



# City of Seattle

---

## Office of Planning & Community Development

Rico Quirindongo, Director

### **CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT**

#### **SEPA Threshold Determination Housing Opportunities Zoning Amendments**

<b>Project Sponsor:</b>	City of Seattle Office of Planning and Community Development (OPCD)
<b>Location of Proposal:</b>	Citywide. This is a legislative proposal that would amend Seattle development regulations to remove barriers to housing and mass timber and passive house construction. The changes do not authorize any specific construction. The proposal includes zoning map changes within the downtown retail core, Belltown, Fremont, Rainier Beach and Madison/Miller neighborhoods, and text amendments that affect the Lake City neighborhood.
<b>Scope of Proposal:</b>	This is a non-project legislative proposal to amend the Land Use Code and zoning maps to increase near-term housing production, affordability, and choice. The proposal would remove regulatory barriers to enable future housing development and mass timber and passive house construction.
<b>Related Record:</b>	Original SEPA DNS published 9/22/2025 (SEPA Record #202503921)
<b>No Appeal Opportunity:</b>	The proposal is a non-project action by the City that increases housing capacity, housing affordability, and mitigates displacement and is not subject to administrative or judicial appeal challenge under chapter 36.70A or chapter 43.21C RCW.

## **BACKGROUND**

### **Proposal Description and Background**

This proposal is legislation to amend the City of Seattle's Land Use Code and zoning maps to increase near-term housing production, affordability, and choice. The proposal is legislative in nature and does not authorize or permit construction on any specific site. Instead, the proposal would establish development capacity and remove regulatory barriers to enable future housing projects and facilitate mass timber, passive house and modular construction, and incentivize the inclusion of groceries and/or pharmacies in new development in Lake City.

The proposal consists of seven components:

- Fremont / Stone Way Rezone. Rezones land at the southern end of the Stone Way corridor, from the Industrial Commercial zone with a 65-foot height limit (IC-65) to the Neighborhood Commercial 3 zone with a 75-foot height limit (NC3-75).
- Rezones land along Union Street between 3<sup>rd</sup> and 5<sup>th</sup> Ave. from the existing Downtown Retail Core (DRC) zone to the Downtown Mixed Commercial (DMC 240/290-440) zone.
- Rezones areas with community-based uses. Rezones and amends development standards in areas with sites owned by nonprofit and public entities in Rainier Beach, the University District, and Madison/Miller, and adjusts Planned Community Development (PCD) standards to facilitate redevelopment on larger nonprofit-owned land areas.
- Remove code barriers to passive house, modular and mass timber construction. Washington State Bill 1183 (ESSHB 1183) adopted during the 2025 State legislative session calls on cities to amend their zoning codes to remove façade modulation and upper-level setback requirements for buildings constructed using passive house, modular, or mass timber construction, and for affordable housing. The proposed legislation would implement the change in Seattle's land use code.
- Belltown Zoning Changes. Increases height limits for residential uses by 50–100 feet and makes related adjustments to development standards in Belltown to

increase allowable residential tower floor plate sizes. These changes would be for a time-limited period of three years.

- Remove code barriers to conversion from commercial space to housing in more zones. During 2024 the City passed legislation removing zoning barriers to the conversion of existing commercial structures to housing. That legislation focused on downtown and other zones with a lot of commercial and office uses. However, the State legislation from the 2024 legislative session (HB 1042) calls on cities to remove barriers in all zones that allow housing. The proposed legislation makes technical changes to add Lowrise (LR), Residential Small Lot (RSL), and Neighborhood Residential (NR) to the list of zones that have development standards waivers for conversion of existing commercial structures to housing.
- Incentivize redevelopment with housing and grocery or pharmacy uses in Lake City. The proposal would amend SMC 23.47A.009 to encourage inclusion of grocery and pharmacy space in new developments, in Neighborhood Commercial 55 (NC-55) zones in Lake City by providing height limit exceptions of up to 30' for development on very large sites only (exceeding 100,000 sq. ft.) and exempt residential floor area from FAR limits, for development that includes a grocery and/or pharmacy, on-site open space, and 200 or more homes including moderate-income housing.

