CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Project Proposal:	Pike/Pine conservation strategy: Amendments to the provisions of the Pike/Pine Overlay District (23.73) in the Land Use Code and related amendments to the Capitol Hill and First Hill Station Area Overlay Districts.
Project Sponsor:	City of Seattle Department of Planning and Development.
Location of Proposal:	Neighborhood Commercial 3 zones (NC3 and NC3P) within Pike/Pine Urban Center Village and the First Hill Station Area Overlay District, all within the First Hill/Capitol Hill Urban Center.

SUMMARY OF PROPOSED ACTION

The proposal is an ordinance amending provisions of the Pike/Pine Overlay District within Chapter 23.73 of the Seattle Municipal Code, and also amending related portions of the Commercial zoning chapter of the Land Use Code (Chapter 23.47A) and the Station Area Overlay District regulations (Chapter 23.61), amending the Sign Code (Chapter 23.55) to restrict certain types of signs in the Pike/Pine area, and adding definitions to Chapter 23.84A. The proposed amendments would update and clarify provisions of the overlay that have become out of date or ambiguous due to subsequent amendments to the base commercial zoning, and include additional provisions to promote neighborhood conservation objectives. These actions are part of the ongoing process of implementing the Pike/Pine neighborhood plan, and are the initial phase of a multi-phase effort underway to address conservation issues in the Pike/Pine neighborhood. Additional actions include removing areas within the boundaries of Pike/Pine overlay from the Capitol Hill Station Area Overlay District and eliminating the First Hill Station Area Overlay District.

The following approval is required:

SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code.

SEPA DETERMINATION [ ] Exempt [X] DNS [ ] MDNS [ ] EIS

[ ] DNS with conditions

[ ] DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND DATA

Background Information

The Pike/Pine Overlay District was established in 1995 to implement the 1991 Pike/Pine Planning Study. The overlay was a response to concerns about high density commercial development encroaching from downtown eastward across Interstate 5 into the Pike/Pine neighborhood. The primary intent of the overlay was to preserve and enhance the area's mixed-use character. By limiting non-residential development in the underlying commercial zones, the overlay favored mixed use development and, under specified conditions, allowed residential-only projects.

In March 1999, Council adopted Ordinance 119413 amending the City's Comprehensive Plan to include key goals and policies from the 1998 Pike/Pine Urban Center Village Plan. The plan affirmed the neighborhood's commitment to mixed-use development, while identifying the following four key objectives as additional priorities:

- preserve and encourage affordable and market-rate housing;
- sustain the character of Pike/Pine through implementation of urban design recommendations and policy changes.
- consider a "conservation district" for the neighborhood.
- strengthen the neighborhood core east of Broadway, bounded by Broadway, 12thAvenue, Pine and Madison.

The neighborhood plan recommendation to expand the overlay to the neighborhood core east of Broadway was considered by DPD but never implemented. As an alternative, the area was rezoned in 2000 to a neighborhood commercial zone (NC3 65) with a P1 pedestrian designation to promote more pedestrian-oriented, mixed use development. No specific action was taken to establish a conservation district at this time, although in 2000 the City Council adopted design guidelines to address design and neighborhood character issues related to new development in Pike/Pine.

Since adoption of the overlay, the underlying commercial zoning, and the zoning of commercial areas outside the overlay boundaries, have been amended several times. In 2001, much of the area within the boundaries of the Pike/Pine Overlay District was also included within the boundaries of two station area overlay districts (SAOD), the First Hill SAOD and the Capitol Hill SAOD. Most recently, in 2006, under the Neighborhood Business District Strategy, major amendments to the commercial zoning regulations resulted in changes to both the overlay's underlying zoning and the creation of a pedestrian designated zone for the NC3 areas outside the overlay. Amendments affecting the zoning inside and outside the overlay boundaries and creating overlapping overlays, have, in some instances, invalidated the original overlay provisions and created conflicts and contradictions with these provisions.

Over the last 10 years, increased development activity in Pike/Pine has increased concerns about the impacts of larger new projects and the effectiveness of design review alone in ensuring that they contribute rather than detract from the desired neighborhood character. Larger projects

resulting in the demolition of several structures on a lot and the loss of entire street frontages of small businesses raised issues about the future character of the area. This concern about the loss of character prompted Councilmember Tom Rasmussen to sponsor a project in the Department of Planning and Development (DPD) to assess development conditions in the area and determine what measures might be taken to protect neighborhood character.

Consideration was given to the use of transfer of development rights (TDR) linked to the Downtown TDR program as a potential tool for conservation in Pike/Pine. After concluding that such a program was not likely to be effective, and establishing an independent TDR program would require a greater commitment of time and resources, other actions were pursued that could be implemented over a shorter timeframe to address immediate concerns about the threat of out of scale development on neighborhood character. Following a series of conversations with area stakeholders, DPD staff developed an initial package of recommendations for revising the provisions of the Pike/Pine Overlay District, including the neighborhood's recommended expansion of the boundaries, to promote conservation objectives. In addition to correcting problems with the existing overlay provisions, the proposals primarily addressed the size of development lots and provisions for street level uses to accommodate smaller businesses. Older structures in the area were also proposed to be recognized as "character structures," and measures proposed to encourage these structures as part of new projects.

The draft proposal was presented and discussed at a public forum held in the Pike/Pine neighborhood on October 14, 2008. In response to issues raised by the public at the meeting, DPD staff refined the draft proposal. The most significant change was the decision to address the scale of new structures by limiting the size of the upper floors of a structure, rather than limiting the size of a development lot. The proposal restores the intent of the overlay's original provisions, while expanding the function of the overlay to address conservation objectives for maintaining the historic scale and character of development in the area, as well as other qualities that contribute to Pike/Pine's unique identity. In addition, because areas within the Pike/Pine overlay are also within the boundaries of the First Hill Station Area Overlay District, and the decision was made to eliminate this SAOD because the light rail station was eliminated from that location, the proposed amendments also include elimination of the First Hill SAOD.

Proposed Action

The proposal would amend various sections of the Seattle Municipal Code (SMC) and includes the following actions:

- Add the Pedestrian zone designation to the NC3 areas within the current boundaries of the overlay (NC3P) while retaining current height districts.
- Adjust the boundaries of the Capitol Hill Station Area Overlay District to exclude areas that overlap with the Pike/Pine overlay, to eliminate redundant and potentially conflicting regulations.
- Eliminate the First Hill Station Area Overlay District as this station will not be built (portions of the district overlay with the Pike/Pine overlay and conflict, as mentioned above).

- Designate E. Pike and Pike Street and E. Pine and Pine Street, which currently require commercial uses at street level, as principal pedestrian streets, as well as segments of 10th, 11th, 12th, and 13th Avenues east of Broadway and north of Pike Street, which currently do not require street level uses.
- Expand the boundaries of the Pike/Pine Overlay District to include existing NC3P and NC3 zoned areas in the Pike/Pine neighborhood along Broadway and east of Broadway and south of E. Pike Street.
- Establish a maximum floor size limit for the upper floors of all new development and a maximum limit on structure width for new structures with frontage along Pike and Pine Streets.
- Provide additional development flexibility through exemptions from floor area calculations and/or limits on non-residential use to:
    - retain existing "character structures" (structures that have existed for at least 75 years) and street-facing portions of existing "character structures" on a development lot;
    - encourage development on small lots of 8,000 square feet or less;
    - include space for small commercial uses at the street level of structures;
    - include arts facilities in existing structures and new projects; and
    - maintain economic viability of "character structures" by exempting these structures and limited additions to these structures from the Pike/Pine Overlay's limits on non-residential uses.

- Allow a 10 foot height exception for residential use in projects that retain existing "character structures" or portions of existing "character structures" on a development lot.
- Limit street frontage width of street level uses in new structures on Pike and Pine Streets.
- Restrict certain types of signs that are incompatible with the local business character of the Pike/Pine area.

Public Comment

The City Council will hold a public hearing to take comments as part of their consideration of the proposed legislation. The hearing will likely occur in early 2009.

