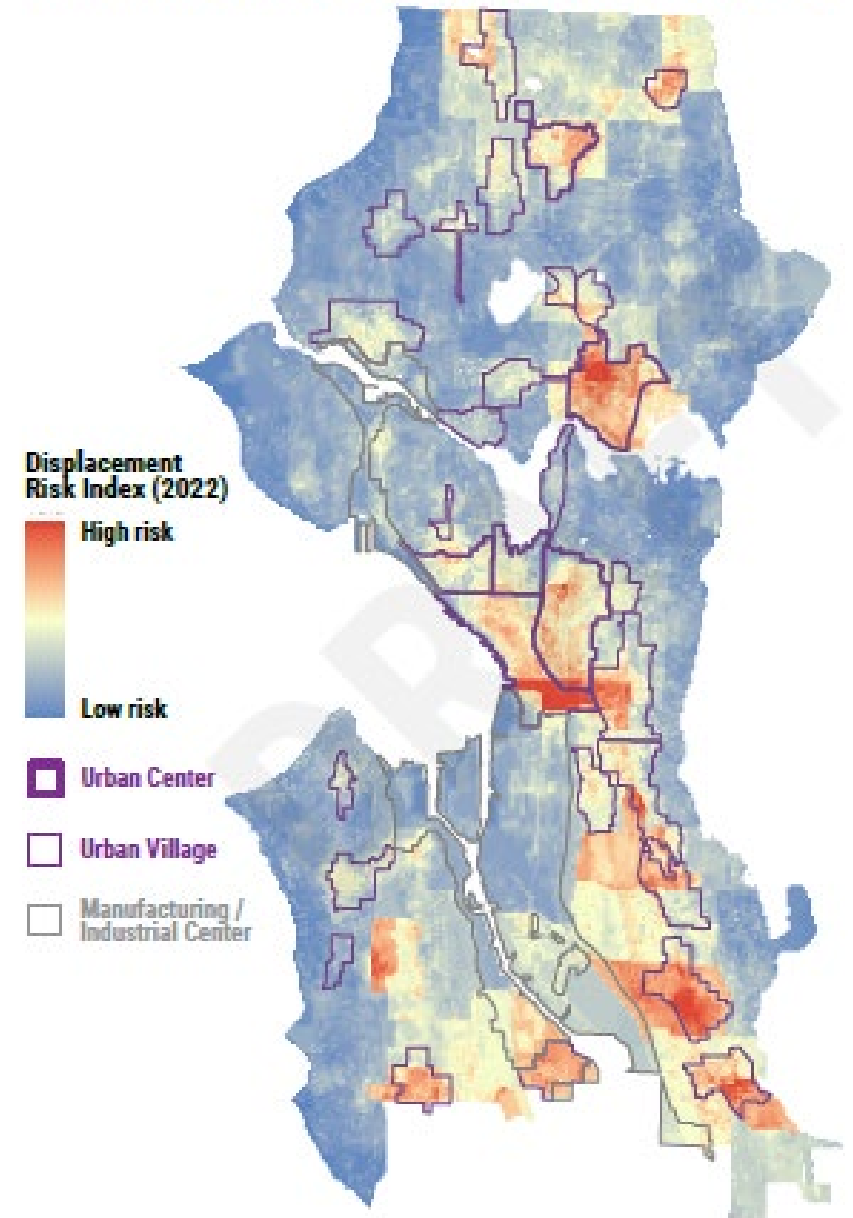
- Alternatives will have additional detail in this area due to past work
- Three alternatives
 - No Action
 - Nodes and corridors
 - Urban Village at 130th; nodes & corridor in other areas



Addressing Displacement

- We can't address displacement without increasing housing supply
- Increasing housing supply is, on its own, insufficient for addressing displacement
- 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

Preliminary Displacement Risk Index update



Timeline & Next Steps

2022	June 23	• Released initial <u>conceptual</u> growth alternatives and began EIS scoping process
	August 22	• EIS scoping comment period ends
	September	• Refine alternatives for analysis
	October	• Release scoping report with <u>final</u> alternatives
2023	April	• Public release of Draft EIS
2024	April	• Public release of Final EIS including preferred growth alternative

How to Comment

1. Engagement Hub: engage.oneSeattleplan.com
2. Email to brennon.staley@seattle.gov with “EIS Comment” in subject
3. By mail to:

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