

City of Seattle

ENVIRONMENTAL CHECKLIST

A. BACKGROUND:

1. Name of proposed project, if applicable:

Amendments to Pike/Pine Conservation Overlay District to allow the transfer of development potential (TDP) within the District to maintain existing character structures.

2. Name of Applicant:

City of Seattle

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

Department of Planning and Development
P.O. Box 34019
Seattle, WA 98124-4019
Contact: Dennis Meier
(206) 684-8270

4. Date checklist prepared:

June 20, 2011

5. Agency requesting checklist:

City of Seattle

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

The proposed code amendments are expected to be considered by the City Council, with a public hearing in August, 2011 and possible adoption in October, 2011.

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

The proposal is a non-project action that is not dependent upon any further action. However, the proposal is the final phase of a multi-phase action to promote conservation objectives in the Pike/Pine neighborhood. Other actions affecting regulation for this neighborhood may be considered at a later date, but these possible actions are not sufficiently formulated or reasonably possible to include within this SEPA review at this time.

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

None.

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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 proposal applies to a specified area where there are applications pending for governmental approvals, including proposals for private development that are subject to City approval. However, the recommended outcome of this proposal is not expected to substantively alter decision-making on any individual pending application, to the extent such applications would be considered “vested” and subject to review under current codes and regulations.

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

The proposed amendments to the land Use Code will require approval by the City Council prior to their adoption.

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

The proposal is a legislative action to amend Sections 23.73.009, 23.73.010, 23.47A.012, 23.84A.038 of the Seattle Municipal Code, and to add new Sections 23.73.012, 23.73.014, 23.73.016, 23.73.018, and 23.73.024 to provide for a transfer of development potential (TDP) program within the Pike/Pine Conservation Overlay District. The proposal includes the following specific actions:

1. Amend 23.73.009 Floor area ratio, and add a new Section 23.73.014 Height exceptions, to allow additional floor area and height on eligible receiving sites through the use of TDP from lots with a character structure that qualify as eligible sending sites;
2. Amend 23.73.010 Floor size limits, and add new section 23.73.012 Structure width and depth limits, to establish a Conservation Core in which new development would be subject to additional bulk limits;
3. Add a new Section 23.73.024 Transfer of development potential, to establish conditions for TDP sending sites and TDP receiving sites, including provisions to determine the amount of TDP available to transfer from an eligible sending site and to allow for a height increase from 65 feet to 75 feet for eligible receiving sites to accommodate floor area obtained as TDP from eligible sending sites.
4. Add new sections 23.73.016 Amenity area, and 23.73.018 Location of parking, to better organize existing provisions.

