

City of Seattle

ENVIRONMENTAL CHECKLIST

A. BACKGROUND:

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

Amendments to the Official Land Use Map to strengthen the North Beacon Hill Residential Urban Village town center and modify the Station Area Overlay District based on recommendations of the North Beacon Hill Neighborhood Plan Update.

2. **Name of Applicant:**

City of Seattle Department of Planning and Development

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

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

Contact: Robert Scully, (206) 233-3854

4. **Date checklist prepared:**

September 23, 2011

5. **Agency requesting checklist:**

City of Seattle Department of Planning and Development

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

The proposed code amendments will be reviewed by City Council and discussed in public hearings in early 2012.

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:**

A transportation impact analysis was prepared in May 2011. A parking monitoring report was prepared in March 2011.

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

None are known.

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

The proposal's amendments will require approval by the City Council prior to their adoption.

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

This proposal is to adopt recommended rezones for the study area located in the North Beacon Hill Residential Urban Village and expand the Station Area Overlay District. The rezone area is approximately 12 acres in size and the area of the Station Area Overlay District expansion is approximately 6 acres in size.

The rezones are anticipated to result in a 20 year growth projection of 213 additional households and 20 additional jobs.

The proposal consists of the following changes shown on Exhibit A on the next page:

Area A: Rezone the existing Single Family (SF 5000) zone to Lowrise (LR3)

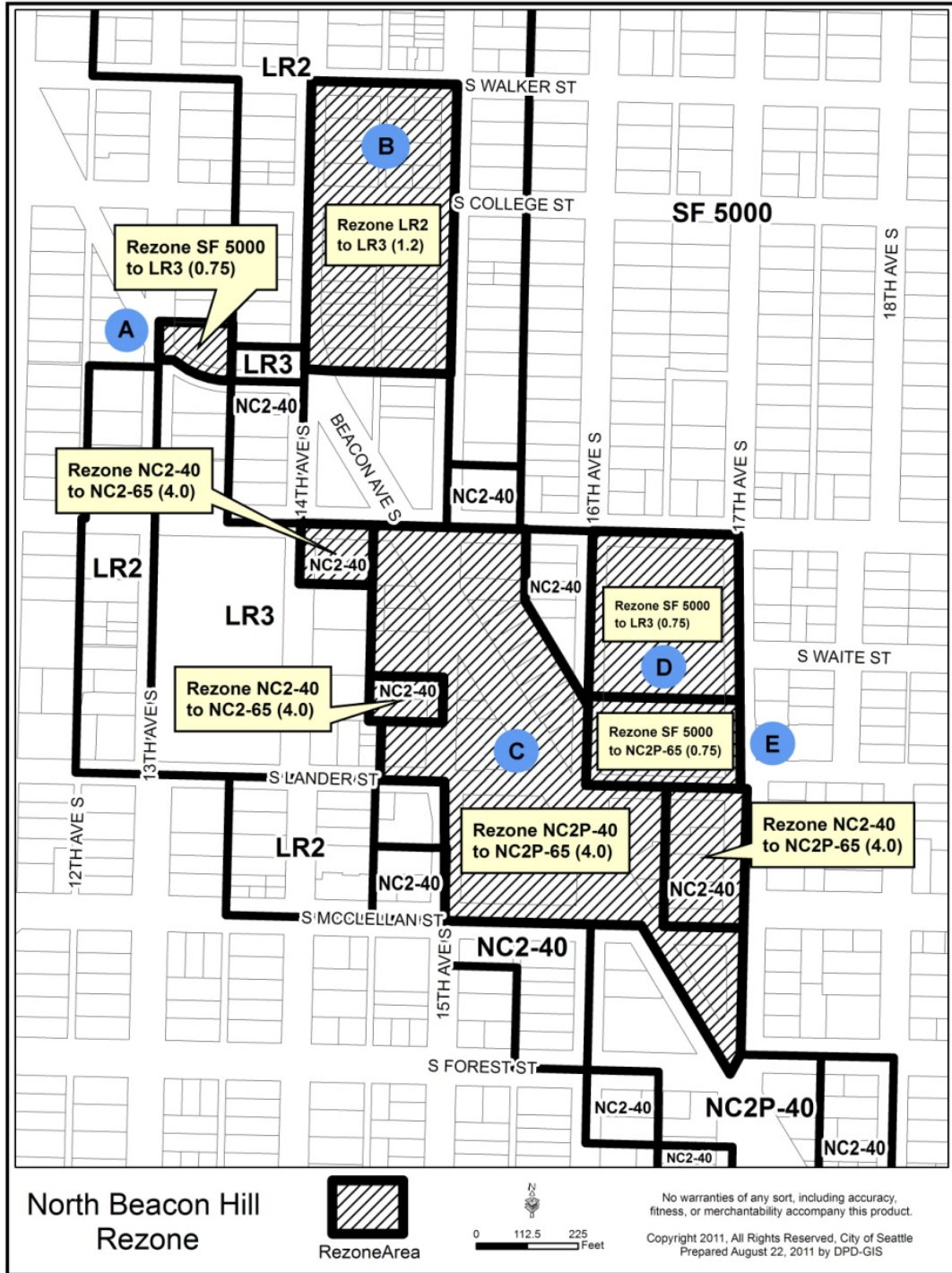
Area B: Rezone the existing Lowrise (LR2) zone to Lowrise (LR3)

