

# 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:

Code Amendment for Indoor Sports and Recreation Uses in the Ballard-Interbay-Northend Manufacturing Industrial Center (BINMIC)

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: Geoff Wentlandt, Land Use Policy Manager (206) 684-3586

4. Date checklist prepared:

July 10, 2021

5. Agency requesting checklist:

City of Seattle, Office of Planning and Community Development

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

The City Council is expected to pass legislation with the code amendment in the 3<sup>rd</sup> or 4<sup>th</sup> quarter of 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.

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.

Sound Transit and the Federal Transit Administration (FTA) are conducting an environmental impact statement process for the West Seattle to Ballard Link Extension (WSBLE) Project, a light rail expansion project in the metropolitan Seattle area of King County, Washington. The Ballard Link Extension would build light rail from Ballard's Market Street area through downtown Seattle, affecting land in the BINMIC.

The City of Seattle is conducting an environmental impact statement on an Industrial and Maritime Strategy that assesses potential changes to comprehensive plan policies and zoning for manufacturing industrial centers, including the BINMIC.

The checklist preparer is aware that Force 10 enterprises a company that owns the Seattle Storm professional women's basketball team has approached the City with preliminary information for a concept to build a practice facility in the Interbay area, but no application has been filed with the City at this time.

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 amend the Land Use Code, SMC Title 23 to permit indoor sports and recreation uses up to a maximum size of 50,000 sq. ft. in Industrial General zones (IG1 and IG2), within the BINMIC. The current land use code maximum size of use for indoor sports and recreation uses is 10,000 sq. ft. in the IG zones. Criteria of approval would be as follows:

- Must be within the BINMIC
- Must not be within 500' of a shoreline
- Must be within 300' of an existing Neighborhood Commercial (NC) or Seattle Mixed (SM) zone
- Must be within 300' of a public park with active recreation uses
- Must not be within one mile of another indoor sports and recreation use that exceeds 25,000 sq. ft.

The proposal would also amend minimum parking requirements to decrease the amount of required parking from 1 space per 500 sq. ft., to 1 space per 2,000 sq. ft. for indoor sports and recreation uses in the BINMIC that exceed 25,000 sq. ft. in size.

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 would apply to land zoned Industrial General (IG1 or IG2) within the BINMIC.

## 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. A majority of the affected land in the BINMIC is relatively flat. Some slopes are found at the edges of the Interbay portion of the study area, and land slopes gently upward towards the north portion of the Ballard segment of the BINMIC. Small isolated slopes may be present throughout. This is a non-project action and no site-specific information is known at the time of this proposal.

- 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. This is a non-project action and no site-specific information is known at the time of this proposal.

- 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. The affected area is known to include liquefaction prone soils that are loose in nature, and is likely to include historic areas of fill. Other portions of the study area contain glacial till soils. This is a non-project action and no site-specific information is known at the time of this proposal.

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

Yes, the project area contains liquefaction prone soils, primarily in the flat lands that comprise the center of the Interbay 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.

Not applicable. 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.

Not applicable. This is a non-project action. No clearing, construction, or change of use is proposed. Erosion could occur 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)?

Not applicable. This is a non-project action. No change of impervious surface is proposed. Changes in impervious surface could occur as a result of future development if the proposal incrementally encourages development of indoor sports and recreation facilities.

- 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. This is a non-project action and no site-specific information is known at the time of this proposal.

## 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.

Not applicable. This is a non-project action. Minor changes in emissions could occur as a result of future development if the proposal incrementally encourages one or more larger sized indoor sports and recreation facilities in the area.

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

The study area is a manufacturing and industrial center (MIC). A variety of industrial uses exist in the area, including the BNSF Balmer train yard, and other industrial businesses that may produce some emissions and odors. This is a non-project action and no site-specific information is known at the time of this proposal.

- 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. This is a non-project action and no site-specific information is known at the time of this proposal.

### 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 BINMIC contains or is adjacent to the surface waters of Elliott Bay at the south, as well as Salmon Bay at towards the north.

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

Not Applicable. This is a non-project action and no site-specific information is known at the time of this proposal. A condition of the proposed code amendment limits application to areas at least 500' from a shoreline. Therefore the proposal would not directly affect shorelines or surface waters.

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

Not Applicable. This is a non-project action.

