SEPA ENVIRONMENTAL CHECKLIST

State Zoning Compliance Clean Up

SEPTEMBER 2026

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

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

A. Background Find help answering background questions

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

   State Zoning Compliance Clean Up

2. **Name of applicant:**

   City of Seattle

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

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

4. **Date checklist prepared:**

   September 28, 2026

5. **Agency requesting checklist:**

   City of Seattle, Office of Planning and Community Development

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

   The proposed code amendments will be transmitted to the Seattle City Council in late 2026 and considered at a public hearing in the first half of 2027.

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

   The City has proposed Council Bill 121173 which would rezone land in newly designated Neighborhood Centers, in new and expanded Urban Centers, and along frequent transit corridors. It would also update development standards in Lowrise (LR) and Midrise (MR) zones to support the development of more apartments and condos. The City is also considering additional rezones, referred to as Phase 3, to implement the Comprehensive Plan. Both of these efforts propose to rezone land that is currently zoned Neighborhood Residential to other zones.

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

   An EIS was published on January 30, 2025 for the Comprehensive Plan Update including changes to zoning and development standards in Neighborhood Residential zones.

On November 24, 2025, an addendum to that EIS was published covering changes made to the center boundaries after the FEIS publication and prior to Council review and Council Amendments.

A Director's Report has been prepared for this proposal.

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.

This is a non-project action that affects multiple parcels primarily in the Neighborhood Residential Zone across Seattle. A number of pending development proposals are located in zones affected by this proposal.

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

The proposed amendments require enactment by City Council and approval by the Mayor. No other agency approvals are anticipated.

11. Give a 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.)

The State Permanent Zoning Compliance Clean Up legislation is a nonproject legislative action proposing to clarify regulations, make edits to ensure consistent implementation, and address errors related to Permanent State Zoning Compliance legislation that was adopted in December 2025 as Ordinance 127376 by:

- Reestablishing a stand-alone religious properties bonus in NR zones
- Ensuring consistency between light rail projects and other essential public facilities in application of mitigation sequencing
- Clarifying the intent of the accessible unit bonus to prevent large, detached homes with ADUs on first floor
- Updating rules for “Sensitive Uses Near Highways, Railroads, and Major Truck Routes” to make them more predictable and enforceable
- Clarifying thresholds for amenity area
- Clarifying the relationship of exceptions for garages on sloped lots with garage width requirements and design standards
- Allow interior lots to use front setback equal to average of adjacent lots
- Restore a provision allowing dwelling units in side yards if a neighbor agrees to an easement.
- Update definition of front yard on corner lots
- Clarifying that setback averaging now applies in NR zones
- Clarifying how measurements apply to projects with a mix of unit types in one structure
- Clarifying the date used for measuring ADU bonus
- Clarifying the determination of front lot line
- Clarifying that all permitted ground-floor commercial is subject to the development standards for stacked dwelling units
- Removing load and unloading requirement for adult care centers
- Clarifying that ADUs can’t be accessory to non-residential uses
- Clarifying that density used in FAR table is actual density not allowed density
- Fixing previous amendments at Council that left incomplete sentences
- Cleaning up outdated terms and definitions that are no longer used

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.

This ordinance would primarily affect Neighborhood Residential zones throughout the City. It would also affect certain citywide standards such as regulations for sensitive land uses near highways, major truck routes, and railroads; parking for adult care centers; and front lot line definition.

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site:

This nonproject proposal applies citywide, primarily in the Neighborhood Residential zones. Citywide topography includes flat, rolling, hilly, and steep slope areas.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

This nonproject proposal applies citywide, primarily in the Neighborhood Residential zones which 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.

This non-project proposal defines no particular development site and is not tied to a specific future development. Citywide soil conditions include a wide variety of glacially-influenced soils, as well as clay, sand, peat, and muck in different parts of the City. There are no agricultural lands of long-term commercial significance within the City.

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

No. This non-project proposal defines no particular development site and is not tied to a specific future development. The City of Seattle has peat-settlement prone areas and liquefaction-prone areas.

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

This non-project proposal has no particular development site and would not directly result in filling, excavation, or grading. There is no specific likelihood that the proposal would lead to increased amounts of excavation, fill, or grading or related adverse effects.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

This is a non-project action with no particular development site. 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. Any potential indirect impacts to clearing or construction are discussed in Supplement D.1 of this checklist.

