

City of Seattle

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Action (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write “do not know” or “does not apply.” Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about permanent regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered “does not apply.” In addition, complete the Supplemental Sheet for Nonproject Actions (part D).

For nonproject actions, the references in the checklist to the words “project”, “applicant,” and “property or site” should be read as “proposal,” “proposer,” and “affected geographic area,” respectively.

A. BACKGROUND:

1. Name of proposed project, if applicable:

2009 Comprehensive Plan Amendments – North Beacon Hill Residential Urban Village Neighborhood Plan Update (North Beacon Hill Plan Update)

2. Name of Applicant:

City of Seattle Department of Planning and Development

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

700 Fifth Avenue, Suite 2000
PO Box 34019
Seattle, Washington 98124-4019
Contact: Mark Troxel (206) 615-1739

4. Date checklist prepared:

December 22, 2009.

5. Agency requesting checklist:

City of Seattle Department of Planning and Development

6. Proposed timing or schedule (include phasing if applicable):

Public hearing: February 2010
City Council Vote: February or March 2010

7. Do you have any plans for future additions, expansions, or further activities related to or connected with this proposal? If yes, explain:

This proposal is for a nonproject action with no directly related plans for future physical expansions or activities. The Comp Plan amendments associated with the North Beacon Hill Plan Update anticipate future rezoning of two areas currently designated SF5000, and review of potential height and density increases connected with implementing the neighborhood plan. In the future, the City will continue to engage in comprehensive, neighborhood and project-specific planning activities, many of which will address topics identified in the Comprehensive Plan.

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

- The City prepared SEPA analyses prior to the adoption of the City's current Comprehensive Plan in 2004 (Ordinance 121701).
- The City prepared SEPA analyses prior to the adoption of the North Beacon Hill Neighborhood Plan in 1999 (Ordinance 119713).

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:

Policy changes in the North Beacon Hill Plan Update will affect some future legislation, permit applications and City permit approvals, but there are no known projects directly related to the Comp Plan amendments now being recommended.

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

The proposed amendments will require adoption by the City Council. Some portions of the proposal may also lead to additional actions by the City Council.

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

The proposed North Beacon Hill Plan Update will revise Neighborhood Planning Element goals and policies to address potential zoning issues and other updated neighborhood priorities, and change the Future Land Use Map designation as shown on Attachment 1. The amended and restated goals and policies shown on Attachment 2 are intended to recognize the growth expected for the neighborhood. Proposed goals of the North Beacon Hill Plan Update include the following:

The future urban form of the town center carefully and successfully transitions from denser development at the town center core to less dense and single family residential neighborhoods in a manner that is responsive to the context and character of the North Beacon Hill neighborhood.

Higher density development surrounds the light rail station and is responsive to the neighborhood context at a variety of scales, from single family houses to multistory buildings.

A redevelopment of El Centro de la Raza that builds on the site's history and serves as a defining civic element of the Town Center.

A civic gathering space appropriate and flexible for the diversity of cultures living in the neighborhood.

An urban village that is a pleasant place to walk, with good access to alternative transportation; where lively, friendly and safe streetscapes encourage pedestrians and bicyclists and where roadways are seen as public access for walkers, bicycles, and buses as well as cars.

A well defined mixed-use residential neighborhood where the lives of Beacon Hill residents are enhanced, in part, through affordable and diverse housing options available throughout the neighborhood.

A vibrant mix of housing has been developed close to the light rail station.

An urban village with an improved overall business district image and identity that is home to a variety of commercial services, including a grocery store and a mix of small, local and ethnic businesses.

A range of well-maintained parks and open spaces in the urban village core with programs that accommodate a variety of uses and diversity of users.

North Beacon Hill is an active and safe neighborhood for a diversity of people, throughout the day.

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 amendments would affect the North Beacon Hill Residential Urban Village Shown on Attachment 3.

B. ENVIRONMENTAL ELEMENTS:

1. Earth

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

The North Beacon Hill neighborhood lies on top of Beacon Hill. The town center and station area are on a moderately sloping flat hilltop with steep slopes down to the west (toward I-5 and the Duwamish Valley) and moderately steep slopes downhill to the east (toward Rainier Valley). The proposed amendments should not increase the potential for earth impacts.

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

The steepest slopes in the North Beacon Hill neighborhood approach 45% along the western slope of Beacon Hill.

