

# **SEPA ENVIRONMENTAL CHECKLIST**

**UPDATED 2014**

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:*** [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
Ballard rezones and development standards
2. Name of applicant: [\[help\]](#)  
City of Seattle

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

Seattle Office of Planning and Community Development  
700 Fifth Avenue, Suite 1900  
P.O. Box 34019  
Seattle, Washington 98124-4019

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

March 1, 2016

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

Seattle Office of Planning and Community Development

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

Approval by City Council and Mayor in the first or second quarter of 2016

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

No

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

No additional information has been or will be prepared that is directly related to this proposal. The proposal is a non-project action that is not dependent on any further action.

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

The proposal is a non-project action that is not dependent on any further action.

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

The proposal requires approval by the Seattle City Council prior to adoption. No other agency approvals are anticipated.

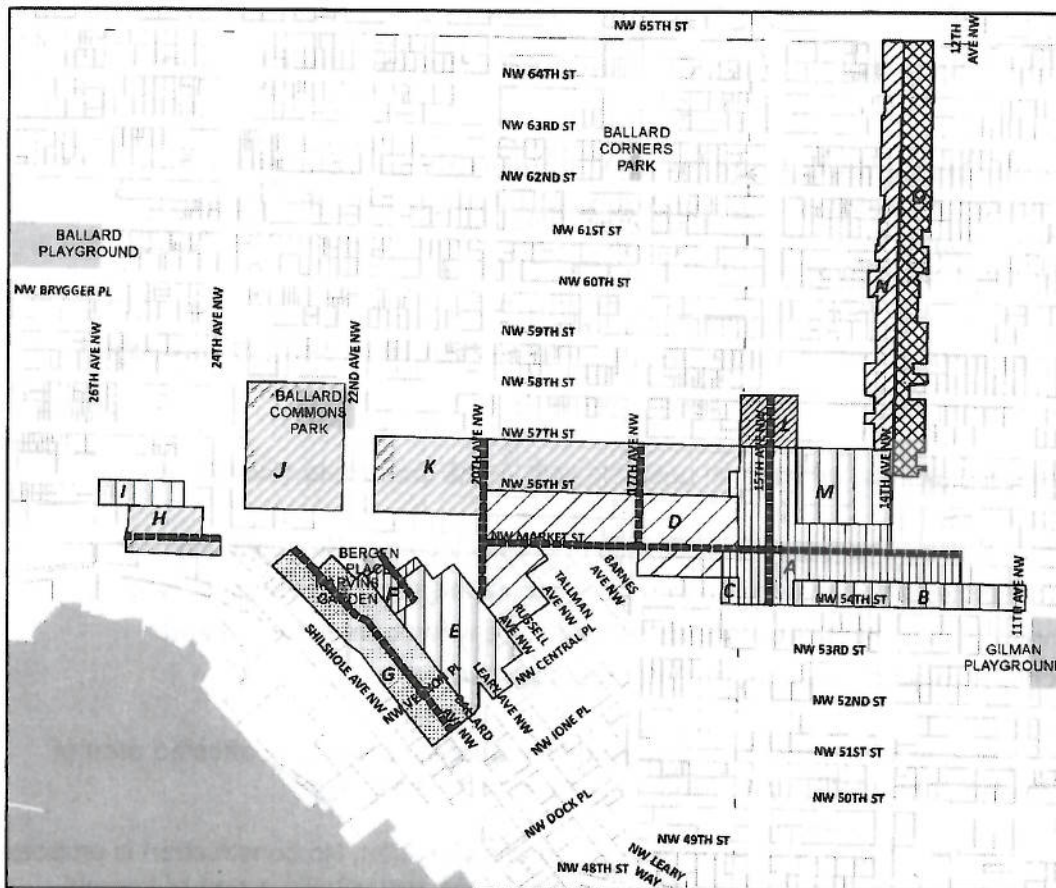
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

This is a non-project action, and there is no specific site of development proposal. OPCD is recommending a series of zoning changes and area-specific development standards to encourage a more pedestrian-oriented form of development within the Ballard Hub Urban Village. OPCD proposes the following changes to the Land Use Code.

