

City of Seattle

ENVIRONMENTAL CHECKLIST

A. BACKGROUND:

1. Name of proposed project, if applicable:

Land Use Code amendment to establish a new Incentive Zoning Chapter, 23.58A

2. Name of Applicant:

City of Seattle

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

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4. Date checklist prepared:

August 18, 2008

5. Agency requesting checklist:

City of Seattle, Department of Planning and Development

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

The amendments are anticipated to be considered by the City Council beginning in the summer of 2008. Council review will include a public hearing.

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

The Land Use Code is regularly updated as required.

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

Information in this checklist, the Draft Ordinance, Director's report were considered in formulating and analyzing the subject 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:

The proposed incentive zoning chapter would apply in various parts of the city when development regulations for zones or areas were revised to incorporate incentive zoning. However, the recommended outcome of this proposal is not expected to substantively alter decisionmaking on any individual pending application.

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

The proposed amendments will require adoption by the City Council.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site.

The proposed amendments would create a new Chapter 23.58A to create a framework for consistent incentive zoning provisions. The new Chapter 23.58A would be organized with subchapters: general provisions and provisions that would allow for extra residential floor area and nonresidential floor area to be gained. Key aspects of the proposal include:

- Use of incentive zoning would be voluntary (the developer has the choice to develop under base zoning requirements without incentive zoning);
- Use of incentive zoning always involves providing affordable housing or a payment in lieu for all extra floor area where height limits are 85' or less;
- Use of incentive zoning where height limits are greater than 85' for residential floor area would:
 - involve providing affordable housing or a payment in lieu to achieve at least 60% of the extra floor area; zoning for particular areas could provide for up to 40% of extra floor area to be gained through other options as follows: public open space bonus; and Transfer of residential development potential (TDP) from landmarks or open space.
- Use of incentive zoning where height limits are greater than 85' for nonresidential (commercial) floor area would:
 - involve voluntary agreements to provide affordable housing and childcare, or transfer of development rights (TDR) from eligible affordable housing sites to gain 75% of all extra floor area;
 - allow a variety of other means to gain 25% of all extra floor area including: amenity features (similar to those currently allowed downtown) such as open space improvements and transfer of development rights from eligible sites.

Summary of the housing program elements for extra residential floor area:

- A minimum of 11% of net bonus square feet (an efficiency factor would allow for areas such as elevator lobbies and mechanical rooms to be excluded) must be provided as affordable housing meeting specified conditions; or a payment made in lieu: \$18.94/sqft on average (\$15 minimum) with an automatic adjustment based on a cost index;
- Affordable housing must be provided for a minimum of 50 years; and
- Income, rent, and sales price restrictions will apply:
 - Rental: income of residents is not to exceed 80% of median income; monthly rents, including tenant paid utilities, are not to exceed 30% of eligible household monthly income;
 - Affordable housing area provided may be reduced in order to serve lower income levels;
 - Homeownership: income of residential is not to exceed 100% median income; monthly housing costs are not to exceed 35% of eligible household monthly income.

In the spring of 2006, the State legislature passed House Bill 2984, now codified in part as Washington State law, RCW 36.70A.540, which authorizes local jurisdictions to enact or expand incentive programs that encourage the development of housing units affordable to households with incomes at or below certain limits. When changes to zoning use the new chapter developers will have the option of exceeding base height or density limits, or both, if they include housing units that are affordable to moderate-wage workers in their developments (performance option). At the developer's discretion, a financial contribution may be made to a housing fund established for this purpose, in lieu of providing the housing (payment option).

The affordable housing obligation under the performance option totals 11% of a minimum of 60% of the net bonus floor area. If a developer chooses to make a cash contribution in lieu of performance, it must equal a minimum of \$15.00 per square foot, with the contribution amount increasing with the height of the structure, and a maximum of \$18.94 per square foot of gross bonus floor area. Affordability requirements for units produced as part of the incentive program are as follows: less than 80% of area median income for rental apartments and less than 100% of area median income for owned units (condominiums or townhomes). The minimum term of affordability is 50 years.

The developer may choose to provide the required affordable units either on- or off-site. Land donations may also be considered. Affordable units produced with developer contributions would be built in the following areas, in order of priority:

1. Within the immediate area where the development using the extra residential floor area is located;
2. Within one-half mile of light rail or bus rapid transit stations on routes serving the area where the development using the extra floor area is located; or
3. Within one of six sectors of the city, as defined by the Code, where the development using the extra floor area is located.