- 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 conditions vary considerably throughout the North Beacon Hill neighborhood.

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

Not applicable. Specific project actions requiring soil analysis would require SEPA review at the time they are proposed.

- e. **Describe the purpose, type, and approximate quantities of any filling**

or grading proposed. Indicate source of fill.

Specific project actions requiring filling or grading would require SEPA review at the time they are proposed.

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

Specific project actions requiring clearing or construction would require SEPA review at the time they are proposed.

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

The area is already largely developed with buildings and roadway surfaces. Implementation of any of the proposed amendments would not significantly change existing conditions. Future projects will undergo SEPA review on a site-specific basis.

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

None required.

2. Air

- a. What types 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.**

Implementation of the North Beacon Hill Plan Update's Comprehensive Plan amendments is not expected to result in significant long-term air emissions. Future actions authorized by any of these amendments will undergo project-level SEPA review, during which time air quality impacts would be assessed.

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

None applicable to this nonproject action.

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

No measures are proposed.

3. Water

- a. Surface**

- 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.

There are no surface water bodies located within the North Beacon Hill Residential Urban Village.

- 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.**

The proposed North Beacon Hill Plan Update amendments do not include specific construction projects.

- 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.**

None expected. The proposed North Beacon Hill Plan Update amendments do not include specific construction projects. Any actions that require fill or dredge material may be required to undergo project-specific SEPA review.

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

Not applicable to this nonproject action. The proposed North Beacon Hill Plan Update amendments do not include specific construction projects. Future projects that require surface water withdrawals or diversions may be required to undergo site-specific SEPA review.

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

No part of the North Beacon Hill Residential Urban Village is located within a 100-year floodplain.

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

Not applicable to the North Beacon Hill Plan Update. The proposed amendments are not site-specific.

b. Ground

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

Not applicable. The proposed North Beacon Hill Plan Update amendments are not site-specific.

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

Not applicable. The proposed amendments are not site-specific.

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. Future projects will undergo SEPA review on a site-specific basis.

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

Not as a result of this nonproject action.

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

None proposed.

4. Plants

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

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

Many of the types of plants listed above may be found in the North Beacon Hill Residential Urban Village. The proposed North Beacon Hill Plan Update amendments are not expected to result in increased impacts on plants.

b. What kind and amount of vegetation will be removed or altered?

No vegetation will be removed or altered as a result of this nonproject action.

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

Threatened or endangered species do exist in Seattle. The proposed North Beacon Hill Plan Update amendments, as a nonproject action, would not likely create new direct or immediate impacts on threatened or endangered species. See Section D of this checklist, however, for other commentary at a programmatic level on the indirect or long-term potential for impacts as a result of the implementation of the proposal. Future projects will undergo SEPA review on a site-specific basis.

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

None are proposed for this nonproject action.

5. Animals

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

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

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

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

There are a number of types of animals in Seattle. The proposed North Beacon Hill Plan Update amendments, as a nonproject action, would not likely create new impacts on animals. Future projects will undergo SEPA review on a site-specific basis.

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

Threatened or endangered species do exist in Seattle. The proposed North Beacon Hill Plan Update amendments, as a nonproject action, would not likely create new direct or immediate impacts on threatened or endangered species. See Section D of this checklist for other commentary at a programmatic level on the indirect or long-term potential for impacts as a result of the implementation of the proposal. Future projects will undergo SEPA review on a site-specific basis.

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

Seattle includes migratory bird species and is located within the Pacific Flyway, one of the four principal north-south migration routes for birds in North America. The Pacific Flyway encompasses the entire Puget Sound Basin. The proposed North Beacon Hill Plan Update amendments, as a nonproject action, would not likely result in direct or immediate impacts on migratory birds. See Section D of this checklist, however, for commentary at a programmatic level on the indirect or long-term potential for impacts as a result of the implementation of the proposal.

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

None proposed. Future projects will undergo site-specific SEPA review.

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.

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

Not applicable.

- 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.

7. Environmental Health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or waste, that could occur as a result of this proposal? If so, describe.**

Not applicable to this nonproject action. Future projects will undergo SEPA review on a site-specific basis.

- 1) **Describe special emergency services that might be required.**

None required for this nonproject action.

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

None proposed.

b. Noise

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

Not applicable to this nonproject action. Future projects will undergo SEPA review on a site-specific basis.

