

# SEPA ENVIRONMENTAL CHECKLIST

## **Purpose of checklist**

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## **Instructions for applicants**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## **Instructions for lead agencies**

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## **Use of checklist for nonproject proposals**

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

## **A. Background** [Find help answering background questions](#)

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

Housing Opportunities Zoning Amendment

### **2. Name of applicant:**

City of Seattle Office of Planning & Community Development

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

City of Seattle, Office of Planning and Community Development

600 Fourth Avenue

P.O. Box 94788

Seattle, Washington 98124-7088

Contact: Rawan Hasan, Rawan.Hasan@Seattle.gov

### **4. Date checklist prepared:**

9/17/2025

### **5. Agency requesting checklist:**

City of Seattle Office of Planning and Community Development

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

The proposed legislation will be discussed and possibly voted on by the City Council in the fall of 2025.

### **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.**

This SEPA environmental checklist has been prepared for this proposal. A Director's Report is also prepared for the proposed legislation.

### **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.**

Applications prior to the adoption of this legislation will follow the existing development standards by the current designated zoning.

**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 a 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 proposal to amend the City of Seattle’s Land Use Code and zoning maps in order to increase near-term housing production, affordability, and choice. The proposal is legislative in nature and does not authorize or permit construction on any specific site. Instead, the proposal would establish development capacity and remove regulatory barriers to enable future housing projects that may enter the permitting pipeline in the next one to three years.

The proposal consists of six components:

1. Fremont / Stone Way Rezone – Rezones land at the southern end of the Stone Way corridor, from the Industrial Commercial zone with a 65-foot height limit (IC-65) to the Neighborhood Commercial 3 zone with a 75-foot height limit (NC3-75), to unlock infill housing opportunities near major employment centers.
2. Downtown Retail Core (DRC) Expansion – Expands an existing 2023 rezone along Union Street, from the existing Downtown Retail Core (DRC) zone to the Downtown Mixed Commercial (DMC 240/290-440) zone, to allow residential towers and incentivizes adaptive reuse of underutilized office buildings for housing.
3. Community-Based Uses Rezone Sites – Rezones and amends development standards for sites owned by nonprofit and public entities in Rainier Beach, the University District, and Madison/Miller, and adjusts Planned Community Development (PCD) standards to facilitate redevelopment on larger nonprofit-owned parcels, such as the Goodwill site on S. Dearborn Street.
4. Remove code barriers to passive house, modular and mass timber construction – HB 1183 adopted during the 2025 State legislative session calls on cities to amend their zoning codes to remove façade modulation and upper-level setback requirements for buildings constructed using passive house, modular, or mass timber construction, and for affordable housing. Although these changes are not required for five years the proposed legislation would implement them now as a measure to spur housing production using innovative construction methods.

5. Belltown Zoning Changes – Increases height limits for residential uses by 50–100 feet and makes related adjustments to development standards in Belltown. These changes would be time-limited (four years), pending broader Downtown planning updates.
6. Remove code barriers to conversion from commercial space to housing in more zones. During 2024 the City passed legislation removing zoning barriers to the conversion of existing commercial structures to housing. That legislation focused on downtown and other zones with a lot of commercial and office uses. However, the State legislation, (HB 1042) calls on cities to remove barriers in all zones that allow housing. The proposed legislation makes technical changes to add Lowrise (LR) and Neighborhood Residential (NR) to the list of zones that have development standards waivers for conversion of existing commercial structures to housing.
7. Lake City – Incentivize grocery store retention and housing. To address the loss of convenient access to food and medicines because of a closures of grocery and pharmacy, this component would provide zone NC-55 in lake city height limit exceptions of up to 30 feet and FAR exemptions for projects exceeding 100,000 square feet that include a grocery and/or pharmacy, on-site open space, and 200 or more homes including moderate-income housing.

All additional development capacity created by this proposal would remain subject to the City’s Mandatory Housing Affordability (MHA) requirements, ensuring that new housing contributes to affordable housing supply.

Because this is a non-project action, there is no single project site, no square footage, and no defined development footprint. Instead, the proposal applies to groups of parcels in multiple neighborhoods, all of which are already urbanized and served by existing public services and infrastructure.

**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 legislative proposal that applies to multiple discrete areas within the City of Seattle. The action affects groups of parcels and zoning districts identified as opportunity areas for near-term housing production. No single project site or street address is associated with this proposal.

The proposal applies geographic rezones to the following areas:

1. Fremont / Stone Way Corridor – Parcels at the southern end of the Stone Way corridor,

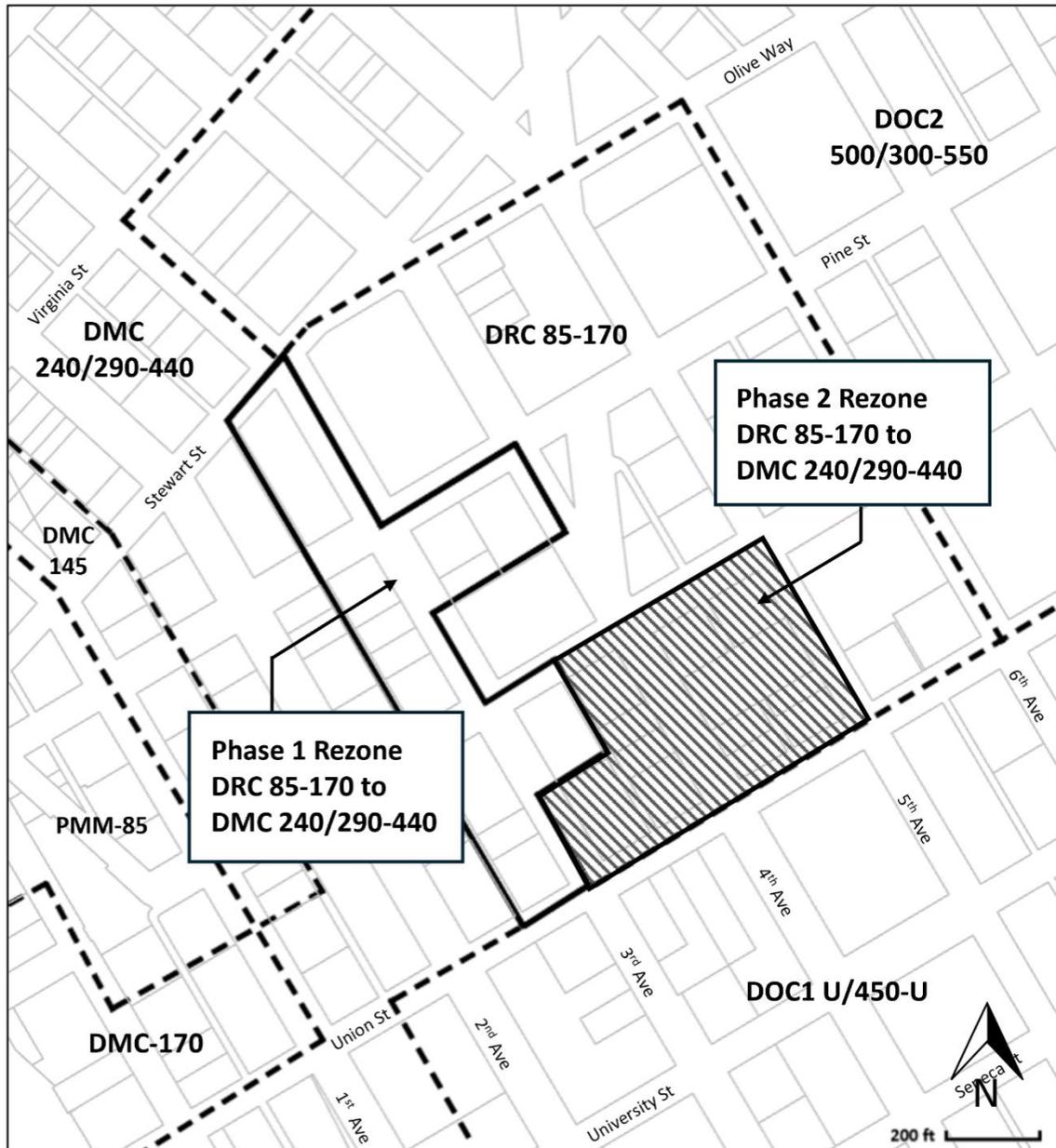
adjacent to existing employment centers.

