City of Seattle

ENVIRONMENTAL CHECKLIST

A. BACKGROUND:

1. Name of proposed project, if applicable:
Amendments to the Official Land Use Map and the Land Use Code to strengthen the North Rainier Hub Urban Village town center and modify the Station Area Overlay District based on recommendations of the North Rainier Neighborhood Plan Update.

2. Name of Applicant:
City of Seattle Department of Planning and Development

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: Lyle Bicknell, 206 684 0763

4. Date checklist prepared:
April 22, 2013

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 summer 2013

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.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
A transportation impact analysis was prepared in May 2011. A parking monitoring report was prepared in March 2011.

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:
A Design Review Early Design Guidance application proposing a 4-story structure containing 51 residential units above commercial space has been submitted for 2915 Rainier Avenue South. A Design Review Early Design Guidance application proposing a 6-story multi family structure with accessory parking has been submitted for 2715 25th Avenue South. A Land Use Application to allow two, three-story residential buildings; one, two-unit townhouse (parking for two vehicles located within the structure) and one, eight-unit apartment building with surface parking for eight vehicles has been submitted for

3340 Claremont Avenue S. An ordinance implementing upper story setbacks in station area overlay districts is also being considered.

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.

This proposal is to adopt recommended rezones for the study area located in the North Rainier Hub Urban Village and expand the Station Area Overlay District. The rezone area is approximately 39 acres in size and the area of the Station Area Overlay District expansion is approximately 3 acres in size. The rezones would make the following changes shown in the figure below.

The proposed zoning change could increase the amount of growth that could occur in the North Rainier Hub Urban Village over the next 20 years by about 120 housing units and 110 jobs.

Rezone Overview

All of the rezones are depicted on the map, page 3. The 10 rezone areas are identified as follows:

Area A: Rezone the existing Neighborhood Commercial 3 (NC3-65) to Seattle Mixed (SM-85).

Area B: Rezone the existing Commercial 2 (C2-65) and Neighborhood Commercial 3 (NC3-65) zones to Seattle Mixed (SM-125).

Area C: Rezone the existing Single-family (SF 5000) zone to Seattle Mixed Residential (SM/R-55/75)*.

Area D: Rezone the existing Neighborhood Commercial 3 with a Pedestrian designation (NC3P-65) zone to Seattle Mixed (SM-85).

Area E: Rezone the existing Commercial 1 (C1-65) zone to Seattle Mixed (SM-85).