The incentive program or extra nonresidential floor area is based on the program that is currently in effect in downtown Seattle as updated in 2006. Summary of the housing program for extra nonresidential floor area:

- A minimum of 15.6% of gross bonus square foot must be provided as affordable housing meeting specified conditions and an amount of child care space (equivalent to 0.000127 of a child care slot per gross square foot); or a payment made in lieu of: \$18.75 per square foot of nonresidential bonus floor area for housing and \$3.25 per square foot of nonresidential bonus floor area for child care facilities.
- Affordable housing must be provided for a minimum of 50 years; and
- Income, rent, and sales price restrictions will apply:
 - Rental: income of residents not to exceed 80% of median income; monthly rents, including tenant paid utilities, are not to exceed 30% of eligible household monthly income;
 - Homeownership: income of residents not to exceed 100% median income; monthly housing costs are not to exceed 35% of eligible household monthly income.

Other Bonus Options and Transfer of Development Capacity. The new Chapter 23.58A includes provisions for the additional benefits that are anticipated to be the most desirable for gaining extra residential floor area: open space (including green street setbacks on designated green streets) and landmark preservation. Older Seattle neighborhoods usually include a number of designated landmarks and structures that may be eligible for designation as a landmark. The proposed chapter would include provisions by which the development regulations for a zone or area could allow a developer to gain additional development potential, by transferring development

rights or potential from a designated landmark. The other bonus and transfer options for gaining extra nonresidential floor area are based on the existing downtown incentive program. For both extra residential and nonresidential floor area, additional public benefits could be identified and would be added to the new Chapter 23.58A as developed as part of planning processes undertaken in individual areas or neighborhoods.

The proposed chapter would include provisions by which the development regulations for a zone or area could allow a floor area bonus for the provision of neighborhood open space or other feature, as applicable, as well as allow floor area gained by acquiring development capacity transferred from eligible locations.

Summary of incentives for other public benefits:

- Would apply when the bonused height is greater than 85’;
- A payment in-lieu will be available when practical; and
- Transferable Development Potential (TDP) or Transfer of Development Rights (TDR) could be allowed.

B. ENVIRONMENTAL ELEMENTS:

1. Earth

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

All types of terrain are present in Seattle (includes flat, rolling, hilly and steep slopes).

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

Not applicable. This is a non-project proposal. While areas in Seattle are generally flat, some areas contain slopes exceeding 40%, and many established neighborhoods are located on sloping hillsides, including the slopes of Capitol Hill, Beacon Hill, and Queen Anne. Individual projects that may use the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review) and environmentally critical areas regulations.

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 prime farmland.

Not applicable. This is a non-project proposal. Soils found in Seattle include: silt, sand, gravel, clay, peat, till, hardpan, sandstone, debris, and slag. Individual projects that may use the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review) and environmentally critical areas regulations.

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

Not applicable. This is a non-project proposal. While areas in Seattle are generally flat and stable, there are indications of unstable soils in some of Seattle's areas and there have been landslides in some areas. Individual projects that may use the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review) and environmentally critical areas regulations.

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

Not applicable. This proposal is a non-project action and does not involve construction activity. The amount of filling or grading depends upon existing site conditions and usually is part of the site preparation. Individual projects that may use the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review).

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

Not applicable. The indirect effects of this non-project proposal are not expected to increase development pressures that would change the amount of clearing that would occur on any site. Potential impacts of specific development projects will be addressed through existing regulations and/or separate site-specific environmental review.

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

Not applicable. This proposal is a non-project action and does not involve construction activity. The amount of impervious surface coverage depends upon existing site conditions and site design of a project-specific action. Individual projects that may use the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review) as they move forward. The proposal would not result in an appreciably greater amount of impervious covering compared to what existing zoning provisions allow.

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

Not applicable. This proposal is a non-project action and does not involve construction activity. The amount of erosion depends upon existing site conditions and site design of a project-specific action. Individual projects that may use the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control erosion or other impacts to the earth at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review).

There are established policies and regulations to limit the potential of erosion and landslide impact of specific development proposals. The indirect effects of this non-project proposal on surface water resources are addressed in Section D, Supplemental Sheet for Non-project Actions.

2. Air

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Not applicable. This proposal is a non-project action and does not involve construction or development activity. No changes to odor standards are proposed. Individual projects that may use the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review).