Area C: Increase the height limits of the existing Neighborhood Commercial (NC2-40) zone to Neighborhood Commercial (NC2-65) and Neighborhood Commercial with Pedestrian Zone (NC2P-40) along Beacon Avenue S to Neighborhood Commercial with Pedestrian Zone (NC2P-65). Rezone a portion of Area C from NC2-40 to NC2P-65.

Area D: Rezone the existing Single Family (SF 5000) zone to Lowrise (LR3)

Area E: Rezone the existing Single Family (SF 5000) zone to Neighborhood Commercial with a Pedestrian designation (NC2P-65)

The rezones would make the following changes shown in Exhibit A below:



The areas of the proposed Station Area Overlay District expansion are shown below:

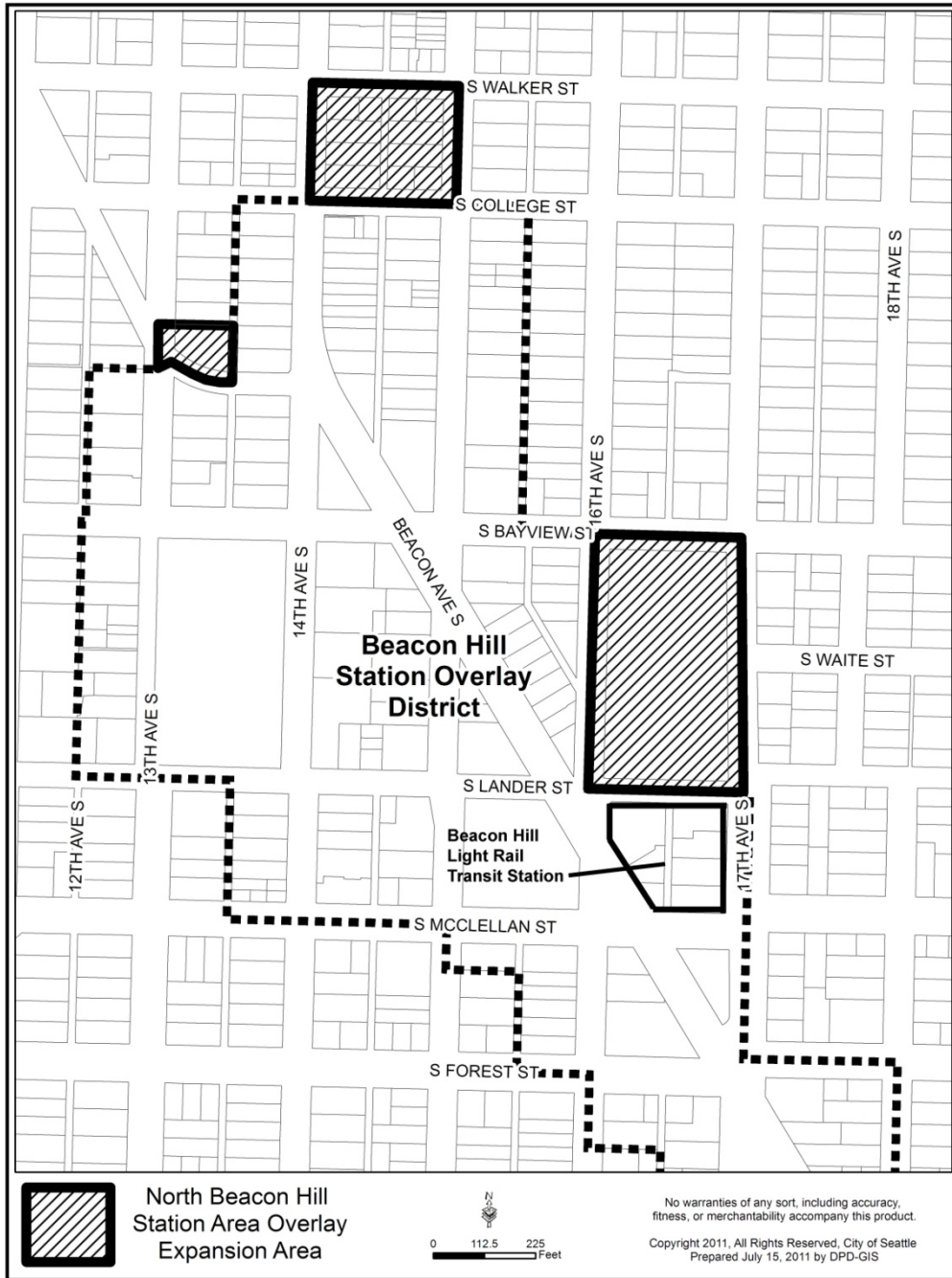


Exhibit B: Station Area Overlay District (SAOD) Boundary Expansion

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal**

description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Refer to item #A11 in this checklist.