Refer to OPCD Director's Report and the Revised SEPA Draft Ordinance published with this Determination for complete description of the proposal components.

### **Public Comment**

Proposed changes to the Land Use Code require City Council approval. Opportunity for public comment will occur during future Council hearings in December of 2025 or the first quarter of 2026. This legislation directly implements State Legislation from the 2024 and the 2025 legislative sessions, during which there was public comment and hearings directly relevant to this proposed legislation.

### **ANALYSIS - OVERVIEW**

The following describes the analysis conducted to determine if the proposal is likely to result in *probable significant adverse environmental impacts*. This threshold determination is based on:

- \* the SEPA Draft copy of the proposed Ordinance;
- \* the information contained in the *SEPA checklist* (dated October 8, 2025);

- \* information in relevant policy and regulatory documents including the Comprehensive Plan, the City's SMC Title 25 and Title 23, and
- \* Washington State House Bill 1183 from the 2025 session, and House Bill 1042 from the 2024 session, and associated documents; and
- \* the experience of OPCD analysts in reviewing similar documents and actions.

## **ELEMENTS OF THE ENVIRONMENT**

### **Short -Term Impacts**

As a non-project action, the proposal will not have any short-term adverse impact on the environment. No project specific action is proposed.

### **Long-Term Impacts**

As a non-project action, the proposal is anticipated to have minor to moderate long-term impacts on the environment. Future development will be reviewed under the regulations and zoning designations of the proposal. Other requirements on development would continue to apply and other procedures and aspects of the land use code would continue to apply unchanged from today's regulations.

The primary effect of this legislation over the long term is that it could incrementally encourage future residential development to be larger and taller and include a greater quantity of homes than would otherwise occur in certain circumstances and subareas of the city. The legislation could incrementally increase the total amount of residential development if builders are enticed to construct more housing because of the removed limitations on residential development. The proposal could incrementally increase the frequency with which new construction is composed of mass timber, passive house or modular construction methods, instead of conventional concrete/steel or "stick frame" construction methods. The proposed legislation could incrementally increase the pace of such construction or cause construction that might have occurred anyway to happen sooner.

Subareas of the City that are more directly affected by the legislation are areas in or near the proposed zoning map changes in the downtown retail core, Belltown, and portions of the

University District, Rainier Beach and Madison Miller neighborhoods, and areas in the Lake City neighborhood affected by proposed changes to the land use code text.

## **Natural Environment**

The natural environment section of this determination includes potential impacts to earth, air, water, plants/animals/fisheries, energy, natural resources, environmentally sensitive areas, and releases of toxic or hazardous materials. Adoption of the proposed legislation is anticipated to result in minor adverse impacts on some of these elements of the natural environment, compared to development that might occur under existing regulations. The proposal could incrementally increase the likelihood of somewhat taller or denser future residential construction compared to the amount that would occur in the absence of the proposal. The proposal could incrementally affect birds in circumstances where taller towers might be constructed under the proposal. Towers sometimes have an adverse impact on migration and flight patterns of birds. If construction is larger than it otherwise would be, it could cause a minor impact on depletion of energy and natural resources required to build larger structures. However, if this future construction would have happened anyway in the absence of the legislation in other places, the effect on energy and natural resource depletion would be neutral or potentially positive due to increased efficiency of denser construction in areas affected by the proposal. If construction happens sooner than it otherwise would have due to the proposal, this could affect the timing of releases of toxic or hazardous materials in instances where new buildings replace old structures containing hazardous materials.