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

Not Applicable. This is a non-project action and no site-specific information is known at the time of this proposal. It is highly unlikely that a sports and recreation facility would require surface water withdrawal or diversion.

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

Portions of this area 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.

Not Applicable. This is a non-project action. It is highly unlikely that a sports and recreation facility would cause discharge of waste materials to surface waters.

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.

Not Applicable. This is a non-project action and no site-specific information is known at the time of this proposal.

- 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.

Not Applicable. This is a non-project action and no site-specific information is known at the time of 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.

Not Applicable. This is a non-project action. Water runoff control would be pursuant to the City's stormwater management regulations.

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

Not Applicable. This is a non-project action. Water runoff control would be pursuant to the City's stormwater management regulations.

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

Not Applicable. This is a non-project action. Water runoff control would be pursuant to the City's stormwater management regulations.

- 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. This is a non-project action and no site-specific information is known at the time of this proposal.

#### 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 and areas near Puget Sound waterbodies. This is a non-project action and no site-specific information is known at the time of this proposal.

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

Not Applicable. This is a non-project action.

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

The area includes surface waterbodies that are habitat for migrating salmon.

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

Not Applicable. This is a non-project action.

- 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. These plants would include common urban invasives such as ivy, blackberry, and bindweed. This is a non-project action and no site-specific information is known at the time of this proposal.

#### 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: rodents

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. This is a non-project action and no site-specific information is known at the time of this proposal.

- 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. This is a non-project action and no site-specific information is known at the time of this proposal.

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

The area includes migration routes for a variety of species including salmon and various birds. This is a non-project action and no site-specific information is known at the time of this proposal.

- 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. This is a non-project action and no site-specific information is known at the time of this proposal.

## 6. Energy and natural resources

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

Not Applicable. This is a non-project action.

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

Not Applicable. This is a non-project action and no site-specific information is known at the time of this proposal. The proposal might result in 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 an industrial area with a wide range of past industrial and manufacturing uses. Contamination from chemicals, waste disposal and industrial processes are likely to be present on various sites in the study area. Portions of the Interbay areas are known to be on fill. The current Interbay Golf Center is on top of a former landfill area. This is a non-project action and no site-specific information is known at the time of this proposal.

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.

See a.1 above. The affected area also includes underground features such as gas transmission pipelines and facilities for containing runoff, as well as storage for chemicals. This is a non-project action and no site-specific information is known at the time of this proposal.

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.

See answers above. This is a non-project action.

4) Describe special emergency services that might be required.

Not applicable. This is a non-project action.

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 a manufacturing industrial center. Known noise sources include the BNSF Balmer train yard, and roadway noise from truck traffic on major truck streets including 15<sup>th</sup> Ave. NW and the Ballard Bridge. This is a non-project action and no site-specific information is known at the time of this proposal.

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

Not applicable. This is a non-project action.

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 an urbanized manufacturing and industrial center. This includes a wide range of industrial businesses, maritime uses, and logistics uses including a train yard.

The proposal could affect existing industrial uses on nearby or adjacent properties if it brings an incremental increase in non-industrially-related visitors or activities to the area. This is a non-project action and no site-specific information is known at the time of this proposal.

- 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.

- 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. This proposal would not affect working farm or forest lands.

- c. Describe any structures on the site.

The affected area contains a diversity of structures consistent with an urbanized manufacturing industrial center. This is a non-project action and no site-specific information is known at the time of this proposal.

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

Not applicable. This is a non-project action.

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

The proposal would affect Industrial General 1 and Industrial General 2 zones within the BINMIC.

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

The proposal would affect land in the Manufacturing Industrial Center (MIC) comprehensive plan designation.

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

Not applicable. Conditions limit the affect of this proposal to 500' or more from shorelines.

- 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 liquefaction prone area. Isolated steep slopes are likely to be present within the affected area.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

- 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:

Policies for MICs prioritize industrial and maritime land uses. The proposal would modify regulations that limit the maximum size of indoor sports are recreation uses, a non-industrial use. However, conditions are included in the proposal to minimize the geographic extent of the proposal and to limit the potential for land use incompatibility with active industrial uses. Criteria limit the applicable area of the proposal to locations that would be relatively less disruptive to priority manufacturing and industrial uses, especially maritime uses near shorelines.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: Not applicable. None.

