

**CITY OF SEATTLE
SEPA ENVIRONMENTAL CHECKLIST**

A. BACKGROUND

1. Name of proposed project, if applicable:

West Seattle Triangle Rezones

2. Name of applicant:

City of Seattle, Dept. of Planning and Development

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

Applicant's Contact: Robert Scully, Urban Designer
(206) 233-3854

Contact address (on behalf of the applicant):
Department of Planning and Development
700 5th Avenue, Suite 2000
PO Box 34019
Seattle, Washington 98124-4019

4. Date checklist prepared:

July 8, 2010

5. Agency requesting checklist:

City of Seattle, Department of Planning and Development

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

Approval by Seattle City Council and Mayor in 4th quarter 2011

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

No.

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

None, except for the SEPA determination associated with 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.

None known.

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

Mayor and Seattle City Council approval

11. Give brief, complete description of your proposal, including the proposed uses and the site of the project. 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 proposal is to adopt recommended rezones for the study area located in the West Seattle Junction Hub Urban Village. For the purposes of this checklist, two alternatives are identified and evaluated:

- 1) Alternative 1 identifies a rezone for all areas east of 38th Avenue SW.
- 2) Alternative 2 identifies a smaller rezone area and integrates development standards intended to modify the bulk of future structures.

Alternative 1 represents the greatest degree of change from existing zoning. Therefore, discussion within this checklist relating to potential impacts addresses Alternative 1 unless specified otherwise.

The rezones would make the following changes (see Figures 1 – 4):

Subarea A

In both alternatives, the following proposal is considered: rezone from Commercial 1 (C1 65') to Neighborhood Commercial 3 (NC3 65') with a Pedestrian "P" designation (NC3P 65') for properties adjacent to SW Alaska Street between 36th Avenue SW and 38th Avenue SW.

Subarea B

In subarea B, two zoning proposals are evaluated for the purposes of this checklist and subsequent determination of significance:

1. Alternative 1: For the entire area west of 38th Avenue SW, rezone from Commercial 1 (C1 65'), Neighborhood Commercial 3 (NC3 65') and Neighborhood Commercial 3 (NC3 40') to Neighborhood Commercial 3 (NC3 85') with a Pedestrian "P" designation (NC3P 85') for the properties adjacent to SW Alaska Street between 38th Avenue SW and 42nd Avenue SW. See Figure 3
2. Alternative 2: For areas west of Fauntleroy Avenue SW and south of SW Alaska Street, and for areas east of 38th Avenue SW between Fauntleroy Way SW and the alley located one block south of SW Alaska Street:
 - a. Rezone from Commercial 1 (C1 65'), and Neighborhood Commercial 3 (NC3 65') to Neighborhood Commercial 3 (NC3 85')

with a Pedestrian “P” designation (NC3P 85’) for the properties adjacent to SW Alaska Street between 38th Avenue SW and 41st Avenue SW. Rezone from Commercial 1 (C1 65’) to Neighborhood Commercial (NC3 65’). Rezone from Neighborhood Commercial 3 (NC3 40’) to Neighborhood Commercial 3 (NC3 65’). See Figure 4

- b. Apply development standards that would be tailored to development conditions in this subarea:
 - i. An upper level setback of a minimum of 10 feet beginning at 45 feet in height along SW Alaska Street for structures exceeding 65’ in height. Structures located within 100 feet of Fauntleroy Way SW would be exempt from this requirement;
 - ii. A building setback along 25% of the property line abutting 40th Avenue SW;
 - iii. A maximum structure length of 275 feet;
 - iv. A maximum lot coverage limit of 80% for lots 40,000 square feet in size or greater.

