

One Seattle Comprehensive Plan EIS SCOPING FACT SHEET

June 2022

What is the Comprehensive Plan?

The City of Seattle is updating its Comprehensive Plan. The Seattle Comprehensive Plan is the vision for how our city grows and makes investments. The Plan guides City decisions about where we locate housing and jobs, and where we invest in transportation, utilities, parks, and other public assets. The updated Plan, which we are calling the One Seattle Plan, will address new and long-standing challenges including racial equity, housing costs, access to economic opportunity and education, climate change, and more. It will explore different approaches to growth and investment, along with new strategies to reduce displacement pressures. The One Seattle Plan project was launched in March of 2022 with the goal of adopting an updated Plan in 2024.

[Comprehensive Plan Major Update Issue Brief](#) 
(April 2022)

[Comprehensive Plan 101 Presentation](#) 
(April 2022)

What is an Environmental Impact Statement (EIS)?

An Environmental Impact Statement (EIS) is an informational document that provides the City, public, and other agencies with environmental information to be considered in the decision-making process. An EIS is required under the State Environmental Policy Act (SEPA) for many large projects. An EIS describes:

- existing conditions in the city;
- proposed actions and alternatives (e.g., new policies and growth strategies);
- adverse environmental impacts that may occur;
- mitigation measures to reduce or eliminate adverse impacts; and
- potential significant, unavoidable, and adverse impacts.

The EIS focuses on identifying and avoiding adverse impacts and can also identify potential beneficial outcomes. The EIS evaluation and mitigation measures will help inform the development of the One Seattle Plan. The EIS process will include two opportunities for the public and government agencies to comment on proposed approach and analysis: a scoping comment period in summer 2022 and a future Draft EIS comment period in the first half of 2023.

For more information

 seattle.gov/opcd/one-seattle-plan
 @SeattleOPCD  fb.com/seattleopcd

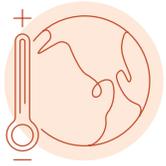
Contact

Brennon Staley
brennon.staley@seattle.gov

To receive this document in an alternate format or language, contact onesattlecompplan@seattle.gov. To request disability accommodation for an event or meeting, contact onesattlecompplan@seattle.gov at your earliest opportunity.

What topics will be evaluated in the EIS?

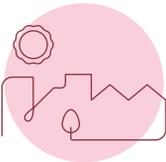
The scoping process seeks community, agency, and tribal input on what topics will be included in the EIS. The City anticipates addressing the following topics ([WAC 197-11-442](#)):



Earth & Water Quality
Air Quality & Greenhouse Gas Emissions



Plants & Animals
Energy and Natural Resources



Noise
Land Use Patterns & Urban Form



Historic Resources
Relationship to Plans, Policies, & Regulations



Population & Employment
Housing & Displacement



Transportation
Services: Police, Fire, Parks, & Schools
Utilities

The City has developed an Equity and Climate Analysis Framework to guide our analysis on issues of racial equity and climate change. The framework will inform work on summarizing existing conditions, analyzing impacts, and identifying mitigating measures.

What Alternatives will be studied in the EIS?

An EIS is required to identify and analyze alternative approaches to meeting the goals of a proposal. In the case of Comprehensive Plans, these “EIS alternatives” represent different growth strategies. Alternatives should represent a diverse range of options that can highlight the impacts of different potential choices. The alternatives should be broad enough that the final preferred alternative, which is included in the final plan, will fall within the range of the alternatives studied. SEPA requires a “no action” alternative which continues existing policies and regulations as well as action alternatives that can achieve City objectives. The City has developed draft alternative concepts and we are looking for feedback on these draft concepts through July 25, 2022. After the public feedback period, these draft alternatives will be updated and the actual alternatives that will be analyzed through the EIS process would be published in the Fall of 2022.