B. ENVIRONMENTAL ELEMENTS:

1. Earth

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

The area is a relatively flat area located on the top of Beacon Hill.

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

The steepest slopes in the area are about 10% on the north side of the area.

- 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.

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

Not applicable. This is a non-project proposal. 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) and environmentally critical areas regulations.

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

Not applicable. This proposal is a non-project action and does not involve construction activity. The amount of filling or grading depends upon existing site conditions and usually is part of the site preparation. 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).

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

Not applicable. The indirect effects of this non-project proposal are not expected to significantly increase the area subject to land clearing or other factors that could result in erosion. Potential impacts of specific development projects will be addressed through existing regulations and/or separate site-specific environmental review.

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

Not applicable. This proposal is a non-project action and does not involve construction activity. The project area is presently developed with buildings and roadway surfaces. Implementation of the proposed rezones would not appreciably alter this existing situation. In areas proposed to become Neighborhood Commercial that are now single-family or multifamily zoned, the amount of impervious surface could increase. Current zoning allows lot line to lot line development coverage in Neighborhood Commercial zones. 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).

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

None. This proposal is a non-project action and does not involve construction activity. The amount of erosion depends upon existing site conditions and site design of a project-specific action. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control erosion or other impacts to the earth at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review).

2. Air

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. 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 because the incremental difference between total probable future development under the existing and proposed future zoning would be relatively minor. Proximity to the light rail station would also help reduce emissions associated with additional development capacity being created.

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

Not applicable. This is a non-project proposal. Off-site sources of emissions or odors could exist in the vicinity of individual projects that may be indirectly affected by this proposal.

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

There are established policies and regulations to minimize adverse air quality impacts of specific development projects.

3. Water

a. Surface Water:

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Also, these natural features are generally not present or 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.**
No.
- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**
Not applicable.
- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**
No such withdrawals or diversions are known. This proposal is a non-project action and does not involve construction or development activity.
- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**
No such floodplains known to exist in the study area. This proposal is a non-project action and does not involve construction or development activity.
- 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 such discharges are known. This proposal is a non-project action and does not involve construction or development activity. Future development, which might indirectly lead to such discharges, would be subject to environmental review if it exceeds thresholds.

b. Ground Water:

- 1) **Will groundwater be withdrawn or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**
Not applicable. This proposal is a non-project action and does not involve construction or development activity. Development regulation changes in the proposed legislation are unlikely to result in the withdrawal of or discharge to ground water as part of the site development for an individual project. 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), the City's Environmentally Critical Areas Ordinance, and other requirements. New development will need to include stormwater controls meeting applicable standards.
- 2) **Describe waste material that will be discharged into the ground for septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

Not applicable. The proposal is a non-project action and does not involve construction or development activity. The North Beacon Hill Residential Urban

Village is served by sewer mains. The proposed legislation will not change existing regulations on septic tanks or waste material discharge. Future development projects will need to include adequate sanitary and stormwater sewer capacity and controls, and will be subject to environmental review (if they meet or exceed thresholds for environmental review) and the City's stormwater and drainage requirements.

c. Water Runoff (including storm water):

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Runoff flows would be expected to occur predominantly to established City drainage facilities. The amount of runoff and method of collection depends upon existing site conditions and site design of a project-specific action. Individual projects will be subject to the City's stormwater and drainage requirements and environmental review (if they meet or exceed thresholds for environmental review.) Future development projects will need to meet treatment requirements prior to connection to City storm sewer systems. The indirect effects of this non-project proposal related to water runoff are addressed in Section D, Supplemental Sheet for Non-project Actions.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will be subject to the City's Environmentally Critical Areas Ordinance, and the City's stormwater and drainage requirements and environmental review (if they meet or exceed thresholds for environmental review.) Future development projects will need to demonstrate that stormwater and wastewater requirements have been met.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. There are established policies and regulations to protect wetlands, riparian corridors, lakes, drainage basins, wildlife habitats, slopes, and other property from adverse drainage impacts of specific development projects. New construction will need to comply with the City's Stormwater Code and Grading Code and provide for mitigation of erosion, if required. Individual projects will also be subject to environmental review (if they meet or exceed thresholds for environmental review).

4. Plants

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

- Deciduous tree: alder, maple, aspen, other
- Evergreen tree: fir, cedar, pine, other
- Shrubs, various species as ornamental landscaping
- Grass
- Pasture

- _____ Crop or grain
- _____ Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- _____ Water plants: water lily, eelgrass, milfoil, other
- _____ Other types of vegetation

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

This proposal is a non-project action and does not involve construction or development activity. Little vegetative clearing is expected with future development. Individual development projects that may use the proposed new zoning designations will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, Tree Protection Ordinance, and other regulations.

