

# CITY OF SEATTLE

## SEPA ENVIRONMENTAL CHECKLIST

### A. background

**1. Name of proposed project, if applicable:**

Pedestrian Zone Proposal

- Rezone Analyses for Pedestrian zone designations
- Proposed changes to Pedestrian zone development standards

**2. Name of applicant:**

City of Seattle

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

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

**4. Date checklist prepared:**

September 10, 2014

**5. Agency requesting checklist:**

City of Seattle Department of Planning and Development

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

The proposed code amendments will be reviewed by City Council and discussed in public hearings in winter 2014-2015.

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

No, the proposal is a non-project action that is not dependent upon any further action.

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

A SEPA environmental checklist and environmental determination and related information are prepared for this proposal.

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

This is a non-project action that does not affect any specific individual properties. However, land use and building permit applications are currently pending for development projects in the proposed areas under existing regulations.

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

The proposal requires approval by the City Council. 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 legislative zoning proposal to consider adding 57 Pedestrian zones in neighborhood business districts that meet the Pedestrian zone criteria (SMC 23.34.086) throughout the city of Seattle. While the proposal recommends a Pedestrian zone in 39 of the 57 Pedestrian zones studied, this analysis incorporates all of the 57 areas.

Fifty-seven neighborhood business districts that encompass approximately 1900 parcels around the City are being considered for a Pedestrian zone designation. The table below outlines the total land area in the City that would be within a Pedestrian zone if the designation is applied to all 57 neighborhood-commercial areas under review:

<b>Table A: Land Area &amp; Pedestrian Zones</b>			
	<b>Acres</b>	<b>% of City</b>	<b>% of NC Zones</b>
<b>Areas under review</b>	601	1.13%	23.81%
<b>Existing P Zone</b>	612	1.15%	24.24%
<b>NC Zones</b>	2,524	4.75%	
<b>City</b>	53,113		

The areas considered for a Pedestrian zone for this analysis are in areas already zoned Neighborhood Commercial and do not impact the development capacity of the area (i.e. does not increase or decrease the maximum height or density for new development). The Pedestrian zone designation would in some cases help implement neighborhood plans and would help provide a geographically-oriented preferred focus for street-level commercial activity at key locations in the neighborhood business districts, through additional regulations that would help shape future development.

In addition to the legislative zoning proposal, some modifications and additions to the standards that apply in Pedestrian zones are analyzed. The Land Use Code amendments analyzed include the following potential actions to SMC 23.41.012, 23.47A.005, 23.47A.008, 23.47A.028, 23.54.015, 23.54.016, 23.54.020, 23.84A.002:

- limit the Design Review departures available in Pedestrian zones for ceiling height, transparency requirements and the availability of departures that would allow residential uses to exceed 20 percent of street-level (SMC 23.41.012);
- allow a departure to Minimum Floor Area Ratio requirements(SMC 23.41.012);
- expand the list of allowed active street-level uses (SMC 23.47A.005);