*Fremont / Stone Way Proposed Rezone map*



2. Downtown Retail Core (DRC) Expansion – Parcels along Union Street in the downtown retail core, currently zoned Downtown Retail Core (DRC 85-170), proposed for rezoning to Downtown Mixed Commercial (DMC 290/440).

Expanded Downtown Retail Core Rezone Boundary map. Proposed Rezone Indicated as "Phase 2"



3. Community-Based Uses Rezone Sites – Select parcels in the Madison/Miller, Rainier Beach, and University District neighborhoods, owned by nonprofit and public entities. The proposal also includes Planned Community Development (PCD) amendments to facilitate redevelopment on large nonprofit-owned parcels, including the Goodwill site on S. Dearborn Street.

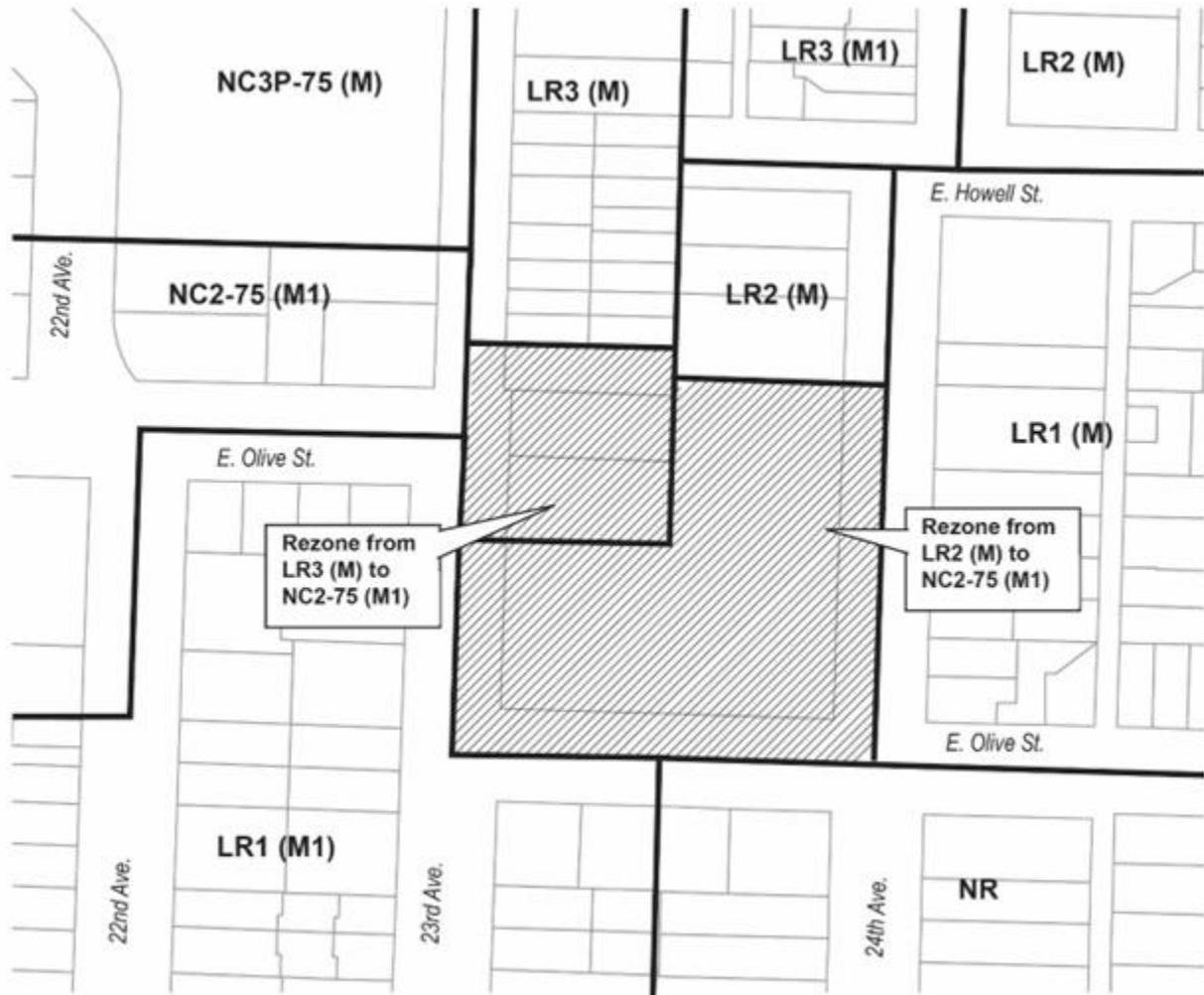
Rainier Beach Rezone Map



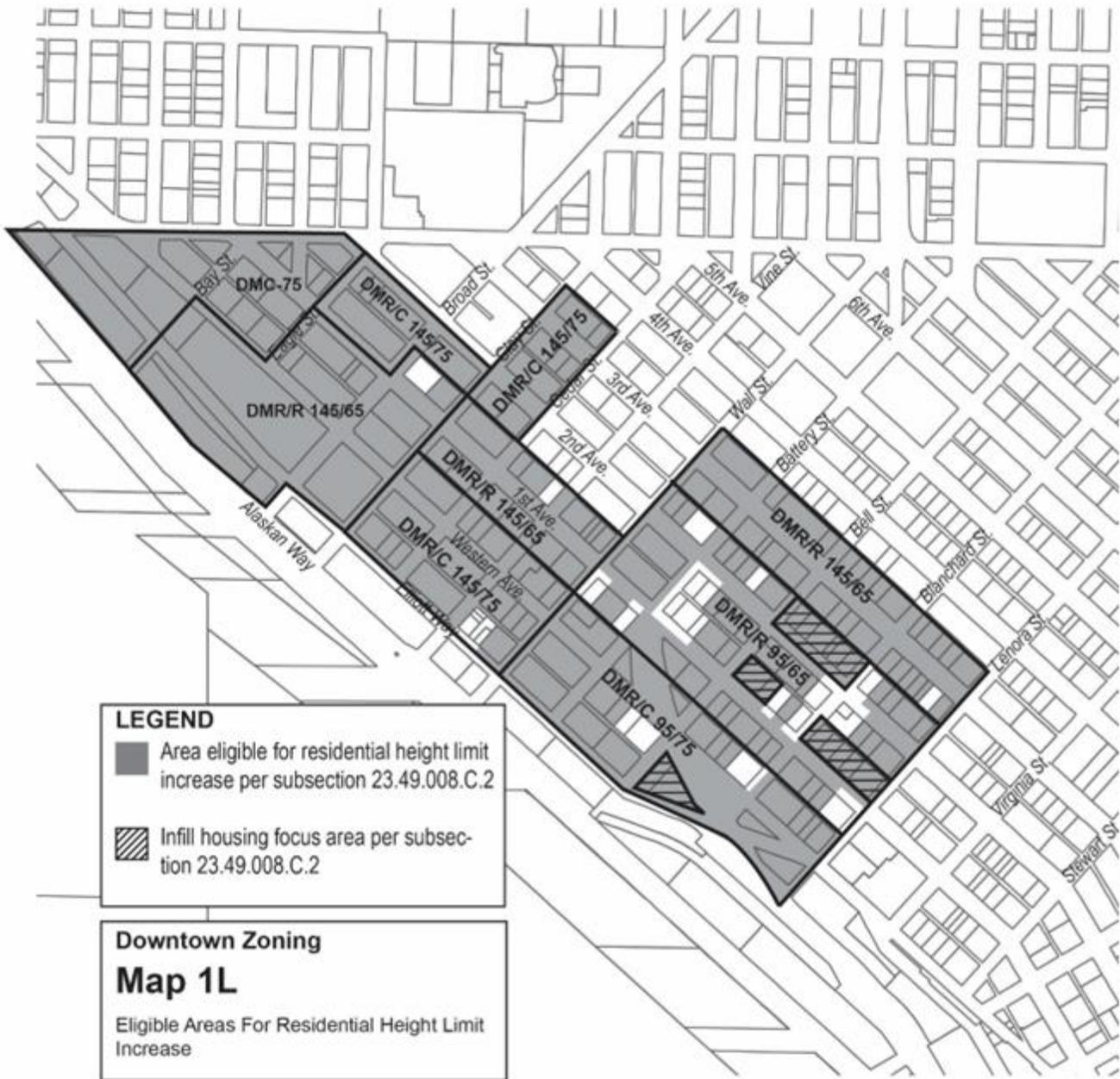
University District Rezone Map



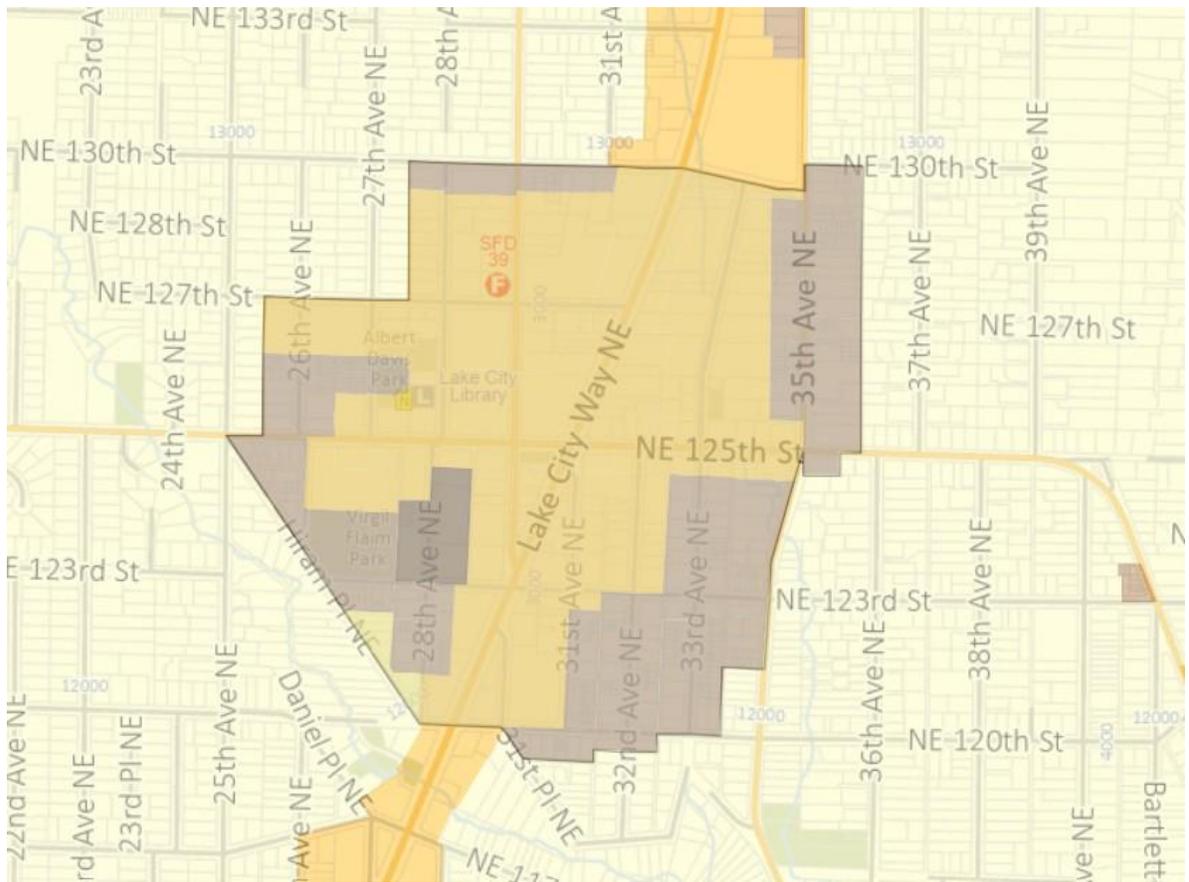
Madison Miller Rezone Map



- 4. Belltown Neighborhood – Parcels within Belltown neighborhood where zoning changes would increase residential height limits and adjust development standards.



5. Lake City – NC-55 Incentive Area. NC-55 parcels –within the Lake City Neighborhood vicinity, including areas north and south of the Urban Center– would be eligible for the SMC 23.47A.009 incentives - height limit exceptions of up to 30 feet and FAR exemptions for projects exceeding 100,000 square feet that include a grocery and/or pharmacy, on-site open space, and 200 or more homes including moderate-income housing. NC-zoned areas are indicated in orange on the map, and the NC-55 zones are directly north and south of the urban center boundary indicated by the black line.



6. Citywide Application – Removal of code barriers to passive house, modular, and mass timber construction, as well as affordable housing projects, would apply to all zoning districts in Seattle where residential uses are permitted.