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

This proposal is a non-project action and does not involve construction or development activity. No threatened or endangered plant species are known to be in or near the planning area.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Development standards and design guidelines are in place and proposed that support the use of native plants and other vegetation on specific development projects where appropriate. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of landscaping or other measures to preserve or enhance vegetation at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review), and will be subject to the City's existing requirements for screening and buffers.

5. Animals

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

Birds: hawk, heron, eagle, songbirds, ducks, geese, owls, other: crow,
pigeon, starling, gull and other urban tolerant birds

Mammals: deer, bear, elk, beaver, other: squirrel, rodent, raccoon, household
pet, and other similar mammals tolerant to urban environments

Fish: bass, salmon, trout, herring, shellfish, other: _____

Other: _____

This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be substantively evaluated in terms of specific animals present in the North Beacon Hill Residential Urban Village vicinity at this stage.

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

This proposal is a non-project action and does not involve construction or development activity. No threatened or endangered animal species are known to be in or near the area.

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 limits its value to migratory bird species.

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

Not applicable.

6. Energy and Natural Resources

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

Not applicable. The proposal is a non-project action and does not involve construction or development activity. The area is served by electric and natural gas utilities.

Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of energy requirements at this stage. Such projects will be subject to subsequent environmental review (if they meet or exceed thresholds for environmental review).

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

Not applicable. The proposal is a non-project action and does not involve construction or development activity. Some building height and density increases are expected as an indirect consequence of the proposal, possibly reducing solar access on neighboring parcels. No significant adverse impacts related to solar energy, are anticipated because the incremental difference between total probable future development under the existing and proposed future zoning would be relatively minor.

Projects and development consistent with this proposal will occur over time and cannot be further substantively evaluated in terms of impacts to adjacent properties at this stage. Individual development projects that use the proposal's zoning and development regulation changes will be subject to environmental review and design review (if they meet or exceed thresholds for environmental review) for energy-related impacts.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be substantively evaluated in terms of energy conservation features or measures to reduce or control energy impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) and will need to meet the City's energy code requirements.

7. Environmental Health

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Zoning or development regulation changes in the proposed legislation are unlikely to result in additional environmental health hazards as part of the future potential site development for individual projects.

Individual projects that may utilize the provisions of this proposal will be subject to the City's Environmentally Critical Areas Ordinance, environmental review (if they meet or exceed thresholds for environmental review), and other requirements.

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

None are known. This proposal is a non-project action and does not involve construction or development activity. The amount of growth in the North Beacon Hill Residential Urban Village is within the range covered by the City of Seattle's Comprehensive Plan for Fire Protection and Police Services. In general, emergency service providers including the Fire and Police Departments will review the effects of increased development and propose enhanced services as necessary as part of their planning for future service needs. The indirect effects of this non-project proposal are not expected to result in an increased need for emergency services.

Individual projects that may use the proposed zoning designations and development standards will occur over time and cannot be evaluated in terms of special emergency services required at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other requirements.

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

None are proposed. This proposal is a non-project action and does not involve construction or development activity. The indirect effects of this non-project proposal are not expected to result in an increase of environmental health hazards.

Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control environmental health hazards at this stage. Such projects will be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review), building code, and other public health and safety requirements.

b. Noise

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Ambient noise typical of urban areas

exists in the North Beacon neighborhood, including typical noise levels generated by traffic and aircraft, with I-5 and arterial traffic noise. The extent of existing traffic and other noise affecting a given development project would be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review).

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

Not applicable. This proposal is a non-project action and does not involve construction activity. The potential future indirect effects of this non-project proposal are not expected to substantively increase the potential for adverse or significant adverse noise impacts because the incremental difference between total probable future development under the existing and proposed future codes would be relatively minor.

Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of noise impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) as they move forward.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Existing noise standards and regulations related to the Land Use Code would be retained and would not change as part of this proposal.

Individual projects that may occur as an indirect result of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control noise impacts at this stage. Such projects will be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review).

8. Land and Shoreline Use

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

The affected area includes the commercial core of the North Beacon Residential Urban Village. The properties are currently used largely by retail commercial stores, with a limited presence of apartments, other small commercial-use structures, and vacant parcels. In addition, the El Centro de la Raza community service facility occupies a large property in the commercial core. Adjacent properties surrounding the area are primarily in single-family residential use with some multi-family uses, particularly to the north and northwest, and retail commercial use, particularly to the south.

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

No commercial agriculture has taken place in the North Beacon Hill Residential Urban Village in more than 90 years.

c. Describe any structures on the site.

The North Beacon Hill Residential Urban Village is urban in character with a wide variety of structures. Development typically ranges between one and three stories in height and include a grocery store, retail stores, apartment buildings, a gas station, a light rail station and the El Centro de la Raza building (formally Beacon Elementary School).

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

This proposal is a non-project action and does not involve demolition, construction or development activity. As project actions are proposed, any demolition associated with a development will be reviewed for environmental impacts during the permitting process.

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

The rezone study area currently consists predominantly of Neighborhood Commercial 2, but also has Lowrise 2 and Single-Family zones.