- Changing 27.4 acres of Commercial 1 (C1 65) zoning to Neighborhood Commercial 3 (NC3 65).
- Adding Residential Commercial (RC) suffix zone to 12.21 acres of LR zoning.
- Expanding the existing Pedestrian Zone designation in the core of the urban village, and designating principal pedestrian streets along major pedestrian and transit routes in the core of the urban village.

- New development standards for façade modulation, lot coverage for parcels over 40,000 s.f., maximum structure width, upper level setbacks, and a limited amount of street level setbacks.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)



**Exhibit A: Ballard Rezone Map Legend**

- New Principal Pedestrian Street Designation
- ▨ LR2 to LR2-RC
- ▧ LR3 to LR3-RC
- ▩ NC2-65 to NC2P-65
- C1-65 to NC3-65
- NC3-85 to NC3P-85
- ▬ NC3-65 to NC3P-65
- ▮ NC3-40 to NC3P-40
- ▯ C1- 65 to NC3P-65

500 250 0 500 1,000 Feet



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

### 1. Earth

a. General description of the site [\[help\]](#)

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

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

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

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

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. No agriculture is present in the planning area.

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

This is a non-project action. There is no specific site or project location. No construction is 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) and environmentally critical areas regulations, and other requirements.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. 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. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. The indirect effects of this non-project proposal are not expected to significantly increase the area subject to land clearing or other factors that could result in erosion. 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)? [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. The project area is presently developed with buildings and roadway surfaces. Implementation of the proposed rezones would not appreciably alter this existing situation. 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).

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

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

## 2. Air

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

This is a non-project action. There is no specific site or project location. No construction is 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 zoning would be relatively minor.

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

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

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

This is a non-project action. There is no specific site or project location. No construction is proposed. There are established policies and regulations to minimize adverse air quality impacts of specific development projects.

## 3. Water

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

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

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

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

This is a non-project action. There is no specific site or project location. No construction is proposed. 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

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

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

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

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

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

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

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

b. Ground Water:

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

This is a non-project action. There is no specific site or project location. No construction is 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), 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 from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the

number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

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

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

This is a non-project action. There is no specific site or project location. No construction is proposed. 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.) 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. [\[help\]](#)

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

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

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

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

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

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

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

deciduous tree: alder, maple, aspen, other  
 evergreen tree: fir, cedar, pine, other  
 shrubs  
 grass

- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

This is a non-project action. There is no specific site or project location. No construction is proposed. The range of sites that could be affected by the proposal could include those plants checked on the lines above.

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

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

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

This is a non-project action. There is no specific site or project location. No construction is proposed. 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 Green Factor provision is expected to provide mitigation for water quality and run-off impacts as well as promote aesthetically pleasing landscaping of new development sites.

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

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

## 5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

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

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

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

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



This is a non-project action. There is no specific site or project location. No construction is proposed. None are known.

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

This is a non-project action. There is no specific site or project location. No construction is proposed. None are known.

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

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

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

This is a non-project action. There is no specific site or project location. No construction is proposed. None are known.

## 6. Energy and natural resources

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

This is a non-project action. There is no specific site or project location. No construction is proposed. 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. [\[help\]](#)

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

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

This 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.

## 7. Environmental health

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

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

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

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

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

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

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

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

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

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

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

#### **b. Noise**

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Ambient noise typical of urban areas exists in the rezone area, including typical noise levels generated by traffic and aircraft, with arterial traffic noise. 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. [\[help\]](#)

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

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Existing noise standards and regulations in the Land Use Code would be retained and would not change as part of this proposal. Individual projects that may occur as an indirect result 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? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

This is a non-project action. There is no specific site. No construction is proposed. The area consists of a mix of uses, including residential, commercial, institutional, and open space. There are some vacant properties. Adjacent properties surrounding the area are industrial to the south and largely residential uses to the northeast and northwest

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

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

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

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

- c. Describe any structures on the site. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. The rezone area is urban in character with a wide variety of structures.