## B. Environmental Elements

### 1. Earth [Find help answering earth questions](#)

#### a. General description of the site:

This is a non-project legislative proposal. The action does not authorize development on any single parcel, nor does it involve physical site disturbance. Instead, it applies to groups of parcels in multiple urbanized neighborhoods of Seattle, including Fremont/ Stone Way, the Downtown Retail Core, Belltown, Lake City, Madison, Rainier Beach, the University District, and Madison/Miller.

All of the affected areas are located within the urbanized environment of the City of Seattle. These areas are fully developed with existing buildings, paved streets, and utility infrastructure. Topography varies by neighborhood, but no new grading or site alteration is proposed as part of this legislation.

Because this is a legislative, non-project action, no direct impacts to soils, geology, or earth resources would occur. Any future construction that could occur as a result of this proposal would be subject to separate environmental review, permit requirements, and applicable City development standards at the project level.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

This is a non-project legislative proposal that applies to multiple areas within the City of Seattle. The affected areas include a mix of terrain conditions, ranging from flat surfaces in Downtown and Belltown, to moderate slopes in Fremont/Stone Way and Rainier Beach. Some of these neighborhoods contain mapped environmentally critical areas with steep slopes. In Lake City, affected sites are predominantly previously developed commercial parcels with large areas of surface parking. No grading or disturbance is proposed as part of this legislation. Any future project-level development would be subject to review under the City's Environmentally Critical Areas (ECA) regulations.

