



One Seattle Comprehensive Plan

EIS Scoping Report



City of Seattle



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**

Creating a more equitable, livable, sustainable, and resilient city as we grow

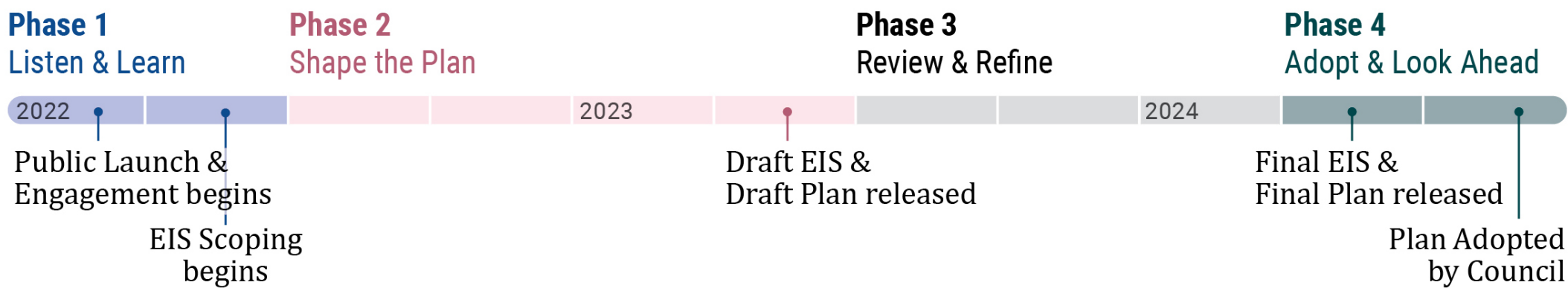
The Plan update will address several major challenges for our communities and Seattle as a whole, including:

- Racial inequities, past and current
- Displacement pressures
- Housing costs
- Climate change and resilience
- Investments to meet existing and future community needs
- Recovery from the global pandemic



Background

- State law requires that we conduct analysis on potential impacts and summarize that analysis in an EIS
- The EIS process includes a “scoping” period where the public can comment on the topics and alternatives we propose to analysis in the EIS
- We have completed scoping and received more than 1,000 comments during scoping, including letters representing 36 organizations
- A Scoping Report was released on November 7 summarizing what we heard and the final growth strategy alternatives we will analyze



What we heard

- Most comments supported **increasing supply, diversity, and affordability of housing**
- Many suggested **focusing development near transit, shops, and services**
- Many requested to add a sixth alternative including:
 - Increase high-rise zoning in existing urban centers and villages
 - Allow **apartments in more areas**
 - Allow **townhouses and/or small apartments in all existing Neighborhood Residential areas**
- Some expressed desire to allow more space for commercial and other non-residential uses across Seattle, including in areas currently zoned Neighborhood Residential
- Many identified desired investment and amenities: parks, Green Streets, biking and walking infrastructure, and trees

Growth Strategy Alternatives

- Alternative maps on the following slides represent options that will be analyzed to understand **potential impacts/benefits and identify mitigation** options
- Goal is to study the **broadest range** of land use and policy options and provide flexibility for decision-making at the next stages of the process
- Final growth strategy is expected to draw from the strategies and locations in the alternatives and is likely to be a **hybrid approach**