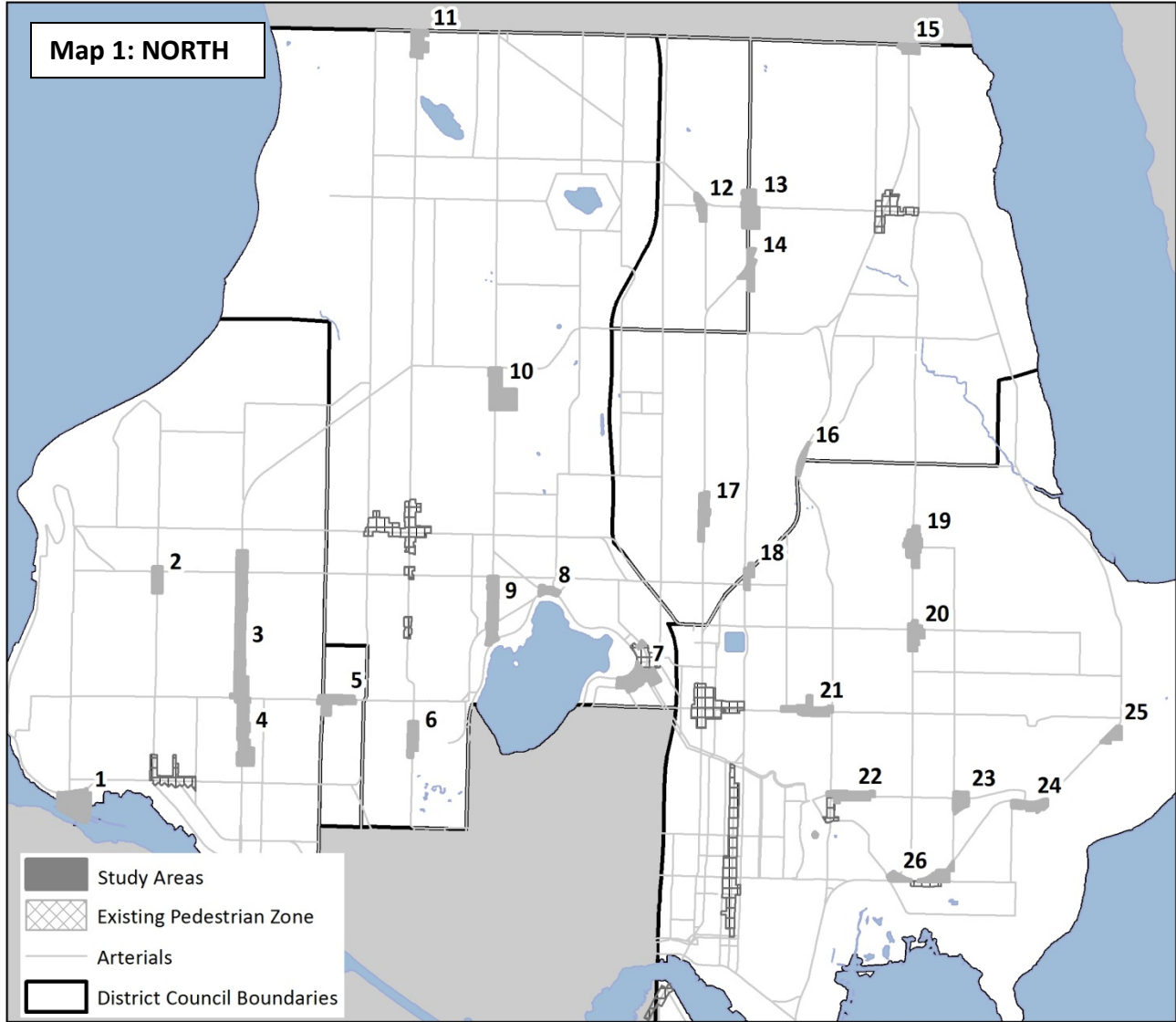
- clarify the transparency requirements to specify that transparent areas must allow views into and out of the structure at eye level and that the width of a driveway at street level is not included when calculating the transparency requirement (SMC 23.47A.005);
- add a standard to require overhead weather protection along 60-100% of the building façade for new development along a Principal Pedestrian Street and modify permit fees associated with installing overhead weather protection (SMC 23.47A.005);
- eliminate waivers to minimum parking standards specific to Pedestrian zones and remove or modify any references to Pedestrian zone parking waivers (SMC 23.41.012, 23.54.015, 23.54.016 and 23.54.020);
- require, in live-work units, that the work area is oriented towards the main street and extends the extends at least 15 feet into the unit (SMC 23.47A.008);
- limiting businesses with drive-in lanes on the periphery of Pedestrian zones (SMC 23.47A.028);
- add sidewalk width and design standards specific to areas in a Pedestrian zone (SMC 23.53.006);

This is a non-project action: 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.**

This is a non-project action. The proposal's affect would be citywide. This analysis includes adding a Pedestrian zone designation to 57 Neighborhood Commercial Zones distributed throughout the City and affects any lot that is located in an existing Pedestrian zone. Maps 1-3 below identify the study areas considered for a Pedestrian zone under this project and the location of existing areas with a Pedestrian zone designation that will be subject to the proposed changes to development standards.