#### 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.

Seattle contains a variety of soil types including clay, silt, sand, and glacial till. Isolated areas of peat soils exist within the city but are not within the locations primarily affected by this proposal. No agricultural lands of long-term commercial significance are present in the affected urban neighborhoods. Because this is a non-project action, no soils would be removed, disturbed, or otherwise affected directly by the proposal.

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

See c above. Some of the affected areas include land with mapped geologic hazard areas such as steep slopes and potential landslide-prone soils. Downtown and Belltown generally have stable soils due to

extensive prior development and urban fill. There are no mapped peat-settlement-prone areas or unstable soil conditions specifically associated with this proposal. Any future project-level development would be subject to ECA regulations and geotechnical review.

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

This is a non-project action. No filling, excavation, or grading is proposed.

**e. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

This is a non-project action. No clearing, construction, or change of use is proposed. Erosion could occur indirectly as a result of future development enabled by this legislation. To the extent that the proposal increases allowable height, floor area ratio, or redevelopment potential, it may indirectly influence the timing and scale of construction in the affected areas. Any such projects would be reviewed individually and required to comply with existing erosion control measures and stormwater regulations.

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

This is a non-project action. No changes to impervious surface coverage are proposed at this stage. Changes in impervious surface could occur indirectly as a result of future development if the proposal encourages additional or larger-scale housing construction. All future projects would remain subject to the City's development standards and stormwater code requirements.

**g. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

None are proposed as part of this legislation. Compliance with existing City ordinances to reduce or control erosion—including the Stormwater Code (SMC Title 22) and Environmentally Critical Areas regulations (SMC Chapter 25.09) would continue to apply to all future development.

## **2. Air [Find help answering air questions](#)**

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

This is a non-project legislative proposal. No construction, operation, or maintenance activity is proposed. Therefore, no direct emissions would result from this action. Indirectly, future development made feasible by the proposal could result in temporary construction-related emissions such as dust and exhaust from equipment and vehicles, and ongoing operational emissions associated with building occupancy (e.g., heating, cooling, and transportation to and from housing). Any such emissions would occur at the project level and would be subject to existing regulatory requirements.

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

No. This is a legislative, non-project proposal that does not create or rely upon new uses that would be affected by off-site emissions or odors. Affected areas are located within urban neighborhoods where background air quality is influenced by typical urban sources, including vehicular traffic, commercial activity, and heating/ cooling systems.

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

None are proposed as part of this legislation. Any future construction and operation of buildings enabled by this proposal would be required to comply with existing local, state, and federal air quality regulations, including standards administered by the Puget Sound Clean Air Agency.

**3. Water** [Find help answering water questions](#)

**a. Surface Water:** [Find help answering surface water questions](#)

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

This is a non-project legislative proposal that applies to multiple areas across the City of Seattle. The affected neighborhoods are all within an urbanized environment. Several of the areas (e.g., Fremont/Stone Way and Rainier Beach) are located in proximity to surface waters such as Lake Union, Lake Washington, and smaller streams or wetlands mapped under the City’s Environmentally Critical Areas (ECA) ordinance. The Downtown Retail Core and Belltown areas are near Elliott Bay. In Lake City, portions of the broader neighborhood drain to the Thornton Creek watershed. No direct work in or adjacent to surface water bodies is proposed as part of this action.

- 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. This is a legislative, non-project action. No work over, in, or adjacent to surface waters 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.**

None. This is a non-project action. No fill, dredging, or removal of material from surface waters or wetlands is proposed.

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

No. This is a non-project action. No withdrawals or diversions of surface water are proposed.

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

This is a non-project action. This proposal does not involve construction, excavation, or site disturbance. Any future project-level development would be subject to floodplain regulations under

SMC Chapter 25.09 (Environmentally Critical Areas).

**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. This is a non-project action. No discharge of waste materials to surface waters would occur.

**b. Ground Water:** [Find help answering ground water questions](#)

**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 a general description, purpose, and approximate quantities if known.**

No. This is a non-project legislative proposal. The action does not involve withdrawal of groundwater, construction of wells, or discharge of water to groundwater. Any future development enabled by the proposal would rely on the City of Seattle's existing municipal water supply system, which is sourced primarily from surface water reservoirs, not groundwater.

**2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

None. This is a non-project action. No septic systems, on-site waste disposal, or other discharges to groundwater are proposed. All future development resulting from this proposal would be required to connect to the City's municipal sewer system and comply with King County Wastewater Treatment Division standards.

**c. Water Runoff (including stormwater):**

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

This is a non-project legislative proposal. No construction or changes to stormwater systems are proposed. Therefore, the legislation will not directly generate stormwater runoff or alter existing collection or disposal methods. Indirectly, future development facilitated by the proposal could result in typical urban stormwater runoff associated with new buildings and impervious surfaces. Such runoff would be collected and discharged through the City's existing municipal stormwater system and would ultimately flow into receiving water such as Lake Union, Lake Washington, or Elliott Bay, consistent with current City stormwater management practices.

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

This is a non-project action. This proposal will not result in waste materials entering ground or surface waters. At the project level, all future development would be required to comply with existing regulations to prevent contamination of ground or surface waters, including the City’s Stormwater Code and source control requirements.

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

This is a non-project action. This proposal will not alter or affect drainage patterns. Any future project-level development resulting from this legislation would be required to manage stormwater consistent with City regulations to maintain or improve drainage patterns.

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

None are proposed as part of this legislation. Compliance with existing City ordinances to reduce or control stormwater and wastewater—including the Seattle Stormwater Code (SMC Title 22) —would be required for all future development.

**4. Plants** [Find help answering plants questions](#)

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

- deciduous tree: alder, maple, aspen, other**
- evergreen tree: fir, cedar, pine, other**
- shrubs**
- grass**
- pasture**
- crop or grain**
- orchards, vineyards, or other permanent crops.**
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- water plants: water lily, eelgrass, milfoil, other**
- other types of vegetation**

This is a non-project action. The affected areas may contain the marked types of vegetation consistent with urbanized environments.

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

This is a non-project action. This proposal will not result in the direct removal or alteration of vegetation. Indirectly, changes in vegetation could occur if future development results in redevelopment of existing parcels, which may include tree removal or alteration of landscaped areas.

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

No threatened or endangered plant species are known to be present on or near the affected sites.

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

None. This is a non-project action. Any future project-level development would be subject to the City's tree protection and landscaping requirements.

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

The affected areas may contain a variety of invasive plants common to urbanized environments, including but not limited to ivy, blackberry, and bindweed.

**5. Animals** [Find help answering animal questions](#)

**a. List any birds and other animals that 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:

The affected areas are located within urbanized neighborhoods of Seattle and support a diversity of common urban wildlife, particularly birds and small mammals. Birds observed or likely to be present include hawk, heron, eagle, and a wide variety of songbirds. Mammals that may be found include raccoon, coyote, and smaller species adapted to city environments. Portions of the affected areas are also proximate to Elliott Bay which provides habitat for migrating salmon and other marine species. Parts of the affected geographic area in Lake City include creek drainages to Thornton Creek, which is a fish bearing stream.

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

A variety of threatened and endangered species may occur in or near the affected areas, particularly migratory birds and salmon species in Elliott Bay and Lake Washington. These species are part of the broader ecological context of Seattle but are not specifically tied to the urbanized parcels affected by this legislation.

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

Yes. Seattle is located within the Pacific Flyway, a major bird migration route. In addition, Elliott Bay and Lake Washington are part of migratory routes for several salmonid species. Therefore, the affected areas are within or near migration routes for both avian and aquatic species.

