

# SEPA ENVIRONMENTAL CHECKLIST

## A. background

1. Name of proposed project, if applicable:  
Lake City / North District Neighborhoods pedestrian oriented rezones
2. Name of applicant:  
City of Seattle
3. Address and phone number of applicant and contact person:  
Seattle Office of Planning and Community Development  
700 Fifth Avenue, Suite 1900  
P.O. Box 34019  
Seattle, Washington 98124-4019
4. Date checklist prepared:  
February 12, 2016
5. Agency requesting checklist:  
Seattle Office of Planning and Community Development
6. Proposed timing or schedule (including phasing, if applicable):  
Approval by City Council and Mayor in the first or second quarter of 2016
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
No additional information has been or will be prepared that is directly related to this proposal. The proposal is a non-project action that is not dependent on any further action.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
This is a non-project action that is not dependent on any further action..
10. List any government approvals or permits that will be needed for your proposal, if known.  
The proposal requires approval by the Seattle City Council prior to adoption. No other agency approvals are anticipated.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project action, and there is no specific site of development proposal. OPCD is recommending a series of zoning changes and area-specific development standards to encourage a more pedestrian-oriented form of development within the Lake City hub urban village and along Lake City Way. OPCD proposes the following changes to the Land Use Code:

- Changing all commercial zoning from Commercial 1 to Neighborhood Commercial 3;
- Changing zoning from multifamily to Neighborhood Commercial on approximately eight parcels within the “civic core” of the hub urban village;
- Expanding the existing pedestrian designation approximately three blocks to the west and one block to the south; and
- New development standards for building size, width, and street-level and upper floor setbacks .

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

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

a. General description of the site

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

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

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

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

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

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

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review) and environmentally critical areas regulations, and other requirements.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

This is a non-project action. There is no specific site or project location. No construction is proposed. The amount of filling or grading depends upon existing site conditions and usually is part of the site preparation. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review).

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

This is a non-project action. There is no specific site or project location. No construction is proposed. The indirect effects of this non-project proposal are not expected to significantly increase the area subject to land clearing or other factors that could result in erosion. Potential impacts of specific development projects will be addressed through existing regulations and/or separate site-specific environmental review.

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

This is a non-project action. There is no specific site or project location. No construction is proposed. The project area is presently developed with buildings and roadway surfaces. Implementation of the proposed rezones would not appreciably alter this existing situation. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review).

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

This is a non-project action. There is no specific site or project location. No construction is proposed. The amount of erosion depends upon existing site conditions and site design of a project-specific action. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control erosion or other impacts to the earth at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review).

## 2. Air

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review). No significant adverse impacts related to air quality, including greenhouse gases, are anticipated because the incremental difference between total probable future development under the existing and proposed future zoning would be relatively minor.

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

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

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

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

### 3. Water

a. Surface Water:

- 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.

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

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

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

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

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

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

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

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

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

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

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

b. Ground Water:

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, and other requirements. New development will need to include adequate sanitary sewer connection and capacity, and stormwater controls meeting applicable standards.

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

This is a non-project action. There is no specific site or project location. No construction is proposed. The proposed legislation will not change existing regulations on septic tanks or waste material discharge. Future development projects will need to include adequate sanitary and stormwater sewer capacity and controls, and will be subject to environmental review (if they meet or exceed thresholds for environmental review) and the City's stormwater and drainage requirements.

c. Water runoff (including stormwater):

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

This is a non-project action. There is no specific site or project location. No construction is proposed. The amount of runoff and method of collection depends upon existing site conditions and site design of a project-specific action. Individual projects will be subject to the City's stormwater and drainage requirements and environmental review (if they meet or exceed thresholds for environmental review.) The indirect effects of this non-project proposal related to water runoff are addressed in Section D, Supplemental Sheet for Non-project Actions.

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

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

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

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

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

#### 4. Plants

a. Check the 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
- 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?

