



**Seattle**

**One Seattle Comprehensive Plan Update**

# **Draft Environmental Impact Statement**

**March 2024**

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March 7, 2024

Dear Community Members,

This Draft Environmental Impact Statement (EIS) for the One Seattle Comprehensive Plan Update analyzes different approaches to how the City could grow over the next 20 years and the potential outcomes that these choices could have on our city. The goal of the Plan is to make the city more equitable, livable, sustainable, and resilient for today's communities and future residents, and the Draft EIS provides analysis that can help ensure we are successful in this effort. We are excited for your review and hope you take the opportunity to share your thoughts.

The Comprehensive Plan is a roadmap for where and how Seattle will grow and invest in communities over the next 20 years and beyond. The Plan guides City decisions about where we locate housing and jobs, and where we invest in transportation, utilities, parks, and other public assets. Seattle last engaged in a citywide process to update our Comprehensive Plan nearly a decade ago. This update provides an opportunity to address persistent and emerging challenges: racial equity, housing costs, access to economic opportunity and education, climate change, and more.

The City is required to prepare an EIS to carefully evaluate potential effects of the actions we are considering. We have evaluated options that could change the amount, location, and type of housing to address expected future growth and existing challenges around housing unaffordability and displacement. These options could also shift the location of jobs, services, and amenities, as well as transportation patterns. This EIS covers a wide range of topics including impacts to earth and water quality, air quality and emissions, plants and animals, energy and natural resources, noise, land use patterns, historic resources, population, employment, housing, transportation, public services, and utilities. Throughout our analysis, we apply a particular focus on opportunities to address equity and climate change.

The draft EIS studies five alternatives at a programmatic level, illustrating different growth strategies. The five alternatives evaluate the effects of potential changes to Comprehensive Plan policies and changes to zoning to meet growth needs out to the year 2044. The first alternative is a No Action alternative that is required by the State Environmental Policy Act (SEPA) and is used as a basis for comparison. The four action alternatives include:

- Alternative 2 (Focused) includes the creation of additional areas of focused growth called neighborhood centers to create more housing around shops and services.
- Alternative 3 (Broad) allows a wider range of low-scale housing options, like duplexes, triplexes, fourplexes and stacked flats, in all Neighborhood Residential (NR) zones.





- Alternative 4 (Corridor) allows a wider range of housing options in areas near transit and amenities.
- Alternative 5 (Combined) includes the strategies for encouraging housing growth in Alternatives 2, 3, and 4 plus changes to existing center boundaries and designations.

The release of this Draft EIS follows the scoping period initiated by the City in June 2022, which created an opportunity for the public to offer their ideas about the alternatives that should be studied in this EIS and the elements of the environment that could potentially be affected. Following the scoping period, we finalized the alternatives and began an in-depth evaluation of their potential environmental impacts. The release of this Draft EIS is an opportunity for the public to review the work so far, identify where we can improve our analysis, or suggest things we may have missed. Public comments can be submitted online or at one of two public hearings.

The EIS process is an important tool for the public and decision-makers to understand the full effects of the proposal before the City adopts a final Plan. We believe that some combination of the changes studied in this EIS will support our goal of making the city more equitable, livable, sustainable, and resilient for today's communities and future residents. We invite you to review the information in the Draft EIS and engage with City staff to create an updated vision for how we grow over the next 20 years.

Sincerely,

Rico Quirindongo, Director  
Office of Planning and Community Development

# FACT SHEET

## Project Title

One Seattle Comprehensive Plan Update

## Proposed Action & Alternatives

Seattle's Comprehensive Plan is the vision for how Seattle grows and makes investments. The Plan's goals and policies and land use plan guide decisions about where the City should expect and support new housing and jobs, and where the City invests in transportation, utilities, parks, and other public assets. The Plan will also address racial inequities, housing costs, access to economic opportunity and education, and climate change. As part of the One Seattle Plan Update, the City will consider updates to zoning and development regulations to implement the Plan. Draft EIS alternatives vary levels, types, and locations of growth and investment.

