

City of Seattle

ENVIRONMENTAL CHECKLIST

A. BACKGROUND:

1. Name of proposed project, if applicable:

Multifamily Code Update –Amendments to update the Multifamily Chapter of the Land Use Code.

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:

June 30, 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 mid 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. The Multifamily Code Update is part of ongoing efforts to update the Land Use Code.

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 proposed Ordinance, Director's report, research papers and the Multifamily Code, 1989 EIS 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:

It is likely that there are pending applications for developments, rezones, and other actions in or near multifamily areas that are generally the subject of the proposed Land Use Code amendments. 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.

Proposal Description

Existing multifamily designations are proposed to be maintained as follows:

Maintain the existing multifamily zone designations (Lowrise Duplex/Triplex, Lowrise 1,2,3 and 4 (L1, L2, L3, and L4), Midrise (MR) and Highrise (HR) and the original intent for establishing these zones. The Lowrise 4 (L4) zone would remain essentially the same as it exists today.

The proposal to amend multifamily zoning is summarized by the following list of key draft recommendations:

1. Maintain the current overall scale and density of zones, including the height limit of 25' in LDT, L1 and L2 zones.
2. Allow alternatives to overly prescriptive development standards - "flexibility with limits," including:
 - use basic standards -- setbacks, floor area ratio (FAR) and height limits -- on small (infill) lots;
 - apply additional standards -- lot coverage, structure width/depth limits -- on larger lots;
 - recognize local conditions -- to provide appropriate transitions, require greater structure setbacks from property lines on multifamily zoned lots abutting single family zoned lots.
3. Use an incentive program in the L3, MR and HR zones to encourage affordable housing in exchange for additional height and floor area.
4. Encourage landmark preservation and new open space to be provided with transfer of development potential (TDP) in the HR zone.

5. Improve the appearance and function of townhouses with new design standards.
6. Require green buildings when the incentive program is used.
7. Eliminate parking requirements in urban centers and station areas, and reduce parking requirements in other areas (consistent with changes in commercial areas).
8. Apply the Green Area Factor.
9. Update and organize regulations so they are easier to understand and use.

Recommendations to change multifamily code provisions apply only to land that is currently zoned for multifamily development. No single family zoned areas are proposed to be rezoned. No remapping is anticipated.

A limited number of technical amendments, such as space requirements for garbage and recycling, apply to zones other than multifamily. Minor amendments are proposed to the standards for Residential Small Lot (RSL) zones to allow for features such as eaves and architectural features within setbacks areas, consistent with allowances in other residential zones. In addition, amendments are proposed for cottage housing, allowed in RSL and multifamily zones, to clarify standards related to the permitted floor area of a cottage structure and open space requirements.

Revise Height, Bulk, and Density Standards

The proposed code includes new standards for height, bulk, and density that are aimed at simplifying development standards to allow designs that better respond to a neighborhood's characteristics and to allow flexibility for residential development.

The proposed code includes five lowrise residential zones (LDT, L1, L2, L3 and L4), while maintaining the midrise (MR) and highrise (HR) zones. An element of the proposed code change is a modification of open space and setback requirements and the replacement of old bulk regulations with a Floor Area Ratio (FAR) based approach. Density limits that determine the number of units permitted on a lot are retained in the LDT, L1 and L2 zones, but eliminated from the L3 and L4 zone. MR and HR zones would continue to not be subject to a density limit. In all new zones except Highrise (HR), the FAR regulations for parcels larger than 9,000 square feet are supplemented by width and depth regulations and a maximum lot coverage limit.

To respond to the neighborhood characteristics of Singlefamily zones (SF), front or rear setback requirements are larger on LDT, L1, L2, L3 and L4 lots that abut or are across the street from an SF zoned lot, and increases in height and density allowed in L3 zones at specified locations are not permitted on portions of lots that are within fifty feet of a SF zoned lot.

Revise Rezone Criteria

Rezone criteria have been revised accordingly. The general effect of each of the rezone criteria is that rezones are consistent with the bulk, density and development pattern of adjacent areas. The rezone criteria also consider the land use mix, pedestrian activity, infrastructure, access and circulation for travel modes, neighborhood character, proximity to employment centers, recreational facilities and special designations such as location in an environmentally critical area or urban village/center.

