

SEPA ENVIRONMENTAL CHECKLIST

A. background

1. Name of proposed project, if applicable:

2030 Challenge High Performance Existing Building Pilot Program.

2. Name of applicant:

City of Seattle, Department of Construction and Inspections (SDCI)

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

City of Seattle, Department of Construction and Inspections
700 Fifth Avenue, Suite 2000
P.O. Box 34019
Seattle, Washington 98124-4019

4. Date checklist prepared:

February 13, 2017.

5. Agency requesting checklist:

City of Seattle, Department of Construction and Inspections.

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

Approval by City Council and Mayor in 2018.

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

Only to the extent the Mayor and City Council wish to further modify or expand the geographic boundaries of the Pilot.

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

The information in this checklist and the SDCI Director's Report contain environmental information related to 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.

The legislation would apply citywide in urban centers where development permit applications are ongoing; this is a non-project action that does not affect any specific individual properties.

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

The proposal requires approval by the City Council and Mayor as amendments to the Land Use Code. 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.)

The proposal includes the following changes to the Land Use Code:

Establish a new 2030 Challenge Pilot

- Establish a new pilot program to promote the construction and operation of buildings that meet the highest green standards and promote environmental quality. The 2030 Challenge High Performance Building Pilot (a.k.a. 2030 Challenge Pilot) would allow the City to study the resulting buildings and their performance and develop permanent standards for high performing buildings in the Land Use Code.
- Allow 20 projects to be built prior to the pilot expiring in 2025.
- Require the buildings to meet standards for energy, water and transportation efficiency based on the goals of the Seattle 2030 District.
- Allow additional development capacity (floor area and structure height) for buildings that meet the pilot program standards.

Update the LBC Pilot Program

- Allow the same zoning incentives as proposed for the 2030 Challenge Pilot.
- Update penalty provisions to be consistent with those proposed for the 2030 Challenge Pilot.

In order to participate in the Pilot, a project would be required to:

- Participate in the Design Review Program;
- Be located in an Urban Center, outside the Chinatown/International District and shoreline areas;
- Include renovation of an existing building meeting the proposed size thresholds;
- Meet the energy, water and transportation standards; and
- Maintain these requirements for the life of the building.

The proposal includes the following incentives for both pilot programs:

- 25 percent more FAR than the maximum allowed in the zone, with an allowance for space occupied by mechanical equipment*;
- 30 percent more FAR than the maximum allowed in the zone is proposed for development that includes renovation of an unreinforced masonry (URM) building**;
- For Residential buildings - 12.5 feet more height above the maximum allowed in the zone for zones with height limits under 85 feet or less in height, and 25 feet for zones with a height limit greater than 85 feet;
- For Commercial buildings - 15 feet more height above the maximum allowed in the zone for zones with a height limits of under 85 feet or less, and 30 feet for zones with a height limit greater than 85 feet.

* Any infrastructure and equipment required to meet the performance standard would be exempt from chargeable FAR. For example, a Heat Recovery Ventilation System can take up 150 square foot on each floor that they are needed, which takes up chargeable FAR.

**An unreinforced masonry (URM) building is typically built of structural brick or concrete block and lacks structural reinforcement, making it vulnerable in an earthquake.

These increases would be additive to any additional floor area or height gained by other programs such as incentive zoning or MHA. If additional height and/or floor area is gained through the pilot Program, that additional height and/or floor area would not be subject to incentive zoning or MHA requirements.

Allow the Design Review Board to consider additional departures from development standards for both pilot programs:

The proposal would add the following additional standards that may be considered for Design Review departures for both pilot programs:

- Tower spacing requirements as provided in subsection 23.49.058.D in Downtown Mixed Commercial zones;
- Tower floor area limits and tower width limits for portions of structures in residential use in Downtown Mixed Commercial zones;
- Structure height limits in Downtown zones and Seattle Mixed-South Lake Union zones.

The ability for the Design Review Board to consider these additional departures is intended to help pilot program participants to use the height and floor area incentives while meeting applicable design guidelines.

