

## SEPA ENVIRONMENTAL CHECKLIST

### **A. background**

**1. Name of proposed project, if applicable:**

Living Building Pilot Program and Green Building Standards – 2015 Amendments

**2. Name of applicant:**

City of Seattle

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

City of Seattle Department of Planning and Development  
700 Fifth Avenue, Suite 2000  
P.O. Box 34019  
Seattle, Washington 98124-4019

**4. Date checklist prepared:**

June 2, 2015

**5. Agency requesting checklist:**

City of Seattle Department of Planning and Development

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

Approval by City Council and Mayor in second or third quarter 2015

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

DPD is responsible for maintaining the Land Use Code on an ongoing basis to ensure the proper maintenance of its provisions. Omnibus or maintenance ordinances will be prepared on an ongoing basis.

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

The information in this checklist. The proposal is a non-project action that is not dependent upon any further action.

**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 legislation would apply citywide where development permit applications are ongoing; this is a non-project action that does not affect any specific individual properties.

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

The proposal requires approval by the Seattle City Council as amendments to the Seattle Land Use Code. 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.)**

This proposal amends the existing Living Building Pilot Program and modifies the Land Use Code in areas related to requirements for green building standards.

From August, 2013, through January, 2015, the Department of Planning and Development (DPD) led a process to evaluate and propose revisions to the Living Building Pilot Program. This work responds to Resolution 31400, adopted by Seattle City Council on June 6, 2013.

DPD convened a Living Building Technical Advisory Group (TAG) to advise the City on an improved or replacement pilot program. The proposed amendments are a result of DPD's process and the work completed with the TAG.

The proposal for Land Use Code amendments at this time consist of the following actions:

- *Project eligibility:* Link the Living Building Pilot Program directly to the International Living Future Institute's™ (ILFI) Living Building Challenge (LBC), requiring all pilot projects to register and seek certification through the ILFI.
- *Land use code modifications and departures:* Allow Land Use Code modifications related to height, floor area ratio, residential density and minimum parking requirements as a Type I decision.
- *Compliance and penalties:* Require that each project plans for and considers a pathway to meet the full LBC; penalties would only apply if the project does not achieve, at minimum, LBC Pilot Recognition and specific energy and water requirements.
- *Process and procedures:* Facilitate review process across departments.
- *Passive House:* Add Passive House as an option to meet the green building performance standards required to access extra floor area and/or height in certain zones.
- *Green Building Requirements:* Consolidate the requirements related to when a green building performance standard is a condition of a permit into a new Land Use Code chapter and make minimum LEED requirements consistent across zones (increasing from LEED Silver to LEED Gold).

**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 amendments to the Living Building Pilot applies to projects selected through the process and criteria established in the Living Building Pilot Program set forth in Seattle Municipal Code (SMC) Section 23.40.060. The proposed amendments do not change the number of eligible sites. Selected projects are limited to those eligible for design review and attempting to meet the requirements of the International Living Building Institute's Living Building Challenge. Projects in the shoreline jurisdiction are not eligible. Enrollment will continue to be limited to 20 qualifying projects; this amendment would extend the enrollment period through December 2017 (currently the program expires in December 2015). Two projects have already participated in the pilot program, leaving 10 available slots.

The proposed amendments to consolidate the requirements related to when a green building performance standard is a condition of a permit into a new Land Use Code chapter and to add Passive House to the eligible green building standards would not change the number of eligible sites. This will make the requirements more consistent across zones and simplify the requirements into one section.

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

This is a non-project action. There is no specific site or project location. No construction is proposed

- 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.**

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed. Compliance with existing city ordinances to reduce or control erosion is required.

## 2. Air

**a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed. A purpose of this ordinance is to facilitate the construction of buildings resulting in substantially lower emissions to the air than conventional construction.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed. Compliance with existing city ordinances to reduce or control emissions and other impacts to air is required.

## 3. Water

**a. Surface Water:**

**1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed. Projects in the shoreline jurisdiction are not eligible to participate in the program.

**2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed. Projects in the shoreline jurisdiction are not eligible to participate in the program.

**3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable. This is a non-project action. There is no specific site or project location No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location No construction is proposed.

**6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Not applicable. This is a non-project action. There is no specific site or project location No construction is proposed. A purpose of the Living Building Pilot program and other green building standards is to facilitate the construction of buildings resulting in substantially lower discharges than conventional construction.

**b. Ground Water:**

**1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

Not applicable. This is a non-project action. There is no specific site or project location No construction is proposed. A purpose of Living Building Pilot Program is to facilitate the creation of buildings that capture runoff and treat waste water on site, which may encourage the use of runoff and discharge of treated waste water into the ground.

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

Not applicable. This is a non-project action. There is no specific site or project location No construction is proposed.

**c. Water runoff (including stormwater):**

**1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Not applicable. This is a non-project action. There is no specific site or project location No construction is proposed. A purpose of the Living Building Pilot Program is to facilitate the creation of buildings resulting in substantially lower runoff than conventional construction.