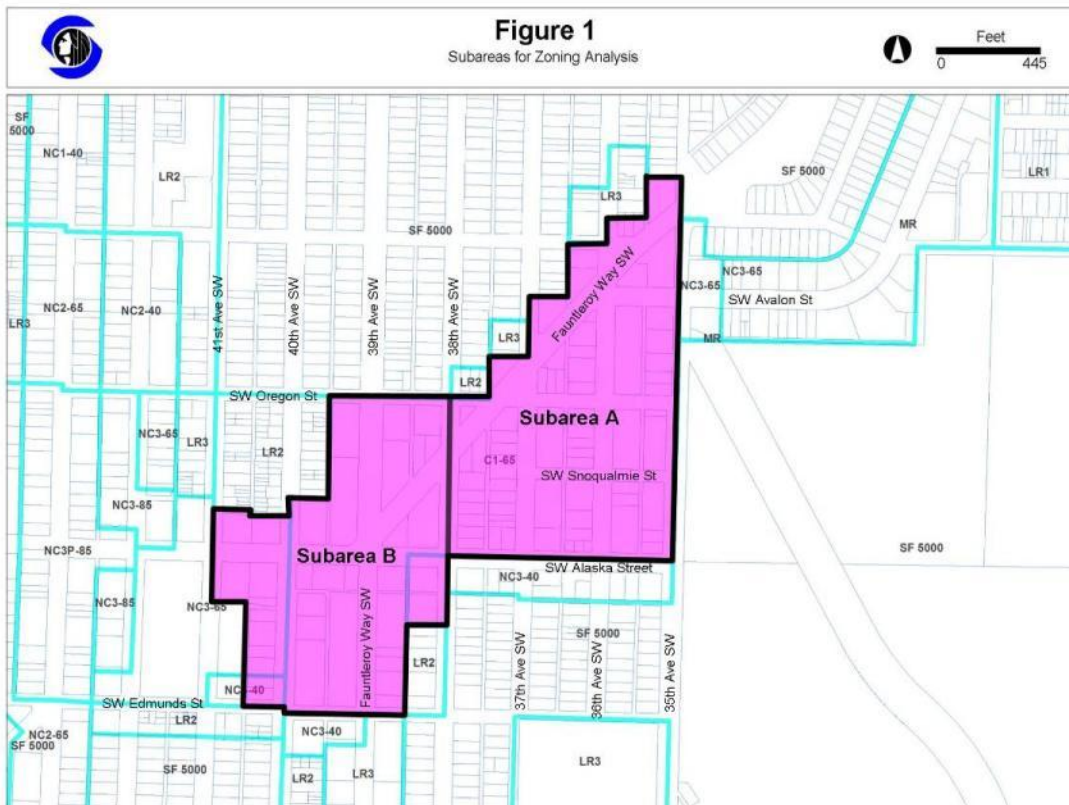




Figure 2
Existing Zoning in Study Area

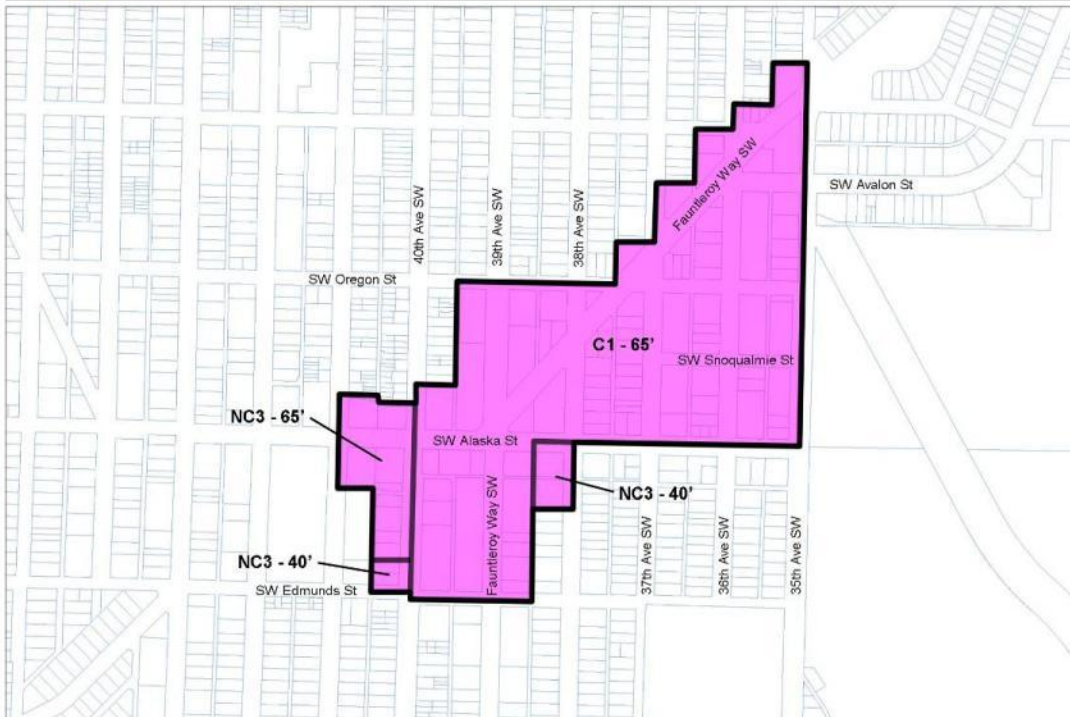
