

City of Seattle

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Action (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write “do not know” or “does not apply.” Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about permanent regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered “does not apply.” In addition, complete the Supplemental Sheet for Nonproject Actions (part D).

For nonproject actions, the references in the checklist to the words “project”, “applicant,” and “property or site” should be read as “proposal,” “proposer,” and “affected geographic area,” respectively.

2013 Amendments to Pike/Pine Conservation Overlay District
SEPA Environmental Checklist
June 17, 2013
Rebecca Herzfeld, Council Central Staff

A. BACKGROUND:

1. Name of proposed project, if applicable:

Amendments to the Pike/Pine Conservation Overlay District (“District”) to strengthen measures for maintaining and enhancing the character of the Pike/Pine neighborhood.

2. Name of Applicant:

City of Seattle

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

Seattle Legislative Department
P.O. Box 34025
Seattle, WA 98124-4025
Contact: Rebecca Herzfeld
(206) 684-8148

4. Date checklist prepared:

June 17, 2013

5. Agency requesting checklist:

City of Seattle

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

The proposed code amendments will be considered by the City Council in summer 2013, with a public hearing scheduled in August, 2013, and possible adoption in September, 2013.

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

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:

None.

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

The proposal applies to a specified area where there are applications pending for governmental approvals, including proposals for private development that are subject to City approval. However, the recommended outcome of this proposal is not expected to substantively alter

decision-making on any individual pending application, to the extent such applications would be considered “vested” and subject to review under current codes and regulations.

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

The proposed amendments to the land Use Code require City Council approval.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site.

Councilmembers Rasmussen and Clark are proposing legislative action to amend the Land Use Code to strengthen provisions for maintaining and enhancing the character of the Pike/Pine neighborhood. The amendments would:

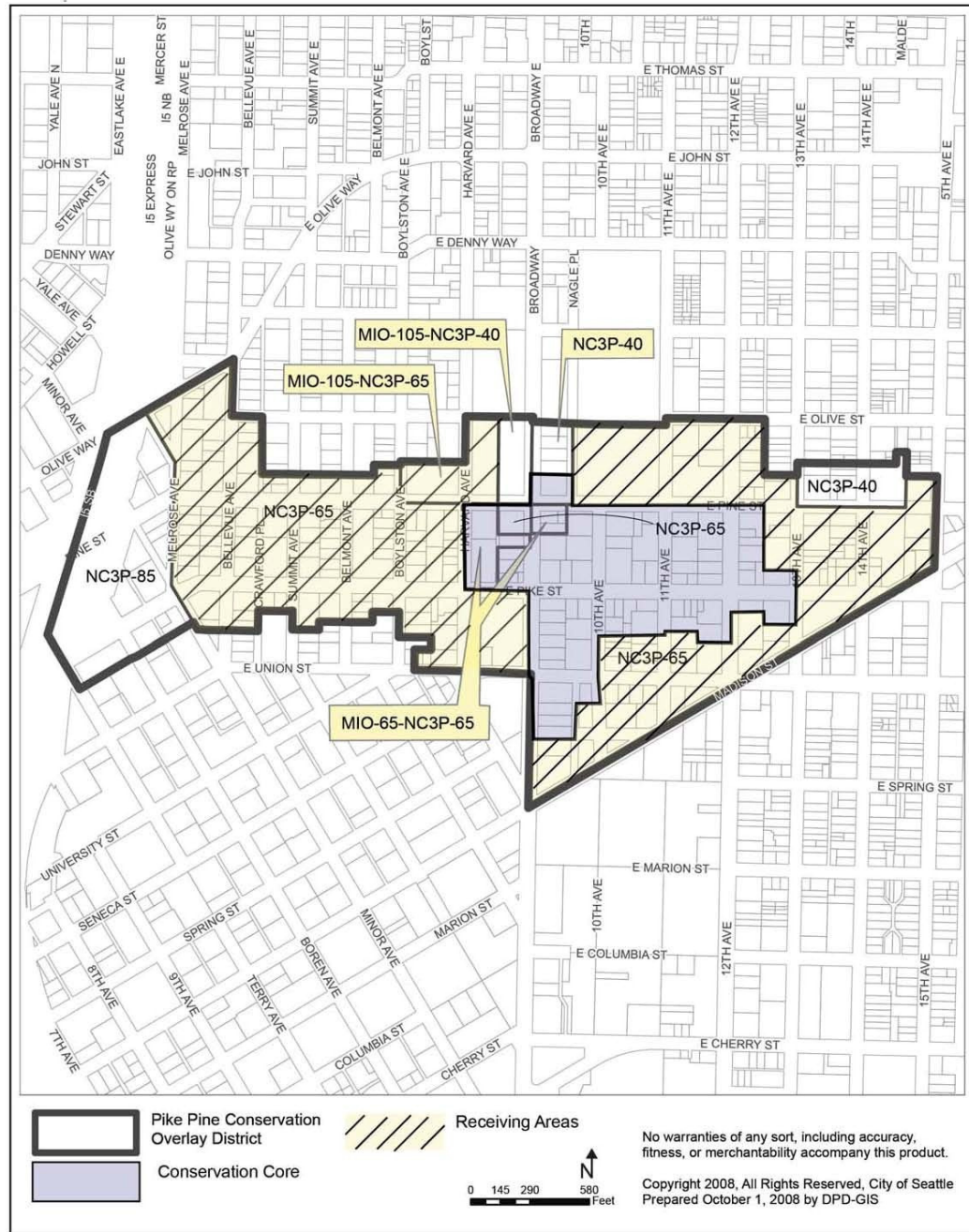
1. Require that all character structures on a lot be partially retained when zoning incentives are used, and give the Design Review Board the flexibility to grant departures from this requirement with guidance from proposed new criteria in the code; and
2. Reduce the bulk of buildings on large lots by further limiting the amount of floor area that can be built above a height of 35 feet by:
 - Allowing only one portion of a structure to extend above 35 feet in height, regardless of site size.
 - Eliminating the current exception to floor size limits that allows portions of a new structure that extend over an existing character structure to be exempt from floor size calculations.
 - Add maximum width and depth limits on lots within the Conservation Core for portions of a structure above 35 feet in height on lots that do not include a character structure.
3. Lift the current limit on the floor area ratio (FAR) for nonresidential uses to allow more square feet of commercial use on lots that are 18,000 square feet or less in size. The change would apply only to lots where the new development would not result in the removal of a character structure. It would promote more employment and daytime activity to balance the large amount of residential units, restaurants, and entertainment businesses that have been built recently, without increasing the pressure to demolish character structures.
4. Remove regulatory barriers by stating that portions of character structures that are retained as part of a larger development are considered to be existing structures for the purposes of applying street-level development standards. As a result, developers would not have to choose between changing a character structure in order to meet current standards and having to request design departures from the Design Review Board.
5. Exclude street level floor area in characters structures that are retained as part of a new development from the calculation of floor area used to determine the number of small commercial spaces required at street level, if the original structure was designed to accommodate large spaces at street level.
6. Allow automotive sales and service uses to locate in character structures, to support retention of Pike/Pine’s “auto row” character.

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7. Make the regulations easier to use by combining all the standards for retaining character structures into a single code section. This new section would provide more guidance about retaining character structures when zoning incentives are used.
 8. Clarify the regulations by making technical corrections.
- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

This is a non-project action. The proposed actions would apply to the commercially zoned land within the Pike/Pine Conservation Overlay District, which is a sub-area of the Pike/Pine Urban Center Village. The Pike/Pine Conservation Overlay District boundaries and the boundaries of the proposed Conservation Core are shown on the map below.

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B. ENVIRONMENTAL ELEMENTS:

1. Earth

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

Includes both sloping and relatively flat areas, with the steepest sloping areas mostly between I-5 and Summit Avenue.

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

The steepest slope in the area is the nearly vertical cut of Interstate 5 retained by concrete walls on the western edge. Some short street segments approach 9 percent slopes.

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.