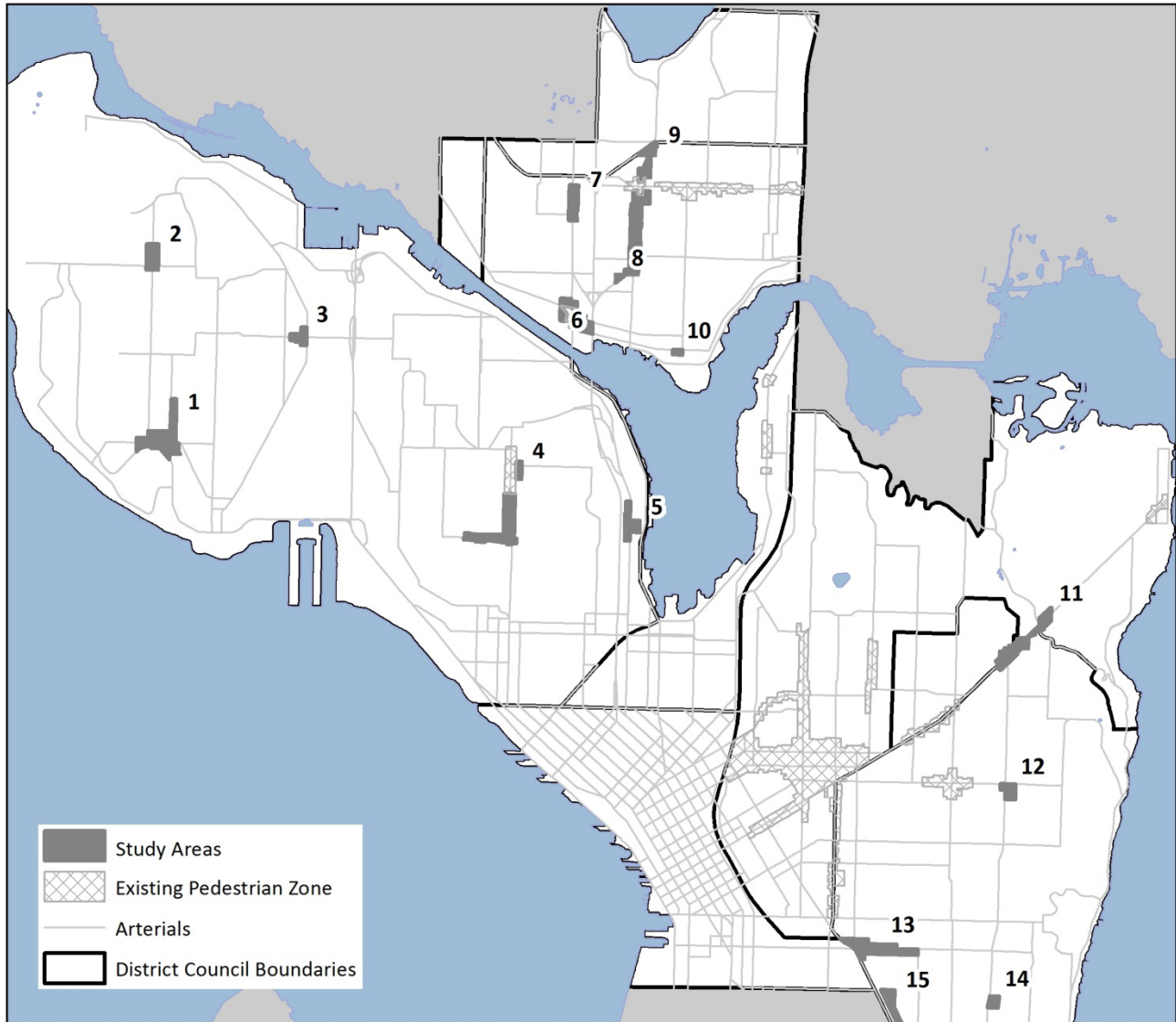
**Map 1: NORTH**



Study Area
1 Ballard Locks
2 Loyal Heights
3 15th Ave NW - S of NW 83rd St
4 15th Ave NW - N of NW 57th St
5 NW 65th St - W of 4th Ave NW
6 Phinney Ridge - north of N 58th St
7 Green Lake
8 North Green Lake
9 Aurora Ave N south of N 80th St
10 Aurora-Licton Springs
11 Broadview
12 Roosevelt Way NE at NE 125th St
13 15th Ave NE at NE 125th St