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's multifamily residential zones (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 applying to all multifamily residential zones. While Seattle's multifamily residential areas are generally flat, some areas contain slopes exceeding 40%, and many established multifamily neighborhoods are located on sloping hillsides, including the slopes of Capitol Hill, Beacon Hill, and Queen Anne. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review) and environmentally critical areas.

- 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 applying to all of Seattle's multifamily residential zones. Almost all soils found in Seattle are found in multifamily residential areas, including silt, sand, gravel, clay, peat, till, hardpan, sandstone, debris, and slag. Individual projects that may utilize 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 applying to all of Seattle's multifamily residential zones. While Seattle's multifamily residential areas are generally flat and stable, there are indications of unstable soils in some of Seattle's multifamily residential areas and there have been landslides in Seattle's multifamily residential areas. Individual projects that may utilize 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 utilize 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 in the multifamily residential areas, or 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 utilize 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 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 utilize 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. The proposed green factor is expected to provide mitigation for water quality and run-off impacts.

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 utilize 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 gases, 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 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 in and around the multifamily residential zones 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 in neighborhood multifamily residential areas as compared to that allowed under existing regulations. Individual projects that may utilize 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. Zoning and development regulation changes in the proposed legislation are unlikely to affect surface water withdrawal or diversion in neighborhood multifamily residential areas as compared to that allowed under existing regulations. Individual projects that may utilize 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 utilize 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. Development regulation changes in the proposed legislation are 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 utilize 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. Multifamily residential areas are served by sewer mains. 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 utilize 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). The proposed green factor is expected to provide mitigation for water quality and run-off impacts.

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 multifamily residential areas 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 utilize 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 utilize 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 utilize 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 proposed green factor is 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 multifamily residential areas are 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 utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of specific animals present in multifamily residential 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 multifamily residential zones 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. However, no specific threatened or endangered species are known to exist within multifamily residential zones themselves. 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 multifamily residential areas are 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 utilize 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 utilize 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 area 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's zoning or development regulation changes 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 utilize the proposed legislation's zoning and development regulation changes 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 utilize 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 proposal includes provisions that would allow for greater use of on-site power generation facilities, which would reduce the

demand for energy produced by a public or other private utility. 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. Zoning or development regulation changes in 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 utilize 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 potential residential growth in multifamily residential zones zone is 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 utilize 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 utilize 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's neighborhood business districts. 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 utilize 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 Multifamily residential Land Use Code would be retained and would not change as part of this proposal.

Individual projects that may utilize 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. Multifamily residential uses will be maintained with no alterations of the use criteria. As redevelopment occurs in multifamily areas, some less intensive uses, such as vacant land and single family residential use, may be replaced with multifamily residential use 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. Multifamily residential zones have not been used for agriculture.

c. Describe any structures on the site.

Not applicable. This is a non-project proposal. Seattle's multifamily residential zones contain a wide range and extensive number of structures and 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 areas affected by the proposed amendments includes Lowrise Duplex Triplex (LDT), Lowrise 1 through 4 (L1, L2, L3, L4), Midrise (MR) and Highrise (HR). Some multifamily zones also have a Residential Commercial (RC) suffix that allows for mixed use (residential and commercial).

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

Comprehensive plan designation of the areas affected by the proposed amendments is Multifamily residential. Distinctions are made in the proposed L3 and MR zones based on locations inside or outside areas designated as Urban Centers, Urban Villages, or within light rail station area overlays. Approximately 47% of Seattle's multifamily zones are located within these designated areas (multifamily areas within the boundaries of Major Institution Overlay areas are excluded).

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

All Conservancy and Urban shoreline designations within Seattle's multifamily residential zones are subject to the shoreline master program.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Some areas within the Lowrise, MR and HR zones may be classified as environmentally sensitive. See also 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 at 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 at 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 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. It is estimated that, under current zoning, multifamily zones

have development capacity for an additional 37,068 units. Under the proposed changes, this total could increase to 41,007 units, for a gain of 3,939 units, or an 11 percent increase above current conditions.

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 in these zones will depend on numerous factors, including market conditions, demand for certain types of housing, and opportunities for residential development in other zones. While the capacity in multifamily areas under the proposal is estimated to be 41,007 units, other areas, including Downtown, single family, commercial, and mixed use zones also contribute to the city's total capacity for new housing. Excluding multifamily zones, these other areas could accommodate 103,431 new units, or about 72 percent of the city's total estimate of housing capacity (144,438 new units). Under Comprehensive Plan growth targets, an additional 50,000 units are anticipated in Seattle by 2024, which would utilize about 35 percent of the total estimate of housing capacity.