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

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

This is a non-project action. There is no specific site or project location. No construction is proposed. d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

This is a non-project action. There is no specific site or project location. No construction is proposed. Development standards and design guidelines are in place and proposed that support the use of native plants and other vegetation on specific development projects where appropriate. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of landscaping or other measures to preserve or enhance vegetation at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review), and will be subject to the City's existing requirements for screening and buffers. The Green Factor provision is expected to provide mitigation for water quality and run-off impacts as well as promote aesthetically pleasing landscaping of new development sites.

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

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

#### 5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

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

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

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

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

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

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

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

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

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

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

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

## 6. Energy and natural resources

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of energy requirements at this stage. Such projects will be subject to subsequent environmental review (if they meet or exceed thresholds for environmental review).

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of energy requirements at this stage. Such projects

will be subject to subsequent environmental review (if they meet or exceed thresholds for environmental review).

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:

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.

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

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

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

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

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

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

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

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

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

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

## b. Noise

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Ambient noise typical of urban areas exists in the rezone area, including typical

noise levels generated by traffic and aircraft, with arterial traffic noise. The extent of existing traffic and other noise affecting a given development project would be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review).

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of noise impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) as they move forward.

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Existing noise standards and regulations in the Land Use Code would be retained and would not change as part of this proposal. Individual projects that may occur as an indirect result of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control noise impacts at this stage. Such projects will be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review).

## 8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

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

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?

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

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

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

c. Describe any structures on the site.

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

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

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

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

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

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

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

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

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

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

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

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

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

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

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

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

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

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

This rezone is intended to implement the Lake City Urban Design Framework recommendations.

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

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

## 9. Housing

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

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

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

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

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

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

## 10. Aesthetics

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

This is a non-project action. There is no specific site or project location. No construction is proposed. In general, the proposed rezones do not increase the allowed height or density of development. Individual development projects that use the proposed legislation's zoning changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) for height, bulk and scale impacts and the City's Design Review Program.

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Projects and development consistent with this proposal will occur over time and cannot be substantively evaluated in terms of potential view alteration at this stage. The proposed development standards are intended to reduce such impacts. Individual development projects 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:  
This is a non-project action. There is no specific site or project location. No construction is proposed. The proposed development standards, which require façade modulation, provide regulations on sites over 40,000 to reduce the bulk and scale of future development. Individual development projects 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.

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
This is a non-project action. There is no specific site or project location. No construction is proposed. 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?  
This is a non-project action. There is no specific site or project location. No construction is proposed. 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?  
This is a non-project action. There is no specific site or project location. No construction is proposed. 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:  
This is a non-project action. There is no specific site or project location. No construction is proposed. 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.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
This is a non-project action. There is no specific site or project location. No construction is proposed. The Urban Village is served by Albert Davis Park, Lake City Mini Park, Virgil Flaim Park, Nathan Hale Playfield, Victory Heights Playground, and other parks in the vicinity.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

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

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

This is a non-project action. There is no specific site or project location. No construction is proposed. Future projects and development in the rezone area will be subject to environmental review (if they meet or exceed thresholds for environmental review) for impacts on recreation

### 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.

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual projects and development activities will be subject to the City's regulations related to historic and archaeologically significant landmarks as well as environmental review (if they meet or exceed thresholds for environmental review).

- 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.

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual projects and development proposals would be subject to the City's policies and regulations related to historic and archaeologically significant landmarks as well as environmental review (if they meet or exceed thresholds for environmental review).

- 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.

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual projects and development proposals would be subject to the City's policies and regulations related to historic and archaeologically significant landmarks as well as environmental review (if they meet or exceed thresholds for environmental review).

- 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.

This is a non-project action. There is no specific site or project location. No construction is proposed. There are established policies and regulations to maintain and preserve significant historic sites and structures and to provide the opportunity for analysis of archaeological sites during review of specific development projects. Projects involving structures or sites that have been designated as historic landmarks are subject to compliance with the Landmarks Preservation Ordinance.

#### 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.

This is a non-project action. There is no specific site or project location. No construction is proposed. The site area contains Lake City Way NE, NE 125<sup>th</sup>, and Northgate Way, which are principal arterial streets. Other streets in the area primarily provide local access and circulation between arterials.