No significant adverse impacts to fish habitat are expected. The locations of zoning map changes do not include any immediate proximities to streams, surface waters or shorelines. The area affected by land use code text changes in Lake City includes a portion of the upper Thornton Creek drainage. In these areas the creek drainage is largely within a culvert at present. New largescale development could have minor impacts to the riparian corridor, and potentially on fish habitat if it is located on a site with the creek drainage. Adverse affects would be most likely during the time of construction of new development. New construction would be most likely to have a net long-term positive affect on fish habitat because it would be likely to include ecological restoration or habitat improvement over the current state – which primarily consists of a culverted creek drainage.

Notwithstanding the potential minor impacts described above, the City's energy codes, critical areas, stormwater management, and shoreline regulations would apply with or without the proposed changes and would equally address potential impacts on the natural environment

from potential future development. Many development standards that are not addressed by this legislation would regulate site coverage, landscaping, trees and environmental and energy performance in the same way with or without the proposal. The presence of these regulations mitigates the potential for adverse impact, and reduces any potential for impact on the natural environment to a level that is minor.

## **Built Environment**

The proposed legislation will have moderate adverse impacts on the built environment because the primary effect of the legislation is to allow for future residential development that is incrementally larger or taller than it might otherwise be in the absence of the proposal. The proposal could also increase the pace of residential construction or cause it to happen sooner than it would have in the absence of the proposal. These changes could have a moderate adverse impact on the built environment in certain circumstances or geographic areas that are relatively more affected by the proposed legislation.

The impacts to the built environment evaluated in this section of the decision include impacts related to land and shoreline use, height/bulk/scale, housing, and historic preservation. The proposed legislation alters dimensional standards on new development such as height limits, floor area ratio limits, tower floor plate size limits, upper-level setback and façade modulation requirements, so there are some expected impacts on the built environment as buildings constructed under the proposed standards might be different than the buildings that would be constructed in the absence of the proposal. Below is a discussion of the relationship between the proposal and built environment:

### *Land Use*

The proposal would not encourage uses incompatible with the City's Comprehensive Plan or Shoreline Master Program or other adopted plans. The Director's Report and the SEPA checklist identify the Future Land Use Map (FLUM) designations of areas affected by the legislation. Proposed zone designations and development standard changes do not create inconsistencies with the Comprehensive Planning policies for the FLUM designations and therefore no adverse impact with respect to adopted plans is anticipated.

Components of the proposed legislation change allowed use standards. The rezone in the Fremont neighborhood from the Industrial Commercial (IC) zone to the Neighborhood Commercial (NC) zone changes allowed uses to allow residential and lodging uses where not allowed currently, and the rezone in the Madison Miller neighborhood from a Lowrise

multifamily zone to a NC zone enables an allowance for commercial uses into an area where they were previously not allowed in appreciable quantities. These changes could have a minor impact on the vicinity of those rezones by incrementally shifting the pattern of activity in those areas over time. However, this shift is not necessarily an adverse impact. Since no incompatibility with planned land use is created by the changes to allowed uses the impact would not be more than moderate.

The component of the legislation facilitating the conversion of commercial structures to residential use in Lowrise, Residential Small Lot, and Neighborhood Residential zones would not have any adverse impact on land use because it would potentially increase the consistency of land use with planned land use patterns and the intent of zoning designations.

The legislation could affect land use by allowing a greater density and concentration of residents in new residential construction than would otherwise be allowed in the absence of the legislation. The primary change would be to incrementally increase the intensity of activity and use patterns stemming from a greater number of residents living in an area. The impact could be experienced as a greater volume of people using services and parks or visiting businesses and stores. This could cause some congestion or cause some incremental increase in a wait times to access services or park facilities or other features of a community. The impact of the potential intensification of use patterns is potentially larger in the areas in or near the geographic rezones proposed by this legislation: the downtown retail core, Belltown, near the Rainer Beach light rail station, and localized areas in the University District and the Madison/Miller neighborhood. The potential minor impact from intensification of use patterns would also be relatively more likely to occur in the areas of Lake City affected by the change to the land use code text.

