

# SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

## ***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 non-project proposals:***

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NON-PROJECT 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:

Update to Regional Transfer of Development Rights program

2. Name of applicant:

City of Seattle

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

Office of Planning and Community Development  
600 4<sup>th</sup> Avenue, 5<sup>th</sup> Floor  
Seattle, Washington 98104  
Contact: Brennon Staley, Strategic Advisor, (206) 684-4625

4. Date checklist prepared:

June 28, 2021

5. Agency requesting checklist:

City of Seattle, Office of Planning and Community Development

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

Initial changes are anticipated to be approved by City Council and the Mayor in 2021. Additional changes could occur over the next 2-3 years.

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

The Regional Transfer of Development Rights program was intended to be a time-limited program so it is anticipated that it may be discontinued at some point in the future.

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

None.

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

No.

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

Approval of ordinance amendments by Seattle 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.)

This proposal would adopt by reference the Transferable Development Rights (TDR) terms and conditions in WAC 365-198 to facilitate the transfer of TDR from Snohomish and Pierce counties into Seattle. TDR from these counties could be used to achieve extra floor area as part of new development located in portions of Downtown and South Lake Union according to provisions already existing in the Seattle Municipal Code.

The proposal could also include the following additional changes to the program:

- The requirement to achieve extra floor area in Downtown by purchasing Regional TDR could be removed entirely. In this case, extra floor area would be achieved through other options already existing in the Seattle Municipal Code.
- The requirement to achieve extra floor area in Downtown by purchasing Regional TDR could be modified so that new development may choose to either purchase Regional TDR or achieve extra floor area through other options already existing in the Seattle Municipal Code.
- The requirement to achieve extra floor area in South Lake Union by purchasing Regional TDR could be modified so that new development may choose to either purchase Regional TDR or achieved extra floor area through other options which would be added to the Seattle Municipal Code. These options could include public open space amenities, hillclimb assists, human services uses, arts facility uses, public restrooms, transit station access, green street improvements, or the transfer of development rights from local Landmark buildings.
- Rules limiting the transfer of Landmark TDR between zones in Downtown and South Lake Union could be loosened or removed.

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 proposal could impact multiple locations as follows:

- The proposal could affect how extra floor area is achieved in parts of Downtown and South Lake Union.
- The proposal could also affect the amount of revenue received through the Landscape Conservation and Local Infrastructure Program which can be spent in the adopted Local Infrastructure Project Area, which generally encompasses Downtown and South Lake Union.
- The proposal would allow the selling of regional development rights from eligible lands in Pierce and Snohomish counties and could reduce the number of regional TDR sold from eligible lands in King County.

## **B. Environmental Elements**

### **1. Earth**

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

The affected area contains a diversity of site conditions consistent with urbanized areas as well as agricultural, forest, and rural lands.

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

The affected area contains a diversity of slopes from flat areas to steep slopes.

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

The affected area contains a diversity of soils and fills consistent with urbanized areas as well as agricultural, forest, and rural lands. The area includes agricultural soils and agricultural land of long-term commercial significance.

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

No unstable soils are known but given the size of the area affected is possible that unstable soils exist in the area.

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

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

This is a non-project action. No clearing, construction, or change of use is proposed. Erosion could occur indirectly as a result of future development if the proposal incrementally encourages or discourages development in the affected area.

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

This is a non-project action. No change of impervious surface is proposed. Changes in impervious surface could occur indirectly as a result of future development if the proposal incrementally encourages or discourages development in the affected area.

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

None. Compliance with existing City ordinances to reduce or control erosion is required for development in Seattle.

## 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 is a non-project action. No emissions will occur as a direct result of this proposal. Minor changes in emissions could occur indirectly as a result of future development if the proposal incrementally encourages or discourages development in the affected area. Minor changes in emissions associated with farm and forest use could also occur indirectly if the proposal incrementally encourages or discourages the preservation of these uses.

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

The area contains a variety of emission and odors consistent with urbanized areas as well as farm, forest, and rural lands.

