



King County

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December 11, 2025

**AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT STATEMENT
and DRAFT MAJOR INSTITUTION MASTER PLAN AMENDMENT
and NOTICE OF PUBLIC HEARING**

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

Project Name: Harborview Medical Center Major Institution Master Plan Major 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.

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 EIS has been prepared for review and public comment

Areas for Discussion in the EIS: Following Scoping, 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 Major 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*.

Information Available: This Notice of Availability for the Draft EIS and the Draft MIMP Amendment has been distributed to agencies, organizations and individuals noted on the Distribution List of the Draft 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 Draft EIS and the Draft MIMP Amendment can be reviewed at:

HarborviewBondProgram.com/MIMP
HarborviewBondProgram.com/DraftEIS

The Draft EIS and the Draft 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 Draft EIS, the Draft MIMP Major Amendment, and other additional information related to the project, is also 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 Draft EIS and Draft MIMP Major Amendment are available – while the supply lasts – upon written or email request to:

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Public Meeting: A public meeting will be held to gather comments on the Draft EIS and Draft MIMP Amendment. Attendees may attend the public meeting in person. See below for more details. The meeting will consist of a presentation on the proposed Draft MIMP Amendment, a brief synopsis of the results of the analysis in the Draft EIS, as well as an opportunity for the public to provide comments regarding the analysis contained in the EIS. The following are details concerning the logistics for the Draft EIS meeting:

Date: Tuesday, January 13th, 2026

Time: 6:00 – 8:00 PM

In-person location: Harborview Medical Center
Research & Training Building, Conference Room 113
300 9th Avenue
Seattle, WA 98104

Written comments will be accepted via U.S. mail, e-mail, fax until 5:00 PM, **January 26, 2026.**

Mailing Address: Harborview Bond Program Office
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SEPA Responsible Official:



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