

Comprehensive Plan Major
Update EIS Scoping Comment
Letter

Timeline for comment letter:

- Alternatives shared by OPCD & initial Commission discussion (June 23)
- Review draft letter at Full Commission meeting (July 14)
- Approve final draft at Full Commission meeting (Today - July 28)

What is a useful scoping comment?

- Public is encouraged to comment on alternatives, mitigation measures, and probable significant adverse impacts
- Are the appropriate topics being studied?
- Should other topics be studied?
- Are the conceptual alternatives appropriate?
- Should other alternatives or combination of alternatives be studied?

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



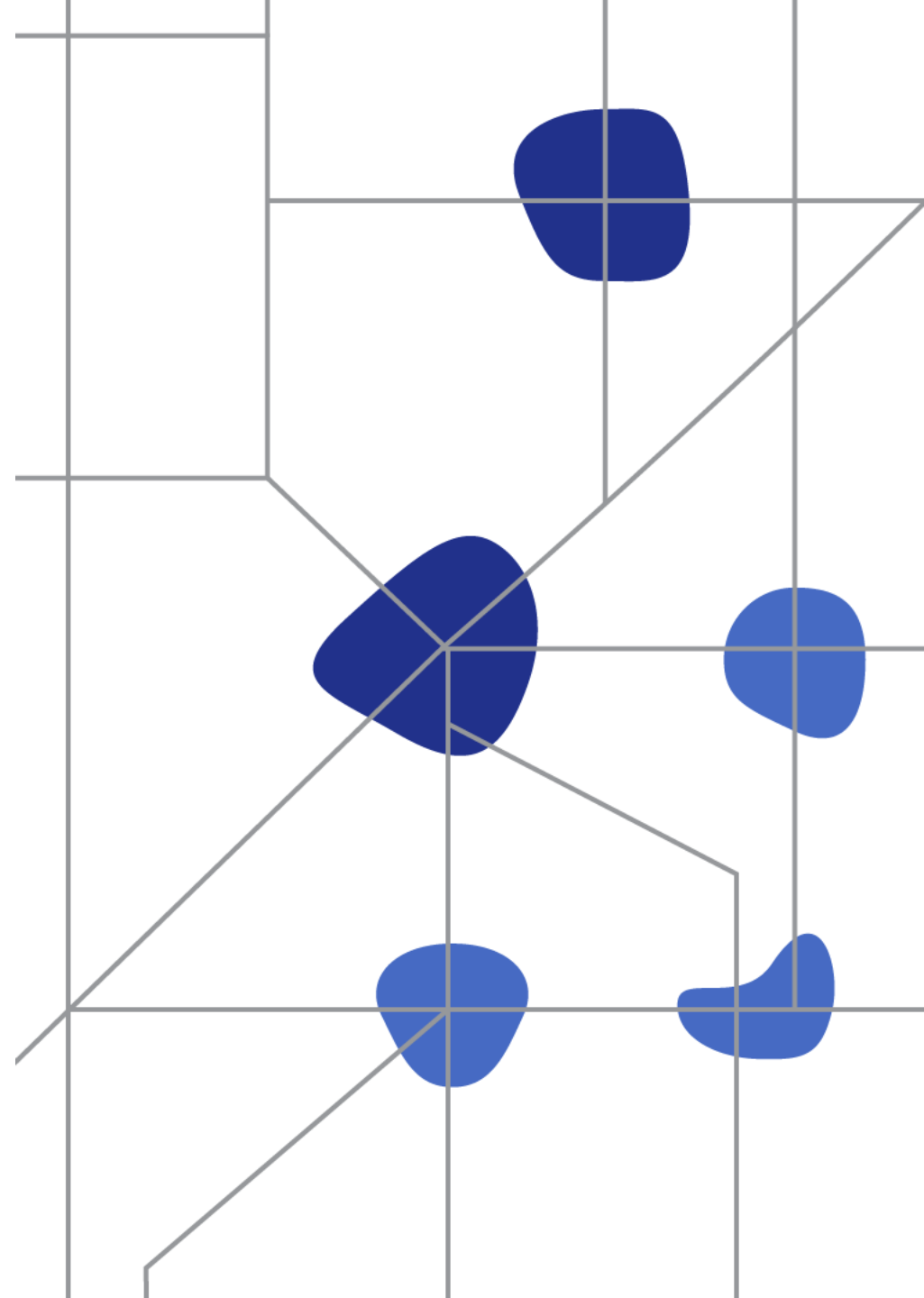
urban center

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



ALTERNATIVE CONCEPT 2

Focused

Creates additional areas of focused growth, including new and expanded urban villages and/or new **smaller village-type 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
- addresses proviso requirement (b) on 15-minute neighborhoods



