

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: [\[help\]](#)

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: [\[help\]](#)

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: [\[help\]](#)

Amendments to the Land Use Code and Housing and Building Maintenance Code to modify standards related to the demolition and maintenance of vacant buildings.

2. Name of applicant: [\[help\]](#)

City of Seattle

3. Address and phone number of applicant and contact person: [\[help\]](#)

City of Seattle Department of Construction and Inspections
700 Fifth Avenue, Suite 1800
P.O. Box 34019
Seattle, WA 98124-4019

Contact: Diane Davis, (206) 233-7873

4. Date checklist prepared: [\[help\]](#)

October 5, 2016

5. Agency requesting checklist: [\[help\]](#)

City of Seattle Department of Construction and Inspections

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The proposed code amendments will be reviewed by City Council and discussed in a public hearing in late 2016 or early 2017.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

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

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

A SEPA environmental checklist, environmental determination, Director's Report, and related information are prepared for this proposal.

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

This is a non-project action. The proposal's effect would be citywide where development is on-going. Seattle DCI currently issues hundreds of demolition permits for residential, commercial, industrial, and institutional structures each year. There are currently several hundred pending applications for demolition permits, the majority of which are single-family structures. There are currently over 240 properties being monitored by Seattle DCI for compliance with vacant building standards.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

The proposed amendments require approval by City Council. No other agency approvals are anticipated.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. 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.) [\[help\]](#)

This is a non-project legislative action proposing amendments to the Housing and Building Maintenance Code (HBMC) and Land Use Code. The proposal aims to respond to an increase in the illegal occupancy of and potential hazards from vacant structures in the City of Seattle by modifying standards related to demolition and maintenance. In addition, the proposal would correct errors and improve the clarity and readability of the code. There is no specific site or development proposal.

The proposed amendments would:

- Establish an expedited process in the HBMC for ordering the demolition of a vacant building that can be documented as hazardous (SMC 22.208.020);
- Modify the maintenance standards for vacant buildings in the HBMC to increase the standards for securing windows with plywood (SMC 22.206.200);
- Establish an expedited process in the HBMC for removing garbage, junk, or other debris from a vacant property if the owner does not respond to a notice of violation (SMC 22.206.200);
- Clarify the instances in which a citation may be used to enforce standards in the Land Use Code related to junk storage (SMC 23.91.002);
- Modify a provision in the Land Use Code related to the demolition of housing without a permit for a replacement use to expand the provision to other zones that allow residential uses in addition to single-family, and reduce the length of time that rental housing must be vacant before it can be demolished (SMC 23.40.006); and
- Make various updates and clarifications in affected sections of the Land Use Code and the HBMC.

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. [\[help\]](#)

This is a non-project action. The proposal's effect would be citywide. Hazardous vacant buildings are located in commercial, industrial, and residential zones throughout the city. Vacant housing is located in single-family, multi-family, commercial, and industrial zones throughout the city. The proposal would remove some limitations on the demolition of vacant housing in commercial, industrial, and multi-family zones.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

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

This non-project proposal has no particular development site. Citywide topography includes flat, hilly, and steep slope areas.

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

This non-project proposal defines no particular development site. Slopes of varying steepness are located throughout the City of Seattle.

- 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. [\[help\]](#)

This non-project proposal has no particular development site. Citywide soil conditions include a wide variety of glacially-influenced soils, as well as clay, sand, peat, and muck in different parts of the city.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No. This non-project proposal defines no particular development site.

- 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. [\[help\]](#)

This non-project proposal has no particular development site, and thus has no particular proposal for excavation, fill or grading or related adverse effects. See the response to Question #D.1 later in this checklist for discussion of possible indirect effects.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No. This non-project proposal has no particular development site, and thus has no particular proposal for clearing or construction. See the response to Question #D.1 later in this checklist for discussion of possible indirect erosion impacts.

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

This non-project proposal defines no particular development site, and will not impact the amount of impervious surface in future development.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

None proposed.