The indirect effects of this non-project proposal to air resources, including green house gas emissions, are addressed in Section D, Supplemental Sheet for Non-project Actions

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

Not applicable. This is a non-project proposal. Off-site sources of emissions or odors could exist in the vicinity of individual projects that may utilize the provisions of this proposal.

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

There are established policies and regulations to minimize or prevent adverse air quality impacts, including green house gas emissions, of specific development projects.

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.**

There are several water bodies within the city of Seattle including Elliott Bay, Lake Union, Green Lake and Lake Washington.

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

No. This proposal is a non-project action and does not involve construction or development activity. The City of Seattle Shoreline Master Program is currently under revision and will regulate all uses within a 200 foot buffer of the shoreline.

- 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 proposal is a non-project action and does not involve construction or development activity. The proposed legislation is unlikely to affect the amount of fill or dredge required for site preparation as compared to that allowed under existing regulations. Individual projects that may use the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, and other requirements.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. The proposed legislation is unlikely to affect surface water withdrawal or diversion as compared to that allowed under existing regulations. Individual projects that may use the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, and other requirements.

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

Not applicable. This is a non-project proposal and does not involve construction or development activity. Individual projects that may use the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, and other requirements.

- 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. The indirect effects of this non-project proposal on surface water resources are addressed in Section D, Supplemental Sheet for Non-project Actions.

b. Ground Water:

1) Will groundwater be withdrawn or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Not applicable. This proposal is a non-project action and does not involve construction or development activity. The proposed legislation is unlikely to result in the withdrawal of or discharge to ground water as part of the site development for an individual project. Individual projects that may use the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, and other requirements. New development will need to include adequate sanitary sewer connection and capacity, and stormwater controls.

2) Describe waste material that will be discharged into the ground for 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. The proposal is a non-project action and does not involve construction or development activity. The city is generally served by sewer infrastructure. The proposed legislation will not change existing regulations on septic tanks or waste material discharge. Future development projects will need to include adequate sanitary and stormwater sewer capacity and controls, and will be subject to environmental review (if they meet or exceed thresholds for environmental review) and the City's stormwater and drainage requirements.

c. Water Runoff (including storm water):

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 proposal is a non-project action and does not involve construction or development activity. The amount of runoff and method of collection depends upon existing site conditions and site design of a project-specific action. Individual projects will be subject to the City's stormwater and drainage requirements and environmental review (if they meet or exceed thresholds for environmental review.) Future development projects will need to meet treatment requirements prior to connection to City storm sewer systems. The indirect effects of this non-project proposal related to water runoff are addressed in Section D, Supplemental Sheet for Non-project Actions.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Individual projects that may use the provisions of this proposal will be subject to the City's Environmentally Critical Areas Ordinance, and the City's stormwater and drainage requirements and environmental review (if they meet or exceed thresholds for environmental review.) Future development projects will need to demonstrate that stormwater and wastewater requirements have been met. The indirect effects of this non-project proposal related to water runoff are addressed in Section D, Supplemental Sheet for Non-project Actions.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. There are established policies and regulations to protect wetlands, riparian corridors, lakes, drainage basins, wildlife habitats, slopes, and other property from adverse drainage impacts of specific development projects. New construction will need to

comply with the City's Stormwater, Grading & Drainage Control Ordinance and provide for mitigation of erosion, if required. Individual projects will also be subject to environmental review (if they meet or exceed thresholds for environmental review).

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

Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

Water plants: water lily, eelgrass, milfoil, other

Other types of vegetation

Most terrestrial vegetation types listed above could be found in the city.

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

Not applicable. The proposal is a non-project action and does not involve construction or development activity. The amount of vegetation removal depends upon existing site conditions and project-specific site design. The proposed legislation is unlikely to affect the amount of vegetation removed or altered compared to that allowed under existing regulations.

Individual development projects that may use the proposed legislation's zoning and development regulation changes will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, Significant Trees Ordinance, and other regulations. The indirect effects of this non-project proposal on vegetation are addressed in Section D, Supplemental Sheet for Non-project Actions.

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

Not applicable. This is a non-project proposal. The proposed legislation is unlikely to have a different affect on threatened or endangered plant species than existing regulations. Individual projects that may use the provisions of this proposed legislation will be subject to the City's Environmentally Critical Areas Ordinance, which requires identification of threatened or endangered species on or near individual project sites.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Development standards and design guidelines are in place and proposed that support the use of native plants and other vegetation on specific development projects where appropriate. Individual projects that may use the provisions of this proposal will occur over time and cannot be evaluated in terms of landscaping or other measures to preserve or enhance vegetation at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review), and will be subject to the City's existing requirements for screening and buffers. The green factor and other landscaping standards are expected to provide mitigation for water quality and run-off impacts as well as promote aesthetically pleasing landscaping of new development sites.