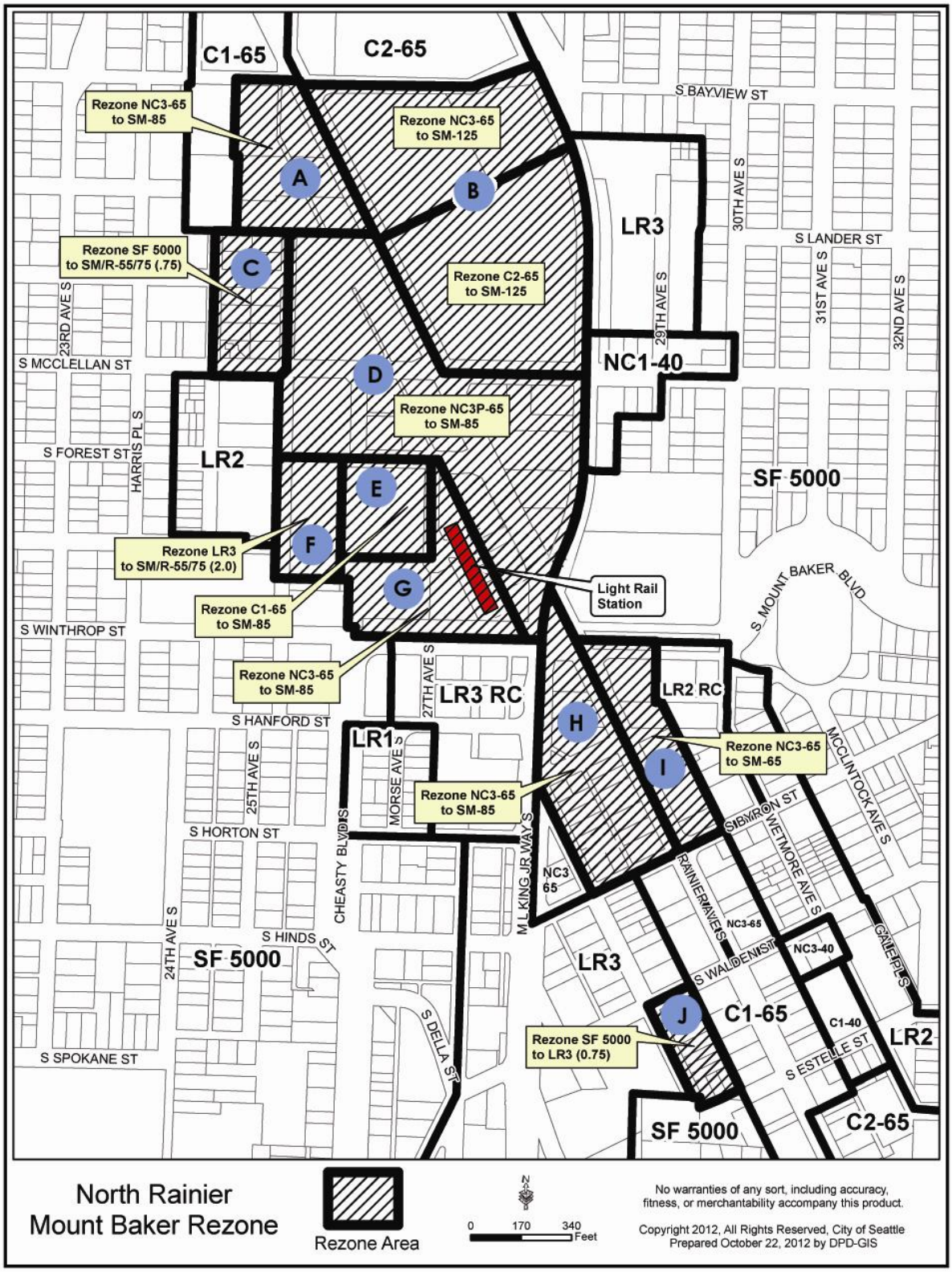
Area F: Rezone the existing Lowrise (LR3) zone to Seattle Mixed with a Residential designation (SM/R-55/75).

Area G: Rezone the existing Neighborhood Commercial 3 (NC3-65) zone to Seattle Mixed (SM-85).

Area H: Rezone the existing Neighborhood Commercial 3 (NC3-65) zone to (SM-85).

Area I: Rezone the existing Neighborhood Commercial 3 (NC3-65) zone to Seattle Mixed (SM-65).

Area J: Rezone the existing Single-family (SF 5000) zone to Lowrise 3 (LR3).


