



One Seattle Comprehensive Plan

Environmental Impact Statement (EIS) Scoping

The presentation will start shortly



City of Seattle

Meeting Info

- Questions can be entered in the Q & A feature at anytime.
- Technical questions can be submitted through the Chat feature. The chat feature will be visible to the host and panelists only.
- This meeting will be recorded and posted on our website.





Seattle's Comprehensive Plan

Our vision for how we grow and invest in our community over the next 20 years.

Informed by four core values:

**Race and
Social Equity**

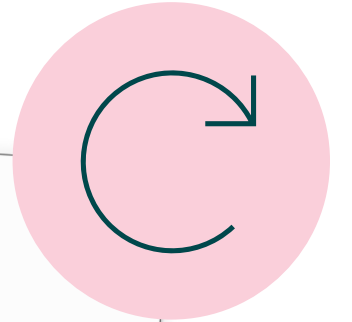
**Environmental
Stewardship**

Community

**Economic Opportunity
and Security**

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, consistent with state and regional policies
- Coordinated with other planning for:
 - Seattle Transportation Plan
 - Parks and Open Space Plan
 - Shape Our Water
 - Industrial and Maritime Strategy
 - Planning for light rail expansion





What is an EIS?

- An Environmental Impact Statement (EIS) is an informational document that provides environmental information to be considered in the decision-making process.
- An EIS describes:
 - existing conditions
 - proposed actions and alternatives
 - potential impacts that may occur
 - potential mitigation measures to reduce or eliminate adverse impacts
- The EIS focuses on identifying and avoiding adverse impacts and can also identify potential beneficial outcomes.

Phases of an 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 a 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 April 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 April 2024.

What are 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!).
- Alternatives represent “**bookends**,” and final preferred alternative should fall within the range studied





Relationship to Seattle Transportation Plan

- Seattle Transportation Plan (STP) will establish goals, strategies, and recommendations for a transportation system that works for our city now and in the future.
- STP also requires an EIS which will be developed in coordination with One Seattle Plan EIS.
- One Seattle Plan will hold the transportation network constant and vary land use.
- STP EIS will hold land use constant and vary the transportation network.

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

- City is also seeking feedback on draft alternatives during scoping
- Alternatives will be different approaches to our growth strategy
- City Council has directed alternatives to study:
 - a) New types of housing allowed in Neighborhood Residential areas citywide
 - b) Enhanced access to “15-minute” neighborhoods
 - c) Anti-displacement strategies