ALTERNATIVE 1

No Action

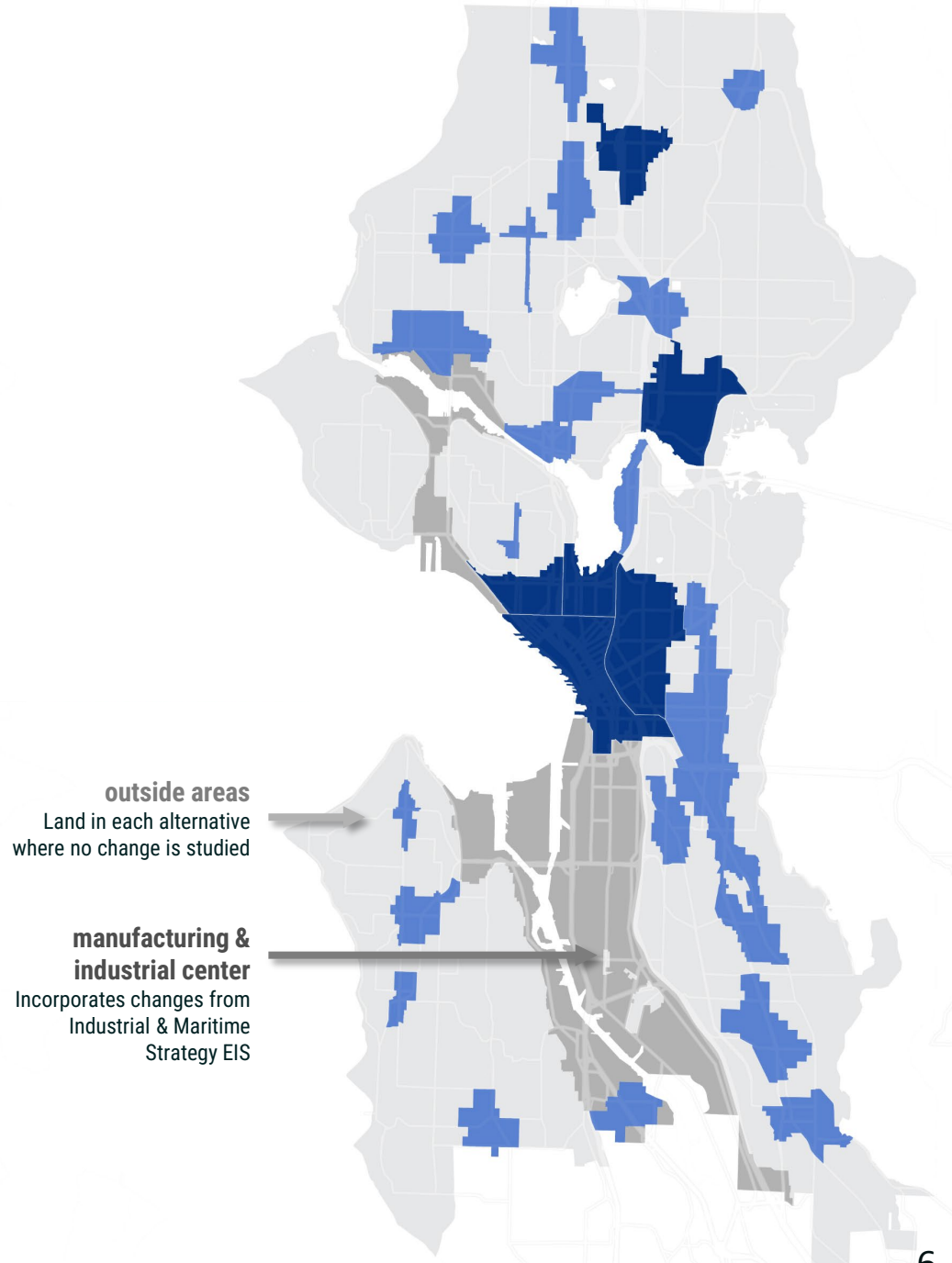
Maintains status quo of focusing most housing and jobs within the existing **urban centers** and **urban villages** with no change to land use patterns. Incorporates preferred alternative from Industrial and Maritime Strategy EIS.