urban center

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



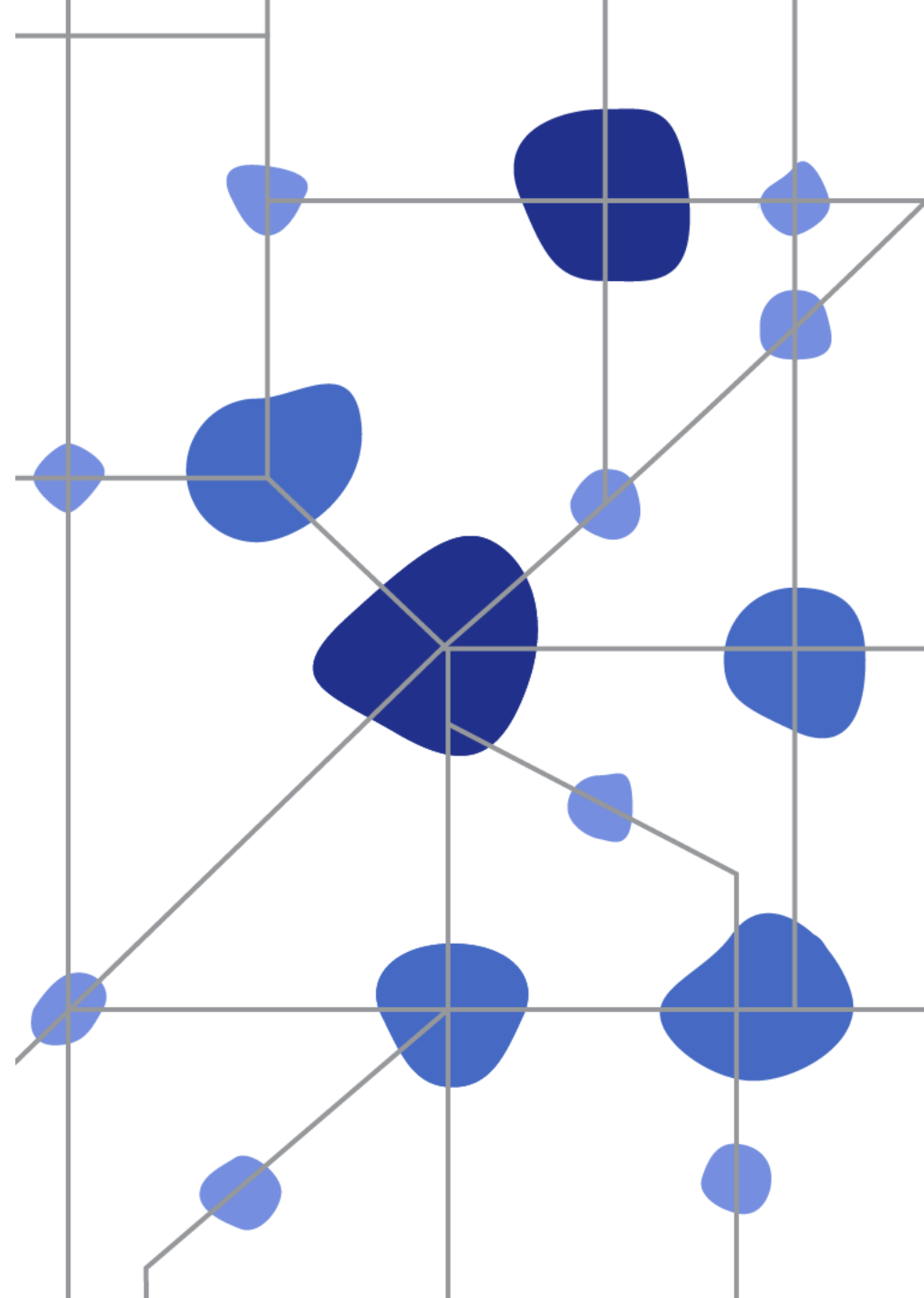
urban village

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
- addresses proviso requirement (a) on Neighborhood Residential



