

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 non-project proposals:

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NON-PROJECT 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:

Stronger protections for industrial land uses in Industrial General (IG) zones.

2. Name of applicant:

City of Seattle

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

Office of Planning and Community Development
600 4th Avenue, 5th Floor
Seattle, Washington 98104
Contact: Geoff Wentlandt, Land Use Policy Manager (206) 683-0111

4. Date checklist prepared:

September 9, 2021

5. Agency requesting checklist:

City of Seattle, Office of Planning and Community Development

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

The City Council is expected to pass legislation with the code amendment in the 4th quarter of 2021 or the first quarter of 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.

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.

The City of Seattle is conducting an environmental impact statement on an Industrial and Maritime Strategy that assesses potential changes to comprehensive plan policies and zoning for manufacturing industrial centers, including the Industrial General zones.

The preparer of the checklist is aware that an application for a comprehensive plan amendment to remove land from the Manufacturing Industrial Center was submitted for property at 2210 W. Armory Way that is within the Industrial General 2 zone, during the 2020/2021 annual Comprehensive Plan amendment cycle.

The preparer of the checklist is aware that other project-specific applications for mater use permit or building permit in the Industrial General zones may be in progress on land in Industrial General zones.

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

Approval of ordinance amendments by Seattle 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 proposal would amend the Land Use Code, SMC Title 23 to reduce the maximum size of use limits in the Industrial General 1 (IG1) and Industrial General 2 (IG2) zones as follows:

Land Use Code Category	Current Max. Size of Use Limit		Proposed Max. Size of Use Limit	
	IG 1	IG 2	IG1	IG2
Sales and Services, General	10,000 sq. ft.	25,000 sq. ft.	7,500 sq. ft.	10,000 sq. ft.
Sales and Services, Major Durables	10,000 sq. ft.	25,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Office	10,000 sq. ft.	25,000 sq. ft.	10,000 sq. ft.	15,000 sq. ft.

The current maximum floor area ratio in IG zones is 2.5. The proposed legislation would introduce a reduced Floor Area Ratio (FAR) of 0.4 that would apply only to the following subset of uses: Sales and Services, General; Sales and Services, Major Durables; Office; Medical Services; Restaurant.

The proposal would also prohibit new Mini-Warehouse storage facilities in all IG1 and IG2 zones. (Mini-warehouse storage is already a prohibited use in IG1 zones in the Duwamish MIC.)

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 would apply to land zoned Industrial General (IG1 or IG2). The IG1 and IG2 zones are located primarily within Seattle’s two designated Manufacturing Industrial Centers (MICs). The Duwamish MIC extends south from the SODO area to the city’s southern border along Elliott Bay and the Duwamish River. The Ballard Interbay Northend MIC is located in the Interbay neighborhood and the southeast portion of Ballard, including land along Salmon Bay. There are approximately 3,460 acres of land zoned IG1, and 2,510 acres of land zoned IG2.

B. Environmental Elements

1. Earth

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

The affected area contains a diversity of site conditions consistent with urbanized areas. The majority of the affected land in IG zones in MICs is relatively flat. Some slopes are found at the edges of the MICs where greenbelts border, and there are gently sloping portions where land slopes upward towards the north portion of the Ballard segment of the BINMIC. Small, isolated slopes are present throughout, many the result of grading activities leaving human-constructed slopes at property edges. This is a non-project action and no site-specific information is known at the time of this proposal.

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

The affected area contains a diversity of slopes from flat areas to steep slopes. This is a non-project action and no site-specific information is known at the time of this proposal.

- 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 area contains a diversity of soils and fills consistent with urbanized areas. The affected area is known to include liquefaction prone soils that are loose in nature, and is known to include historic areas of fill. Other portions of the study area contain glacial till soils. This is a non-project action and no site-specific information is known at the time of this proposal.

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

Yes, the project area contains liquefaction prone soils, primarily in the flat lands that comprise the floors of the Interbay area and the SODO area. Both areas contain swaths of historic fill that altered tidelands.