C1-65
C2-65
Rezone NC3-65 to SM-85
Rezone NC3-65 to SM-125
A
B
C
D
E
F
G
H
I
J
LR3
NC1-40
Rezone SF 5000 to SM/R-55/75 (.75)
Rezone C2-65 to SM-125
Rezone NC3P-65 to SM-85
LR2
SF 5000
Rezone LR3 to SM/R-55/75 (2.0)
Rezone C1-65 to SM-85
Light Rail Station
Rezone NC3-65 to SM-85
LR3 RC
LR2 RC
LR1
Rezone NC3-65 to SM-65
Rezone NC3-65 to SM-85
NC3 65
NC3-65
NC3-40
C1-65
C1-40
LR2
C2-65
Rezone SF 5000 to LR3 (0.75)
S BAYVIEW ST
S LANDER ST
S MCCLELLAN ST
S FOREST ST
S WINTHROP ST
S HANFORD ST
S HORTON ST
S HINDS ST
S SPOKANE ST
S ESTELLE ST
S MOUNT BAKER BLVD
S WALDEN ST
30TH AVE S
31ST AVE S
32ND AVE S
29TH AVE S
27TH AVE S
25TH AVE S
24TH AVE S
23RD AVE S
HARRIS PL S
MORSE AVE S
CHEASTY BLVD S
M L KING JR WAY S
RAINIER AVE S
WETMORE AVE S
MCCLINTOCK AVE S
GAMPER PL S
S DELLA ST
North Rainier
Mount Baker Rezone
Rezone Area
0 170 340 Feet
No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.
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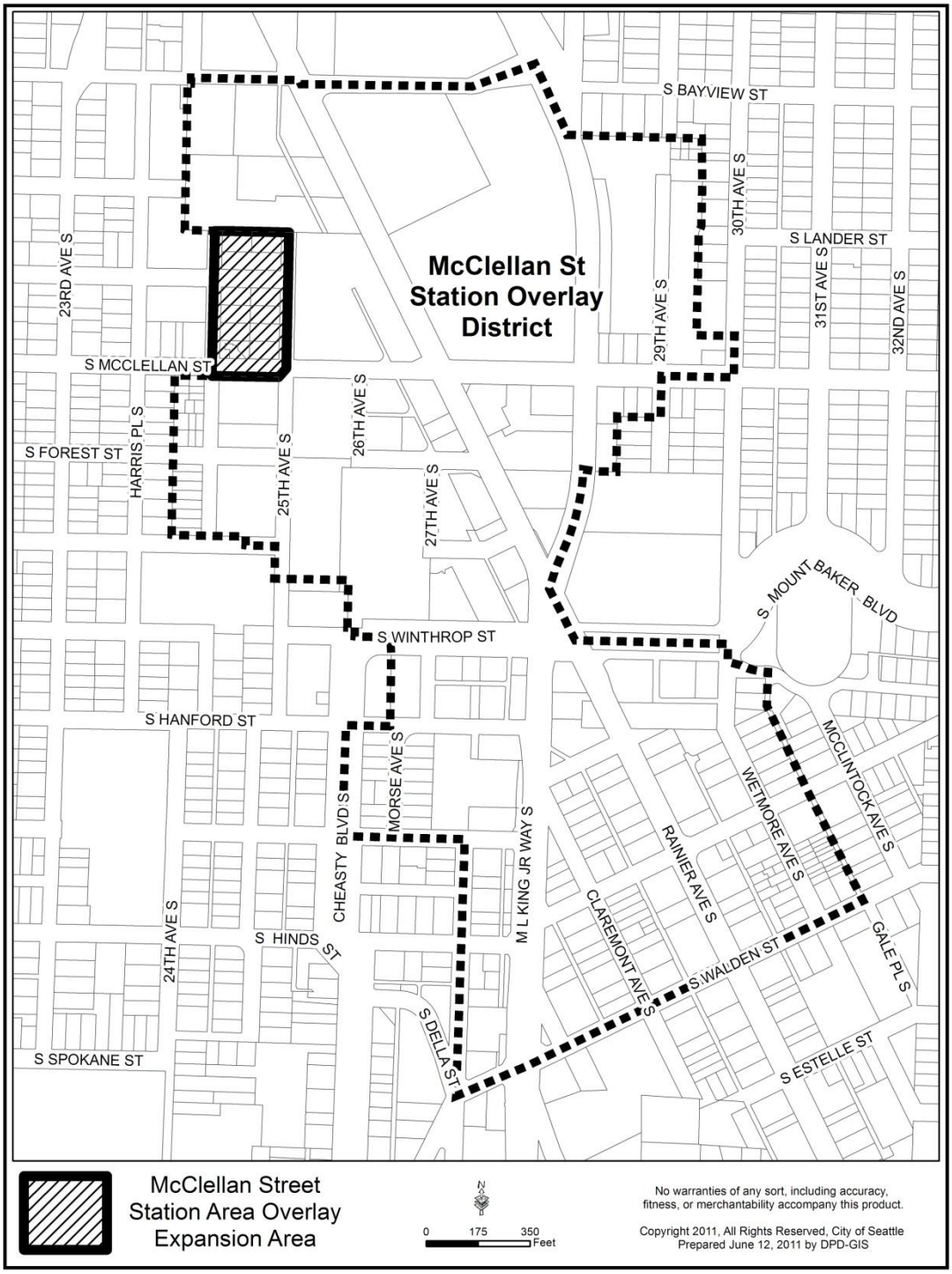
Prepared October 22, 2012 by DPD-GIS