- 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 to this nonproject action. Future projects will undergo SEPA review on a site-specific basis.

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

None proposed.

8. Land and Shoreline Use

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

There are various residential, commercial, industrial, institutional, and recreational uses located in the North Beacon Hill Residential Urban Village.

b. Has the site been used for agriculture? If so, describe.

Not applicable to this nonproject action.

c. Describe any structures on the site.

Not applicable to this nonproject action.

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

Not as a result of this nonproject action.

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

Zoning designations vary from site to site within the North Beacon Hill Residential Urban Village, including at this time, SF5000, L-1, L-2, L-3, NC2 and NC3.

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

Comprehensive plan designations for the North Beacon Hill Residential Urban Village are shown on the Future Land Use Map (FLUM) within the Land Use Element of Seattle's Comprehensive Plan (available online here: www.seattle.gov/dpd/Planning/Seattle_s_Comprehensive_Plan/ComprehensivePlan). The North Beacon Hill Updates propose changing the FLUM designation in two areas as follows (See Attachment 1):

- One parcel currently designated Single Family Residential Area located on the west side of 13th Avenue S. adjacent to Beacon Avenue S. is proposed to be designated as Multifamily Residential Area. The North Beacon Hill Plan Update recommends that this area be rezoned to be consistent with the currently established multifamily use on the site.
- The El Centro de la Raza site located south of S. Bayview St. and west of 17th Avenue S. is currently designated Single Family Residential Area. The North Beacon Hill Plan Update recommends designating the site as Commercial/Mixed Use Area in order to support mixed-use development

in close proximity to the light rail station.

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

None of the areas where there are specific proposed North Beacon Hill Plan Update amendments to the Comp Plan is within the shoreline.

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

The area includes environmentally sensitive areas, including steep slopes and landslide-prone areas along the western edge of the urban village. The proposed amendments are not reasonably likely to affect environmentally sensitive areas in an adverse manner because changes do not pertain to these areas in particular, nor are indirect effects expected. Future projects will undergo SEPA review on a site-specific basis.

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

Not applicable to this nonproject action.

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

Not applicable to this nonproject action.

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

None proposed.

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

None proposed.

9. Housing

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

Not applicable to this nonproject action.

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

Not applicable.

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

None proposed.

10. Aesthetics

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

Not applicable to this nonproject action.

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

Not applicable to this nonproject action.

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

None proposed.

11. Light and Glare

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

Not applicable to this nonproject action.

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

Not applicable to this nonproject action.

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

Not applicable to this nonproject action.

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

None proposed.

12. Recreation

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

Not applicable to this nonproject action.

- 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 proposed.

13. Historic 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.**

Several such places and objects are found within the North Beacon Hill Residential Urban Village.

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

This site-specific question is not applicable to this nonproject action.

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

None proposed.

14. Transportation

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

Not applicable to this nonproject action.

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

Not applicable to this nonproject action.

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

Not applicable to this nonproject action.

- 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.)**

Not applicable to this nonproject action.

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

Not applicable to this nonproject action.

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

Not applicable to this nonproject action.

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

None 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 to this nonproject action.

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

Not applicable to this nonproject action.

16. Utilities

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

Not applicable to this nonproject action.

- 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 to this nonproject action.

C. 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 nonsignificance 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: _____ [Signature on file] _____
Mark Troxel
Urban Planner

Date Submitted: December 22, 2009

This checklist was reviewed by:

_____ [Signature on file] _____
William K. Mills
Senior Land Use Planner, City of Seattle
Department of Planning and Development
Date

D. SUPPLEMENTAL SHEET FOR NONPROJECT 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.

The proposed North Beacon Hill Plan Update amendments (summarized at A.11) generally have minimal potential to generate direct or immediate significant adverse environmental impacts. The potential indirect or extended impacts related to changed future conditions associated with the proposals are discussed in response to the questions below, to the extent that impacts can be identified.

Although analysis of potential impacts that may result from these proposals and their associated legislative actions have been analyzed in some detail, further consideration of their potential impacts in the context of the North Beacon Hill Plan Update's influence on future actions is discussed in response to questions below to the extent that impacts can be identified.

