

SEPA ENVIRONMENTAL CHECKLIST

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:

First Hill Landmark Preservation legislation

2. Name of applicant:

Seattle Department of Construction and Inspections

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

Seattle Office of Planning and Community Development

PO Box 94788

Seattle, WA 98124-7088

Contact person: Jim Holmes, jim.holmes@seattle.gov; phone: 206-684-8372

4. Date checklist prepared:

September 10, 2021

5. Agency requesting checklist:

Seattle Department of Construction and Inspections

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

Late 2021/early 2022.

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

No.

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

None except this environmental checklist.

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

None. However, the receiving property within the affected environment is known to have parties interested in submitting future applications for development that would likely make use of the proposed regulatory tools.

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

Approval of the proposal by the Mayor and City Council.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project proposal originated by the Seattle Office of Planning and Community Development (OPCD) that would update provisions of the Land Use Code addressing height limits and floor area limits in certain Neighborhood Commercial zones, per code sections 23.47A.012 and 23.47A.013. The proposal would create an opportunity for a building exceeding zoned height limits and floor area density limits in NC3-200 and NC3P-200 zones located in the First Hill/Capitol Hill Urban Center.

- This could occur if a development site obtained transfer of development rights (TDR) from a non-residential building lot or transfer of development potential (TDP) from a residential building lot within the same block.
- The only kinds of TDR or TDP that could be used are Landmark TDR or TDP.
- The total amount of floor area that could be obtained in this manner is proposed as 110,526 square feet.
- This additional floor area could be used for building portions that rise higher than the zoned height limit of 200 feet, up to a maximum of 350 feet in height (per City code guidance on how building height is measured).

The location of the NC3-200 and NC3P-200 zones in the First Hill/Capitol Hill Urban Center is the half-blocks along Madison Street between Interstate 5 and Broadway Avenue. However, the only location where future development actions accommodated by the proposal might occur is the half-block vicinity located north of Madison Street between 9th Avenue and Terry Avenue. This is due to the presence of the landmarked Sorrento Hotel building, from which Landmark TDR is assumed to be obtainable.

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.

The proposal is a non-project action that will affect a limited portion of area in the First Hill neighborhood, within the First Hill/Capitol Hill Urban Center. Given the combination of zoning pattern and presence of landmark buildings, the affected area that could use the new code features of this proposal is the half-block abutting Madison Street between 9th Avenue and Terry Avenue.

B. Environmental Elements

1. *Earth*

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

This non-project proposal affects one-half block of land in an urban center near Downtown Seattle. The block's topography generally slopes downward toward the west, but with one existing building (Sorrento Hotel) at an elevation comparable to Terry Avenue, and a second existing building at a lower elevation comparable to 9th Avenue. The adjacent Madison Street slopes moderately downward toward the west.

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

The affected environment does not have mapped steep slope areas, or any kind of environmentally critical areas. The steepest slope on the adjacent Madison Street site edge is approximately 5% or less.

- 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.**

The affected environment's soils have been influenced by past development and Seattle's ancient glacial history. These likely include surficial fill soils underlain by glacial soil layers.

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

No.

- 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.**

This is a non-project proposal, not a development proposal. Thus, no amount or area of potential filling and excavation is known or proposed at this time. The proposal would likely help preserve the historic Sorrento Hotel building, which covers approximately 50% of the affected area.

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

No. This non-project proposal does not directly involve clearing, construction or a new use, and therefore erosion from these actions would not occur.

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

See the responses to questions B.1.e and B.1.f above. The one-block affected environment currently is nearly 100% covered with impervious surfaces (roofs, sidewalks, drives/alleys) due to its fully developed lot and land use pattern.

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

None 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.**

This is a non-project proposal, not a development proposal, and its implications would not adversely impact construction-phase emissions in a significant manner.

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

No.

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

None 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.

No.

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.

No.

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.

None.

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

No.

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

No.

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.

No.

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.

No.

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.

None.

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.

