



Notice of Availability and Hearing on Draft Environmental Impact Statement and Notice of SEPA Infill Exemption: Seattle Comprehensive Plan Update

Date of Issuance: March 7, 2024

Lead Agency: City of Seattle Office of Planning & Community Development

Agency Contact: Jim Holmes, jim.holmes@seattle.gov, Phone: 206-684-8372
Planning and Community Development
Mailing Address: P.O. Box 94788
Seattle, WA, 98124-7088

Description of proposal: Seattle's Comprehensive Plan is the vision for how Seattle grows and makes investments. The Plan's goals, policies, and land use plan guide decisions about where the City should expect and support new housing and jobs, and where the City invests in transportation, utilities, parks, and other public assets. The Plan must be updated by 2024 to address state and regional goals and requirements. The Plan will also address racial inequities, housing costs, access to economic opportunity and education, and climate change. As part of the update, the City will consider updates to zoning and development regulations to implement the Plan.

The City has prepared a Draft Environmental Impact Statement (Draft EIS) that studies five alternatives at a programmatic level, illustrating different growth strategies. The five alternatives evaluate the effects of potential changes to Comprehensive Plan policies and changes to zoning to a future year of 2044. The first alternative is a No Action alternative that is required by SEPA and is a basis for comparison. The four Action Alternatives include:

- Alternative 2 (Focused) includes the creation of additional areas of focused growth called Neighborhood Centers to create more housing around shops and services.
- Alternative 3 (Broad) allows a wider range of low-scale housing options, like duplexes, triplexes, fourplexes and stacked flats, in all Neighborhood Residential (NR) zones.
- Alternative 4 (Corridor) allows a wider range of housing options in areas near transit and amenities.
- Alternative 5 (Combined) includes the strategies for encouraging housing growth in Alternatives 2, 3, and 4 plus changes to center boundaries and designations.

The Draft EIS considers the impacts of the alternatives on earth and water quality, air quality and emissions, plants and animals, energy and natural resources, noise, land use patterns, historic resources, population, employment, housing, transportation, public services, and utilities. The Draft EIS provides mitigation measures for identified impacts and summarizes whether there are significant unavoidable adverse impacts.

For Publication in the March 7 LUIB and DJC

Per RCW 43.21C.229 (3) (b) (ii), the City of Seattle is also providing 60 days' notice to affected tribes, relevant state agencies, other jurisdictions that may be impacted, and the public that the City intends to adopt a citywide infill exemption. The infill exemption could result in thresholds that vary by geographic area.

Location of Proposal: The study area includes the full city limits. A subarea is reviewed in greater detail at the 130th and 145th Street Station Areas as a result of a station area planning process ongoing since 2019.

Proponent: City of Seattle Office of Planning & Community Development

Comment Period: The City of Seattle is requesting comments from citizens, agencies, tribes, and all interested parties on the Draft EIS from March 7 to May 6, 2024. Comments are due by **5:00 PM, May 6, 2024**.

Written comments may be submitted at <https://maps.seattle.gov/OneSeattlePlan-EIS> or may be directed to:

Jim Holmes, Office of Planning & Community Development

Mailing Address: P.O. Box 94788, Seattle, WA, 98124-7088

PCD_CompPlan_EIS@seattle.gov

While written comments are preferred, comments can also be offered at one of two virtual public hearings on April 17, 2024 at 10AM and April 22, 2024 at 6pm. A link to these hearings can be found at the [One Seattle Plan website](#).

Purchase/Availability of Draft EIS: The Draft EIS can be downloaded from the City of Seattle's website at <https://www.seattle.gov/opcd/one-seattle-plan/project-documents>. A hard copy, compact disk, or thumb drive are available for purchase at cost (see the agency contact person above to arrange).

Responsible Official: Rico Quirindongo, Director, Office of Planning & Community Development