A City Council 2021 budget proviso directed the City to study one or more alternatives that demonstrate different housing and growth strategies including:

- Allowing new types of housing in Neighborhood Residential areas citywide.
- Supporting development of “15-minute” neighborhoods where people can walk or bike to everyday needs.
- Using other strategies to address displacement.

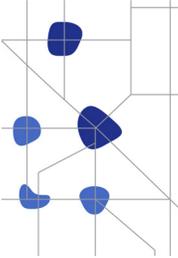
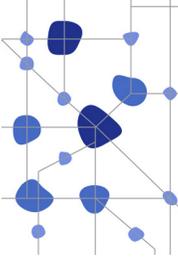
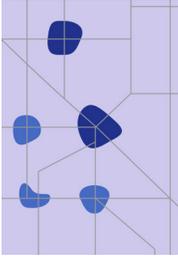
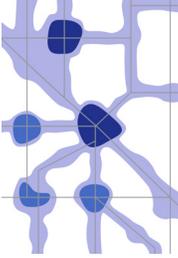
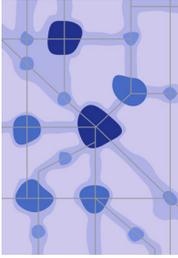
The following matrix summarizes **draft conceptual** alternatives that the City is looking for feedback on.

A summary of draft objectives and metrics is available on the [One Seattle Plan website](#).

See also:

- [Climate Change Issue Brief](#)  (April 2022)
- Racial Equity (July 2021) – [Engagement](#) , [PolicyLink recommendations](#) , [Council presentation](#) , and [Council memo](#) .

Matrix of Conceptual Alternatives

Conceptual Alternatives	Description	Housing	Jobs
<p>Alternative 1: No Action</p> 	<ul style="list-style-type: none"> • Required under SEPA • Assumes no changes to the Comprehensive Plan are made • Maintains strategy of focusing most housing and jobs within the existing urban centers and urban villages with no change to land use patterns 	<ul style="list-style-type: none"> • 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 and exclusivity • Assumes 80,000 new housing units over 20 years 	<ul style="list-style-type: none"> • Predominately in existing urban centers and villages • Similar mix to past growth • Most office in Downtown and South Lake Union • Assumes 132,000 new jobs over 20 years
<p>Alternative 2: Focused</p> 	<ul style="list-style-type: none"> • Adds areas of focused growth, including new and expanded urban villages and/or new smaller nodes • Addresses City Council’s request for an alternative that supports the development of “15-minute neighborhoods” where more people can walk to everyday needs 	<ul style="list-style-type: none"> • Creates greater range of housing options near amenities and services in more neighborhoods • New housing remains primarily rental apartments 	<ul style="list-style-type: none"> • Similar level of jobs as No Action Alternative • Slight increase in at-home and retail businesses due to a larger number of people living in Seattle • Additional retail jobs likely in more neighborhood centers
<p>Alternative 3: Broad</p> 	<ul style="list-style-type: none"> • Allows a wider range of low-scale housing options, like triplexes and fourplexes, in all Neighborhood Residential zones • Addresses City Council’s request for an alternative that provides additional housing capacity and housing type diversity in neighborhood residential areas 	<ul style="list-style-type: none"> • Expands housing choices in all neighborhoods • Increases production of homeownership options • Addresses exclusionary nature of current zoning • Allows more housing options near existing large parks and other neighborhood amenities 	<ul style="list-style-type: none"> • Similar level of jobs as No Action Alternative • Slight increase in at-home and retail businesses due to a larger number of people living in Seattle • Additional retail jobs likely spread throughout Seattle
<p>Alternative 4: Corridor</p> 	<ul style="list-style-type: none"> • Allows a wider range of low-scale housing options only in corridors near frequent transit and amenities 	<ul style="list-style-type: none"> • Expands housing choices in areas near frequent transit and amenities • Increases production of homeownership options with some additional rental options 	<ul style="list-style-type: none"> • Similar level of jobs as No Action Alternative • Slight increase in at-home and retail businesses due to a larger number of people living in Seattle • Additional retail jobs likely spread throughout Seattle, but with focus near transit and amenities
<p>Alternative 5: Combined</p> 	<ul style="list-style-type: none"> • Assumes more housing growth over 20 years to better meet demand. • Distribution of housing would combine other alternatives, resulting in more areas identified as appropriate for more housing and mixed uses 	<ul style="list-style-type: none"> • Promotes abundant housing in neighborhoods across the city • Promotes greater range of rental & ownership housing • Addresses past underproduction of housing and rising housing costs • Supports complete neighborhoods across more of the city 	<ul style="list-style-type: none"> • Similar level of jobs as No Action Alternative • More increase in at-home and retail businesses due to a larger number of people living in Seattle • Distribution of jobs would be combination of alternatives 2, 3, and 4