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

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

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

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

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

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

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

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

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

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

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

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

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Future projects and development in the rezone area will be subject to parking and access regulations, as well as environmental review (if they meet or exceed thresholds for environmental review) for impacts on transportation and parking.

**15. Public services**

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

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

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

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

**16. Utilities**

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

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

**C. Signature**

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 Katie Sheehy

Position and Agency/Organization Office of Planning & Community Development

Date Submitted: 4 March 2016

## D. supplemental sheet for nonproject actions

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

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative impacts related to plant, animal, fish or marine life, to the extent that the proposed changes do not increase the development capacity nor alter any regulations directly related to environmental performance of new development. Therefore, there is no identified potential for significant adverse impacts as a result of the proposal.

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

The existing regulatory framework, i.e., the Land Use Code, The Shoreline Master Program, Environmentally Critical Areas Ordinance, and the City's SEPA ordinance will address impacts during review of development proposals on a project-specific basis. No mitigation measures are proposed.

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

The proposed changes would result in no direct negative impacts and are unlikely to result in indirect or cumulative impacts related to energy or natural resources. The proposed changes do not alter any regulations directly related to energy or natural resources such as energy performance standards in new development. Projects would continue to be required to comply with the existing Energy Code and standards for sustainable development. Therefore, there is no identified potential for significant adverse impacts as a result of the proposal.

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

None proposed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

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

None are proposed. The existing regulatory framework, i.e., the Land Use Code, The Shoreline Master Program, Environmentally Critical Areas Ordinance, Landmarks Preservation Ordinance and the City's SEPA ordinance will address impacts during review of development proposals on a project-specific basis.

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

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

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

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

None are proposed.

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

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

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

None proposed.

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

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

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

- UVG3 Promote densities, mixes of uses, and transportation improvements that support walking, use of public transportation, and other transportation demand management (TDM) strategies, especially within urban centers and urban villages.

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

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

- NN-P2 Strive to create safe pedestrian ways, especially for children walking between schools and transit stops on Lake City Way, NE 125th Street, and 15th Avenue Northeast.
- NN-P3 Improve access from residential neighborhoods to the Civic Core and the business district.
- NN-P4 Enhance opportunities for non-motorized travel in the planning area, tailoring pedestrian improvements to neighborhood desires, community needs, and topographic and environmental considerations.
- NN-P6 Along Lake City Way, seek to redesign driveway access where safety problems exist.
- NN-P8 Establish a pedestrian-friendly atmosphere and 'boulevard' look and feel for Lake City Way.
- NN-HUV1 A unique urban area fosters business vitality, sense of community, and strong connections to surrounding neighborhoods and businesses.
- NN-P33 Support the use of regulatory tools, including zoning, that promote vibrant, pedestrian oriented development.
- NN-P34 New multi-family housing in commercial zones within pedestrian-designated zones in the HUV will be mixed-use, with a non-residential use on the street level.

- NN-P35 Encourage new development in the HUV to include adequate provision for the needs of pedestrians.
  
- NN-P38 This policy is to be considered in the review of future rezones in the area defined by 15th Ave NE on the west, NE 95th Street on the south, NE 145th Street on the north, and Lake Washington on the east. Rezones are not favored by this neighborhood plan if they would:
  - increase the permitted density, bulk, or height of structures in residential or commercial use, except for rezones from a commercial (C) zone to a neighborhood commercial (NC) zone or any rezone in the vicinity of the Civic Core, defined as the area roughly bounded by 128th Avenue NE on the north, Lake City Way on the east, 30th Avenue NE and 125th Street to the south, and 27th Avenue NE to the west;
  - change a neighborhood commercial (NC) to a commercial (C) zone; or
  - change a commercial to an industrial zone.
  
- NN-P44 Provide amenities along sidewalks which are attractive and safe.