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



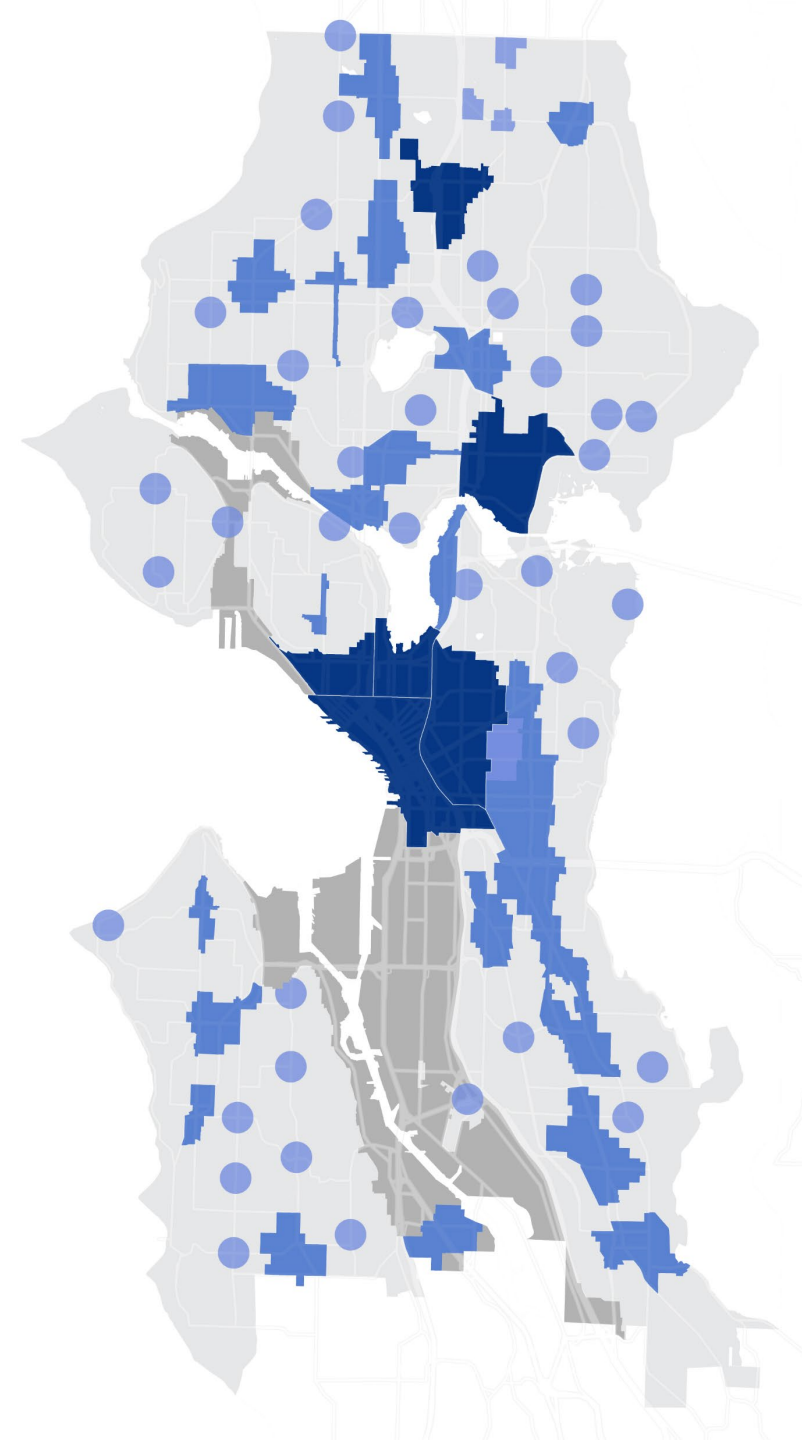
ALTERNATIVE CONCEPT 2

Focused

Creates additional areas of focused growth called **neighborhood anchors** to create more housing around transit and services

Neighborhood anchors:

- would be similar to urban villages but with smaller size and intensity
- include “neighborhood anchors” designated in 1994 plan, pedestrian overlay districts, and added centers to fill in significant gaps
- shown as circles of 1,000-foot radius
- allow a mix of residential and mixed-use development from townhouses to 5- to 7 stories, apartments and mixed-use buildings
- addresses Council proviso for alternative to study 15-minute neighborhood



ALTERNATIVE CONCEPT 3

Broad

Allows a wider range of low-scale housing options, like triplexes and fourplexes, in all **Neighborhood Residential (NR) zones** to create more low-scale housing options and address exclusivity.

Changes to NR areas:

- would retain 3-story height limit for market-rate development in existing Neighborhood Residential zones, with potential height bonus for affordable projects
- would allow detached and attached homes including duplexes, triplexes, and fourplexes and could include some stacked flats including sixplexes on larger lots.
- address Council proviso for alternative to study changes to Neighborhood Residential