- 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. No filling, excavation, or grading 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. No clearing, construction, or change of use is proposed. Erosion could occur as a result of future development if the proposal incrementally encourages or discourages development in the affected area.

- 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. No change of impervious surface is proposed. Changes in impervious surface could occur as a result of future development if the proposal incrementally encourages development of industrial uses over other non-industrial uses.

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

None. Compliance with existing city ordinances to reduce or control erosion is required for development in Seattle. This is a non-project action and no site-specific information is known at the time of this proposal.

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. Minor changes in emissions could occur as a result of future development if the proposal incrementally encourages development of industrial uses over other non-industrial uses. Clean air regulations are unaffected by this proposal.

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

The study area is a manufacturing and industrial center (MIC). A variety of industrial uses exist in the area, including multiple train yards and rail lines, port terminals, and other industrial businesses that may produce some emissions and odors. This is a non-project action and no site-specific information is known at the time of this proposal.

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

None. Compliance with existing city ordinances to reduce or control emissions and other impacts to air is required for development in Seattle. This is a non-project action and no site-specific information is known at the time of this proposal.

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.

IG zones in the MICs contain or are adjacent to the surface waters of Elliott Bay, the Duwamish River, as well as Salmon Bay and Lake Union.

- 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 and no site-specific information is known at the time of this proposal.

- 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.

- 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 and no site-specific information is known at the time of this proposal.

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

Portions of this area lie within a 100-year floodplain.

- 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.

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 and no site-specific information is known at the time of this proposal.

- 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 and no site-specific information in known at the time of this proposal.

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. Water runoff control would be pursuant to the City's stormwater management regulations.

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

Not Applicable. This is a non-project action. Water runoff control would be pursuant to the City's stormwater management regulations.

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. Water runoff control would be pursuant to the City's stormwater management regulations.

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

None. Compliance with existing city ordinances to reduce or control stormwater and wastewater is required for development in Seattle. This is a non-project action and no site-specific information is known at the time of this proposal.

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 area contains a diversity of plants consistent with urbanized areas and areas near Puget Sound waterbodies. This is a non-project action and no site-specific information is known at the time of this proposal.

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

Not Applicable. This is a non-project action.

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

The area includes surface waterbodies that are habitat for migrating salmon.

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.

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

The affected area contains a diversity of invasive plants consistent with urbanized areas. These plants would include common urban invasives such as ivy, blackberry, scotchbroom and bindweed. This is a non-project action and no site-specific information is known at the time of this proposal.

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: rodents

fish: bass, salmon, trout, herring, shellfish, other _____

The affected area contains a diversity of animals consistent with urbanized areas, and lands adjacent to the waters of Puget Sound and the Duwamish River. These animals include but are not limited to hawk, heron, eagle, songbirds, deer, and salmon. This is a non-project action and no site-specific information is known at the time of this proposal.

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

The area includes a variety of threatened and endangered species including salmon and various birds. This is a non-project action and no site-specific information is known at the time of this proposal.

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

The area includes migration routes for a variety of species including salmon and various birds. This is a non-project action and no site-specific information is known at the time of this proposal.

- d. Proposed measures to preserve or enhance wildlife, if any: None.

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

The affected area contains a diversity of invasive animal species consistent with urbanized areas. This is a non-project action and no site-specific information is known at the time of this proposal.

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.

- 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 and no site-specific information is known at the time of this proposal. The proposal might result in changes to solar access to the extent that it encourages or discourages certain types of development.

- 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:

None. Compliance with existing city ordinances for energy is required for development in Seattle.

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.

The affected area contains a diversity of conditions consistent with an industrial area with a wide range of past industrial and manufacturing uses. Contamination from chemicals, waste disposal and industrial processes are likely to be present on various sites in the study area. Portions of the areas are known to be on fill. The areas contains one or more former landfill areas. There are multiple operating refuse recycling and disposal businesses in the study area. This is a non-project action and no site-specific information is known at the time of this 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.