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 that does not directly propose a change in impervious surface. 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 Find help answering air questions

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.

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.

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 Find help answering water questions

a. Surface Water: Find help answering surface water questions

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.

The proposal would affect multiple parcels in the Neighborhood Residential Zone citywide. This area contains a variety of surface water bodies including but not limited to Puget Sound, Lake Washington, Duwamish River, Green Lake, Bitter Lake, and Haller Lake.

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 not tied to a specific future development. No work over, in, or adjacent to the described waters is proposed. Any future development subject to this non-project proposal would also be subject to the City's Shoreline Master Program and Environmentally Critical Areas Ordinance.

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 and is not tied to a specific future development. No fill or dredging in or from wetlands or surface water will directly 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. The proposal does not require surface water withdrawals or diversions.

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

This is a non-project action. This affected area includes 100-year floodplains. Any future development located within a 100-year floodplain would continue to be subject to applicable environmental regulations and reviews per SMC 25.

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. The proposal does not involve any discharges of waste materials to surface waters.

b. Ground Water: Find help answering ground water questions

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 does not involve withdrawals of groundwater 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. No waste materials are proposed to be discharged.

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 not tied to a specific future development. No runoff will directly result from this proposal. While the proposal could result in a minor increase in development overall, there is no particular aspect of the proposal that is projected to adversely affect runoff or generate adverse runoff impacts. The existing Seattle Stormwater Code and Manual would continue regulate runoff and storm water.

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

This is a non-project action not tied to a specific future development. This proposal will not directly result in waste materials entering ground or surface waters. While the proposal could result in a minor increase in development overall, there is no particular aspect of the proposal that is projected to increase waste materials entering ground or surface waters from future development. Any future

development subject to this non-project proposal would also be subject to the existing Seattle Stormwater Code and Manual.

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 Find help answering plants questions

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: gardens**

The affected area contains a diversity of plants consistent with urbanized areas. City-wide vegetation patterns include greenbelts and urban forest, and including trees, grass, and other vegetation on individual properties.

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. Removal of vegetation would continue to be regulated by SMC 25.11 for Tree Protection and Regulations, and SMC 25.05.675 for plants.

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

No threatened or endangered plant species are known to be on or near the site.

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. These plants include but are not limited to common urban invasives such as ivy, blackberry, and bindweed.

5. Animals Find help answering animal questions

a. List any birds and other animals that 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 including a diversity of birds, mammals, fish, and livestock. These animals include but are not limited to hawk, heron, eagle, songbirds, squirrels, opossum, coyotes, and salmon.

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

A variety of threatened and endangered species including salmon and various birds are known to be on or near the site. See the response to Supplement D.2 later in this checklist.

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. See the response to Supplement D.2 later in this checklist.

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.

6. Energy and Natural Resources Find help answering energy and natural resource questions

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 directly result in additional energy needs. Potential indirect impact to energy and natural resources are discussed in Supplement D.3.

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 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 Find help with answering environmental health questions

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because 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.

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. These include natural gas transmission pipelines.

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 directly 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. This proposal would reduce the geography and scope of the requirement for certain noise-insulation and HVAC requirements near highways, major truck routes, and railroads and allow a prescriptive pathway for meeting certain noise-insulation requirements.

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 directly result in additional noise. Minor indirect impacts could occur if the proposal results in a slight increase in the amount of development that occurs.

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 Find help answering land and shoreline use questions

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 including but not limited to housing, office, and retail uses. The proposal will not directly affect land uses and does not change any zoning designations.

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 site does not contain working farmlands or forest lands, although it does contain small-scale agricultural uses and natural areas. The proposal would not directly convert any farm or forest land.

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.

c. Describe any structures on the site.

The affected area contains a diversity of structures consistent with urbanized areas including attached and detached homes.

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

This is a non-project action. This proposal will not directly 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. This ordinance would affect Neighborhood Residential zones throughout the City. It would also affect certain citywide standards such as regulations for sensitive land uses near highways, major truck routes, and railroads; parking for adult care centers; and front lot line definition.

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

The affected area contains a diversity of comprehensive plan designations. Changes to citywide standards would affect urban neighborhood areas as well as neighborhood, urban, and regional centers.

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.

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: None.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: None.

9. Housing Find help answering housing questions

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 to be created 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. The proposal could also result in more low-income housing where religious properties take advantage of the religious properties bonus.

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. Compliance with existing city ordinances on housing and tenant relocation assistance is required.

