

## SEPA ENVIRONMENTAL CHECKLIST

### ***Purpose of checklist:***

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

### ***Instructions for applicants:***

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

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

### ***Instructions for Lead Agencies:***

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

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

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

## ***A. Background***

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

2021 Filling Vacant Downtown Storefronts Amendments

**2. Name of applicant:**

Seattle Department of Construction and Inspections

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

Seattle Department of Construction and Inspections  
700 5th Avenue, Suite 2000  
Seattle, WA 98104  
Contact person: Mike Podowski

**4. Date checklist prepared:**

July 29, 2021

**5. Agency requesting checklist:**

Seattle Department of Construction and Inspections

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

Mid-year 2021.

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

No.

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

None except this environmental checklist.

**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.

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

Approval of the proposal by the Mayor and City Council.

**11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

Adoption of Council Bill 120121 as amended by the City Council is a non-project proposal that would update and amend various provisions of the Land Use Code. City departments including Department of Neighborhoods and Department of Constructions and Inspections are recommending land use legislation to add more flexibility for uses allowed to occupy storefronts Downtown on certain streets where the allowed uses are limited. Due to the COVID 19 virus outbreak downtown has lost many businesses that

relied on office workers, tourists and convention participants. The result is many vacant storefronts, substantially reduced activity on downtown sidewalks, and a general loss in vitality.

SDCI has worked with the Office of Planning and Community Development (OPCD) and the Department of Neighborhoods (DON) on proposed Land Use Code amendments to temporarily expand the types of uses that can locate in downtown storefronts to help fill vacancies and promote active streets. While in place, a property or business owner could apply for a permit to establish a type of use that is not normally allowed. The legislation includes the following:

1. **New types of uses at the street level.** Currently, only the most “active” types of uses (e.g., retail and bars/restaurants) and a few types of cultural and community facilities (e.g., libraries and childcare) are allowed at street level downtown. The proposal allows more types of uses, including art installations, co-working spaces, community centers, medical offices and light manufacturing uses, among others. The list of uses is drawn largely from what is allowed in pedestrian-oriented neighborhood business districts elsewhere in the city. While the allowed uses may be slightly less active than the uses currently allowed downtown, they would provide more options to fill empty spaces. To help these new uses to be visually interesting, the tenant’s most visual activities are required to occur in the storefront.
2. **Temporary flexibility to support recovery.** The ordinance is in place for 12 months, the maximum amount of time allowed under state law for temporary/interim land use regulations that are proposed with a work plan. Environmental review of the proposed legislation to fulfill SEPA requirements, in this case, is occurring post-adoption. The ordinance also includes a schedule for the preparation of permanent land use regulations.
3. **Duration of permit.** The action treats these permits like any other and allows the use to remain after the temporary rules expire. The permitted uses will become nonconforming, meaning they could stay in perpetuity but not expand at street-level. This would allow a tenant to recuperate over time the costs of obtaining permits and making improvements.
4. **Where the temporary flexibility would apply.** The action applies to areas Downtown and in South Lake Union with street-level use restrictions, including the Retail Core (between Virginia and University Streets) and in Belltown (along 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Ave). There is a custom approach for the Special Review District in Pioneer Square to balance preservation, opportunities for recovery in the short term, and lasting economic health:
  - **Pioneer Square.** The action expands the types of uses allowed as a Special Review, once approved by the Pioneer Square Preservation District (PSPD) Board on a case-by-case basis, including office use subject to size limits. It also clarifies which types of spaces located slightly above or below street-grade may be considered "street-level."
  - **Chinatown/International District (CID).** No changes are proposed in CID. The International Special Review District (ISRD) Board already has broad discretion to review proposed uses on a case-by-case basis.

**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.**

The non-project action will affect areas in the Downtown Urban Center and South Lake Union Urban Center of Seattle.

***B. Environmental Elements***

**1. Earth**

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

**(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_**

This non-project action has no particular site. Downtown Seattle includes a range of earth forms, ranging from flat to localized slopes, which have been mostly created by extensive past grading and reshaping of original topography. Many of these are retained by concrete walls or similar abutments that contain the relatively rare areas of land with pervious surfaces.

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

This non-project action has no particular site. A handful of steep slopes, previously altered and largely controlled by manmade features, may be present.

**c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

This non-project action has no particular site. Downtown Seattle includes a range of soils, generally influenced by the area's glacial history.