- 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?**

Water Resources

The proposed changes would result in no direct adverse impacts related to water resources. The proposed updates to neighborhood plan goals and policies, if they lead to an increase in the development of residential and nonresidential development within the North Beacon Hill Residential Urban Village, could indirectly lead to short-term construction impacts, including potentially increased discharges to water, and to a possible increase in demand on the city's water resources and increased discharges to water. Regulatory changes or individual projects that may result from the proposals, however, will be subject to more focused environmental review.

Air Quality

The proposed changes would result in no direct impacts related to air quality. The proposed updates to neighborhood plan goals and policies, if they lead to an increase in the development of residential and nonresidential development within the North Beacon Hill Residential Urban Village, could indirectly lead to short-term impacts to air quality from increased construction activity. Regulatory changes or individual projects that may result from the proposals, however, will be subject to more focused environmental review. Such construction projects would likely be subject to project-specific environmental review.

Noise

The proposed changes are not likely to result in direct impacts related to noise. The proposed updates to neighborhood plan goals and policies, if they lead to an increase

in the development of residential and nonresidential development within the North Beacon Hill Residential Urban Village, could indirectly result in short-term noise impacts associated with increased construction activity. Individual projects that may result from the proposals, however, will be subject to more focused environmental review. Such construction projects would likely be subject to project-specific environmental review.

Production, Storage or Release of Toxic or Hazardous Substances

The proposed changes would result in no direct impacts related to toxic or hazardous substances. The proposed updates to neighborhood plan goals and policies could indirectly result in the short-term production, storage or release of toxic or hazardous substances associated with increased construction activity. These potential adverse impacts, if they occur, will be subject to project-specific environmental review.

Proposed measures to avoid or reduce such increases are:

Additional project-specific environmental analyses and threshold determinations that may result in mitigation measures in the future.

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

Plants

The proposed changes would result in no direct impacts related to plant life. The proposed updates to neighborhood plan goals and policies, if they lead to an increase in the development of residential and nonresidential development within the North Beacon Hill Residential Urban Village, could indirectly affect plants, animals, fish or marine life due to potentially increased construction activity. These potential adverse impacts, if they occur, will be subject to project-specific environmental review.

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

Additional project-specific environmental analyses and threshold determinations in the future that may result in mitigation measures.

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

The proposed changes would result in no direct impacts related to energy or natural resources.

The proposed updates to the FLUM and to neighborhood plan goals and policies could indirectly lead to increased development within the North Beacon Hill Residential Urban Village. Increased development activity in the area would increase demands on energy and natural resources in both the short and long term. Directing new growth into existing urban villages and station areas, however, reduces the burden of anticipated growth on existing sources of energy and natural resources in comparison to growth that would occur outside of these areas. These potential adverse impacts, if they occur, will be subject to project-specific environmental review.

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

No measures 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 North Beacon Hill Plan Update would result in no direct impacts on environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection. The proposals could indirectly lead to increased development that would affect environmentally sensitive areas and areas designated for government protection. Potential adverse impacts, if they occur, will be subject to more specific environmental analysis.

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

Additional project-specific environmental analyses and threshold determinations in the future.

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 be unlikely to allow or encourage land uses or shoreline uses that are incompatible with existing plans.

Proposed amendments to the FLUM within the North Beacon Hill Plan Update could, if successful, indirectly affect land and shoreline uses by promoting greater density and increased infrastructure and amenities within this residential urban village and light rail station area. The land adjacent to 13th Avenue S. affected by the change from single-family residential area to multifamily residential area will bring the existing apartment more into alignment with the FLUM designation. The El Centro site affected by the change from single-family residential area to commercial/mixed-use area has no residential uses at this time. El Centro de la Raza is a nonconforming institutional use.

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

For some future actions related to these proposed changes, City staff will analyze project-specific land use impact implications at a later date, and require mitigation measures for any identified significant adverse impacts.

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

Transportation

The proposed changes would result in no direct increase in demand on transportation or public services and utilities. The North Beacon Hill Plan Update will generally promote and enhance development within the North Beacon Hill Residential Urban Village and its light rail station area. Increased development activity in these areas would increase demands on transportation. Directing new growth into existing urban villages and station areas, however, reduces its burden on the existing transportation network and promotes both more use of transit service and more efficient delivery of goods and services in comparison to growth outside of urban villages. Projects that may indirectly result from the proposals would likely be subject to project-specific environmental review.

