

DRAFT 130th and 145th EIS Scoping Alternatives (June 16, 2022)

Scoping for the 130th and 145th EIS Begins

The 130th and 145th Station Area Plan included Early Action 1.12 “Undertake a detailed zoning and environmental study for the station area. Study a range of housing types, uses and heights to determine how best to advance the vision of walkability, diverse housing, small scale retail and greenspace protection.”

This study is known as an Environmental Impact Statement (EIS). Through this process, we can learn how different land-use alternatives and other strategies will impact the built and natural environment in the station area. This process allows thoughtful implementation of identified strategies to mitigate any adverse impacts and provides information to the public and policymakers before any decisions are made.

The City is also undertaking an EIS for citywide growth alternatives in our Comprehensive Plan. Because those changes could also affect the station area, we are studying alternatives for the station area as part of the Comprehensive Plan EIS. Over the next two years, the process will include three distinct phases: Scoping, Draft EIS and Final EIS. Currently, we are in the Scoping Phase where we determine what alternatives should be studied.

Learn more about the EIS and provide your input on citywide and station area alternatives here. ([hyperlink to the Comp Plan EIS](#))



Station Area includes parcels within ½ mile of two LRT stations and ¼ mile of one BRT station.

The three alternatives align with one of the citywide Comprehensive Plan Alternatives. They differ in the amount (housing units and jobs) and the pattern of growth. Because the areas surrounding the three stations differ in context and existing zoning, the concepts may vary among the

DRAFT 130th and 145th EIS Scoping Alternatives (June 16, 2022)

three sub-station areas surrounding the 130th LRT station, 148th LRT station, and the 145th BRT station. Close to 200 acres of publicly owned parkland is located within the 130th and 145th station area. Any future changes to zoning will not alter the City's current policy to preserve City-owned parkland for park and recreation use. None of the alternatives propose changing this policy.

	Alternative 1 No Action	Alternative 2 Focused Growth (aligns with Comp Plan Alt 2)	Alternative 3 More and Distributed Growth (aligns with Comp Plan Alt 5)
Amount and Pattern of Growth	Growth reflects the baseline amount of growth and continues the current pattern. No new areas will be designated for mixed-use or higher density.	More growth than Alt 1. Growth could be clustered in newly designated growth areas- small mixed-use node(s) and along frequent transit corridors.	More growth than Alt 2. Growth could occur throughout the station area including a new urban village in addition to nodes and corridors as in Alt 2. An additional increment of growth could occur in the remaining residential areas.
Building Types for New Construction	Building types will be unchanged- larger single-family structures, accessory dwelling units, and limited multifamily and mixed-use development.	Building types in nodes and corridors could be taller and denser than Alt 1. More mixed-use buildings than Alt 1.	Building types in the new urban village could be taller and denser than Alt 2. More mixed-use buildings than Alt 2. More types of low-scale housing (triplexes and fourplexes) in the remaining residential areas.
Building Heights for New Construction	Heights will be unchanged- 45 to 80 feet for multifamily residential and mixed-use buildings; 30 feet for single-family structures and accessory dwelling units.	Heights in new nodes could be up to 80 feet. Heights along transit corridors between nodes could be up to 40 feet. Heights in the remaining residential areas will be 30 feet, the same as Alt 1.	Heights in the new urban village could be up to 95 feet. Heights in other nodes, or along transit corridors could be the same as Alt 2. Heights in the remaining residential areas could be the same as Alt 1 and 2.
Retail and Commercial	The location of retail and commercial uses will be unchanged.	Could include more retail and commercial locations than Alt 1.	Could include more retail and commercial locations than Alt 2.

To provide comments on these alternatives for the station area and to learn more about the EIS process, go to the One Seattle Plan Update Engagement Hub at <https://engage.oneseattleplan.com/en/>.