2. Air

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

This non-project proposal defines no particular development site. See the response to Question #D.1 later in this checklist for discussion of potential indirect emissions impacts.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No. This non-project proposal defines no particular development site.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None are proposed. See the response to Question #D.1 later in this checklist for discussion of procedures to mitigate any indirect impacts to air quality from any future related demolition activities.

3. Water

- 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. [\[help\]](#)

No. This non-project proposal defines no particular development site.

- 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. [\[help\]](#)

No. This non-project proposal defines no particular development site, and no such work is identified.

- 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. [\[help\]](#)

This non-project proposal defines no particular development site, and no such work is identified.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

The non-project proposal defines no particular development site, and does not have a particular bearing on 100-year floodplains.

- 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. [\[help\]](#)

No. This non-project proposal defines no particular development site, and no construction is proposed. See the response to Question #D.1 later in this checklist for discussion of potential indirect impacts related to water quality.

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. [\[help\]](#)

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None identified.

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. [\[help\]](#)

This non-project proposal defines no particular development site. See the response to Question #D.1 later in this checklist for discussion of potential indirect impacts on stormwater runoff.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No. This non-project proposal defines no particular development site.

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

No. This non-project proposal defines no particular development site.

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

None proposed. See the response to Question #D.1 later in this checklist for discussion of procedures to mitigate any impacts to water quality from any future related demolition activities.

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

- a. Check the types of vegetation found on the site: [\[help\]](#)

X deciduous tree: alder, maple, aspen, other

- _X_evergreen tree: fir, cedar, pine, other
- _X_shrubs
- _X_grass
- _X_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
- _X_other types of vegetation

This non-project proposal has no particular development site. Citywide vegetation patterns include greenbelts and urban forest, and including trees, grass, and other vegetation on individual properties.

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

None. This non-project proposal defines no particular development site. See the response to Question #D.2 later in this checklist for discussion of potential indirect impacts to vegetation.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known. This non-project proposal defines no particular development site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

None known or applicable to this non-project proposal.

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

None known. This non-project proposal defines no particular development site.

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: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other: crows, pigeons, starlings, gulls and other urban tolerant birds

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

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

This non-project proposal defines no particular development site. Seattle is relatively highly urbanized in its development patterns, but it also has a variety of retained greenbelts, hillsides, stream and river environments where plant, animal, fish and marine habitats are present. As well, wildlife habituated to urban areas and fragmented vegetated areas in the city, such as squirrels, opossum, coyotes, a variety of bird species including eagles, are present. See the response to Question #D.2 later in this checklist.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known. This non-project proposal defines no particular development site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

No. This non-project proposal defines no particular development site.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None proposed. See the response to Question #D.2 later in this checklist for discussion of procedures to mitigate any indirect impacts to wildlife from any future related demolition activities.

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

None known.

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. [\[help\]](#)

This non-project proposal has no particular development site and will not impact the energy sources of new development.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

This non-project proposal has no particular development site. Also, the proposal does not generate potential for height/bulk/scale concerns of existing or future buildings, and thus is unlikely to affect solar energy access.

- 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: [\[help\]](#)

This non-project proposal has no particular development site, and no features or measures are proposed.

7. Environmental health

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

This non-project proposal has no particular development site. No construction is proposed. See the response to Question #D.1 later in this checklist for discussion of potential indirect impacts related to environmental health hazards from any future demolitions associated with this proposal.

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

This non-project proposal has no particular development site. See the response to Question #D.1 later in this checklist.

- 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.

This non-project proposal has no particular development site. See the response to Question #D.1 later in this checklist.

- 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 non-project proposal has no particular development site. See the response to Question #D.1 later in this checklist.

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

This non-project proposal has no particular development site. See the response to Question #D.1 later in this checklist.

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

None proposed.

b. Noise

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

None. This non-project proposal has no particular development site.

- 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. [\[help\]](#)

This non-project proposal defines no particular development site. By allowing an increase in certain types of demolition activities, the proposal could contribute indirectly to slight additional amounts of noise production. See the response to Question #D.1 later in this checklist.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None proposed. See the response to Question #D.1 later in this checklist for discussion of procedures to mitigate any indirect noise impacts from any future related demolition activities.

