

Final Environmental Impact Statement

SOUTH LAKE UNION Height and Density Alternatives



City of Seattle

2012

Prepared by:
City of Seattle
Department of Planning and Development

FINAL
ENVIRONMENTAL IMPACT STATEMENT

for the

SOUTH LAKE UNION
HEIGHT AND DENSITY
ALTERNATIVES

City of Seattle
Department of Planning & Development

This Final Environmental Impact Statement (Final EIS) considering **South Lake Union Height & Density** alternatives has been prepared in compliance with the State Environmental Policy Act (SEPA) of 1971 (Chapter 43.21C, Revised Code of Washington); the SEPA Rules (Chapter 197-11, Washington Administrative Code); and rules adopted by the City of Seattle implementing SEPA – Seattle’s Environmental Policies and Procedures Code (Chapter 25.05, Seattle Municipal Code). 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 document 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 **South Lake Union Height & Density**.

Date of Draft EIS Issuance **February 24, 2011**
Date of Draft EIS Public Meeting: **March 28, 2011**
Date Comments were Due on the Draft EIS **April 11, 2011**
Date of Final EIS Issuance **April 5, 2012**



City of Seattle

Department of Planning & Development
Diane M. Sugimura, Director

April 5, 2012

Dear Affected Agencies, Organizations and Interested Parties:

Enclosed is the Final Environmental Impact Statement (Final EIS) for proposed South Lake Union Height & Density Alternatives in the South Lake Union neighborhood.

Three site alternatives representing varying height and density configurations, as well as geographic locations, are evaluated in this EIS, together with a No Action Alternative. The site alternatives include:

- Alternative 1 – Greatest potential increase in height and density;
- Alternative 2 – Moderate potential increase in height and density;
- Alternative 3 – Least amount of potential increase in height and density; and
- Alternative 4 – No Action – current zoning.

The Final EIS responds to comments offered by the public during the Draft EIS comment period and includes some modification and revisions to the analysis provided in the Draft EIS as appropriate.

The appeal period associated with this Final EIS is: April 5, 2012 through April 18, 2012.

Thank you for your interest in the South Lake Union Height and Density FEIS.

Sincerely,

A handwritten signature in black ink that reads "Diane M. Sugimura".

Diane M. Sugimura
Director

FACT SHEET

Name of Proposal

South Lake Union Height and Density Alternatives

Proponent

City of Seattle

Location

The area represented by this Final EIS is the South Lake Union neighborhood of downtown Seattle. This is approximately a 340-acre area that is generally bounded by Denny Way on the south, Aurora Avenue N. on the west, Eastlake Avenue E. on the east and Galer Street and E. Nelson Place on the north.

Proposed Alternatives

This Final EIS considers four alternatives to height and density in the South Lake Union neighborhood. Alternatives 1, 2 and 3 represent a range of potential height increases that could be achieved through incentive zoning and are collectively referred to as action alternatives. Alternative 4 would retain the existing zoning designations with no incentives for height increases and is referred to as the no-action alternative.

- **Alternative 1** – This alternative would allow the greatest increases in height and density relative to the other alternatives. Height and density increases apply both to proposed commercial and residential development. In general, greatest building height would be located along the south boundary of the neighborhood.
- **Alternative 2** – This alternative would allow moderate increases in height and density relative to the three action alternatives. In general, greatest building heights would be located in the southwest portion of the neighborhood.
- **Alternative 3** – This alternative would allow the least amount of height and density increases relative to the three action alternatives. In general, greatest building heights would be allowed in the southwest portion of the neighborhood.
- **Alternative 4** – This alternative would retain existing zoning designations and associated development standards within the neighborhood.

Lead Agency

City of Seattle
Department of Planning and Development

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Final Action

Adoption of code amendments that would provide incentive zoning provisions to allow increased height and density in the South Lake Union neighborhood

Required Approvals and/or Permits

Approval of amendments by the Seattle City Council.

Authors and Principal Contributors to this EIS

This ***South Lake Union Height and Density*** 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:

- **EA|Blumen** – lead EIS consultant; document preparation; environmental analysis – land use – relationship to plans/policies & regulations, energy (greenhouse gas emissions), housing, and public services
- **NBBJ** – aesthetics, light/glare, shadow, viewshed
- **Fehr & Peers** – transportation, circulation, parking; greenhouse gas emissions
- **Shannon & Wilson** – earth, plants/animals, environmental health
- **ENVIRON International Corp.** – air quality, noise
- **BOLA Architecture & Planning, Inc.** – historic/resources
- **Cultural Resources Consultants** – archaeology
- **Coughlin Porter Lundeen** – utilities
- **RWDI** – wind

Location of Background Data

City of Seattle, Department of Planning and Development

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Date of Draft EIS Open House and Public Hearing

An open house and public hearing regarding the Draft EIS was held on March 28, 2011

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April 5, 2011

Availability of this Final EIS

Copies of this Final EIS have been distributed to agencies, organizations and individuals noted on the Distribution List (Appendix A). Notice of Availability of the Final EIS has been provided to organizations and individuals that requested to become parties of record.

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

- **Seattle Public Library – Central Library** (1000 Fourth Avenue)
- **Seattle Public Library – Queen Anne Branch** (400 W Garfield Street)
- **Seattle Public Library – Capitol Hill Branch** (425 Harvard Ave. E.)

A limited number of complimentary copies of this Final 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 Final EIS and the appendices are also available online at:
http://www.seattle.gov/dpd/Planning/South_Lake_Union/Overview/default.asp

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