urban center

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



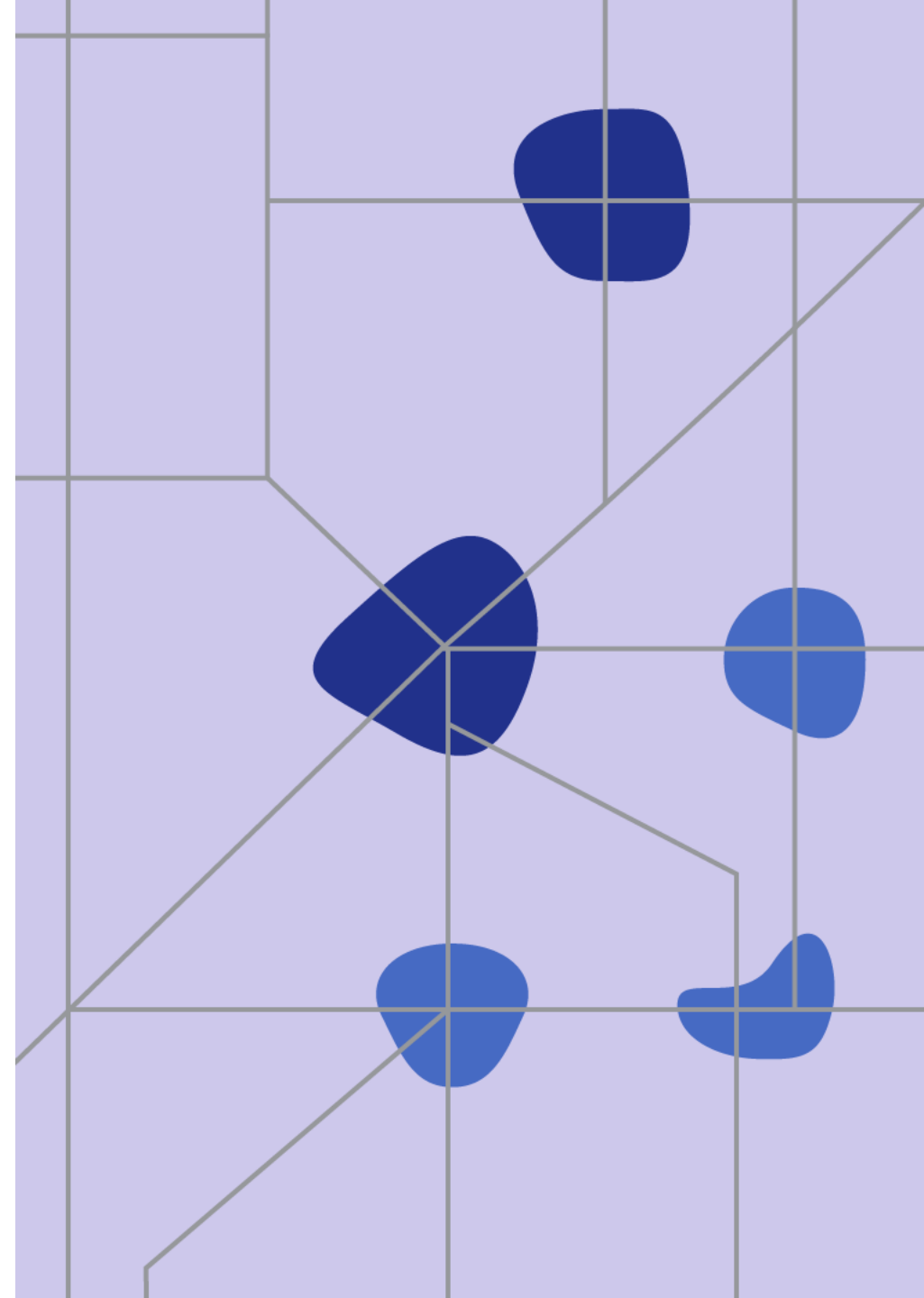
urban village

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.**