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

This is a non-project action. There is no specific site or project location. No construction is proposed. As project actions are proposed, any demolition associated with a development will be reviewed for environmental impacts during the permitting process.

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

The rezone area currently consists of Commercial 1, Neighborhood Commercial 2, Neighborhood Commercial 3, Lowrise 2, and Lowrise 3 zones.

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

This is a non-project action. There is no specific site or project location. The current Comprehensive Plan designation in the area is Commercial/Mixed Use and Multifamily Residential.

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

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

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual projects that may utilize the provisions of this proposal will be subject to the City's Environmentally Critical Areas Ordinance and environmental review (if they meet or exceed thresholds for environmental review.)

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

This is a non-project action. There is no specific site or project location. No construction is proposed. According to development capacity analysis the proposed zoning changes would not increase or decrease the development capacity.

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

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

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

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

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

This rezone and modifications to development standards is intended to implement the Ballard Urban Design and Transportation Framework recommendations.

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

This is a non-project action. There is no specific site or project location. No construction is proposed. No agricultural or forest lands are known.

## 9. Housing

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

This is a non-project action. There is no specific site or project location. No construction is proposed. The proposal is not expected to increase or decrease development capacity.

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

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

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

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

## 10. Aesthetics

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

This is a non-project action. There is no specific site or project location. No construction is proposed. In general, the proposed rezones do not decrease or increase the allowed height or density of development. Individual development projects that use the proposed legislation's zoning 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.

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

This is a non-project action. There is no specific site or project location. No construction is proposed. 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. The proposed development standards are intended to reduce such impacts. Individual development projects subject to the proposed legislation's zoning 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: [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. The proposed development standards, which require façade modulation, provide regulations on sites over 40,000 to reduce the bulk and scale of future development. Individual development projects subject to the proposed legislation's zoning changes will also 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.

## 11. Light and glare

Ave NW and 14<sup>th</sup> Ave NW, which are Collector Arterial streets. Other streets in the area primarily provide local access and circulation between arterials.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. The planning area is well served by public transit bus routes.

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

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

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

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

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

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

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

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

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

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

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Future projects and development in the rezone area will be subject to parking and

access regulations, as well as environmental review (if they meet or exceed thresholds for environmental review) for impacts on transportation and parking.

**15. Public services**

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

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

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

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

**16. Utilities**

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

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

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

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

**C. Signature [\[HELP\]](#)**

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

Signature: 

Name of signer DAVE LALLERGUE

Position and Agency/Organization Office of Planning & Community Development

Date Submitted: 3/24/16

**D. supplemental sheet for nonproject actions [\[help\]](#)**

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

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

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

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

The proposed changes would result in no direct impacts, and are unlikely to result in indirect or cumulative impacts related to water, air, noise, or toxic/hazardous substances. The proposed rezones do not increase or decrease the development capacity. Consequently, there is no identified potential for significant adverse impacts as a result of this proposal.

Proposed measures to avoid or reduce such increases are:

None are proposed. The existing regulatory framework, i.e., the Land Use Code, the Stormwater Code, Grading Code, The Shoreline Master Program, Environmentally Critical Areas Ordinance, Landmarks Preservation Ordinance and the City's SEPA ordinance, as well as regulations governing noise, water quality, air quality, and soil removal will address impacts during review of development proposals on a project-specific basis.

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

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, to the extent that the proposed changes do not increase the development capacity nor alter any regulations directly related to environmental performance of new development. Therefore, there is no identified potential for significant adverse impacts as a result of the proposal.

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

The existing regulatory framework, i.e., the Land Use Code, The Shoreline Master Program, Environmentally Critical Areas Ordinance, and the City's SEPA ordinance will address impacts during review of development proposals on a project-specific basis. No mitigation measures are 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. The proposed changes do not alter any regulations directly related to energy or natural resources such as energy performance standards in new development. Projects would continue to be required to comply with the existing Energy Code and standards for sustainable development. Therefore, there is no identified potential for significant adverse impacts as a result of the proposal.