urban center

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



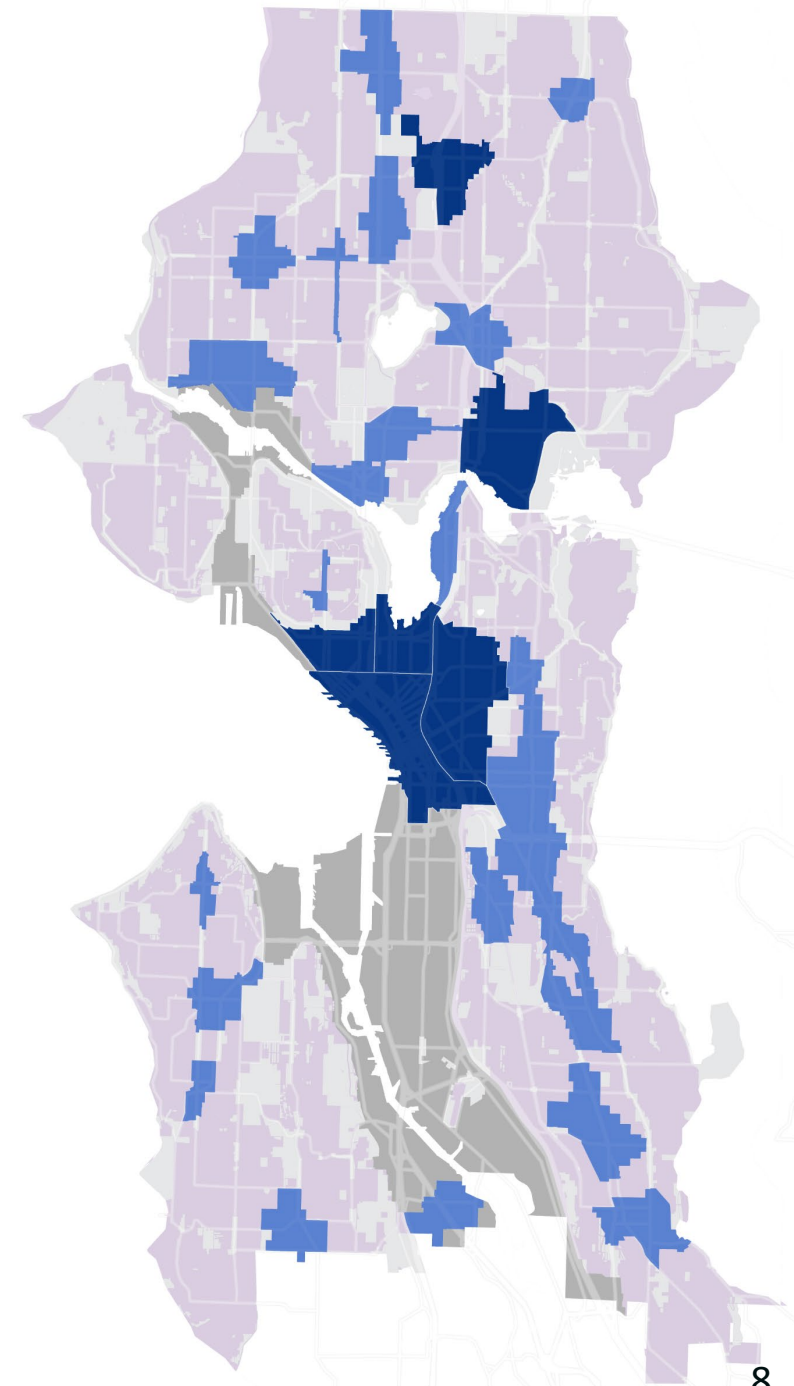
urban village

Areas with a wide range of housing types and transit, amenities, and jobs



NR areas

New flexibility for housing choices throughout Neighborhood Residential areas



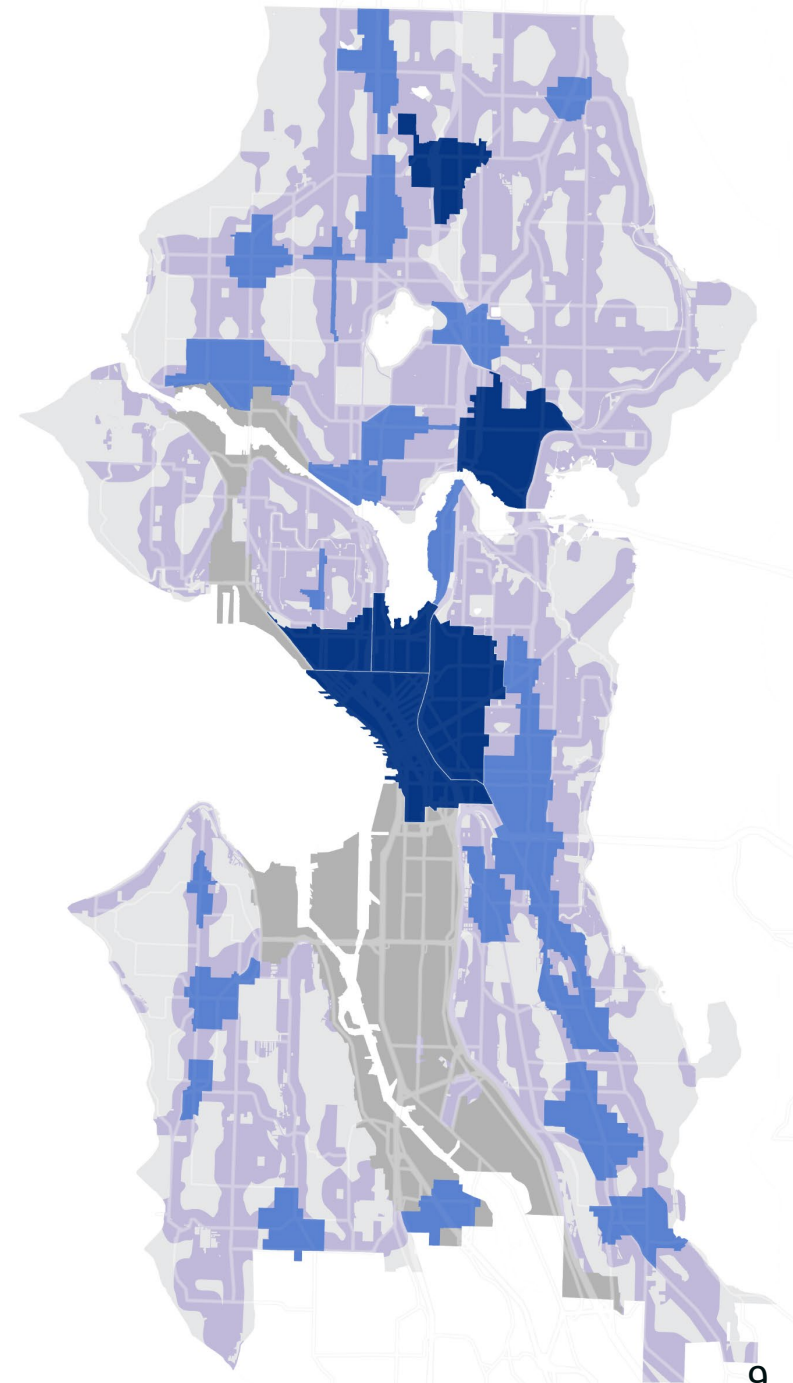
ALTERNATIVE CONCEPT 4

Corridors

Allows a wider range of low-scale housing options only in **corridors** to focus growth near transit and amenities.

Corridors:

- include 5-minute walk from frequent transit stops and large parks
- would include about 50% of areas currently zoned Neighborhood Residential
- would have housing ranging from duplexes and triplexes to 5-story apartments, with higher heights allowed in existing commercial zones on arterials



ALTERNATIVE CONCEPT 5

Combined

Accommodates greater supply and diversity of housing across Seattle. Studies highest level of growth including higher impact and most benefit for housing. Distribution of housing combines Alternatives 2, 3, and 4.

Alternative 5 would also include:

- expanding the boundaries of 7 urban centers and village to a 10-minute (1/2-mile) walkshed around frequent transit
- designating Ballard as an urban center
- designating the NE 130th Street station area as an urban village