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

None. Compliance with existing city ordinances to reduce or control emissions and other impacts to air is required for development in Seattle.

### 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.

This area contains a variety of surface water bodies including but not limited to Puget Sound, Skykomish River, Snoqualmie River, Cedar River, Green-Duwamish River, White River, Puyallup River, Stillaguamish River, detention ponds, and various smaller water bodies.

- 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.

This is a non-project action. No work over, in, or adjacent to the described waters is proposed.

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

This is a non-project action. No fill or dredging in or from wetlands or surface water will result from the proposal.

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

This is a non-project action. No surface water withdrawals or diversions will result from this proposal.

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

Portions of TDR sending areas lie within a 100-year floodplain.

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

This is a non-project action. No discharges of waste materials to surface waters will result from this proposal.

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.

This is a non-project action. The area includes land that contains wells. The proposal will not result of water being withdrawn from a well for drinking water or other purposes.

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

This is a non-project action. The area includes land that contains septic tanks and facilities for managing agricultural run-off. Discharged into the ground from septic tanks or other sources will not result from this proposal.

c. Water runoff (including stormwater):

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

This is a non-project action. No runoff will result from this proposal.

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

This is a non-project action. This proposal will not result in waste materials entering ground or surface waters.

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

This is a non-project action. This proposal will not affect drainage patterns.

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

None. Compliance with existing city ordinances to reduce or control stormwater and wastewater is required for development in Seattle.

#### 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

The affected area contains a diversity of plants consistent with urbanized areas as well as agricultural, forest, and rural lands.

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

This is a non-project action. This proposal will not result in the direct removal or alteration of vegetation. Changes in vegetation could occur indirectly as a result of future development if the proposal incrementally encourages or discourages development in the affected area.

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

No threatened and endangered plant species are known but given the size of the areas affected is possible the unstable soils exist in the area.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: None.

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

The affected area contains a diversity of invasive plants consistent with urbanized areas as well as agricultural, forest, and rural lands. These plants include but are not limited to common urban invasives such as ivy, blackberry, and bindweed as well as agriculture weeds.

## 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 \_\_\_\_\_

The affected area contains a diversity of animals consistent with urbanized areas as well as agricultural, forest, and rural lands including a diversity of birds, mammals, fish, and livestock. These animals include but are not limited to hawk, heron, eagle, songbirds, deer, bear, and salmon.

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

The area includes a variety of threatened and endangered species including salmon and various birds.

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

The area includes migration routes for a variety of species including but not limited to salmon and various birds.

- d. Proposed measures to preserve or enhance wildlife, if any: None.  
e. List any invasive animal species known to be on or near the site.

The affected area contains a diversity of invasive animal species consistent with urbanized areas as well as agricultural, forest, and rural lands.

## 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 is a non-project action. This proposal will not result in additional energy needs.

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

This is a non-project action. This proposal will not directly affect the use of solar energy on adjacent properties. The proposal might result in indirect changes to solar access to the extent that it encourages or discourages the preservation of agricultural, forest, or rural lands or development within urban areas.

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

None. Compliance with existing city ordinances for energy is required for development in Seattle.

## 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 affected area contains a diversity of conditions consistent with urbanized areas as well as agricultural, forest, and rural lands. Contamination from agricultural pesticides could exist in some areas.

- 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.

The affected area contains a diversity of conditions consistent with urbanized areas as well as agricultural, forest, and rural lands. These include gas transmission pipelines and facilities for containing pesticides.

- 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.

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

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

This is a non-project action. This proposal will not result in additional need for special emergency services.

- 5) Proposed measures to reduce or control environmental health hazards, if any: None.

#### b. Noise

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

The affected area contains a diversity of noise consistent with urbanized areas as well as agricultural, forest, and rural lands.

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

This is a non-project action. This proposal will not result in additional noise.

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

None. Compliance with existing city ordinances for noise is required for development in Seattle.