The affected environment is currently served by surface and subsurface stormwater control facilities: storm sewers connected to the larger municipal system. Some of these systems are dedicated solely to stormwater volumes and some may have combined sewage and stormwater

flows. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

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

No. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

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

No. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

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

None 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

The affected environment consists almost entirely of older buildings with commercial uses, and presence of approximately 6 street trees in rights-of-way around its edges.

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

None.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

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 _____

Given its developed pattern, few birds or other animals are likely to be present, except for those habituated to dense urban settings, such as bird, squirrels, and rodents.

- b. **List any threatened and endangered species known to be on or near the site.**

None known.

- c. **Is the site part of a migration route? If so, explain.**

It is possible that migratory birds fly through or near this First Hill vicinity.

- d. **Proposed measures to preserve or enhance wildlife, if any:**

None proposed.

- e. **List any invasive animal species known to be on or near the site.**

None known except typical urban rodent presence.

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.**

This non-project action has no unusual project-specific energy needs or implications, or specific known project energy needs. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

- b. **Would your project affect the potential use of solar energy by adjacent properties?**

If so, generally describe.

No, for this non-project action.

- c. **What kinds of energy conservation features are included in the plans of this proposal?**

None, for this non-project action.

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.**

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

While no specific information is known about presence of these features within the affected environment, it is possible that buildings with current or past uses such as those involving automobile usage or parking could have remnant environmental contaminants present. See

Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

- 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.**

None specifically known. See the response to question #7.a.1 above. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

- 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.**

None known in relation to any form of future development that might occur in the affected environment. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

- 4) Describe special emergency services that might be required.**

None known.

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

None proposed.

b. Noise

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

The affected environment is subject to noises common for a dense urban center neighborhood. This also includes in particular elements like general traffic, and sirens from vehicles delivering parties to local hospitals.

- 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.**

No particular kinds of noises are known with respect to future possible development that could occur within the affected environment. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

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

None 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.**

The affected environment consists of approximately one half-block of land abutting and north of Madison Street between 9th Avenue and Terry Avenue in the First Hill neighborhood. This is the portion of that block currently zoned in Neighborhood Commercial 3 (NC3 and NC3P) zones with a 200-foot height limit. Current uses include a parking garage abutting 9th Avenue, and the Sorrento Hotel abutting Terry Avenue, with an alley traversing between them. Uses on

properties adjacent to this affected area include five-story multifamily buildings. The non-project proposal would not affect current land uses on nearby or adjacent properties. Across Madison Street to the south are a single-story commercial building and a multistory medical building. Across 9th Avenue is a surface parking lot to the west. North of the site is 5-story multifamily residential buildings. East of the site across Terry Avenue is a single-story commercial building and surface parking lot. See Section D of this checklist for discussion of potential impacts related to the non-project proposal.

- 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?**

No.

- 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:**

No.

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

See the response to question #8a above. The Sorrento Hotel is a 1909-vintage hotel red-brick building designed in an Italianate architectural style. It is a designated landmark building. The garage building abutting 9th Avenue is a 2-3 story masonry building that was converted in its lifetime to a parking garage with approximately three levels.

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

None directly due to this non-project action. Future development, if permitted, could lead to demolition of the existing garage building abutting 9th Avenue and Madison Street.

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

The affected half-block is currently zoned Neighborhood Commercial 3 with a 200-foot height limit (Sorrento site), and Neighborhood Commercial 3 with a Pedestrian "P" designation and a 200-foot height limit (the garage site).

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

The current designation of the affected environment is Urban, and in particular lies within an Urban Center, which is a designated area supporting and accommodating future growth, with zoning for relatively intensive uses

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

None – does not apply.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

No.

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

This is a non-project proposal, not a development proposal.

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

None for this non-project action and none for any unknown but prospective future development.

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

None proposed.

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

None proposed.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None proposed.

9. Housing

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

None for this non-project action.

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

None for this non-project action.

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

None 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?

