

**CITY OF SEATTLE
SEPA ENVIRONMENTAL CHECKLIST**

A. BACKGROUND

1. Name of proposed project, if applicable:

Living Building and Seattle Deep Green Pilot Program Amendments

2. Name of applicant:

City of Seattle, Department of Planning and Development (DPD)

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

Department of Planning and Development
700 5th Avenue, Suite 2000
Seattle, Washington 98104
Contact: Aly Pennucci, Senior Planner, (206) 386-9132

4. Date checklist prepared:

September 24, 2103

5. Agency requesting checklist:

City of Seattle, Department of Planning and Development

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

Approval by the Seattle City Council and Mayor in 2014.

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

Yes. The proposed changes for this proposal remove the Seattle Deep Green Pilot Program pathway. This change will provide time for DPD to work with the Living Building and Deep Green Technical Advisory Group to develop recommendations to revise or replace the Seattle Deep Green Pilot Program. DPD anticipates submitting additional legislation regarding the Seattle Deep Green Pilot Program for approval by the City Council and Mayor in late 2014.

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.

No.

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

Approval of Land Use Code amendments by the Seattle City Council.

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 is a non-project action; there is no specific site or development proposal.

This proposal amends the existing Living Building and Seattle Deep Green Pilot Program to provide clarity in the application process, increase the penalties for projects that do not comply with the program requirements, and removes the Seattle Deep Green Pilot Program option to provide time to develop recommendations on a revised or replacement Seattle Deep Green program. DPD will be revising the Seattle Deep Green option and preparing additional legislation in late 2014.

The Living Building Challenge is a green building rating system created by the International Living Future Institute to recognize buildings meeting the highest level of sustainability. The Living Building Challenge requires buildings to meet a series of imperatives (i.e. prerequisites) relating to site, water, energy, health, materials, equity and beauty. The Pilot Program was amended in 2012 to add the Seattle Deep Green Pilot option. That change added an additional two years to the life of the Pilot Program, amended the minimum requirements for projects entering the pilot program and added two additional design departures available to projects participating in the project.

Since its inception in 2009, two projects have been approved under the pilot program: the Bullitt Center at 1501 E Madison Street (DPD Project No. 3011010); and Stone34 at 3400 Stone Way North (DPD Project No.3012601). All projects accepted into the program undergo full design review through the existing design review process pursuant to Chapter 23.41. The scope and criteria for design review departures allows the Board to recommend an expanded range of departures from Code requirements including limited departures from permitted accessory uses, height, and floor area ratio (FAR).

The proposal for Land Use Code amendments at this time consists of the following actions:

- remove the Seattle Deep Green option to allow time to consider a revised or replacement Seattle Deep Green Pilot Program;
- modify the minimum standards for building energy usage requirement for projects that seek petal recognition under the Living Building pathway (subsection 23.40.060.E.2.a) to make it consistent with previous expectations based on the new energy code ;
- add language to the “compliance with minimum standards” section to clarify how applicants demonstrate compliance with program requirements; and
- modify or eliminate some of the departures available to projects in the pilot program
- Increase the maximum penalty for projects failing to demonstrate full

compliance with the standards from five percent (5%) to ten percent (10%) of construction costs.

- 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 ordinance applies to projects selected through the process and criteria established in the ordinance. Selected projects would be limited to those eligible for design review and attempting to meet the requirements of Living Building Pilot Program. Projects are not limited by zone or area of the city except that projects in the shoreline jurisdiction are not eligible. The pilot program expires on December 31, 2015, or when applications for twelve pilot projects have been submitted for a Master Use Permit.

B. ENVIRONMENTAL ELEMENTS

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

1. Earth

- a. **General description of 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 prime farmland.**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.
- 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 and approximate quantities of any filling or 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 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.**
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 or 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 for 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 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 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.

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

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

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, various species as ornamental landscaping
- 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

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

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 or 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.

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:

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

Birds:

Mammals:

Fish:

Other:

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

None are known. No threatened or endangered animal species are known to be in or near urban centers and station area overlays within the City of Seattle.

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

None are known. 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.

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.**

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

- 1) **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.

- 2) **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?**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.
- b. **Has the site been used for agriculture? If so, describe.**
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.
- f. **What is current comprehensive plan designation of the site?**
Not applicable. This is a non-project action. There is no specific site or project location.
- 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 an "environmentally sensitive" area? 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.

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

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, if any:**

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, and describe the 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 currently served by public transit? 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 parking spaces would the completed project have? How many would the project 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 roads or streets, or improvements to existing roads or streets, 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 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? If known, indicate when peak volumes would occur.**

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

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

None are 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.**

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. **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

Signature provided following section D below.

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?

This proposal removes the Deep Green option, makes minor changes to the existing legislation, and increases penalties for failing to demonstrate compliance. These changes are not expected 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 Living Building Challenge. The Living Building Challenge requires buildings to use less energy and water than conventional construction, treat water on site, and reduce the impacts of construction materials and interior finishes.

Proposed measures to avoid or reduce such increases are:

Individual projects that meet the thresholds for environmental review would still be subject to individual mitigation to avoid or reduce these impacts.

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

This proposal removes the Deep Green option, makes minor changes to the existing legislation, and increases penalties for failing to demonstrate compliance. These changes are not expected 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:

Individual projects that meet the thresholds for environmental review would still be subject to individual mitigation to avoid or reduce these impacts.

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

This proposal removes the Deep Green option, makes minor changes to the existing legislation, and increases penalties for failing to demonstrate compliance. This ordinance is not likely to deplete energy or natural resources.

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

Individual projects that meet the thresholds for environmental review would still be subject to individual mitigation to avoid or reduce these impacts.

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?

This proposal removes the Deep Green option, makes minor changes to the existing legislation, and increases penalties for failing to demonstrate compliance. This ordinance 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.

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

Projects in the shoreline jurisdiction would not be eligible to participate in the program. Individual projects that meet the thresholds for environmental review would still be subject to individual mitigation to avoid or reduce these impacts.

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

This proposal will not affect shoreline uses as projects in the shoreline jurisdiction are not eligible to participate in the program. This proposal removes the Deep Green option, makes minor changes to the existing legislation, and increases penalties for failing to

demonstrate compliance.

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

Projects in the shoreline jurisdiction would not be eligible to participate in the pilot program. Individual projects that meet the thresholds for environmental review would still be subject 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 removes the Deep Green option, makes minor changes to the existing legislation, and increases penalties for failing to demonstrate compliance. This proposal is not likely to result in substantially increased demands on transportation or public services and utilities.

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

Individual projects that meet the thresholds for environmental review would still be subject to individual mitigation to avoid or reduce these impacts.

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.

SIGNATURE:

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

Signature: On File
Aly Pennucci
Senior Planner

Date Submitted:

Reviewed by: On File Date: _____
William K. Mills
Senior Land Use Planner