10. Aesthetics Find help answering aesthetics questions

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 directly 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 directly altered or obstructed by this project.

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

11. Light and Glare Find help answering light and glare questions

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 directly 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 directly 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.

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

12. Recreation Find help answering recreation questions

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

The affected area has a diversity of recreational opportunities in the immediate vicinity consistent with urbanized areas including formal parks and natural areas. A list of City parks can be found at https://www.seattle.gov/parks.

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

This is a non-project action. This proposal will not directly displace any recreational uses.

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 Find help answering historic and cultural preservation questions

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

The affected area contains a diversity of historic sites and buildings including locally and federally designated sites.

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 historic use or occupation. The area includes locations of historic settlement by local tribes 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 Find help with answering transportation questions

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 including the Seattle street grid as well as various state and federal highways including Interstate 5, Highway 99, Interstate 405, and Interstate 90.

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 including but not limited to light rail, bus, or streetcars. Distances to transit stops vary substantially.

c. 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.

d. 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.

e. 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 directly result in additional vehicular trips. Changes in the number of vehicular trips could occur indirectly as a result of future development if the proposal incrementally encourages or discourages development in the affected area. See the response to Supplement D.6.

f. 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.

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

15. Public Services Find help answering public service questions

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. Future development may be served by a variety of public services depending on the use and location of the property. This proposal will not directly result in increased need for public services.

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

16. Utilities Find help answering utilities questions

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.

This is a non-project action not tied to a specific future development. No utilities are proposed for this project.

C. Signature Find help about who should sign

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.

X _____

Signature on file

Type name of signee: Brennon Staley

Position and agency/organization: Office of Planning and Community Development

Date submitted: 9/28/2026

D. Supplemental sheet for nonproject actions Find help for the nonproject actions worksheet

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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

   This action could have minor impact on discharges to air and water to the extent that they make it marginally easier to develop market-rate or affordable housing due to reduced or clarified provisions. It could also have minor impacts if it encourages development of townhouses and apartments rather than large, detached homes with ADUs. It could also reduce the size of new detached homes with ADUs. This action could result in incremental increases in the size of new buildings that use the religious properties bonus or that choose to build apartments or townhouse rather than detached homes. It could also result in additional emission to air due to temporary construction impacts.

   Changes to the amount or size of new buildings could result in minor impacts to stormwater and contaminants delivered to surface waters due to increased impervious surface, removal of existing trees, or change in space for new plantings. However, these changes are likely to be minimal as the overall volume of development is not expected to change significantly and a shift toward apartments could result in reduced impervious surface per dwelling unit. Many existing lots were developed before stormwater and flow control standards were implemented and would be subject to these standards if they are redeveloped.

   This action could also result in minor increases in noise consistent with the construction and occupation of new housing.

   Development would be subject to stormwater requirements as well as requirements for tree preservation and planting. Existing noise regulations would also apply.

- **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 action could have minor impact on plants, animals, fish, and marine life to the extent that they make it marginally easier to develop market-rate or affordable housing due to reduced or clarified provisions. It could also have minor impacts if it encourages development of townhouses and apartments rather than large, detached homes with ADUs. They could also reduce the size of new detached homes with ADUs. This action could result in incremental increases in the size of new buildings that use the religious properties bonus or that choose to build apartments or townhouse rather than detached homes.

Larger buildings could result in additional shading and building coverage and could reduce planting area for plants and habitat for animals. However, development would still be expected to meet setbacks, amenity area, and green factor requirements so potential size changes would be minimal. Incentives to encourage stacked flats rather than attached and detached homes could also result in developments with larger combined open spaces that are better for trees and large plants.

Development would be subject to requirements for tree preservation, tree planting, stormwater, environmentally critical areas, and shorelines.

- **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?

The action could result in minor changes to the amount and type of housing that is produced but is not expected to appreciably change the overall amount or the distribution of growth throughout Seattle. The action could have minor impacts if it encourages development of townhouses and apartments rather than large, detached homes with ADUs or reduce the size of new detached homes with ADUs. The reduced size of units might result in development that uses slightly less solid waste, water, and electricity per unit.

Development would be subject to energy efficiency requirements and green building standards.

- **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 action would require mitigation sequencing for Essential Public Facility projects near shorelines

and Environmentally Critical Areas. Otherwise, it would not modify requirements for shorelines and Environmentally Critical Areas.