None for this non-project action. The zoned height limit for the affected environment is 200 feet, and the proposal would accommodate a future possible development on the site abutting 9th Avenue that could reach a maximum of 350 feet in height. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

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

None for this non-project action. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

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

None proposed.

11. Light and Glare

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

None for this non-project proposal.

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

No.

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

None.

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

None proposed.

12. Recreation

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

Designated and informal recreational opportunities in the affected environment vicinity includes Freeway Park, a few blocks to the west. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

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

No.

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

None 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? If so, specifically describe.

Yes. The affected environment includes the 112-year old Sorrento Hotel building (an already-designated landmark building), and the garage building that may be more than 45 years old. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

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.

The Sorrento Hotel building is a designated landmark. No other such historic or cultural resources are known to be present in the affected environment. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

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.

The facts disclosed above about known existing landmarks were derived from known City information and knowledge about its landmark resources. Other resources, to the extent available, such as GIS information about cultural resources, were checked for the limited extent of the affected environment in the First Hill neighborhood. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

- 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.**

None 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.**

The affected area is served by Madison Street, 9th Avenue and Terry Avenue. Madison Street is a primary arterial serving as a connector to/from neighborhoods to the east and Downtown Seattle. The other streets are local streets that serve daily traffic generated by local uses including hospitals scattered nearby in the First Hill neighborhood. There is no particular proposed access location to the existing street system for this non-project proposal. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

- 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?**

Yes, service is most frequently available along Madison Street, including Route 60. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

The non-project proposal would result in no particular direct addition or subtraction of parking. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

- 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).**

No. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

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

No. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

- 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?**

None for this non-project proposal. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

- 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.**

No.

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

None 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.

No, for this non-project proposal. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

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

None proposed.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

The affected environment has a full complement of all these and other utility systems available to serve it. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

c. 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.

None proposed for this non-project proposal. See Section D of this checklist for discussion of potential impact concerns related to the non-project proposal.

C. Signature [\[HELP\]](#)

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: _____/s/_____

Name of signee Jim Holmes

Position and Agency/Organization Senior Planner, City of Seattle OPCD

Date Submitted: September 10, 2021

D. Supplemental sheet for nonproject actions

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 non-project action would not directly generate potential for significant increases in discharges or emissions of toxic or hazardous substances, to the air or water, or increase the production of noise. Rather, it would provide more flexibility in code requirements to accommodate transfer of development rights from the Sorrento Hotel property to other properties within its immediate vicinity. This could facilitate future possible development in the affected environment, including only the single one-quarter-block property at 9th Avenue and Madison Street, which currently includes a building used as a parking garage.

The effect of the proposal would be to enable a future possible building development that could be a maximum of 350 feet in height rather than 200 feet. Under this scenario, the potential exposure of the natural environment to toxic/hazardous substances from demolition of the existing garage would be approximately the same, with or without the proposal. Similarly, the future development site's coverage with or without the proposal would be the same at an assumed 100% coverage, thus generating approximately the same potential for water runoff (which would be directed to existing systems nearby). Potential future increased total occupancy of the property with possible residents would add incrementally to total air emissions and noise production, equivalent to approximately 12-15 additional stories of occupation. Within the context of Seattle's urbanized environment, these potential differences in emissions and noise would be relatively slight and even could be essentially undetectable in the neighboring environment.

Proposed measures to avoid or reduce such increases are:

None proposed.

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

This non-project action will not directly create adverse environmental impacts on plants, animals, fish, or marine life. Indirectly, the non-project action could encourage future redevelopment of an already-developed property. This kind of replacement of one garage building with a future possible new building would cause clearing and grading activity, but would not substantially affect plant, animal, fish or marine living environments due to scarcity or lack of presence of such environments in the affected area. Also, see the response to Question D.1 above. The potential for differences in environmental pollution potential upon plant, animal, and marine environments would either be zero or negligible.

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

None proposed.