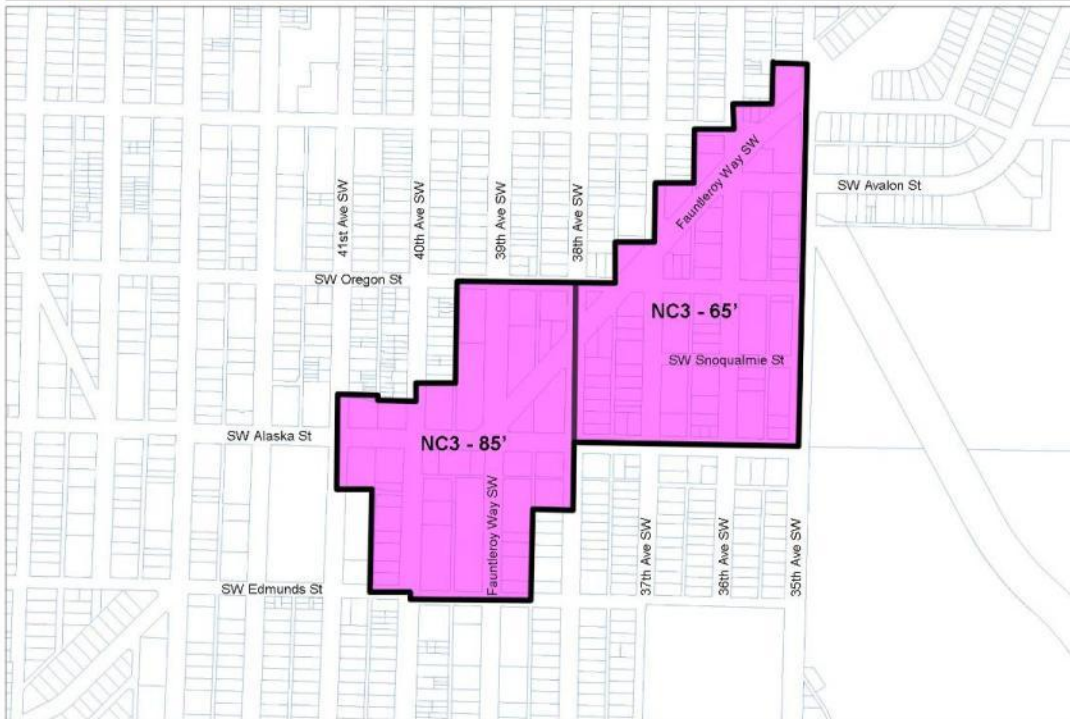
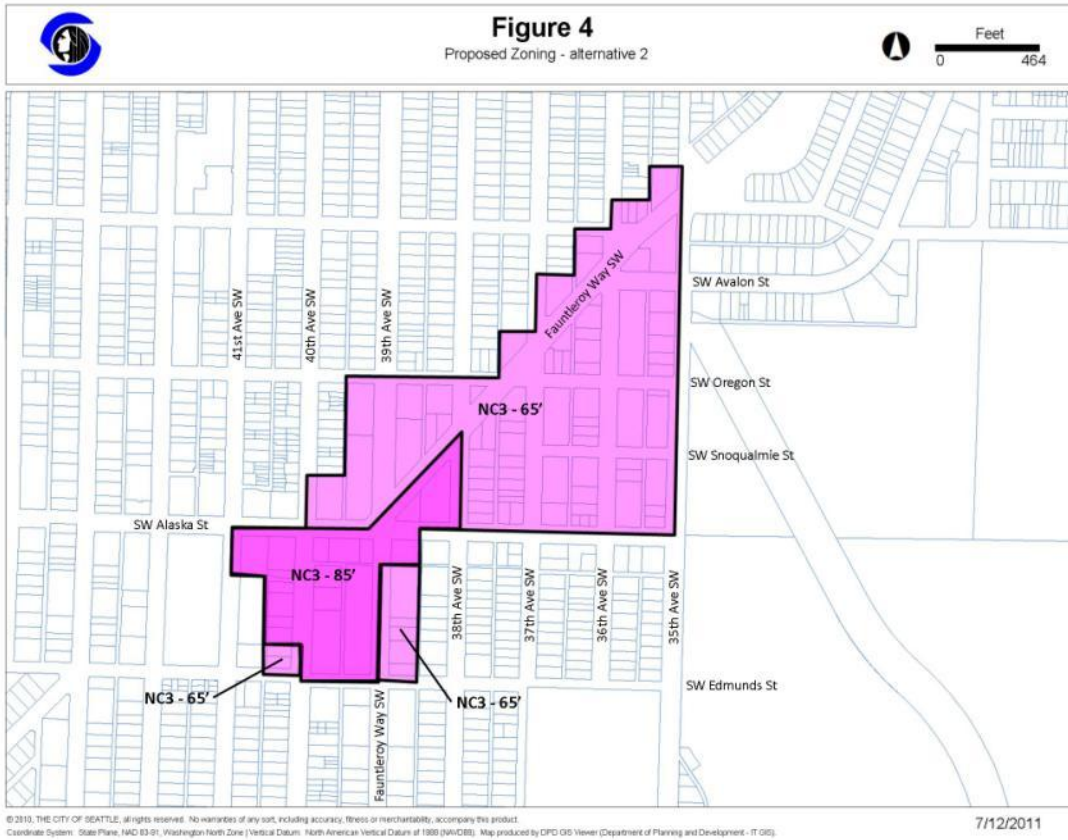