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.

Refer to item #A11 in this checklist.

B. ENVIRONMENTAL ELEMENTS:

1. Earth

a. General description of site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.
The area is a relatively flat area located in the trough of Rainier Valley.

b. What is the steepest slope on the site (approximate percent slope)?
The steepest slopes in the area are about 85% on the west side of the area.

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 and glacial clays found in the urban Seattle area. The area also contains an abandoned landfill. 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. There are known slides that have occurred on the west and east sides of the valley immediately adjacent to the rezone area. The area also contains liquefaction-prone areas and an abandoned landfill.

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 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)?
Not applicable. This proposal is a non-project action and does not involve construction activity. The project area is presently developed with buildings and roadway surfaces. Implementation of the proposed rezones would not appreciably alter this existing situation. In areas proposed to become Neighborhood Commercial or Multi-family that are now single-family, the amount of impervious surface could increase. Current zoning allows lot line to lot line development coverage in Neighborhood Commercial zones. 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:
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).

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. 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). Proximity to the light rail station would also help reduce emissions associated with additional development capacity being created.

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 be indirectly affected by 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 are 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 are 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 rezone 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.

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).

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 use the proposed new zoning designations will be subject to

environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, Tree Protection Ordinance, and other regulations.

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.

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: crows, 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 rezone area and immediately adjacent sites.

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.

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. Some building height and density increases are expected as an indirect consequence of the proposal, possibly reducing solar access on neighboring parcels. No significant adverse impacts related to solar energy, are anticipated because the incremental difference between total probable future development under the existing and proposed future zoning would be relatively minor.

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 use the proposal'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.

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 rezone area 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.

Individual projects that may use the proposed zoning designations and development standards 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.

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 North Rainier neighborhood, including typical noise levels generated by traffic and aircraft, with I-90 and 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.**
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.

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 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?

The rezone area includes the commercial core of the North Rainier Hub Urban Village. The properties are currently used largely by retail commercial stores, with a limited presence of industrial uses, apartments, other small commercial-use structures, and vacant parcels. Adjacent properties surrounding the area are a mix of single-family residential use, multi-family uses, retail commercial use, and light industrial uses.

b. Has the site been used for agriculture? If so, describe.
No commercial agriculture is known to have taken place in this area in more than 50 years.

c. Describe any structures on the site.

The rezone area is urban in character with a wide variety of structures. Development typically ranges between one and two stories in height and includes a grocery store, small and large format retail stores, warehouses, truck rental, apartment buildings, , and a light rail station).

d. Will any structures be demolished? If so, what?
Not as a direct result of this non-project action. The indirect effects of this non-project proposal are not expected to significantly increase the rate of demolition.

e. What is the current zoning classification of the site?
The rezone study area currently consists predominantly of Commercial 1, Commercial 2, and Neighborhood Commercial 3, but also has Single-Family 5000 zones.

f. What is current comprehensive plan designation of the site?
The site area is located within the North Rainier Hub Urban Village. It is designated primarily Commercial/Mixed Use with some Multifamily-residential areas.

