

4 Environmental Analysis

This chapter describes existing conditions in the EIS study area and potential environmental impacts of the proposed Land Use Code changes to the following elements of the environment.¹

- 4.1 Housing and Socioeconomics 4-3
- 4.2 Land Use 4-43
- 4.3 Aesthetics 4-85
- 4.4 Parking and Transportation 4-163
- 4.5 Public Services and Utilities 4-191

This list was developed based upon elements of the environment that were identified by the Seattle Hearing Examiner in her 2016 decision as requiring additional analysis, and no additional elements of the environment were identified as a result of the City's subsequent EIS scoping process.

To evaluate potential impacts to those elements of the environment we analyzed the current level of ADU production under Alternative 1 (No Action) and the level of ADU production anticipated from the Land Use Code changes proposed under Alternatives 2 and 3 and the Preferred Alternative.

¹ SEPA requires analysis of adverse impacts to the physical environment, which includes the natural or built environment (RCW 43.21C.110, WAC 197-11-440 (6) (e)). SEPA allows but does not require an EIS to consider other factors that may affect an agency decision, such as socio-economic impacts (WAC 197-11-448, WAC 197-11-440 (8)).

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