Seattle's Growth Strategy

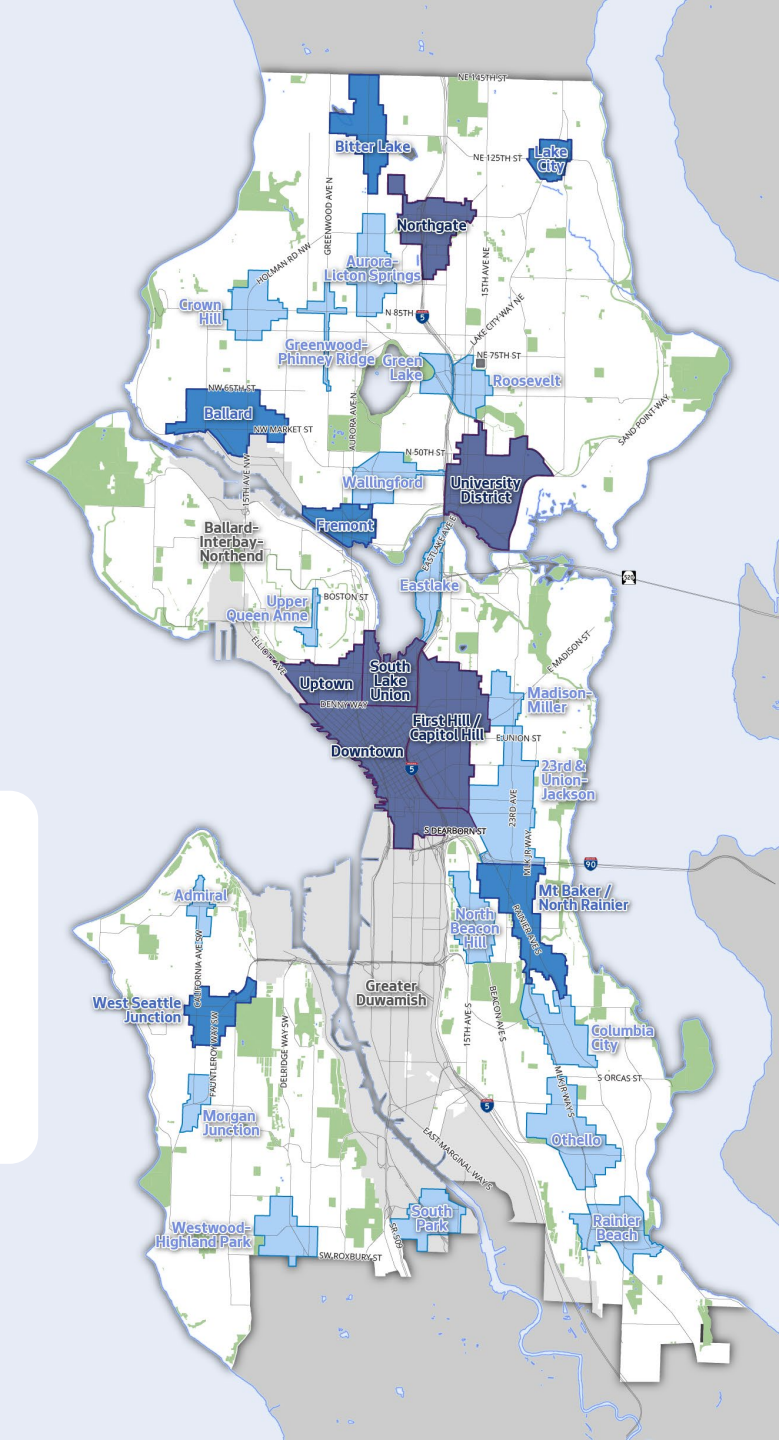
What is it? An element of Seattle's Comprehensive Plan that contains the City's vision for how development should unfold **over the next 20 years** to accommodate expected **population and job growth** and meet City goals.

It describes the **desired location of new development** and how city **regulations** and **investments** can support and align with expected development.



Urban Centers & Villages

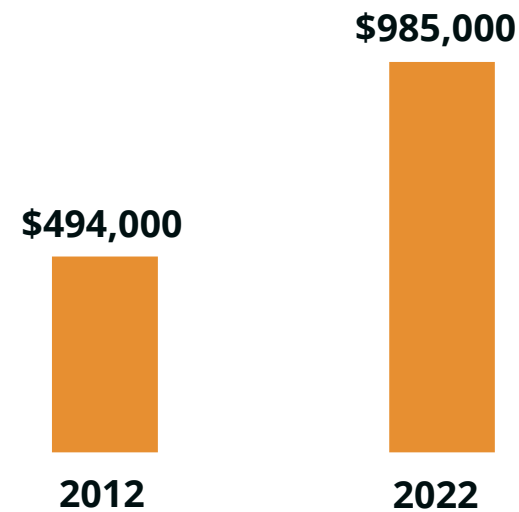
- Urban Center
- Hub Urban Village
- Residential Urban Village
- Manufacturing & Industrial Center



Housing Unaffordability

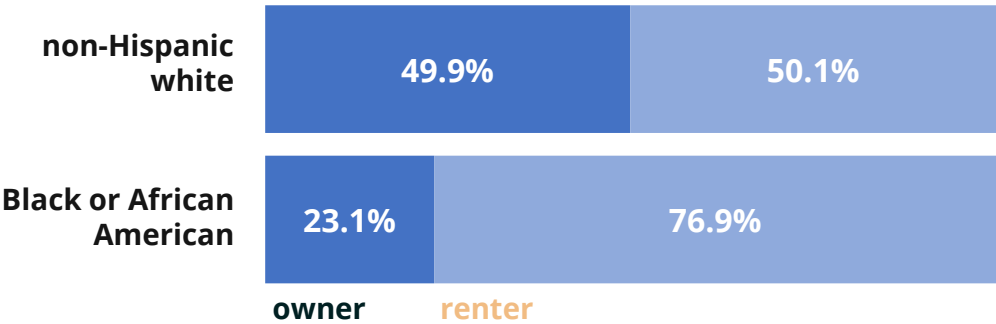
Over the past 10 years, the average cost of a home has doubled after adjusting for inflation

Zillow Home Value Index
(in 2022 dollars)



Seattle has persistent, longstanding racial disparities in homeownership.