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

None proposed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,



wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative impacts related to environmentally sensitive areas or areas designated for governmental protection. The proposed changes would not alter allowances for new development that could otherwise occur in or near environmentally sensitive areas under existing regulations. For geologic hazards such as landslide-prone areas, liquefaction-prone areas, and abandoned landfill areas, existing regulations such as the Environmentally Critical Area code and the Building Code provide standards sufficient to evaluate and mitigate potential impact on a site-by-site basis. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of geologic or structural requirements at this stage.

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.

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

The proposal would result in no direct impacts to land and shoreline use as it is a non-project proposal. The proposed changes would continue to allow and encourage land uses compatible with the existing Comprehensive Plan and neighborhood plans.

Negative impacts could include increased shading and private view blockage where development occurs. Minor shading impacts on adjacent properties will tend to be minimized by the existing street and proposed development standards. Overall, because of the small difference in magnitude of these impacts relative to what could occur under existing conditions as well as for the other reasons discussed in specific sections of this checklist, the impact is not expected to be significant.

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

None are proposed.

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

The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative negative impacts related to transportation or public services/utilities. It is not possible to determine the location and/or intensity of individual projects that may use the proposed Land Use Code provisions. As the proposed changes do not increase development capacity, it is unlikely that the proposal will result in significant indirect or cumulative impacts related to transportation or public services/utilities, other public services, including fire and police services, parks, and schools relative to already existing needs served by existing facilities and opportunities.

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

None proposed.

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

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

This rezone would support the goals of the Comprehensive Plan Urban Village Element to locate more residents, jobs, stores and services in areas where they can support existing neighborhood centers, maximize transportation and utility investments, and create walkable, pedestrian-friendly communities. These goals are described, in part, through the following goals and policies:

- UVG3 Promote densities, mixes of uses, and transportation improvements that support walking, use of public transportation, and other transportation demand management (TDM) strategies, especially within urban centers and urban villages.
- UVG8 Use limited land resources more efficiently and pursue a development pattern that is more economically sound, by encouraging infill development on vacant and underutilized sites, particularly within urban villages.
- UVG11 Increase public safety by making villages places that people will be drawn to at all times of the day.
- UVG27 Promote the development of residential urban villages, which function primarily as compact residential neighborhoods providing opportunities for a wide range of housing types and a mix of activities that support the residential population. Support densities in residential urban villages that support transit use.
- UVG29 Encourage growth in locations within the city that support more compact and less land-consuming, high quality urban living.
- UV1 Promote the growth of urban villages as compact mixed-use neighborhoods in order to support walking and transit use, and to provide services and employment close to residences.

This rezone would also support the following goals and policies of the Comprehensive Plan Neighborhood Planning Element for Ballard:

- CH/B-G1 A defined, vital, accessible mixed use core with residential and commercial activity in the Ballard Hub Urban Village and Crown Hill Residential Urban Village.
- CH/B-P2 Improve the attractiveness of the business areas in the Ballard Hub Urban Village and the Crown Hill Residential Urban Village to businesses, residents and shoppers through creation of pleasant streetscapes and public spaces.
- CH/B-G4 A transportation system that supports residential, commercial and civic activity in the core of the Ballard and Crown Hill urban villages, and encourages people to use transit and non-motorized transportation modes.

- CH/B-P8 Emphasize accessibility by transit, bicycle and pedestrians in the downtown Ballard area.
- CH/B-P9 Preserve the function of 15th Avenue NW as a principal arterial and a major truck street, but strive to overcome the street as a barrier that isolates the neighborhood areas to the east and west from each other and to improve its contribution to the visual character of Crown Hill and Ballard.
- CH/B-P10 Strive to improve the pedestrian environment along NW Market Street while retaining its function as a principal arterial.
- CH/B-P11 Take advantage of present and future economic, cultural and open space developments to enhance the bicycle and pedestrian network.