### *Housing*

The proposed legislation could have an incremental and minor impact on housing if the legislation encourages the construction of greater quantities or densities of housing than would otherwise occur in the absence of the legislation. This is considered by the City to be a positive impact on housing because increasing housing supply and affordable housing is a policy goal for the city. A possible outcome is a substitution effect whereby housing development that might otherwise occur in the future is shifted into locations or circumstances where housing is facilitated by the proposed legislation. If a shifting effect occurs it is plausible that there would be little or no net increase in the degree of impact from development on housing.

With or without the proposed legislation development would be subject to the City's Mandatory Housing Affordability (MHA) requirements. However, components of the legislation increase the level of the MHA requirements. The Fremont rezone increases the MHA tier from

M to M1; the Rainier beach rezone from M1 to M2; the University District rezone from M1 to M2; and the Madison Miller rezone from M to M1. In each of these cases future development in the areas would include a higher contribution or proportion of development towards rent- and income-restricted affordable housing. This could have an incrementally positive impact on housing. Changes to the land use code text for Lake City would require at least 20 percent of homes in new development be affordable to moderate-income households.

It is also anticipated that some sites in ownership by non-profit or community-based agencies could be incrementally more likely to redevelop due to the proposal, and they may contain a greater quantity of housing than they otherwise would. If so, these developments have a high likelihood of being primarily affordable housing, resulting in a potential positive impact on housing affordability.

Some minor adverse impact on housing could result if the legislation incrementally increases the likelihood that any relatively low-cost existing housing is replaced by new development. Part of the areas in rezones proposed by the legislation include existing housing – the University District rezone area (about 24 homes) and the Rainier Beach area (2 homes). If rezones increase the likelihood of new development in those areas some existing homes could be replaced by a greater number of new homes. Renters could experience this change as displacement pressure, although overall the effect would remain an increased supply of housing and affordable housing. The City does not consider this potential adverse impact on housing to be more than minor.

#### *Height/Bulk/Scale, Shadows, and Views*

The proposed legislation is likely to result in some adverse impacts to height/bulk/scale, shadows and views. The legislation modifies development standards and rezones several geographic areas of land, and these changes could result in the potential for future development that is larger in scale and height than would otherwise occur in the absence of the legislation. Aspects of the proposal that could result in such increases are the time-limited allowance for 50 or 100 feet of greater height in some Downtown Mixed Residential and Downtown Mixed Commercial zones in Belltown and increased tower floor plate and coverage allowances in DMR zones and the Downtown Mixed Commercial (DMC) zones. Additionally, several of the geographic area rezones would increase the potential height/bulk/scale of potential future development compared to what would occur in the absence of the proposal. Mapped zone changes include the following height limit increases: Rainier Beach +70'; University District +170'; Madison/Miller +35'; Downtown retail core area +270'; Fremont/Stone Way +10'. The rezones include corresponding FAR limit increases. Text changes to the land use code affecting Lake City would increase potential height/bulk/scale in new



developments on very large sites, by increasing the height limit by 30 feet and exempting floor area from FAR limits.

If construction occurs under the proposed standards it could cause aesthetic impacts if the structures are perceived as bulkier or dramatically taller than the context of existing structures in the affected areas. Increased bulk and height of potential future structures could cast longer shadows on certain ground level spaces and streetscapes. Tall residential towers would appear more prominent than development under existing regulations. The towers would have a different aesthetic appearance compared to the more limited height allowed under the existing zones. Other impacts related to height/bulk/scale are discussed below in the section addressing shadows and views.

Tower spacing standards would remain in place and would ensure that no two towers would be closer than 60' to one another so as to impede privacy between residents in neighboring structures. The spacing requirement applies between existing tower structures and new structures that could be built, limiting the eligible locations for new towers. This standard helps reduce the potential for adverse impact on height/bulk/scale.