Soils in the project area are a typical mix of the glacial till found in the urban Seattle area. No agricultural soils or prime farmland are present in the planning area. Identification of soil types may occur during project-specific environmental review.

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

Not known at this point. This is a nonproject action and no construction activity is involved.

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

This is a nonproject action and no construction activity is involved.

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

This is a nonproject action and no construction activity is involved.

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

This is a nonproject action and no construction activity is involved.

h. Proposed measures to reduce or control erosion, other impacts to the earth, if any: None.

2. Air

a. What types 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 proposal is a non-project action and does not involve construction or development activity. No changes to odor standards are proposed. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review). No significant adverse impacts related to air quality, including greenhouse gases are anticipated.

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

This is a nonproject action and no construction activity is involved.

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

None.

3. Water

a. Surface

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Also, these natural features are generally not present or are minimally present.

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. The proposal is a non-project action.

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

This is a nonproject action and no construction activity is involved.

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

This is a nonproject action and no construction activity is involved.

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

This is a nonproject action and no construction activity is involved.

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

This is a nonproject action and no construction activity is involved.

b. Ground

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

This is a nonproject action and no construction activity is involved.

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

This is a nonproject action and no construction activity is involved.

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.**

This is a nonproject action and no construction activity is involved.

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

No. This is a nonproject action and no construction activity is involved.

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

None.

4. Plants

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

A variety of vegetation types characteristic of the urban environment can be found within the neighborhood.

x deciduous tree: alder, maple, aspen, other

- evergreen tree: fir, cedar, pine, other
- shrubs
- 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
- N/A

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

None.

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

None known.

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

None.

5. Animals

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

The neighborhood includes a number of species that inhabit urban environments including birds, domestic pets, pigeons and other urban fauna.

birds: hawk, heron, eagle, songbirds, other: raven, pigeons, starlings, gulls and other birds tolerant of urban environments

mammals: deer, bear, elk, beaver, other: squirrels, rodents, raccoon, household pets, and other similar mammals tolerant of urban environments

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

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

None known.

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

None are known. The planning area may be used to some extent by migratory bird species similar to other urban areas in Seattle. However, the scarcity of significant wildlife habitat such as large expanses of high-quality habitat area (with the potential exception of park lands) limits its value to migratory bird species.

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

None included in proposal. The City of Seattle has many programs, policies and laws that are designed to preserve or enhance wildlife, including critical areas regulations and the Shoreline Management Program, where 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.

None. This is a nonproject action and no construction activity is involved.

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

No. This is a nonproject action and no construction activity is involved.

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.

7. Environmental Health

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

This is a nonproject action and no construction activity is involved.

1) Describe special emergency services that might be required.

None.

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

None.

b. Noise

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

This is a nonproject action and no construction activity is involved.

- 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.**

None.

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

None.

8. Land and Shoreline Use

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

The affected area includes most of the commercially zoned land (Neighborhood Commercial 3 (NC3) and NC3 with a Pedestrian designation (NC3P)) within the Pike/Pine Urban Center Village, extending along the commercial corridors of Pine and Pike Streets from Interstate 5 on the edge of downtown east to 15th Avenue. To the north, the commercial corridor is bordered by high density housing in Midrise (MR) multifamily zones, education/institutional uses in the Seattle Central Community College Major Institutional Overlay area, and Cal Anderson Park. To the south, the area is bordered by high density housing in MR zones, the education/institutional uses on the Seattle University campus, and mixed commercial development.

The overlay district area is characterized by a unique mix of light manufacturing, wholesaling, professional offices, high-tech, and automobile-related businesses; a variety of institutions, including churches, fraternal organizations, and Seattle Central Community College Facilities; a wide range of arts activities that include theaters, galleries, and performance space; small retail businesses and a regional-scale grocery store and retail service center (Harvard Market); night clubs, community and social services, public facilities, including a police precinct and fire station, and a wide variety of housing.

Uses in adjacent areas include: office and commercial uses to the west in downtown; high density residential, commercial, and institutional uses in Capitol Hill to the north and east and in Seattle University and First Hill to the south.

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

Not within the recent past.