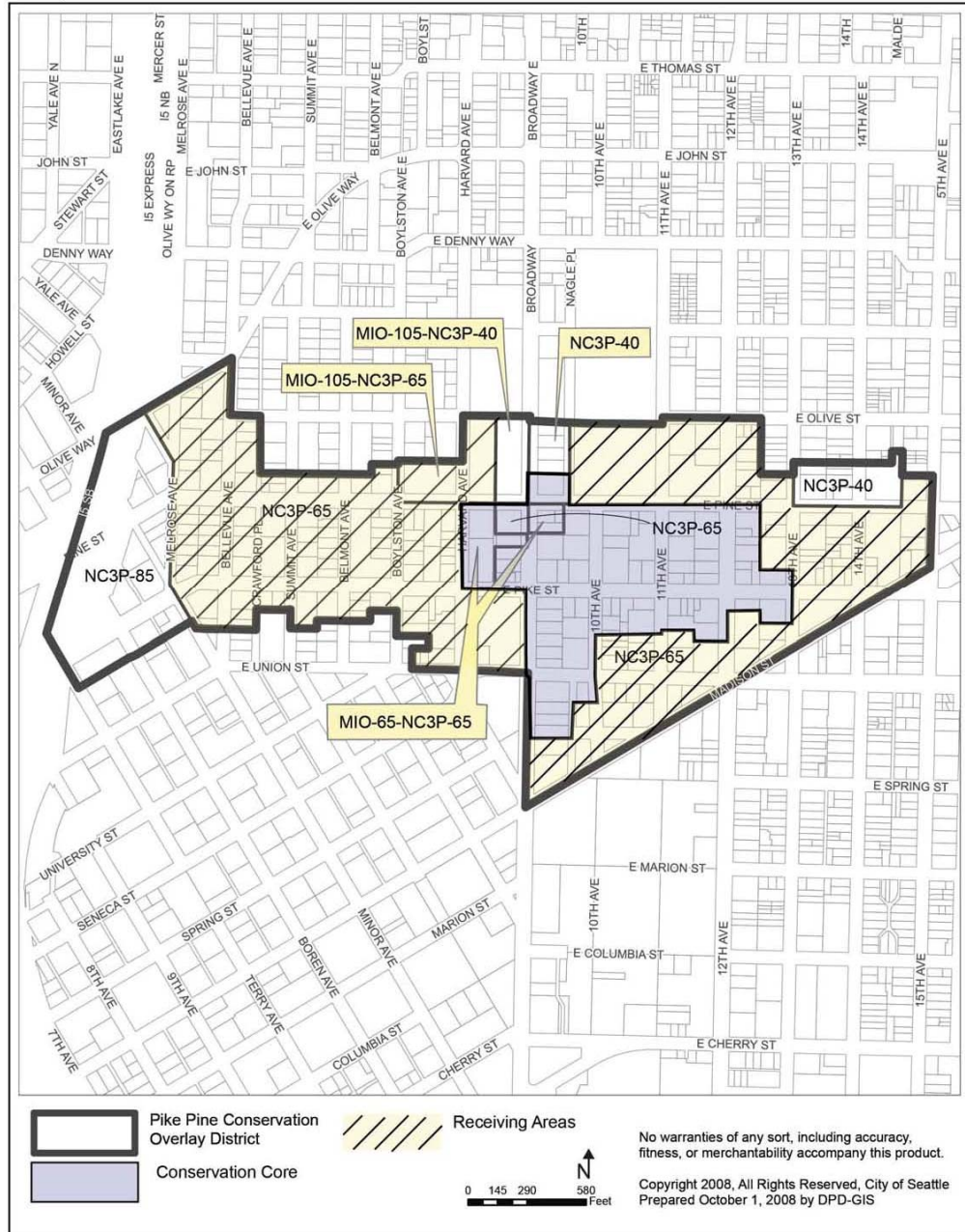
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). 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 proposed actions would apply to the commercially zoned land within the Pike/Pine Conservation Overlay District, which is a sub-area of the Pike/Pine Urban Center Village. The overlay district is generally bounded on the west by Interstate 5, on the north by Midrise (MR) and Lowrise 3 (LR3) multifamily zoned areas and the Seattle Central

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Community College Campus and Cal Anderson Park, generally north of E. Pine Street; on the east by 15th Avenue; and on the south by E. Madison Street, and, west of Broadway, Midrise (MR) multifamily zoned areas south of E. Pike Street. The Pike/Pine Conservation Overlay District boundaries and the boundaries of the proposed Conservation Core are shown on the map below.

Draft Proposal



B. ENVIRONMENTAL ELEMENTS:

1. Earth

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

Includes both sloping and relatively flat areas, with the steepest sloping areas mostly between I-5 and Summit Avenue.

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

The steepest slope in the area is the nearly vertical cut of Interstate 5 retained by concrete walls on the western edge. Some short street segments approach 9 percent slopes.

- 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 prime farmland.**

Soils in the project area are a typical mix of the glacial till found in the urban Seattle area. No agricultural soils or prime farmland are present in the planning area. Identification of soil types may occur during project-specific environmental review.

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

Not known at this point. This is a nonproject action and no construction activity is involved.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

This is a nonproject action and no construction activity is involved.

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

This is a nonproject action and no construction activity is involved.

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

This is a nonproject action and no construction activity is involved.

- h. Proposed measures to reduce or control erosion, other impacts to the earth, if any: None.**

2. Air

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood, smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

Not applicable. This proposal is a non-project action and does not involve construction or development activity. No changes to odor standards are proposed. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review). No significant adverse impacts related to air quality, including greenhouse gases are anticipated.

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

This is a nonproject action and no construction activity is involved.

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

None.

3. Water

a. Surface

- 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 proposal is a non-project action and does not involve construction or development activity. Also, these natural features are generally not present or are minimally present.

- 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. The proposal is a non-project action.

- 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.**

This is a nonproject action and no construction activity is involved.

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

This is a nonproject action and no construction activity is involved.