In addition, the proposal updates provisions, corrects errors and improves the clarity and readability of the code. There is no specific site or development proposal.

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

The proposed amendments to establish the new pilot would apply to urban centers as identified in the Comprehensive Plan, except that lots are not eligible in the Chinatown/International District Urban Village and in the shoreline jurisdiction. Enrollment would be limited to 20 qualifying projects and the Pilot would expire in 2025.

Amendments to the Living Building Challenge Pilot would apply citywide, except for the shoreline jurisdiction. There is also a separate 20 project limit and this Pilot also expires in 2025. One or more projects will already be completed by the time this proposal is adopted. Therefore, fewer than 20 projects would be eligible for the updated provisions.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Not applicable. 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.**

- 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.

- 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.

- 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.

- 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.

- 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. Compliance with existing city ordinances to reduce or control erosion is required.

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.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed. A purpose of this ordinance is to facilitate the construction of buildings resulting in substantially lower emissions to the air than conventional construction.

- 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. Compliance with existing city ordinances to reduce or control emissions and other impacts to air is required.

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. Projects in the shoreline jurisdiction are not eligible to participate in the program.

- 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. Projects in the shoreline jurisdiction are not eligible to participate in the program.

- 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. A purpose of the 2030 Challenge Pilot and other green building standards is to facilitate the construction of buildings resulting in substantially lower discharges than conventional construction.

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. A purpose of 2030 Challenge Pilot is to facilitate the creation of buildings that capture runoff and treat waste water on site, which may encourage the use of runoff and discharge of treated waste water into the ground.

- 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.

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. A purpose of the 2030 Challenge Pilot is to facilitate the creation of buildings resulting in substantially lower runoff than conventional construction.

- 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. A purpose of the 2030 Challenge Pilot is to facilitate the creation of buildings that capture run-off and treat waste water on site, which may encourage the use of runoff and discharge of treated waste water into the ground.

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

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

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

This is a non-project action. There is no specific site or project location No construction is proposed. Compliance with existing City ordinances to reduce or control surface, ground, or runoff water impacts is required.

4. Plants

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

As a non-project action. A variety of vegetation can be found within urban centers and the City as a whole.

___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.

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.

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:

As a non-project action, however, urban birds and animals are observed in urban centers and the City as a whole.

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.

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

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.

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.

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. A purpose of the 2030 Challenge Pilot is to facilitate the creation of buildings that are more energy efficient, reduce energy demand and use sustainable energy sources.

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.

- 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 is a non-project action. There is no specific site or project location. No construction is proposed. Projects participating in the 2030 Challenge Pilot must reduce their energy use to be eligible. Participation in the Pilot will reduce or control any energy impacts.

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.**

This is a non-project action. There is no specific site or project location. No construction is proposed. A purpose of 2030 Challenge Pilot is to facilitate the creation of buildings resulting in substantially lower health hazards than conventional construction.

- 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.

- 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.

- 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. Compliance with the Noise Control Ordinance will reduce or control any noise impacts.

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 or project location. No construction is proposed. Various zoning designations are found in urban centers, which are generally characterized by a mix of land uses including high-density commercial and residential development. The City as a whole is characterized by a wide variety of uses and densities.

- 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? No.**

- 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: No.**

- 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. Urban centers and the City are developed with a mix of structures at various heights and densities.

- 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 or demolition is proposed.

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Various zoning designations are found in urban centers and the City, which generally allow for a mix of densities and commercial and residential development. See Appendix A at the end of this checklist for a summary of zones by urban village.

- 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. No construction is proposed. Urban Centers are designated as such on the Comprehensive Plan Future Land Use Map (FLUM), see page 41 of the Seattle 2035 Plan. The City has a variety of FLUM designations.

- 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. No construction is proposed. Projects in the shoreline jurisdiction are not eligible to participate in the program.

- 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. Various critical area designations are found in urban centers and through-out the City.

- 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.

- 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 is a non-project action. There is no specific site or project location. No construction is proposed. Compliance with the Land Use Code will address compatibility with existing and projected land uses and plans.