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. [\[help\]](#)

This non-project proposal defines no particular development site. See the response to Questions #D.5 later in this checklist for more discussion of potential land use impacts.

- 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? [\[help\]](#)

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. [\[help\]](#)

This non-project proposal defines no particular development site. The proposal modifies regulations related to the demolition of structures that have been determined to be unfit for human use, as well as the demolition of vacant housing units. Housing is located in a variety of structures in the city, including single-family homes and their accessory structures, townhouses, apartment buildings, mixed-use buildings, and highrise buildings.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

This non-project proposal defines no particular development site. The proposal modifies regulations related to the demolition of structures that have been determined to be unfit for human use, as well as the demolition of vacant housing units. As such, the proposal would indirectly result in the demolition of structures. See the responses to the questions in Section D of this checklist for discussion of impacts related to demolition.

- e. What is the current zoning classification of the site? [\[help\]](#)

This non-project proposal defines no particular development site. The proposal's effect would be citywide. Hazardous vacant buildings are located in commercial, industrial, and residential zones throughout the city. Vacant housing is located in single-family, multi-family, commercial, and industrial zones throughout the city. See the response to Question #D.5 later in this checklist.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

This non-project proposal defines no particular development site; the city as a whole has numerous comprehensive plan designations.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

This non-project proposal defines no particular development site. See the responses to Question #D.5 later in this checklist for discussion of procedures to mitigate any indirect impacts in shoreline environments.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

This non-project proposal defines no particular development site. Environmentally critical areas are located throughout the City of Seattle. See the responses to Question #D.4 of this checklist for discussion of procedures to mitigate any indirect impacts to critical areas.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

None. This non-project proposal defines no particular development site or development. This proposal would not impact the scale or type of future development, and would not result in the creation of any new housing units or places of employment.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

This non-project proposal defines no particular development site or development. See the response to Question #D.5 later in this checklist for discussion related to possible indirect impacts to housing and displacement.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None proposed. See the response to Question #D.5 later in this checklist for discussion of procedures to mitigate any indirect displacement impacts.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

See the response to Questions #D.5 later in this checklist for discussion of compatibility of the proposed legislation with existing and projected land uses and plans.

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

None proposed.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

This non-project proposal defines no particular development site or development. The proposal would not result in the creation of any new housing units.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

This non-project proposal defines no particular development site or development. This proposal would not directly result in the elimination of any housing units. See the response to Question #D.5 later in this checklist for discussion related to possible indirect impacts to housing.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None proposed. See the responses to Question #D.5 later in this checklist.

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? [\[help\]](#)

This non-project proposal defines no particular development site or development. Also, the proposal is not identified to have any particular implications for height/bulk/scale of buildings.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

This non-project proposal defines no particular development site.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None proposed.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

This non-project proposal defines no particular development site or development.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

This non-project proposal defines no particular development site or development.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None proposed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

This non-project proposal defines no particular development site or development.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

This non-project proposal defines no particular development site or development.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None proposed.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

This non-project proposal defines no particular development site or development. See the response to Question #D.4 later in this checklist.

- 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. [\[help\]](#)

This non-project proposal defines no particular development site or development. See the response to Question #D.4 later in this checklist.

- 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. [\[help\]](#)

This non-project proposal defines no particular development site or development. See the response to Question #D.4 later in this checklist.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None proposed.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

This non-project proposal defines no particular development site or development.

- 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? [\[help\]](#)

This non-project proposal defines no particular development site or development.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

This non-project proposal defines no particular development site or development.

- 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). [\[help\]](#)

No such improvements are known. This non-project proposal defines no particular development site or development.

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

No. This non-project proposal defines no particular development site or development.

- 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? [\[help\]](#)

This non-project proposal defines no particular development site or development.

- 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. This non-project proposal defines no particular development site or development.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

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. [\[help\]](#)

This non-project proposal defines no particular development site or development. See the response to Question #D.6 later in this checklist for evaluation of the relationship of the proposal to public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None proposed.

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

This non-project proposal defines no particular development site or development.