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.
Yes. Landslide-prone areas, include steep slopes, exist on the west and east sides of the area. Substantial liquefaction-prone areas exist within the middle of the area.

i. Approximately how many people would reside or work in the completed project?
Not applicable. This is a non-project proposal. According to the Director's Report, DPD's development capacity model estimates that the proposed changes would result in additional residential capacity of approximately 406 units and additional employment capacity of 221 jobs.

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 significantly 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 significantly increase the rate or extent at which residences or businesses are displaced.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
None proposed. This rezone is intended to implement the North Rainier Neighborhood Plan as recently updated.

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. The proposed zoning changes, however, 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. DPD's zoning capacity model estimates that the proposal will result in additional capacity for approximately 406 additional residences.

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 rezone area and immediately adjacent sites.

c. **Proposed measures to reduce or control housing impacts, if any:**
None are proposed.

10. Aesthetics

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**
Not applicable. This is a non-project proposal and does not include any construction or development activity.

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 blockage of some private views. However, this is not anticipated to be a 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 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.

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 would be subject to the proposed zoning 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 in the rezone area 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 in the rezone area 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?
There are a number of parks and natural areas in the immediate vicinity including Cheasty Boulevard, Cheasty Greenspace, Martin Luther King Jr Memorial Park, and York Playground.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No. This is a non-project proposal.

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. Future projects and development in the rezone area 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.
Franklin High school, a city-designated historic landmark, is located adjacent to the proposed rezone area.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site?
In addition to the Franklin High School building, there is an abandoned landfill in the affected area.

c. Proposed measures to reduce or control impacts, if any:
None are proposed.

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.
Not applicable to this non-project proposal. The site area contains several streets, including Rainier Avenue South, Martin Luther King Jr Way South, South McClellan, and Cheasty Boulevard which are arterial streets. The other streets in the area primarily 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 well served by public transit including a light rail station located on Rainier Avenue South and bus routes 7, 8, 9, 14, 34, 38, 42, and 48.

c. How many parking spaces would the completed project have? How many would the project eliminate?
Not applicable. This is a non-project proposal. There are no minimum parking requirements in Station Area Overlay Districts, which include or are proposed to include all of the rezone area, so the number of parking spaces would be determined by market demand. This could result in the elimination of parking spaces, where buildings with existing parking spaces are demolished. Projects and development in the rezone area will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other regulations for parking and transportation impacts.

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.
The North Rainier light rail station is located in the center of the proposal area.

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 non-project proposal. Analysis by Fehr Peers found that the increase in development capacity would likely result in 226 new PM peak-period vehicle trips in the North Rainier Neighborhood Planning Area by 2030 when compared to No Action conditions. The analysis also found that the increased heights and densities within the North Rainier Neighborhood Planning Area do not result in a significant impact to traffic operations within the study area. Projects and development in the rezone area will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other regulations for parking and transportation impacts.

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?
This non-project proposal would result in no direct impacts with respect to water, air, toxic/hazardous substances or noise as it would not involve development of the affected properties. The recommended rezones would accommodate increased capacity for future development that, if fully used to a degree exceeding capacity possible under current zoning, could generate incremental increases in amounts of air emissions, noise and possibly risk of toxic/hazardous substance releases.

Due to the nature of existing rules and regulations that pertain to geotechnical and drainage matters that affect soils in and nearby the rezone area, it is not likely that significant adverse increased discharges to waters or subsurface drainage regimes would occur even with greater levels of development afforded by the rezones. In part this would be due to the possibility that increased development would not automatically necessitate more grading for subsurface garaged parking spaces, and such grading may not even be permissible. Similarly, increased development capacity might in practice occur by the addition of additional floors to building footprints that could occur under either the existing or the proposed zoning, which also results in a lack of need to assume more grading with future development. Given that most of the rezone study area already is in impervious surfaces, runoff levels would not necessarily increase. This suggests that no net changes

in drainage conditions are likely and thus no probable significant adverse impacts are identified in relation to future potential development.