See a.1 above. The affected area also includes underground features such as gas transmission pipelines and facilities for containing runoff, as well as storage for chemicals. This is a non-project action and no site-specific information is known at the time of this 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.

See answers above. This is a non-project action.

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

Not applicable. This is a non-project action.

- 5) Proposed measures to reduce or control environmental health hazards, if any: None.

- b. Noise

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

The affected area contains a diversity of noise consistent with a manufacturing industrial center. Known noise sources include train yards, port facilities, manufacturing installations, and roadway noise from truck traffic on major truck streets. This is a non-project action and no site-specific information is known at the time of this proposal.

- 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.

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

None. Compliance with existing city ordinances for noise is required for development in Seattle.

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 area contains a diversity of land uses consistent with an urbanized manufacturing and industrial center. This includes a wide range of industrial businesses, maritime uses, and logistics uses. The area also contains a variety of non-industrial uses such as retail stores, offices, restaurants and hotels. There are an estimated 300-400 total housing units in the study area.

The proposal could affect existing industrial or non-industrial uses on nearby or adjacent properties if it incrementally encourages a greater proportion of future development in industrial uses rather than non-industrial uses.

- 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. This proposal would not affect working farm or forest lands.

- c. Describe any structures on the site.

The affected area contains a diversity of structures consistent with an urbanized manufacturing industrial center. This is a non-project action and no site-specific information is known at the time of this proposal.

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

Not applicable. This is a non-project action.

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

The proposal would affect Industrial General 1 and Industrial General 2 zones.

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

The proposal would affect land in the Manufacturing Industrial Center (MIC) comprehensive plan designation.

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

Not applicable. The proposal includes land in several shoreline master program designations: Urban Industrial (UI), Urban Maritime (UM), and Conservancy Preservation (CP).

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

The affected area contains a variety of critical areas, including a liquefaction prone area, isolated steep slopes, riparian corridors, wildlife habitat areas, and wetlands. Many of the critical areas are along the shorelines of surface water bodies.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

- k. Proposed measures to avoid or reduce displacement impacts, if any: None.

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

Policies for MICs and industrial zones prioritize industrial and maritime land uses. The proposal would modify regulations to limit the maximum size of certain non-industrial uses, and to prohibit mini-warehouse storage facilities.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: Not applicable. None.

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. Approximately 400 existing housing units are located in MICs.

- 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. Little housing is located in MICs. The proposal is unlikely to eliminate housing.

- c. Proposed measures to reduce or control housing impacts, if any: None.

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 and no site-specific information is known at the time of this proposal.

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

Not applicable. This is a non-project action and no site-specific information is known at the time of this proposal.

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

None. This is a non-project action and no site-specific information is known at the time of this proposal. Future development proposals would be subject to the zoning standards for height limit and other aspects. City policies minimize the amount of aesthetic controls on new development within MICs.

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. Light or glare could result from the proposal if an incrementally higher proportion of future development is industrial in nature.

- 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.

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

The affected area contains a diversity of light and glare sources consistent with an urbanized manufacturing and industrial center.

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

None. This is a non-project action and no site-specific information is known at the time of this proposal.

12. Recreation

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

The affected area contains a diversity of recreational opportunities consistent with urbanized areas. These include but are not limited to on street and dedicated bicycle facilities; public parks, private and public athletic complexes, and natural greenbelt areas.

- 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. This is a non-project action and no site-specific information is known at the time of this proposal.

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.

The affected area contains a diversity of sites and buildings that are over 45 years old and some of these may be eligible historic sites and buildings. The affected area is in MICs and a high percentage of older sites are structures that are industrial in character, such as warehouses and storage facilities.

- 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 area includes locations of historic settlement by Indians and European settlers. The waterways and shores of Elliott Bay and Salmon Bay were important cultural resources and places for homes, travel and trade by Indians. The south end of Interbay near the shoreline of Elliott Bay is known to be a location where Indians resided. The Duwamish River waterway is an area known to have been of very high importance to the Duwamish people, and is their homeland. This is a non-project action and no site-specific information is known at the time of this 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.

Not applicable. This is a non-project action.