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

None are proposed as part of this non-project legislative action. Any future project-level development

would be required to comply with applicable City, state, and federal regulations that protect wildlife and habitat.

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

The affected areas may contain invasive animal species common to urbanized environments, such as starlings, sparrows, and rats.

**6. Energy and Natural Resources** [Find help answering energy and natural resource questions](#)

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

This is a non-project legislative proposal. No use of energy is proposed. Indirectly, future development made feasible by the legislation could use a variety of energy sources typical of urban housing and commercial buildings, including electricity, natural gas, and potentially solar. Such energy would primarily be used for heating, cooling, lighting, appliances, and other building operations. The proposal alters the potential scale of development by allowing increased building height and floor area ratio, which may indirectly influence energy use in future projects.

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

This is a non-project legislative proposal. No changes to solar energy use are proposed. Indirectly, future development enabled by the legislation could involve taller buildings in some areas. Such development could potentially create localized shading impacts that may affect the availability of solar energy for adjacent properties. These impacts would be evaluated at the project level through design review and compliance with applicable City codes.

**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.**

None are proposed as part of this legislation. This is a non-project action that will not directly result in additional energy needs. Any future development enabled by this proposal would be required to comply with the Seattle Energy Code (SMC Title 22), which incorporates energy efficiency standards and conservation measures consistent with state law.

**7. Environmental Health** [Find help with answering environmental health questions](#)

**a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

This is a non-project legislative proposal. The action does not authorize construction, demolition, or specific uses that would create environmental health hazards. Therefore, no direct risks related to toxic

chemicals, hazardous waste, or spills would result from this legislation. Indirectly, future development could involve typical risks associated with construction activities, such as the handling of fuels, solvents, or other building-related materials. These risks would be temporary and addressed through existing regulations.

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

**a. 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.**

The affected areas contain a diversity of conditions consistent with urbanized environments, including the presence of underground utilities such as natural gas transmission pipelines and other infrastructure typical of a large metropolitan area. While this legislation would not involve excavation or physical disturbance, future project-level redevelopment could encounter these conditions. Any development would be required to comply with federal, state, and local regulations.

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

This is a non-project action. The proposal will not result in the storage, use, or production of toxic or hazardous chemicals.

**c. Describe special emergency services that might be required.**

This is a non-project action. The proposal will not directly result in additional need for special emergency services. Future increases in population density could incrementally increase demand for police, fire, or emergency medical services, but such services are already available in the affected neighborhoods.

**d. Proposed measures to reduce or control environmental health hazards, if any.**

None are proposed as part of this legislation. Future projects will be required to comply with existing regulations, including the Seattle Fire Code, the Washington State Department of Ecology requirements for contaminated sites, and federal standards governing hazardous materials and pipelines.

## **b. Noise**

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

The affected areas are located within established urban neighborhoods of Seattle. Existing noise sources include vehicular traffic, construction activity, and general urban activity. These background

noise levels may affect future projects in the area but are not altered by this proposal.

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

This is a non-project action. No noise would be created directly by this legislation. Indirectly, future construction facilitated by this proposal could generate short-term noise from equipment and construction activity, typically occurring during daytime hours consistent with the City's Noise Control Code. Long-term noise associated with increased housing development would be consistent with typical residential activity, such as traffic and building operations, and would not be expected to exceed ambient urban levels.

**3. Proposed measures to reduce or control noise impacts, if any.**

None are proposed as part of this legislation. Any future development would be subject to the Seattle Noise Control Code (SMC Chapter 25.08), which regulates construction and operational noise levels.

**8. Land and Shoreline Use** [Find help answering land and shoreline use questions](#)

**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.**

- Fremont / Stone Way: Retail, warehouse, recreation, and offices include Brooks Running and Evo headquarters. Similar type of uses in the adjacent properties. The proposed rezone will rezone the affected area from the Industrial Commercial zone with a 65-foot height limit (IC-65) to the Neighborhood Commercial 3 zone with a 75-foot height limit (NC3-75). The main change in the uses that may be caused when redevelopment happen, the proposed zone would allow for residential, and lodging uses and prohibit manufacturing and outdoor storage uses.
- Downtown Retail Core: Retail, office, and historic aged commercial structures. However, the adjacent areas include DMC 240/290-440 zoning which allow for residential and mixed-use towers. The proposed rezone from the DRC 85-170 zone to the DMC 240/290-440 zone would unify zoning and allow residential towers and encourage office-to-housing conversions of the historic aged buildings.
- Community-based Uses Rezone Sites:
  - Rainier Beach: Two residential structures, a split-zone condition (SM-RB 55 and SM-RB 125), proposed to be fully rezoned to SM-RB 125 to simplify development of non-profit-led affordable housing and to unify zoning.
  - University District: Recreation, residential, and parking. YMCA/LIHI and adjacent parcels (18 parcels total), currently NC3-75 and MR zones, proposed to be rezone SM-U 75-240 to unify zoning with adjacent SM-U.
  - Madison/Miller: Recreation and civic uses. YMCA and Ebenezer AME Church properties, currently LR2 and LR3, proposed to be rezoned to NC2-75 to support redevelopment with community and housing uses.

- Belltown: Mixed-use residential/commercial area. Existing structures include mid- to high-rise apartments, retail, and office buildings
- Lake City (NC-55): Predominantly large-format retail, grocery/pharmacy, commercial services, and surface parking, with adjacent mixed-use and multi-family. The proposal does not change permitted uses; it adds area-specific standards under SMC 23.47A.009 on very large NC-55 sites that include a grocery and/or pharmacy, on-site open space, and more than 200 homes. Eligible projects may receive up to 30 feet of additional height and residential FAR exemptions to support essential services and housing production.

The legislation would not directly change existing uses but would enable greater housing potential and redevelopment consistent with surrounding land use patterns

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

No. This is a non-project action that applies only to urbanized areas within Seattle. The proposal will not affect or be affected by farm or forest land operations.

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

The affected areas contain a range of urban structures, including:

- Fremont/Stone Way: Generally low-to mid-rise buildings.
- Downtown Retail Core: Two- to three-story retail structures, larger mixed-use buildings, and some underutilized office buildings suitable for adaptive reuse.
- Community-based Uses Rezone Sites:
  - Rainier Beach: Two old single-family houses.
  - University District: Townhouses, single family houses, low rise apartment buildings, two-story YMCA building.
  - Madison/Miller: One story YMCA building, and a church.
- Belltown: Residential and mixed-use buildings, generally mid- to high-rise, with some older structures.
- Lake City: One- to two-story commercial buildings and shopping-center formats with extensive surface parking; scattered mid-rise mixed-use.

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

This is a non-project action. The proposal itself does not authorize demolition. However, future redevelopment may result in demolishing older buildings in case of new developments.

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

- Fremont / Stone Way: IC-65, proposed to be rezoned to NC3-75.
- Downtown Retail Core: DRC 85-170, proposed to be rezoned to DMC 240/290-440.
- Community-based Uses Rezone Sites:
  - Rainier Beach: SM-RB 55, proposed to be rezoned to SM-RB 125.
  - University District: NC3-75 and MR, proposed to be rezoned to SM-U 75-240.
  - Madison/Miller: LR2 and LR3, proposed NC2-75
- Belltown: DMR zones.
- Lake City: NC-55 ( area-specific standards added under SMC 23.47A.009 for very large sites meeting grocery/pharmacy and housing criteria).