The potential for incremental increases in release of toxic/hazardous substances relates to the increased potential that future development might include more commercially-used spaces. Such spaces might include an increased variety of uses, including some that might use more hazardous materials than current uses.

The proposal's effect of increasing development capacity within the Urban Center would increase the potential total greenhouse gas emissions from future development and related transportation impacts.

On a regional basis, the proposal would support efficient growth patterns that may assist in controlling greenhouse gas emissions. To some degree, the estimated emissions above would be offset by relatively lesser emissions from commuting and other vehicle trips, compared to residential units distributed within suburban locations. These types of offsetting factors cannot be reliably quantified for this proposal, but should be acknowledged as an impact-reducing factor.

By allowing additional structure height with a potential increase in density of residential or commercial occupation, the proposal could contribute indirectly to slight additional amounts of noise production. These would be incidental to uses commonly located and allowed in neighborhood commercial, commercial, and residential zones. However, the existing regulations and development standards that govern such uses would tend to reduce the potential for significant adverse impacts to occur on these elements of the natural environment.

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 proposed.

2. How would the proposal be likely to affect plants, animals, fish or marine life?
This non-project proposal would result in no direct impacts. The proposal would only indirectly and slightly affect the potential for additional impacts to plants, animals, fish/marine life and their habitats, to the extent that additional structure height, lot coverage, or floor area allows additional density of development and this might indirectly affect habitats of this kind. However, the site is not identified to have plant, animal, fish or marine habitats or individual plants that are significant, nor are there major habitat areas in the vicinity. 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:
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 environment envisioned by the North Rainier Neighborhood Planning goals and policies may, in certain cases, reduce demands for energy and natural resources. This concentration of residential commercial uses in the vicinity of a light rail station 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 a higher proportion of multifamily units among the new units built can result in more common wall area, which is more thermally efficient. In some instances, however, 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. Projects would continue to be required to comply with the existing Energy Code and standards for sustainable development.

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. 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. 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 proposed.

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 proposal would result in no direct impacts to land and shoreline use as it is a non-project proposal. The proposal would not change the types of land use allowed within the area, except that the expansion of the Station Area Overlay District would prohibit certain uses and two sites would be rezoned from SF to a combination of Lowrise and Seattle Mixed, allowing commercial and residential uses already allowed on adjacent sites within the station area overlay district. The rezone proposal would aid in encouraging future development that would be consistent with the intent of the area's neighborhood plan and Comprehensive Plan policies, by encouraging denser mixed-use patterns within the North Rainier Residential Urban Village and strengthening the development of the town center. The type of mixed-use development anticipated will allow continued intensification of land uses, which could support an active town center with greater mix of housing choices and a more vibrant retail district as envisioned in the Neighborhood Plan.

There are no protected public views listed in Seattle Municipal Code 25.05.675 located near the rezone area that could be significantly impacted by this proposal.

Negative impacts could also include increased shading and private view blockage where development occurs. Minor shading impacts on adjacent properties could occur particularly on the north side of the rezone area; however these impacts will tend to be minimized by steep slopes on both sides of the valley, the presence of industrial uses to the north, and significant right-of-way and city-owned property to the northeast. 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 significant indirect or cumulative impacts related to transportation or public services/utilities.

A traffic analysis was conducted by Fehr Peers of 2030 “No Action” conditions, representing future traffic and land use conditions under expected growth levels (without any changes to heights or densities) and 2030 “With Action” conditions, representing future traffic and land use conditions with increased employment and population resulting from increased building heights and densities, using their proprietary Mixed Use Development (MXD) trip generation tool. The MXD tool was used in conjunction with the Seattle travel model to estimate future traffic flows and level of service (LOS) at key study intersections in each of the study areas. This analysis yielded an estimated increase of 226 vehicle trips, 72 additional pedestrian and bicycle trips, and 53 transit trips for PM peak-period in the North Rainier Neighborhood Planning Area by 2030 compared to No Action conditions. The analysis also yielded Level-of-Service (LOS) and Control Delay calculations for the seven major intersections in the study area which are shown below:

Table 9 – PM PEAK HOUR LOS AND DELAY FOR MOUNT BAKER NEIGHBORHOOD PLANNING AREA - 2030 CONDITIONS

Intersection (Control Type)	No Action LOS	No Action Control Delay	With Action LOS	With Action Control Delay
Bayview St & Rainier Ave (signal)	C	21	C	24
McClellan St & Rainier Ave (signal)	C	34	C	35
Rainier Ave & MLK Way (signal)	D	49	D	51
Hanford St & Rainier Ave (side-street stop-control)[1]	C	20	C	20
Bayview St & MLK Way (signal)	A	9	A	9
McClellan St & MLK Way (signal)	B	13	B	14
Hanford St & MLK Way (signal)	A	5	A	6

[1]*For side-street stop-control, the Highway Capacity Manual (HCM) specifies that LOS and delay be reported for the highest-delayed movement at the intersection.*

Source: Fehr & Peers 2011

Overall, the increased land use intensity within the neighborhood planning area would result in a small increase in delay at the four signalized study intersections. However, it is not anticipated to change the level of service and the overall operations at all intersections would remain within the City's LOS standard. In summary, the increased heights and densities within the North Rainier Neighborhood Planning Area are not likely to result in a significant impact to traffic operations within the study area.

The proposed rezone could also result in additional demand for on-street parking spaces due to increased residential and commercial use. In March of 2011, Heffron Transportation prepared a parking monitoring program report surrounding five light rail stations including the North Rainier station. Heffron surveyed the parking utilization rates within a quarter-mile and half-mile area of the light rail station during 9-11 am and 1-3 pm times on weekdays and within a quarter-mile area of the light rail station on Sundays on days with Seahawk games and days without Seahawk games. Parking utilization is

defined by the number of vehicles parked as a percentage of the number of legal parking spaces. The mid-week surveys were conducting on Tuesdays, Wednesdays and Thursdays in late October and early November and the Sunday surveys were conducted on Sundays in October, November, and January. Below are the results of the survey.

	2008 Utilization			2010 Utilization		
	Quarter-Mile	Half-mile	Total Area	Quarter-Mile	Half-Mile	Total Area
MW 9-11am	45%	49%	47%	39%	49%	45%
MW 1-3pm	28%	39%	34%	39%	49%	45%
S Game Day	31%	-	-	43%	-	-
S Non-Game	43%	-	-	44%	-	--

There are no minimum parking requirements in Station Area Overlay Districts, which include or are proposed to include all of the rezone area, so the number of parking spaces contained in any future development would be determined by market demand. Recent development in other areas of the City suggests that developers will still provide off-street parking. Additionally, the close proximity of this project to light rail may reduce car ownership rates in new development. Potential impacts would also tend to be minimized due to the Residential Parking Zone parking rules, which limit non-resident parking, and time restrictions, which minimize long-term on-street parking. Given existing utilization rates and area conditions, it is not anticipated that this proposal will have significant impacts on on-street parking.

A review by Seattle Public Utilities staff indicates that the water, sewer and drainage utility systems are likely to be adequate to serve future demand levels. While some site-specific improvements may be needed, these improvements will be identified at the time of the future development. New development projects in this area could be required to perform analysis of development-related impacts on utility system infrastructure and, where necessary, to construct improvements that increase capacity and avoid service degradation. New development will also be required to provide storm water control as required under the Drainage Code.

There are no known capacity constraints within the area's substation and electrical system that could be exacerbated by this rezone. Minor site-specific feeder line improvements may be needed to accommodate future development, but would be coordinated at the time of future development.