- 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. Compliance with existing city ordinances for historic preservation is required for development in Seattle. This is a non-project action and no site-specific information is known at the time of this proposal.

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 contains a diversity of streets, highways, major truck streets and parking areas consistent with urbanized area and a MIC in Seattle. Particularly important major arterial, and major truck street corridors in the affected area include 15th Ave. NW, W. Dravus St., Leary Way, and Elliott Ave, East and West Marginal Way, and numerous north/south avenues in the Duwamish MIC, Lander St., S. Forest St., S. Spokane St. and others. This is a non-project action and no site-specific information is known at the time of this 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?

Multiple bus routes and Link Light rail are present in the affected area. This is a non-project action and no site-specific information is known at the time of this proposal.

- 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. Parking regulations are unchanged by the 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).

Not applicable. This is a non-project action.

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

The affected area includes proximity to rail transportation including rail yards, and marine transportation at shoreline marine facilities and docks.

- 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.

- 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:

This is a non-project action and no site-specific information is known at the time of this proposal.

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.

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

None. This is a non-project action and no site-specific information is known at the time of this proposal.

16. Utilities

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

The affected area contains a diversity of utilities consistent with urbanized areas. These include electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, and other utilities.

- 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.

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: Geoff Wentlandt

Position and Agency: Land Use Policy Manager, Office of Planning and Community
Development

Date Submitted: __9/09/21_____

D. Supplemental Sheet for Non-project Actions

(IT IS NOT NECESSARY to use this sheet for project 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?

No changes to existing regulations that control discharges to water, air, noise, or release of hazardous chemicals are proposed. The proposal could incrementally increase the likelihood that future land uses in Industrial General zones would be industrial in nature, rather than non-industrial uses such as offices, retail stores, or mini-warehouse storage. Industrial uses including manufacturing and materials processing, food processing and similar uses are incrementally more likely to produce noise, odors and non-hazardous airborne emissions than most office, retail and mini-warehouse storage uses. While industrial uses are somewhat more likely to deal with hazardous substances than retail office or mini-warehouse storage, it is not expected that there would be any increase in discharge or release of hazardous substances, because regulations for safe management and disposal of those substances would be unchanged.

Proposed measures to mitigate discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise: None.

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

No changes to existing regulations protecting habitats for plants, animals, fish and marine life are proposed. The proposal could incrementally increase the likelihood that future land uses in Industrial General zones would be industrial in nature, rather than non-industrial uses such as offices, retail stores, or mini-warehouse storage. No greater affect on plants, animals, fish and marine life are expected from the proposal, because in general the characteristics of contemporary industrial activities are not more impactful to habitats for plants, animals, fish and marine life than the general characteristics of contemporary large-scale retail, office, or mini-warehouse storage facilities. Industrial uses generally feature lower scale buildings and utilitarian structures, often have unpaved or gravel yards, and often include large outdoor areas for storage of materials and layout space. Industrial uses often feature planted buffer areas and sometime feature large portions of sites that are only used intermittently and at a low intensity. Large-scale retail and office uses often feature large pervious parking areas occupying a high percentage of the site, and structures are often multi-story. Tall structures are more likely to affect flight corridors for migrating

birds than short ones. Overall the characteristics of typical industrial uses versus non-industrial retail, office and mini-warehouse storage facilities are not expected to have a greater impact on habitats for the types of wildlife typically found in the urban areas within the affected area of this proposal.

Proposed measures to protect or conserve plants, animals, fish, or marine life are: none.

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

No changes to existing building code standards for energy and natural resources are proposed. The proposal could incrementally increase the likelihood that future land uses in Industrial General zones would be industrial in nature, rather than non-industrial uses such as offices, retail stores, or mini-warehouse storage. It is inconclusive whether a future land use mix in Industrial General zones that includes an incrementally higher proportion of industrial uses (and fewer large-scale offices, retail stores, and mini-warehouse storage) would be more or less likely to deplete energy and natural resources. This is a non-project action and it is impossible to predict the specific future land uses that could result. Some industrial processes use a lot of energy and natural resources to produce or move physical products. Under the proposal, an incrementally greater number of industrial businesses could locate in Seattle's Industrial General zones, while without the proposal those same industrial activities would be likely to locate elsewhere in the region in less established or developed industrial areas. Due to the higher level of existing infrastructure in Seattle, including electrical service infrastructure compared to potential greenfield areas for industrial development, it is possible that the proposal would reduce depletion of energy compared to the absence of the proposal.