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 contemplated by this question are located in urban centers or the City.

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.

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.

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.

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.

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. Compliance with the Land Use Code and Design Review will reduce or control aesthetic impacts. See Appendix A at the end of this Checklist for a summary of the zones and a description of the additional height and floor area incentives in the proposal.

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.

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.

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.

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. Compliance with existing city ordinances to reduce or control light and glare impacts is required.

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.

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.

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.

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.

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.

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. Compliance with existing City ordinances to reduce or control impacts on historic and cultural resources is 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.**

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

- 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.

- 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. The 2030 Challenge Pilot is designed to reduce the use of single occupant vehicle use and promote the use of transit in eligible projects.

- 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. The 2030 Challenge Pilot is designed to reduce the use of single occupant vehicle use and promote the use of transit in eligible projects.

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. A wide range of services are available in urban centers and the City as a whole.

- 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: On File

Name of signee: Mike Podowski

Position and Agency/Organization: Manager, SDCI

Date Submitted: January 31, 2018

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?**

This proposal would establish the 2030 Challenge Pilot and update standards for the existing Living Building Challenge Pilot. The proposed changes are not likely to result in increased

discharges to water, air, noise, or toxic/ hazardous substances as the purpose of the proposal is to facilitate the development of buildings that meet the 2030 Challenge and Living Building Challenge Pilots. The Pilots taken together require buildings to reduce single-occupant-vehicle use, use less energy and water than conventional construction, treat water on site, and reduce the impacts of construction materials and interior finishes. Both are designed to reduce the environmental impacts of a project, including for the environmental elements cited in this question. No potential noise-related impacts are identified.

Proposed measures to avoid or reduce such increases are:

No particular adverse impacts are identified, so no proposal-specific mitigation measures are needed. Individual projects that meet the thresholds for environmental review would be subject to individual mitigation to avoid or reduce any impacts. The existing regulatory framework, i.e., the Land Use Code, Environmentally Critical Areas Ordinance, Landmarks Preservation Ordinance, and Design Review 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 are not likely to result in significant adverse impacts to plants, animals, fish, and marine life.

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

No particular adverse impacts are identified, so no proposal-specific mitigation measures are needed. Individual projects that meet the thresholds for environmental review would be subject to individual mitigation to avoid or reduce any impacts. The existing regulatory framework, i.e., the Land Use Code, Environmentally Critical Areas Ordinance, Landmarks Preservation Ordinance, and Design Review will address impacts during review of development proposals on a project-specific basis.

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

The proposal is not likely to deplete energy or natural resources. The Living Building Challenge and other green building standards aim to reduce energy use and depletion of other natural resources.

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

No particular adverse impacts of the proposal are identified, so no project-specific mitigation measures are needed. As part of requirements of these programs, compliance with that exceeds minimum requirements of the Energy Code is anticipated to protect natural resources and conserve energy. Individual projects that meet the thresholds for environmental review would be subject to individual mitigation to avoid or reduce any impacts. The existing regulatory framework, i.e., the Land Use Code, Environmentally Critical Areas Ordinance, Landmarks Preservation Ordinance, and Design Review will address impacts during review of development proposals on a project-specific basis.

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 proposal is not likely to result in significant adverse impacts to environmentally sensitive areas of the kinds listed in this question. The intent of the proposal is to facilitate the development of buildings that have minimal impacts on the local environment, including natural environmentally critical areas.

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

No particular adverse impacts of the proposal are identified, so no project-specific mitigation measures are needed. Individual projects that meet the thresholds for environmental review would be subject to individual mitigation to avoid or reduce any impacts. The existing regulatory framework, i.e., the Land Use Code, Environmentally Critical Areas Ordinance, Landmarks Preservation Ordinance and Design Review 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 is not likely to result in significant adverse impacts to environmentally sensitive areas as the purpose of the proposal is to facilitate the development of buildings that have minimal impacts on the local environment. Projects in the shoreline jurisdiction would not be eligible to participate in the program.