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

This is a nonproject action and no construction activity is involved.

- 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.**

This is a nonproject action and no construction activity is involved.

b. Ground

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

This is a nonproject action and no construction activity is involved.

- 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.**

This is a nonproject action and no construction activity is involved.

c. Water Runoff (including storm water)

- 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.**

This is a nonproject action and no construction activity is involved.

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

No. This is a nonproject action and no construction activity is involved.

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

None.

4. Plants

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

A variety of vegetation types characteristic of the urban environment can be found within the neighborhood.

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

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

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

N/A

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

None.

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

None known.

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

None.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

The neighborhood includes a number of species that inhabit urban environments including birds, domestic pets, pigeons and other urban fauna.

birds: hawk, heron, eagle, songbirds, other: raven, pigeons, starlings, gulls and other birds tolerant of urban environments

mammals: deer, bear, elk, beaver, other: squirrels, rodents, raccoon, household pets, and other similar mammals tolerant of urban environments

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

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

None known.

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

None are known. The planning area may be used to some extent by migratory bird species similar to other urban areas in Seattle. However, the scarcity of significant wildlife habitat such as large expanses of high-quality habitat area (with the potential exception of park lands) limits its value to migratory bird species.

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

None included in proposal. The City of Seattle has many programs, policies and laws that are designed to preserve or enhance wildlife, including critical areas regulations and the Shoreline Management Program, where applicable.

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.

None. This is a nonproject action and no construction activity is involved.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. This is a nonproject action and no construction activity is involved.

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.

7. Environmental Health

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

This is a nonproject action and no construction activity is involved.

1) Describe special emergency services that might be required.

None.

2) 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)?**

This is a nonproject action and no construction activity is involved.

- 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.**

None.

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

None.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The affected area includes most of the commercially zoned land (NC3 and NC3P) within the Pike/Pine Urban Center Village, extending along the commercial corridors of Pine and Pike Streets from Interstate 5 on the edge of downtown east to 15th Avenue. To the north, the commercial corridor is bordered by high density housing in Midrise (MR) multifamily zones, education/institutional uses in the Seattle Central Community College Major Institutional Overlay area, and Cal Anderson Park. To the south, the area is bordered by high density housing in MR zones and the education/institutional uses on the Seattle University campus, and mixed commercial development.

The overlay district area is characterized by a unique mix of light manufacturing, wholesaling, professional offices, high-tech, and automobile-related businesses; a variety of institutions, including churches, fraternal organizations, and Seattle Central Community College Facilities; a wide range of arts activities that include theaters, galleries, and performance space; small retail businesses and a regional-scale grocery store and retail service center (Harvard Market); night clubs, community and social services, public facilities, including a police precinct and fire station, and a wide variety of housing.

Uses in adjacent areas include: office and commercial uses to the west in downtown; high density residential, commercial, and institutional uses in Capitol Hill to the north and east and in Seattle University and First Hill to the south.

b. Has the site been used for agriculture? If so, describe.

Not within the recent past.

c. Describe any structures on the site.

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The Pike/Pine neighborhood is urban in character with a wide variety of structures. Development typically ranges between one and three stories in height, and seldom occupies sites larger than 15,500 square feet, although more recent mixed use projects typically occupy larger sites and are generally six stories in height. While existing development includes structures from almost every period of the city's development history, from the early 1900s to the present, over 75 percent of the building stock in the Pike/Pine neighborhood was constructed before 1930. Masonry buildings are characteristic of the area.

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

Not applicable. This is a nonproject action and no demolition or construction activity is involved. However, the proposed action is specifically intended to provide an economic incentive to maintain existing structures that are 75 years old or older.

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

The area within the current boundaries of the Pike/Pine Conservation Overlay District is primarily zoned Neighborhood Commercial (NC3) with a 65 foot height limit and a pedestrian (P) designation, although there are 85 and 40 foot height districts included as well, also with a pedestrian (P) designation.

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

The affected area is within the Pike/Pine Urban Center Village of the First Hill/Capitol Hill Urban Center. The functional designation assigned to the Pike/Pine area is mixed, with a residential emphasis, and the affected area is designated as a commercial/mixed use area on the Future Land Use Map.

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

Not applicable.

h. Has any part of the site been classified as an environmentally sensitive area? If so, specify.

Yes. As mapped in the city's critical areas mapping. A few areas, primarily near Interstate 5, are identified as steep slopes.