- 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. [\[help\]](#)

This non-project proposal defines no particular development site or development.

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: On file
Name of signee Diane Davis
Position and Agency/Organization Manager, SDCI
Date Submitted: October 5, 2016

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?

The proposed changes would result in no direct impacts, and are unlikely to result in significant indirect or cumulative impacts related to water, air, toxic/hazardous substances, or noise. The proposal is not expected to significantly increase the number of buildings demolished or significantly alter the eligible locations for demolitions. The proposal is not expected to alter the pace or scale of new development. Rather, the procedural changes would shorten the timeline for demolitions that would likely otherwise occur under existing standards.

The proposal does not alter any procedures or regulations related to natural environment protections. Any project-specific action to demolish a structure that is above adopted thresholds is subject to environmental review as a part of the permit review process, and would continue to be subject to environmental review under the proposal. The stormwater and drainage codes would continue to apply and would mitigate stormwater and drainage impacts. Current standards require an asbestos survey before a building may be demolished, and will continue to be required under the proposal.

By allowing an increase in certain types of demolition activities, the proposal could contribute indirectly to slight additional amounts of noise production. The noise control ordinance sets allowable noise levels and would mitigate noise impacts.

Proposed measures to avoid or reduce such increases are:

None proposed. Applicable regulations, including the Land Use Code, SEPA regulations, Environmental Critical Areas regulations, and the Shoreline Master Program, are anticipated to adequately mitigate any impacts of any future associated project-specific actions.

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

The proposed changes would result in no direct impacts, and are unlikely to result in significant indirect or cumulative impacts related to plant, animal, fish or marine life. The proposal is not expected to significantly increase the number of buildings demolished or significantly alter the eligible locations for demolitions. The proposal is not expected to alter the pace or scale of new development. Rather, the procedural changes would shorten the timeline for demolitions that would likely otherwise occur under existing standards.

The proposal does not alter any procedures or regulations related to natural environment protections. Any project-specific action to demolish a structure that is above adopted thresholds is subject to environmental review as a part of the permit review process, and would continue to be subject to environmental review under the proposal.

Proposed measures to protect or conserve plants, animals, fish, or marine life are: None proposed. Applicable regulations, including the Land Use Code, SEPA regulations, Environmental Critical Areas regulations, and the Shoreline Master Program, are anticipated to adequately mitigate any impacts of any future associated project-specific actions.

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 significant indirect or cumulative impacts related to energy or natural resources. The proposal is not expected to significantly increase the number of buildings demolished or significantly alter the eligible locations for demolitions. The proposal is not expected to alter the pace or scale of new development. Rather, the procedural changes would shorten the timeline for demolitions that would likely otherwise occur under existing standards.

The proposal does not alter any procedures or regulations related to natural environment protections.

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 negative impacts, and are unlikely to result in significant indirect or cumulative impacts related to protected environmental areas. The proposal is not expected to significantly increase the number of buildings demolished or significantly alter the eligible locations for demolitions. The proposal is not expected to alter the pace or scale of new development. Rather, the procedural changes would shorten the timeline for demolitions that would likely otherwise occur under existing standards.

The proposal does not alter any procedures or regulations related to natural environment protections and would not alter allowances for development that could otherwise occur in or near environmentally sensitive areas under existing regulations. Any project-specific

action to demolish a structure that is above adopted thresholds is subject to environmental review as a part of the permit review process, and would continue to be subject to environmental review under the proposal. Any project-specific actions to demolish a structure must comply with Environmental Critical Areas regulations, and would continue to be subject to ECA regulations under the proposal.

The proposal does not alter any procedures or regulations related to historic and cultural preservation. Restrictions on the demolition of designated landmarks and properties under consideration for landmark designation would remain in place under the proposal.

Proposed measures to protect such resources or to avoid or reduce impacts are: None proposed. Applicable regulations, including the Land Use Code, SEPA regulations, Environmental Critical Areas regulations, the Shoreline Master Program, and the Landmark Preservation Ordinance are anticipated to adequately mitigate any impacts of any future associated project-specific actions.