This proposal would have indirect impacts related to shadowing effects and views. The proposal would allow taller residential towers compared to development that could occur under existing regulations. Proposed modifications of floor plate limits contribute to the potential impact. Taller or incrementally wider tower structures than allowed under existing zoning create the potential for shadows to be cast onto more areas in the vicinity of the proposed zoning changes in Belltown and downtown. In University District the rezone could result in towers with this effect, but tower bulk and width would not be changed for University District zoning. The greatest potential for adverse impact from potential new taller structures is if taller towers cast shadows at certain times of year on public spaces, parks or gathering areas. Depending on the design and siting of potential new towers portions of open spaces could have shadows at certain times of day. The timeframe most likely to have shadow effects due to this proposal would be shoulder seasons and winter when sun angles are lower for more hours of the day. Shadowing effects represent a moderate impact because sunlight in open space is a community resource and public good. However, the degree of impact is not significant because parks and open space would likely still receive sunlight at many times of the day, and because the presence of shade is not always a negative effect when considering that shade provides comfort and respite during hot times especially in hardscaped environments. The rezone areas in Rainier Beach and University District and Lake City do not have adjacent public park or open spaces. Potential for adverse effects of shadowing into open spaces is greater in the Belltown neighborhood and downtown retail core affected areas for this legislation.

Views could be indirectly adversely impacted due to this proposal. The views that could be affected are mostly private views from the upper levels of other tall structures in the vicinity of rezone areas, especially in the Belltown area and the downtown retail core. New towers could

impede the views of mountains or water from other towers in the affected areas. While this would be an adverse impact for some community members it is not considered a significant impact. Potential for improved views compared to existing regulations are possible because the proposed rezone could make new tall towers with commanding views from within them more likely.

The proposed legislation waives upper-level setbacks and façade modulation requirements for buildings constructed of mass timber, passive house, modular methods or affordable housing. This change could adversely impact views and view corridors. New structures that would have waived requirements could be positioned in locations that would have view-enhancing setbacks for other types of construction. This moderate impact would be most likely in areas in downtown neighborhoods, especially for westward views in certain right of way corridors.

The proposal could also result in height/bulk/scale impacts at zone transitions. Some of the geographic rezones and the zoning code text changes for Lake City would reduce height and scale transitions between zones. If future development occurs under proposed regulations it could result in greater height and scale differentials between new structures and surrounding neighborhoods. This effect is most likely in the University District rezone area, the Rainier Beach rezone area and the Madison / Miller rezone area, where existing areas of lowrise residential structures are present adjacent to or within the rezone area. The effect is also likely in the Lake City neighborhood. The nature of adverse impact that could result from scale transitions would be aesthetic. Some community members could perceive large changes in building scale across city blocks to be aesthetically incongruous. However, other community members may welcome such scale transitions as an interesting aspect of an urban environment. Therefore this aesthetic impact is not considered to be a significant adverse impact.

All of the adverse impacts described and disclosed in this section on height/bulk/scale, shadows and views would not be more than moderate adverse impacts on the environment. All of the impacts are potential future impacts that could be mitigated by design decisions if there is a future construction project. Many of the impacts described in this section are subjective, and the City does not consider them to be significant adverse environmental impacts. Many of these impacts are common and expected in continually evolving urban neighborhoods in major American cities and are not considered to be more than moderate.

