

Seattle

2035

YOUR CITY, YOUR FUTURE

 City of Seattle
Department of Planning & Development



**DRAFT ENVIRONMENTAL IMPACT STATEMENT
FOR THE SEATTLE COMPREHENSIVE PLAN UPDATE**

MAY 4, 2015

DRAFT ENVIRONMENTAL IMPACT STATEMENT

for the

SEATTLE COMPREHENSIVE PLAN

Preparation of this EIS is the responsibility of the City of Seattle. As Lead Agency, the City is responsible for SEPA compliance and based on the scoping process has directed the areas of research and analysis that were undertaken in preparation of this EIS. This Draft EIS is not an authorization for an action, nor does it constitute a decision or a recommendation for an action. In its final form—as a Final EIS—it will accompany the Proposed Action and will be considered in making final decisions concerning proposed options for Comprehensive Plan policy and code amendments.

Date of Draft EIS Issuance:

May 4, 2015

Date of Draft EIS Public Meeting:

May 27, 2015

Please refer to the City's website (www.2035.seattle.gov) or the Fact Sheet of this EIS for the time and location of the meeting.

**Date Comments on the
Draft EIS are Due:**

June 17, 2015



City of Seattle

Edward B. Murray, Mayor

Seattle Department of Planning and Development

Diane M. Sugimura, Director

May 4, 2015

Dear Affected Agencies, Organizations and Interested Parties:

The City of Seattle invites your review of this Draft Environmental Impact Statement (Draft EIS) that examines the potential effects of the City's update of its Comprehensive Plan. The update will consist of text and map amendments to the Comprehensive Plan to influence the location of 70,000 new housing units and 115,000 new jobs in Seattle through 2035. The proposal applies to the entire City of Seattle. The EIS evaluates three action alternatives and one no-action alternative (Alternative 1), each representing different approaches to allocating city-wide growth within the framework of the City's adopted urban village strategy. Alternatives include:

1. Continue Current Growth Distribution Trends (No Action)
2. Guide Growth to Urban Centers
3. Guide Growth to Urban Villages Near Light Rail
4. Guide Growth to Urban Villages Near Transit

This Draft EIS identifies environmental impacts and mitigating strategies for each alternative. Elements of the environment evaluated in this Draft EIS include: earth and water quality, air quality and greenhouse gas emissions, noise, land use, relationship to plans and policies, population/employment/ housing, transportation, public services, and utilities. **The public comment period for this Draft EIS continues through June 17, 2015.** Please see the Fact Sheet and the project website <http://2035.seattle.gov> for information on options for providing comments. In addition, the City invites your comments at:

Comprehensive Plan Update, Draft EIS Open House and Public Hearing
Monday, May 27, 2015 at 6:00 pm
Seattle City Hall, Bertha Landes Room, 600 Fourth Avenue (enter on 5th Avenue)

Additional information concerning the open house and public hearing is provided in the Fact Sheet and on the City's project website at <http://2035.seattle.gov>. Following the Draft EIS comment period, a Final EIS will be prepared that addresses comments received during the Draft EIS comment period.

Thank you for your interest in the Comprehensive Plan Update and this Draft EIS. We welcome your comments.

Sincerely,



Diane M. Sugimura
Director



City of Seattle, Department of Planning and Development
700 Fifth Avenue, Suite 2000
P.O. Box 34019, Seattle, WA 98124-4019

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Fact Sheet

Name of Proposal

Seattle Comprehensive Plan Update

Proponent

The proponent is the City of Seattle

Location

The area represented by this Draft EIS is the entire City of Seattle. The City encompasses approximately 83 square miles. The City is bounded on the west by Puget Sound, the east by Lake Washington, the north by the cities of Shoreline and Lake Forest Park and the south by unincorporated King County and the cities of Burien and Tukwila.

Proposed Action

The City is considering text and map amendments to the Seattle Comprehensive Plan that may alter the distribution of projected growth of 70,000 housing units and 115,000 jobs in Seattle through 2035, and that would influence the manner in which the City conducts its operations to promote and achieve other goals such as those related to public health, safety, welfare, efficient service delivery, environmental sustainability and equity.