5. **Animals**

a. **Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:**

Seattle is developed and urban in character. Birds observed in Seattle include hawk, eagle, songbirds, crow, starling, seagulls, pigeons, heron, Canadian Geese, and other birds. Mammals observed include squirrels, raccoons, the opossum, other small rodents, and household pets.

This proposal is a non-project action and does not involve construction or development activity. Individual projects that may use the provisions of this proposal will occur over time and cannot be evaluated in terms of specific animals present in affected areas at this stage.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Individual development sites have not been determined. Some areas are near Lake Washington, where several endangered species are known to be found, including: Chinook salmon, Bull trout, bald eagle, Oregon spotted frog, long-eared myotis, long-legged myotis, northwestern pond turtle, olive-sided flycatcher, and Pacific Townsend's big-eared bat. The indirect effects of this non-project proposal on animals are addressed in Section D, Supplemental Sheet for Non-project Actions.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Seattle is developed and urban in character.

Seattle is within the "Pacific Flyway," one of the four principal north-south migration routes for birds (including Canadian Geese, heron, and other birds) in North America. The Pacific Flyway encompasses the entire Puget Sound Basin. Individual projects that may use the provisions of this proposal will occur over time and cannot currently be evaluated in terms of impacts on migration routes. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review), and the City's Environmentally Critical Areas Ordinance for habitat protection.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Policies are in place to encourage the maintenance of fish and wildlife habitat for specific development projects where appropriate.

Individual projects that may use the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to preserve or enhance wildlife at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review), and the City's Environmentally Critical Areas Ordinance for habitat protection.

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. The proposal is a non-project action and does not involve construction or development activity. The city is served by electric and natural gas utilities. New development is likely to use these sources of energy. Future development projects that may use the proposed legislation are unlikely to require different types of energy sources under the new provisions than under the existing provisions.

Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of energy requirements at this stage. Such projects will be subject to subsequent environmental review (if they meet or exceed thresholds for environmental review).

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

Not applicable. The proposal is a non-project action and does not involve construction or development activity; however in the affected areas we do expect some building height and density increases, possibly reducing solar access on neighboring parcels.

Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of impacts to adjacent properties at this stage. Individual development projects that use the proposed legislation will be subject to environmental review and design review (if they meet or exceed thresholds for environmental review) for energy related impacts.

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:

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Individual projects that may use the provisions of this proposal will occur over time and cannot be evaluated in terms of energy conservation features or measures to reduce or control energy impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) and will need to meet the City's energy code requirements. The indirect effects of this non-project proposal on energy resources are addressed in Section D, Supplemental Sheet for Non-project Actions.

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.

Not applicable. This proposal is a non-project action and does not involve construction or development activity. The proposed legislation are unlikely to result in environmental health hazards as part of the site development for an individual project.

Individual projects that may use the provisions of this proposal will be subject to the City's Environmentally Critical Areas Ordinance, environmental review (if they meet or exceed thresholds for environmental review,) and other requirements.

1) Describe special emergency services that might be required.

Not applicable. This proposal is a non-project action and does not involve construction or development activity. The amount of growth in zones or areas that are linked to this proposal are anticipated to be within the range covered by the City of Seattle's Comprehensive Plan for Fire Protection and Police Services. In general, emergency service providers including the Fire and Police Departments will review the effects of increased development and propose enhanced services as necessary as part of their planning for future service needs. The indirect effects of this non-project proposal are not expected to result in an increased need for emergency services. See discussion in Section D, Supplemental Sheet for Non-project Actions.

Individual projects that may use the provisions of this proposal will occur over time and cannot be evaluated in terms of special emergency services required at this stage. Such

projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other requirements.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. The indirect effects of this non-project proposal are not expected to result in an increase of environmental health hazards.

Individual projects that may use the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control environmental health hazards at this stage. Such projects will be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review), building code, and other public health and safety requirements. See discussion in Section D, Supplemental Sheet for Non-project Actions.

b. Noise

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Ambient noise typical of urban areas exists in Seattle. The extent of existing traffic and other noise affecting a given development project, will be assessed through project-specific environmental review (if they meet or exceed thresholds for environmental review).