Impacts to other public services, including fire and police services, parks, and schools, are also expected to be insignificant. The amount of growth in the North Rainier Hub Urban Village is within the range covered by the City of Seattle's Comprehensive Plan for Fire Protection and Police Services. Other impacts are expected to be insignificant as the increased needs for recreation, school, and other services will be minimal relative to already existing needs served by existing facilities and opportunities.

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.

This rezone would support the goals of the Comprehensive Plan to focus housing in areas where it 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:

> **UV**G4 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.
>
> **UV**G5 Direct the greatest share of future development to centers and urban villages and reduce the potential for dispersed growth along arterials and in other areas not conducive to walking, transit use, and cohesive community development.
>
> **UV**G10 Maximize the benefit of public investment in infrastructure and services, and deliver those services more equitably by focusing new infrastructure and services, as well as maintenance and improvements to existing infrastructure and services, in areas expecting to see additional growth, and by focusing growth in areas with sufficient infrastructure and services to support that growth.
>
> **UV**G28 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. (Residential Urban Village Goal)
>
> **UV**2.5 In areas surrounding major transit hubs, except in industrial zones, allow densities sufficient to take advantage of significant investment in public transportation infrastructure.

The proposed rezone is also consistent with existing growth targets for the North Rainier Hub Urban Village and Vision 2040. Urban village policy 40 provides guidance on the intent of the 20 year growth targets:

> **UV**40 Use 20-year growth targets for urban villages as a tool for planning for the growth that may occur in each urban village. Use these targets as a guide for City plans for development and infrastructure provision. Recognize that the growth targets do not represent the maximum amount of growth that could occur in a village. Recognize also that the private sector builds most housing units and creates most jobs, and, therefore, the growth targets impose no obligation on the City to ensure that those numbers of households or jobs actually occur.

The North Rainier Hub Urban Village was given a growth target of 900 new residential units between 2004 and 2024. Between January of 2005 and September 2009, finaled permits showed an increase of 284 units or about 32% of the target. Vision 2040 establishes a Regional Growth Strategy that focuses the majority of the region's employment and housing growth into both metropolitan and core cities. This strategy envisions accommodating 550,000 people or 32% of our region's growth in our five metropolitan cities, including Seattle. This represents a substantial increase in the share of development going to Seattle from the framework established during the last update of the Comprehensive Plan.

This rezone is also consistent with the North Rainier Neighborhood Plan and Urban Design Framework, which supports additional residential and commercial development. These goals are described, in part, through draft zoning proposals and the following goals and policies:

> Policy 7.A. Promote uses around transit facilities such as businesses open into the evening hours, and housing that provides “eyes on the street.”
>
> Strategy 7.4. Increase the mix of uses and residential density in the Town Center to increase the numbers of people using the public spaces including the sidewalks.
>
> Policy 8.E. Include a portion of single-family area located between 24th Ave. S. and 25th Ave. S. north of S. McClellan St. within the urban village and within the Station Area Overlay District, and support a multifamily zoning designation for the area that would allow more compact residential development.
>
> Strategy 8.3. Through processes that engage community stakeholders consider and evaluate the application of zoning designations and related development regulations that are most likely to achieve the neighborhood’s urban design vision. Include evaluation of new regulatory and programmatic tools as they become available. Rezone key opportunity sites to encourage redevelopment of parcels around the light rail station in a manner that incorporates housing, commercial services (such as a grocery store and small businesses) and amenities.
>
> Strategy 8.4. Evaluate proposed height and land use changes within the Town Center.
>
> Strategy 8.5. Address zoning on west side of Rainier Ave S. immediately south of S. Walden St. There are eight single-family parcels adjacent to parcels zoned NC3-65 and L-3. Rezone these parcels to be more consistent with adjacent properties.
>
> Strategy 8.6. Expand the Town Center area to focus new mixed use development south of S. Bayview St. and north of S. Byron St.

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: (signature on file)
Lyle Bicknell
Principal Urban Designer

Date Submitted:

Reviewed by: (signature on file) Date: _____
William K. Mills
Senior Land Use Planner