City of Seattle

Department of Construction and Inspections  
Nathan Torgelson, Director

**CITY OF SEATTLE  
DETERMINATION OF NON-SIGNIFICANCE BY  
THE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS**

**Applicant Name:** The Office of Planning and Community Development  
**Address of Proposal:** Lake City Way between NE 97<sup>th</sup> Street and NE 145<sup>th</sup> Street, and within the Lake City Hub Urban Village

**SUMMARY OF PROPOSED ACTION**

This proposal is to adopt rezones and amend the Land Use Code to add area-specific development standards to implement the Comprehensive Plan Neighborhood Planning Element recommendations. The rezones will encourage new pedestrian-friendly mixed-use development and support a range of housing types and commercial buildings. The proposal includes changing existing C1-65 and NC3-65 to NC3P-65; existing MR zoning to NC2P-40; existing LR2 and LR3 to NC2P-30; existing C1-65 to NC3-65; existing C1-40 to NC3-40; and existing C1-30 to NC3-30.

All of these proposed rezones are located either within the Lake City Hub Urban Village or along the Lake City Way corridor between NE 97<sup>th</sup> Street and NE 145<sup>th</sup> Street. The proposed rezone would not increase the permitted density of residential or commercial uses.

The following approval is required:

**SEPA – Environmental Threshold Determination (SMC Chapter 25.05)**

**SEPA DETERMINATION:**

- Exempt       DNS       MDNS       EIS  
 DNS with Conditions  
 DNS involving non-exempt grading or demolition, or involving another agency with jurisdiction

**BACKGROUND DATA**

### Background

The proposed rezones are located within the Lake City Hub Urban Village and along Lake City Way between NE 97<sup>th</sup> Street and NE 145<sup>th</sup> Street.

The Office of Planning and Community Development (OPCD) is recommending rezones and land use code amendments to implement the Comprehensive Plan North Neighborhoods (Lake City) Neighborhood Planning Element and carry out priorities identified by the community during the Urban Design Framework process. OPCD proposes amendments to the Land Use Code that would encourage a more pedestrian-oriented built environment as property redevelops in the Lake City hub urban village and along Lake City Way.

The rezones are intended to achieve the community's vision and goals for a more walkable, pleasant business district and civic core, and for infill development that contributes more to neighborhood character. These rezones are the product of a multi-year community development process that provided the foundation for guiding principles and policy recommendations in the Lake City Urban Design Framework. This process engaged a broad cross section of the community. In 2014 and 2015, we worked with an advisory group to identify challenges and opportunities presented by development in Lake City. The advisory group acted as trusted advocates for various stakeholder organizations in the area including community groups, design professionals, business and property owners. The group met regularly during this time to establish guiding principles and recommendations about land use character, building, form and height, ground floor open space, parks and open space, and getting around the neighborhood. OPCD also invited broader participation through five Lake City Future First "community conversations" that were organized jointly by community groups and City staff. Additional information was gathered at Lake City Neighborhood Alliance meetings, during walking tours, at the Lake City Farmers Market, and other special events. Planning Outreach and Engagement Liaisons were hired to help gather input from traditionally underrepresented communities. Through a series of small and larger focus groups, input was received from Chinese, east African, and Spanish-speaking communities. Additional community groups where the future character of Lake City was discussed include: Lake City Community Council, Victory Heights Community Council, North District Council, North District Service Providers, and the Thornton Creek Alliance.

All of the proposed rezones are within the Lake City Hub Urban Village or on properties along the Lake City Way corridor, and are within areas designated as Commercial/Mixed Use or Multi-Family Residential on the Comprehensive Plan's Future Land Use Map.

### Proposal Description

All of these proposed rezones are located either within the Lake City Hub Urban Village or along the Lake City Way corridor between NE 97<sup>th</sup> Street and NE 145<sup>th</sup> Street. The proposed rezone would not increase the development capacity from existing residential or commercial uses. All

of the proposed rezones are intended to align with the Comprehensive Plan's Future Land Use Map.

