

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background

- 1. Name of proposed project, if applicable:** Land Use Code amendments for the Seattle Mixed zone.
- 2. Name of applicant:** City of Seattle

3. Address and phone number of applicant and contact person:

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

Contact: Ryan Moore, (206) 233-2537

4. Date checklist prepared: December 1, 2014

5. Agency requesting checklist: City of Seattle Department of Planning and Development

6. Proposed timing or schedule (including phasing, if applicable):

The proposed code amendments will be reviewed by City Council and discussed in public hearings in summer or fall of 2014.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?

No, the proposal is a non-project action that is not dependent upon any further action.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A SEPA environmental checklist and environmental determination and related information are prepared for this proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?

This is a non-project action that does not affect any specific individual properties. However, land use and building permit applications are currently pending for development in Seattle Mixed multi-zoned areas under existing regulations.

10. List any government approvals or permits that will be needed for your proposal, if known.

The proposal requires approval by the City Council. No other agency approvals are anticipated.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

The proposal is a set of Land Use Code amendments for adjustment to Seattle Mixed zoning development standards, specifically the way in which standards are organized in order to clarify where they apply geographically and clarifications regarding the intent of existing standards in order to enable simplification of the development review process.

Seattle Mixed (SM) currently includes development standards for the South Lake Union (SLU) Urban Center, and to a lesser extent the West Dravus component of Interbay, throughout all sections of chapter 23.48, making it difficult to discern general SM provisions from neighborhood-specific requirements. As a result it is difficult to understand how height, FAR, and various development standards are applied across SM generally versus within specific neighborhoods. Reorganization of the existing chapter through separation of general SM provisions from those related to specific neighborhoods will accomplish the following:

- Simplify chapter 23.48 by making clear which provisions apply to potential projects;
- Provide the ability to tailor neighborhood-specific provisions based on the community's vision for the area's urban form and use within a number of neighborhoods throughout the city;
- Clarify where incentives for additional FAR and height are available (currently only provided in SLU); and
- Establish an organizational format that allows areas to be added to SM in a more streamlined manner in the future.

Specific proposed amendments include:

- Creation of a general development standard subchapter;
- Creation of a subchapter that specifies development standards only applicable in the South Lake Union Urban Center;
- Creation of a subchapter that specifies development standards only applicable in the Dravus area of Interbay;
- A new table of contents identifying the numbering for each new subchapter and its components.

This is a non-project action: there is no specific site or development proposal. The proposed changes would apply to Seattle Mixed zoned areas across the city. The provisions of the proposed legislation are not likely to increase or decrease the amount of development that is likely to occur for SM zoned properties.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

This is a non-project action. The proposal's affect would be citywide for all Seattle Mixed zoned areas. Seattle Mixed zoned parcels cover less than one percent (0.67%) of the city's gross acres.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- b. What is the steepest slope on the site (approximate percent slope)?**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and**

note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the**

number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

4. Plants

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

This is a non-project action. There is no specific site or project location. No construction is proposed. The range of sites that could be affected by the proposal could include those plants checked on the lines above.

b. What kind and amount of vegetation will be removed or altered?

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- c. List threatened and endangered species known to be on or near the site.**
Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**
Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.
- e. List all noxious weeds and invasive species known to be on or near the site.**
Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:**
- **birds:** hawk, heron, eagle, songbirds, other:
 - **mammals:** deer, bear, elk, beaver, other:
 - **fish:** bass, salmon, trout, herring, shellfish, other:
- Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.
- b. List any threatened and endangered species known to be on or near the site.**
Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.
- c. Is the site part of a migration route? If so, explain.**
Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.
- d. Proposed measures to preserve or enhance wildlife, if any:**
Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.
- e. List any invasive animal species known to be on or near the site.**
Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**
Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Not applicable. This is a non-project action. There is no specific site or project location.
No construction is proposed.

1) Describe any known or possible contamination at the site from present or past uses.

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

4) Describe special emergency services that might be required.

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

5) Proposed measures to reduce or control environmental health hazards, if any:

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- 3) Proposed measures to reduce or control noise impacts, if any:**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- c. Describe any structures on the site.**

This is a non-project action. There is no specific site or project location.

- d. Will any structures be demolished? If so, what?**

This is a non-project action. There is no specific site or project location.