### 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 affected area contains a diversity of land uses consistent with urbanized areas as well as agricultural, forest, and rural lands including but not limited to housing, office, retail, farmland, and forest lands. The proposal will not directly affect land uses. The proposal might indirectly affect the viability of farm or forest land on nearby or adjacent properties to the extent that it encourages or discourages the preservation of agricultural, forest, or rural lands.

- 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?

The affected area includes significant amounts of working farm and forest land in King, Pierce, and Snohomish counties. The proposal would not convert any farm or forest land but could indirectly encourage or discourage future conversation to the extent that it encourages or discourages the preservation of agricultural, forest, or rural lands.

- 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:

This is a non-project action. The proposal will not directly alter farm or forest land. The proposal could indirectly affect farms and forest land outside of the affected area to the extent that it encourages or discourages the preservation of agricultural, forest, or rural lands within the affected area.

- c. Describe any structures on the site.

The affected area contains a diversity of structures consistent with urbanized areas as well as agricultural, forest, and rural lands.

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

This is a non-project action. This proposal will not result in demolition of structures. Demolitions could occur indirectly as a result of future development if the proposal incrementally encourages or discourages development in the affected area.

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

The affected area contains a diversity of zones. These include Downtown and Seattle Mixed zones in Downtown as well as a diversity of lower density zones outside Seattle.

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

The affected area contains a diversity of comprehensive plan designations. These include Urban Center designations in Seattle as well as a diversity of lower density designations outside Seattle such as agriculture, forestry, and rural.

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

The affected area contains a diversity of shoreline master program designations. These include but are not limited to Urban Harborfront, Conservancy Recreation, and Urban Commercial in Seattle.

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

The affected area contains a diversity of critical area designations including but not limited to wetlands, riparian areas, and steep slopes.

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

This is a non-project action. This proposal will not directly result in buildings in which people would reside or work. This proposal could indirectly result in new buildings if the proposal incrementally encourages or discourages development in the affected area.

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

This is a non-project action. No displacement will occur as a direct result of the project. This proposal could indirectly result in displacement if the proposal incrementally encourages or discourages development in the affected area.

- 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: The proposal modifies regulations that encourage preservation of agricultural and resource lands and focuses urban development in appropriate locations in cities. See further discussion in Part D of the checklist.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: The proposal modifies regulations that encourage preservation of agricultural and resource lands and focuses urban development in appropriate locations in cities. See further discussion in Part D of the checklist.

## 9. Housing

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

This is a non-project action. No housing is proposed as part of this project. This proposal could indirectly result in new housing if the proposal incrementally encourages or discourages development in the affected area.

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

This is a non-project action. No housing is proposed to be eliminated as part of this project. This proposal could indirectly result in the elimination of housing if the proposal incrementally encourages or discourages development in the affected area.

- c. Proposed measures to reduce or control housing impacts, if any: None.

## 10. Aesthetics

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

This is a non-project action. This proposal will not result in new buildings.

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

This is a non-project action. No views would be altered or obstructed by this project.

- c. Proposed measures to reduce or control aesthetic impacts, if any: None.

## 11. Light and glare

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

This is a non-project action. This proposal will not result in additional light or glare.

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

This is a non-project action. This proposal will not result in additional light or glare.

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

The affected area contains a diversity of light and glare sources consistent with urbanized areas as well as agricultural, forest, and rural lands.

- d. Proposed measures to reduce or control light and glare impacts, if any: None.

## 12. Recreation

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

The affected area contains a diversity of recreational opportunities consistent with urbanized areas as well as agricultural, forest, and rural lands. These include but are not limited to opportunities to walk, bike, and hunt. The affected area also contains formal parks.

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

This is a non-project action. This proposal will not result in additional light or glare.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None.

## 13. Historic and cultural preservation

- a. Are there any 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 located on or near the site? If so, specifically describe.

The affected area contains a diversity of historic sites and buildings.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence,

artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

The affected area contains a diversity of locations with evidence of Indian or historic use or occupation. The area includes locations of historic settlement by Indians and European settlers.

- 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.

None. This is a 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.

None. Compliance with existing city ordinances for historic preservation is required for development in Seattle.