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 proposal is a non-project action and does not involve construction activity. The indirect effects of this non-project proposal are not expected to increase noise impacts.

Individual projects that may use the provisions of this proposal will occur over time and cannot be evaluated in terms of noise impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) as they move forward. See discussion in Section D, Supplemental Sheet for Non-project Actions.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Existing noise standards and regulations in the Land Use Code would be retained and would not change as part of this proposal.

Individual projects that may use the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control noise impacts at this stage. Such projects will be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review).

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

There will be no change of land uses as a result of this proposed code change. As redevelopment occurs in the city generally, some less intensive uses, such as vacant land may be replaced with new development just as is expected under the current provisions.

- b. Has the site been used for agriculture? If so, describe.**
Not applicable. This is a non-project proposal. Seattle land area has not been used in large part for agriculture for a long period of time.
- c. Describe any structures on the site.**
Not applicable. This is a non-project proposal. Seattle contains a wide range and extensive number of structures that are urban in form.
- d. Will any structures be demolished? If so, what?**
Not applicable. The indirect effects of this non-project proposal are not expected to increase the rate of demolition.
- e. What is the current zoning classification of the site?**
Zoning within the city is varied and includes low to moderate density and high density, residential, commercial, mixed use and industrial zones.
- f. What is current comprehensive plan designation of the site?**
Comprehensive plan designations of the city is varied, in a manner similar to the description in e, above.
- g. If applicable, what is the current shoreline master program designation of the site?**
All shoreline designations in the shoreline master program are present in the city. These designations range from shoreline habitat to intensive urban use.
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**
Yes, see the City's critical areas maps.
- i. Approximately how many people would reside or work in the completed project?**
Not applicable. This is a non-project proposal.
- j. Approximately how many people would the completed project displace?**
Not applicable. The indirect effects of this non-project proposal are not expected to increase the rate and extent to which residences or businesses are displaced.
- k. Proposed measures to avoid or reduce displacement impacts, if any:**
Not applicable. The indirect effects of this non-project proposal are not expected to increase the rate or extent to which residences or businesses are displaced.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**
The proposal is compatible with existing and projected land uses and plans.

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 proposal. However, zoning changes in the future that link to the proposal could influence the number of lots likely to become available for redevelopment and/or the density of projects that can be built on these lots. This would be analyzed as part of the future proposals.

Development capacity is not a prediction of the amount of growth that will occur (the number of new units that will actually be built), but it does provide a reasonable estimate of what is possible if sites identified as available are redeveloped. What actually is built will depend on numerous factors, including market conditions, demand for certain types of housing, and opportunities for development in other zones. Under Comprehensive Plan growth targets, an additional 50,000 units are anticipated in Seattle by 2024. The current zoning in place in the city accommodates 144,438 new housing units.

The amount of growth anticipated in the city could occur with or without the proposed incentive zoning chapter, but some additional growth might be attracted as a result of future code amendments or rezones that could enable projects to increase development capacity.

New housing developed would accommodate a range of affordability, including subsidized housing provided for low-income households by public and non-profit housing agencies, market rate housing available to renters and owners at a range of income levels, and high-income, luxury housing. Affordability will be influenced by many factors beyond the scope of land use regulations, including locational characteristics, such as proximity to amenities and employment, the overall demand for housing in the region, and construction costs. Individual projects that will be influenced by the provisions of this proposal will occur over time and cannot be evaluated in terms of affordability at this time.

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

Not applicable. The indirect effects of this non-project proposal are not expected to result in any significant change to the rate of demolition of housing. As discussed above, there is more capacity in the city over the next 20 years. Given that the amount of growth in these zones will not significantly increase under the proposed changes, there will also not likely be any significant increase in the number of existing units lost. In fact, if individual projects achieve higher development densities and accommodate more units on redeveloped lots than would otherwise occur under existing conditions, slightly fewer lots would be required to accommodate the same number of units, which in turn could reduce the loss of units because fewer existing structures would be demolished.

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

Not applicable. The indirect effects of this non-project proposal are not expected to result in any significant change to the rate of demolition of housing. The proposal includes provisions for increased height and density in specified for projects contributing to affordable workforce housing. Since current zoning does not include such provisions, there would be more new units affordable to targeted households produced under the proposed changes than would otherwise occur under regular market conditions.

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 proposal and does not include any construction or development activity. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of exterior building materials at this stage.