Proposed Alternatives

The EIS considers four alternatives, including a No Action Alternative. All alternatives are based on the same growth assumptions, but vary in the approach to how that growth is distributed. Each alternative is briefly described below.

ALTERNATIVE 1. CONTINUE CURRENT TRENDS (NO ACTION)

Growth will generally follow current market trends. Residential growth will continue in the urban center and urban village neighborhoods that have experienced significant growth in the past 20 years, with a relatively low level of change in other urban villages. New job growth is projected to occur predominantly in Downtown and South Lake Union.

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ALTERNATIVE 2. GUIDE GROWTH TO URBAN CENTERS

Urban centers will become magnets that more strongly attract new residents and jobs, faster than over the last 20 years. This change may lead to a significant rise in the number of people walking or biking to work, and a corresponding decline in driving and car ownership. Alternative 2 represents a significantly more concentrated pattern of new growth in the urban centers compared to past trends.

ALTERNATIVE 3: GUIDE GROWTH TO URBAN VILLAGES NEAR LIGHT RAIL

Alternative 3 places an emphasis on growth in urban centers, but also in urban villages near the light rail stations. It also considers boundary adjustments to urban villages with light rail stations to encompass a 10-minute walk to the station. A new urban village could be designated at NE 130th St/Interstate 5, and adjustments in designations and boundaries of other existing urban villages near existing and planned future light rail stations could be made.

ALTERNATIVE 4: GUIDE GROWTH TO URBAN VILLAGES NEAR TRANSIT

Alternative 4 would establish the greatest number of transit-oriented places— served by either bus or rail—that are preferred for growth. In addition to areas covered in Alternative 3, more growth would also be encouraged in other urban villages that currently have very good bus service, including Ballard, West Seattle Junction and Crown Hill. Relatively more urban villages would be subject to increased growth and change.

Lead Agency

City of Seattle Department of Planning and Development

SEPA Responsible Official

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Final Action

Adoption of an updated Comprehensive Plan.

Required Approvals and/or Permits

The following actions would be required for adoption of Comprehensive Plan amendments:

- Identification of a preferred alternative;
- Finalized maps and policy language.

Authors and Principal Contributors to this EIS

This **Comprehensive Plan Update** EIS has been prepared under the direction of the City of Seattle Department of Planning and Development. Research and analysis associated with this EIS were provided by the following consulting firms:

- **3 Square Blocks LLP**—lead EIS consultant; document preparation; environmental analysis
- **BERK**—Land use, population, employment, housing
- **ESA**—Public services, air quality, noise
- **Fehr & Peers**—transportation, circulation, parking; greenhouse gas emissions
- **SvR**—Utilities
- **Weinman Consulting**—Plans and policies

Location of Background Data

CITY OF SEATTLE, DEPARTMENT OF PLANNING AND DEVELOPMENT

Attn: Gordon Clowers Telephone: 206-684-8375
700 Fifth Ave, Suite 1900
P.O. Box 34019
Seattle, WA 98124-4019

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Date of Issuance of this Draft EIS

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Date Draft EIS Comments Are Due

June 17, 2015

Written comments are to be submitted to:

Seattle Department of Planning and Development
Attn: Gordon Clowers, Senior Planner
700 Fifth Ave, Suite 1900
P.O. Box 34019
Seattle, WA 98124-4019
or via e-mail: Gordon.Clowers@seattle.gov

Date of Draft EIS Open House and Public Hearing

May 27, 2015

Bertha Landes room, Seattle City Hall
600 4th Ave, 2nd Floor
Seattle, WA 98104

This meeting will include the following schedule:

- **6:00 pm–6:30 pm** Open House;
- **6:30 pm–6:35 pm** Introductions;
- **6:35 pm–6:50 pm** Draft EIS overview
- **6:50 pm–7:00 pm** Overview of the EIS Process;
- **7:00 pm** Public Comments Regarding the Draft EIS; and
- Concluding Remarks Following Public Comments.

The purpose of the open house and public hearing is to provide an opportunity for agencies, organizations and individuals to review information concerning the Draft EIS and to present oral comments on the Draft EIS—in addition to submittal of written comments.