The proposal allows for additional floor area and building height for participating buildings, which would be accommodated for up to 38 developments through 2025. The amounts proposed to be accommodated, for both the LBC and Seattle 2030 Pilot Programs:

- 25 percent more floor area, expressed as floor area ratio (FAR), than the maximum allowed in the zone, with an allowance for space occupied by mechanical equipment¹;
- 30 percent more FAR than the maximum allowed in the zone is proposed for development that includes renovation of an unreinforced masonry (URM) building²;
- For Residential buildings - 12.5 feet more height above the maximum allowed in the zone for zones with height limits 85 feet or less, and 25 feet for zones with a height limit greater than 85 feet;
- For Commercial buildings - 15 feet more height above the maximum allowed in the zone for zones with height limits 85 feet or less, and 30 feet for zones with a height limit greater than 85 feet.

In addition, exemptions of area would be allowed for infrastructure or equipment needed to meet the performance standard, as explained in the first footnote below.

¹ Any infrastructure and equipment required to meet the performance standard would be exempt from chargeable FAR. For example, a Heat Recovery Ventilation System can take up 150 square foot on each floor that they are needed, which takes up chargeable FAR.

² An unreinforced masonry (URM) building is typically built of structural brick or concrete block and lacks structural reinforcement, making it vulnerable in an earthquake.

The result of the proposal would be to accommodate buildings potentially taller and bulkier than would otherwise be allowed for non-participating buildings. The potential range of development outcomes would encompass the possibility that certain resulting future buildings could be proposed to be more bulky than other buildings built in the same zone or visually prominent. This would depend upon the size of the properties affected, their physical characteristics such as topography, how proposed buildings would be arranged on their site, and their location in relation to other less intensive zones. Given this finding, it would be possible that such additional height and bulk in future buildings developed under this proposal could lead to adverse height, bulk, and/or scale impacts.

The intent of the City's policies on this element of the environment are that building outcomes should be reasonably compatible with intended development patterns, and that smooth transitions between areas with different land use patterns or zoned intensity should be achieved with height/bulk/scale controls. To the extent that individual sites and developments under this proposal could lead to adverse outcomes that might not provide smooth transitions but might result in large contrasts in heights or building bulk with neighboring properties of lower zoned intensity, adverse environmental impacts of height/bulk/scale could occur. It is not possible to further quantify the number of places this would likely occur, or the probability that such impacts would occur, because the extent to which these programs would be used, and on what properties, is not known at this time. It can be concluded that design review of future developments affected by this proposal would enable modifications of height/bulk/scale to occur during permit reviews, which should help to avoid or limit the potential of most such adverse impacts from occurring.

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

Projects in the shoreline jurisdiction are not eligible to participate in the 2030 Challenge Pilot. Individual projects using the proposed programs would be subject to design review as part of permit review, which would avoid or limit the potential for height/bulk/scale impacts to occur on any given site. Individual projects that meet the thresholds for environmental review would still be subject to possible findings of height/bulk/scale adverse impacts that could lead to individual mitigation to avoid or reduce these impacts.

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

This proposal is not likely to result in substantially increased demands on transportation or public services and utilities. Because of the nature of the pilot program the proposal is not likely to increase demand on utilities as it ~~may~~ will likely result in more energy and water efficient structures, which ~~will~~ should reduce utility demand compared to other non-participating buildings that might otherwise be built or renovated. The 2030 Challenge Pilot is designed to reduce the use of single occupant vehicle use and promote the use of transit in eligible projects. No particular potential for adverse impacts of the proposal is identified upon public services such as police and fire protection, parks and recreation services, schools, public maintenance services or public communications infrastructure.

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

No particular adverse impacts of the proposal are identified, so no project-specific mitigation measures are needed. Individual projects that meet the thresholds for environmental review would

still be subject to individual mitigation to avoid or reduce these impacts. The 2030 Challenge Pilot is designed to reduce the use of single occupant vehicle use and promote the use of transit in eligible projects to reduce or respond to any increase in transportation demands.

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.

