

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 [\[HELP\]](#)

- 1. Name of proposed project, if applicable:** 2021 Comprehensive Plan Amendments
- 2. Name of applicant:** Office of Planning and Community Development

3. Address and phone number of applicant and contact person: James Holmes, Office of Planning and Community Development XX fourth Avenue, Seattle WA 98121, 206-684-8372.

4. Date checklist prepared: August 8, 2021

5. Agency requesting checklist: Office of Planning and Community Development

6. Proposed timing or schedule (including phasing, if applicable): Following a public hearing, it is anticipated that the City Council will act on the proposal in late September 2021.

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

None. The applicant may seek a contract rezone in the future but there are currently no known proposals for further activity.

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.

There are no applications pending for government approvals in the areas covered by the proposed amendments.

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

None other than City Council approval.

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.)

The proposal is a Future Land Use Map amendment to expand the University District Urban Center to include a half-block immediately adjacent to the current boundaries of the University District Urban Center. boundaries to include the half block of adjacent land bounded by 15th Avenue NE to the east, NE Ravenna Avenue to the north, NE 56th Avenue to the south, and an alley that is the boundary to the University Urban Center to the west.

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 proposed amendment to expand the University District Urban Center expands the borders of the urban center to include the half block of land bounded by 15th Avenue NE to the east, NE Ravenna Avenue to the north, NE 56th Avenue to the south, and an alley that is the boundary to the University Urban Center to the west.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

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

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

The slope of the area subject to the future land use amendment is approximately 5%.

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.

Recent Geotechnical Reports for projects in the vicinity of the area subject to the proposed FLUM identify subsurface sand and gravel with gravel and more dense soil at depths greater than 5 feet. There is no agricultural use at this site. It is not possible to know if in the future redevelopment projects will result in the removal of soil, but it is likely that some amount of soil will be removed as part of excavation, remediation, typical of redevelopment projects. At this point it cannot be known how much soil will be removed as part of a future redevelopment project.

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 action that will not result in filling, excavation, or grading. It is possible that in the future redevelopment of some or all of the subject area will be subject to redevelopment following adoption of this FLUM. Project review will include evaluation of filling, excavation, grading and potential fill at that time. It is not knowable at this time the degree to which these activities will take place. It should also be noted that the added development capacity gained by adoption of the FLUM is marginal and all of these redevelopment activities are possible under existing conditions.

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

Should the area subject to the FLUM redevelop in the future, erosion could occur because of clearing, construction, or use if the potential for erosion is not analyzed and relevant standards and mitigation requirements are not applied to the project during project review. The potential for these types of impacts are a part of project review by the City of Seattle and will be addressed at that time. It is not knowable at this time the degree to which these activities will take place and hence the potential for erosion. It should also be noted that the added development capacity gained by adoption of the FLUM is marginal and all of these redevelopment activities are possible under existing conditions.

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

This proposed FLUM is a non-project action and will not result in changes to impervious surface on the parcels subject to this action. It is possible that in the future redevelopment projects will occur and that the amount impervious surface coverage may increase or decrease over time. The proposal does grant marginal increases in potential FAR to apartment buildings of .2 which is not likely to have a major impact on impervious surface coverage. The potential for these types of impacts are a part of project review by the City of Seattle and will be addressed at that time. It is not knowable at this time the degree to which the amount of impervious surface coverage will increase, or decrease will take place in the future due to the adoption of the proposed FLUM or under existing conditions.

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

There are no proposed measures to reduce or control erosion or other impacts to the earth other than application of City codes and regulations addressing these topics during project review for future development proposals.

2. **Air** [\[help\]](#)

- 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 future land use map amendment is a non-project action and is not associated with any currently planned development project. This amendment will marginally increase development capacity in the subject geography and future redevelopment of the site may seek to use this added development capacity. Future development projects, if any, may result in emissions to air because of construction, operation, and maintenance when completed. It is not possible to know what future development projects may occur or potential quantities of emissions to the air will be at this time.

- 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 currently. This is a nonproject action and any future redevelopment activity and potential increases in emissions to the air that result from these proposals cannot be know at this time.

3. **Water** [\[help\]](#)

- a. **Surface Water:** [\[help\]](#)

- 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.**

There are no surface water bodies on or in the immediate vicinity of the area subject to the future land use map amendment.