Reviewing past development activity reveals that roughly 63 percent of the 31,254 housing units added since 1995 were built in areas other than multifamily zones, with the remaining 11,464 units, or 37 percent, developed in multifamily zones. If multifamily areas continue to accommodate a similar share of total growth, about 18,500 units of the forecasted 50,000 units would be built in multifamily zones, even though the capacity for new units is estimated to be much higher (18,500 units is about 45 percent of the 41,007 units of estimated development capacity in multifamily zones under the proposed changes). The amount of growth anticipated in multifamily zones could occur with or without the proposed changes, but some additional growth might be attracted to multifamily areas as a result of changes that could enable projects to increase development densities.

New housing developed in multifamily zones accommodates the full 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 in multifamily zones. As discussed above, there is more capacity in multifamily zones under both existing conditions and the proposed changes to accommodate significantly more growth than is anticipated in multifamily zones 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.

An estimate of the number of units that could be eliminated by redevelopment in multifamily zones is provided by totaling units in existing structures on parcels identified in the City’s capacity analysis as potentially available for redevelopment. However, this total would reflect a condition where all available sites would be redeveloped, which is very unlikely to occur over the time period considered in this analysis. Creating the estimated capacity for 41,007 new units would require the demolition of 8,119 existing units. More than half of these units (4,335) would be existing single family dwellings, while the remaining 3,783 would be units in multifamily structures of some type. The greatest number of units lost would be in the L1 and L3 zones, which account for about 57% of the total lost units. However, the ratio of lost units to new units (the percentage of lost units relative to new replacement units) is highest in the LDT and L1 zones.

Zone	Capacity for new units	Units lost			Lost units as a percentage of new units
		Single family	Multifamily	Total	
LDT	2,298	810	199	1,010	44%
L1	6,180	1,474	788	2,262	37%
L2	5,987	904	326	1,230	21%
L3&L4	15,513	1,076	1,324	2,400	15%
MR	7,286	71	1,073	1,144	16%
HR	3,884	0	73	73	2%
TOTAL	41,007	4,335	3,783	8,119	

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

The proposal includes provisions for increased height and density in specified Lowrise 3, Midrise, and Highrise zones for projects contributing to affordable workforce housing. Since current Lowrise and Midrise 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.

The following chart shows the number of affordable units that could be produced if all lots identified in the City’s capacity analysis as potentially available for redevelopment in eligible locations are developed to the maximum height and FAR allowed with the bonus of affordable housing. The number of units likely to be produced under the amount of growth expected in these zones over the next 20 years would be much less.

Estimated Bonus Units	
Zone	Bonus units
L3	324
MR	159
HR*	224
TOTAL	707 units

*To calculate bonus units for HR, only lots greater than 9,000 sq. ft.

were considered for development at maximum density as a tower;
other lots were assumed to be developed as MR.

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. Limited increases in height limits are proposed from 30 feet to 37 feet in L3 zones within specified locations, from 60 feet to 75 feet in MR zones in specified locations, and from 240 feet to 300 feet in HR zones under specified conditions. 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, the additional height proposed (outlined above) could result in private view blockage. This is not anticipated to be significant when compared to the current height limits.

Individual development projects that utilize the proposed legislation's zoning and development regulation changes 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:

Proposed amendments to the design guidelines are intended to improve the aesthetics of street front spaces in multifamily residential zones for buildings that are subject to the design review process, including both residential and multifamily residential structures.

The indirect effects of other changes may improve aesthetic impacts of new development in multifamily residential zones. 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 utilize the proposed legislation's zoning and development regulation changes 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 utilize the proposed legislation's zoning and development regulation changes 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 utilize the proposed legislation's zoning and development regulation changes 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 within and near Seattle's multifamily residential areas. In addition, each project multifamily developemtn would be required to provide on-site residential amenity 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 displacement of any existing recreational uses. Future residential structures in multifamily residential areas would likely provide less on-site outdoor recreation area than is provided under the current regulations. However, greater flexibility for how on-site residential amenity space is provided is likely to result in more usable and more frequently used recreation space.

Projects and development that utilize the proposed legislation's zoning and development regulation changes 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 utilize the proposed legislation's zoning and development regulation changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) for impacts on recreation.