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

None. This is a nonproject action and no construction activity is involved. However, the Pike/Pine Urban Center Village has about 3,442 residential units, with an estimated 2010 residential population of 4,413 persons and an employment population of about 5,600 employees (or "jobs"). The 2024 Comprehensive Plan planning target for the entire Pike/Pine Urban Center Village is 2,995 households and 5,836 jobs.

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

Not applicable. This is a non-project proposal. The indirect effects of this non-project proposal are not expected to increase the rate and extent at which residences or businesses are displaced.

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:

The proposal is compatible with existing and projected land uses and plans and no measures are proposed. The transfer of development potential from sending sites to receiving sites would maintain the current capacity for additional housing, with any reduction in development capacity related to the preservation of existing structures on sending sites offset by the added development capacity on receiving sites.

9. Housing

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

This is a nonproject action and no construction activity is involved.

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

This is a nonproject action and no construction activity is involved.

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?

This is a nonproject action and no construction activity is involved. In the NC3P zones with a 65 foot height limit, the proposal would allow an increase in height up to 75 feet on a limited number of lots that are eligible as receiving sites, to enable these sites to accommodate floor area transferred from qualifying lots with character structures located elsewhere in the project area. In these zones, a height exception already allows a 10 foot increase in height to 75 feet under special conditions related to maintaining a character structure on a lot with new development. Given the limited number receiving sites eligible for the height increase (estimated to be about 29 sites), and the magnitude of the height increase—essentially only one additional story—there are no significant adverse

impacts anticipated. On sending sites, the current height of existing structures would be unchanged, which would maintain variations in height within the district as new development occurs over time.

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

This is a nonproject action and no construction activity is involved. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of view alteration at this stage. Overall, the proposal to allow an increase in height from 65 feet to 75 feet on sites eligible to receive transferred development potential could result in some private view blockage. However, given the height of surrounding development, the potential difference between the impacts associated with a structure that is 65 feet tall and one that is 75 feet tall would not likely be significant. Furthermore, under the proposed criteria for TDP receiving sites, only a limited number of lots would be eligible for the height increase. As a potential positive outcome, the future loss of private views may be reduced for lots adjacent to sending sites that transfer unused development potential, since those lots will not be rebuilt in the future with taller structures allowed under the zoning.

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

This is a non-project proposal. Individual projects that elect to engage in the proposed transfer of development potential will be subject to the City's design review process. New projects on receiving sites that would use the added floor area and/or height allowed through the use of TDP would be subject to design review, guided by recently amended neighborhood design guidelines that specifically address aesthetic issues relevant to the Pike/Pine neighborhood. The proposal to establish a Conservation Core would prohibit the use of TDP in an area where increases in height and floor area might be most incompatible with the existing development character. Additional development standards are also proposed for new development in the Conservation Core to further promote compatibility with the existing character of the area. To the extent that TDP is used, desirable older structures would be retained, especially in the Conservation Core where most lots would qualify as sending sites.

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 nonproject action and no construction activity is involved.

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

Not applicable. This is a nonproject action and no construction activity is involved.

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

Not applicable. This is a nonproject action and no construction activity is involved.

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

None.

12. Recreation

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

The Pike/Pine area is served by public parks, including the recently renovated Cal Anderson Park and the Plymouth Pillars Park adjacent to I-5. The active pedestrian environment promotes use of the public streets, and on occasion streets are temporarily closed for street fairs.

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

No. This is a nonproject action and no construction activity is involved.

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

None.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

This is a non-project proposal. Individual projects and development subject to the proposed changes to development regulations will also be subject to the City's regulations related to historic and archaeologically significant landmarks, as well as environmental review, if the projects meet or exceed thresholds for environmental review.

Over 75 percent of the buildings in the Pike/Pine neighborhood were constructed before 1930. The Pike/Pine corridor has a relatively high concentration of historic or potentially historic buildings, many of which retain a high degree of architectural integrity and would likely be evaluated as representing innovative and unique building types. The following Seattle landmarks are located within the affected area. However, one of these, the Broadway Performance Hall, is not an eligible sending site due to its location.