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

This non-project action has no particular site. While isolated locations in Downtown may have records of unstable soils, this fact is not too relevant to the subject of the proposal, which deals with attracting new users for spaces within existing buildings in the urbanized built environment of Downtown Seattle.

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

This non-project action has no particular site. No particular effects of fill soils are expected.

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

No. This non-project action has no particular site.

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

This non-project action has no particular site. The action is not a single project.

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

**2. Air**

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

This non-project action has no particular site. The non-project action will not adversely impact construction-phase emissions in a significant manner.

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

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**  
None proposed.

**3. Water**

**a. Surface 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.**

Elliott Bay. This non-project action has no particular site.

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

No. This non-project action has no particular site. Any indirectly related future activity is unlikely to occur within shoreline jurisdiction or need shoreline permits.

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

None. This non-project action has no particular site.

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

No. This non-project action has no particular site.

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

This non-project action has no particular site. Areas affected by the non-project action are unlikely to be affected by this proposal.

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

No.

**b. Ground Water:**

**1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

No.

**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.**

None.

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

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

This non-project action has no particular site. The non-project action will not cause water runoff. See Section D of this checklist for discussion of potential impact concerns related to the non-project action.

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

This non-project action has no particular site. No.

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

No. This non-project action has no particular site.

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

None proposed.

**4. Plants**

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

\_\_\_ deciduous tree: alder, maple, aspen, other

\_\_\_ evergreen tree: fir, cedar, pine, other

\_\_\_ shrubs

\_\_\_ grass

\_\_\_ pasture

\_\_\_ crop or grain

\_\_\_ Orchards, vineyards or other permanent crops.

- \_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- \_\_\_ water plants: water lily, eelgrass, milfoil, other
- \_\_\_ other types of vegetation

This non-project action has no particular site. Downtown Seattle is highly developed but includes a modest variety of tree species in park and sidewalk settings, some limited areas in untended mixes of grasses and plants, and some tended landscaped areas.

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

None. This non-project action has no particular site.

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

None known. This non-project action has no particular site.

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

None proposed.

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

This non-project action has no particular site. Downtown Seattle includes some variety of noxious weeds and invasive species, but only intermittently due to the highly developed and impervious-surface majority of land coverage.

**5. Animals**

**a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.**

**Examples include:**

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

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

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

This non-project action has no particular site. Downtown Seattle has a quite limited range of wildlife species, primarily those animals like birds, squirrels, and rodents that are able to live in dense urban settings.

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

None known. This non-project action has no particular site.

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

This non-project action has no particular site. The City of Seattle includes a wide variety of birds. It is possible that migratory birds fly through or near Downtown Seattle, and migratory fish use Elliott Bay on their way to/from water bodies like the Duwamish River.

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

None proposed.

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

None known except typical urban rodent presence. This non-project action has no particular site.

**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.**

This non-project action has no unusual project-specific energy needs. Existing energy sources in existing buildings would likely be re-used by new tenants. See Section D of this checklist for discussion of potential impact concerns related to the non-project action.

**b. Would your project affect the potential use of solar energy by adjacent properties?**

**If so, generally describe.**

No. This non-project action has no particular project site. This non-project action is not likely to generate new net adverse impacts on the use of solar energy on adjacent properties.

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

None. This non-project action is not a project proposal and has no plans for particular energy conservation features, other than unavoidable minimum requirements that would pertain to subject kinds of uses that might occur related to the proposal. See the response to Questions 6.a and 6.b above.

**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.**

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

The City of Seattle includes a wide variety of sites, some of which include environmental health hazards. Such conditions are regulated by other City and State environmental laws and standards. This non-project action has no particular project site, and would not result in additional environmental health hazards, or be particularly affected by existing contamination of any given site.

**2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

This non-project action has no particular project site, and would not result in additional hazardous chemicals or related conditions, or likely be significantly affected by existing presence of hazardous substance infrastructure in any given site.

**3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during**

**the operating life of the project.**

None known. See the response to Question 7.a.2 above.

**4) Describe special emergency services that might be required.**

None known. This non-project action has no particular site, and would not likely generate added demands for special emergency services.

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

None proposed.

**b. Noise**

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

The action does not have a particular project site. This non-project action is not likely to be affected by area noise phenomenon.

**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.**

The action does not have a particular project site, and thus no potential for site-based noise impacts. See Section D of this checklist for discussion of potential impact concerns related to the non-project action.

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

None proposed.