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

The proposed changes would continue to allow land uses compatible with the Comprehensive Plan. The proposal will not alter the development capacity or the zoning of any properties or the uses allowed in any zone, and is not expected to alter the pace or scale of new development.

The proposal is not expected to significantly increase the number of buildings demolished. The proposal would shorten the timeline for demolitions that would likely otherwise occur under existing standards, reducing the opportunity for such structures to be illegally occupied.

The proposal does not alter any procedures or regulations related to the Shoreline Management Program and would not alter allowances for development that could otherwise occur in or near shoreline areas under existing regulations.

Demolition of Hazardous Structures

The proposal would create an expedited process to authorize the demolition of unfit vacant structures that can be documented as hazardous, which is intended to impact only the small number of buildings that represent the biggest safety concerns. There are currently over 240 properties being monitored by Seattle DCI for compliance with vacant building standards, only a portion of which would likely meet the criteria established in the proposal. Such buildings are not likely to be repaired and returned to the city's habitable building stock.

The eligible locations for the demolition of hazardous structures would not be altered by the proposal. Unfit vacant structures are located in neighborhoods throughout the city, and the standards governing the abatement and demolition of unfit structures will remain consistent across different zones, land uses, and neighborhoods.

Demolition of Housing

The proposal would also modify the permit criteria for the demolition of housing, which is intended to impact buildings that have been vacant while the owner is seeking to redevelop the property but has not reached a required redevelopment milestone. The demolition of vacant housing in single-family zones is currently allowed under existing

regulations and will continue to be allowed under the proposal. The proposal extends this permit criterion to apply in zones where it is not allowed today. Under current regulations, the owner of a housing unit in a multi-family, commercial, or industrial zone is not eligible to receive a demolition permit until a complete building permit has been submitted and other permit requirements have been met, or a final permit for a replacement use has been issued. Under the proposal, the owner would be eligible to receive a demolition permit after waiting the required amount of time after any rental housing has been vacated and meeting all other permitting standards, including standards related to SEPA review, but prior to a complete building permit or change of use permit.

The proposal reduces the amount of time that rental housing must be vacant from 12 months to 4 months, reducing the window of opportunity for such structures to be illegally occupied.

Together, these changes would create a faster pathway for some property owners to obtain a permit to demolish vacant housing. The changes would balance the need to address the nuisance and safety risks of vacant buildings with the need to ensure that good-quality, affordable housing is not inappropriately removed. In some cases, the changes could result in the removal of housing that may not be immediately replaced, leaving the land undeveloped in the interim. Due to the current rate of redevelopment and housing production that the City of Seattle is experiencing, such instances are expected to be rare. Existing standards would continue to limit the ability of a property owner to convert a lot into non-required surface parking, or expand an institution or other type of non-residential use in a single-family zone. SEPA review would mitigate any impacts for properties above thresholds.

The proposal is not intended to or expected to increase the rate at which tenants are vacated from rental units. The proposal would not reduce any existing tenant protections under the City's Just Cause Ordinance or Tenant Relocation Ordinance, which require that a property owner must first obtain a relocation license and receive a building or demolition permit in order to end a month-to-month tenancy or evict a tenant prior to redevelopment. Due to these tenant protections, most property owners would be able to vacate a housing unit prior to development only if their tenants relocated voluntarily or reached the end of a fixed-term lease (e.g., a 6-month or 12-month lease) or if the owner has gone through the established processes in the Tenant Relocation Assistance Ordinance.

Building Maintenance

The proposal would modify the maintenance standards for vacant buildings to strengthen the standards for securing windows from entry, in order to reduce the likelihood that structures will be illegally occupied. This change would apply to all vacant buildings, and could help preserve usable housing from the deterioration and decay often caused by illegal occupancy. The proposal would also create a faster pathway for removing junk or other debris from a vacant property if the owner does not respond to a notice from the City. This change is not expected to impact a large number of properties.

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

The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative negative impacts related to transportation or public

services/utilities. The proposed changes are not expected to alter the pace or scale of new development.

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

None proposed.

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

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