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



neighborhood anchors

Places with diverse housing and mixed uses to support complete neighborhoods



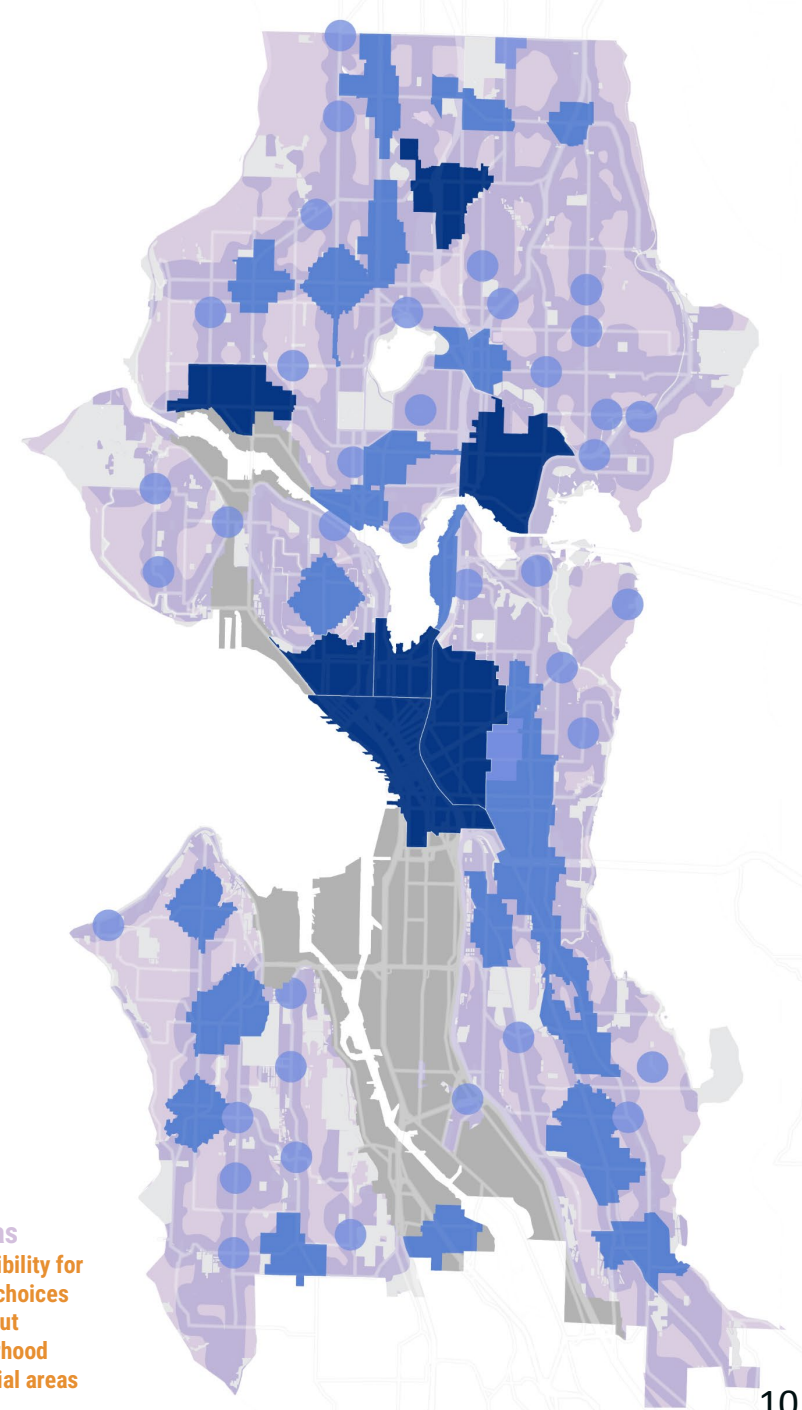
corridors

New flexibility for housing choices and other uses near transit and open space



NR areas

New flexibility for housing choices throughout Neighborhood Residential areas



Anti-displacement strategy

The Plan will help increase the supply of housing, which is necessary to address displacement.

The EIS will evaluate each alternative for its potential impacts on displacement.

All action alternatives will show higher levels of growth in areas of low displacement risk.

The Plan will include measures to address displacement beyond the growth strategy:

- Requirement or **incentive for affordable housing** in NR zones
- Additional **development capacity for affordable housing & equitable development** projects
- **Funding for nonprofit groups** to purchase property
- **Additional tenant relocation assistance** requirements
- Supports for existing businesses and institutions

Next steps for community engagement

- 5 in-person public meetings across the city, 1 online open house
- Ongoing engagement by community-based organizations and community liaisons
- Continue to inform public about the One Seattle Comprehensive Plan process and meaning of alternatives being studied in EIS

Questions?