Homeownership by race of householder (Seattle)



Source: American Community Survey, 2016-2020 five-year estimates.

Goals for Growth Strategy Update

- Meet regional requirement to plan for growth of **at least** 170,000 jobs and 220,000 people for 2019-2044
- Increase housing supply, diversity, and affordability
- Reduce residential and business displacement
- Address past and ongoing harms from housing discrimination and exclusionary zoning
- Foster neighborhoods where more people can walk or bike to local shops, services, and amenities
- Leverage investments in transit, especially new light rail stations
- Mitigate and address the impacts of climate change
- Create livable communities

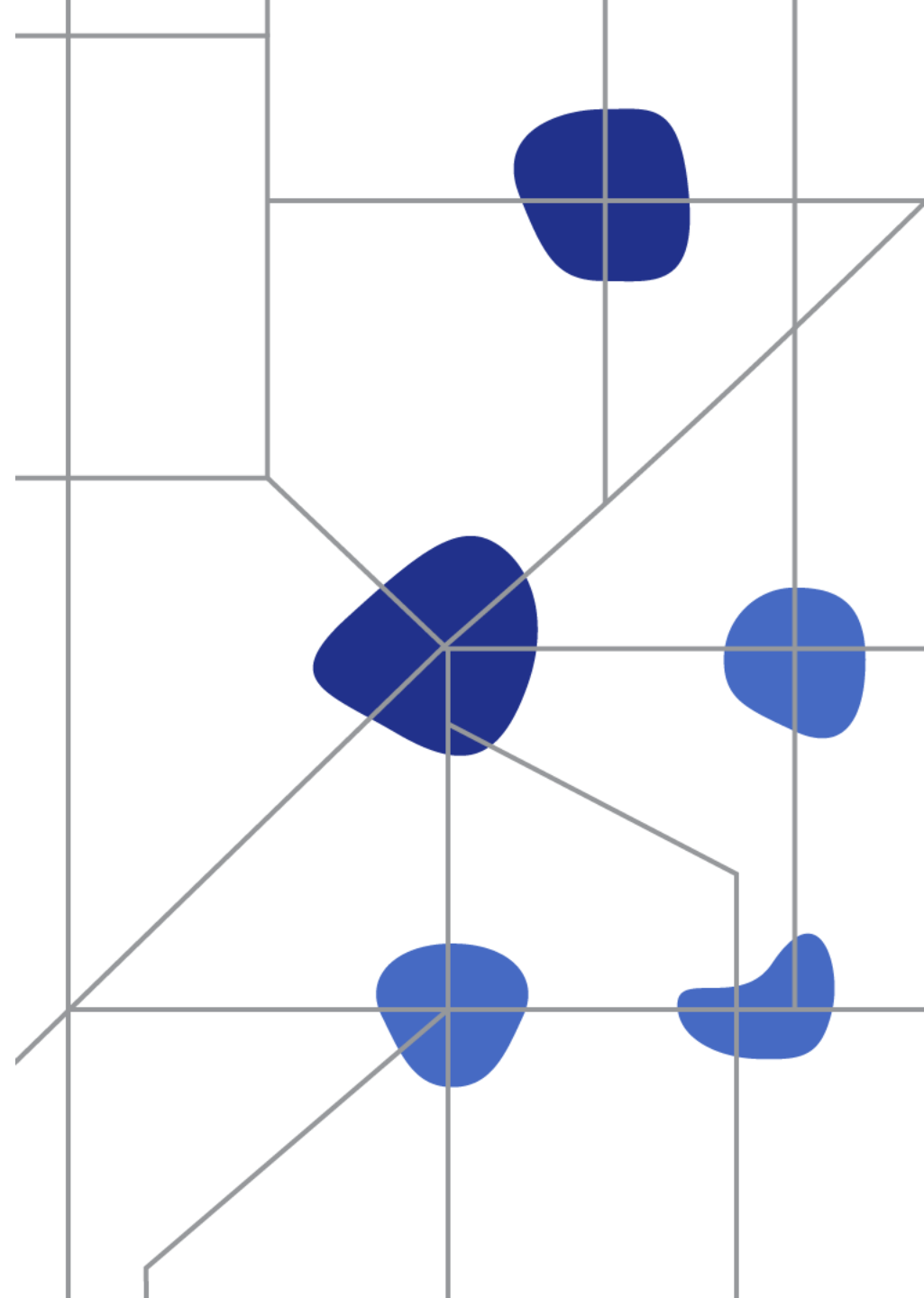
ALTERNATIVE 1