- Old Fire Station #25, 1400 Harvard Avenue
- Wintonia Hotel, 1431 Minor Avenue
- First African Methodist Episcopal Church, 1522 14th Avenue
- First Covenant Church
- Old Broadway High School (Broadway Performance Hall)

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In addition to structures already designated as historic landmarks, approximately 80 structures in the Pike/Pine area are included in the Department of Neighborhoods cultural resources survey, which provides an inventory of structures to assist in selecting those that potentially warrant further consideration for official Landmark nomination. Many of these structures are related to the area's early history as Seattle's original "auto row."

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

This is a non-project proposal. See the response to item 13a above. Individual projects and development that would utilize the proposed legislation's zoning and development regulation changes would be subject to the City's policies and regulations related to historic and archaeologically significant landmarks as well as environmental review (if they meet or exceed thresholds for environmental review).

Most structures of historic interest were developed from the turn of the century into the 1930s; a period when the Pike/Pine area handled 70 percent of Seattle's automobile sales and service activity. Because auto purchases were such a luxury at the time, these showrooms were often ornately designed and decorated. Other structures, often of masonry and timber beam construction and one or two stories in height, are characterized by straightforward, utilitarian designs that provided for large, unobstructed workspaces. Some of the largest older structures in the area are churches and structures housing fraternal organizations. Residential structures are also part of the historic mix, and include both substantial brick apartment structures, primarily located in the portion of the area closest to downtown, as well as wood frame structures of a more modest scale. While contemporary improvements have modified most structures over time, the history of the neighborhood is still visible in its buildings. For the most part, these substantial buildings have aged well and have proven readily adaptable to other uses, such as office buildings, art galleries and performance spaces, retail space, residential lofts, and restaurants, and have contributed to the current dominant character of the area, which is distinguished by this diversity of uses.

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

One of the primary purposes of the proposed action is to promote neighborhood objectives for maintaining older structures in the area. Under recently adopted amendments, structures that have existed for 75 years or more have been defined as "character structures," and new provisions are in place to encourage the retention and continued use of these structures. Greater flexibility is allowed for character structures to promote their economic viability. For example, they are not subject to certain restrictions that apply to new development, such as limits on the amount of non-residential use permitted. Furthermore, more flexible development standards provide incentives for new developments to incorporate these structures in a new project.

The proposed action analyzed in this document would further reinforce conservation objectives through additional measures that encourage the retention of character structures, including:

- The establishment of a Conservation Core, extending roughly between Harvard Street and 13th Avenue between E. Pike and E. Pine Streets, and including lots south of Pike Street east of Broadway, and a portion of a block south of E. Union Street between Broadway and Broadway Court. Tighter bulk controls would apply to new development in this area, while maintaining existing incentives to include character structures in new projects.
- The ability to sell and transfer unused development potential from all character structures located within the Conservation Core, as well as from character structures located outside the Core that meet specific criteria, would provide an economic incentive to retain these structures.
- The proposal to allow an increase in height on eligible receiving sites from 65 feet to 75 feet would create the opportunity for new projects to purchase development potential from character structures on eligible sending sites. To prevent the risk of demolition and avoid significant inconsistencies in scale between older and new development, lots within the Conservation Core would not be eligible as receiving sites, and any lot with a character structure, regardless of location, would not be eligible for redevelopment as a receiving site unless the character structure were retained intact.

14. Transportation

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

Interstate 5 parallels the west boundary of the affected area. In addition, the Pike/Pine neighborhood is served by two east-west arterials: E. Pike Street (minor arterial) and E. Pine Street (minor arterial). North-south arterials include Bellevue Avenue (collector arterial), Boren Avenue (principal arterial), Broadway (minor arterial), 12th Avenue (minor arterial), and 15th Avenue (minor arterial). The other streets in the area provide local access and circulations between arterials.

- b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

The area is extensively served by public transit. Pike/Pine is within walking distance of the Capitol Hill light rail station that is under construction to the north, and will be served by the proposed trolley line.

- c. **How many parking spaces would the completed project have? How many would the project eliminate?**

None. This is a nonproject action and no construction activity is involved.

- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe. (indicate whether public or private).**

No.

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

No.

- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

None. This is a nonproject action and no construction activity is involved.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

None.