ANALYSIS - SEPA

OVERVIEW

The following describes the analysis conducted to determine whether or not the proposal would have a *probable significant adverse environmental impact*. This threshold determination is based on:

- *the proposal*, as described above and other documents;
- the information contained in the *SEPA checklist;*

- additional information, such as analyses prepared by City staff and reports prepared by a private consultant, including The Pike/Pine Neighborhood Conservation Study, Phases 1 and 2; and
- the experience of DPD staff in reviewing similar documents and actions.

This proposal is the adoption of legislation and is defined as a non-project action. This action is not specifically addressed as a Categorical Exemption (SMC 25.05.800); therefore it must be analyzed for probable significant adverse environmental impacts. A threshold determination is required for any proposal that meets the definition of "action" and is not categorically exempt.

The disclosure of the potential impacts from this proposal was made in an environmental checklist dated April, 2009. The information in the checklist and the experience of the lead agency with review of similar projects forms the basis for this analysis and decision.

This is a substantive change to the Land Use Code, to amend the provisions of the Pike/Pine Overlay District and certain related land use regulations. This amendment may result in potential impacts and warrants further discussion. However, this proposal is not expected to adversely impact the natural environment or built environment in a significant manner.

Short-term Impacts

As a non-project action the proposal will not have any short-term impact on the environment in that construction is not a direct result of this action.

Long-term Impacts

The potential long term adverse impacts that might result from the proposal are not significant. Moreover, it is noted that maintaining existing structures and promoting new development that is more compatible in scale to existing development are public benefits that enhance the quality of the neighborhood environment.

ELEMENTS OF THE ENVIRONMENT

Adoption of the proposed amendment would result in no immediate adverse short-term environmental impacts because the adoption would be a non-project action. The discussion below generally evaluates the potential long-term impacts that might conceivably result from differences in future development patterns due to the proposed amendments.

Natural Environment

Earth, Air, Water, Plants and Animals, Energy, Natural Resources, Noise, Releases of Toxic or Hazardous Materials

The proposed amendment is unlikely to result in any significant adverse natural environmental impacts. The proposed changes would result in no direct impacts, and are unlikely to result in

significant indirect or cumulative adverse impacts related to earth, air (including greenhouse gas emissions), water, plants/animals, fisheries, energy, natural resources, sensitive areas, noise, or releases of toxic/hazardous substances. The proposed amendment is a non-project action that would amend the provisions of the Pike/Pine Overlay District and certain related land use regulations. Since the amendments apply to a large area within the Pike/Pine neighborhood, it is possible that elements of the natural environment on future sites identified for development could be impacted. Development of specific projects on individual sites is subject to the City's existing regulations, such as the Stormwater, Grading and Drainage Ordinance, the Environmentally Critical Areas Ordinance, and Noise Ordinance, and will be subject to environmental review (if they meet or exceed thresholds for environmental review). From a development capacity perspective, the proposed amendment would not result in significant additional development capacity.

Built Environment

Land Use, Height/Bulk/Scale

The proposed changes would result in no direct adverse impacts and are unlikely to result in indirect or cumulative impacts related to land use or height/bulk/scale. Under certain limited circumstances, residential or mixed use development on small lots, or residential or mixed use development that maintains one or more of the approximately 208 existing structures on 158 parcels defined as "character structures" in the Code, could achieve modest increases in density, bulk, and/or height. Areas added within the expanded boundaries of the Pike/Pine overlay would be subject to limits on non-residential use that currently do not apply, which would reduce potential capacity for non-residential uses.

On the other hand, increased flexibility for accommodating non-residential uses in existing structures could result in some increased capacity for non-residential use in a limited number of existing structures located within the current boundaries of the Pike/Pine overlay. Restrictions on the size of street level commercial uses in new development would reduce space available for larger businesses at street level and result in more spaces for smaller businesses in large projects. Requirements for street level uses on more streets will help maintain and increase the amount of space available for street level uses.

The proposed changes that would generally apply throughout the overlay area support maintaining existing structures, while also promoting new development that is more compatible with existing development conditions relative to what is currently allowed. Any increases in density, bulk, and/or height are achieved through measures that promote a better scale relationship with existing conditions, such as retaining existing structures on a lot or encouraging development of small, infill lots rather than redevelopment of large lots assembled from multiple parcels and generally requiring the demolition of existing structures.

In the areas within the First Hill Station Area Overlay District, removing the overlay will lower the permitted floor area ratio (FAR) limit in commercial zones with 65 and 85 foot height limits, reducing development capacity in these areas.

Housing

The proposed changes would result in no direct negative impacts and are unlikely to result in indirect or cumulative impacts related to housing. Generally, proposed provisions are intended to encourage the retention of existing structures for all uses, including housing, and may allow for some increase in the number of units that can be provided in a new project that is able to use the proposed development flexibility to gain added residential density either by retaining a character structure as part of the project or in a new project that is developed on a small lot and not subject to the FAR limit. The proposal does remove a restriction that limits residential-only development to projects providing housing within prescribed affordability levels. This action is intended to reinforce the original intent of the overlay to provide more flexibility for residential-only development in the Pike/Pine area and to make the zoning more consistent with conditions in commercial zones citywide, which do not place any affordability restrictions on residential-only development. Removing this restriction is not expected to have an impact on the provision of affordable housing, since it only applies to residential-only development, and most, if not all, projects that have been developed within the Pike/Pine overlay have been mixed use, either because of the developer's decision to provide mixed use or the project's location requires it. However, under the proposal, projects that do provide housing affordable to specified household income levels are eligible for added flexibility in the application of certain development standards.

Transportation, Public Services and Utilities

The proposed changes would result in no direct adverse impacts on transportation, public services or utilities, because the changes are non-project actions. To the extent that there is any increase in capacity for growth, this additional density could affect demand for transportation, public services and utilities. However, such an increase, if any, would be negligible. Under the proposed amendments for Pike/Pine, for lots subject to the 65 foot height limit, the flexibility in height and density allowed for projects that include one of the 191 "character structures" in the development, and removing the FAR limit for small lot developments, could result in slight increases in residential units, consistent with City Comprehensive Plan growth targets. However, it is unlikely that even under these limited circumstances the increases will exceed the FAR limits established for NC3 zones with a 65 foot height limit within Station Area Overlay Districts.

The additional flexibility allowed for accommodating non-residential use in older existing structures in Pike/Pine may allow for a slight increase in commercial floor area relative to what is currently allowed, as would proposed exemptions for certain street level uses and space for arts facilities in new development. This increase, however, would be offset by the reduction in permitted commercial density within the areas included in the expanded boundaries of the proposed Pike/Pine Conservation Overlay District. Furthermore, for a limited number of parcels zoned NC3 85, removing the First Hill Station Area Overlay District will reduce the permitted FAR for structures occupied only by either commercial or residential uses.

In sum, the potential for significant adverse additional impacts on transportation and utility infrastructure is negligible due to little or no difference in potential development capacity. The proximity of urban services, often within walking distance of the neighborhood, further minimizes transportation and utility impacts.

Individual projects may be subject to environmental review if the SEPA thresholds are triggered. Projects subject to SEPA could be conditioned to mitigate any adverse impact on the natural or built environment.

No significant adverse impacts are expected from this amendment.

Consistency with the Seattle Comprehensive Plan

SEPA Land Use Policy states the City's policy is to ensure that proposed uses in development projects are reasonably compatible with surrounding uses and are consistent with any applicable, adopted goals and policies in Section B of the land use element of the Seattle Comprehensive Plan regarding Land Use Regulation for the area in which the project is located (SMC 25.05.675J). The proposal applies to property in the Pike/Pine neighborhood; therefore, it is relevant to consider the goals and policies of the Comprehensive Plan relating to the Pike/Pine neighborhood. One of the primary objectives of the proposed amendments is to further Neighborhood Plan directives to promote development that is compatible with the area's established character. Limits on development bulk, building frontage, and size of street level use, as well as incentives for retaining existing structures are proposed. While the proposal places additional emphasis on conservation objectives, it retains the Pike/Pine Neighborhood Plan's priority for promoting housing and mixed use development, and is consistent with the Comprehensive Plan goals and policies related to the area, as expressed in area designations and growth targets. Eliminating the First Hill SAOD is consistent with adopted land use plans.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 (2) (C).

[ ] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 (2) (C).

Signature: William K. Mills Date: 4-13-09

William K. Mills, Senior Land Use Planner
Department of Planning and Development

City of Seattle

ENVIRONMENTAL CHECKLIST

A. BACKGROUND:

1. Name of proposed project, if applicable:
Amendments to the provisions of the Pike/Pine Overlay District (23.73) in the Land Use Code as part of a Pike/Pine conservation strategy and related amendments to the Capitol Hill and First Hill Station Area Overlay Districts.

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

Contact: Dennis Meier, 684-8270.

4. Date checklist prepared:
April 2009

5. Agency requesting checklist:
City of Seattle Department of Planning and Development

6. Proposed timing or schedule (include phasing if applicable):
The proposed code amendments will be reviewed by City Council and discussed in public hearings in early 2009.

7. Do you have any plans for future additions, expansions, or further activities related to or connected with this proposal? If yes, explain:
The proposal is a non-project action that is not dependent upon any further action. However, the proposal is regarded as an initial action to promote conservation objectives in the Pike/Pine neighborhood. Other additional actions affecting regulation for this neighborhood may be considered at a later date, but these possible actions are not sufficiently formulated or reasonably possible to include within this SEPA review at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
A draft report analyzing the recommendations was prepared in January 2009, with a revised final report prepared in April 2009, as well as the SEPA environmental checklist and environmental determination to be 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:
The proposal affects land use and zoning regulations in the Neighborhood Commercial zones within the Pike/Pine, First Hill, and 12th Avenue Urban Center Villages. It is likely that there are pending applications for developments, rezones, and other actions in or near the Neighborhood

Commercial zoned areas that are generally the subject of the proposed Land Use Code amendments. However, the recommended outcome of this proposal is not expected to substantively alter decision-making on any individual pending application, to the extent such applications would be considered "vested" or otherwise under review per current codes and regulations.

10. List any governmental approvals or permits that will be needed for your proposal, if known:
The proposal's amendments will require approval by the City Council prior to their adoption.

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

Proposal Description

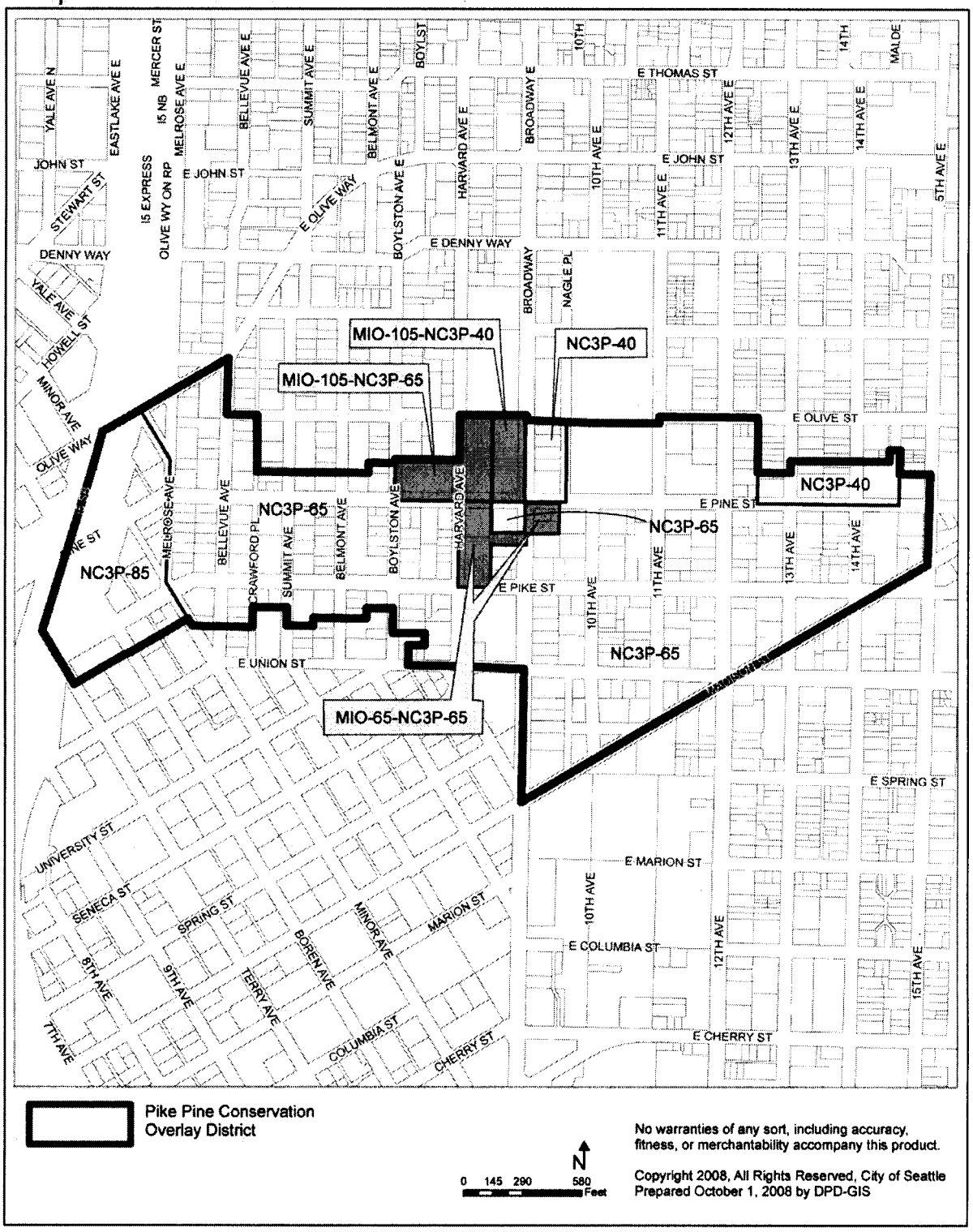
The proposal consists of the following actions:

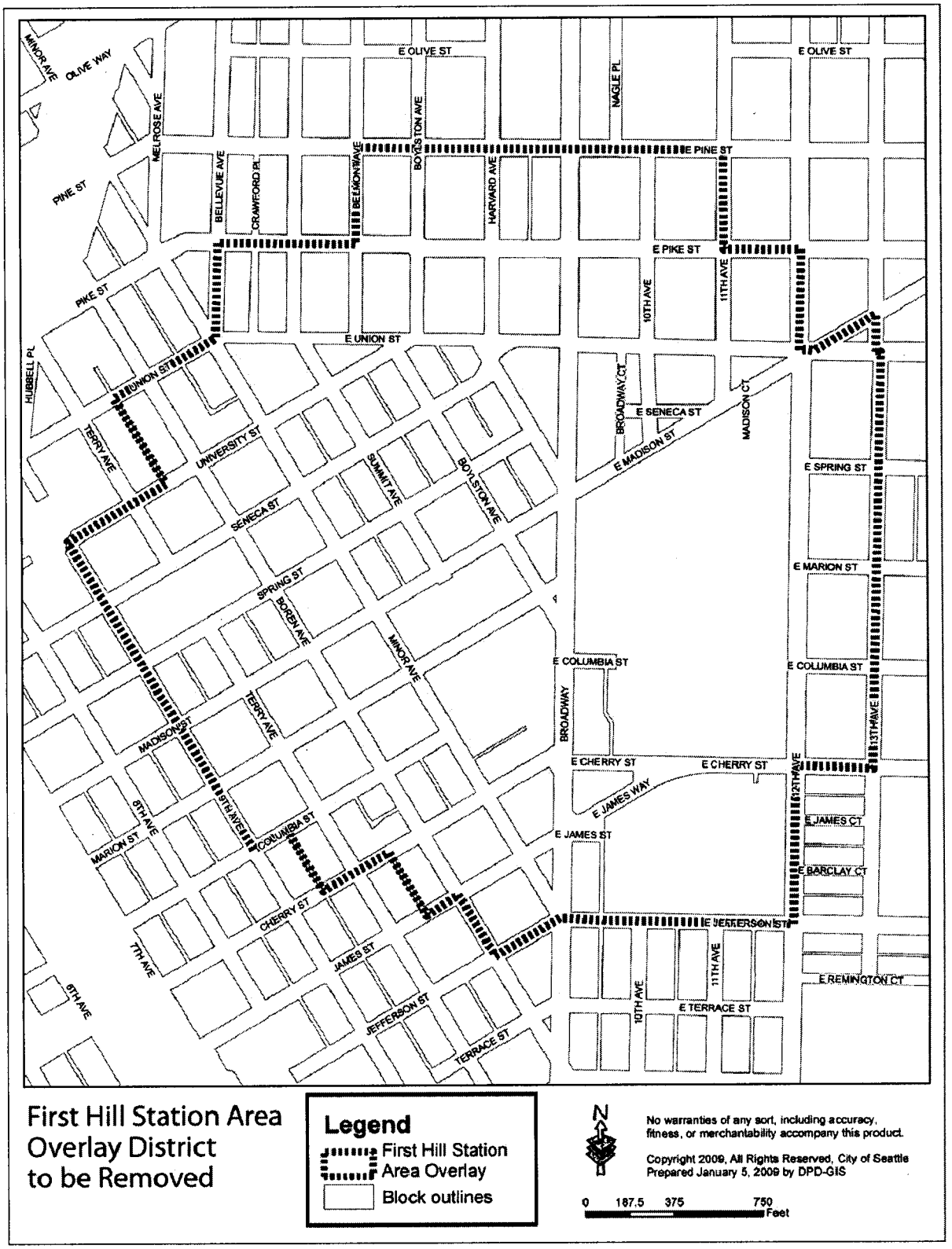
- Rezone the NC3 areas within the current boundaries of the overlay to include a pedestrian zone designation (NC3P), while retaining current height districts.
- Adjust the boundaries of the Capitol Hill Station Area Overlay District (SAOD) to exclude areas that overlap with the Pike/Pine overlay, to eliminate redundant and potentially conflicting regulations.
- Eliminate the First Hill Station Area Overlay District as this previously proposed light rail station will not be built (portions of the district overlap with the Pike/Pine overlay and conflict, as mentioned above).
- Designate E. Pike and Pike Street and E. Pine and Pine Street, which currently require commercial uses at street level, as principal pedestrian streets, as well as segments of 10th, 11th, 12th, and 13th Avenues east of Broadway and north of Pike Street, which currently do not require street level uses.
- Expand the boundaries of the Pike/Pine Overlay District to include the existing NC3P and NC3 zoned areas in the Pike/Pine neighborhood along Broadway and east of Broadway and south of E. Pike Street.
- Establish a maximum floor size limit on upper floors for all new development and a maximum limit on structure width for new structures with frontage along Pike and Pine Streets.
- Provide development flexibility through exemptions from floor area calculations and/or limits on non-residential use and non-residential FAR to:
    - retain existing "character structures" (structures that have existed for at least 75 years) and street-facing portions of existing "character structures" on a development lot;
    - encourage development on small lots of 8,000 square feet or less;
    - include space for small commercial uses at the street level of structures;
    - include arts facilities in existing structures and new projects; and
    - maintain economic viability of "character structures" by exempting these structures and limited additions to these structures from the Pike/Pine Overlay's limits on non-residential uses.
- Allow an exception to permit a structure height increase of 10 feet for residential use in projects that retain existing "character structures" or portions of existing "character structures" on a development lot.
- Limit street frontage width of street level uses in new structures on Pike and Pine Streets.
- Restrict certain types of signs that are incompatible with the local business character of the Pike/Pine area.

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 affected area includes most of the land within the Pike/Pine Urban Center Village and portions of the First Hill and 12th Avenue Urban Center Villages. Pike/Pine is generally bounded by Interstate 5 on the west; Midrise (MR), Lowrise 3 (L3) multifamily zoned areas and the Seattle Central Community College Campus and Cal Anderson Park on the north; 15th Avenue on the east; E. Madison Street, and, west of Broadway, Midrise (MR) multifamily areas south of E. Pike Street on the south. In addition to overlapping with the Pike/Pine area, the affected area of the First Hill Station Area Overlay District in the First Hill and 12th Avenue Urban Center Villages also includes most of the multifamily and commercial zoned areas and major institution overlay areas bounded by Union/E. Union Street, 9th Avenue, E. Jefferson Street and 13th Avenue. The areas are as shown on the maps below.

Map A for 23.73.004





First Hill Station Area Overlay District to be Removed

Legend
First Hill Station Area Overlay
Block outlines

N

No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.

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Prepared January 5, 2009 by DPD-GIS

0 187.5 375 750 Feet

B. ENVIRONMENTAL ELEMENTS:

1. Earth

a. General description of site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.
Includes both sloping and relatively flat areas, with the steepest sloping areas mostly between I-5 and Summit Avenue.

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

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
Soils in the project area are a typical mix of the glacial till found in the urban Seattle area. No agricultural soils or prime farmland are present in the planning area.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
Not applicable. This is a non-project proposal. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review) and environmentally critical areas regulations.

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.
Not applicable. This proposal is a non-project action and does not involve construction activity. The amount of filling or grading depends upon existing site conditions and usually is part of the site preparation. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review).

f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.
Not applicable. The indirect effects of this non-project proposal are not expected to increase development pressures in Pike/Pine neighborhood commercial areas, or change the amount of clearing that would occur on any site. Potential impacts of specific development projects will be addressed through existing regulations and/or separate site-specific environmental review.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Not applicable. This proposal is a non-project action and does not involve construction activity. The project area is presently densely developed with buildings and roadway surfaces. Implementation of most of the proposed actions would not appreciably alter this existing situation. Current zoning allows lot line to lot line development coverage. This proposal would not change this condition.

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:
None. This proposal is a non-project action and does not involve construction activity. The amount of erosion depends upon existing site conditions and site design of a project-specific action. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control erosion or other impacts to

the earth at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review).

There are established policies and regulations to limit the potential of erosion and landslide impact of specific development proposals. The recently adopted green factor that applies to development in the area is expected to help avoid or mitigate potential earth and drainage-related run-off impacts.

2. Air

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
Not applicable. This proposal is a non-project action and does not involve construction or development activity. No changes to odor standards are proposed. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review). No significant adverse impacts related to air quality, including greenhouse gases are anticipated, because the incremental difference between total probable future development under the existing and proposed future codes would be relatively minor.

The indirect effects of this non-project proposal to air resources are also addressed in Section D, Supplemental Sheet for Non-project Actions.

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 proposal. Off-site sources of emissions or odors could exist in the vicinity of individual projects that may utilize the provisions of this proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
There are established policies and regulations to minimize adverse air quality impacts of specific development projects.

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

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
No.

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.

4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**
No such withdrawals or diversions known. This proposal is a non-project action and does not involve construction or development activity.

5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**
No such floodplains known to exist in the study area. This proposal is a non-project action and does not involve construction or development activity.

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 such discharges known. This proposal is a non-project action and does not involve construction or development activity. Future development, which might indirectly lead to such discharges, would be subject to environmental review if it exceeds thresholds.

b. **Ground Water:**

1) **Will groundwater be withdrawn or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**
Not applicable. This proposal is a non-project action and does not involve construction or development activity. Development regulation changes in the proposed legislation are unlikely to result in the withdrawal of or discharge to ground water as part of the site development for an individual project. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, and other requirements. New development will need to include adequate sanitary sewer connection and capacity, and stormwater controls meeting applicable standards.