- **Alternative 1: No Action**—The No Action Alternative is required under the State Environmental Policy Act (SEPA). It would continue implementation of the current Seattle 2035 Comprehensive Plan. The No Action Alternative for the One Seattle Plan maintains the status quo of focusing most housing and jobs within existing urban centers and villages with no change to land use patterns. It also incorporates changes proposed as part of the recent Industrial and Maritime Strategy EIS. It would meet regionally set growth targets including 80,000 new homes and 158,000 jobs for the period 2024-2044.
- **Alternative 2: Focused**—Alternative 2 includes the creation of additional areas of focused growth called neighborhood centers to create more housing around shops and services. Neighborhood center would be similar to existing urban villages in that they would allow a wide range of housing types and commercial space, but with a smaller geographic size and lower intensity of allowed development. This alternative would result in a greater range of housing options with amenities and services in many neighborhoods. For the period 2024-2044, Alternative 2 includes more housing than Alternative 1 at 100,000 new homes. Eighty thousand homes would be located in a similar distribution to Alternative 1, with the 20,000 additional homes accommodated in neighborhood centers. Like Alternative 1, Alternative 2 includes 158,000 new jobs, but their distribution would vary. Compared to Alternative 1, about 15% of new jobs in Alternative 2 and the other action alternatives are assumed to be

located in proportion to the location of new housing. This assumption accounts for the desire of businesses like local retail, restaurants, and services to locate near housing.

- **Alternative 3: Broad**—Alternative 3 allows a wider range of low-scale housing options, like triplexes and fourplexes, in all Neighborhood Residential zones as part of the urban neighborhood place type. Alternative 3 proposes a total housing growth of 100,000 housing units (20,000 more than Alternative 1) to account for the potential additional housing demand that could be met with broad zoning changes. Eighty thousand units would be located in a similar distribution to Alternative 1, with the 20,000 additional homes accommodated in new housing types in Neighborhood Residential zones. Job growth would be the same as Alternative 1, but 15% of jobs would be located near new housing.
- **Alternative 4: Corridor**—Alternative 4 allows a wider range of housing options only in corridors to focus growth near transit and amenities. This alternative would increase production of both ownership and rental housing options in various neighborhoods and support City and regional investment in transit. Eighty thousand units would be located in a similar distribution to Alternative 1, with 20,000 additional homes accommodated in new housing types in the corridors, for a total of 100,000 new homes. Job growth would be the same as Alternative 1, but 15% of new jobs would be located near new housing to provide local shopping and services.
- **Alternative 5: Combined**—Alternative 5 contemplates the largest increase in supply and diversity of housing across Seattle. It includes the strategies for encouraging housing growth in Alternatives 2, 3, and 4 plus additional changes to existing urban center and village boundaries and changes to new place type designations. Alternative 5 assumes 120,000 new housing units (40,000 more than Alternative 1) to account for the potential additional housing demand that could be met within the areas of change identified in Alternatives 2, 3, and 4 as well as changes to existing and new centers and villages. Eighty thousand units would be located in a similar distribution to Alternative 1, with the additional 40,000 units accommodated multiple areas of change. Job growth would be the same as Alternative 1. The distribution of jobs and housing would be a combination of the other alternatives.

In addition to reviewing conditions and impacts citywide, this EIS also provides a focused review of the 130th and 145th Street Station Area Plan and options for the City to streamline future environmental review in that area, which may include a planned action ([RCW 43.21c.440](#)), infill exemption ([RCW 43.21C.229](#)), or other tools available under state legislation (e.g., SB 5818).

## Proponent & Lead Agency

City of Seattle Office of Planning and Community Development

## Location

Seattle city limits

## Tentative Date of Implementation

December 2024

## Responsible SEPA Official

Rico Quirindongo  
Director, Office of Planning & Community Development  
City of Seattle Office of Planning and Community Development  
600 Fourth Ave., 5th Floor, Seattle, WA 98104

## Contact Person

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City of Seattle Office of Planning and Community Development  
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P: 206-684-8372 | [PCD\\_CompPlan\\_EIS@seattle.gov](mailto:PCD_CompPlan_EIS@seattle.gov)

## Required Approvals

All Comprehensive Plan amendments and implementing regulations, including those completed as part of the One Seattle Plan require a 60-day review by the State of Washington Department of Commerce and other state agencies.

The Puget Sound Regional Council (PSRC) will also conduct a comprehensive plan consistency review and transportation certification review with VISION 2050. Countywide Centers will be reviewed by King County for compliance with the King County Countywide Planning Policies. Housing policies will be reviewed by the King County Affordable Housing Committee in accordance with King County Countywide Planning Policies. Locally, the One Seattle Plan and all related regulatory updates will be considered by the Seattle Planning Commission and its recommendations forwarded to the City Council who will deliberate and determine approval.

## Principal EIS Authors & Contributors

Under the direction of the City of Seattle, the consultant team prepared the EIS as follows:

- [BERK Consulting](#) (prime): SEPA documentation; Land Use & Shoreline Patterns; Relationship to Plans, Policies, & Regulations; Population, Housing, & Employment; Public Services
- [Fehr & Peers](#): Transportation
- [Historical Research Associates](#): Cultural Resources
- [Kimley-Horn](#): Air Quality & GHG Emissions; Energy & Natural Resources; Noise
- [MAKERS](#): Urban Form
- [Parametrix](#): Earth & Water Quality; Plants & Animals; Utilities
- [Schemata Workshop](#): Urban Form and Environmental Analysis Advisor

## Draft EIS Date of Issuance

March 7, 2024

## Draft EIS Comment Period

The City of Seattle is requesting comments from citizens, agencies, tribes, and all interested parties on the Draft EIS from March 7, 2024 to May 6, 2024. Comments are due by **5:00 PM, May 6, 2024**.