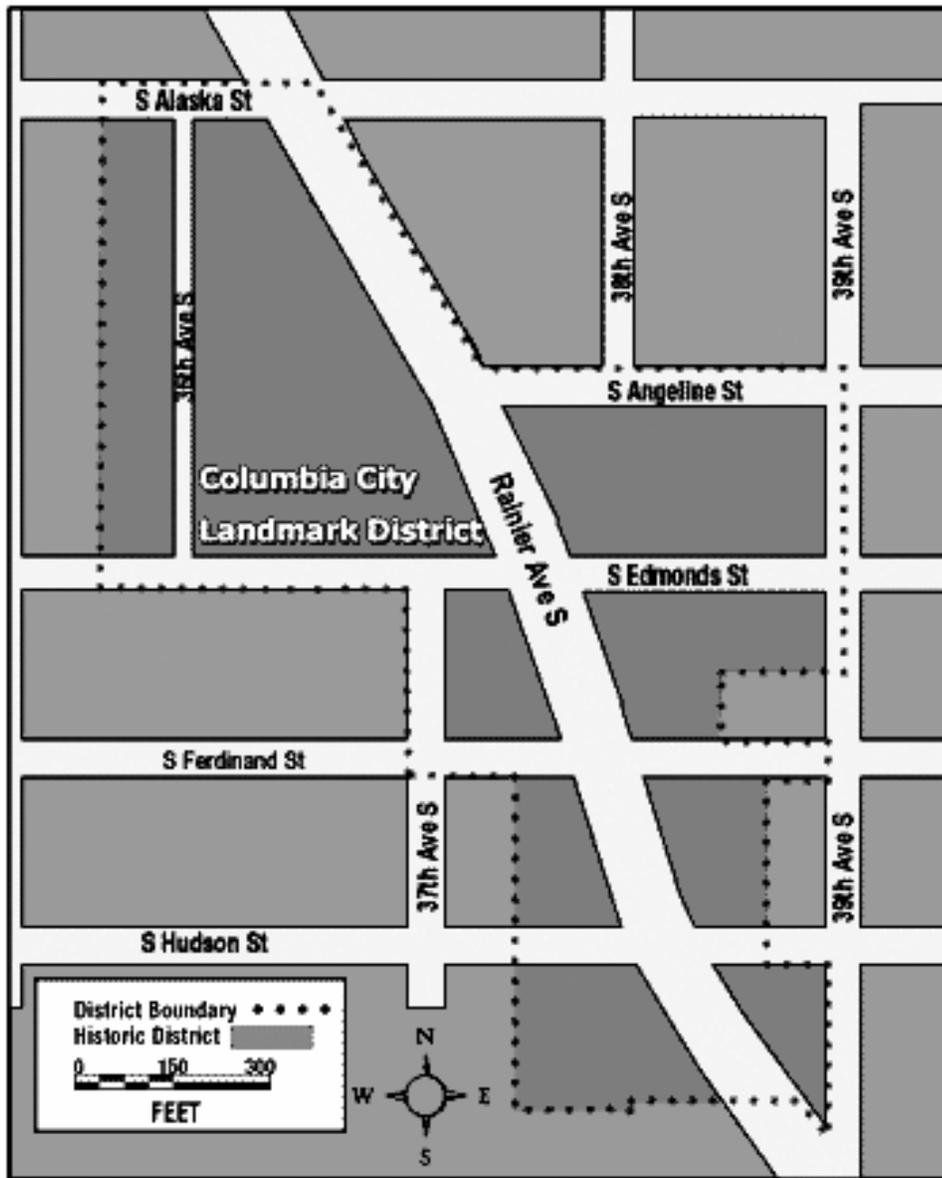
13. Historical and Cultural Preservation