Appendix A

Summary of Height Limits and Allowed Floor Area by Zone in Urban Centers

Capitol Hill (and Pike/Pine)

Zone	Height Limits	Floor Area Ratio (FAR)	Notes
Lowrise 2	18 to 40 feet	1.1 to 1.3	Height limit and FAR depends on housing
Lowrise 3	18 to 40 feet	1.1 to 2.0	

			type and zone
Midrise	55 to 85 feet	3.2 to 4.5	Participation in Incentive Zoning allows heights up to 85 feet and FAR of 4.5
Neighborhood Commercial	40 feet	3 to 3.25	The lower FAR applies to single-use buildings, the higher to mixed-use buildings
	65 feet	4.25 to 4.75	
	85 feet	5 to 6	

Downtown (and Pioneer Square)

Zone	Height Limits*	Floor Area Ratio	Notes
Pioneer Square Mixed	85-120 feet	N.A.	--
	100 feet		
	85-120 feet		
	100/100-120 feet		
	100/100-130 feet		
	100/100-150 feet		
Downtown Mixed Residential	95/75 feet	1 to 4.5	Upper limits varies by zone and is gained by participation in Incentive Zoning
	145/65 feet	1 to 2.5	
	145/75 feet	1 to 4.5	
	280/125 feet	2 to 5.5	
	75 feet	4 to 5	Participation in Incentive Zoning allows the maximum height and FAR
Downtown Mixed Commercial	95 feet	4.5 to 5.5	Participation in Incentive Zoning allows the maximum height and FAR
	145 feet	5 to 8, 9 for hotels	
	170 feet	5 to 6, 9 for hotels	
	85/75-170 feet	3 to 6	
	240/290-440 feet	5 to 8	
	340/290-440 feet	5 to 11	
	500/300-550 feet	5 to 15	
Downtown Office Core 2	Unlimited/450 feet- Unlimited	6 to 21	
Downtown Office Core 1	85-170 feet	3 to 6	
Downtown Retail Core	85-170 feet	3 to 6	
Industrial Commercial	65 feet	2.5	--

* For most Downtown zones, the applicable height limit for portions of a structure that contain non-residential and live-work uses is shown as the first figure after the zone designation (except that there is no such

limit in DOC1), and the base height limit for portions of a structure in residential use is shown as the first figure following the "/". The third figure shown is the maximum residential height limit.

First Hill (and 12th Avenue)

Zone	Height Limits*	Floor Area Ratio (FAR)	Notes
Lowrise 2	18 to 40 feet	1.1 to 1.3	Height limit and FAR depends on housing type and zone
Lowrise 3	18 to 40 feet	1.1 to 2.0	
Midrise	55 to 85 feet	3.2 to 4.5	Participation in Incentive Zoning allows heights up to 85 feet and FAR of 4.5
Highrise	160 to 300 feet	7 to 14	FAR varies by lot size. Participation in Incentive Zoning allows heights up to 300 feet and FAR of 14.
Neighborhood Commercial	30 feet	2.25 to 2.5	The lower FAR applies to single-use buildings, the higher to mixed-use buildings.
	40 feet	3 to 3.25	
	65 feet	4.25 to 4.75	
	85 feet	5 to 6	
	160 feet	5 to 7	
Master Planned Community-Yesler Terrace	280 feet	N.A.	Medical service uses limited to 900,000 square feet; all other nonresidential uses limited to 150,000 square feet. Limits apply to entire master plan area.
	300 feet		
	85/160 feet		
	85/240 feet		
	85/300 feet		

* For MPC-YT zones where the height limit is "85/" followed by a second number, 85 feet is the applicable height limit for non-highrise structures. The number following the "/" is the applicable height limit for highrise structures.