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

The site area is located within the North Beacon Hill Residential Urban Village. It is designed primarily Commercial/Mixed Use with some Multifamily-residential areas to the north and west.

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.

No.

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

Not applicable. This is a non-project proposal. According to the Director's Report, Analysis by DPD estimates that the proposed changes would increase the development capacity by approximately 617 units and additional employment capacity of 208 jobs.

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

Not applicable. This is a non-project proposal and does not involve construction or development activity that would displace people.

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

This proposal is a non-project action and does not involve construction or development activity that would displace people.

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

None proposed. This rezone is intended to implement the North Beacon Hill Neighborhood Plan as recently updated.

9. **Housing**

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

Not applicable. This is a non-project proposal. The proposed zoning changes, however, could modestly influence the number of lots likely to become available for redevelopment and/or the density of projects that can be built on these lots. According to the Director's Report, Analysis by DPD estimates that the proposed changes would increase the development capacity by approximately 617 units. In the future, housing development occurring under the changed zoning would comply with the City of Seattle's incentive zoning program in place at the time of permitting.

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

This is a non-project proposal and does not involve construction or development activity that would eliminate housing units.

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

None are proposed.

10. **Aesthetics**

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

Not applicable. This is a non-project proposal and does not include any construction or development activity. The proposal includes rezones to a 65 foot height limit (see Exhibit A, Rezone Proposal Map, in question A11).

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

Not applicable. This is a non-project proposal. Projects and development consistent with this proposal will occur over time and cannot be substantively evaluated in terms of potential view alteration at this stage. Overall, the additional height proposed (outlined above) could result in blockage of some private views. However, this is not anticipated to be a substantial phenomenon when compared to the current height limits, and no adverse view-related impacts are identified at this time.

Individual development projects that utilize the proposed legislation's zoning changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) for height, bulk and scale impacts and the City's Design Review Program, which includes the North Beacon Hill Neighborhood Design Guidelines.

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

DPD will further study a proposal to address upper level setbacks through neighborhood-specific design review guidelines.

11. Light and Glare

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

Not applicable. This is a non-project proposal. Existing light and glare standards are not proposed to be changed, and minimal additional potential for light and glare is identified. Projects and development that would be subject to the proposed zoning changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) for light and glare impacts.

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

Not applicable. This is a non-project proposal. No such impacts are identified. Projects and development in the North Beacon Hill Residential Urban Village will be subject to regulations and environmental review (if they meet or exceed thresholds for environmental review) for light and glare impacts.

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

Not applicable. This is a non-project proposal. Ambient light and glare typical of urban areas in Seattle exists in the study area. The extent of light and glare affecting a given development project will be assessed through project-specific environmental review (if they meet or exceed thresholds for environmental review) and other regulations.

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

None are proposed. This is a non-project proposal. Established policies and regulations to minimize or prevent hazards and other adverse light and glare impacts of specific development projects will not change. Projects and development in the North Beacon Hill Residential Urban Village will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other regulations for light and glare impacts.

12. Recreation

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

There are a number of parks and natural areas in the immediate vicinity including Stevens Place, McClellan Place, Cheasty Greenspace, and Jefferson Park.

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

No. This is a non-project proposal.

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

None are proposed. This is a non-project proposal. Future projects and development in the North Beacon Hill Residential Urban Village will be subject to environmental review (if they meet or exceed thresholds for environmental review) for impacts on recreation.

13. Historical and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**
None known.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site?**
There are no official city-recognized historic landmarks; however, the El Centro de la Raza building (formerly Beacon Elementary School) represents an easily recognized landmark within the study area.
- c. Proposed measures to reduce or control impacts, if any:**
None are proposed.

14. Transportation

- a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.**
Not applicable to this non-project proposal. The site area contains several streets, including 15th Avenue South, 14th Avenue South, and Beacon Avenue South which are arterial streets. The other streets in the area primarily provide local access and circulations between arterials.
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**
The planning area is well served by public transit including a light rail station located at Beacon Avenue South and South McClellan Street and bus routes 36, 38, 60, and 599.
- c. How many parking spaces would the completed project have? How many would the project eliminate?**
Not applicable. This is a non-project proposal. There are no minimum parking requirements in Station Area Overlay Districts, which include or are proposed to include all of the rezone area, so the number of parking spaces would be determined by market demand. Projects and development in the North Beacon Hill's Residential Urban Village will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other regulations for parking and transportation impacts.
- 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.**
The Beacon Hill light rail station is located in the center of the proposal area.

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

Not applicable to this non-project proposal. Analysis by Fehr Peers found that the increase in development capacity would likely result in 110 new PM peak-period vehicle trips in the Beacon Hill Neighborhood Planning Area by 2030 when compared to No Action conditions. The analysis also found that the increased heights and densities within the Beacon Hill Neighborhood Planning Area do not result in a significant impact to traffic operations within the study area. Projects and development in the North Beacon Hill Residential Urban Village will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other regulations for parking and transportation impacts.

g. Proposed measures to reduce or control transportation impacts, if any:
None are proposed.