Proposed rezones are as follows:

- Area A: Rezone an existing mix of Commercial 1 (C1-65) and Neighborhood Commercial 3 (NC3-65) within the hub urban village to Neighborhood Commercial 3 with a Pedestrian designation (NC3P-65).
- Area B: Rezone an existing mix of Residential Multifamily Midrise (MR) within the hub urban village to Neighborhood Commercial 2 with a Pedestrian designation (NC2P-40).
- Area C: Rezone an existing mix of Residential Multifamily Lowrise (LR2 and LR3) within the hub urban village to Neighborhood Commercial 2 with a Pedestrian designation (NC2P-30).
- Area D: Rezone existing Commercial 1 (C1-65) areas within the hub urban village to Neighborhood Commercial 3 (NC3-65).
- Area E: Rezone existing Commercial 1 (C1-40) areas within the hub urban village to Neighborhood Commercial 3 (NC3-40).
- Area F: Rezone existing Commercial 1 (C1-65) areas outside the hub urban village to Neighborhood Commercial 3 (NC3-65).
- Area G: Rezone existing Commercial 1 (C1-40) areas outside the hub urban village to Neighborhood Commercial 3 (NC3-40).
- Area H: Rezone existing Commercial 1 (C1-30) areas outside the hub urban village to Neighborhood Commercial 3 (NC3-30).

In addition to the proposed rezones, the Land Use Code is proposed to be amended as follows:

- Street-level Uses. The provision in the Land Use Code that limits residential uses to no more than 20% of street-facing facades in C and NC zones in the Lake City Hub Urban will be removed, to allow for more flexibility for ground floor uses.
- Façade Modulation. Façade modulation is required for all portions of street-facing facades within 10 feet of a street lot line for areas shown on proposed Map B for 23.47A.009. The maximum width of a façade without modulation within 10 feet of the street lot line is 100 feet. No modulation is required for those portions of a façade set back 10 feet or more from the street lot line, or for those portions no more than four feet above sidewalk grade.
- Development Standards for lots greater than 40,000 square feet for areas shown on proposed Map B for 23.47.009. These provisions below are aimed at reducing the appearance of bulk and scale of new development on lots in the Lake City Hub Urban Village and along Lake City Way. The standards encourage creating a variety in building form and providing visual relief in the massing for larger developments. These standards are not intended to reduce the allowed development, but to create standards that reflect the community's vision for a more pedestrian-oriented neighborhood.

- *Lot Coverage Limit.* The maximum lot coverage for principal and accessory structures is 80 percent of the lot.
- *Maximum Width of Structures.* The maximum width of a structure abutting a principal pedestrian street is 250 feet.
- *Street-level Setbacks.* An average 5 foot street-level setback is required from lot lines along streets shown in proposed Map B for 23.47A.009. These setbacks shall include elements that enhance the pedestrian realm, such as landscaping, seating, paving, and lighting.
- *Upper-level Setbacks.* Portions of a structure between 45 feet and 65 feet in height are required to set back an average of 10 feet from the street lot line. Portions of a structure above 65 feet in height are required to set back an additional one foot for every five feet of height. Facades that are less than 100 feet in width, or facades with courtyards are exempt from upper level setbacks. Projects subject to the Design Review process may request departures from upper level setbacks, provided either a through-block pedestrian corridor or open space is provided that is consistent with neighborhood design guidelines.

#### Public Comments

Proposed changes to the Land Use Code require City Council approval. Public comment will be taken on the proposed amendments at a future scheduled Council public hearing.

#### ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist dated February 12, 2016. The information in the checklist, the information and analysis in the Director's Report and Recommendation, a copy of the proposed text changes, and the experience of the lead agency with review of similar legislative actions form the basis for this analysis and decision. Potential impacts of the rezone proposal are analyzed below.

#### Short-term Impacts

As a non-project action, the proposed amendment will not have any short-term impact on the environment.