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

This non-project action would not directly, indirectly or cumulatively generate negative impacts on energy or natural resource depletion. Rather, by growing in an Urban Center, within a new building that would be subject to current energy codes that require greater efficiencies than prior codes, the future development accommodated would be considered to occur in an energy-efficient manner. It would deplete energy and natural resources at a lower rate compared to the same amount of residential units if they occurred scattered across a broader geographic area that

would require greater amounts of daily travel and related transportation-related energy consumption. See the responses to Questions D.1 and D.2 above.

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

None proposed.

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?

This proposal would not directly, indirectly or cumulatively generate negative impacts on environmentally sensitive areas or resource areas of this kind. This is due to a lack of presence of these resources and/or a lack of potential to impact them. The Sorrento Hotel is an existing landmarked building, and the proposal would allow sale and transfer of development rights on that property, which would help to further ensure its protection.

Other kinds of resources listed here are not present (parks, wilderness, wetlands, farmlands, floodplains), or unlikely to be present (cultural resources). While there is an unknown potential that cultural resource artifacts could be unearthed if the garage property was later redeveloped, if such resources were found the City's policies and procedures would be followed with respect to the preservation of those resources. This potential for cultural resources to be present is the same with or without the proposal, and therefore there is no net new impact potential identified with this proposal.

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

None proposed.

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

The details of this non-project proposal are not likely to directly generate significant adverse impacts on land use and shoreline use patterns. This proposal is not likely to negatively affect the arrangement and combinations of land uses on the ground that could occur within the First Hill neighborhood that is a designated Urban Center.

The non-project action would increase the total height of a potential future development on a single quarter-block property by 150 feet: 350 feet in height rather than 200 feet. This would generate a degree of added total potential for a tall building at this location, which would incrementally increase potential for impacts related to building height and bulk. Such a development would contrast in scale with the immediately surrounding existing buildings that range from approximately 1 to 7 stories in height. However, the site vicinity's zoning and planning designations already contemplate dense future development that could reach 200, 240, or even 300 feet in building height, for example. Also, it is noted that the difference in elevation between the higher easterly portion of the affected environment (Sorrento Hotel property at Terry Avenue) and the lower westerly portion at 9th Avenue is approximately 35 feet. Therefore, the proposal's accommodation of a future new building that could reach up to 350 feet in height would not be substantially out-of-scale with the zoned heights of buildings in the immediate vicinity.

Also, the broader vicinity to the west includes the central core of Downtown Seattle which has buildings up to 700+ feet in height and has a maximum height limit that is technically unlimited in height.

If built at the 9th Avenue and Madison Street site, a future residential tower building, or a non-residential building, would be able to fit in with its urban built environment given the diverse mix of residential and non-residential uses that are already present in the broader First Hill vicinity. Factors such as applicable development standards, future permit review, and future Design Review process for a future development proposal would be able to ensure a development that would not generate significant adverse bulk, scale, compatibility, or aesthetic impacts upon its surroundings. Therefore, the proposed non-project action would not likely allow or encourage land uses that would be incompatible with existing city land use plans.

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

None proposed.

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

The current non-project proposal would not directly generate new adverse impacts on transportation or public services within the City of Seattle. However, the non-project action ultimately could lead to future development on a single one-quarter block property, which could reach 150 feet higher in height, or about 12-15 stories of additional development above the existing 200 foot height limit. This net difference in future total development potential would likely generate additional net increases in demands on transportation, public services and utilities systems in the site's First Hill vicinity. A rough estimate of this net added potential could be approximately 100 to 200 additional households added. Conceptually, such development might generate 6 trips per day, which would equate to an increase of about 600-1,200 total new trips per day. However, given its location near Downtown Seattle, Capitol Hill, and bus services, a good portion of these trips would likely occur by foot or transit rather than by automobile. Within the context of the highly urbanized Urban Center environment, these potential net increases in future transportation demand, and upon public services and utilities, indirectly related to the proposal, would not likely represent significant adverse impacts.

Proposed measures to reduce or respond to such demand(s) 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.

No conflicts with environmental protection laws are anticipated.