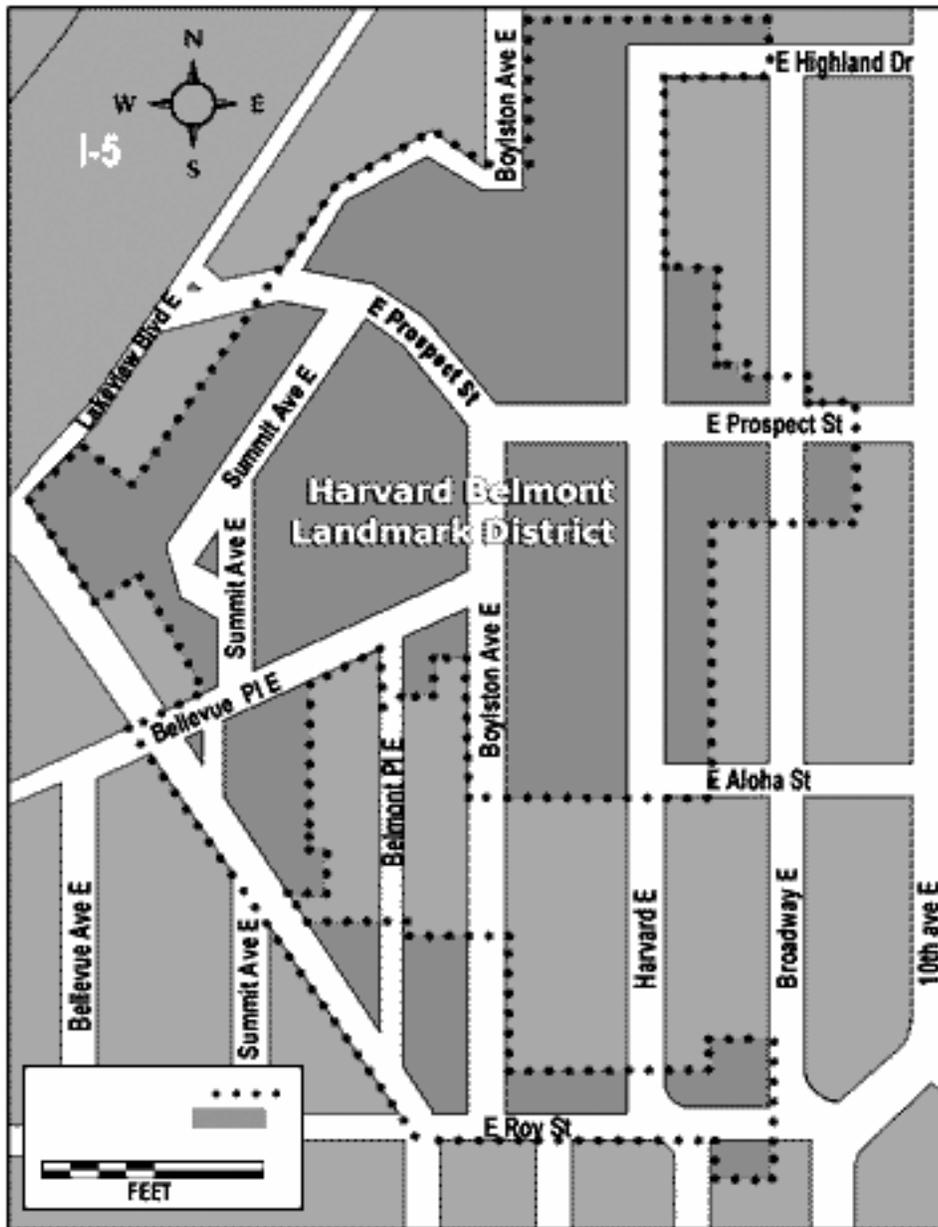
a. Are there any places or objects listed on, or proposed for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

This is a non-project proposal. Individual projects and development that utilize the proposed legislation's zoning and development regulation changes 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).

There are 53 designated Landmark structures and sites within Seattle's multifamily residential areas. The vast majority of the Historic Landmarks in existing Multi-family zones are institutions and public facilities (i.e. schools, churches, libraries, museums and firestations), large single family residences, and apartment buildings, which are generally not under great redevelopment pressure. Each of these structures/sites will be protected according to their landmark status, regardless of development pressures.

There are two historic districts that include multifamily zones, Columbia City, and Harvard Belmont. Development standards in these areas are specified by the Landmark District Guidelines. The code changes will have a negligible effect on these zones since the historic district guidelines prevail.





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 utilize the proposed legislation's zoning and development regulation changes 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.

In the HR zone, to continue to encourage the preservation of designated Seattle Landmark structures, the current height incentive for Landmark preservation is proposed to be modified by establishing provision for the transfer of development potential (TDP) from lots occupied by landmark structures, so that additional floor area can be added above the base height and FAR limits for residential towers located on other lots in the HR zone. The chart below identifies existing Landmark sites located in the First Hill Urban Center Village that would be eligible as sending lots for Landmark TDP.