**8. Land and Shoreline Use**

**a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The non-project action has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project action.

**b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No. The non-project action has no particular project site.

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

No.

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

The non-project action has no particular project site.

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

No.

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

This non-project action has no particular project site. Downtown Seattle includes a wide variety of zoning classifications, predominantly within the broad category of Downtown zones that range from the densest office core zones, to retail zones, mixed use zones, and special review district zones relating to Pioneer Square, Chinatown/I.D. and Pike Place Market neighborhoods and districts. South Lake Union includes several zoning designations, including most in Seattle Mixed zones. See Section D of this checklist for discussion of potential impact concerns related to the non-project action.

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

The non-project action has no particular project site. Downtown Seattle and South Lake Union are entirely within designated Urban Centers, meaning Urban uses.

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

The non-project action has no particular project site. While some properties in edge areas of Downtown Seattle and South Lake Union are in shoreline areas, they are relatively less likely to be affected by the action than other centrally located parts of Downtown and South Lake Union. Where present, the shoreline master program designation in Downtown is predominantly Urban Harborfront.

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

The non-project action has no particular project site. Downtown Seattle and South Lake Union include a variety of sites incidentally located within environmentally critical areas. But few if any of these pertain to properties potentially affected by this proposal. See Section D for more discussion of this non-project action.

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

The non-project action has no particular project site. The action relates to attracting new users with new employees, or attracting reopening of existing businesses, meaning it is likely to increase employment presence in Downtown Seattle and South Lake Union.

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

None.

**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:**

None proposed.

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

None proposed.

**9. Housing**

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

The non-project action has no particular project site and does not provide housing units.

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

The non-project action has no particular project site and does not eliminate any housing units.

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

None proposed.

**10. Aesthetics**

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

The non-project action has no particular project site, and would not be oriented to generating new tall structures. See Section D of this checklist for discussion of potential impact concerns related to the non-project action.

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

The non-project action is not likely to lead to altering or obstructing views. See Section D of this checklist for discussion of potential impact concerns related to the non-project action.

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

None proposed.

**11. Light and Glare**

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

The non-project action would not produce adverse light or glare impacts as a result of its effect on future development. It could attract reopening of businesses along Downtown streets, which would not be considered or predicted to generate light/glare as an environmental impact.

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

No.

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

None.

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

None proposed.

**12. Recreation**

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

There are a variety of designated and informal recreational opportunities in Downtown Seattle. The non-project action has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project action.

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

No.

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

None proposed.

**13. Historic and cultural preservation [\[help\]](#)**

**a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

No. The non-project action has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project action.

**b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

No. The non-project action has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project action.

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

The non-project action has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project action.

**d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

The non-project action has no particular project site. None proposed.

**14. Transportation**

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

The non-project action has no particular project site. See Section D of this checklist

for discussion of potential impact concerns related to the non-project action.

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

The non-project action has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project action.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

The non-project action has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project action.

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

No. The non-project action has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project action.

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

No. The non-project action has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project action.

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

The non-project action has no particular project site. If successful, the non-project action could increase ground-level use and business activity compared to current conditions. As such, new use and business activity could attract new trips by foot and certain increased volumes of vehicular trips. See Section D of this checklist for discussion of potential impact concerns related to the non-project action.

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

No.

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

None proposed.

## **15. Public Services**

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

No. The non-project action has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project action.

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

None proposed.

**16. Utilities**

**a. Circle utilities currently available at the site:**

**electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_**

The non-project action has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project action.

**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.**

The non-project action has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project action.

**C. Signature [\[HELP\]](#)**

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

Signature: \_\_\_\_\_ /s/ \_\_\_\_\_

Name of signee Mike Podowski

Position and Agency/Organization: Manager, SDCI

Date Submitted: September 13, 2021

#### **D. Supplemental sheet for nonproject actions<sup>1</sup>**

**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?**

The non-project action will not directly, indirectly, or cumulatively generate significant increases in discharges or emissions of toxic or hazardous substances, to the air or water, or increase the production of noise. Rather, it would provide more flexibility in code requirements to incentivize the increased or renewed presence of more ground floor uses within existing buildings in Downtown and South Lake Union. While individual uses that might be present could generate noise, the nature of probable uses and their approximate comparability to existing ranges of possible uses from street-level uses, means there is not a substantial potential for higher noise levels that might exceed permissible noise levels. Also, such new uses would also be subject to noise code enforcement if complaints were received.