Figure 3
Proposed Zoning - Alternative 1





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

Refer to Figures 1-4 above and item #A11 in this checklist.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one):

Flat, rolling, hilly, steep slopes, mountainous, other:

Land in the rezone study area west of 36th Avenue SW is generally flat or gently slopes downward towards the east. Land in the rezone study area east of 36th Avenue SW varies from gentle slope to steep slope. The surrounding areas may be characterized as rolling slopes that rise toward the north, west and south. Land in the rezone study area primarily slopes gently upward to the south.

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

A few steep slopes (40+%) are mapped, primarily in Subarea A on the blocks between SW Avalon Street, SW Snoqualmie Street, 35th Avenue SW and 36th Avenue SW and Subarea B on the block bordered by SW Oregon Street, Fautleroy Way SW, 38th Avenue SW and 39th Avenue SW.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Near-surface fill and varied layers of glacial tills with sand, silt and gravel mixes.

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

A known slide event is mapped on the block bordered by Fautleroy Way SW, SW Oregon Street, 36th Avenue SW and 37th Avenue SW.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

None is proposed in relation to the recommended non-project rezones.

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

No. The proposal is non-project in nature.

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

The affected area is not a single development site, and the proposal is non-project in nature.

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

Existing rules and regulations of the City of Seattle would pertain to any future development in the rezone study area. If implemented, such measures are reasonably probable to prevent or mitigate potential adverse impacts due to future development.

2. Air

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

None for this non-project proposal.

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

No.

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

None proposed.

3. Water

a. Surface:

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.

The Longfellow Creek riparian corridor, that includes wetlands, is located to the east of the rezone study area on Department of Parks and Recreation property. The study area is located within the salmon watershed of Longfellow Creek.

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

No.

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

Not applicable to this non-project proposal.

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

No.

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

No.

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

No.

b. Ground:

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

No. This is a non-project proposal. See the response to question D.4 for more discussion of groundwater relationships that might apply to future development.

- 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 proposal.

c. Water Runoff (including storm water):

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

into other waters? If so, describe.