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

The Pike/Pine neighborhood is urban in character with a wide variety of structures. Older development typically ranges between one and three stories in height, and seldom occupies sites larger than 15,500 square feet. More recent mixed use projects typically occupy larger sites and are generally six to seven stories in height. While existing development includes structures from almost every period of the city's development

history from the early 1900s to the present, over 75 percent of the building stock in the Pike/Pine neighborhood was constructed before 1930. Masonry buildings are characteristic of the area.

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

Not applicable. This is a nonproject action and no demolition or construction activity is involved. However, the proposed action is specifically intended to encourage the retention of existing structures that were built prior to 1940.

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

The area within the current boundaries of the Pike/Pine Conservation Overlay District is primarily zoned Neighborhood Commercial (NC3) with a 65 foot height limit and a pedestrian (P) designation, although there are 85 and 40 foot height districts included as well, also with a pedestrian (P) designation.

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

The affected area is within the Pike/Pine Urban Center Village of the First Hill/Capitol Hill Urban Center. The functional designation assigned to the Pike/Pine area is mixed, with a residential emphasis, and the affected area is designated as a commercial/mixed use area on the Future Land Use Map.

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

Not applicable.

h. Has any part of the site been classified as an environmentally sensitive area? If so, specify.

Yes. In the city's critical areas maps, a few areas, primarily near Interstate 5, are identified as steep slopes.

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

This is a nonproject action and no construction activity is involved, so no people would reside or work in "the completed project." However, the Pike/Pine Urban Center Village has about 3,442 residential units, with an estimated 2010 residential population of 4,413 people and an employment population of about 5,600 employees (or "jobs").

The 2024 Comprehensive Plan planning targets for the entire Pike/Pine Urban Center Village for 2024 are 3,400 households and 5,580 jobs. Both of these targets were met in 2010. Housing and job growth in the Pike/Pine Urban Center Village is summarized in Table 1 below.

Table 1: Housing and Job Growth in the Pike/Pine Neighborhood

	2004 Actuals	2010 Estimated Existing (Both meet the 2024 growth targets)	Growth since 2010, including permit applications	2010 existing plus current projects	2004 to 2024 Comprehensive Plan Growth Targets
Housing (Dwelling units)	2,800	3,442	2,400	5,842	600 new units
Employment (Jobs)	4,580 (in 2002)	5,600	Not available	Not available	1,000 new jobs

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

Not applicable. This is a non-project proposal. The indirect effects of this non-project proposal are not expected to increase the rate and extent at which residences or businesses are displaced.

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

None.

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

This is a non-project action, the proposal is compatible with existing and projected land uses and plans, and no further measures are proposed. The proposed Land Use Code amendments have been reviewed and found to be consistent with Comprehensive Plan policies and adopted neighborhood plans (see Attachment A).

The existing District includes a restriction on nonresidential uses that was adopted in 1995 as part of the original overlay provisions. The restriction was intended to promote a mixed use neighborhood with a residential emphasis. Within the Overlay District, nonresidential uses are subject to a lower FAR limit than would otherwise apply under the base zoning. Currently, there is an exception that allows nonresidential uses to have the same FAR as permitted in the underlying zoning, if the lot is located on the edge of the District and meets certain criteria. Also, nonresidential uses on small lots of 8,000 square feet or less are not subject to an FAR limit if the lot is vacant or only occupied by parking.

There has been no significant development of nonresidential projects in the area since the District was established, and residential development has exceeded the expectations of projected growth targets (see Table 1 above). Of the 22 projects recently completed, currently under construction, or in the permitting process, only two (about nine percent),

are predominantly nonresidential.

To address the concern that the balance of uses in this mixed use neighborhood is becoming too dominated by residential development, the proposed amendments would partially lift the restrictions on FAR limits for nonresidential uses. It would allow the same FAR limit as the underlying zoning on any lot within the overlay that is 18,000 square feet or less in size, provided that no character structures located on the lot are demolished. DPD staff estimate that the proposed change would not affect the capacity for future residential use, and that it might allow an additional 207,000 square feet of nonresidential use in the District. This is approximately equivalent to three commercial buildings, each with five stories of 15,000 square feet, or about 0.5% of the area's total development capacity. The likely impact of this proposal would therefore not be significant.