15. Public Services

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

Not applicable. This is a non-project proposal. The amount of growth in the North Beacon Hill Residential Urban Village is within the range covered by the City of Seattle's Comprehensive Plan for Fire Protection and Police Services. The proposed amendments are not expected to substantively change potential future demands for public services.

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

None are proposed. This proposal is a non-project action.

16. Utilities

a. 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.

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

Not applicable. This is a non-project proposal. The proposed amendments are not expected to substantively change potential demand for utility services or the specific services to be provided, which are decided on a site-by-site basis.

C. SIGNATURE

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?

This non-project proposal would result in no direct impacts with respect to water, air, toxic/hazardous substances or noise as it would not involve development of the affected properties. The recommended rezones would accommodate increased capacity for future development that could generate incremental increases in amounts of air emissions, noise and possibly risk of toxic/hazardous substance releases.

Due to the nature of existing rules and regulations that pertain to geotechnical and drainage matters that affect soils in and nearby the rezone area, it is not likely that significant adverse increased discharges to waters or subsurface drainage regimes would occur even with greater levels of development afforded by the rezones. In part this would be due to the possibility that increased development would not automatically necessitate more grading for underground garaged parking spaces that could impact surface and subsurface hydrology. Similarly, increased development capacity could occur by the addition of floors to building footprints under either the existing or the proposed zoning, which also would not necessitate more grading with future development. Given that most of the rezone study area already is in impervious surfaces, runoff levels would not necessarily increase. This suggests that no net changes in drainage conditions are likely and thus no probable significant adverse impacts are identified in relation to future potential development.

The potential for incremental increases in release of toxic/hazardous substances relates to the increased potential that future development might include more commercially-used spaces. Such spaces might include an increased variety of uses, including some that might use more hazardous materials than current uses.

The proposal's effect of increasing development capacity within the Urban Center would increase the potential total greenhouse gas emissions from future development and related transportation impacts.

On a regional basis, the proposal would support efficient growth patterns that may assist in controlling greenhouse gas emissions. To some degree, the estimated emissions above would be offset by relatively lesser emissions from commuting and other vehicle trips, compared to residential units distributed within suburban locations. These types of offsetting factors cannot be reliably quantified for this proposal, but should be acknowledged as an impact-reducing factor.

By allowing additional structure height with a potential increase in density of residential or commercial occupation, the proposal could contribute indirectly to slight additional amounts of noise production. These would be incidental to uses commonly located and allowed in neighborhood commercial and residential zones. However, the existing regulations and development standards that govern such uses would tend to reduce the potential for significant adverse impacts to occur on these elements of the natural environment.

Consequently, there is no identified potential for significant adverse impacts as a result of this proposal.

Proposed measures to avoid or reduce such increases are:

None proposed.

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

This non-project proposal would result in no direct impacts. The proposal would only indirectly and slightly affect the potential for additional impacts to plants, animals, fish/marine life and their habitats, to the extent that additional structure height, lot coverage, or floor area allows additional density of development and this might indirectly affect habitats of this kind. However, the site is not identified to have plant, animal, fish or marine habitats or individual plants that are significant, nor are there major habitat areas in the vicinity. Therefore, there is no identified potential for significant adverse impacts as a result of the proposal.

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

None proposed.

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

The 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.

Increased housing density in the type of mixed use environment envisioned by the North Beacon Hill Neighborhood Planning goals and policies may, in certain cases, reduce demands for energy and natural resources. This concentration of residential commercial uses in the vicinity of a light rail station can reduce energy consumption by clustering services and having a good land use mix, increasing the convenience and likelihood that people will walk and use transit for work and pleasure trips. Building heating costs may also be reduced per household since a higher proportion of multifamily units among the new units built can result in more common wall area, which is more thermally efficient. In some instances, however, residential projects could achieve slightly higher densities than what would occur under existing conditions, which may result in higher energy-use for a particular project. Projects would continue to be required to comply with the existing Energy Code and standards for sustainable development.

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

None proposed.

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

The 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.

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

None proposed.

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

The proposal would result in no direct impacts to land and shoreline use as it is a non-project proposal. The proposal would not change the types of land use allowed within the area, except that the expansion of the Station Area Overlay District would prohibit certain uses and that the El Centro de la Raza site and a site on Beacon Avenue South and 13th Avenue South would be rezoned from SF to a combination of Lowrise and Neighborhood Commercial, allowing commercial and residential uses already allowed on adjacent sites within the station area overlay district. The change to single-family zoning criteria could facilitate future rezones of areas currently zoned single-family; however, potential impacts of future rezones will be address through separate environmental review. The rezone proposal would aid in encouraging future development that would be consistent with the intent of the area's neighborhood plan and Comprehensive Plan policies, by encouraging denser mixed-use patterns within the North Beacon Hill Residential Urban Village and strengthening the development of the town center. The type of mixed-use development anticipated will allow continued intensification of land uses, which could support an active town center with greater mix of housing choices and a more vibrant retail district as envisioned in the Neighborhood Plan.