### *Historic Preservation*

The proposed legislation does not alter historic review processes for structures in a Seattle historic district, or for any designated historic Landmark. As noted in the SEPA checklist the area affected by the proposal contains historic landmarks and other historic-aged structures that may be eligible for designation as a historic site with either locally or federally designated

status. There are four Seattle designated landmarks in the area of the Downtown Retail Core rezone as indicated in the SEPA checklist and the Director's Report. The proposal does not encourage demolition of these landmark structures compared to the absence of the proposal, because the designated landmarks are each subject to a Controls and Incentives agreement. The controls and incentives agreements were reviewed in preparation of this SEPA determination, and it is understood that any proposed redevelopment of a site with a landmark would have to go through an approvals process that is administered by the Department of Neighborhoods Historic Preservation section. The intent of that process is to disallow the alteration of protected components of landmark structures, and in the case of co-development of a landmark or development close to a landmark – to ensure designs are sympathetic and compatible with the presence of the Landmark structure. Therefore, even though this proposal may incrementally increase the likelihood that development may be proposed on or near the site of a Landmark, the potential for adverse impact is mitigated down to a level that is not more than minor because of the historic preservation procedures and regulations that are in place. As described in the Director's Report it is possible that the proposal could increase the likelihood that existing landmark structures could be converted to residential use. Such an investment would potentially extend the viability of the structure while repurposing it for new use and maintaining all of its character-defining features.

Parts of the Belltown neighborhood near areas affected by the proposal contain a high concentration of designated landmarks and other historic-aged structures. However, the eligible area of the proposed Belltown height limit increases excludes designated historic landmarks and some other historic aged character structures. These exclusions mitigate the potential for adverse impact on historic structures in Belltown by keeping today's zoning the same on historic sites. Still there is potential for some adverse impact to landmarks or historic aged structures from potential larger scale development adjacent to or near landmarks. The historic review process described above mitigates the potential for any such impact to exceed a moderate level.

If development is proposed on the site of a historic aged structure that is not yet a landmark, the SMC includes a codified process for the development to be referred to the Department of Neighborhoods for historic preservation review. At the time of the development application the proposal could cause the designation of a new Landmark with an associated Incentives and Controls agreement. Therefore, protections are also in place for historic aged structures that are not yet Landmarks, which mitigates risk to historic resources to a level that is minor. There are no City-designated historic landmarks in the areas of the Rainier Beach rezone, the University District rezone, or the Madison/Miller rezone.

Although there is potential for minor adverse impact to historic resources due to the potential for incrementally greater likelihood of future development near landmarks and historic

resources, those impacts would not be more than minor due to the presence of historic preservation procedures and protections which are unchanged by the proposal.

#### *Noise, Light & Glare, Environmental Health*

The proposed legislation does not alter the applicability of standards concerning noise, light and glare and environmental health. The proposal could incrementally increase noise if a greater number or density of people could live in future construction of housing compared to the housing that might otherwise be built. The increment of noise would be attributed to living activities such as talking, recreating and playing music and cooking as well as entering and leaving homes. In the context of an urban environment these incremental impacts are common and customary and are not considered by the City to be more than minor.

With respect to light and glare, minor impacts are anticipated. Potential future construction that is larger or taller, especially in towers, could cause glare impacts onto neighboring areas. In Belltown, the proposal would amend development standards for Downtown Mixed Residential (DMR) zones to increase maximum allowed story size for buildings above 145' tall from 8,800 sq. ft. to 10,700 sq. ft. and increase upper-level lot coverage allowances by 5%. In Downtown Mixed Commercial (DMC) zones the proposal would increase average and maximum floor plate size limits by approximately 10%. These changes could result in a greater degree of light and glare from incrementally larger tower structures affecting existing or future neighboring towers, because facades of future towers might be somewhat closer to one another than they otherwise would be. Although the standards are modified by the proposed legislation, regulatory and practical spacing requirements would remain in place, and the impacts would not be more than minor.

No adverse impacts with respect to environmental health are anticipated because construction code standards for aspects such as ventilation, heating and cooling, and minimum standards for residential living spaces would be unchanged.

#### *Energy and Greenhouse Gas Emissions*

The proposal removes upper-level setback and modulation requirements for mass timber, modular and passive house construction methods. This could incrementally increase the prevalence of these construction methods in future development instead of conventional construction methods. Mass timber and passive house designs may reduce energy and greenhouse gas emissions compared to conventional concrete/steel construction methods because timber is a renewable resource and trees absorb carbon from the atmosphere.