9. Housing

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

This is a nonproject action and no construction activity is involved.

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

This is a nonproject action and no construction activity is involved.

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

None.

10. Aesthetics

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

This is a nonproject action and no construction activity is involved. The proposed changes would not affect the permitted height of structures.

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

This is a nonproject action and no construction activity is involved. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of view alteration at this stage.

- c. Proposed measures to reduce aesthetic impacts, if any:**

This is a non-project proposal. Individual projects subject to the proposed changes will also be subject to environmental review, if the projects meet or exceed thresholds for environmental review. Such new projects would be also subject to

design review, guided by recently amended neighborhood design guidelines that specifically address aesthetic issues relevant to the Pike/Pine neighborhood.

Adjustments to current development standards are proposed for new development to further promote compatibility with the existing character of the area. For example, compared to current regulations, the proposal would further limit the square footage of buildings above a height of 35 feet. This could reduce the bulk of new structures on large lots and encourage a better fit of new development with the existing neighborhood. To the extent that these changes also promote the retention of more character structures in the area, they would also reduce aesthetic impacts.

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 nonproject action and no construction activity is involved.

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

Not applicable. This is a nonproject action and no construction activity is involved.

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

Not applicable. This is a nonproject action and no construction activity is involved.

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

None.

12. Recreation

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

The Pike/Pine area is served by public parks, including the recently renovated Cal Anderson Park and the Plymouth Pillars Park adjacent to I-5. The active pedestrian environment promotes use of the public streets, and on occasion streets are temporarily closed for street fairs.

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

No. This is a nonproject action and no construction activity is involved.

- 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

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.

This is a non-project proposal. Individual projects and development subject to the proposed changes to development regulations will also be subject to the City's regulations related to historic and archaeologically significant landmarks, as well as environmental review, if the projects meet or exceed thresholds for environmental review.

Over 75 percent of the buildings in the Pike/Pine neighborhood were constructed before 1930. The Pike/Pine corridor has a relatively high concentration of historic or potentially historic buildings, many of which retain a high degree of architectural integrity and would likely be evaluated as representing innovative and unique building types. The following Seattle landmarks are located within the affected area.

- Old Fire Station #25, 1400 Harvard Avenue
- Wintonia Hotel, 1431 Minor Avenue
- First African Methodist Episcopal Church, 1522 14th Avenue
- First Covenant Church
- Old Broadway High School (Broadway Performance Hall)

In addition to structures already designated as historic landmarks, approximately 60 structures in the Pike/Pine area are included in the Department of Neighborhoods 2011 Historic Resources Survey of character structures in the Pike/Pine neighborhood, and are also listed in DPD's Director's Rule 3-2012. Many of these structures are related to the area's early history as Seattle's original "auto row."

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

This is a non-project proposal. See the response to item 13a above. Individual projects and development that would utilize the proposed legislation's zoning and development regulation changes would be subject to the City's policies and regulations related to historic and archaeologically significant landmarks as well as environmental review (if they meet or exceed thresholds for environmental review).

Most structures of historic interest were developed from the early 1900's into the 1930s; a period when the Pike/Pine area handled the majority of Seattle's automobile sales and service activity. Because auto purchases were such a luxury at the time, these showrooms were often ornately designed and decorated. Other structures, often of masonry and timber beam construction and one or two stories in height, are characterized by straightforward, utilitarian designs that provided for large, unobstructed workspaces.

Some of the largest older structures in the area are churches and structures housing fraternal organizations. Residential structures are also part of the historic mix, and include both substantial brick apartment structures, primarily located in the portion of the area closest to downtown, as well as wood frame structures of a more modest scale. While contemporary improvements have modified most structures over time, the history of the neighborhood is still visible in its buildings. For the most part, these substantial buildings have aged well and have proven readily adaptable to other uses, such as office buildings, art galleries and performance spaces, retail space, residential lofts, and restaurants, and have contributed to the current dominant character of the area, which is distinguished by this diversity of uses.