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



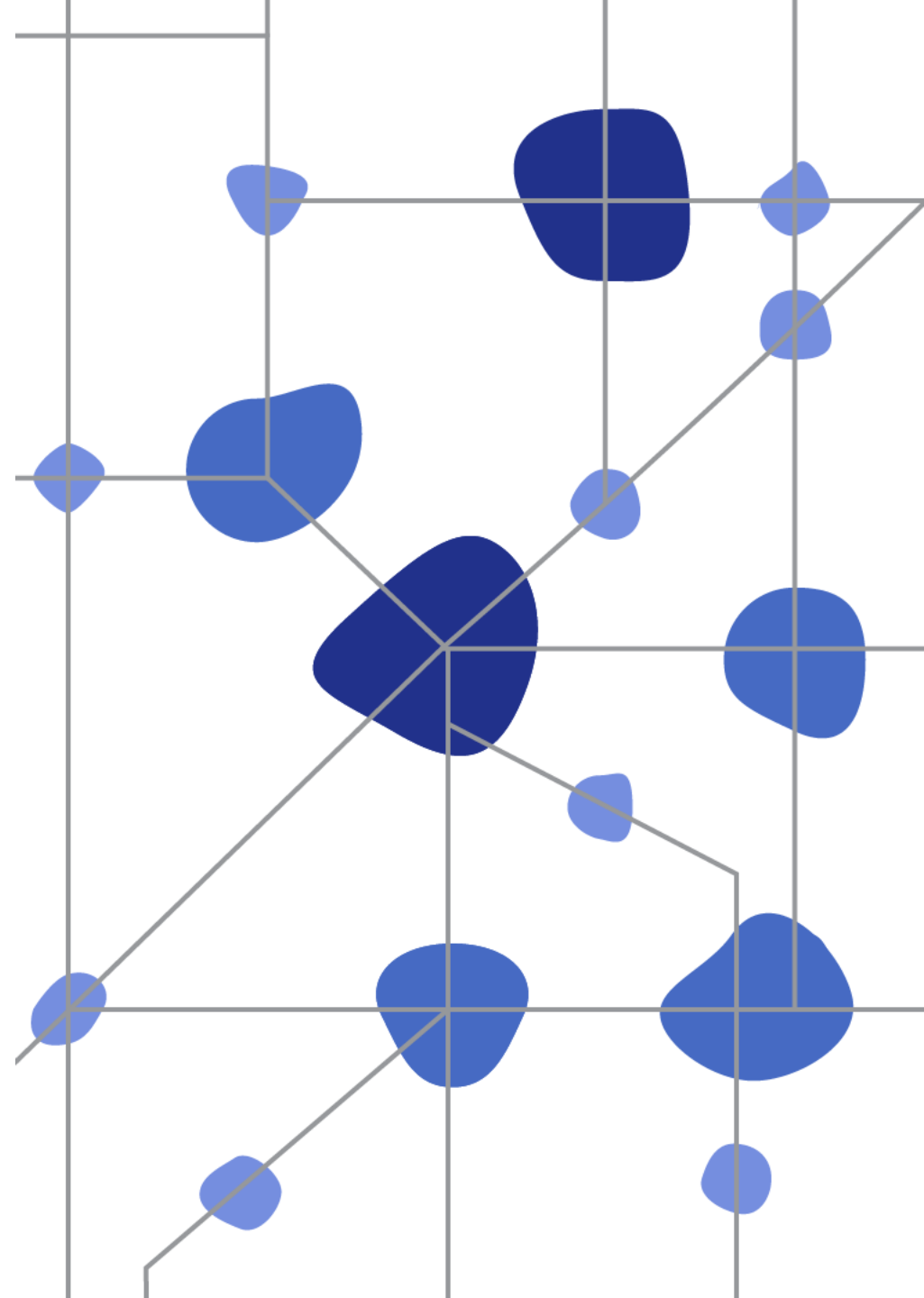
urban village

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



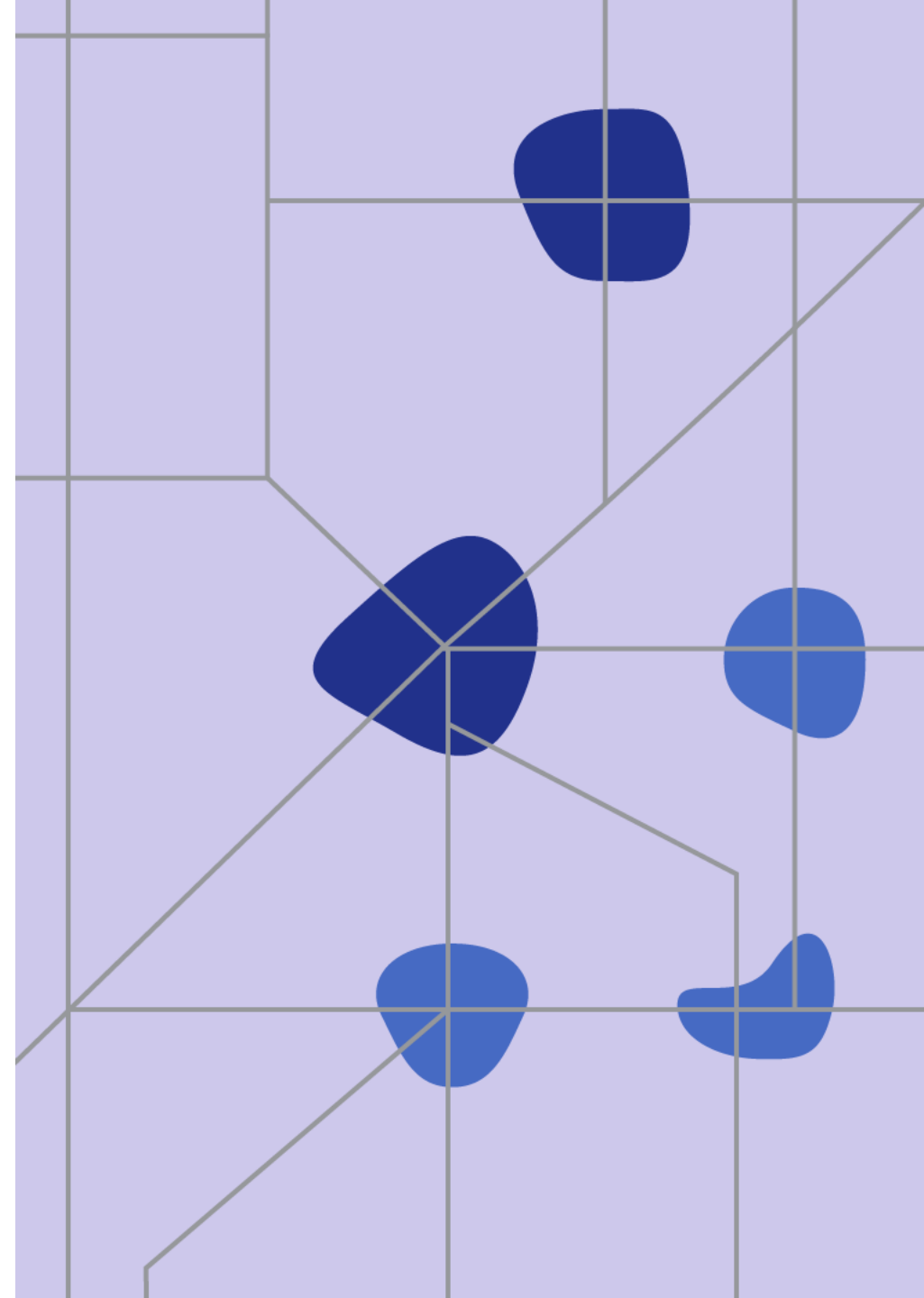
urban village

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