## 9. Housing

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

Not applicable. This is a non-project action. Little housing is located in MICs.

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

Not applicable. This is a non-project action. Little housing is located in MICs.

- 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?

Not applicable. This is a non-project action and no site-specific information is known at the time of this proposal.

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

Not applicable. This is a non-project action and no site-specific information is known at the time of this proposal.

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

None. This is a non-project action and no site-specific information is known at the time of this proposal. Future development proposals for an indoor sports and recreation facility would be subject to the zoning standards for height limit and other aspects. City policies minimize the amount of aesthetic controls on new development within MICs.

## 11. Light and glare

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

Not applicable. This is a non-project action. Light or glare commensurate with an indoor sports and recreation facility could result from the proposal.

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

Not applicable. This is a non-project action.

- 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 an urbanized manufacturing and industrial center.

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

None. This is a non-project action and no site-specific information is known at the time of this proposal.

## 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 on street bicycle facilities, the Interbay bicycle path and the Burke Gilman Trail; and public parks including the Interbay Golf Center, Interbay Athletic Complex, Gilman Playground, and Ross Playground.

- 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:

The proposal would potentially increase recreational opportunities if one or more larger-sized indoor sports and recreation facilities were to be facilitated by the code change. Limiting criteria would ensure that a new larger-sized indoor sports and recreation facility would be located within 300' of another existing public park with active recreation. Therefore, the proposal could result in a cluster of recreational opportunities in a focused geographic location which could provide mutually-reinforcing recreational opportunities.

### 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 sites and buildings that are over 45 years old and some of these may be eligible historic sites and buildings. The affected area is a MIC and a high percentage of older sites are structures that are industrial in character, such as warehouses and storage facilities.

- 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 area includes locations of historic settlement by Indians and European settlers. The waterways of Elliott Bay and Salmon Bay were important cultural resources and routes for travel and trade by Indians. The south end of Interbay near the shoreline of Elliott Bay is known to be a location where Indians resided. This is a non-project action and no site-specific information is known at the time of this proposal.

- 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.

Not applicable. 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. This is a non-project action and no site-specific information is known at the time of this proposal.

## 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, major truck streets and parking areas consistent with urbanized area and a MIC in Seattle. Particularly important major arterial, and major truck street corridors in the affected area include 15<sup>th</sup> Ave. NW, W. Dravus St., Leary Way, and Elliott Ave. This is a non-project action and no site-specific information is known at the time of this proposal.

- 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 Transit. Multiple bus routes are present on 15<sup>th</sup> Ave. W and Leary Way. This is a non-project action and no site-specific information is known at the time of this proposal.

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

Not applicable. This is a non-project action. Parking would be required for future proposal facilitated by the code change at a ratio of one parking space per 2,000 sq. ft. of indoor practice facility area. This would result in 25 parking spaces for a facility at the maximum allowable size of 50,000 sq. ft.

- 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).

Not applicable. This is a non-project action. The proposal might result in the need for frontage improvements in the vicinity of any future development facilitated by the code change.

- 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 proximity to rail transportation at the BNSF Balmer yard.

- 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?

Not applicable. This is a non-project action. The amount of vehicle trips would be commensurate with trips to and from an indoor sports and recreation facility.

- 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:

This is a non-project action and no site-specific information is known at the time of this proposal. Limiting criteria for the maximum size of use allowance, that require location within 300' of an existing Neighborhood Commercial or Seattle Mixed zone are intended to steer the location of potential facilities to geographic areas that are or can be served by transit. NC and SM zoned areas are more commonly served by transit than industrial areas removed from mixed use zones.

**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.

Not applicable. This is a non-project action.

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

None. This is a non-project action and no site-specific information is known at the time of this proposal.

**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. 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.

Not applicable. This is a non-project action.

**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: \_\_\_\_\_ On file \_\_\_\_\_

Name of signee: Geoff Wentlandt

Position and Agency: Land Use Policy Manager, Office of Planning and Community  
Development

Date Submitted: \_\_7/10/21\_\_\_\_\_

## 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?

The proposal could facilitate the future development of one or more indoor sports and recreation facilities exceeding 10,000 sq. ft., but less than 50,000 sq. ft. in size in the BINMIC. Discharges to water, air, noise, or storage of materials associated with an indoor sports and recreation facility could result. Indoor sports and recreation facilities typically do not cause notable discharges to water, air, and typically do not require storage of hazardous chemicals. Some noise discharge could result from typical sports activities such as buzzers and horns, bouncing balls and loud verbal communication among sports enthusiasts.