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. This is a nonproject action and does not contain or abut the waters listed above.

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 not applicable to this proposal because there is no surface water or wetlands on or adjacent to the area subject to the FLUM.

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

There is no surface water located where the FLUM is proposed.

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: [\[help\]](#)

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.

This is a non-project action and there are no pending project applications currently. It is unlikely that future development projects would withdraw water from a well or discharge

water to groundwater as this area is well served by Seattle Public Utilities for both water supply and wastewater disposal.

- 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. This is a nonproject action, but it is unlikely that waste material will be discharged from septic tanks or other sources as this area is well served by Seattle Public Utilities and any future project will be required to make necessary sewer connections.

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.**

This is a non-project action and no proposed projects in the area subject to the provisions of this action are known. It is possible in the future there will be development projects on the land subject to the provisions of this proposal. It is not possible to determine or describe future sources of runoff or methods of collection and disposal for potential future projects at this time.

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

This is a non-project action and no proposed projects in the area subject to the provisions of this action are known. It is possible future projects have potential for waste materials to enter ground or surface waters, but it is not possible to know if waste materials could enter ground waters at this time and there are no surface waters in the vicinity of the geography subject to this proposal.

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

No.

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

None.

4. Plants [\[help\]](#)

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

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

None. This proposal is a nonproject action and there is no project action pending. It is unknowable at this time the kind and amount of vegetation that will be removed or altered. Sites subject to the proposal are landscaped with a variety of grass, trees, and hedges.

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

None.

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

This is a nonproject action and as such does not involve landscaping. In the future, development projects subject to the provisions of this action could be proposed. In Seattle, multifamily projects are subject to the Seattle Green Factor which sets landscape requirements for these projects (SMC 23.40.038). Future projects in this zone will be required to achieve a green factor score of .6. Note: This requirement will apply to future projects whether this proposal is approved.

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

None.

5. Animals [\[help\]](#)

- 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 _____

Hawk, eagle, songbirds, squirrels.

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

None.

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

No.

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

Not applicable.

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

None.

6. Energy and Natural Resources [\[help\]](#)

- 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 proposal is a nonproject action and will not result in the use of energy and natural uses. Future projects on the half block subject to the proposal may use energy and other natural resources but the type and amount are unknowable at this time.

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

No. The proposal is a nonproject action and it cannot be known at this time if future proposals on the half-block subject to the provisions of this proposal will affect the potential use of solar energy by adjacent properties. If approved, the action would allow an increase in height of 10 feet (from 30 feet to 40 feet for apartments) – which could potentially affect use of solar energy by adjacent properties but that cannot be quantified without more information about any future project proposals on the sites or adjacent to them.

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. This is a non-project action. Any future development project would need to comply with relevant energy codes and regulations.

7. Environmental Health [\[help\]](#)

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.

There are no known or possible contamination at the site from past or present uses.

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

Not applicable.

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.

This is a nonproject action. It is not possible to know if future projects on the land subject to the provisions of this proposal will involve toxic or hazardous chemical use, storage, or production at this time.

4) Describe special emergency services that might be required.

None.

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

None.

None.

b. Noise

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

Primary noise source is traffic.

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.

This is a nonproject action and does not have any noise impacts on a short or long-term basis. Future redevelopment of the area subject to the proposal will be residential and is not likely to significantly impact the primary source of noise – traffic. Short-term construction noise may occur as parcels redevelop, but the level and source of noise is not knowable at this time.

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

None.

None.

8. Land and Shoreline Use [\[help\]](#)

- 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.**

No.

- 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.**

The half-block subject to the provisions of this proposal consists of a mix of duplexes and multifamily residential units.

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

This is a non-project action and will not directly result in demolition of any structures. It is possible that future redevelopment projects will result in the demolition of some of the existing projects on the half-block subject to the provisions of this proposal.

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

Lowrise 3 (LR3)

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

Multifamily Residential

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

Not applicable.

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

None.

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

Not applicable. This is a nonproject action.

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

None.

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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:

If approved, be the existing land use plan for the area subject to its provisions will reflect this change.

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

None, this is not applicable to the proposal.

9. Housing [\[help\]](#)

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

This is a non-project action that may in the future result in new development projects that include development of housing units. The amount and affordability of housing units provided in future is unknown.