#### Long-term Impacts

Long-term or use-related impacts are anticipated as a result of approval of this proposal. Most long-term impacts of these proposed actions are expected to be minor. OPCD has provided information that indicates the proposal will not increase or decrease development capacity from the current zoning; thus, impacts to noise, light and glare, shadows, air quality (including greenhouse gas emissions), and use of energy, natural resources, and most public services and facilities are unlikely to increase. As development occurs in the area, these impacts may slightly increase, due to greater levels of activity on various sites, but are not expected to be significant. Projects developing pursuant to these proposed actions may be subject to environmental

review if they meet or exceed environmental review thresholds. In addition, projects would need to comply with existing codes and regulations, including the Land Use Code, Environmentally Critical Areas regulations (SMC 25.09), The Stormwater Code (SMC 22.800-808), the Grading Code (SMC 22.170), the Street Use Ordinance (SMC Title 15), the Seattle Building Code, and the Noise Control Ordinance (SMC 25.08).

The most likely areas of impacts of the proposed actions would be to land use; height, bulk, and scale; and traffic and transportation. These topics are discussed further below:

#### *Land Use*

The Land Use SEPA policy SMC 25.05.675.J.2 states, in part, that “it is the City’s policy to ensure that proposed uses are reasonably compatible with surrounding uses and are consistent with any applicable, adopted City land use regulations, the goals and policies set forth in Section B of the land use element of the Seattle Comprehensive Plan regarding Land Use Categories, and the shoreline goals and policies set forth in section D-4 of the land use element of the Seattle Comprehensive Plan for the area in which the project is located”.

In general, rezoning from Commercial to Neighborhood Commercial would represent a minor change the types and density of land uses allowed within the area, and rezoning from multi-family (LR and MR) to Neighborhood Commercial would be a moderate change in types and density of land uses allowed. The rezone proposal would aid in encouraging future development that would be consistent with the intent of the North District Neighborhood Plan portion of the Comprehensive Plan and Urban Design Framework by encouraging pedestrian-friendly mixed-use development within the Lake City Hub Urban Village and along Lake City Way. The type of mixed-use development anticipated will allow a greater mix of housing choices and a pedestrian-oriented shopping district that serves the surrounding neighborhood as well as a larger community, including regional clientele as envisioned by the community. The uses that would be allowed under the proposed rezones are expected to be reasonably compatible with uses in adjacent zones.

The proposed rezone supports the goals of the Comprehensive Plan Urban Village Element to focus housing and jobs in areas where they can support existing neighborhood centers, maximize transportation and utility investments, and create walkable, pedestrian-friendly communities. These goals are described, in part, through the following goals and policies:

- UVG3: Promote densities, mixes of uses, and transportation improvements that support walking, use of public transportation, and other transportation demand management (TDM) strategies, especially within urban centers and urban villages.
- UVG8: Use limited land resources more efficiently and pursue a development pattern that is more economically sound, by encouraging infill development on vacant and underutilized sites, particularly within urban villages.

- UVG11: Increase public safety by making villages places that people will be drawn to at all times of the day.
- UVG27: Promote the development of residential urban villages, which function primarily as compact residential neighborhoods providing opportunities for a wide range of housing types and a mix of activities that support the residential population. Support densities in residential urban villages that support transit use.
- UVG29: Encourage growth in locations within the city that support more compact and less land-consuming, high quality urban living.
- UV1: Promote the growth of urban villages as compact mixed-use neighborhoods in order to support walking and transit use, and to provide services and employment close to residences.

This rezone would also support the following goals and policies of the Comprehensive Plan Neighborhood Planning Element for the North Neighborhoods (Lake City):

- NN-P4: Enhance opportunities for non-motorized travel in the planning area, tailoring pedestrian improvements to neighborhood desires, community needs, and topographic and environmental considerations.
- NN-P8: Establish a pedestrian-friendly atmosphere and 'boulevard' look and feel for Lake City Way.
- NN-HUV1: A unique urban area fosters business vitality, sense of community, and strong connections to surrounding neighborhoods and businesses.
- NN-P33: Support the use of regulatory tools, including zoning, that promote vibrant, pedestrian oriented development.
- NN-P34: New multi-family housing in commercial zones within pedestrian-designated zones in the HUV will be mixed-use, with a non-residential use on the street level.
- NN-P35: Encourage new development in the HUV to include adequate provision for the needs of pedestrians.
- NN-P38: This policy is to be considered in the review of future rezones in the area defined by 15th Ave NE on the west, NE 95th Street on the south, NE 145th Street on the north, and Lake Washington on the east. Rezones are not favored by this neighborhood plan if they would:

- increase the permitted density, bulk, or height of structures in residential or commercial use, except for rezones from a commercial (C) zone to a neighborhood commercial (NC) zone or any rezone in the vicinity of the Civic Core, defined as the area roughly bounded by 128th Avenue NE on the north, Lake City Way on the east, 30th Avenue NE and 125th Street to the south, and 27th Avenue NE to the west;
  - change a neighborhood commercial (NC) to a commercial (C) zone; or
  - change a commercial to an industrial zone.
- NN-P44: Provide amenities along sidewalks which are attractive and safe.

Development on parcels proposed to be rezoned will be subject to design review if the proposals exceed thresholds for design review established in the Land Use Code. Design review considers the context and character of surrounding development in applying City design guidelines, thus providing an additional opportunity to address any potential incompatibilities between new development and development on adjacent parcels. It is not anticipated that the proposed text amendments will result in significant land use impacts, pursuant to SMC 25.05.675 J. The proposed rezones for these areas are also consistent with the land use designations on the Future Land Use Map.

#### *Height, Bulk, and Scale*

The allowed height, bulk, and scale of development is not expected to increase over what is allowed by current zoning, and existing transitions in development intensity per the Land Use Code will remain in place. Development standards for Neighborhood Commercial zones provide for a sensitive transition between commercial and residential areas. In addition, the proposed area-specific development standards are expected to further reduce impacts related to bulk and scale of new development by creating provisions for maximum façade length, maximum structure length, adding upper-level setbacks, and adding street-level setbacks with pedestrian amenities.

As there is no increase in allowed height, negative impacts regarding protected public views (SMC 25.05.675.P), shading, and private view blockage are not expected to increase. Shading impacts on adjacent properties will tend to be minimized by the existing and proposed development standards. Overall, because of the small difference in magnitude of these impacts relative to what could occur under existing conditions, the impact is not expected to be significant.

Bulk and scale impacts of projects developed pursuant to the proposed rezones may also be addressed by the City's design review process in SMC 23.41. Pursuant to SMC 25.05.675.G.2.c, the Citywide Design Review Guidelines are intended to mitigate adverse height, bulk, and scale impacts. Specific height, bulk and scale impacts of proposed development will be determined at

the time of project review. The proposed rezones are not expected to have a significant impact on height, bulk, and scale, pursuant to SMC 25.05.675 G.

#### *Transportation*

The proposed rezones will not increase development capacity or substantially change the allowed uses, so it is not expected that the proposed rezone would result in significantly higher volumes of traffic than current zoning allows.

The affected areas are generally located along and near Lake City Way, a north-south principal arterial that connects a variety of users to businesses, institutions and residences. Seattle Department of Transportation is working on the Lake City Way Traffic Safety Project to improve safety along Lake City Way from NE 78<sup>th</sup> Street to NE 145<sup>th</sup> Street. Additionally, the proximity of residential and commercial uses within the Lake City hub urban village may mean more people complete trips by foot, bike or bus.

It is expected that the proposed rezone is not likely to result in a significant impact on traffic and transportation, pursuant to SMC 25.05.675 R. The transportation impacts of individual projects developing pursuant to these proposed text changes will be evaluated through SEPA review at the time of permit applications. If warranted, mitigation will be required at that time.

#### Conclusion

The proposed rezones and area-specific development standards are not expected to have significant adverse impacts.

#### **DECISION – SEPA**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2c.
  
- [ ] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2c.

**RECOMMENDED CONDITIONS – SEPA**

None.

A handwritten signature in black ink, appearing to read 'Katy Haima', followed by a long horizontal line extending to the right.

Katy Haima, Land Use Planner  
Department of Construction and Inspections

Date: 3/7/2016