There are several protected public views listed in Seattle Municipal Code 25.05.675 located near the rezone area including Jefferson Park Gatehouse Plaza, Jefferson Park Overlook, Jefferson Park Picnic Viewpoint, S. Holgate and 14th Avenue S., and 12th Avenue S. and S. McClellan Street; no significant impacts to these views are anticipated from this proposal.

Negative impacts could also include increased shading and private view blockage where development occurs, but because of the small difference in magnitude of these impacts relative to what could occur under existing conditions as well as for the other reasons discussed in specific sections of this checklist, the impact is not expected to be significant. In the small area where NC2-65 would border SF5000, these impacts will tend to be minimal due to a 90 foot right-of-way, an east-west transition which would limit impacts to southern exposures, and a general lack of existing views through the station area.

Proposed measures to avoid or reduce shoreline and land use impacts are:
 None are proposed.

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

The proposed changes would result in no direct impacts and are unlikely to result in significant indirect or cumulative impacts related to transportation or public services/utilities.

A traffic analysis was conducted by Fehr Peers of 2030 “No Action” conditions, representing future traffic and land use conditions under expected growth levels (without any changes to heights or densities) and 2030 “With Action” conditions, representing future traffic and land use conditions with increased employment and population resulting from increased building heights and densities, using their proprietary Mixed Use Development (MXD) trip generation tool. The MXD tool was used in conjunction with the Seattle travel model to estimate future traffic flows and level of service (LOS) at key study intersections in each of the study areas. This analysis yielded an estimated increase of 110 new PM peak-period vehicle trips in the Beacon Hill Neighborhood Planning Area by 2030 compared to No Action conditions. The analysis also yielded Level-of-Service (LOS) and Control Delay calculations for the three major intersections in the study area which are shown below:

Intersection (Control Type)	No Action LOS	No Action Control Delay	With Action LOS	With Action Control Delay
15 th Ave & Beacon Ave (signal)	C	34	C	35
McClellan St & Beacon Ave (signal)	B	19	C	20
Forest St. & Beacon Ave (side-street stop-control) ¹	E	47	E	45

¹For side-street stop-control, the Highway Capacity Manual (HCM) specifies that LOS and delay be reported for the highest-delayed movement at the intersection.
 Source: Fehr & Peers 2011

Overall, the increased land use intensity within the neighborhood planning area results in a very small increase in delay at the two signalized study intersections. At the Forest

Street /Beacon Avenue intersection, the analysis results show a small decrease in delay (even with higher volumes north and southbound). However, this change in traffic conditions would not generally be perceptible and overall the operations at this intersection will be the same under No Action and With Action alternatives. While LOS E operations typically constitute unacceptable performance in the City of Seattle, an impact was not defined at this location because the With Action alternative will not lead to a further degradation in traffic. In summary, the increased heights and densities within the Beacon Hill Neighborhood Planning Area are not likely to result in a significant impact to traffic operations within the study area.

The proposed rezone could also result in additional demand for on-street parking spaces due to increased residential and commercial use. In March of 2011, Heffron Transportation prepared a parking monitoring program report for seven light rail stations¹ including the Beacon Hill station. Heffron surveyed the parking utilization rates within a quarter-mile and half-mile area of the light rail station during 9-11 am and 1-3 pm times on mid-weekdays and within a quarter-mile area of the light rail station on Sundays on days with Seahawk games and days without Seahawk games. Parking utilization is defined by the number of vehicles parked as a percentage of the number of legal parking spaces. The mid-week surveys were conducting on Tuesdays, Wednesdays and Thursdays in late October and early November and the Sunday surveys were conducted on Sundays in October, November, and January. Below are the results of the survey for North Beacon Hill:

		2008 Utilization			2010 Utilization		
		Quarter-Mile	Half-mile	Total Area	Quarter-Mile	Half-Mile	Total Area
TuWTh	9-11am	40%	35%	38%	31%	30%	31%
TuWTh	1-3pm	37%	28%	33%	32%	29%	31%
Sunday	Game Day (Seahawks)	39%	-	-	41%	-	-
Sunday	Non-Game Day (Seahawks)	42%	-	-	39%	-	--

There are no minimum parking requirements in Station Area Overlay Districts, which include or are proposed to include all of the rezone area, so the number of parking spaces contained in any future development would be determined by market demand. Recent development in other areas of the City suggests that developers will still provide off-street parking. Additionally, the close proximity of this project to light rail may reduce car ownership rates in new development. Potential impacts would also tend to be minimized due to the Restricted Parking Zone (RPZ) parking rules, which limit non-resident commuter parking, and time restrictions, which minimize long-term on-street parking. Given existing utilization rates and area conditions, it is not anticipated that this proposal will have significant impacts on on-street parking.