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

This is a non-project action that may in the future result in new development projects that include elimination of existing housing units. The amount of housing units eliminated in future; unknown development projects cannot be known at this time.

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

None.

10. Aesthetics [\[help\]](#)

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

This nonproject action could result in structures as tall as 40 feet tall (the current limit is 10 feet). Until a project is proposed the height of the tallest structure is not knowable.

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

There is no development proposed or planned associated with the proposed nonproject action. View alterations or obstructions for future unknown projects cannot be know at this time.

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

This is not applicable to the proposed nonproject action this checklist analyzes.

11. Light and Glare [\[help\]](#)

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

This is a nonproject action. It is not knowable at this time the type of light or glare that future unknown projects will produce.

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

This is a nonproject action. It is not knowable at this time the type of light or glare those future unknown projects will produce or if it will result in a safety hazard or obstruct views.

e. 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.

12. Recreation [\[help\]](#)

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

Cowen Park is just north of the area subject to the proposal.

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

No.

No.

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

No.

13. Historic and cultural preservation [\[help\]](#)

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.

None.

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.

None.

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.

None.

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.

14. Transportation [\[help\]](#)

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 area subject to this nonproject action is bound by 15th Avenue NE to the east, 56th Street NE to the south, and Ravenna boulevard NE to the north.

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?

This area subject to the provisions of this nonproject action is well served by frequent transit provided by King County Metro on both 15th Ave NE and University Way NE. In addition, the area is approximately one-half mile from the future Sound Transit Station located at Brooklyn Ave NE and NE 43rd Street.

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

This is not applicable to the proposed nonproject action that is the subject of this checklist.

- 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).**

This is not applicable to the proposed nonproject action that is the subject of this checklist.

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

This is not applicable to the proposed nonproject action that is the subject of this checklist.

- 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?**

This is not applicable to the proposed nonproject action that is the subject of this checklist.

- 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.**

This is not applicable to the proposed nonproject action that is the subject of this checklist.

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

This is not applicable to the proposed nonproject action that is the subject of this checklist.

15. Public Services [\[help\]](#)

- 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.**

The proposal that is the subject of this checklist is a nonproject action and will not result in an increased need for public services.

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

Not applicable to the University District Urban Center FLUM.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

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

All of these utilities, except for septic system, are available at the site subject to the provisions of the 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.

Not applicable.

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: _____

Name of signee James Holmes

Position and Agency/Organization: Strategic Advisor/Office of Planning and Community Development

Date Submitted: _____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

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

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

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

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

As addressed in Section B, this nonproject action will result in a marginal increase in development capacity on the half-block subject to its provisions. Future development projects are unlikely to increase discharge to water; emissions to air; production storage, or release of toxic or hazardous substances; or production of noise.

Proposed measures to avoid or reduce such increases are:

Not applicable.

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

As covered in Part B, this proposal is not likely to affect plants, animals, fish, or marine life. The area subject to the proposal is a highly urbanized and developed half block of land adjacent to the University District Urban Center. The increase in development capacity that this proposal would grant if approved, is marginal. Future development projects are not likely to affect plants, animals, fish, or marine life.

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

Not applicable.

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

As covered in part B, the proposal is not likely to deplete energy or natural resources. The proposal grants marginal increase in development capacity in half-block area adjacent to the University District Urban Center. Despite the slight gain in development capacity, the 1 dwelling unit per 800 square feet of lot area limit for the zone will still apply.

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

None currently.

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 covered in Section B, there are no environmentally sensitive areas or areas designated for protection on the land that is subject to the provisions of the proposal.

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

None currently.

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?

As covered in Part B, there are no shorelines on or adjacent to the area subject to the proposal. The proposal is an amendment to the Comprehensive Plan and therefore, if adopted, is consistent with land use plans for the area. The recommendation to approve this Comprehensive Plan amendment is because the area satisfies the Comprehensive Plan criteria for urban center designation and Council criteria for considering amendments to the Future Land Use Map.

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

None are necessary. The proposal does not result in shoreline or land use impacts.

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

The proposal is not likely to increase demands on transportation or public services and utilities. The University District Urban Center FLUM will result in a marginal increase in development capacity and is not sufficient to change demand on these resources.

Proposed measures to reduce or respond to such demand(s) are:

None are necessary. The proposal does not increase demands on transportation or public services and utilities.

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

There are none.