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

Not applicable. This is a non-project proposal. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of view alteration at this stage. Overall, any additional height proposed as part of future zoning changes could result in private view blockage. This is not anticipated to be significant when compared to the current height limits.

Individual development projects that use the proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review) for height, bulk and scale impacts and the City's Design Review Program.

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

Not applicable. This is a non-project proposal. Projects and development consistent with this proposal will occur over time and cannot be evaluated at this stage. See discussion in Section D, Supplemental Sheet for Non-project Actions.

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 proposal. Existing light and glare standards are not proposed to be changed. Projects and development that use the proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review) for light and glare impacts.

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

Not applicable. This is a non-project proposal. Projects and development that use the proposal will be subject to regulations and environmental review (if they meet or exceed thresholds for environmental review) for light and glare impacts.

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

Not applicable. This is a non-project proposal. Ambient light and glare typical of urban areas exist in Seattle. The extent of light and glare affecting a given development project will be assessed through project-specific environmental review (if they meet or exceed thresholds for environmental review) and other regulations.

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

Not applicable. This is a non-project proposal. Established policies and regulations to minimize or prevent hazards and other adverse light and glare impacts of specific development projects will not change. Projects and development that use the proposed legislation will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other regulations for light and glare impacts.

12. Recreation

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

There are parks and other designated and informal recreational opportunities throughout Seattle. In addition, many new developments would be required to provide on-site residential amenity or open space.

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

Not applicable. This is a non-project proposal which is not likely to change the potential for displacement of any existing recreational uses. Projects and development that use the proposed legislation will be subject to environmental review (if they meet or exceed thresholds for environmental review) for recreation impacts. The indirect effects of this non-project

proposal on recreational opportunities are discussed in Section D, Supplemental Sheet for Non-project Actions.

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

Not applicable. This is a non-project proposal. Individual projects will continue to be required to provide on-site residential amenity space. Projects and development that use the proposed legislation will be subject to environmental review (if they meet or exceed thresholds for environmental review) for impacts on recreation.

13. Historical and Cultural Preservation

a. Are there any places or objects listed on, or proposed for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

This is a non-project proposal. Individual projects and development that use the proposed legislation will be subject to the City's regulations related to historic and archaeologically significant landmarks as well as environmental review (if they meet or exceed thresholds for environmental review).

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site?

Not applicable. This is a non-project proposal. Individual projects and development that use the proposed legislation will be subject to the City's regulations related to historic and archaeologically significant landmarks as well as environmental review (if they meet or exceed thresholds for environmental review).

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

Not applicable. The indirect impacts of this non-project proposal on historic and cultural resources are discussed in Section D, Supplemental Sheet for Non-project Actions. There are established policies and regulations to maintain and preserve significant historic sites and structures and to provide the opportunity for analysis of archaeological sites during review of specific development projects. Projects involving structures or sites which have been designated as historic landmarks are subject to compliance with the Landmarks Preservation Ordinance.

The proposal includes provisions to encourage the preservation of designated Seattle Landmark structures by establishing provisions for the transfer of development potential (TDP) from lots occupied by landmark structures. This would allow additional floor area to be added above the base height and FAR limits in eligible areas in the future.

14. Transportation

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

The city is served by the entire street system, including arterials with access to highways.

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Not applicable. This is a non-project proposal. Generally, Seattle is well served by public transit in terms of both frequency of transit stops and headways.

- c. How many parking spaces would the completed project have? How many would the project eliminate?**

Not applicable. The direct and indirect effects of this non-project proposal, are discussed in Section D, Supplemental Sheet for Non-project Actions.

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

Not applicable. This proposal is a non-project action and is not expected to require new roads or streets. New development on streets not meeting City standards will be responsible for improvements pursuant to the Land Use and Street Use Codes, the Street Improvements Manual and other applicable requirements.

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

Not applicable. This proposal is a non-project action. Indirect effects of the proposal are not likely to affect water or air transportation. Certain areas are in the vicinity of Link Light Rail and other forms of rail transportation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Not applicable. The direct and indirect effects of this non-project proposal on vehicle trips are discussed in Section D, Supplemental Sheet for Non-project Actions.

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

Not applicable. This proposal is a non-project action.

15. Public Services

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

Not applicable. The proposed amendments are not expected to change potential demand for public services. The indirect effects of this non-project proposal on public services are discussed in Section D, Supplemental Sheet for Non-project Actions.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity.