#### 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 affected area contains a diversity of streets, highways, and parking areas consistent with urbanized areas as well as agricultural, forest, and rural lands.

- 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?

Some of the affected area is served by public transit. Distances to transit stops vary substantially. There are numerous public transit stops in Seattle and a low density of stops in farm, forest, and rural lands.

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

This is a non-project action. This proposal will not result in the creation or elimination of parking spaces.

- 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).

This is a non-project action. The proposal will not result in direct improvements to transportation facilities. The proposal might result in indirect changes to transportation, particularly the movement of agricultural and forest products, to the extent that it encourages or discourages the preservation of agricultural, forest, or rural lands or development within urban areas. It could also indirectly increase or decrease investments in transportation infrastructure to the extent that it modifies the amount of money received through the

Landscape Conservation and Local Infrastructure program or the number amenities created through Incentive Zoning.

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

The affected area includes rail transportation as well as water ways that could support water transportation.

- 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?

This is a non-project action. This proposal will not result in additional vehicular trips.

- 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.

This is a non-project action. This proposal will not directly affect the movement of agricultural and forest projects. The proposal could indirectly affect the movement of agricultural and forest products on roads or streets in the area to the extent that it encourages or discourages the preservation of agricultural, forest, or rural lands.

- h. Proposed measures to reduce or control transportation impacts, if any: None.

#### 15. Public services

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

This is a non-project action. This proposal will not result in increased need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any: None.

#### 16. Utilities

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

The affected area contains a diversity of utilities consistent with urbanized areas as well as agricultural, forest, and rural lands. These include electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, and other utilities.

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

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

### **C. Signature**

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: signature on file\_\_\_\_\_

Name of signee: Brennon Staley

Position and Agency: Strategic Advisory, Office of Planning and Community Development

Date Submitted: 7/3/2021

## D. Supplemental Sheet for Non-project Actions

(IT IS NOT NECESSARY to use this sheet for project actions)

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This proposal is not likely to result in significant adverse impacts from discharges, toxic substances, or noise. Overall, the proposal could result in any of the following situations:

1. Increasing the transfer of development rights from farm, forest, and rural lands in Snohomish and Pierce counties;
2. Decreasing the transfer of development rights from farm, forest, and rural lands in King County due to competition with lands in other counties;
3. Increasing the overall transfer of regional TDR by making the program easier to use;
4. Decreasing the overall transfer of regional TDR by allowing alternative methods for achieving extra floor area other than regional TDR;
5. Increasing the provision of local amenities or transfer of development rights from Landmark properties;
6. Increasing the amount of development in Downtown and South Lake Union by making it incrementally easier to achieve extra floor area; or
7. Increasing the level of infrastructure investment in Downtown and South Lake Union due to additional revenue from new development through the Landscape Conservation and Local Infrastructure program.

Given the complexity of the development rights market, it is not practical to predict which properties are likely to sell development rights, the relative distribution of these sales between counties, or the total volume of sales that are likely.

Minor indirect impacts from discharges, toxic substances, or noise could occur if the proposal changes the amount and geographic location of farms, forest, and rural land protected through the purchase of regional TDRs or encourages development in Seattle. Increased preservation of farmland could result in a continuation of discharges to water commonly associated with these areas such as pesticides and fertilizers. Reduced preservation of farm, forest, or rural lands or additional development in Seattle could result in additional discharges, toxic substances, and noise commonly associated with development of these areas.

Proposed measures to avoid or reduce such increases are: None.

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

This proposal is not likely to result in significant adverse impacts to plants, animals, fish, and marine life.

Minor indirect discharges could occur where the proposal changes the amount and geographic location of local farms, forest, and rural land protected through the purchase of regional TDRs. Farmland may discharge pesticides, fertilizers, or other agricultural run-off or produce noises consistent with agricultural operations. Farms and forest lands support certain types of plants and animals (crops, grazing lands, commercially desirable tree species, farm animals, forest creatures) that might otherwise be displaced by plants and animals associated with urban development



(lawns, ornamental landscaping, squirrels, crows, dogs, cats) as well as those associated with unmanaged land (a diversity of opportunistic species). Overall, since economic factors tend to dictate the overall amount of land in farm and forest use internationally and farm and forest land supports a range of plant and animal species, it is not anticipated that significant negative environmental impacts could occur.