Not applicable. This is a non-project proposal.

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

No. This is a non-project proposal.

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

None proposed.

4. Plants

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

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

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

None. This is a non-project proposal.

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

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None.

5. Animals

a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

This is a non-project proposal; birds and animals that may be

present on the site are likely typical of urban habitats of Southwest Seattle.

birds: hawk, heron, eagle, songbirds, **other:**

X Typical songbirds, hawks, etc. present in Seattle possibly including eagles.

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

X Typical range of mammals as present in Seattle.

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

X Salmon may be present in nearby Longfellow Creek.

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

None known, although it is possible that eagles fly over the area on occasion and may nest in trees to the east of the study area.

- c. Is the site part of a migration route?**

No.

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

None 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.**

None. This is a non-project proposal.

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

No. This is a non-project proposal.

- c. What kinds of energy conservation features are included in the plans of this proposal?**

None. This is a non-project proposal.

List other proposed measures to reduce or control energy impacts, if any:

None 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.**

None for this non-project proposal.

- 1) **Describe special emergency services that might be required.**

None.

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

None.

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 proposal. No existing noises on the site or near the site are known as potentially affecting this rezone recommendation.

- 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 site.**

Not applicable. This is a non-project proposal.

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

None proposed.

8. Land and Shoreline Use

- a. **What is the current use of the site and adjacent properties?**

The affected area consists of approximately fourteen blocks in the West Seattle Triangle commercial area in the West Seattle Junction Hub Urban Village. The properties are currently used largely by retail commercial stores, commercial service uses, condominiums and apartments, other small commercial-use structures, and vacant parcels. Adjacent properties to the north and south are primarily in single-family residential use. Adjacent property to the east is occupied

by the West Seattle Golf Course and other recreational facilities owned and operated by the City of Seattle Parks and Recreation Department. Adjacent properties to the west are occupied by a combination of retail, commercial and residential uses.

b. Has the site been used for agriculture? If so, describe.

The study area's past use for agriculture is not known but is possible prior to its more recent commercial and residential uses. This is a non-project proposal.

c. Describe any structures on the site.

The study area includes a YMCA, a lumber and hardware retail store structure and fencing relating to outdoor sales, former automobile sales structures, several small commercial structures used for commercial services, small warehouse structures associated with outdoor sales, several multifamily residential structures, several social halls, small retail, a church, bowling alley, office and other general commercial structures.

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

No. This is a non-project proposal.

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

The rezone study area currently consists predominantly of Commercial 1 zoning but also has Neighborhood Commercial 3 zoning.

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

All of the affected area is designated Urban, and the study area is entirely within the West Seattle Junction Hub Urban Village. All commercial zones are designated for commercial and multifamily residential uses.

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

Not relevant.

h. Has any part of the site been classified as an "environmentally sensitive" area?

The rezone study area is within the mapped salmon watershed for Longfellow Creek. The study area also includes two locations of mapped steep slopes in Subarea A (blocks bounded by 35th Avenue SW, 36th Avenue SW, SW Avalon Street and SW Snoqualmie Street and a block bounded by Fautleroy Way SW, SW Oregon Street and

36th Avenue SW).

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

This is a non-project proposal, and so a firm estimate of future resident or employment population is not possible because there is not a known development project for all of the study area at this time.

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

None. This is a non-project proposal.

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

None proposed.

l. Proposed measures to ensure the proposal is compatible with existing and project land uses and plans, if any:

None proposed.

9. Housing

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

None. This is a non-project proposal.

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

None. This is a non-project proposal.

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

None 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?

None proposed. This is a non-project proposal. Proposed zoning in Subarea A would have a maximum height limit of 65 feet and proposed zoning in Subarea B would have a maximum height limit of 85 feet. Existing height limits in Subarea B range from 40 to 65 feet.

All parcels in Subarea A currently have a 65' height limit.

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

This is a non-project proposal with no direct impacts to views. Additionally, there are no identified SEPA-protected viewpoints in the study area or immediate vicinity. While some views from private properties may be impacted by future development projects that benefit from additional height afforded by the proposed rezone, it is not anticipated that these impacts would be significantly greater than might be expected from development permissible under existing zoning.