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

Under previous amendments, structures that existed prior to 1940 have been defined as “character structures,” and provisions are in place to encourage the retention and continued use of these structures. The proposed action would strengthen these provisions by:

- Amending the current District regulations that encourage the retention of character structures by providing a ten-foot height increase and larger floor sizes above a height of 35 feet if character structures are fully or partially retained. On large sites with multiple character structures, incentives may be earned even if some of the character structures are demolished. The proposed amendment would state that incentives may not be used if *any* character structure on the site is demolished, and the Design Review Board would be given the ability to grant a departure from this proposed requirement, based on standards in a new code section.
- Making it easier to save character structures by clarifying that if a project retains a portion of a character structure, that part of the project is treated as an existing building for purposes of applying street-level development standards. Currently, developers have had to request design departures from these standards in order to retain the character structure as it was originally built.
- Changing the current upper floor size limits to so that the floor area of a new building that extends over a smaller character structure retained on the site is no longer exempt from the limit. This exemption adds to the bulk of new structures and can lead to the facades of retained character structures being overpowered by the new building.

14. Transportation

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

Interstate 5 parallels the west boundary of the affected area. In addition, the Pike/Pine neighborhood is served by two east-west arterials: E. Pike Street (minor arterial) and E. Pine Street (minor arterial). North-south arterials include Bellevue Avenue (collector

arterial), Boren Avenue (principal arterial), Broadway (minor arterial), 12th Avenue (minor arterial), and 15th Avenue (minor arterial). The other streets in the area provide local access and circulation between arterials.

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

The area is extensively served by public transit, including seven bus lines. Pike/Pine is within walking distance of the Capitol Hill light rail station to the north that is scheduled to be completed in 2016, and will be served by the First Hill Streetcar line scheduled to be completed in 2014.

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

None. This is a nonproject action and no construction activity is involved.

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

No.

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

No.

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

None. This is a nonproject action and no construction activity is involved.

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

None.

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.

No. This is a nonproject action and no construction activity is involved. As noted in Section D6 of this checklist, the estimated increase in non-residential capacity would equal approximately 0.5% of current development capacity in the District. This potential increase in development would not significantly increase demands for transportation, public services, or utilities.

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

None.

16. Utilities

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

The affected area is extensively developed and is served by all the utilities listed above except for septic systems. Other utilities available include cable television and internet access. This is a nonproject action and no construction activity is involved.

- 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 nonproject action and no construction activity is involved.

C. 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 provided following section D below.

D. SUPPLEMENTAL SHEET FOR NON-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 the questions, be aware of the extent of 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 action, the proposed amendments would not directly affect discharges to water, emissions to air (including greenhouse gas emissions [GHG]), production, storage, or release of toxic or hazardous substances, or production of noise. Over time, individual future development projects that would be regulated by this proposal could occur. At this stage, their details are not known and cannot be precisely evaluated in terms of probable added amounts of the potential

impacts identified in this question. Future projects in the area will be subject to any required environmental review during the project review process.

Proposed measures to avoid or reduce such increases are:

No proposed measures are proposed beyond existing regulations at this time because the proposal does not involve any construction or development activity. A SEPA GHG Emissions Worksheet is required for all individual projects that may use the provisions of this proposal. Any potential impacts from GHG emissions will be addressed during review of future development proposals on a project-specific basis.

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

As a non-project action, adoption of the proposed amendments is unlikely to affect plants, animals, fish, or marine life. The area is developed and urban in character. The proposal does not alter existing protections to plants, animals, fish or marine life.

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

As a non-project action that does not involve any construction or development activity, no measures are proposed beyond existing regulations at this time. Existing regulations promulgated by the City and other regulatory agencies are designed to protect these resources. Standard requirements for directing site runoff on a site and controlling drainage on local streets would provide water quantity and/or quality control measures that would tend to avoid potential adverse impacts upon nearby resources and habitats.

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

As a non-project action, the proposed amendments would not affect energy or natural resources. The amended provisions are not expected to result in significantly greater future development density compared to that allowed under existing regulations. Thus there would be no significant increase in the consumption of energy and resources on a per-site basis.