2) **Describe waste material that will be discharged into the ground for 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. The proposal is a non-project action and does not involve construction or development activity. The Pike/Pine area is served by sewer mains. The proposed legislation will not change existing regulations on septic tanks or waste material discharge. Future development projects will need to include adequate sanitary and stormwater sewer capacity and controls, and will be subject to environmental review (if they meet or exceed thresholds for environmental review) and the City's stormwater and drainage requirements.

c. **Water Runoff (including storm water):**

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Runoff flows would be expected to occur predominantly to established City drainage facilities. The amount of runoff and method of collection depends upon existing site conditions and site design of a project-specific action. Individual projects will be subject to the City's stormwater and drainage requirements and environmental review (if they meet or exceed thresholds for environmental review.) Future development projects will need to meet treatment requirements prior to connection

to City storm sewer systems. The indirect effects of this non-project proposal related to water runoff are addressed in Section D, Supplemental Sheet for Non-project Actions.

2) **Could waste materials enter ground or surface waters? If so, generally describe.**
Not applicable. This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will be subject to the City's Environmentally Critical Areas Ordinance, and the City's stormwater and drainage requirements and environmental review (if they meet or exceed thresholds for environmental review.) Future development projects will need to demonstrate that stormwater and wastewater requirements have been met. The indirect effects of this non-project proposal related to water runoff are addressed in Section D, Supplemental Sheet for Non-project Actions.

d. Proposed measures to reduce or control surface, ground or runoff water impacts, if any:
Not applicable. This proposal is a non-project action and does not involve construction or development activity. There are established policies and regulations to protect wetlands, riparian corridors, lakes, drainage basins, wildlife habitats, slopes, and other property from adverse drainage impacts of specific development projects. New construction will need to comply with the City's Stormwater, Grading & Drainage Control Ordinance and provide for mitigation of erosion, if required. Individual projects will also be subject to environmental review (if they meet or exceed thresholds for environmental review). The recently adopted green factor that currently applies to development in commercial zones is expected to provide mitigation for potential future water quality and run-off impacts.

4. Plants

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

__x__Deciduous tree: alder, maple, aspen, other
__x__Evergreen tree: fir, cedar, pine, other
__x__Shrubs, various species as ornamental landscaping
__x__Grass
_____Pasture
_____Crop or grain
_____Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
_____Water plants: water lily, eelgrass, milfoil, other
_____Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
Little vegetative clearing is expected with future development. Individual development projects that may utilize the proposed legislation's zoning and development regulation changes will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, Significant Trees Ordinance, and other regulations. The indirect effects of this non-project proposal on vegetation are addressed in Section D, Supplemental Sheet for Non-project Actions.

c. List threatened or endangered species known to be on or near the site:
No threatened or endangered plant species are known to be in or near the planning area.

d. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any:
Not applicable. This proposal is a non-project action and does not involve construction or development activity. Development standards and design guidelines are in place and proposed that support the use of native plants and other vegetation on specific development projects

where appropriate. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of landscaping or other measures to preserve or enhance vegetation at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review), and will be subject to the City's existing requirements for screening and buffers. The recently adopted green factor is expected to provide mitigation for water quality and run-off impacts as well as promote aesthetically pleasing landscaping of new development sites.

5. Animals

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

Birds: hawk, heron, eagle, songbirds, ducks, geese, owls, other: raven, 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:_____

Other: _____

This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be substantively evaluated in terms of specific animals present in the Pike/Pine or First Hill Station Area District Overlay areas at this stage.

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

None are known. No threatened or endangered animal species are known to be in or near the area.

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

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

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

Not applicable.

6. Energy and Natural Resources

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

Not applicable. The proposal is a non-project action and does not involve construction or development activity. The area is served by electric and natural gas utilities. New future development is likely to use these sources of energy, the same as would occur under current land use zoning and regulations. Future development projects that may use the proposed legislation's zoning or development regulation changes are unlikely to require different types of energy sources under the new provisions than under the existing provisions.

Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of energy requirements at this stage. Such projects will be subject to subsequent environmental review (if they meet or exceed thresholds for environmental review).

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

Not applicable. The proposal is a non-project action and does not involve construction or development activity; however in the affected area, some modest building height and density increases are expected under specific conditions related to the retention of existing structures, possibly reducing solar access on neighboring parcels.

Projects and development consistent with this proposal will occur over time and cannot be further substantively evaluated in terms of impacts to adjacent properties at this stage. Individual development projects that utilize the proposed legislation's zoning and development regulation changes will be subject to environmental review and design review (if they meet or exceed thresholds for environmental review) for energy related impacts.

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 proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be substantively evaluated in terms of energy conservation features or measures to reduce or control energy impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) and will need to meet the City's energy code requirements. The indirect effects of this non-project proposal on energy resources are addressed in Section D, Supplemental Sheet for Non-project Actions.

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 proposal is a non-project action and does not involve construction or development activity. Zoning or development regulation changes in the proposed legislation are unlikely to result in additional environmental health hazards as part of the future potential site development for individual projects.

Individual projects that may utilize the provisions of this proposal will be subject to the City's Environmentally Critical Areas Ordinance, environmental review (if they meet or exceed thresholds for environmental review), and other requirements.

1) Describe special emergency services that might be required.

None are known. This proposal is a non-project action and does not involve construction or development activity. The amount of growth in the commercial zones of Pike/Pine and within the First Hill Station Area District Overlay is within the range covered by the City of Seattle's Comprehensive Plan for Fire Protection and Police Services. In general, emergency service providers including the Fire and Police Departments will review the effects of increased development and propose enhanced services as necessary as part of their planning for future service needs. The indirect effects of this non-project proposal are not expected to result in an increased need for emergency services. See discussion in Section D, Supplemental Sheet for Non-project Actions.

Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of special emergency services required at this stage. Such

projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other requirements.

2) **Proposed measures to reduce or control environmental health hazards, if any:**
None are proposed. This proposal is a non-project action and does not involve construction or development activity. The indirect effects of this non-project proposal are not expected to result in an increase of environmental health hazards.

Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control environmental health hazards at this stage. Such projects will be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review), building code, and other public health and safety requirements. See discussion in Section D, Supplemental Sheet for Non-project Actions.

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 proposal is a non-project action and does not involve construction or development activity. Ambient noise typical of urban areas exists in the Pike/Pine and First Hill and 12th Avenue neighborhoods, including typical noise levels generated by traffic and aircraft, with Freeway and arterial traffic noise especially severe in the vicinity of Plymouth Pillars Park. There is also noise generated by night clubs and the high volumes of related pedestrian activity in the evening. The extent of existing traffic and other noise affecting a given development project would be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review).

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 proposal is a non-project action and does not involve construction activity. The potential future indirect effects of this non-project proposal are not expected to substantively increase the potential for adverse or significant adverse noise impacts because the incremental difference between total probable future development under the existing and proposed future codes would be relatively minor.

Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of noise impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) as they move forward. See discussion in Section D, Supplemental Sheet for Non-project Actions.

3) **Proposed measures to reduce or control noise impacts, if any:**
Not applicable. This proposal is a non-project action and does not involve construction or development activity. Existing noise standards and regulations related to the Neighborhood Commercial zone and Land Use Code would be retained and would not change as part of this proposal.

Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control noise impacts at this stage. Such projects will be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review).

8. Land and Shoreline Use

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

The affected area includes most of the commercially zoned land (NC3 and NC3P) within the Pike/Pine Urban Center Village, extending along the commercial corridors of Pine and Pike Streets from Interstate 5 on the edge of downtown east to 15th Avenue. To the north, the commercial corridor is bordered by high density housing in Midrise (MR) multifamily zones, the Seattle Central Community College Major Institutional Overlay area, and Cal Anderson Park. To the south, the area is bordered by high density housing in MR zones and Seattle University, and mixed commercial development. The area is characterized by: a unique mix of light manufacturing, wholesaling, high-tech and automobile-related businesses; a variety of institutions, including churches, fraternal organizations, and Seattle Central Community College Facilities; a wide range of arts activities that include theaters, galleries, and performance space; a regional-scale grocery store and retail service center (Harvard Market); night clubs, community services, and a wide variety of housing.