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

- Fremont / Stone Way: Within the Fremont Urban Village designation of the Comprehensive Plan.
- Downtown Retail Core: Within the Commercial Downtown Urban Center designation of the Comprehensive Plan.
- Community-based Uses Rezone Sites:
  - Rainier Beach: Within the Rainier Beach Residential Urban Village designation of the Comprehensive Plan.
  - University District: Within the Urban Center designation of the Comprehensive Plan.
  - Madison/Miller: Within Madison-Miller Residential Urban Village designation of the Comprehensive Plan.
- Belltown: Belltown part of Downtown Urban Center designation of the Comprehensive Plan.
- Lake City: Within Lake City Residential Urban Village designation of the Comprehensive Plan.

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

- Fremont / Stone Way: The rezoned area is adjacent to Urban Commercial shoreline designation west of Stone way. And to Urban Marine shoreline designation to the east of Stone way. And Conservancy Waterway shoreline designation along Stone way.
- Downtown Retail Core: Not Applicable.
- Community-based Uses Rezone Sites:
  - Rainier Beach: Not applicable.
  - University District: Not applicable.
  - Madison/Miller: Not applicable
- Belltown: Belltown neighborhood is adjacent to Urban Harborfront Shoreline Designation.
- Lake City: Not applicable.

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

Some affected areas are proximate to environmentally critical areas: Fremont/Stone Way includes sloping terrain; Rainier Beach is near a mapped floodplain. In Lake City, portions of the Thornton Creek system and associated wetlands/steep slopes exist in the broader vicinity. Other locations, including the Downtown Retail Core, Belltown, and Madison/Miller, are fully urbanized and not mapped as critical areas. Any future development would be subject to ECA regulations.

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

This is a non-project action. The proposal does not directly result in construction or occupancy. Indirectly, it is anticipated that the rezones would enable substantial new housing capacity in strong market areas, potentially yielding several thousand new residents across the affected neighborhoods over time. Employment is also expected to continue in mixed-use and commercial areas, though the proposal emphasizes residential production.

**i. Approximately how many people would the completed project displace?**

This is a non-project action. The legislation will not directly displace residents or businesses. Indirectly, redevelopment could displace occupants of existing buildings, particularly older commercial or residential structures, depending on future project proposals.

**j. Proposed measures to avoid or reduce displacement impacts, if any.**

None are included as part of this legislation. All future projects would be subject to the City's Mandatory Housing Affordability (MHA) program and other City housing policies, which provide affordable housing and are intended to mitigate displacement pressures.

**k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

None are proposed as part of this legislation. The proposal is consistent with the Seattle Comprehensive Plan's growth strategy for Urban Centers and Urban Villages, and aligns with recent rezones and downtown activation strategies.

**l. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.**

None. The proposal applies only to urbanized areas.

**9. Housing** [Find help answering housing questions](#)

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

This is a non-project legislative proposal. The legislation does not propose construction on any site and therefore does not directly provide housing units. No specific number of units or income levels can be identified at this stage. The proposal could result in some indirect or cumulative impacts by

incrementally encouraging the development of additional residential structures in affected areas. These structures could include more units, or units with greater density, than would otherwise occur in the absence of the legislation. If incrementally larger or denser residential buildings are constructed in the affected areas, this could indirectly result in an increase in the number of housing units available across a range of income levels.

The intent of the legislation is to establish a framework within the Land Use Code and zoning maps that could influence future private, nonprofit, or public development. Any new housing produced under this framework would be determined at the project level, through individual permit applications and subject to applicable requirements, including the City's Mandatory Housing Affordability (MHA) program. This ensures that any additional development capacity provided by the legislation contributes to affordable housing, but the specific amount or affordability mix is unknown at this non-project stage.

In Lake City, the incentive applies only to very large NC-55 sites and is expected to increase feasibility of projects with more than 200 homes that also deliver grocery/pharmacy and on-site open space. Specific unit counts and affordability mix would be established at project permitting and remain subject to MHA.

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

This is a non-project legislative proposal. The legislation does not propose demolition or removal of any existing housing and therefore will not directly eliminate any housing units. No specific number of units or affordability levels can be identified at this stage. Indirectly, redevelopment encouraged by the action could result in the demolition of older structures in some affected areas, which may cause the loss of existing units. The extent of this impact would vary depending on future project proposals. If elimination occurs, it could involve a mix of housing types and affordability levels, depending on the character of the buildings redeveloped. Any potential elimination of housing would only occur in the future if individual property owners propose redevelopment under the existing regulatory framework. Such actions would be subject to separate project-level review and applicable City requirements, including those related to housing and displacement.

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

As a non-project action, the proposal includes no direct mitigation measures. Indirectly, if the action incrementally increases the density or number of residents in affected neighborhoods, it could also increase pressure on the housing market and potentially lead to some displacement. These impacts would be addressed at the project level through existing City requirements, including the Mandatory Housing Affordability (MHA) program, which ensures that new development contributes to affordable

housing supply. The MHA requirements are intended to help mitigate cumulative housing impacts over time by providing units affordable to low- and moderate-income households.

The Lake City provisions are designed to retain essential services while adding housing, including moderate-income units, which may mitigate displacement pressures associated with loss of nearby grocery/pharmacy access.

## **10. Aesthetics** [Find help answering aesthetics questions](#)

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

This is a non-project legislative proposal. The action does not propose construction of any specific building. Therefore, no structures, heights, or exterior building materials are proposed at this stage.

As a non-project action, the legislation could indirectly encourage redevelopment in certain urbanized areas of Seattle. If redevelopment occurs, the height and materials of future buildings would vary by location, subject to applicable zoning standards, design review, and building code requirements.

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

This is a non-project legislative proposal. The action does not propose construction of any buildings or physical features, and therefore it would not directly alter or obstruct any views in the immediate vicinity.

As a non-project action, the legislation could indirectly encourage redevelopment in urbanized areas. If redevelopment occurs, changes in building scale or form could result in localized alterations to existing views, such as views along streetscapes or toward adjacent buildings. Any such changes would be evaluated at the project level through design review and compliance with applicable development standards.

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

None. This is a non-project legislative proposal. The legislation does not propose construction of specific buildings and therefore does not propose direct measures to reduce or control aesthetic impacts.

## **11. Light and Glare** [Find help answering light and glare questions](#)

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

This is a non-project legislative proposal. The action does not propose construction and will not directly produce light or glare.

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

This is a non-project action. No direct light or glare impacts will result from the proposal.

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

The affected areas are within fully urbanized neighborhoods of Seattle. Existing sources of light and glare include streetlights, vehicle traffic, building lighting, and reflective surfaces from existing commercial and residential structures. These sources already define the nighttime lighting environment.

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

None are proposed as part of this legislation. Any future development resulting from this action would be required to comply with existing regulations, including the Seattle Land Use Code and Design Review Program, which provide standards and guidance for exterior lighting and façade treatments to minimize light and glare impacts.

**12. Recreation** [Find help answering recreation questions](#)

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

This is a non-project legislative proposal. The affected areas are all within established urban neighborhoods of Seattle that include a wide range of designated and informal recreational opportunities. Parks and Open Spaces, Neighborhood parks, plazas, and small urban open spaces are located within or near all affected areas, including waterfront parks near Downtown and Belltown, and Fremont and community-serving parks near Rainier Beach, the University District, and Madison/ Miller. Also, trails and Greenways are in close proximity. Portions of the Fremont/Stone Way area connect to the Burke-Gilman Trail and other regional trail networks. Community Facilities like YMCA facilities, community centers, and nonprofit-owned recreation spaces (e.g., indoor climbing gyms, skateparks, and fitness facilities) provide indoor recreation opportunities. Furthermore, sidewalks, plazas, and public gathering spaces in the affected urban centers provide opportunities for walking, jogging, biking, and passive recreation. These recreational opportunities are already present and accessible under current conditions. The proposal does not directly create or modify recreational facilities.