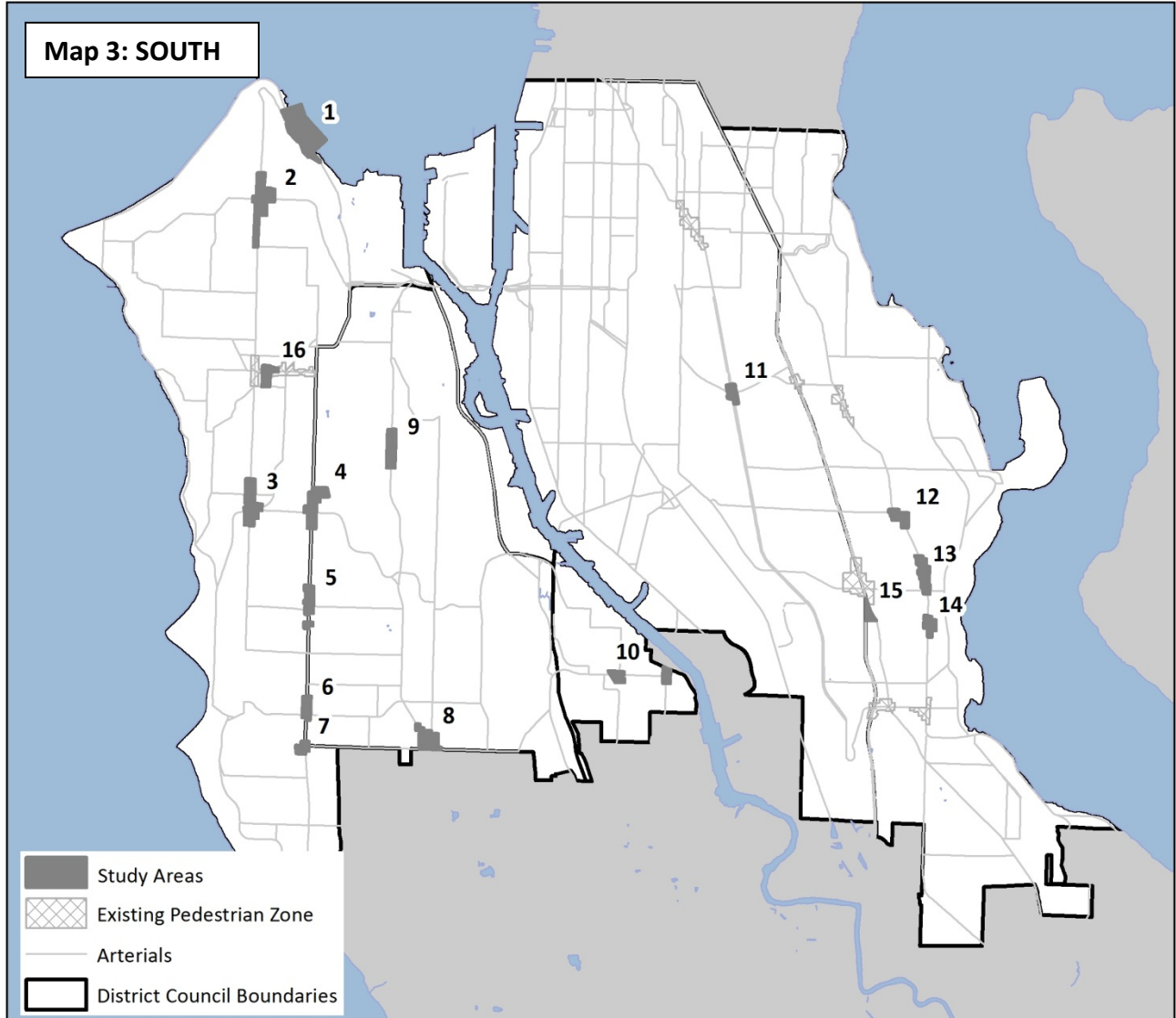
Study Area
14 Pinehurst Way
15 Lake City Way at NE 145th St
16 Lake City Way at NE 96th St
17 Maple Leaf (Roosevelt Way)
18 Lake City Way at NE 80th St
19 Wedgwood - North
20 Wedgwood - South
21 Ravenna (NE 65th St)
22 25th Ave NE at NE 55th St
23 40th Ave NE at NE 55th St
24 Sand Point Way NE at 50th Ave NE
25 Sand Point Way NE at NE 63rd St
26 Sand Point Way NE at 36th Ave NE