The area within the First Hill SAOD is zoned for high density commercial, residential and mixed-use, in addition to overlays established for several major institutions. The property along Madison is zoned NC3 with the majority zoned NC3P. The height limit is 160' along the street west of Broadway. Highrise zoning, which allows residential towers, flanks -either side of the Madison Street corridor. A number of institutions, including Virginia Mason, Swedish Medical Center, and Seattle University occupy area within and near the SAOD.

Public facilities within the Pike/Pine area include the East Precinct Police Station, Cal Anderson Park, Plymouth Four Pillars Park, and Fire Station 25. The area has about 2,500 residential units and an employment population of about 5,600. Public facilities within First Hill SAOD include the Stimson Greene Mansion and Stimson Park. Pike/Pine has about 2,500 residential units and an employment population of about 8,100. The First Hill SAOD overlaps with portions of the Pike/Pine, First Hill, and 12th Avenue Urban Center Villages. The combined urban center villages are larger than the area of the First Hill SAOD. However, to provide ~~and~~an idea of conditions in the SAOD, the First Hill Urban Center Village has about 5,900 residential units and an employment population of about 23,000, and the 12th Avenue Urban Center Village has 1,450 housing units and an employment population of over 4,000.

Increasingly, the Pike/Pine and First Hill SAOD areas are attractive for new development, particularly mixed use projects that are predominantly residential. In Pike/Pine, 16 buildings have been built between 1995 and 2007. Of these 16 buildings, 14 were entirely residential or residential with ground-floor retail. Ten of these 14 are condominiums, and three are rental (including one subsidized). The Harvard Market retail complex and the Silver Cloud Hotel were the other two buildings built in this period. Most new development has been mixed use; generally 6-story structures with retail use at street level and housing above. About 14 projects currently in the permit pipeline are similar mixed use developments, and combined would add over 700 units to the area.

Recent residential development activity throughout the First Hill Urban Center Village includes a total of about 1,379 new housing units: 301 units in two projects finished since 2004, 420 units in three projects now under construction, and 658 units in four projects with a permit application filed. However, within the First Hill Station Area Overlay District, excluding area within Pike/Pine, most development activity is related to new medical facilities on the campuses of major institutions, including Virginia Mason and Swedish Medical Center, and expansion at Seattle University. Residential development activity in the overlay has been primarily limited to permit applications for three projects totaling about 200 units.

Development along Madison Street tends to be office and medical-office related. Examples of recently completed residential or mixed use development in the area include the new M Street Apartments and the Cabrini senior housing project at Boren Avenue.

The affected area is surrounded by: downtown office and commercial uses on the west; Capitol Hill high density residential, commercial, and institutional uses to the north and east; Seattle University and First Hill moderate to high density residential, commercial and institutional uses to the south.

b. Has the site been used for agriculture? If so, describe.
No.

c. Describe any structures on the site.

The Pike/Pine neighborhood is urban in character with a wide variety of structures. Development typically ranges between one and three stories in height, and seldom occupies sites larger than 15,000 square feet, although more recent mixed use projects typically occupy larger sites and are generally six stories in height. While existing development includes structures from almost every period of the city's development history, from the early 1900s to the present, over 75 percent of the building stock in the Pike/Pine neighborhood was constructed before 1930. Approximately 208 buildings on 158 parcels within the 40 foot, 65 foot, and 85 foot height districts of the Pike/Pine overlay area are 75 years old or older. Masonry buildings are characteristic of the area. Development in the First Hill SAOD is typically large scale institutional and high density residential and mixed use projects. Sites can be full to half blocks in many cases, and the major institutions are generally developed as campus environments.

d. Will any structures be demolished? If so, what?
Not as a result of this action, although redevelopment is currently underway on several lots and additional lots are expected to be redeveloped in the future. The indirect effects of this non-project proposal are not expected to increase the rate of demolition; in fact, measures are proposed to provide incentives to retain and incorporate existing structures in redevelopment projects.

e. What is the current zoning classification of the site?
The project area within the current boundaries of the Pike/Pine Overlay District is zoned Neighborhood Commercial (NC3) with a 65 foot height limit, although there are 85 and 40 foot height districts included as well. Areas proposed to be included within the expanded overlay boundaries are mostly zoned NC3 65 with a pedestrian (P) designation. Additionally, Station Area Overlay Districts and, to a lesser extent, a Major Institution Overlay, apply to much of this area. The zoning within the First Hill Station Area Overlay District includes primarily NC3 zones with height limits up to 160 feet and Midrise (MR) and Highrise (HR) multifamily zones. Much of the area is subject to a major institution overlay (MIO).

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

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

g. If applicable, what is the current shoreline master program designation of the site?
Not applicable.

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

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

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

Not applicable. This is a non-project proposal. However, the Pike/Pine Urban Center Village has about 2,500 residential units, with a residential population of 3,420 persons in 2007 and an employment population of about 5,600 employees (or "jobs"). The 2024 Comprehensive Plan planning target for the entire Pike/Pine Urban Center Village is 2,995 households and 5,836 jobs. The First Hill Urban Center Village has 5,900 residential units, with a residential population in 2007 of 8,100, and an employment population of 22,000. Under the 2024 Comprehensive Plan planning targets, First Hill is targeted for an additional 1,200 households and 2,000 jobs. In 2007, the 12th Avenue Urban Center Village has 1,710 housing units and 4,562 residents, with an employment population of 5,258. The Comprehensive Plan growth targets call for an additional 700 households and 700 jobs by 2024.

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

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

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

None are proposed. The indirect effects of this non-project proposal are not expected to increase the rate or extent at which residences or businesses are displaced. However, the proposal includes measures intended to increase opportunities to accommodate small businesses in new mixed use developments, which could enable businesses that might otherwise have been displaced to remain in the area. Other incentives are intended to retain arts related activities.

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

The proposal is compatible with existing and projected land uses and plans. One of the primary objectives of the proposed amendments is to further Neighborhood Plan directives to promote development that is compatible with the area's established character. Limits on development lot size, building frontage, and size of street level use, as well as incentives for retaining existing structures are proposed. While the proposal places additional emphasis on conservation objectives, it retains the Pike/Pine Neighborhood Plan's priority for promoting housing and mixed use development, and is consistent with the Comprehensive Plan goals and policies related to the area, as expressed in area designations and growth targets. Eliminating the First Hill SAOD is consistent with adopted land use plans.

In the areas currently zoned NC3P 40, NC3P 65 and NC3 65 proposed to be included within the expanded boundaries of the Pike/Pine Overlay District, the limit on the amount of non-residential use permitted in a project will, where applicable, reduce the capacity for commercial floor area to accommodate additional jobs. For areas within the Seattle Central Community College Major Institution Overlay (MIO), the provisions of the MIO will continue to supersede those of the Pike/Pine overlay, and capacity for job growth will not be affected. Furthermore, the proposal allows additional flexibility to accommodate commercial uses, and

related job growth, by waiving current limits on non-residential use for existing character structures.

In 2000, after DPD analyzed the neighborhood plan recommendation to expand the Pike/Pine overlay to include this area, the decision was to reject the proposal based on a concern that the resulting reduction in commercial capacity could potentially hamper the ability of the Capitol Hill/First Hill Urban Center to meet the Comprehensive Plan's employment growth target. However, in recent years, the First Hill/Capitol Hill Urban Center has outperformed most other areas of the city in meeting job growth targets. This growth is reflected in the major building programs underway in all three medical centers on First Hill and at Seattle University. The Comprehensive Plan calls for accommodating 5,836 jobs in Pike/Pine by 2024. Given 2006 data, Pike/Pine has 5,599 jobs, just 170 jobs short of meeting the 2024 target. Furthermore, the 2024 employment target for the entire First Hill/Capitol Hill Urban Center is 44,133 jobs, which requires an additional 3,265 jobs above the 2006 employment population of 40,868. According to the most recent capacity analysis, current zoning in the Urban Center provides capacity for 7,553 additional jobs; sufficient to comfortably accommodate the additional 3,265 jobs needed to meet the target. Even if all the capacity for jobs attributed to Pike/Pine were lost (which will not be the case), the remaining capacity for 4,142 jobs elsewhere in the Urban Center would be sufficient to accommodate the additional job growth needed to meet the Urban Center target. In addition, proposals to exempt existing "character structures" and limited additions to these structures from current limits on non-residential use may contribute to a slight increase in employment capacity.