A review by Seattle Public Utilities staff indicates that the water, sewer and drainage utility systems are likely to be adequate to serve future demand levels. While some

¹ The seven stations are Stadium, SODO, Mt. Baker, Beacon Hill, Columbia City, Othello, and Rainier Beach.

site-specific improvements may be needed, these improvements will be identified at the time of the future development. New development projects in this area could be required to perform analysis of development-related impacts on utility system infrastructure and, where necessary, to construct improvements that increase capacity and avoid service degradation. New development will also be required to provide storm water control as required under the Drainage Code.

There are no known capacity constraints within the area's substation and electrical system that could be exacerbated by this rezone. Minor site-specific feeder line improvements may be needed to accommodate future development, but would be coordinated at the time of future development.

Impacts to other public services, including fire and police services, parks, and schools, are also expected to be insignificant. The amount of growth in the North Beacon Hill Residential Urban Village is within the range covered by the City of Seattle's Comprehensive Plan for Fire Protection and Police Services. Other impacts are expected to be insignificant as the increased needs for recreation, school, and other services will be minimal relative to already existing needs served by existing facilities and opportunities.

Proposed measures to reduce or respond to such demands are:

None proposed.

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

It is believed that the proposal would not result in conflicts with local, state, or federal laws or requirements for protection of the environment.

This rezone would support the goals of the Comprehensive Plan to focus housing in areas where it can support existing neighborhoods centers, maximize transportation and utility investments, and create walkable, pedestrian-friendly communities. These goals are described, in part, through the following goals and policies:

UVG4 Promote densities, mixes of uses, and transportation improvements that support walking, use of public transportation and other transportation demand management (TDM) strategies, especially within urban centers and urban villages.

UVG5 Direct the greatest share of future development to centers and urban villages and reduce the potential for dispersed growth along arterials and in other areas not conducive to walking, transit use, and cohesive community development.

UVG10 Maximize the benefit of public investment in infrastructure and services, and deliver those services more equitably by focusing new infrastructure and services, as well as maintenance and improvements to existing infrastructure and services, in areas expecting to see additional growth, and by focusing growth in areas with sufficient infrastructure and services to support that growth.

UVG28 Promote the development of residential urban villages, which function primarily as compact residential neighborhoods providing opportunities for a wide

range of housing types and a mix of activities that support the residential population. Support densities in residential urban villages that support transit use. (Residential Urban Village Goal)

UV2.5 In areas surrounding major transit hubs, except in industrial zones, allow densities sufficient to take advantage of significant investment in public transportation infrastructure.

The proposed rezone is also consistent with existing growth targets for the North Beacon Hill Residential Urban Village and Vision 2040. Urban village policy 40 provides guidance on the intent of the 20 year growth targets:

UV40 Use 20-year growth targets for urban villages as a tool for planning for the growth that may occur in each urban village. Use these targets as a guide for City plans for development and infrastructure provision. Recognize that the growth targets do not represent the maximum amount of growth that could occur in a village. Recognize also that the private sector builds most housing units and creates most jobs, and, therefore, the growth targets impose no obligation on the City to ensure that those numbers of households or jobs actually occur.

The North Beacon Hill Residential Urban Village was given a growth target of 490 new residential units between 2004 and 2024. Between January of 2005 and September 2009, finalized permits showed an increase of 54 units or about 11% of the target. Vision 2040 establishes a Regional Growth Strategy that focuses the majority of the region's employment and housing growth into both metropolitan and core cities. This strategy envisions accommodating 550,000 people or 32% of our region's growth in our five metropolitan cities, including Seattle. This represents a substantial increase in the share of development going to Seattle from the framework established during the last update of the Comprehensive Plan.

This rezone is also consistent with the North Beacon Hill Neighborhood Plan Update and Urban Design Framework, which supports additional residential development. These goals are described, in part, through draft zoning proposal and the following goals and policies:

Policy 2.A. Encourage the development of housing close to the light rail station.

Strategy 7.1. Rezone key opportunity sites to encourage redevelopment of parcels around the light rail station in a manner that incorporates housing, commercial services (such as a grocery store and small businesses) and amenities.

Strategy 7.2. Evaluate a height increase within the Town Center for some but not all properties that have a current height limit of 40 feet, allowing up to 65 feet with required street and upper level setbacks.

Strategy 7.3. Where land use changes are considered, give particular attention to zone transitions.

Overall, the proposal creates zoning transitions from NC2-65 to NC2-45 and L3 (40' height limit plus pitched roof) and L3 to Single-family which would maintain appropriate

transitions of height and bulk between areas of varying density. However, the proposal would create approximately 2 ½ blocks where NC2-65 zoning would be located across the street from single-family zoning. While this boundary creates a less consistent transition, the NC2-65 zoning would be immediately adjacent to the light rail station, which supports other balancing goals of locating housing near high-capacity transit. DPD will further study a proposal to address upper level setbacks through neighborhood-specific design review guidelines to help mitigate the impacts of increased height and bulk on nearby single family areas.

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:

Robert Scully
Senior Urban Designer

Date Submitted:

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