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?

As noted in part B of the checklist the study area contains environmentally sensitive areas including shorelines and associated habitats at the water's edge. No changes to existing environmentally critical areas regulations are proposed. The proposal could incrementally increase the likelihood that future land uses in Industrial General zones would be industrial in nature, rather than non-industrial uses such as offices, retail stores, or mini-warehouse storage. It is inconclusive whether a future land use mix in Industrial General zones that includes an incrementally higher proportion of industrial uses (and fewer large-scale offices, retail stores, and mini-warehouse storage) would be more or less likely to use or affect environmentally sensitive areas. As discussed above at question D.2 the physical characteristics of typical contemporary industrial uses are equally or less disruptive to habitats than the characteristics of contemporary typical large-scale retail, office and mini-warehouse storage uses. It is also expected that the proposal would incrementally decrease the likelihood of major redevelopment of certain sites, because some industrial

sites would be incrementally more likely to be reused without the need for major redevelopment.

Proposed measures to protect such resources or to avoid or reduce impacts are: None.

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?

Under the proposal, it would be more likely for future land and shoreline use to be compatible with existing plans, including Seattle's Comprehensive Plan, multi-county planning policies, and the regional Vision 2050 growth strategy. Industrial General zones are found in designated Manufacturing and Industrial Centers (MICs). Local and regional policies call for prioritizing industrial uses in MICs. The proposal could incrementally increase the likelihood that future land uses in Industrial General zones would be industrial in nature, rather than non-industrial uses such as offices, retail stores, or mini-warehouse storage.

Proposed measures to avoid or reduce shoreline and land use impacts are: The proposal itself is a measure to avoid and reduce land and shoreline uses that are incompatible with plans. The proposal would incrementally reduce the likelihood of incompatible non-industrial uses in designated MICs and Seattle's IG zones, by decreasing the maximum size of use for large-scale retail stores, offices, and mini-warehouses in these areas.

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

The proposal could incrementally increase the likelihood that future land uses in Industrial General zones would be industrial in nature, rather than non-industrial uses such as offices, retail stores, or mini-warehouse storage. It is inconclusive whether a future land use mix in Industrial General zones that includes an incrementally higher proportion of industrial uses (and fewer large-scale offices, retail stores, and mini-warehouse storage) would be more or less likely to deplete energy and natural resources. This is a non-project action and it is impossible to predict the specific future land uses that could result.

Under the proposal, an incrementally greater number of industrial businesses could locate in Seattle's Industrial General zones, while without the proposal those same industrial activities would be likely to locate elsewhere in the region in less established or developed industrial areas. Due to the proximity of Seattle's IG zones to existing major supporting infrastructure such as port and rail terminals compared to potential greenfield areas for industrial development, it is possible that the proposal would reduce the demand on transportation, public services and utilities.

Under the proposal, the demand for large new retail stores, office developments, and mini-warehouse facilities that might have located in IG zones in the absence of the proposal, would result in location of those uses elsewhere in Seattle. Other zones in Seattle that allow large retail stores, offices and mini-warehouses are Commercial zones, Neighborhood Commercial zones and Seattle Mixed zones, which are more integrated with dense residential areas than industrial zones. Therefore, the length of trips to retail

stores, offices and mini-warehouses by residential populations would likely be shortened under the proposal, and it would be more likely that a higher proportion of those trips could be made by non-motorized means.

Proposed measures to reduce or respond to such demand(s) are: None.

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

The proposal is believed to avoid conflicts with local, state, or federal laws and requirements for protection of the environment.