There may be locational advantages to lots within the District that make such lots relatively more attractive and more efficient places to develop than other parts of the region. If so, these lots may be more likely to develop more densely and/or more rapidly relative to lots in other zones. This type and/or pace of development is desirable in that it is consistent with growth management policies and principles in the City's Comprehensive Plan that encourage denser development in urban centers well served by such as the Pike/Pine Urban Center Village within the Capitol Hill/First Hill Urban Center.

As an example of how this type of development is consistent with City policies relating to energy and natural resources, development within Pike/Pine, by increasing the density of the First Hill/Capitol Hill Urban Center, is more efficient in controlling energy consumption (e.g., employee and residents' commute trips) relative to development in more far-flung regional locations. These locations would require greater consumption of fuel resources for similar commute trips. The greater consumption of fuel can have concomitant and detrimental environmental impacts.

The proposed changes would result in no direct negative impacts and are unlikely to result in indirect or cumulative impacts related to energy or natural resources. As a result, the potential for increased depletion of energy and natural resources is minor.

- To the extent that the proposal to reinforce existing measures to maintain existing structures is successful, it may be argued that older structures characteristic of development in the area are less energy efficient, and therefore require more energy than new development. However, a January 2012 study from the Preservation Green Lab (<http://blog.preservationnation.org/2012/01/24/preservation-green-lab-releases-new-report-on-the-environmental-value-of-building-reuse/>) found that building reuse typically yields fewer environmental impacts than new construction when comparing buildings of similar size, function, and energy efficiency. The analysis in the study found that it can take 10 to 80 years for a new energy efficient building to compensate, through efficient operations, for the climate change impacts created by its construction. Retaining existing structures would maintain existing building resources and would also conserve energy that would otherwise have been required to demolish structures, dispose of debris, and produce and transport new construction materials to the site.

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

No measures to protect or conserve energy are proposed beyond existing regulations for this non-project action.

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

The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative impacts related to environmentally sensitive areas or areas designated for governmental protection. For natural environmental features listed above, this is due to the fact that the area is already an intensely developed urban environment and no significant environmentally sensitive areas are designated, with only a couple of highly-maintained parks or tended landscaped areas present.

The proposal is intended to support adopted provisions that promote the conservation of existing structures, including designated landmarks. The Pike/Pine Conservation Overlay District includes provisions to encourage new development to retain existing “character structures” on the lot, and the proposed amendments are intended to strengthen these existing provisions.

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

No measures are proposed beyond existing regulations for this non-project action. The existing regulatory framework, i.e. the Land Use Code, The Shoreline Master Program, Environmentally Critical Areas Ordinance, Landmarks Preservation Ordinance and the City’s SEPA ordinance will address impacts during review of development proposals on a project-specific basis.

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

The proposed amendments are consistent with existing plans and policies including the City's Comprehensive Plan and implementing land use regulations that encourage such development in the First Hill/Capitol Hill Urban Center. Thus, the proposed amendments are not likely to have the potential for adverse impacts and, indeed, would encourage development that is consistent with well-accepted growth management principles.

No incompatible uses would be allowed or encouraged by the proposal. Specific measures related to maintaining the existing scale and character of development are intended to implement neighborhood plan objectives, while continuing to allow the type of development supported by the neighborhood plan and a level of growth necessary to accommodate Comprehensive Plan growth targets. Updated neighborhood design guidelines were recently adopted to promote new development that is sensitive to the existing neighborhood context and that reinforces the positive urban form and architectural attributes of the area, which is consistent with existing plans.

By providing additional incentives for new development to retain positive features of the current built environment, the indirect, long-term cumulative impacts on land uses would be positive.

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

None are proposed. Development above SEPA thresholds will continue to be reviewed on a project basis and any land use related impacts identified and mitigated as part of the project's SEPA decision. The proposed amendments provide for growth while also retaining neighborhood character. The proposal recognizes the growth targets assigned to the planning area and seeks to promote a balance between accommodating growth and protecting the area's existing character.