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

This is a non-project legislative proposal. This proposal will not directly displace any recreational uses.

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

None.

**13. Historic and Cultural Preservation** [Find help answering historic and cultural preservation questions](#)

**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? If so, specifically describe.**

- Fremont/ Stone way rezone area: The affected area has a mix of old and new structures that range in age. None of the buildings in the affected area are listed in the City Landmark buildings nor national or state preservation registers.
- Downtown Retail Core rezone area: Most of the buildings within the affected area are older than 45 years that are historic landmarks and some that may be eligible for designation as a historic site with either locally or federally designated status. There are four Seattle designated landmarks in the affected area and no landmark districts according to the Seattle Landmarks and Historic District map on the City website. The buildings that are over 45 years old in the affected area are:
  - Joshua Green Building, 1425 4th Ave Seattle, was built in 1912
  - Holland/MiKen Building, 1417 4th Ave, Seattle, was built in 1929
  - The Liggett Building, 1424 4th Ave, Seattle, was built in 1927
  - Great Northern Building 1404 4th Ave, Seattle, was built in 1928
- Rainier Beach rezone area: The affected area has only two single family home structures that are over 45 years old and are not listed in the City Landmark buildings nor national or state preservation registers.
- University District rezone area: The affected area has a mix of old and new structures that range in age. None of the buildings in the affected area are listed in the City Landmark buildings nor national or state preservation registers.
- Madison/ Miller rezone area: The affected area has two structures. The YMCA building that was built in the 1990s and the Ebenezer Ame Zion Church, 1716 23rd Ave 98122, Seattle was built in 1900.
- Lake City: Affected NC-55 sites include typical commercial structures. No designated landmarks within the eligible incentive sites. Any future proposal affecting potential resources would be reviewed under the Landmark Preservation Ordinance.

**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.**

The affected areas may contain a diversity of locations with evidence of Indian or historic use or occupation. The areas may include locations of historic settlements by Indians and European

settlers. Elliott Bay is a proximity to the affected area in the Downtown Retail Core and Belltown, it's shorelines and waters were important culturally and for transit and fishing and shell-fishing to Tribes in the area.

- b. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

This is a non-project legislative proposal. The City's Seattle Landmark and Historic Districts online map was consulted for reference.

- c. 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.**

None. Compliance with existing city ordinances for historic preservation is required for development in Seattle. Seattle Municipal Code Section 23.49.008 has restrictions on the demolition and alteration of existing structures including the three designated landmarks mentioned above. The restrictions incorporate the existing exterior street-front facades on the new development.

#### **14. Transportation** [Find help with answering transportation questions](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

This is a non-project legislative proposal. The affected areas are located within Seattle's established urban street network and are already served by a system of public streets, arterials, and highways that provide regional connectivity. No new streets or changes to access are proposed as part of this action. Any future development would continue to use the existing public street system, and project-level review would determine access, circulation, and transportation impacts.

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

This is a non-project legislative proposal. All of the affected areas are located within an urbanized area, which are extensively served by public transit. Transit service includes frequent bus routes and light rail stations located within walking distance of the affected neighborhoods. Because this is a non-project action, no changes to transit facilities or service are proposed. Any project-level development that may occur in the future would continue to rely on the existing public transit network, and transit access would be evaluated at that time.

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

This is a non-project legislative proposal. The action does not require the construction of new roads or the improvement of existing streets, pedestrian or bicycle facilities, or state transportation facilities. All areas potentially affected are already served by fully developed public transportation infrastructure. Any future project-level development occurring under this framework would be reviewed separately and, if necessary, may include frontage improvements or contributions to pedestrian, bicycle, or street infrastructure as required by the Seattle Municipal Code and City standards.

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

This is a non-project legislative proposal. The action does not involve or require the use of water, rail, or air transportation facilities. Some of the affected geographic areas are located within the general vicinity of existing regional facilities, such as freight rail corridors, port facilities along Elliott Bay, and regional air transportation facilities. However, this legislation does not authorize any activity that would use or alter these transportation systems.

Any project-level development that may occur in the future would continue to rely primarily on the City's street and transit systems for access and circulation, and any interaction with water, rail, or air transportation facilities would be evaluated separately during project review.

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

This is a non-project legislative proposal. No specific construction or development is authorized by this action, and therefore no vehicular trips are directly generated.

As a non-project action, the legislation could indirectly encourage redevelopment in affected urbanized areas, which may result in additional residential density and associated vehicle trips. Such future development could incrementally increase daily traffic volumes, peak-hour trips, and truck activity related to construction and building operations. However, the specific number of trips, trip timing, or vehicle type percentages cannot be determined at this stage. Trip generation and distribution for any future projects would be analyzed through project-level review.

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

This is a non-project legislative proposal. The action applies only to fully urbanized areas within Seattle, none of which are used for the movement of agricultural or forest products. The proposal will not interfere with, affect, or be affected by such activities.

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

None.

**15. Public Services** [Find help answering public service questions](#)

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

This is a non-project legislative proposal. The action does not directly create development or occupancy and therefore does not directly increase the need for public services.

As a non-project action, the legislation could incrementally encourage redevelopment in affected neighborhoods. If such redevelopment occurs, it may result in an increased density of residents and workers, which could in turn increase demand for public services such as fire and police protection, health care, schools, libraries, parks, and transit. These effects would be incremental and cumulative in nature, occurring as part of overall growth in Seattle.

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

None.

**16. Utilities** [Find help answering utilities questions](#)

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

The affected area contains a diversity of utilities consistent with urbanized areas. These include electricity, natural gas, water, refuse service, telephone, sanitary sewer, and other utilities.

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

This is a non-project legislative proposal. No utilities are proposed for this project.

### C. Signature [Find help about who should sign](#)

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.

\_\_\_\_\_ [on file] \_\_\_\_\_

Type name of signee: Rawan Hasan

Position and agency/organization: Associate Planner

Date submitted: 10/08/2025

### D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

**IT IS NOT REQUIRED** to use this section 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?

As a non-project legislative proposal, this action would result in no direct impacts related to water discharge, air emissions, hazardous substances, or noise. The legislation does not authorize specific construction or development.

Indirectly, by incrementally encouraging redevelopment in urbanized areas, the proposal could contribute to increased construction activity in the future. Such activity may result in temporary construction-related emissions (dust, vehicle exhaust), localized noise from construction equipment, and the handling of typical construction-related hazardous materials such as fuels, paints, or solvents. Future completed buildings could also generate routine operational impacts associated with urban housing and mixed-use development, such as increased stormwater discharge from impervious surfaces, additional residential energy use, and typical residential or commercial noise.

All of these potential impacts would occur at the project level and would be subject to compliance with existing City, state, and federal regulations, including the Seattle Stormwater Code, Puget Sound Clean Air Agency standards, the Washington State Department of Ecology requirements for hazardous materials, and the Seattle Noise Control Code.

- **Proposed measures to avoid or reduce such increases are:**

No increases are anticipated and so no measures are proposed.

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

As a non-project legislative proposal, this action 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 proposal is not increasing the number of parcels eligible for development currently allowed as a result of existing zoning designations. The proposal does not alter any regulations directly related to environmental performance of new development, such as green factor landscaping requirements, or stormwater infrastructure requirements.