Public Services and Utilities

The North Beacon Hill Plan Update will promote and enhance development within urban villages and light rail station areas. Increased development activity within urban villages and light rail station areas will likely increase demand for public services and utilities, but are also potentially likely to promote more efficient delivery of public services and utilities in comparison to growth that might otherwise occur outside of urban villages.

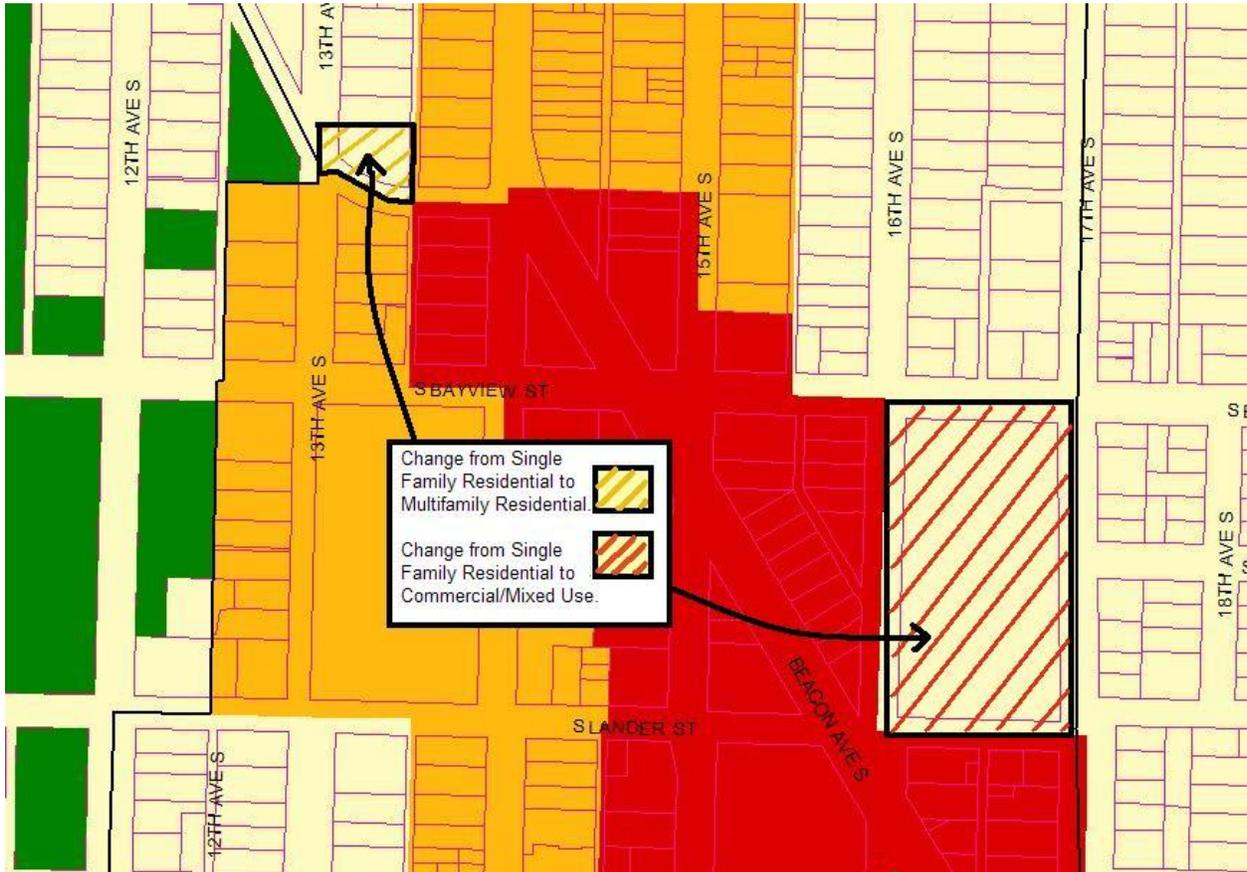
Proposed measures to reduce or respond to such demands are:

Additional project-specific environmental analyses and threshold determinations in the future for some of the actions listed above.

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

None of the proposals are known to result in conflicts with local, state, or federal laws or requirements for protection of the environment.

Attachment 1: North Beacon Hill Residential Urban Village FLUM Change.



Attachment 1: North Beacon Hill Residential Urban Village FLUM Change.