Please submit comments through the following methods:

- <https://maps.seattle.gov/OneSeattlePlan-EIS>
- PCD\_CompPlan\_EIS@seattle.gov
- Jim Holmes  
Department of Planning and Community Development  
P.O. Box 94788  
Seattle, WA 98124-7088

*Submittal of comments online or by email is preferred. Please include in the subject line "One Seattle Comprehensive Plan Update Draft EIS Comments."*

While written comments are preferred, comments can also be offered at one of two virtual public hearings on April 17, 2024 at 10 AM and April 22, 2024 at 6 PM. A link to these hearings can be found at the [One Seattle Plan website](#).

The City will review public comments and publish responses in a Final EIS that refines information in this document, provides additional information or corrections, and identifies a



Preferred Alternative. It is anticipated that the Final EIS will come out with the Mayor's Recommended Plan in Fall of 2024.

## Date of Final Action

December 2024

## Prior Environmental Review

The current EIS builds on prior evaluation of the Seattle 2035 Comprehensive Plan. The Draft EIS was issued May 4, 2015 and the Final EIS was issued May 5, 2016. These are available at <https://www.seattle.gov/opcd/ongoing-initiatives/seattle-2035-comprehensive-plan#projectdocuments>.

## Location of Background Data

You may review the City of Seattle website for more information at <https://www.seattle.gov/opcd/one-seattle-plan>. Please see the contact person above if you desire clarification or have questions.

## Purchase/Availability of Draft EIS

The Draft EIS can be downloaded from the City of Seattle's website at <https://www.seattle.gov/opcd/one-seattle-plan>. A hard copy or thumb drive are available for purchase at cost (see the contact person above to arrange).

# DISTRIBUTION LIST

## Federal & Tribal Agencies

Muckleshoot Indian Tribe

Puyallup

Snoqualmie Indian Tribe

Suquamish Tribe

Tulalip Tribes

National Oceanic and Atmospheric Administration Fisheries, National Marine Fisheries Service

National Oceanic and Atmospheric Administration Fisheries, Section 7

U.S. Army Corps of Engineers

U.S. Department of Agriculture, Wildlife Services Division

U.S. Department of Fish & Wildlife Services

U.S. Department of Housing & Urban Development

U.S. Environmental Protection Agency

USDA-Wildlife Services Division

## State Agencies

Department of Archaeology & Historic Preservation

Department of Commerce

Department of Commerce, Growth Management Services

Department of Ecology

Department of Fish & Wildlife

Department of Natural Resources

Department of Transportation, SEPA Reviews

Department of Transportation, Development Services

Puget Sound Partnership

Washington Conservation Commission

## Regional & County Agencies

King County Department of Housing and Community Development

King County Department of Natural Resources

King County Department of Transportation

King County Environmental Planning, Wastewater Treatment Division  
King County Executive's Office  
King County Office of Performance, Strategy, and Budget  
King County Metro, Transit and Environmental Planning  
King County Regional Water Quality Committee  
King County Wastewater Treatment Division  
Port of Seattle  
Puget Sound Clean Air Agency  
Puget Sound Regional Council  
Public Health—Seattle & King County  
Sound Transit, Planning, Environment, and Project Development Division

## **Seattle, Adjacent Jurisdictions, Service Providers**

City of Shoreline  
City of Burien  
Puget Sound Energy  
Century Link  
Xfinity  
Centrio  
Seattle City Light  
Seattle Housing Authority  
Seattle City Council Legislative Department  
Seattle Department of Construction and Inspections  
Seattle Department of Education and Early Learning  
Seattle Department of Neighborhoods  
Seattle Department of Neighborhoods, Historic Preservation Program  
Seattle Department of Transportation  
Seattle Finance and Administrative Services  
Seattle Fire Department  
Seattle Law Department  
Seattle Office of Economic Development  
Seattle Office of Emergency Management  
Seattle Office of Housing  
Seattle Office of Planning & Community Development  
Seattle Office of the Mayor  
Seattle Parks and Recreation  
Seattle Police Department  
Seattle Public Library  
Seattle Public School  
Seattle Public Utilities

## **Community Organizations & Individuals**

Duwamish Tribe

Seattle Times

United Indians of All Tribes

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