**Map 2: CENTRAL**



	<b>Study Area</b>		<b>Study Area</b>
1	Magnolia	9	Stone Way N - S of N 45th Street
2	34th Ave W at W Emerson St	10	South Wallingford at N 34th St
3	21st Ave W and W Dravus St	11	E Madison St
4	Upper Queen Anne	12	Martin Luther King Jr Way at E Union St
5	Dexter Ave N at Garfield St	13	S Jackson St - east of Rainier Ave s
6	Fremont	14	M L K Jr Way S at S Dearborn St
7	Fremont Ave N - south of N 45th St	15	Hiawatha Place S at S Dearborn St
8	Stone Way N - S of N 50th Street		

**Map 3: SOUTH**



Study Area		Study Area	
1	Harbor Ave SW - N of Fairmount Ave SW	9	Delridge Way SW (SW Brandon & SW Juneau St)
2	Admiral	10	South Park
3	Morgan Junction	11	Beacon Ave S at S Columbian Way
4	35th Ave SW at SW Morgan St	12	Rainier Ave S (S Holden St & S Kenyon St)
5	35th Ave SW at SW Holden St	13	Rainier Ave S at S Graham St
6	35th Ave SW at SW Barton St	14	Rainier Ave S at S Othello St
7	35th Ave SW and SW Roxbury St	15	M L K Jr Way S at S Holden St
8	Westwood Park (Delridge Way SW at SW Roxbury St)	16	West Seattle Triangle

## B. ENVIRONMENTAL ELEMENTS

Per Washington Administrative Code provisions (WAC 197-11-315) Part B of the checklist is not filled out for non-project actions.

### 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.**

Not applicable. 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.**

Not applicable. 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.**

Not applicable. 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)?**

Not applicable. 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:**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

### 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.

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

Not applicable. This is a non-project 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:**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

### 3. Water

#### a. Surface Water:

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Not applicable. This 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.**

Not applicable. 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.**

Not applicable. 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.**

Not applicable. 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.**

Not applicable. 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.**

Not applicable. 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.**

Not applicable. This is a non-project action. There is no specific site or project location No construction is proposed.

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

Not applicable. 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.**

Not applicable. This is a non-project action. There is no specific site or project location No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location No construction is proposed.

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

Not applicable. 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

x   other types of vegetation

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.

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

Not applicable. 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.**

Not applicable. 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:**

Not applicable. 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.**

Not applicable. 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:**

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

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. 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.**

Not applicable. 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:**

Not applicable. 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.**

Not applicable. 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.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. 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:**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

## **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.**

Not applicable. 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.**

Not applicable. 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.**

Not applicable. 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.**

Not applicable. 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:**

Not applicable. 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)?**

Not applicable. 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.**

Not applicable. 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:**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

**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.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

**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?**

**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:**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

**c. Describe any structures on the site.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed. The zoning categories where these regulations will apply are Commercial zones.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed. This proposal would have the most direct effect on areas designated Commercial/Mixed Use on the Comprehensive Plan Future Land Use Map.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. 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?**

Not applicable. 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:**

Not applicable. 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:**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

## 9. Housing

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

Not applicable. This is a non-project 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.**

Not applicable. 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:**

Not applicable. 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?**

Not applicable. 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?**

Not applicable. 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:**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

## **11. Light and glare**

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

Not applicable. This is a non-project 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?**

Not applicable. 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?**

Not applicable. 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:**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

## **12. Recreation**

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

Not applicable. 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.**

Not applicable. 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:**

Not applicable. 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.**

Not applicable. 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.**

Not applicable. 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.**

Not applicable. 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.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

#### 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.**

Not applicable. 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?**

Not applicable. 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?**

Not applicable. 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).**

Not applicable. 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.**

Not applicable. 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?**

Not applicable. 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.**

Not applicable. 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:**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

## 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.**

Not applicable. 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.**

Not applicable. 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 \_\_\_\_\_**

Not applicable. 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.**

Not applicable. 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 \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_

Date Submitted: \_\_\_\_\_

## **D. supplemental sheet for nonproject actions**

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

When answering 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 areas considered for a Pedestrian zone are in areas already zoned Neighborhood Commercial and do not impact the development capacity of the area (i.e. does not increase or decrease the maximum height or density for new development).

As future infill growth or redevelopment would occur in the next 10-20 years in the subject areas, reduced sizes of surface parking lots in future development could help limit or reduce the potential for pollutant runoff from impervious surfaces, and required stormwater control and water quality treatment facilities built into utility connections that would further reduce potential for pollution compared to existing uncontrolled or lightly controlled runoff conditions in the subject areas.

