



King County

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August 19, 2026

**AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT STATEMENT
and FINAL MAJOR INSTITUTION MASTER PLAN AMENDMENT**

A Final Environmental Impact Statement (Final EIS) and Final Major Institution Master Plan (MIMP) Amendment on the project described below are available for public review and comment. The lead agency for the Final EIS is King County; the approval authority for the Final MIMP Amendment is the City Council of the City of Seattle.

Project Name: Harborview Medical Center Major Institution Master Plan Amendment

Description of Proposal: Amendment of the City of Seattle Major Institution Master Plan (MIMP) that governs development within the Major Institution Overlay (MIO) for Harborview Medical Center. The non-project action would amend the zoning controls to accommodate projects approved in the 2020 Harborview Bond, including a new planned hospital bed tower and a potential bed tower. The preferred alternative would allow development of approximately 1,502,250 square feet of occupied space within the MIO, partly through increased height limits of 320 feet. An action alternative also under consideration would achieve the same yield with no increase in height limit. Both Action Alternatives include an expansion of the MIO District boundary to the west by 108,535 square feet (Washington State Department of Transportation [WSDOT] property) to allow for a loop access road.

Proponent: King County

Location: The proposal is at the current location of the Harborview Medical Center in Seattle, at the site approximately bounded by Interstate 5, James Street, Terry Avenue, and Alder Street.

Lead Agency: As the agency initiating the proposal, King County is the Lead Agency in accordance with WAC 197-11-926(1)

EIS Required. The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and a Draft and Final EIS have been prepared. **Anthony Wright, Director Harborview Construction and Infrastructure Division** Department of Executive Services 908 Jefferson Street MS: NJB13/#359794 Seattle, WA 98104

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Areas for Discussion in the EIS: At the conclusion of the scoping process of WAC 197-11-408, King County identified the following elements of the environment for discussion in the Environmental Impact Statement.

- Earth/Topology (ECA steep slope)
- Air Quality/GHG
- Water (Surface Water Runoff and Stormwater)
- Energy and Natural Resources
- Environmental Health (Noise [Helicopter] and Hazardous Materials)
- Land and Shoreline Use (Patterns and Consistency with Plans, Policies, and Regulations)
- Recreation
- Aesthetics (Height, Bulk, and Scale, Views, Shadows, Light and Glare)
- Historic and Cultural Preservation
- Transportation
- Public Services
- Utilities
- Construction Impacts (Short-term Impacts)

Alternatives to the *Proposed Action (Alternative 1 - Major Institution Master Plan Amendment)* that includes a boundary expansion and a height increase to 320 feet) that are analyzed in the EIS include *Alternative 2 - Maximum Building Height of 240 Feet* and the *No Action Alternative*.

The FEIS responds to the comments received on the DEIS. Together, the DEIS and FEIS constitute the EIS for the *Harborview Medical Center Major Institution Master Plan Major Amendment Project*.

A 45-day public comment period was provided on the DEIS. A total of 27 written comment letters/emails/County portal entries were received, and one spoken comment was made by individuals at the DEIS public meeting.

Information Available: This Notice of Availability for the Final EIS and the Final MIMP Amendment has been distributed to agencies, organizations and individuals noted on the Distribution List of the Final EIS (Appendix I), has been posted online, in the Seattle Times, and in the City of Seattle's Land Use Information Bulletin, and has been emailed to parties-of-record. The Final EIS and the Final MIMP Amendment can be reviewed at:

KingCounty.gov/Harborview Anthony Wright, Director Harborview Construction and Infrastructure Division Department of Executive Services 908 Jefferson Street MS: NJB13/#359794 Seattle, WA 98104

The Final EIS and the Final MIMP Amendment can also be reviewed at:

- **Seattle Public Library** – Central Library (1000 Fourth Ave.)
- **Capitol Hill Branch Library** - (425 Harvard Ave. E.)

The project file, including the Final EIS, the Final MIMP Amendment, and other additional information

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related to the project, is available in the electronic library at Seattle Services Portal and at the following web link: <http://web6.seattle.gov/dpd/edms/> by entering the record number (3040902-LU). A limited number of USB flash drives and hard copies of the Final EIS and Final MIMP Amendment are available – while the supply lasts – upon written or email request to:

Harborview Bond Program Office

908 Jefferson Street, 13th floor

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SEPA Responsible Official: Anthony Wright, Director

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Date: 8/12/2026

Signature

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Anthony Wright
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