Proposed measures to avoid or reduce such increases are: Limiting criteria, limiting the eligible geographic locations and proliferation of larger-sized indoor sports and recreation uses.

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

The proposal could facilitate the future development of one or more indoor sports and recreation facilities exceeding 10,000 sq. ft., but less than 50,000 sq. ft. in size in the BINMIC. Plants and animals on or near the site of future development could be affected. However, sites within the BINMIC are already developed with urban uses.

Proposed measures to protect or conserve plants, animals, fish, or marine life are: Limiting criteria, limiting the eligible geographic locations and proliferation of larger-sized indoor sports and recreation uses. This includes to limit the location to areas 500' or more from shorelines.

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

The proposal could facilitate the future development of one or more indoor sports and recreation facilities exceeding 10,000 sq. ft., but less than 50,000 sq. ft. in size in the BINMIC. Resources and energy demands associated with the construction of an indoor sports and recreation facility could result.

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?

The proposal could facilitate the future development of one or more indoor sports and recreation facilities exceeding 10,000 sq. ft., but less than 50,000 sq. ft. in size in the BINMIC. Conditions would limit the affect of this proposal to areas 500' or more from shorelines. The proposal would not use or affect areas designated or under study for protection as a park, wilderness or priority habitat. The proposal could cause minor incremental pressure for development in an area of liquefaction prone soils.

Proposed measures to protect such resources or to avoid or reduce impacts are: Limiting criteria, limiting the eligible geographic locations and proliferation of larger-sized indoor sports and recreation uses. This includes to limit the location to areas 500' or more from shorelines.

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 proposal could facilitate the future development of one or more indoor sports and recreation facilities exceeding 10,000 sq. ft., but less than 50,000 sq. ft. in size in the BINMIC. Minor indirect adverse impacts could occur to the extent that the proposal facilitates the introduction of increased non-industrial activities in the form of indoor sports and recreation - into a designated MIC. In general City policies and the Comprehensive Plan prioritizes land in MICs for maritime and industrial activities. There is potential for non-industrial uses to conflict with the operation of some industrial activities, if patrons of non-industrial activities level complaints about noise, odors or light and glare from industrial activities. There is also the potential for non-industrial activities to displace industrial businesses. Non-industrial activities can create passenger vehicle trips that impede truck traffic and truck movements to and from industrial sites. City and regional policies for MICs do however assume that there will be some proportion of uses and activities in MICs that are non-industrial in nature, including activities that can be compatible with industrial uses, and serve the needs of MIC area employees.

Proposed measures to avoid or reduce shoreline and land use impacts are: Limiting criteria, limiting the eligible geographic locations and proliferation of larger-sized indoor sports and recreation uses. This includes a criterion to limit the location to areas 500' or more from shorelines. Criteria would limit the location to parts of the MIC that are within 300' of existing NC or SM zones, thereby steering the potential use to locations that are likely to be relatively more compatible with surrounding land uses. A criterion limits proliferation by specifying that not more than one such facility could be located within a one-mile radius.

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

The proposal could facilitate the future development of one or more indoor sports and recreation facilities exceeding 10,000 sq. ft., but less than 50,000 sq. ft. in size in the BINMIC. Minor indirect impacts could occur if the proposal incrementally increases the demand for trips on transportation, and for provision of public services and utilities to service an indoor sports and recreation facility that is larger in size than would be allowed in the absence of the proposal. Impacts could manifest in the form of increased passenger vehicle traffic and an increased number of service calls to police and fire departments stemming from activities in an indoor sports and recreation facility. In the absence of the proposal future development could still occur including intensive industrial development commensurate with an Industrial General zone. Therefore the degree of impact stemming from the proposal is small.

Proposed measures to reduce or respond to such demand(s) are: A code change to reduce the requirement for on-site parking is an integrated part of the proposal, and is intended to encourage means of travel to larger-sized indoor sports and recreation facilities other than single occupancy vehicle trips.

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.