The requirement for mitigation sequencing would tend to reduce the impact of Essential Public Facility projects near shorelines and Environmentally Critical Areas.

- **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?

The action could result in minor changes to the amount and type of housing that is produced but is not expected to appreciably change the overall amount or the distribution of growth throughout Seattle. Minor impacts to the amount or type of housing that is produced could occur if the action makes it marginally easier to develop market-rate or affordable housing due to reduced or clarified provisions. The action could also encourage development of townhouses and apartments rather than large, detached homes with ADUs and reduce the size of new detached homes with ADUs. The action could result in minor changes to height, bulk, and scape and resulting transitions, shadows, and views; however, the proposed changes are minor. The action could also result in incremental changes to tree canopy, where it results in larger buildings. However, development would still be expected to meet setback, amenity area, and green factor requirements so potential impacts would be minimal. Incentives to encourage stacked flats rather than attached and detached homes could also result in developments with larger combined open spaces that are better for trees and other large plants.

The action could also have minor impacts if it encourages development of townhouses and apartments rather than large, detached homes with ADUs. The action could also reduce the size of new detached homes with ADUs. These changes to the size and type of housing that is produced could result in units that are more affordable (due to their smaller size) but less appropriate for large or extended families. They could also result in housing with smaller amounts of private open space for new dwelling units.

The changes to noise attenuation standards could also result in less noise-insulating and HVAC features in some new buildings which could affect noise levels in interior spaces. However, these buildings would tend to be located in areas with reduced noise levels. The National Transportation Noise Map shows exterior noises levels tend to diminish to below 50 decibels within 400-500 feet of the major highways, with 200-300 feet of major truck streets and within 200-400 feet of railroads.

The action would not change requirements for Mandatory Housing Affordability or the Multifamily Tax Exemption program and is not likely to significantly change the overall number of demolitions or the number of affordable housing units created. Incentives for stacked flats could slightly reduce the number of demolitions per new unit. An increase in the number of flats stacked could result in more lower-cost market-rate units and increase the number of rent- and income-restricted affordable units.

- **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?

The action could result in minor changes to the amount and type of housing that is produced but is not expected to appreciably change the overall amount or the distribution of growth throughout Seattle. The action could have minor impacts on transportation if it encourages development of townhouses and apartments rather than large, detached homes with ADUs or reduces the size of new detached homes with ADUs. Overall, these changes could result in a minor increase in the number of smaller homes and the number of homes without parking spaces which might generate fewer car trips but result in greater use of transit leading to a positive impact on the SOV mode share target.

The action is not likely to have significant impacts on demand for public services and utilities as it not expected to appreciably change the overall amount or the distribution of growth throughout Seattle. The action could have minor impacts if it encourages development of townhouses and apartments rather than large, detached homes with ADUs or reduce the size of new detached homes with ADUs. The reduced size of units might result in development that uses slightly less solid waste, water, and electricity per unit, but that increases usage of parks and open space.

- **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, and federal laws and requirements for protection of the environment.

The City's Comprehensive Plan includes multiple goals and policies directing the creation of both market-rate and affordable housing in Seattle as well as other goals related to urban design, historic preservation, transportation, utilities, and the environment. This proposal seeks to balance and accomplish many of these objectives.

Below is a summary of specific selected goals and policies in Seattle's Comprehensive Plan that support this proposal:

Land Use Goal 1: Zoning and development standards encourage and shape growth and development to:

- *Implement the vision contained in this Plan.*
- *Create housing that works for households of all types and income levels.*
- *Create spaces for the diverse needs of businesses and institutions.*
- *Encourage high-quality, well-designed, and sustainable buildings.*
- *Protect and enhance the natural environment.*
- *Mitigate the impacts of new construction.*

Land Use Policy 1.5: Seek to balance the benefits of regulating land use and development with the impacts to property owners and the cost of housing and non-residential space.

The action would not modify requirements for historic or archeological resources and would not change the geographic area of the proposal. The action could result in minor changes to the amount and type of housing that is produced but is not expected to appreciably change the overall amount or the distribution of growth throughout Seattle. Changes due to reduced or clarified provisions could result in incremental increase in the feasibility of development on sites with historic or archeological resources; however, existing regulations will tend to mitigate the impact of these changes on sites with historic or cultural resources. Changes to encourage stacked flats could also result in fewer demolitions per new dwelling unit which could reduce impacts on historic or archeological resources.