15. Public Services

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

No. This is a nonproject action and no construction activity is involved. While the proposed transfer of development potential between lots could increase the density of development on receiving lots, this increase would be balanced by a decrease in development potential on the sending lot, generally resulting in no net change in permitted density in the area overall. However, because the proposed amendments would allow a receiving site to gain two square feet of additional floor area for every one square foot transferred from a designated landmark structure, using TDP from a designated landmark structure could result in a slight net increase in density. The potential impact of this increase is not expected to be significant however, both because of the limited number of eligible receiving sites and the limited number of designated landmarks on eligible sending sites in the area, which currently is four structures.

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

None.

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 is extensively developed and is served by all the utilities listed above except for septic systems. Other utilities available include cable television and internet access. This is a nonproject action and no construction activity is involved.

- 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.**

This is a nonproject action and no construction activity is involved.

C. 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 provided following section D below.

D. SUPPLEMENTAL SHEET FOR NON-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 the questions, be aware of the extent of 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:

None proposed.

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

The proposal would not affect plant, animal, fish or marine life.

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?

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. As a result, the potential for increased depletion of energy and natural resources is minor.

To the extent that the proposal would reinforce existing measures to maintain existing structures is successful, it may be argued that older structures characteristic of development in the area are less energy efficient, and therefore require more energy than new development. However, retaining existing structures could reduce demolition in the area. Not only would this have the positive impact of maintaining existing building resources, but it would also conserve energy that would otherwise have been required to demolish structures, dispose of debris, and produce and transport new construction materials to the site.

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?

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 area is already an intensely developed urban environment and no significant environmentally sensitive areas are designated, with only a couple of highly-maintained parks or tended landscaped areas present.

The proposal is intended to support recently adopted provisions that promote the conservation of existing structures, including designated landmarks. The adopted Pike/Pine Conservation Overlay District includes provisions to encourage new development to retain existing “character structures” on the lot. A character structure is defined as a structure that has existed for over 75 years. Additional measures prioritize maintaining the four currently designated landmarks in the overlay area and a specific list of structures that include and an additional 46 structures identified on the City’s historic resource inventory as warranting consideration for potential landmark designation.

Through a program that would allow the transfer of unused development potential from lots occupied by character structures that meet specified criteria, the proposal would provide an additional economic incentive for property owners to maintain these and additional character structures. Also, by defining a Conservation Core where additional bulk controls apply to new development and all lots occupied by character structures are eligible sending sites, the proposal focuses actions on the part of the Conservation District that is most sensitive to the intrusion of larger scale new development.

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

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. In addition, the proposal for a TDP program would provide additional incentives for retaining many of the existing older structures, identified as character structures, in the area.

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?

No incompatible uses would be allowed or encouraged by the proposal. Specific measures related to maintaining the existing scale and character of development are intended to implement neighborhood plan objectives, while continuing to allow the type of development supported by the neighborhood plan and a level of growth necessary to accommodate Comprehensive Plan growth targets. Neighborhood design guidelines were recently adopted to promote new development that is sensitive to the existing neighborhood context and that reinforces the positive urban form and architectural attributes of the area, which is consistent with existing plans.

By providing additional incentives for new development to retain positive features of the current built environment, the indirect, long-term cumulative impacts on land uses would be positive.

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 basis and any land use related impacts identified and mitigated as part of the project's SEPA decision. The proposed amendments provide for growth while also retaining neighborhood character. The proposal recognizes the growth targets assigned to the planning area and seeks to promote a balance between accommodating growth and protecting the area's existing character.

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

The proposal would not significantly affect demand on transportation or public services/utilities. While the proposed transfer of development potential between lots could increase the density of development on receiving lots, this increase would be balanced by a decrease in development potential on the sending lot, generally resulting in no net change in permitted density in the area overall. However, the proposed provision to allow a receiving site to gain two square feet of additional floor area for every one square foot transferred from a designated landmark structure could result in a slight net increase in density as a result of the use of TDP in such instances. This potential outcome, however, would likely be uncommon, given both the limited number of eligible receiving sites, estimated to be about 29 sites distributed throughout the area, and the limited number of designated landmarks on eligible sending sites in the area, which currently is four structures.

Proposed measures to reduce or respond to such demands 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.

**2011 Amendments to Pike/Pine Conservation Overlay District
SEPA Environmental Checklist
June 20, 2011
Rebecca Herzfeld, Council Central Staff**

There is no known conflict between the proposal and federal, state or local 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: signature on file
Rebecca Herzfeld
Supervising Analyst

Date Submitted:

Reviewed by: _____ Date: _____