The proposed legislation increases allowance for denser development of residential structures in areas of the city that are very well served by transit (downtown, University District, Madison/Miller near the new RapidRide G line, and Rainier Beach near the light rail station). An incrementally greater concentration of homes in these locations compared to a more dispersed pattern of development could have a small positive effect on greenhouse gas emissions if it results in a higher likelihood of transit use by future residents.

### *Transportation and Parking*

The proposal is not anticipated to result in adverse impacts on transportation or parking that are more than minor. The proposal could incrementally encourage the development of residential structures that are somewhat taller or larger, increasing the density of residential use in some areas, which could cause an increased density of persons living there. Some aspects of the proposal could cause a shift in the land use pattern to introduce some commercial uses into areas where there are not commercial uses today. The greatest potential for commercial land use introduction is in the Madison/Miller rezone area, and the greatest potential for introduction of some lodging use where it is not common today would be in the Fremont/Stone Way rezone area.

The changes could cause an incremental increase in demand for on-street parking in an area, and an incremental increase in congestion from vehicles on streets or pedestrians on sidewalks on some local roads if a greater density of housing is constructed. The proposal could have a minor adverse impact on transportation or parking if the proposal causes a higher pattern of transportation usage than what would occur from the development that would take place otherwise. It is not expected that the magnitude of these changes would notably affect the capacity of the area's major roadways (arterials), bicycle networks or sidewalks when compared with the scenario that would occur in the absence of the legislation. Some streets within and adjacent to rezone areas are non-arterial roadways that are relatively narrow and feature constrained two-lane vehicle circulation. Increases in local vehicular circulation would be felt most acutely on these nearby non-arterial roadways. However, attention to access and circulation pattern in the design of any future site-specific development project would mitigate local circulation constraints.

In several areas where zoning amendments or rezones are proposed, on-street parking is already constrained. Additional residents or visitors to an area could further pressure on-street parking supplies. The City employs various strategies to address on-street parking constraints including paid on-street parking programs, residential parking zones, and the provision of transit and non-

motorized transportation options. Constrained on-street parking is not necessarily considered an adverse impact on the environment for areas well served by transit and non-motorized transport options including those affected by the proposed legislation.

As a result of the factors described above no adverse impact that is more than minor is anticipated from the proposed action on transportation and parking.

#### *Public Services and Utilities*

Adoption of the proposal will not directly result in a significantly increased need for public services. The proposal could incrementally increase the intensity or density of residential uses in an area if the proposed legislation incrementally increases the likelihood of taller or denser residential development there. This could indirectly lead to an increased need for public services associated with residential use, such as an increased number of residents needing emergency services, or visiting nearby public facilities such as libraries and parks.

Areas that are relatively more affected by the proposal (downtown retail core, Belltown, University District, Rainier Beach and Madison/Miller, Lake City) are places where dense multifamily housing is already an allowed use, and these areas are already well served by the full suite of utility services, including natural gas, electricity, broadband, stormwater and sewer infrastructure. The degree of change compared to what might occur under existing regulations would not adversely impact the ability of existing utilities to serve anticipated development. Due to the factors discussed in this section and other information above, we determine that there would be no adverse impact that is more than minor on public services or utilities as a result of the proposed legislation.

## **DECISION – SEPA**

Adoption of the proposed ordinance would have no short-term impacts on the environment and would not have more than moderate adverse long-term impacts on elements of the natural or built environment.

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- ☒ Revised Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(c).
- ☐ Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(c).

## **RECOMMENDED CONDITONS--SEPA**

None

Signature: \_\_\_\_\_ [on file] \_\_\_\_\_

Geoffrey Wentlandt, Land Use Policy Manager  
Office of Planning and Community Development

Date: October 8, 2025