- e. What is the current zoning classification of the site?**

Seattle Mixed

- f. What is the current comprehensive plan designation of the site?**

This is a non-project action. There is no specific site or project location. This proposal would effect areas designated Multifamily on the future land use map.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

h. Has any part of the site been classified as a critical area by the city or county?

This is a non-project action. There is no specific site or project location.

i. Approximately how many people would reside or work in the completed project?

This is a non-project action. There is no specific site or project location.

j. Approximately how many people would the completed project displace?

This is a non-project action. There is no specific site or project location.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

b. What views in the immediate vicinity would be altered or obstructed?

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

c. What existing off-site sources of light or glare may affect your proposal?

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

h. Proposed measures to reduce or control transportation impacts, if any:

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: On File

Name of signee: Ryan Moore, Senior Planner

Position and Agency/Organization: City of Seattle Department of Planning and Development

Date Submitted: December 5, 2014

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed changes would result in no direct impacts, and are unlikely to result in indirect or cumulative impacts related to water, air, noise, or toxic/hazardous substances.

Proposed measures to avoid or reduce such increases are:

No increases are anticipated.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative impacts related to plant, animal, fish or marine life. The changes are not increasing the number of parcels zoned as Seattle Mixed. The proposed changes do not alter any regulations directly related to environmental performance of new development, such as green factor landscaping requirements, or stormwater infrastructure requirements.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

No impacts are anticipated.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed changes would result in no direct negative impacts and are unlikely to result in indirect or cumulative impacts related to energy or natural resources. The changes are not increasing the number of parcels zoned as Seattle Mixed. The proposed changes do not alter any regulations directly related to energy or natural resources such as energy performance standards in new development.

Proposed measures to protect or conserve energy and natural resources are:

None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness,

wild and scenic rivers, threatened, or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative impacts related to environmentally sensitive areas or areas designated for governmental protection. For natural environmental features listed above, this is due to the fact that the areas potentially affected are already in intensely developed urban environments and no significant environmentally sensitive areas are designated. The proposed changes would not alter allowances for new development that could otherwise occur in or near environmentally sensitive areas under existing regulations.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None are proposed. The existing regulatory framework, i.e., the Land Use Code, The Shoreline Master Program, Environmentally Critical Areas Ordinance, Landmarks Preservation Ordinance and the City's SEPA ordinance will address impacts during review of development proposals on a project-specific basis.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land and shoreline uses incompatible with existing plans?

The proposed changes would continue to allow and encourage land uses compatible with the existing Comprehensive Plan and neighborhood plans.

The proposal addresses Seattle Mixed zoning. No change to the location of these zones is proposed, so there is no change to the consistency with the existing comprehensive plan and the relevant policies associated with Seattle Mixed zones.

The proposed changes to Seattle Mixed zoning are limited to reorganization of current legislation and clarification of the intent of existing development standards. Due to the limited nature of the changes, they are not of a magnitude that would be large enough to alter compatibility with allowable land and shoreline uses or existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None are proposed. Development above SEPA thresholds will continue to be reviewed on a project-specific basis and any land use related impacts identified and mitigated as part of the project's SEPA decision.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative negative impacts related to transportation or public services/utilities. The proposed changes to Seattle Mixed zoning are limited to reorganization of current legislation and clarification of the intent of existing development standards. As these amendments do not designate additional Seattle Mixed parcels, additional transportation impacts are not anticipated. It is not practical to predict how the number of vehicle, transit and non-motorized trips would be affected by the proposal in the aggregate across the city.

All areas potentially affected by the proposal are within already urbanized areas with fully developed utility infrastructures. No acute infrastructure deficiencies or particular capacity constraints are known for the areas potentially affected by the proposal.

At the time of any project-specific development proposal, it is the responsibility of the project proponent to sufficiently upgrade existing utility infrastructures to service proposed development. These arrangements must be in place at the time of permit approval for new development.

The provisions of the proposed legislation are not likely to increase or decrease the amount of development that is likely to occur for SM zoned properties. In sum, the potential for significant adverse additional impacts on transportation and utility infrastructure is minimal.

Proposed measures to reduce or respond to such demands are:

None proposed.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

It is believed that the proposal would not result in conflicts with local, state, or federal laws or requirements for protection of the environment.

SIGNATURE:

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

Signature: On File
Ryan Moore
Senior Planner

Date Submitted: December 5, 2014

Reviewed by: On File Date: December 12, 2014
Jim Holmes
Senior Land Use Planner