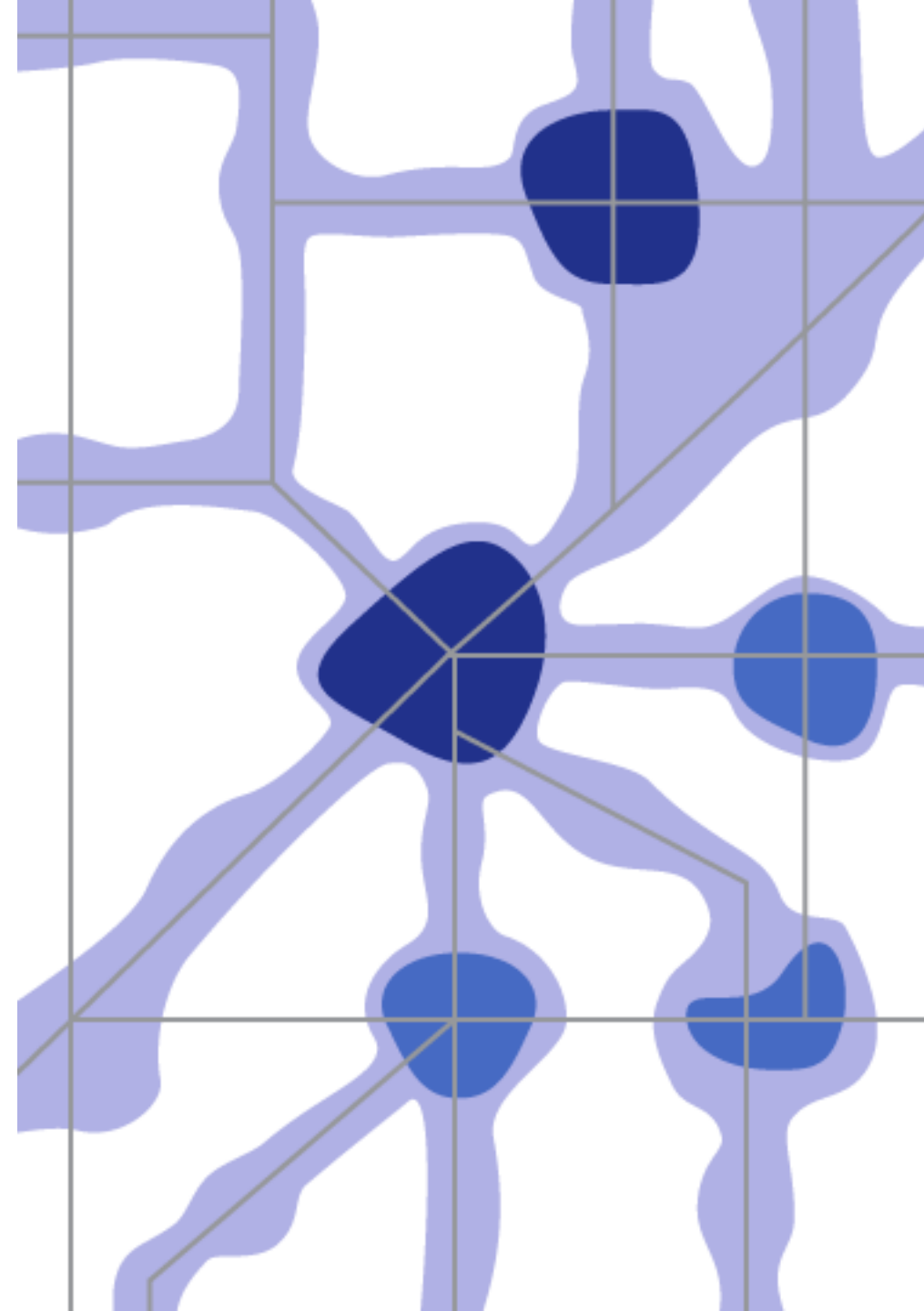
urban village

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

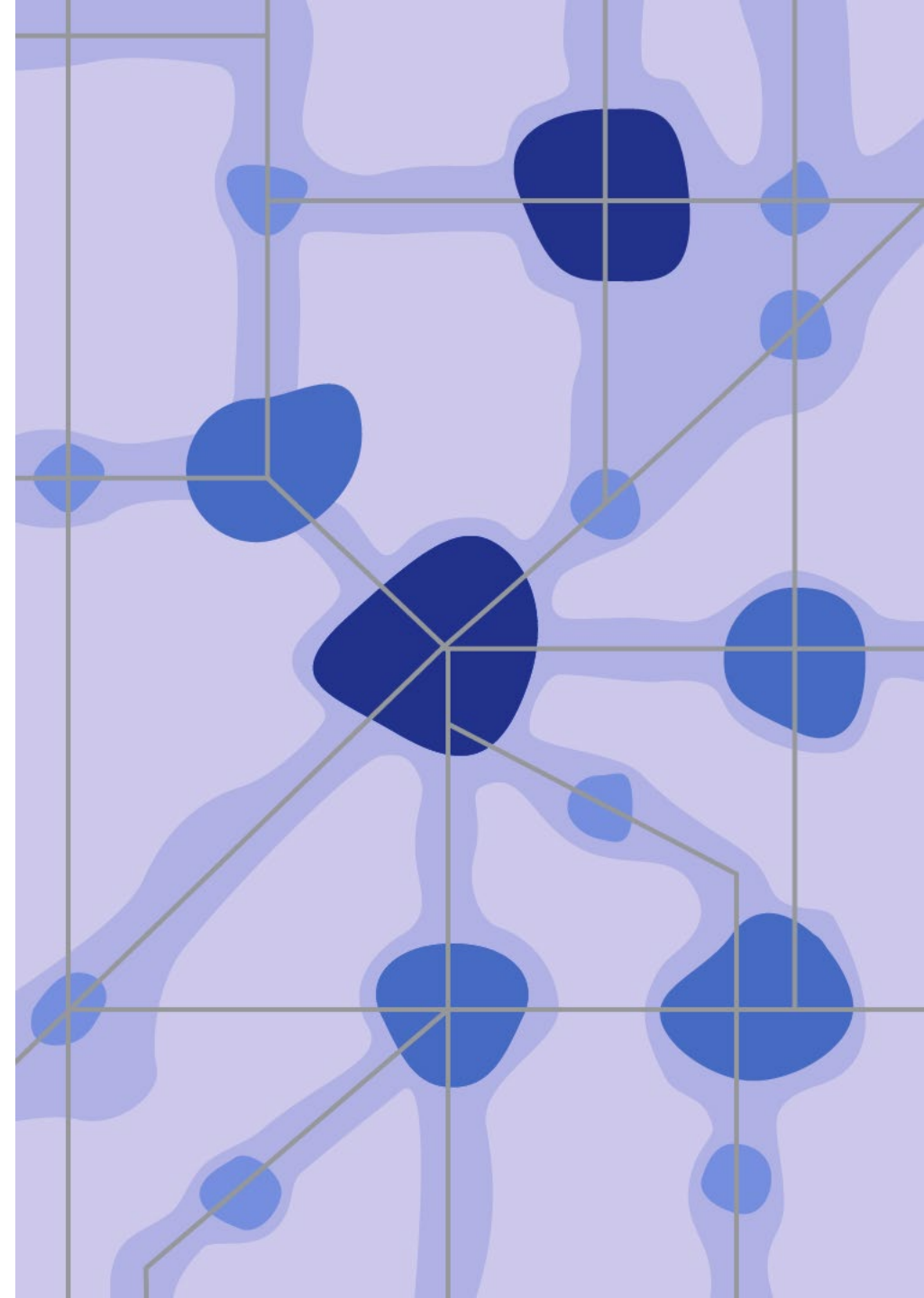
Places with diverse housing and mixed uses to support complete neighborhoods