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

None proposed.

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 proposal with no direct light/glare impacts.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None known.

d. Proposed measures to reduce or control light and glare impacts, if any.

None proposed.

12. Recreation

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

West Seattle Golf Course, Stadium and Camp Long to the east of the study area. The West Seattle YMCA is located in Subarea A.

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

No. This is a non-project proposal.

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

None proposed.

13. Historic and Cultural Preservation

- a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site?**

None known.

- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

No landmarks or historic resources of the type described in this question have been identified in the rezone study area. There is a Native American totem pole located at the Rotary Viewpoint on Department of Parks and Recreation property adjacent to the rezone study area (35th Avenue SW and SW Alaska Street).

Additionally, properties in the area were surveyed by the Department of Neighborhoods. None of the properties located within the proposed rezone area were identified in the survey as meeting the criteria for the National Register of Historic Places or the Seattle Landmarks Preservation Ordinance.

The DON Historic Preservation Division's Historic Resources Survey identifies two properties in the rezone study area that may warrant further evaluation (inventory). These are located at 4545 Fauntleroy Way SW and 3909 SW Alaska Street.

The proposed rezones are not expected to impact these potential resources. The historic status of these properties would be evaluated in conjunction with future development permit activity.

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

None proposed.

14 . Transportation

a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

This is a non-project proposal. The affected area contains several arterials, including the Fauntleroy Way SW, 35th Avenue SW, SW Alaska Street and SW Avalon Street. The study area also has local streets including 36th Avenue SW, 37th Avenue SW, 38th Avenue SW, 39th Avenue SW, 40th Avenue SW, SW Oregon Street and SW Snoqualmie Street. As well, these local streets serve the surrounding single-family residential areas.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes, the rezone study area is served by public transit including local Metro routes and will be served by the Metro RapidRide C line beginning in 2012.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Not relevant. This is a non-project proposal.

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

No. This is a non-project proposal.

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

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Not relevant. This is a non-project proposal.

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

None proposed.

15. Public Services

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

This is a non-project proposal that could result in a slight to moderate increase in the residential and commercial development capacity for the study area in the future. The public services indicated in this question are adequate for the existing development capacity of the study area and so the increment of increased need would likely be minor.

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

None proposed.

16. Utilities

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

All utilities are available. This is a non-project proposal.

- 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 immediate vicinity which might be needed.**

None proposed. This is a non-project proposal.

C. Signature

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

Signature: _____ *signature on file* _____

Date

Submitted: _____

This checklist was reviewed by: _____

Land Use Planner, Department of Planning and Development

Any comments or changes made by the Department are entered in the body of the checklist and contain the initials of the reviewer.

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not 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 non-project proposal would result in no direct impacts with respect to water, air, toxic/hazardous substances or noise as it would not involve development of the affected properties.

Air Emissions and Noise

The recommended rezones (Alternative 1) in this non-project proposal would likely result in a slight to moderate increase in future development capacity that could generate incremental increases in amounts of air emissions and noise. Since this area well served by public transit, the incremental increases in noise and air emissions due to increased residential and commercial density may be offset by less vehicle use by future residents and businesses. Increases in street tree coverage and other landscaping will also help to moderate noise and air emissions.

Water Discharge and Drainage

Due to the nature of existing rules and regulations that pertain to geotechnical and drainage matters that affect soils in and nearby the rezone area, it is not likely that significant adverse increased discharges to waters or subsurface drainage regimes would occur even with greater levels of development afforded by the proposed rezones.

Given that most of the rezone study area already is in impervious surfaces, runoff levels would not likely increase. Additionally, proposed lot coverage limitations and landscaping requirements would result in less runoff. This suggests that no net changes in drainage conditions are likely and thus no probable significant adverse impacts are identified in relation to future potential development.

Underground Toxic Substances

It is possible that there are underground toxic substances due to past and existing automotive sales and repair activity in the study area. In the future these may be disturbed and released due to future grading and excavation related to development projects in compliance with the zoning proposed by this non-project proposal. Exposure and release of toxins due to grading and excavation would require remediation under existing land use and building regulations.

Proposed measures to avoid or reduce such increases are:

None proposed.