#### **Proposed measures to avoid or reduce such increases 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.

### **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. The changes are not expected to significantly alter the pace or scale of new mixed-use development that would otherwise be allowed in the absence of the proposed land use code changes. If there is any effect of the proposed land use code changes it is likely to be a very minor slowing of the pace of new development in the designated areas due to the street-level use requirements. However, the areas considered for a new Pedestrian zone designation have been subject to

street-level commercial use requirements; the proposed changes would introduce some additional limitations on those uses but the impact should not be significant. The areas considered for a Pedestrian zone are in areas already zoned Neighborhood Commercial and do not impact the development capacity of the area (i.e. does not increase or decrease the maximum height or density for new development).

On a site-by-site basis, future development projects could generate adverse effects on plants and animals due to clearing of vegetation used as habitat that may be present on sites in the subject area. This is limited in part by the already-developed nature of most of the subject areas, and the potential for significant adverse impacts to plant and animal habitat caused by the incremental differences of the proposed action would be negligible.

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

As discussed above, the potential for indirect impacts of this non-project proposal are expected to be minor. 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 changes are not expected to significantly alter the pace or scale of new commercial/mixed-use development that would otherwise be allowed in the absence of the proposed land use code changes. The areas considered for a Pedestrian zone are in areas already zoned Neighborhood Commercial and do not impact the development capacity of the area (i.e. does not increase or decrease the maximum height or density for new development). While building layouts and architectural details could be incrementally different due to the proposal, the average energy performance would not likely be substantively affected merely as a result of the proposal. Such performance is more likely to be affected by other external factors such as changes in minimum requirements for energy efficiency over time that apply citywide and/or for particular types of buildings or uses. As a result, the potential for increased depletion of energy and natural resources as a result of this proposal is low.

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

None proposed. Over the long-term, the subject areas considered for a Pedestrian zone designation aim to reduce consumption of fossil fuels and conserve natural resources by encouraging increased pedestrian and transit-based travel and clustering of development into enhanced business districts within the existing developed urban areas in Seattle. This has demonstrable benefits of reducing vehicle miles traveled per person for typical daily activities, compared to a more far-flung pattern of suburbanized growth in the Seattle metropolitan area.

**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. This is due to the fact that the areas potentially affected are already in developed urban environments. The proposed changes would not alter allowances for new development that could otherwise occur in or near environmentally sensitive areas under existing regulations

**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. The proposal would represent a moderate change in the types of land use allowed at street-level and add some new development standards. The areas considered for a Pedestrian zone are already zoned Neighborhood Commercial and do not impact the development capacity of the area (i.e. does not increase or decrease the maximum height or density for new development).

The proposal is intended to implement Comprehensive Plan land use goals and policies for a broad range of pedestrian-oriented mixed-use development. On balance, the indirect, long-term cumulative impacts on land uses would be positive in that the proposed land use code changes further the preferred land use pattern as expressed in Comprehensive Plans, Transportation plans and various policies and goals of the City of Seattle. For example:

Land Use Goal 2 (Citywide): Foster neighborhoods in which current and future residents and business owners will want to live, shop, work, and locate their businesses. Provide for a range of housing types and commercial and industrial spaces in order to accommodate a broad range of families and individuals, income groups, and businesses.

Land Use Goal 17 (mixed-use areas): Create strong and successful commercial and mixed-use areas that encourage business creation, expansion and vitality by allowing for a mix of business activities, while maintaining compatibility with the neighborhood-serving character of business districts, and the character of surrounding areas.

Land Use Goal 20 (mixed-use areas): Encourage diverse uses that contribute to the city's total employment base and provide the goods and services needed by the city's residents and businesses to locate and remain in the city's commercial areas.

Land Use Policy 104 (mixed-use areas): Consistent with the urban village strategy, prefer the development of compact concentrated commercial areas, or nodes, in which many businesses can be easily accessed by pedestrians, to the designation of diffuse, sprawling commercial areas along arterials, which often require driving from one business to another.

Land Use Policy 107 (mixed-use areas): Distinguish between pedestrian-oriented commercial zones which are compatible with and easily accessible to their surrounding neighborhoods, and general commercial zones which are intended to accommodate commercial uses dependent on automobile or truck access.

Land Use Policy 108 (mixed-use areas): Provide for a wide range of uses in commercial areas. Allow, prohibit or allow under specified conditions uses according to the intended pedestrian, automobile or residential orientation of the area, the area's role in the urban village strategy and the impacts the uses can be expected to have on the commercial area and surrounding areas.