Attachment 2. Proposed Goals and Policies: North Beacon Hill Residential Urban Village

Creating Choices for Living, Working and Play

Goal 1. A well defined mixed-use residential neighborhood where the lives of Beacon Hill residents are enhanced, in part, through affordable and diverse housing options available throughout the neighborhood.

Policy 1.A. Allow alternative housing types, such as cottage housing, in single-family zones to support affordable choices while preserving the single-family character.

Policy 1.B. Encourage and require a mix of unit prices and sizes through active use of incentives, direct City funding, and surplus property programs.

Policy 1.C. Encourage affordable, family-sized homes through incentives, direct City funding, and surplus property programs. In particular, strive to preserve, or when needed, replace affordable family-sized apartments in existing multifamily buildings.

Policy 1.D. Achieve a balance of affordable rental and homeownership housing through incentives, direct City funding, and surplus property programs.

Goal 2. A vibrant mix of housing close to the light rail station.

Policy 2.A. Encourage the development of housing close to the light rail station.

Policy 2.B. Capture the opportunity created by light rail to support affordable housing development close to the light rail station by including homes appropriate for different family sizes, so that residents are able to stay in the community, even as the neighborhood's housing market changes over time.

Goal 3. An urban village with an improved overall business district image and identity that is home to a grocery store and a mix of small, local and ethnic businesses.

Policy 3.A. Support the existing mix of small businesses and encourage new small businesses by providing technical assistance to small businesses, and by providing access to financing for small businesses

Policy 3.B. Retain local access to food, including a grocery store in the commercial core.

Policy 3.C. Promote services that can serve neighborhood residents who commute by light rail, such as childcare, close to the station.

Goal 4. A range of well-maintained parks and open spaces in the urban village core with programs that accommodate a variety of uses and diversity of users.

Policy 4.A. Preserve and support the expansion of the role of El Centro as a cultural and service center, including current social services such as childcare and the food bank.

Policy 4.B. Seek to create small pocket parks spread throughout the urban village, either through City acquisition or private development.

Goal 5. North Beacon Hill is an active and safe neighborhood for a diversity of people, throughout the day and evening.

Policy 5.A. Encourage additional eyes on the street over the course of the day and evening through community programs and festivals, the design of new developments and other means.

Shaping a Transit-Oriented Town Center

TC Goal 1. A civic gathering space appropriate and flexible for the diversity of cultures living in the neighborhood.

TC Policy 1.A. Support a multicultural gathering venue, whether publicly or privately developed.

TC Policy 1.B. Continue to develop neighborhood specific cultural programming and design elements in Seattle's parks.

TC Goal 2. Higher density development surrounds the light rail station and is responsive to the neighborhood context at a variety of scales, from single-family houses to multistory buildings.

TC Policy 2.A. Encourage sensitive transitions between densities of development throughout the urban village; in particular between the Town Center and surrounding residential areas.

TC Goal 3. A redevelopment of El Centro de la Raza that builds on the site's history and serves as a defining civic element of the Town Center.

TC Policy 3.A. Preserve the role of El Centro as a cultural and service center, including current social services such as childcare and the food bank.

TC Policy 3.B. Support mixed-use development on the El Centro site through appropriate zoning or regulatory changes.

TC Goal 4. The future urban form of the town center carefully and successfully transitions from denser development at the town center core to less dense and single family residential neighborhoods in a manner that is responsive to the context and character of the North Beacon Hill neighborhood.

TC Policy 4.A. Guide future development and rezones so they contribute to an urban form at the Town Center that is responsive to the North Beacon Hill vision.

TC Goal 5. An urban village that is a pleasant place to walk, with good access to alternative transportation; where lively, friendly and safe streetscapes encourage pedestrians and bicyclists and where roadways are seen as public access for walkers, bicycles, and buses as well as cars.

TC Policy 5.A. Create enhancements to pedestrian safety along key pedestrian streets within the urban village and discourage barriers to those improvements.

TC Policy 5.B. Use the Pedestrian Master Plan, which recognizes the importance of Beacon Avenue, as a tool for identifying and prioritizing pedestrian improvements.

TC Policy 5.C. Use the Bicycle Master Plan, which recognizes the importance of Beacon Avenue, to identify, prioritize and improve bicycle connections to downtown, Jefferson Park and Rainier Valley.

Attachment 3: North Beacon Hill Residential Urban Village.