Proposed measures to protect or conserve plants, animals, fish, or marine life are: None.

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

This proposal is not likely to deplete energy or natural resources.

Minor indirect impact could occur if the proposal encourages additional development using extra floor area or if it increases infrastructure investment which require energy or natural resources for new building materials or the operation of equipment. Minor indirect impacts could occur to scenic resources if the proposal changes the amount and geographic location of farms, forest, and rural land protected through the purchase of regional TDR.

Proposed measures to protect or conserve energy and natural resources are: None.

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

This proposal is not likely to result in significant adverse impacts to environmentally sensitive areas or areas designated for governmental protection.

Minor indirect adverse impacts could occur if the proposal changes the amount and geographic location of farms, forest, and rural land protected through the purchase of regional TDR. Preservation of existing farm and forest lands results in impacts associated with the normal operation of these lands. Reduced preservation of these areas could result in additional impacts to environmentally sensitive areas from new development including associated pervious surfaces, automobile traffic, and other human activities. These impacts will tend to be mitigated by environmentally critical area regulations.

Proposed measures to protect such resources or to avoid or reduce impacts are: None.

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

This proposal is not likely to result in significant adverse impacts to land and shoreline use. It would not authorize new uses that are incompatible with existing plans.

Minor indirect adverse impacts could occur where the proposal changes the amount and geographic location of local farms, forest, and rural land protected through the purchase of regional development rights. A reduction in the area of farm, forest, and rural land protected through sale of their development rights could result in additional development in these areas as allowed through

existing regulations. This type of development may, however, be discouraged by existing plans.

Overall, increases in the amount of regional development rights could also reduce the total amount of developable land in the region. However, this reduction would be offset by the development of property in Seattle and represents a very small portion of the total development capacity for the region. Additionally, there are many factors that contribute to the geographic distribution of development throughout the region. Purchasing development rights in Snohomish and Pierce counties could encourage a more compact style of development which is encouraged by existing plans.

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

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

This proposal is not likely to increase demands on transportation or public services and utilities.

Minor indirect impacts could occur if the proposal changes the amount and geographic location of local farms, forest, and rural land protected through the purchase of regional development rights. This change could affect distribution of car trips and need of public services and utilities in the region and Seattle.

Minor indirect impacts could occur if the proposal encourages development in Seattle by making it incrementally easier to achieve extra floor area. This change is likely to be minor as the proposal would not allow additional height or floor area. Given the diversity of factors affecting the feasibility of development including land availability, rents, construction prices, and financing, the incremental impact of the cost of achieving extra floor area is likely to be minor.

Minor indirect impacts could occur where transportation projects proposed to be funded through the Landscape Conservation and Local Infrastructure Program induce additional demand for the pedestrian, bike, and transit infrastructure. These impacts are likely to be minor as the City and Metro are actively encouraging and planning to increase these mode types.

Minor indirect discharges could also occur where the construction of projects funded through the Landscape Conservation and Local Infrastructure Program requires detours or otherwise temporarily reduce the capacity of the transportation network. These impacts will tend to be offset by long-term improvements in the transportation system as discussed above.

Proposed measures to reduce or respond to such demand(s) are: None.

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

The proposal is believed to avoid conflicts with local, state, or federal laws and requirements for protection of the environment. The City's comprehensive plan and other regional plans provide multiple goals and policies that support each of the public benefits that we are attempting to achieve through incentive zoning including open space development, landmark preservation, and preservation of farms and forests. While a reading of these policies individually could be interpreted to suggest that the proposal conflicts with specific policies by changing the amount and type of TDR

and amenities that could be obtained through incentive zoning, this proposal seeks to balance and accomplish multiple of these objectives.