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 proposal. However, zoning changes could modestly influence the number of lots likely to become available for redevelopment and/or the density of projects that can be built on these lots. Under specific circumstances, the additional zoning flexibility in the proposal could allow for increased heights and densities for residential use. Expanding the overlay boundaries, as proposed, will also apply the current overlay's limit on non-residential use in new development to more areas, which would prevent large commercial-only developments, potentially increasing the attractiveness for residential development.

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 proposal. The indirect effects of this non-project proposal are not expected to result in any significant change to the rate of demolition of housing in the Pike/Pine area.

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

None are proposed. Generally, proposed provisions are intended to encourage the retention of existing structures for all uses, including housing. The proposal does remove a restriction that limits residential-only development to projects providing housing within prescribed affordability levels. This action is intended to reinforce the original intent of the overlay to provide more flexibility for residential-only development in the Pike/Pine area and to make the zoning more consistent with conditions in commercial zones citywide, which do not place any affordability restrictions on residential-only development. Removing this restriction is not expected to have an impact on the provision of affordable housing, since it only applies to

residential-only development, and most, if not all, projects that have been developed within the Pike/Pine overlay have been mixed use, either because of the developer's decision to provide mixed use or the project's location requires it. However, under the proposal, projects that do provide housing affordable to specified household income levels are eligible for added flexibility in the application of certain development standards.

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 proposal and does not include any construction or development activity. A limited increase in height, allowing an additional 10 feet in height in zones that permit development up to 65 feet in height, is proposed, however, to provide added development flexibility for projects that retain existing "character structures" (structures that have existed for at least 75 years) on a development lot. There are approximately 191 character structures on 146 parcels within the 65 foot height district. This number includes, but is not limited to, currently designated landmarks and structures identified on the City's historic resource inventory as warranting consideration for landmark designation.

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

Not applicable. This is a non-project proposal. Projects and development consistent with this proposal will occur over time and cannot be substantively evaluated in terms of potential view alteration at this stage. Overall, the additional height proposed (outlined above) could result in private view blockage. However, this is not anticipated to be a frequent or substantial phenomenon when compared to the current height limits, and no adverse view-related impacts are identified at this time.

Individual development projects that utilize the proposed legislation's zoning and development regulation changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) for height, bulk and scale impacts and the City's Design Review Program.

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

No measures related to aesthetic impacts are proposed. However, the proposal would put in place standards that promote a scale of development that is more compatible with the historic development pattern and that provides additional flexibility as an incentive to retain existing "character structures" on a development lot. Limits on the size of use at street level are also intended to retain a more diverse streetscape, and restrictions on backlit signs are intended to protect the area's visual aesthetic character, which relates to its general characteristics as a local business district.

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 proposal. Existing light and glare standards are not proposed to be changed, and minimal additional potential for light glare is identified. Projects and development that utilize the proposed legislation's zoning and development regulation changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) for light and glare impacts.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable. This is a non-project proposal. No such impacts are identified. Projects and development that utilize the proposed legislation's zoning and development regulation changes will be subject to regulations and environmental review (if they meet or exceed thresholds for environmental review) for light and glare impacts.

c. What existing off-site sources of light or glare may affect your proposal?
Not applicable. This is a non-project proposal. Ambient light and glare typical of urban areas in Seattle exists in the study area. The extent of light and glare affecting a given development project will be assessed through project-specific environmental review (if they meet or exceed thresholds for environmental review) and other regulations.

d. Proposed measures to reduce or control light and glare impacts, if any:
None are proposed. This is a non-project proposal. Established policies and regulations to minimize or prevent hazards and other adverse light and glare impacts of specific development projects will not change. Projects and development that utilize the proposed legislation's zoning and development regulation changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other regulations for light and glare impacts.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
The Pike/Pine area is served by public parks, including the recently renovated Cal Anderson Park and the Plymouth Pillars Park adjacent to I-5. The active pedestrian environment promotes use of the public streets, and on occasion streets are temporarily closed for street fairs. First Hill Park is within the First Hill Station Area District Overlay.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None are proposed. This is a non-project proposal. No changes are proposed to requirements for on-site residential amenity space in new projects. Projects and development that utilize the proposed legislation's zoning and development regulation changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) for impacts on recreation.

13. Historical and Cultural Preservation

a. Are there any places or objects listed on, or proposed for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
This is a non-project proposal. Individual projects and development subject to the proposed legislation's zoning and development regulation changes also will be subject to the City's regulations related to historic and archaeologically significant landmarks as well as environmental review (if they meet or exceed thresholds for environmental review).

Over 75 percent of the building stock in the Pike/Pine neighborhood was constructed before 1930, with approximately 208 structures on 158 parcels within the overlay area that are 75 years old or older, according to King County Assessor data. The Pike/Pine corridor has a relatively high concentration of historic or potentially historic buildings, many of which retain a high degree of architectural integrity and would likely be evaluated as representing

innovative and unique building types. The following Seattle landmarks are located within the affected area:

- Old Fire Station #25, 1400 Harvard Avenue
- Wintonia Hotel, 1431 Minor Avenue
- First African Methodist Episcopal Church, 1522 14th Avenue
- Stimson-Green House, 1204 Minor Avenue
- Seattle First Baptist Church, 1121 Harvard Avenue
- Dearborn House, 1117 Minor Avenue
- St. James Cathedral, Rectory, and Site, 9th and Marion
- Summit School/Northwest School, 1415 Summit Avenue

In addition to structures already designated as historic landmarks, approximately 63 structures in the Pike/Pine area are included in the Department of Neighborhoods cultural resources survey, which provides an inventory of structures to assist in selecting those that potentially warrant further consideration for official Landmark nomination. Many of these structures are related to the area's early history as Seattle's original "auto row." Several designated landmark structures and structures under consideration for designation as landmarks are located in the area.

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

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

From the turn of the century into the 1930s, the Pike/Pine area handled 70 percent of Seattle's automobile sales and service activity. Because auto purchases were such a luxury at the time, these showrooms were often ornately designed and decorated. Although much of this ornamentation has been lost through contemporary improvements, this aspect of the history of the neighborhood remains with its buildings. For the most part, these substantial buildings have aged well and have proven readily adaptable to other uses, such as office buildings, art galleries and performance space, retail space, residential lofts, and restaurants, and have contributed to the current dominant character of the area, which is influenced by this diversity of uses.

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

None are proposed. The potential for indirect impacts of this non-project proposal on historic and cultural resources are discussed in Section D, Supplemental Sheet for Non-project Actions. There are established policies and regulations to maintain and preserve significant historic sites and structures and to provide the opportunity for analysis of archaeological sites during review of specific development projects. Projects involving structures or sites which have been designated as historic landmarks are subject to compliance with the Landmarks Preservation Ordinance.

The principal purpose of the proposed action is to promote neighborhood conservation objectives. Structures that have existed for 75 years or more are defined as "character structures," and several provisions encourage the retention and continued use of these

structures. To promote their economic viability, character structures receive more flexible treatment; and they are not subject to certain restrictions that apply to new development, such as limits on the amount of non-residential use permitted. Furthermore, more flexible development standards, including a height exception and floor area exemption, are proposed to encourage incorporating these structures in redevelopment projects.