16. Utilities

- a. Utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

Seattle is extensively developed and served by all the utilities listed above except for septic systems. Other utilities available include cable television and internet access.

- 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. The proposed amendments are not expected to change potential demand for utility services or the specific services to be provided, which are decided on a site-by-site basis. The indirect effects of this non-project proposal on utilities are discussed in Section D, Supplemental Sheet for Non-project Actions.

C. SIGNATURE

Signature provided following section D below.

D. SUPPLEMENTAL SHEET FOR NON-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 the questions, be aware of the extent of 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?

The proposed amendments to the Land Use Code would be unlikely to result in any major changes to the rate of development or patterns of development in the city. As a result, the potential for increased impacts to water, air (including green house gas emissions), or noise or additional release of hazardous substances would be minor. There may be marginally increased stormwater runoff from greater lot coverages in certain zones, although this is regulated by ordinances listed below. Runoff from construction projects should be normal, although the incentive to redevelop may spur increased development rates in certain zones and thus increase noise levels in areas prone to redevelopment.

Proposed measures to avoid or reduce such increases are:

As discussed above, the potential for indirect impacts of this non-project proposal are expected to be minor. The existing regulatory framework, i.e., the Land Use Code, The Shoreline Master Program, Environmentally Critical Areas Ordinance, and the City's SEPA ordinance will address impacts during review of development proposals on a project-specific basis.

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

The proposed amendments to the Land Use Code would be unlikely to result in any major changes to the rate of development or patterns of development in the city. As a result, the potential for increased environmental impacts to plants, animals, fish or marine life is minor. On a site-by-site basis, future development projects could potentially result in plant and animal impacts as a result of clearing vegetation or habitat that may be present on these sites.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

As discussed above, the potential for indirect impacts of this non-project proposal are expected to be minor. The existing regulatory framework, i.e., the Land Use Code, The Shoreline Master Program, Environmentally Critical Areas Ordinance, and the City's SEPA ordinance will address impacts during review of development proposals on a project-specific basis.

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

The proposed amendments to the Land Use Code would be unlikely to result in any major changes to the rate of development or patterns of development in the city. As a result, the potential for increased depletion of energy and natural resources is minor. Increased housing density can, in certain cases, reduce demands for energy and natural resources. Urban development patterns, such as in Seattle, can reduce energy consumption by clustering services and having a good land use mix. This allows people to more freely walk and use transit for work and pleasure trips. Building heating costs may also be reduced per household since multifamily units typically result in more common wall area, which is more thermally efficient.

Proposed measures to protect or conserve energy and natural resources are:

In the long-term the proposed amendments are specifically designed to reduce consumption of fossil fuels and conserve natural resources by encouraging projects to locate in existing developed urban areas.

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?**

Future development on specific parcels would likely have little effect on historic sites and districts. Future development has a low potential to affect environmentally sensitive areas, parks, wetlands, or floodplains, since these types of areas are limited within the highly developed city.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The existing regulatory framework, i.e., the Land Use Code, The Shoreline Master Program, Environmentally Critical Areas Ordinance, Landmarks Preservation Ordinance and the City's SEPA ordinance will address impacts during review of development proposals on a project-specific basis. In addition, zoning incentives are proposed to help preserve landmark structures.

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

The proposed amendments to the Land Use Code would be unlikely to result in any major changes to the rate of development or patterns of development in the city. The objectives of the proposed amendments are to further goals of the Seattle Comprehensive Plan's urban center and village strategies and Neighborhood Plans. As a result, the proposal is unlikely to have major effects on land and shoreline use.

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

Development above SEPA thresholds will continue to be reviewed on a project basis and any land use related impacts identified and mitigated as part of the project's SEPA decision.

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

The proposed amendments are not expected to result in significant adverse impacts to traffic or parking or public services and utilities.

Proposed measures to reduce or respond to such demands are:

Future development will occur on a project-by-project basis. Public services and utilities can be accommodated when change is of an incremental nature. Policies are in place to ensure that proposed land developments do not cause or increase associated public services without contributing appropriate mitigation towards reducing or eliminating impacts.

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

No conflicts are anticipated with local, state, or federal laws or requirements for protection of the environment. This proposed code amendments reinforce the existing framework for protecting the

environment by concentrating density in already impacted areas. This framework helps to protect ecological function.

SIGNATURE:

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

(Signature on File)

August 21, 2008
Date