Place Types

The following types of new development might occur in the place types discussed in the conceptual alternatives.

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



corridors

Additional housing growth in Neighborhood Residential zones near frequent transit and amenities



Neighborhood Residential areas

New flexibility for housing choices and other uses throughout Neighborhood Residential areas

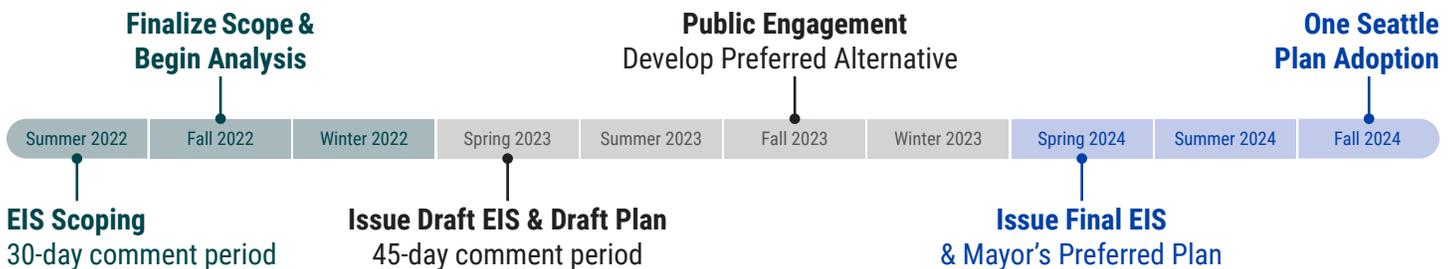


130th and 145th Street Station Areas

The City will be conducting additional in-depth analysis of the 130th and 145th Street station areas in preparation for zoning changes under consideration ahead of the opening of new light rail stations. Additional information on draft alternatives for this area is available on the [130th and 145th Station Area Planning website](#).

What is the schedule?

The City is due to complete the One Seattle Plan in the Fall of 2024. This scoping period and the future draft EIS comment period provide public comment opportunities that will development of a final EIS.



How can I participate in the One Seattle Plan?

Seattle invites your participation in the One Seattle Plan. You can:

- Visit the [project website](#) to learn about the One Seattle planning process,
- Subscribe to our mailing list on the [project website](#),
- Attend workshops, meetings, and hearings hosted by the City or community-based organizations,
- Respond to surveys, and
- Provide written comments.

See the City's [public participation program](#) for One Seattle.



How can I learn more?

The City will be hosting virtual scoping meetings on June 29 at 11am and July 19 at 7pm. Each of the meetings will have the same format and content including an overview presentation and an opportunity to ask questions.

Meeting details and more information about the One Seattle Comprehensive Plan Update are available at: <http://www.seattle.gov/opcd/one-seattle-plan>.

How do I comment on the scope of the EIS?

Comments may be submitted on the Comprehensive Plan update engagement platform at engage.oneseattleplan.com; by email to brennon.staley@seattle.gov; or at the address below:

Brennon Staley
Office of Planning & Community Development
P.O. Box 94788
Seattle, WA 98124-7088