14. Transportation

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

Interstate 5 parallels the west boundary of the affected area. In addition, the Pike/Pine neighborhood is served by two east-west arterials: E. Pike Street (minor arterial), E. Pine Street (minor arterial), and both Pike/Pine, First Hill and 12th Avenue are served by Madison/E. Madison Street (principal arterial). North-south arterials include Bellevue Avenue (collector arterial), Boren Avenue (principal arterial), 9th Avenue (Minor Arterial), Broadway Avenue (minor arterial), 12th Avenue (minor arterial), and 15th Avenue (minor arterial). Seneca Street is an east-west minor arterial in First Hill. The other streets in the area provide local access and circulations between arterials.

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

The planning area is extensively served by public transit and Pike/Pine is within walking distance to the proposed Capitol Hill light rail station to the north.

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

Not applicable. This is a non-project proposal. As part of the Neighborhood Business District Strategy, transportation impacts, including parking impacts, in all of the city's commercial zones were recently addressed in the SEPA analysis of amendments to the Commercial Land Use Code adopted in 2006. This proposal does not include any further changes to parking provisions implemented through the NBDS.

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

No.

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

No.

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

Not applicable. This is a non-project proposal. Transportation impacts in all of the city's commercial zones were recently addressed in the SEPA analysis of amendments to the Commercial Land Use Code as part of the Neighborhood Business District Strategy adopted in 2006. This proposal does not include any changes to the provisions implemented through the past NBDS-related work that are likely to generate meaningful, substantial or adverse impacts related to increased vehicular trips. Similarly, no impacts are anticipated to areas zoned multifamily.

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

None are proposed.

15. Public Services

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**
Not applicable. This is a non-project proposal. The proposed amendments are not expected to substantively change potential future demands for public services.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**
None are proposed. This proposal is a non-project action.

16. Utilities

a. **Utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**
The affected area is extensively developed and is served by all the utilities listed above except for septic systems. Other utilities available include cable television and internet access.

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 proposal. The proposed amendments are not expected to substantively change potential demand for utility services or the specific services to be provided, which are decided on a site-by-site basis.

C. SIGNATURE

Signature provided following section D below.

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

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

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

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**
The proposed changes would result in no direct impacts, and are unlikely to result in indirect or cumulative impacts related to water, air, noise, or toxic/hazardous substances.

   Proposed measures to avoid or reduce such increases are:
None proposed.

2. **How would the proposal be likely to affect plants, animals, fish or marine life?**
The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative impacts related to plant, animal, fish or marine life.

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

3. **How would the proposal be likely to deplete energy or natural resources?**
The proposed changes would result in no direct negative impacts and are unlikely to result in indirect or cumulative impacts related to energy or natural resources. As a result, the potential for increased depletion of energy and natural resources is minor.

Increased housing density in the type of mixed use urban environment promoted by the provisions of the Pike/Pine overlay may, in certain cases, reduce demands for energy and natural resources. This type of urban development pattern can reduce energy consumption by clustering services and having a good land use mix, increasing the convenience and likelihood that people will walk and use transit for work and pleasure trips. Building heating costs may also be reduced per household since multifamily units typically result in more common wall area, which is more thermally efficient. However, in some instances, residential projects could achieve slightly higher densities than what would occur under existing conditions, which may result in higher energy-use for a particular project. Furthermore, if proposed development standards intended to maintain a compatible scale of development result in projects with multiple structures or less energy efficient building forms that are less energy efficient than a single, bulkier structure, there could be some increase in energy use, although projects would continue to be required to comply the existing Energy Code and standards for sustainable development.

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

Proposed measures to protect or conserve energy and natural resources are:
None are proposed.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened, or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**
The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative impacts related to environmentally sensitive areas or areas designated for governmental protection. For natural environmental features listed above, this is due to the fact that the area is already an intensely developed urban environment and no significant environmentally sensitive areas are designated, with only a couple of highly-maintained parks or tended landscaped areas present. Several provisions are intended to promote the conservation of existing structures, including designated landmarks. The proposed Pike/Pine Conservation Overlay District includes provisions to encourage new development to retain existing "character structures" on the lot. A character structure is defined as a structure that has existed for over 75 years. According to King County Assessor Data, within the proposed Pike/Pine overlay area, there are 208 character structures on 158 parcels. Additionally, projects that would result in the loss of a character structure on a list proposed to be included in the Code would not be eligible for additional development flexibility. These structures include the three currently designated landmarks in the overlay area and an additional 50 structures identified on the City's historic resource inventory., These factors would discourage potential adverse impacts relative to historic resources addressed in this question.

Proposed measures to protect such resources or to avoid or reduce impacts are:
None are proposed. The existing regulatory framework, i.e., the Land Use Code, The Shoreline Master Program, Environmentally Critical Areas Ordinance, Landmarks Preservation Ordinance

and the City's SEPA ordinance will address impacts during review of development proposals on a project-specific basis. In addition, zoning incentives are proposed to help retain existing older structures, identified as character structures, in the area.

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

The proposed changes would continue to allow and encourage land uses compatible with the existing Comprehensive Plan and neighborhood plans. Specific measures related to maintaining the existing scale and character of development are intended to implement neighborhood plan objectives, while continuing to allow the type of development supported by the neighborhood plan and a level of growth necessary to accommodate Comprehensive Plan growth targets. The type of mixed-use infill development encouraged however will allow continued intensification of the area, creating potential for land use conflicts and conditions that may alter some aspects of existing neighborhood character. As more intensive mixed use and residential development occurs in an area that is also characterized by entertainment uses, late night activity, and a diversity of uses accommodated on sites vulnerable to redevelopment, there is an ongoing potential for conflicts between uses.

The proposed changes would result in no direct, immediate impacts on the built environment. By accommodating new development while retaining positive features of the current built environment, the indirect, long-term cumulative impacts on land uses would be positive, relative to changes likely to occur under existing conditions,. This is a non-project proposal, so specific environmental impacts cannot be predicted. Generally speaking, the environmental impacts of the proposed code change will primarily be associated with slight increases in housing capacity and a slight reduction in commercial capacity in certain areas, and under specific conditions. Negative impacts could include increased noise levels and private view blockage where development occurs, but any difference in the magnitude of these impacts relative to what could occur under existing conditions is insignificant.

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

None are proposed. Development above SEPA thresholds will continue to be reviewed on a project basis and any land use related impacts identified and mitigated as part of the project's SEPA decision. The proposed amendments provide for growth while also retaining neighborhood character. The proposal recognizes the growth targets assigned to the planning area and seeks to promote a balance between accommodating growth and protecting the area's existing character.

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

The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative impacts related to transportation or public services/utilities. Under the proposed amendments for Pike/Pine, the additional flexibility possible through exemptions from residential FAR limits on small lots and the potential height and density increases for projects that maintain structures defined as "character structures" could result in slight increases in residential units, consistent with City Comprehensive Plan growth targets.

The additional flexibility allowed for accommodating non-residential use in older existing structures in Pike/Pine may allow for a slight increase in commercial floor area relative to what is currently allowed, as would the proposal to exempt certain street level uses and space for arts facilities from the calculation of chargeable FAR in new development. The resulting potential increase in non-residential floor area would, however, be offset by the reduction in the permitted density for non-residential uses within the areas proposed to be included within the expanded boundaries of the Pike/Pine Conservation Overlay District. In sum, these changes would not be significantly different from what is anticipated under existing regulations.

For parcels zoned NC3 that are located outside the existing Pike/Pine overlay but within the First Hill Station Area Overlay District,, removing the First Hill SAOD will reduce the permitted FAR for structures occupied only by either commercial or residential uses, although the densities that can be achieved in mixed use development would not be significantly changed.

In sum, the potential for significant adverse additional impacts on transportation and utility infrastructure is negligible due to little or no difference in potential development capacity.

The proximity of urban services, often within walking distance of the neighborhood, further minimizes transportation and utility impacts.

Proposed measures to reduce or respond to such demands 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.**
It is believed that the proposal would not result in conflicts with local, state, or federal laws or requirements for protection of the environment.

SIGNATURE:

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

Signature: Dennis Meier
Dennis Meier
Strategic Adviser I

Date Submitted: 4-13-09

Reviewed by: William K. Mills Date: 4/6/09
William K. Mills
Senior Land Use Planner