**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 action will not directly, indirectly or cumulatively create negative impacts on plants, animals, fish, or marine life. This is due to a lack of a mechanism for generating probable adverse effects on plant, animals, fish or marine life elements of the environment. Also, see the response to Question D.1 above. The proposed greater flexibility for uses at the street-level of existing buildings would not increase the size of buildings or lead to greater habitat losses or different kinds of adverse impacts on these biological resources.

**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?**

This non-project action will not directly, indirectly or cumulatively generate negative impacts on energy or natural resource depletion. This is due to a lack of a mechanism for generating probable adverse effects. Rather, new uses encouraged by the proposal would tend to occupy existing building spaces where energy systems and other utilities are already present and have been predominantly in use except over the last year or two. This means the proposal will not indirectly lead to greater or lesser energy efficiency in the built environment, or more or less depletion of natural resources than might otherwise occur in already-built structures. See the responses to Questions D.1 and D.2 above.

**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?**

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<sup>1</sup> Reviewer edit comments (G. Clowers) shown as underline text in this checklist.

This non-project action would not directly, indirectly or cumulatively generate negative impacts on environmentally sensitive areas or resource areas of this kind. This is due to a lack of a mechanism for generating these probable adverse effects. Most of these natural resources are only scarcely present within Downtown Seattle and South Lake Union, and the action to encourage new uses in existing buildings will not threaten to impact these resources. See the responses to Questions D.1, D.2, and D.3 above. With respect to historic or cultural sites, the action will not increase the likelihood that existing historic buildings will be physically affected by allowing the additional proposed uses at street-level. Rather, decisions about proposals for historic buildings or sites will continue to be made by the DON Director or boards tasked with reviewing and recommending actions on permit proposals in the Pioneer Square Preservation District. This includes potential for new uses within or adjacent to an existing historic building or site, where potential impacts related to street-level uses would be in the purview of the DON Director, boards and City permit reviewers to evaluate and decide if mitigating actions would be needed. This could occur through design review, board review, or other review processes, and would occur consistent with City policies about such impacts and regulatory protections. It is also worth noting that the action does not alter these requirements and allowances for the special review district.

**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 or shoreline uses incompatible with existing plans?**

The details of this non-project action are not likely to generate significant adverse impacts on land use and shoreline use patterns, directly, indirectly, or cumulatively. This action is not likely to negatively affect the arrangement and combinations of land uses on the ground that could occur within Downtown or South Lake Union. Rather, overall land use patterns are primarily affected by the existing zoning patterns across the city, and associated factors such as density limits. Therefore, this analysis identifies no probable impacts of incompatibility with land use plans. The additional street-level uses allowed are currently allowed in zoning that applies to both Downtown and South Lake Union in upper floors and other areas where the more limited use allowances currently apply. The action will not apply within the shoreline area.

The non-project action will not lead to added height/bulk/scale of buildings and related aesthetic visual impacts, as the legislation only applies to existing or permitted buildings. Also, no views will be impacted by the action, whether protected designated public viewpoints or otherwise. If visual changes occur, they will consist of tenant improvements that may be visible from the sidewalks within the vicinity of the street-level use.

The action will vary from existing zoning allowances to some degree, by allowing less-active uses along designated pedestrian streets. However the ability to site a use newly allowed by the action is temporary for one year. This will help mitigate any use related impacts, which are not anticipated to be significant as the allowed uses are otherwise already allowed in these zones and are also allowed for the most part in neighborhood

business districts, where they are known to be sufficiently active.

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

None proposed, beyond the 12 month effective period for allowing use of the non-project action.

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

The non-project action will not directly, indirectly or cumulatively generate negative impacts on transportation or public services within the City of Seattle. This is thought to be insignificant due to the relatively small amount of building area that may newly accommodate the expanded list of uses relative to the overall development existing and proposed in the affected area.

New uses in existing buildings may generate additional call volumes by fire/emergency and police service providers, like other typical street-level uses in operation would. However, in their existing closed condition, the existing unused-space situation may also generate police and emergency/fire calls to deal with break-ins or other risks of unattended spaces. This means there is a lesser net difference of the non-project action in added call volume potential when compared to the existing situation.

This proposal will not directly, indirectly or cumulatively create negative impacts on utilities, due to a lack of probable significant need for utility service improvements to serve temporary occupants of existing street-level spaces.

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

None proposed.

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

No conflicts with environmental protection laws are anticipated.