

**SEPA ENVIRONMENTAL CHECKLIST**  
*UPDATED 2014*  
*(PREPARED AUGUST 31, 2015)*

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

1. Name of proposed project, if applicable: [\[help\]](#)

Update of Director's Rule addressing Transportation Mitigation Programs (TMPs)

2. Name of applicant: [\[help\]](#)

City of Seattle, Department of Planning and Development and Department of Transportation

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

Department of Planning and Development  
700 5<sup>th</sup> Avenue, Suite 2000  
Seattle, Washington 98104  
Contact: John Shaw, phone: 206-684-5837

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

August 31, 2015

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

City of Seattle, Department of Planning and Development

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

Approval by Directors of DPD and SDOT, fourth quarter 2015.

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

No.

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

None, except for the SEPA determination that will be prepared for this proposal.

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

No.

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

[\[help\]](#)

Approval and signature by Directors of Seattle's Planning and Development, and Transportation departments.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The proposal would update the Director's Rule with numerous edits that are intended to provide up-to-date information about contents of transportation mitigation programs that are often required with permits for new development. The edits provide additional background explanation of the rationales supporting several possible elements, and their applicability to future development, and also adds a definition of a TMP and a soft threshold for TMPs for developments at 100,000 square feet or greater (not precluding requirement of TMPs for smaller developments if they are deemed warranted by future reviews of development proposals).

The edits also consolidate indications in a table about when certain elements may or should be included, by eliminating a "location dependent" indicator column and changing indications to be either "required for all projects" or "recommended." Examples of changes in these indications include: "participation in a transportation management association where available" becomes required; "provide bicycle storage and amenities that meet City standards" becomes required; "provide or require tenants to offer transit pass subsidy to employees who work at the site" becomes required; "provide information about ride-match opportunities" and "participate in transportation promotion and encouragement programs" and "offer guaranteed ride home" become required.

Similarly, other items change from an indicator of "location dependent" to "recommended." These include: "Reduce parking supply below market demand..."; "provide more bicycle parking than required by code"; "provide on-site commuter shower and locker facility"; "provide reserved spaces for registered vanpools..."; "provide parking discount for carpools"; "offer telecommuting program for employees..."; "allow flexible working hours"; "provide subsidy to employees for car-sharing program"; and "provide subscription bus service or shuttle to site."

Other items that are newly added to the table include: "Building Transportation Coordinator will attend at least 1 training per year" becomes required; " and the following become recommended: "Participate in e-Park or other low-rate parking programs"; "contribute to cost of providing on-site bike share stations"; "provide shared vehicle/bicycle fleets for tenant use"; "provide or require tenants to offer bike share membership to all employees who work at the site."

In the explanatory portion of the rule that follows the table of these items, additional details directing how such actions are to be implemented is provided for the use of applicants in preparing materials that will be consistent with the expectations of reviewers in DPD and SDOT for the sake of TMP approvals.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you

are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

This proposal affects development proposals in most zones, e.g., where larger developments (generally non-residential) could be required to create TMPs. While this could include certain instances of uses in low density and residential zones, due to permissible institutional uses, this is most likely relevant only to commercial and higher density zones across the city.

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

\*\* PER WASHINGTON STATE ADMINISTRATIVE CODE, THIS SECTION IS LEFT BLANK. \*\*

### **1. Earth**

- a. General description of the site [\[help\]](#)  
(circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other \_\_\_\_\_
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

### **2. Air**

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

### 3. Water

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

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

#### b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

#### c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

#### d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage

pattern impacts, if any:

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

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

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

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

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

#### 5. **Animals**

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

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

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

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

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

#### 6. **Energy and natural resources**

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

- b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe. [\[help\]](#)
- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

**7. Environmental health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?  
If so, describe. [\[help\]](#)
  - 1) Describe any known or possible contamination at the site from present or past uses.
  - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
  - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
  - 4) Describe special emergency services that might be required.
  - 5) Proposed measures to reduce or control environmental health hazards, if any:

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)
  - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal

business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

- c. Describe any structures on the site. [\[help\]](#)
- d. Will any structures be demolished? If so, what? [\[help\]](#)
- e. What is the current zoning classification of the site? [\[help\]](#)
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
- j. Approximately how many people would the completed project displace? [\[help\]](#)
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

## 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

## 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

**15. Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

**16. Utilities**

- a. Circle utilities currently available at the site: [\[help\]](#)  
 electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
 other \_\_\_\_\_
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

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

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

Signature: \_\_\_\_\_

Name of signee John Shaw

Position and Agency/Organization Sr. Transportation Planner, City of Seattle Dept. of Planning and Development

Date Submitted: Sept. 1, 2015

Reviewed by Gordon Clowers

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

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

The proposal would not likely cause significant or adverse increases in potential for discharges to water, emissions to air, release of toxic or hazardous substances, or noise generation. Rather, by enabling more efficiently defined and effective TMPs it would be likely to help moderate the patterns of transportation by non-residential uses by reducing the frequency of single-occupant vehicle travel, and supporting increased use of transit, walking, bicycling, etc., which would tend to reduce the potential for worst-case impacts to water, air and regarding toxics hazards and noise generation. This is due in part to the general contributions of vehicle traffic to air pollution, and water pollution (through runoff), which are likely to be indirectly reduced through the implementation of this proposal.

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

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

Similar to the rationales expressed in the response to question #D.1, the proposal would not likely cause significant or adverse increases in potential impacts upon plants, animals, fish, or marine life.

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

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

Similar to the rationales expressed in the response to question #D.1, the proposal would not likely cause significant or adverse increases in potential impacts relating to energy depletion or natural resources. Rather, it would likely support actions that tend to reduce potential impacts to the natural environment through energy consumption or natural resource depletion.

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

### **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?**

Similar to the rationales expressed in the response to question #D.1, the proposal would not likely cause significant or adverse increases in potential impacts relating to these kinds of sensitive areas designated for governmental protection.

**Proposed measures to protect such resources or to avoid or reduce impacts are:**  
None.

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

This proposal improves explanations about the rationale for, and details about, numerous particular elements of TMPs. Most of these relate to programmatic details about the future definition and implementing of strategies that will be used to encourage use of alternatives to single-occupant vehicle driving for commuting purposes. Most of these details would have no bearing on changes to potential environmental impacts of future development itself. Guidance that encourages less parking for vehicles could in operation lead to positive impacts, by encouraging lesser levels of traffic impacts and lesser physical impacts of development upon the urban environment than would otherwise occur. For the latter type of impact, differences would likely be subtle – for example, providing less parking could cause a reduced need to excavate soil on a given property, or potentially less above-ground exposure of parking garage spaces to outdoor areas. Such differences conceptually could assist in allowing a future development to be designed in a manner that is more compatible with the land use patterns and activities present in its surroundings. No adverse land use impact or compatibility conditions are identified as probable due to this proposal.

**Proposed measures to avoid or reduce shoreline and land use impacts are:** None.

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

Similar to the rationales expressed in the response to question #D.1, the proposal would not likely cause significant or adverse increases in potential impacts relating to these elements of the environment. Contributions of a well-defined TMP program could help lead to more efficiently designed buildings that limit and reduce the extent of potential impacts on public services, utilities and transportation systems.

**Proposed measures to reduce or respond to such demand(s) are:** None.

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

The proposed amendments are believed to avoid conflicts with local, state or federal laws and requirements for protection of the environment.