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

The Longfellow Creek riparian corridor, that includes wetlands, is located to the east of the rezone study area on Department of Parks and Recreation property. The study area is located within the salmon watershed of Longfellow Creek. A wildlife habitat is also mapped on the Department of Parks and Recreation property east of the rezone study area. This non-project proposal would result in no direct impacts to plants, animals, fish or marine life, as it would not involve development of the affected properties. The potential for impacts on these resources from future development due to proposed zoning changes may be mitigated through application of the City's Green Factor and green stormwater infrastructure. These measures can help reduce surface runoff and other impacts to animal habitat, as well as increase vegetative cover. Like the rest of southwest Seattle, there is a chance that eagles may occasionally be present in the area but there are no known eagle nests in the immediate area and no habitat within the study area other than street trees and other landscaping, the latter two of which might attract some animals.

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

None proposed.

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

The recommended rezones would result in no direct impacts on these resources as it would not involve development of the affected properties. The recommended rezones would accommodate increased capacity for future development, which if used to a degree that exceeds current capacity, would incrementally add to energy demands and increase use of natural resources to build structures.

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

None proposed.

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

The Longfellow Creek riparian corridor, that includes wetlands, is located to the east of the rezone study area on Department of Parks and Recreation property. The rezone study area is located within the salmon watershed of Longfellow Creek. A wildlife habitat is also mapped on the Department of Parks and Recreation property east of the rezone study area. The proposed rezones would result in no direct impacts to environmentally critical areas or the other listed types of environmentally sensitive features as it would not involve development of the affected properties.

Seattle Public Utilities' assessment of the proposed zoning changes indicates that some of the combined sewer lines in the rezone study area may be capacity constrained. An increase in density and/or change in the existing conditions may result in near-capacity or over-capacity flow conditions during intense storm events. This may affect the Longfellow Creek watershed unless improvements to the combined sewer system are made.

Given the anticipated sewer capacity constraints, new development projects in this area could be required to perform an analysis of development related impacts on the combined sewer system and, where necessary, to construct improvements to increase capacity and avoid service degradation. New development will also be required to provide storm water control as required under Seattle's Drainage Code which would help to alleviate the worst-case impact potential.

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

Adherence to current City of Seattle rules and regulations that pertain to environmentally critical areas would be required of future development.

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 rezone proposal would aid in encouraging future development that would be consistent with the intent of the area's neighborhood plan and Comprehensive Plan policies, by encouraging denser mixed-use, commercial and residential development patterns and integrating new development standards to support greater walk-ability within the West Seattle Junction Hub Urban Village.

The net effect of the rezone in Subarea B would be a move away from existing automobile-oriented, low density uses that feature parking lots at their street edges, to a pattern that accommodates denser growth and leads to a probable

greater future resident population. Some areas, such as along SW Alaska Street, would likely feature more pedestrian-oriented land uses at street level, resembling the current patterns in the Junction business district centered around the intersection of California Avenue SW and SW Alaska Street west of the rezone study area.

This denser, pedestrian-oriented land use pattern would occur through a long-term process of future redevelopment, at unknown dates, of the affected properties that include both larger and smaller properties in Subareas A and B, all within the Hub Urban Village.

For Subarea A's north and south edges, Lowrise and Neighborhood Commercial 3 zones with a 40' height limit along SW Alaska Street and 35th Avenue SW would provide transition between properties with different scales of structures (recommended to have 65 foot height limits compared to 35 foot pitched-roof height limits for Single Family properties).

Lowrise and NC3 – 40' zones and street rights-of-ways (including alleys) around Subarea B would provide sufficient transition between the proposed 85' height limit of Subarea B and adjacent Single Family areas with 35' pitched-roof heights. Alternative 2 for subarea B would provide a greater transition between higher-intensity zoning and lower density residential zones.

For a limited number of existing structures that would likely remain for the long-term, such as the LINK mixed use building near 38th Avenue SW and SW Alaska Street and other multifamily residential structures, future development in an NC3 zone with 65' or 85' heights would be close in scale to these existing structures.

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

None proposed.