Northgate

Zone	Height Limits	Floor Area Ratio (FAR)	Notes
Lowrise 3	18 to 40 feet	1.1 to 2.0	Height limit and FAR depends on housing type and zone
Midrise	55 to 85 feet	3.2 to 4.5	Participation in

			Incentive Zoning allows heights up to 85 feet and FAR of 4.5
Neighborhood Commercial	40 feet	3 to 3.25	The lower FAR applies to single-use buildings, the higher to mixed-use buildings.
	65 feet	4.25 to 4.75	
	85 feet	5 to 6	
	125 feet	5 to 6	

South Lake Union

Zone	Height Limits*	Floor Area Ratio	Notes
Seattle Mixed-SLU	65/95 feet	N.A.	Participation in Incentive Zoning allows the maximum height and FAR
	85/65-160 feet	4.5 to 6.5	
	100/95 feet	4.5 to 7	
	100/65-145 feet	4.5 to 6.5	
	85-280 feet	.5 to 6	
	175/85-280 feet	4.5 to 8	
	240/125-440 feet	5 to 10	

* The applicable height limit for portions of a structure that contain non-residential and live-work uses is shown as the first figure after the zone designation, and the base height limit for portions of a structure in residential use is shown as the first figure following the "/". The third figure shown is the maximum residential height limit.

University District

Zone	Height Limits*	Floor Area Ratio (FAR) – Nonresidential use	Floor Area Ratio (FAR) – Residential and mixed-uses	Notes
Lowrise 3	18 to 40 feet	N.A.	1.1 to 2.0	Height limit and FAR depends on housing type and zone
Midrise	55 to 85 feet	N.A.	3.2 to 4.5	Participation in Incentive Zoning allows heights up to 85 feet and FAR of 4.5
Seattle Mixed-U	85 feet	4.75 to 6 Total for all uses		Participation in Incentive Zoning allows the maximum height and FAR. In mixed-use buildings, non-residential uses
	75-240 feet	7	4.75 to 11	
	95-320 feet	7	4.75 to 13	

				are limited to FAR of 7
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* The maximum structure height in SM-U zones is shown as the number(s) following the zone designation. For zones that include two numbers, the first number of the height suffix is the height limit for midrise structures and the second number following the dash is the maximum height limit for highrise structures. A highrise structure is any structure that exceeds the height limit for midrise structures, excluding rooftop features.

Uptown

Zone	Height Limits	Floor Area Ratio (FAR) – For all uses	Floor Area Ratio (FAR) – structures that include residential use	Floor Area Ratio (FAR) – For nonresidential uses	Notes
Lowrise 3	18 to 40 feet	N.A.	1.1 to 2.0	N.A.	Height limit and FAR depends on housing type and zone
Midrise	55 to 85 feet	N.A.	3.2 to 4.5	N.A.	Participation in Incentive Zoning allows heights up to 85 feet and FAR of 4.5
Seattle Mixed-UP	65	N.A.	4.5	4.5	Participation in Incentive Zoning allows the maximum height and FAR
	85	N.A.	5.25	5.25	
	95	N.A.	5.75	5.75	
	160	5	7	2, 7 for structures no taller than 125 feet	

Proposed Development Capacity Incentives

The proposal includes the following incentives for both the LBC and Seattle 2030 Pilot Programs:

- 25 percent more FAR than the maximum allowed in the zone, with an allowance for space occupied by mechanical equipment*;
- 30 percent more FAR than the maximum allowed in the zone is proposed for development that includes renovation of an unreinforced masonry (URM) building**;
- For Residential buildings - 12.5 feet more height above the maximum allowed in the zone for zones with height limits under 85 feet or less in height, and 25 feet for zones with a height limit greater than 85 feet;

- For Commercial buildings - 15 feet more height above the maximum allowed in the zone for zones with a height limits ~~under~~ 85 feet or less, and 30 feet for zones with a height limit greater than 85 feet.

* Any infrastructure and equipment required to meet the performance standard would be exempt from chargeable FAR. For example, a Heat Recovery Ventilation System can take up 150 square foot on each floor that they are needed, which takes up chargeable FAR.

**An unreinforced masonry (URM) building is typically built of structural brick or concrete block and lacks structural reinforcement, making it vulnerable in an earthquake.

These increases would be additive to any additional floor area or height gained by other programs such as incentive zoning or MHA. If additional height and/or floor area is gained through the pilot Program, that additional height and/or floor area would not be subject to incentive zoning or MHA requirements.