NR areas

New flexibility for housing choices throughout Neighborhood Residential areas

corridors

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



130th & 145th Station Areas

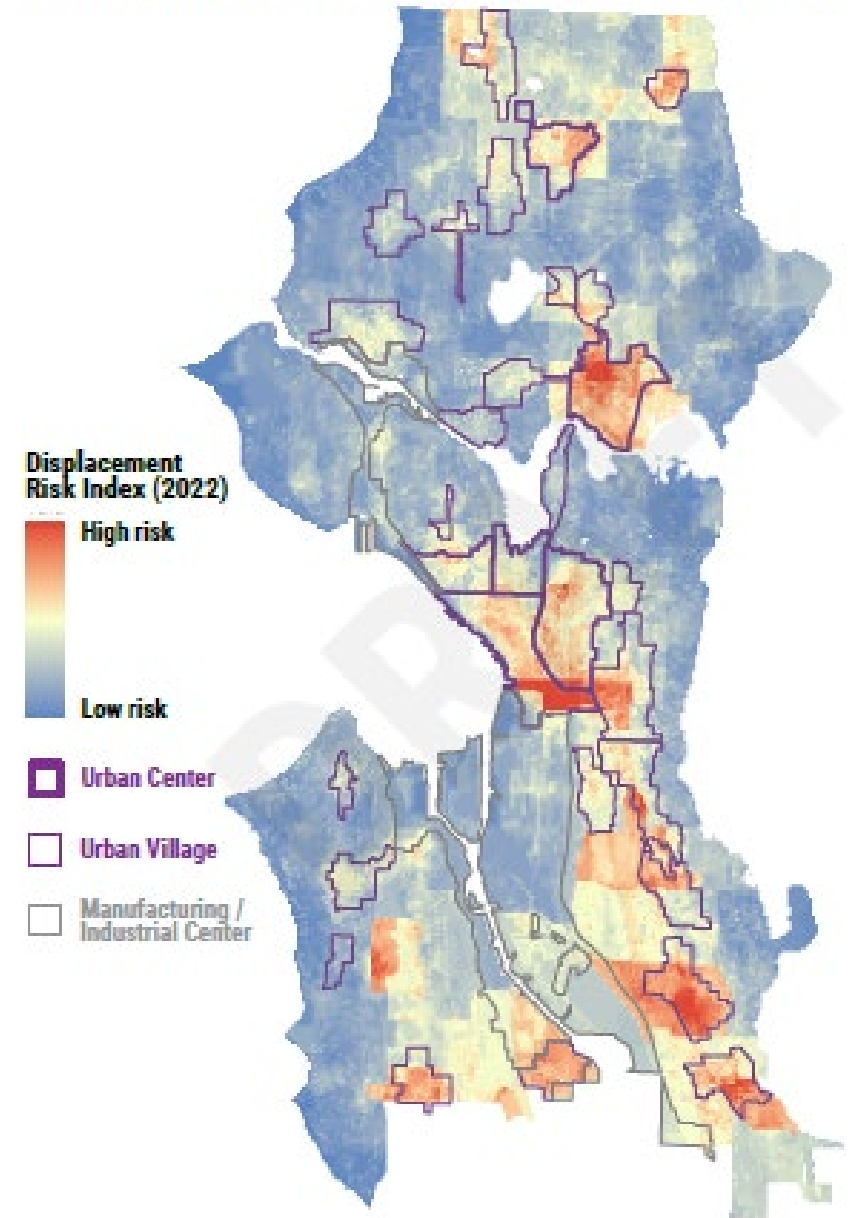


- Alternatives will have additional detail in this area due to past work
- Three alternatives
 - No Action
 - Nodes and corridors
 - Urban Village at 130th; nodes & corridor in other areas

Addressing Displacement

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



Locational considerations

Future work to develop specific locations for nodes or other areas of change could consider:

- access to frequent transit, including future light rail stations
- access to shops and services
- existing or potential amenities like parks, libraries, community centers, schools
- displacement risk and equity considerations
- environmentally sensitive areas (creeks, wetlands, flood-prone areas, steep slopes)
- walkability, safety, and presence of sidewalks
- air and noise pollution sources (highways, major roadways, industrial)
- topographic barriers (highways, steep slopes)

Timeline & Next Steps

2022	June 23	• Released initial <u>conceptual</u> growth alternatives and began EIS scoping process
	August 22	• EIS scoping process 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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