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



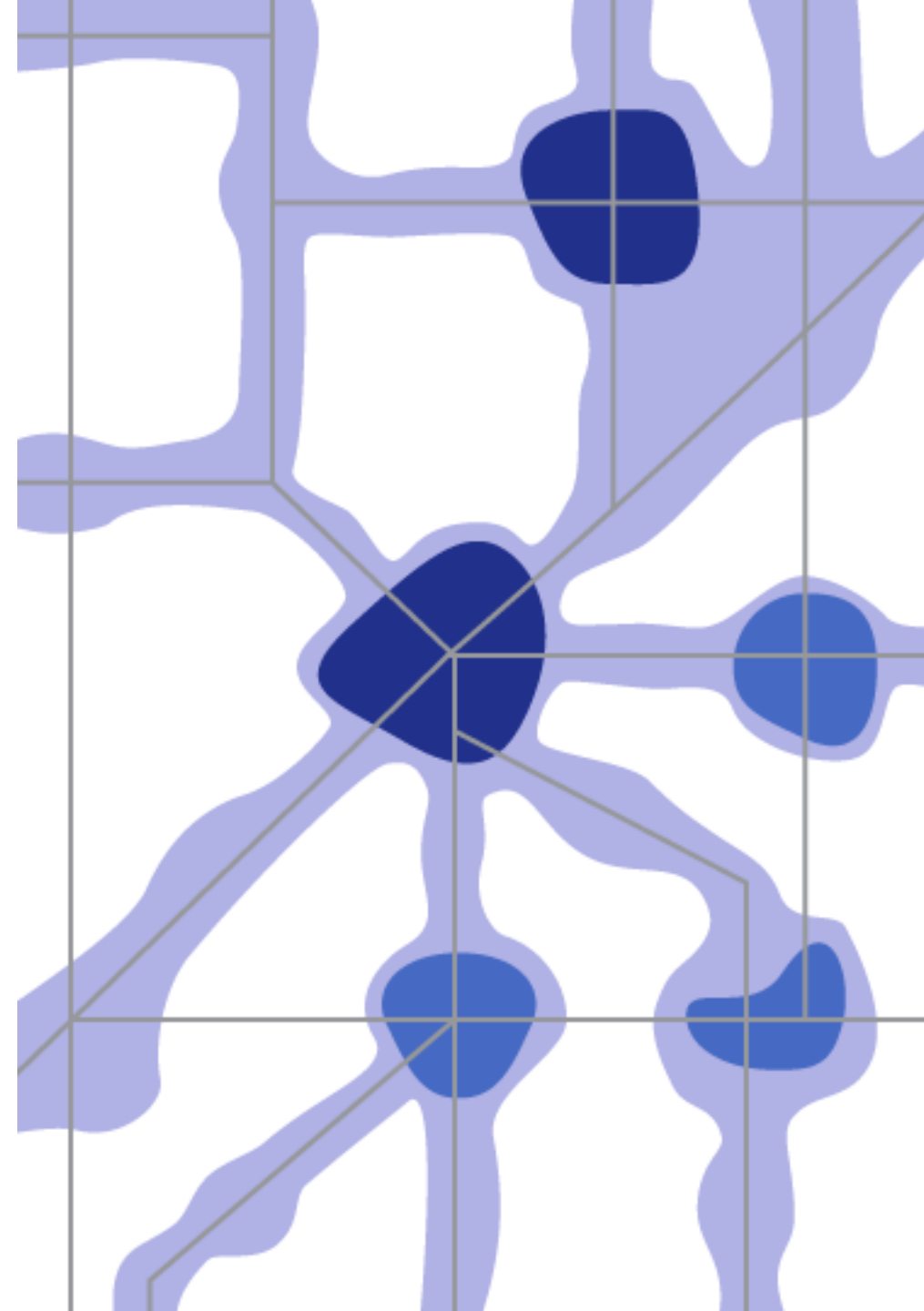
urban village

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
- addresses proviso requirements (a) and (b)