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

No impacts are anticipated and so no measures are proposed.

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

As a non-project legislative proposal, this action would result in no direct impacts and are unlikely to result in indirect or cumulative impacts related to energy or natural resources. The proposal does not increase the number of parcels eligible for development currently allowed as a result of existing zoning designations. The proposed changes do not alter any regulations directly related to energy or natural resources such as energy performance standards in new development.

However, the proposal might change the scale, density or intensity of the future development that could occur in the area. The effect of the anticipated increase of the scale would increase the shadow on the surrounding buildings that might increase the use of energy to heat or light the surrounding buildings in certain times.

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

No impacts are anticipated and so no measures are 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?**

This is a non-project legislative proposal and does not authorize construction, ground disturbance, or direct use of land. The affected areas are all located within fully urbanized portions of Seattle and do not include wilderness areas, wild and scenic rivers, or prime farmlands. As such, the proposal would not directly affect environmentally sensitive areas or lands designated for governmental protection.

Some affected locations are near mapped environmentally critical areas, such as shoreline designations adjacent to Fremont/Stone Way and Belltown, and a mapped floodplain in Rainier Beach near the light rail station. The proposal itself does not alter shoreline regulations or authorize development in critical areas, and no changes are proposed to existing protections for wetlands, steep slopes, floodplains, or other critical areas defined in the Seattle Municipal Code.

Indirectly, redevelopment that may occur in these neighborhoods could result in additional construction activity near sensitive areas. Any such projects would be subject to existing City, state, and federal regulations, including the Shoreline Master Program, the City's Environmentally Critical Areas Ordinance, and permitting requirements of the Washington State Department of Ecology. These frameworks provide protections for wetlands, floodplains, and shoreline areas, and require mitigation for potential impacts.

In addition, the affected areas contain historic and cultural resources, such as older commercial buildings in the Downtown Retail Core and Belltown. The proposal does not alter landmark preservation regulations, and any redevelopment affecting designated or eligible historic resources would continue to be subject to review under the City's Landmark Preservation Ordinance and related state and federal laws.

Overall, the proposal is not expected to conflict with protections for environmentally sensitive areas or cultural resources. Any site-specific impacts would be addressed through existing project-level regulations and review processes.

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

None.

**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?**

As a non-project legislative proposal, this action would not directly change existing land or shoreline uses. The affected areas are located entirely within Seattle's established Urban Centers and Urban Villages, as designated in the Comprehensive Plan, which are already intended to accommodate higher-density housing, employment, and mixed-use growth. The proposal is consistent with these adopted policies and growth strategies.

Indirectly, the legislation could influence redevelopment patterns by creating opportunities for additional residential and mixed-use development in Fremont/Stone Way, the Downtown Retail Core, Rainier Beach, the University District, Madison/ Miller, the Goodwill site on S. Dearborn Street, and Belltown. Potential changes could include permitting residential uses in zones that currently do not allow them, enabling office-to-residential conversions, increasing height and floor area limits, and supporting the redevelopment of nonprofit- and community-serving sites with integrated housing. These adjustments align with the Comprehensive Plan's urban growth strategy and would not introduce uses that conflict with surrounding land uses or adopted neighborhood plans. The proposal does not apply to shoreline properties and does not change shoreline designations. As such, it would not authorize shoreline development or encourage shoreline uses that are inconsistent with the City's Shoreline Master Program. In Lake City, the SMC 23.47A.009 standards operate as targeted incentives on very large NC-55 sites, reinforcing mixed-use nodes with essential services and housing, consistent with Urban Village policy.

Overall, the action is expected to reinforce existing planning objectives by encouraging redevelopment in locations already planned for growth. It would support expanded housing opportunities and mixed-use activity in established urban neighborhoods without permitting land or shoreline uses that are incompatible with Seattle's adopted land use and shoreline policies.

The action could introduce additional height/bulk/scale in areas that are affected by the proposal. If future development occurs under the proposed regulations new structures would likely be taller or larger than other existing structures and built context in the area. This could occur in the Belltown neighborhood and DRC zones where height limits would be increased and allowances for tower floorplates slightly expanded. Height/bulk/scale impacts could also occur in the University District rezone area and the Rainier Beach rezone area. Future development under the proposed regulations has potential to be a different, larger scale than its context. These height/bulk/scale differences could be experienced as adverse aesthetic impacts to some community members. Where height/bulk/scale impacts are possible as noted above, there is also potential for decreased scale transitions from one zoning designation to the next, or between new and existing structures that could be developed in the future. Design decisions at the time of future project-specific proposals could help to address height/bulk/scale and aesthetic impacts.

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

The proposal exempts sites of landmark structures and other character structures from the height limit increase allowance in the Belltown neighborhood.

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

As a non-project legislative proposal, this action would not directly impact transportation systems, public services, or utilities, because no construction or specific development is authorized. However, the proposal could result in indirect or cumulative effects by incrementally encouraging redevelopment in several urbanized areas of Seattle.

If redevelopment occurs, increased residential and mixed-use activity could generate additional transportation demand. This may include more daily vehicle trips, higher peak-hour traffic volumes, and greater reliance on on-street parking and loading zones. Localized congestion could occur on neighborhood arterials and side streets as both vehicles and pedestrian activity increase. Transit ridership may also rise, particularly in areas served by light rail such as Rainier Beach and the University District, and along major bus corridors in Downtown and Madison/Miller. In Lake City, co-locating housing with a grocery/pharmacy and on-site open space may reduce longer shopping trip lengths and distribute peak demand, while any necessary curb/loading management would be conditioned at the project level.

The proposal could also incrementally increase the need for public services. Higher population density in affected neighborhoods may place additional demand on fire and police protection, emergency medical response, schools, libraries, community centers, and health care facilities. These impacts would occur gradually and cumulatively as new housing is constructed and would be addressed through the City's ongoing planning and service delivery systems.

In terms of utilities, redevelopment could increase demand for water, sanitary sewer, solid waste collection, electricity, and natural gas. Redeveloped properties may also increase impervious surface coverage, which could contribute to stormwater runoff; however, all new projects would remain subject to Seattle's Stormwater Code and other utility regulations that require mitigation of such impacts.

Overall, all affected neighborhoods are already fully urbanized and identified in the Comprehensive Plan as Urban Centers and Urban Villages. Their infrastructure and service systems are designed to accommodate growth, but incremental increases in demand would still be expected. Areas with the greatest likelihood of such impacts include Belltown, Fremont/Stone Way, the Downtown Retail Core, and nonprofit-owned sites near the University District, Madison/Miller, and Rainier Beach. Any specific increases in transportation or service demand would be evaluated during project-level review and addressed through existing regulatory requirements.

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

None.

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

This is a non-project legislative proposal and does not authorize construction or physical development. As such, it would not directly conflict with any local, state, or federal environmental protection requirements. The proposal has been developed to align with the Seattle Comprehensive Plan, the Seattle Municipal Code, and state legislation recently adopted to promote housing production and

affordability.

Future project-level development that may occur under this framework would remain subject to all applicable environmental laws and regulations. This includes the State Environmental Policy Act (SEPA) for environmental review; the Washington State Shoreline Management Act (SMA) and the City's Shoreline Master Program for projects near designated shorelines; and federal laws such as the Clean Water Act, Clean Air Act, and Endangered Species Act.

No conflicts are anticipated between this proposal and existing environmental regulations. Instead, the legislation is expected to operate within these regulatory frameworks, with environmental considerations evaluated and mitigated at the project level under existing City, state, and federal requirements.