Land Use Policy 109 (mixed-use areas): Consider limits on the size of specific uses in commercial areas when those limits would:

- Help ensure that the scale of uses is compatible with the character and function of the commercial area;
- Encourage uses likely to draw significant traffic to an area to locate where traffic impacts can best be handled;
- Promote compatible land use and transportation patterns; and
- Foster healthy commercial development.

Land Use Policy 111 (mixed-use areas): Regulate drive-in businesses and accessory drive-in facilities through development standards that vary according to the function of the commercial area in order to minimize traffic impacts and pedestrian vehicle conflicts, avoid disruption of an area's business frontage, and improve the appearance of the commercial area.

Land Use Policy 115 (mixed-use areas): Conserve commercially zoned land for commercial uses by limiting street-level residential uses in areas intended to function as concentrated commercial areas or nodes...

Land Use Policy 128 (pedestrian-oriented commercial zones policies): Use pedestrian-oriented zones to promote commercial areas with a development pattern, mix of uses, and intensity of activity generally oriented to pedestrian and transit use by maintaining areas that already possess these characteristics and encouraging the transition necessary in other areas to achieve these conditions:

- Strong, healthy business districts that are compatible with their neighborhoods, reinforce a sense of belonging while providing essential goods, services and livelihoods for the residents of the city;
- Mixes of activity in commercial areas compatible with development in adjacent areas;
- Appropriate transitions in the scale and intensity of development between areas;
- Residential development that is both livable for residents and compatible with the desired commercial function of the area; and
- An active, attractive, accessible pedestrian environment.

Land Use Policy 129 (pedestrian-oriented commercial zones policies): Apply pedestrian-oriented commercial zones both inside and outside of urban villages where residential uses either exist or are in close proximity and where the intensity of development allowed under the particular zone designation conforms in size and scale to the community it serves.

Land Use Policy 130 (pedestrian-oriented commercial zones policies): Generally allow pedestrian-oriented commercial zones in urban villages to accommodate densities of development and mixes of uses that support pedestrian activity and transit use.

Land Use Policy 131 (pedestrian-oriented commercial zones policies): Provide use and development standards for pedestrian-oriented commercial zones, which promote environments conducive to walking and a mix of commercial and residential uses that further the goals for these zones.

Land Use Policy 132 (pedestrian-oriented commercial zones policies): Locate parking facilities in pedestrian-oriented commercial zones where conflicts with pedestrian circulation and interruptions in the continuity of the street frontage will be minimized, such as to the side or rear of the building, below grade, or built into the building and screened from the street.

Urban Design Policy 15 (built environment): Design streets as public spaces by encouraging active, rich ground floor facades, especially along important walking routes.

Economic Development Policy 3: Strive to provide a wide range of goods and services to residents and businesses in urban centers and villages by encouraging appropriate retail development in these areas.

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

None are proposed. Development above SEPA thresholds will continue to be reviewed on a project-specific basis and any land use related impacts identified and mitigated as part of the project's SEPA decision.

## **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. The proposed rezones would not increase

the potential magnitude or likelihood of future development compared to existing zoning, and accordingly has low potential to further increase demands on transportation, public services or utilities. Over time, denser and clustered business districts distributed through the city would be more likely to facilitate increased incidence of pedestrian travel and transit-based travel for daily activities, which could limit the potential for impacts on transportation with growth over the long term. Similarly, denser patterns of development and occupation would theoretically increase the per-capita efficiency of public services and utilities provision in the city.

It is not practical to predict how the number of vehicle, transit and non-motorized trips would be affected by the proposal. It is intended that more compact development will encourage greater use of transit and non-motorized transportation modes, therefore, the proposal may have minor effects on the vehicle and non-motorized transportation infrastructures in both positive and negative directions.

All areas potentially affected by the proposal are within already urbanized areas with fully developed utility infrastructures. No acute infrastructure deficiencies or particular capacity constraints are known for the areas potentially affected by the proposal.

At the time of any project-specific development proposal, it is the responsibility of the project proponent to sufficiently upgrade existing utility infrastructures to service proposed development. These arrangements must be in place at the time of permit approval for new development.

In sum, the potential for significant adverse additional impacts on transportation and utility infrastructure is negligible.

**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.