Availability of this Draft EIS

Copies of this Draft EIS have been distributed to agencies, organizations and individuals as established in SMC 25.05. Notice of Availability of the Draft EIS has been provided to organizations and individuals that requested to become parties of record.

The Draft EIS can be reviewed at the following public libraries:

- **Seattle Public Library—Central Library** (1000 Fourth Avenue)
- **Ballard Branch** (5614 22nd Avenue NW)
- **Beacon Hill Branch** (2821 Beacon Avenue S)
- **Capitol Hill Branch** (425 Harvard Avenue E)
- **Columbia Branch** (4721 Rainier Avenue S)
- **Douglass-Truth** (2300 E Yesler Way)
- **Greenwood Branch** (8016 Greenwood Avenue N)
- **High Point Branch** (3411 SW Raymond Street)
- **Lake City Branch** (12501 28th Avenue NE)
- **Queen Anne Branch** (400 W Garfield Street)
- **Rainier Beach Branch** (9125 Rainier Avenue S)
- **South Park Branch** (8604 8th Avenue S, at S Cloverdale Street)
- **University Branch** (5009 Roosevelt Way NE)

A limited number of complimentary copies of this Draft EIS are available—while the supply lasts—either as a CD or hardcopy from the Seattle Department of Planning and Development Public Resource Center, which is located in Suite 2000, 700 Fifth Avenue, in Downtown Seattle. Additional copies may be purchased at the Public Resource Center for the cost of reproduction.

This Draft EIS and the appendices are also available online at:
<http://2035.seattle.gov/>

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Acronyms

ACS	American Community Survey	MFTE	Multi-family Tax Exempt
ALS	Advanced Life Support	MIC	Manufacturing/Industrial Center
AMI	Area Median Income	MPP	Multicounty Planning Policy
BLS	Basic Life Support	MMTCO₂e	Million Metric Tons of CO ₂ Equivalent
CAP	Climate Action Plan	NAAQS	National Ambient Air Quality Standards
CIP	Capital Improvement Program	NHTSA	National Highway Traffic Safety Administration
CSO	Combined Sewer Overflow	OFM	Washington Office of Financial Management
CPP	King County Countywide Planning Policy	PARC	Parking Revenue Control System
CPTED	Crime Prevention Through Environmental Design	PMP	Pedestrian Master Plan
CTR	Commute Trip Reduction	PSCAA	Puget Sound Clean Air Agency
dba	A-weighted Decibels	PSRC	Puget Sound Regional Council
DPD	Department of Planning & Development	RPZ	Restricted Parking Zone
EIS	Environmental Impact Statement	SCL	Seattle City Light
ECA	Environmentally Critical Area	SDOT	Seattle Department of Transportation
ESD	Washington Employment Security Department	SEPA	State Environmental Policy Act
EMS	Emergency Medical Services	SMC	Seattle Municipal Code
EPA	Environmental Protection Agency	SMP	Shoreline Master Program
FAR	Floor Area Ratio	SOV	Single Occupancy Vehicle
FLUM	Future Land Use Map	SPD	Seattle Police Department
FTA	Federal Transportation Administration	SPS	Seattle Public Schools
GHG	Greenhouse Gas	SPU	Seattle Public Utilities
GMA	Growth Management Act	SR	State Route
GSI	Green Stormwater Infrastructure	ST	Sound Transit
GTEC	Growth & Transportation Efficiency Center	TAP	Toxic Air Pollutant
HALA	Housing Affordability & Livability Agenda	TMP	Transit Master Plan
HCT	High Capacity Transit	TOD	Transit Oriented Development
HOV	High Occupancy Vehicle	TSP	Transportation Strategic Plan
HUD	U.S. Department of Housing & Urban Development	VMT	Vehicles Miles Traveled
I-5	Interstate 5	WAC	Washington Administrative Code
KCM	King County Metro	WSDOT	Washington Department of Transportation
LEED	Leadership in Energy & Environmental Design	WWTP	Wastewater Treatment Plant
LOS	Level of Service	UFSP	Urban Forest Stewardship Plan
		U.S. EPA	U.S. Environmental Protection Agency
		v/c	Volume-to-Capacity