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

The proposed zoning change in Subarea A from C1 65' to NC3 65' would not result in any increase in the maximum development capacity. Using DPD's standard capacity model, for Alternative 1 the proposed zoning change in Subarea B to NC3 85' (height increase from 40'/65' to 85') would result in approximately 17 additional residential units and 286,743 ft² additional commercial floor area. This is in addition to the existing maximum development capacity of 1,720 residential units & 905,537 ft² commercial floor area under current zoning for the planning area. For Alternative 2, the additional residential units and additional commercial floor area would be less. These numbers are summarized in the table below:

	Existing Zoning Capacity in the Triangle Planning Area	Added Capacity Under Alternative 1 Zoning Scenario
Residential Units	1,720 units	17 units

Commercial floor area	905,537 square feet	286,743 square feet
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Transportation

A review by the Seattle Department of Transportation (SDOT) indicates that the proposed increase in residential and commercial development capacity will likely generate higher traffic volumes and thus have a greater impact on transportation infrastructure for all modes including pedestrian, bicycle, transit and motor vehicle. In addition, movement of freight through the area must be maintained. As properties are developed under the amended zoning in the future, communication between DPD and SDOT during the MUP/SIP application process will occur. SDOT will review future projects to ensure appropriate property accessibility for pedestrian, bike, motor vehicle and commercial delivery since high volumes of traffic from the larger West Seattle neighborhood converge on the rezone study area.

The following may provide guidance for addressing each of the transportation modes mentioned above:

- Pedestrian Master Plan
- Bicycle Master Plan
- Soon to be completed Transit Master Plan
- Seattle Freight Advisory Board

Water System

The overall water system capacity in the study area is sufficient for the current zoning and for the zoning that would result from the proposed changes. The proposed zoning change need not trigger any water system improvements. Individual projects that might be proposed under current and recommended zoning will have sufficient domestic water supply. Relatively minor water main extensions could be required of future developers to the extent that new projects do not front an existing water main.

Under existing zoning, SPU is addressing redevelopment of the West Seattle Triangle Area with an incremental, needs based approach to additional water main gridding. The proposed zoning changes do not affect this approach. The existing water infrastructure is generally adequate although future development projects have the potential to require project-specific water system improvements.

Fire Flow Capacity

Fire flow capacity at individual hydrants in the area is adequate for the zoning that existed at the time the water system was constructed. Producing fire flow for structures allowed under current and recommended zoning would likely require the engagement of two fire hydrants supplied by two of the existing parallel distribution mains. In rare instances, the capacities of two or more parallel mains must be combined and directed to a specific hydrant adjacent to a proposed structure. This is typically accomplished through the installation of a new water main that links existing local supply assets. Historically, such distribution grid improvements have been constructed at the expense of a project requiring the higher level of service.

Drainage and Wastewater Utility

The rezone study area is a combined sewer area where both drainage and wastewater are conveyed for treatment and disposal by a piped system. Seattle Public Utilities' assessment of the proposed zoning changes indicates that some of the combined sewer lines in the area may be capacity constrained. An increase in density and/or change in the existing conditions may result in near-capacity or over-capacity flow conditions during intense storm events unless improvements to the combined sewer system are made.

Given the anticipated sewer capacity constraints, new development projects in this area could be required to perform an analysis of development related impacts on the combined sewer system and, where necessary, to construct improvements to increase capacity and avoid service degradation. New development will also be required to provide storm water control as required under Seattle's Drainage Code which would help to alleviate the worst-case impact potential.

Electrical Utility

A review by City Light indicates that the proposed zoning change will have negligible impact on the electrical distribution system as long as there will not be a high demand service, such as data centers with loads of 40 MW or more, housed in any buildings developed in the study area.

The rezone study area is fed from 3 City Light feeders - F2738, F2739 and F2743. All three feeders' peak load in the winter are above the 50% recommended loading for the most restrictive part of the feeder by about 10% to 15%. This can be remedied by system improvements that have been recommended by City Light's system planning group. As load grows because of the increase in development capacity due to the proposed change in zoning, the load can be redistributed among surrounding feeders. The Delridge Substation that feeds this area has adequate capacity to serve new loads that will result from this proposed rezone.

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 proposed rezones would not result in conflicts with local, state or federal laws or requirements for protection of the environment.