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



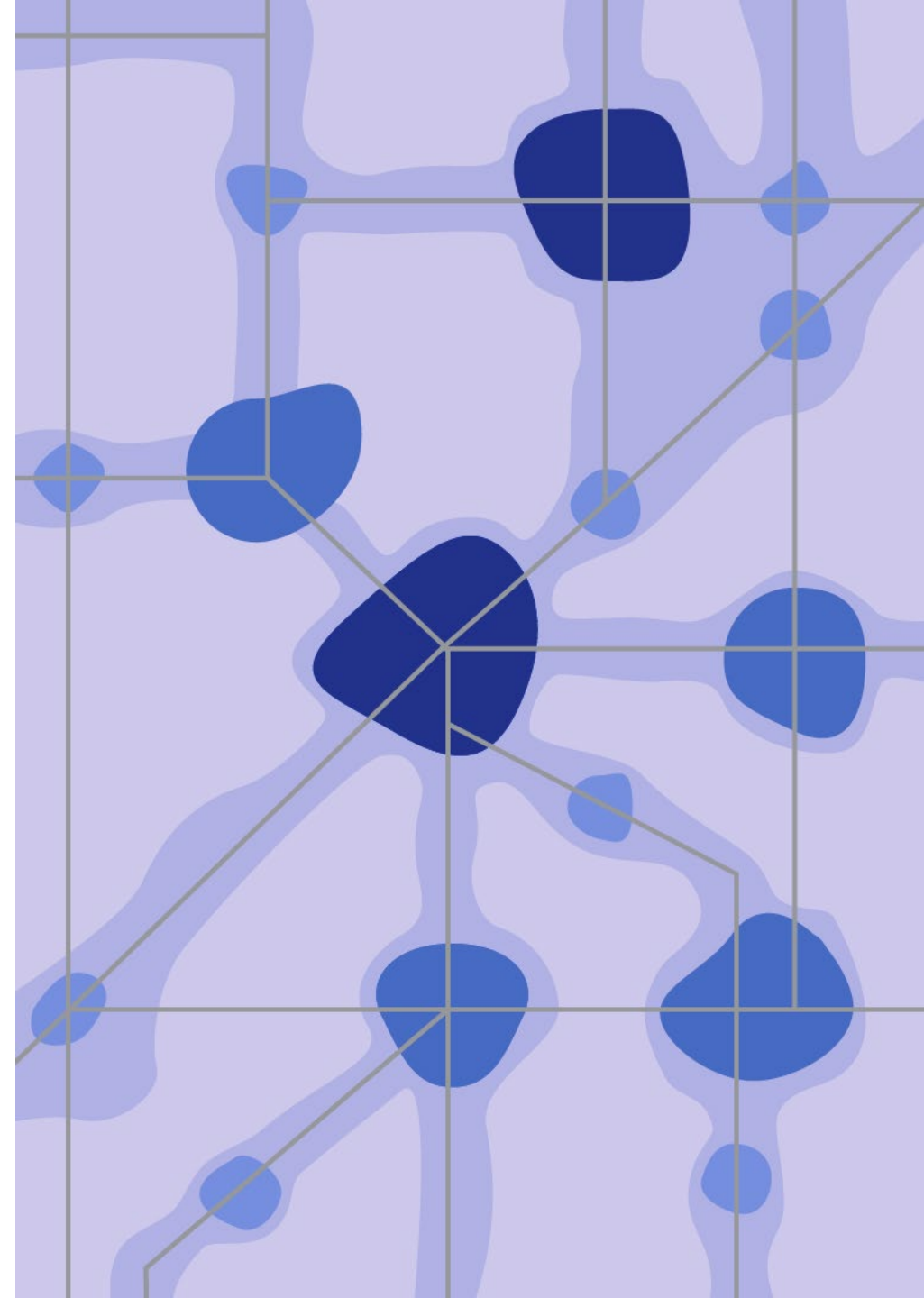
smaller nodes

Places with diverse housing and mixed uses to support complete neighborhoods



NR areas & corridors

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



Comp Plan EIS Scoping Comment Letter Outline

- I. Criteria for shaping the alternatives and analysis
- II. Environmental Analysis Considerations
- III. Communication Plan & Methods
- IV. 130th and 145th Street Station Areas

Revisions - Criteria for Shaping the Alternatives

- I. Analyze both displacement risk and anti-displacement policy potential
 - Acknowledged balance between directing growth to areas of lower displacement risk while increasing investments in high displacement risk areas to stabilize vulnerable communities.
 - Referenced the Anti-Displacement Issue Brief

Revisions - Criteria for Shaping the Alternatives

- III. Balance housing growth with commercial and essential services growth
 - Included a reference and citation for the Essential Daily Needs Comprehensive Plan Amendment proposal

Revisions - Criteria for Shaping the Alternatives

- IV. Assign a range of housing growth targets to the alternatives that prepare for a variety of population growth scenarios
 - Included suggested edits:
 - Study the types and sizes of buildings that could be produced.
 - Study the range of affordability needs met under each alternative.
 - Study housing choices such as Community Land Trusts and Limited Equity Co-ops.

Revisions - Environmental Analysis Considerations

- I. Assess the impact of each alternative on public health outcomes
 - Included a note on the draft Equity and Climate Change Performance Metrics document to update Objective 6 to consider pollution exposure risks for those both living *and working* in high exposure areas.

Revisions - Communication Plan and Methods

- Use visualizations to clarify the form of changes expected for each alternative.
 - Added a recommendation to be thoughtful of the images used to portray new building types. Make sure the images chosen align with the vision the City wants to carry forward. Notes issue with example chosen for duplexes.
 - Included an attachment with some examples that show better designs.

Individual Review Time

05:00

Start Stop Reset mins: 5 secs: 0 type:

None ▾

 Breaktime for PowerPoint by Flow Simulation Ltd. Pin controls when stopped