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

Not applicable. This is a non-project action. There is no specific site or project location No construction is proposed. A purpose of the Living Building Pilot Program is to facilitate the creation of buildings that capture run-off and treat waste water on site, which may encourage the use of runoff and discharge of treated waste water into the ground.

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

Not applicable. This is a non-project action. There is no specific site or project location No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location No construction is proposed. Compliance with existing city ordinances to reduce or control surface, ground, or runoff water impacts is required.

**4. Plants**

**a. Check the types of vegetation found on the site:**

As a non-project action, this question is not applicable. A variety of vegetation can be found within the city of Seattle.

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?**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

**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:**

As a non-project action, this question is not applicable.

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

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

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

## 6. Energy and natural resources

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed. A purpose of the Living Building Pilot Program is to facilitate the creation of buildings that are more energy efficient, reduce energy demand and use sustainable energy sources.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- 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:**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed. Projects participating in the Living Building Pilot program must reduce their energy use at least 25 percent and must strive to achieve net-zero energy. .

## 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.

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed. A purpose of Living Building Pilot is to facilitate the creation of buildings resulting in substantially lower health hazards than conventional construction.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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. This is a non-project action. There is no specific site or project location. No construction is proposed.

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.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

**b. Noise**

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- 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?**

- 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:**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed. Projects in the shoreline jurisdiction are not eligible to participate in the program.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

## 9. Housing

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

## 10. Aesthetics

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

## 11. Light and glare

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed. Compliance with existing city ordinances to reduce or control light and glare impacts is required.

**12. Recreation**

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is 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.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

**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.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

**c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- 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.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed. Compliance with existing city ordinances to reduce or control impacts on historic and cultural resources is required.

#### 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.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- 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?**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- 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.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

## 15. Public services

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

## 16. Utilities

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

## C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: On File

Name of signer: Ryan Moore, Senior Planner

Position and Agency/Organization: City of Seattle Department of Planning and Development

Date Submitted: June 2, 2015

## D. supplemental sheet for nonproject actions

(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?

This proposal makes changes to the existing Living Building Pilot Program and Land Use Code in areas related to requirements for meeting green building standards. The proposed changes are not likely to result in increased discharges to water, air, noise, or toxic/ hazardous substances as the purpose of the proposal is to facilitate the development of buildings that meet the Living Building Challenge or other green building standards. The Living Building Challenge requires buildings to use less energy and water than conventional construction, treat water on site, and reduce the impacts of construction materials and interior finishes. Similarly, other green building standards are designed to reduce the environmental impact of a project.

#### **Proposed measures to avoid or reduce such increases are:**

Individual projects that meet the thresholds for environmental review would be subject to individual mitigation to avoid or reduce any impacts. 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.

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

This proposal makes changes to the existing Living Building Pilot Program and Land Use Code in areas related to requirements for meeting green building standards. The proposed changes are not likely to result in significant adverse impacts to plants, animals, fish, and marine life.

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

Individual projects that meet the thresholds for environmental review would be subject to individual mitigation to avoid or reduce any impacts. 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.

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

This proposal makes changes to the existing Living Building Pilot Program and Land Use Code in areas related to requirements for meeting green building standards. The proposal is not likely to deplete energy or natural resources. The Living Building Challenge and other green building standards aim to reduce energy use and depletion of other natural resources.

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

Compliance with the Energy Code is anticipated to protect and conserve energy. Individual projects that meet the thresholds for environmental review would be subject to individual mitigation to avoid or reduce any impacts. 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.

**4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

This proposal makes changes to the existing Living Building Pilot Program and Land Use Code in areas related to requirements for meeting green building standards. The proposal is not likely to result in significant adverse impacts to environmentally sensitive areas. The intent of the proposal is to facilitate the development of buildings that have minimal impacts on the local environment. A prerequisite of the Living Building Challenge is that projects may not be built on sensitive areas such as wetlands and floodplains.

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

Individual projects that meet the thresholds for environmental review would be subject to individual mitigation to avoid or reduce any impacts. 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.

**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?**

This proposal makes changes to the existing Living Building Pilot Program and Land Use Code in areas related to requirements for meeting green building standards. The proposal is not likely to result in significant adverse impacts to environmentally sensitive areas as the purpose of the proposal is to facilitate the development of buildings that have minimal impacts on the local environment. Projects in the shoreline jurisdiction would not be eligible to participate in the program.

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

Projects in the shoreline jurisdiction are not eligible to participate in the Living Building Pilot Program. Individual projects that meet the thresholds for environmental review would still be subject to individual mitigation to avoid or reduce these impacts.

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

This proposal makes changes to the existing Living Building Pilot Program and Land Use Code in areas related to requirements for meeting green building standards. This proposal is not likely to result in substantially increased demands on transportation or public services and utilities. Because of the nature of the pilot program, and projects where green building standards are a condition of the permit, the proposal is not likely to increase demand on utilities as it may result in more energy and water efficient structures, which will reduce utility demand.

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

Individual projects that meet the thresholds for environmental review would still be subject to individual mitigation to avoid or reduce these impacts.

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

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