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

The proposed non project action would not directly affect transportation or public services. Section 8i of the checklist, starting on page 11, summarizes growth trends in the Pike/Pine Urban Center Village. As noted there, the estimated increase in capacity for non-residential uses in the District is approximately 207,000 square feet. This is the equivalent of about three office or hotel structures on lots 18,000 square feet or less in size, or an increase of approximately 0.5% of the current capacity. This potential increase in development capacity for non-residential uses would not significantly increase demands for transportation, public services, or utilities.

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

The proposal does not directly involve any construction or development activity, nor are specific future developments known. Thus no measures other than existing regulations are proposed at this time. In general, providers of utilities and public services, including fire protection, police protection, health care, and schools regularly review the effects of increased development and propose enhanced services as necessary as part of their planning for future service needs. Future site-specific development projects will be required to meet any applicable concurrency requirements for transportation, utilities, and public services infrastructure.

**2013 Amendments to Pike/Pine Conservation Overlay District
SEPA Environmental Checklist
June 17, 2013
Rebecca Herzfeld, Council Central Staff**

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

There are no known conflicts between the proposal and federal, state or local laws or 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: _____
Rebecca Herzfeld
Supervising Analyst

Date Submitted:

Reviewed by: _____ Date: _____

ATTACHMENT A: Relationship to Existing Plans and Policies

Comprehensive Plan

Urban Village Element

UVG13 Promote physical environments of the highest quality, which emphasize the special identity of each of the city's neighborhoods, particularly within urban centers and villages.

Land Use Element

B-3 Mixed-Use Commercial Areas

LU119 Manage the bulk of structures in commercial areas to maintain compatibility with the scale and character of commercial areas and their surroundings, to limit the impact on views, and to provide light, air, and open space amenities for occupants.

Cultural Resource Element

Fostering a sense of place policies

CR6 Capitalize on opportunities for promoting community identity through the design of street space, preserving or encouraging, for example:

- Street furnishings that reflect the ethnic heritage or architectural character of the surrounding neighborhood.
- Artworks and markers commemorating important events of individuals;
- Details that can reinforce community identity and authenticity such as light standards, street name markers, original granite curbing and cobblestone paving or types of street trees; or
- Space for landscaping projects.

Using cultural resources to implement the urban village strategy policies

CR9 Work with neighborhoods and agencies to identify resources of historic, architectural, cultural, artistic, or social significance, especially in urban centers and urban villages. Encourage neighborhood-based efforts to preserve these resources, and apply public resources where appropriate. Identify structures, sites and public views, in addition to those already recognized, that should be considered for protection measures.

Providing a sense of continuity & community through our historic legacy goals

CRG6 A city that celebrates and strives to protect its cultural legacy, to preserve historic neighborhoods and to preserve, restore and re-use its built resources of cultural, architectural, or social significance in order to maintain its unique sense of place and adapt to change gracefully.

CR11 Identify and protect landmarks and historic districts that define Seattle's identity and represent its history, and strive to reduce barriers to preservation. As

appropriate, offer incentives for rehabilitating and adapting historic buildings for new uses.

Neighborhood Planning Element: Pike/Pine Neighborhood Plan

Community Character Goal

P/P-G1 A community with its own distinct identity comprised of a mix of uses including multifamily residential, small scale retail businesses, light manufacturing, auto row and local institutions.

Community Character Policies

P/P-P1 Strengthen the neighborhood's existing mixed-use character and identity by encouraging additional affordable and market-rate housing, exploring ways of supporting and promoting the independent, locally owned businesses, seeking increased opportunities for art-related facilities and activities, and encouraging a pedestrian-oriented environment.

P/P-P2 Seek to preserve the architectural and historic character of the neighborhood by exploring conservation incentives or special district designations.

Housing Policies

P/P-P12 Promote the development of mixed-use structures in general commercial areas of the Pike/Pine neighborhood, especially compatible mixed uses such as artist live-work space.

Urban Design Policies

P/P-19 Seek to develop the 'core area' east of Broadway into an active pedestrian center with connections to other neighborhoods.