Designated Seattle Landmarks eligible as HR TDP sending lots

NAME	ADDRESS
Stimson/Green House	1204 Minor Ave
U.S. Assay Office/German House	613 9th Ave
St James Cathedral, Rectory / Site	9th Ave / Marion St
Trinity Parish Episcopal Church	609 8th Ave
Seattle 1st Baptist Church	1121 Harvard Ave

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.

Multifamily zones are 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’s multifamily residential zones are 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 multifamily zones are in the vicinity of Link Light Rail.

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 multifamily residential zones are extensively developed and are 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 multifamily zoned areas of the City. As a result it is expected that the potential for increased impacts to water, air (including green house gas emissions), or noise or additional release of hazardous substances is expected to 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 under the proposed code changes.

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. Proposals to limit the size of surface parking lots are expected to help reduce run-off of pollutants from impervious surfaces.

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 multifamily residential areas of 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 multifamily residential areas of the City. As a result, the potential for increased depletion of energy and natural resources is minor. Increased housing density can in certain cases may 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 that are located in the multifamily zones. 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 multifamily residential areas of the 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 in HR zones to help to preserve First Hill 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 multifamily residential areas of the City. The objectives of the Multifamily code update and its proposed amendments are moderate adjustments to the existing multifamily residential regulations to clarify and 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 to land and shoreline use. The effects to land and shoreline use from the proposed amendments are described below.

Land and Shoreline Use

This is a non-project proposal, so specific environmental impacts can not be predicted. Generally speaking, the environmental impacts of the proposed code change will primarily be associated with slight increases in housing capacity in certain multifamily zones. This can have

positive impacts including reduced transportation and heating costs. Negative impacts could include increased noise levels and private view blockage.

The Multifamily Code Update proposal does not propose any major changes in zoning designations, or rezones to, or from, residential or non-residential zones, and does not propose changes to the primary role of multifamily residential zones as places that are primarily residential in nature, with some allowance in certain zones for business to be conducted providing goods and services. Because there are no major changes in zoning designations or requirements, there are not anticipated to be significant increases in incompatibility with adjacent uses.

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?

None of the proposed amendments to multifamily residential zoning, height, bulk and density standards are expected to result in significant adverse impacts to traffic or parking or public services and utilities. While a few of the proposed amendments to development standards could result in either increased traffic or increased parking demand in some areas, the overall effect to traffic and parking is expected to be negligible. Impacts from amendments that would change development standards are described below.

Parking and Transportation

Parking Impacts. The proposal would generally reduce parking requirements in many situations and eliminate them based on area characteristics. These changes are consistent with recently adopted changes for multifamily use in commercial zones. Residential use in multifamily zoned areas located within Urban Centers and Station Area Overlay Districts would have no minimum parking requirement, except that, within the area identified in the Land Use Code as the University District Parking Impact Area would be retained. Elsewhere, one parking space would be required per unit, except that current reductions for low-income, low income elderly, low income disabled, and other special types of residences would be retained, as well as requirements for additional parking established in the Alki Area Parking Overlay.

The proposed revisions would result in minor changes to the code requirements for multifamily uses and are not expected to result in adverse impacts to traffic or parking. Currently, only one space per unit is required for structures with 10 or fewer ground-related units (i.e. townhouses). A significant share of the multifamily development in recent years has been in such projects, and, therefore, is already subject to the same parking requirement proposed for areas outside Urban Centers and Station Area Overlay Districts. Of the 4,200 permits issued for multifamily units in multifamily zones since January, 2005, 3,213 units, or about 77 percent, were issued for projects described as ground related townhouses in projects of less than 10 units. Since these units were already subject to the a parking requirement of one space per unit, the proposal to establish a minimum requirement of one parking space per unit for all multifamily development located in multifamily zones outside Urban Centers or station areas is not expected to result in a significant change in the amount of on-site parking provided.

With regards to larger projects, the *Seattle Comprehensive Neighborhood Parking Study Final Report* included surveys of 62 separate residential sites ranging in size from 31 to 62 units. The findings indicate that an average of 0.8 spaces were being provided per unit, while the demand was for only 0.6 spaces per unit. A recent study of Census data also revealed that households in multifamily buildings have significantly lower car ownership rates than other households. Households in buildings with five units or more have, on average, 0.8 cars, and a median of one car per household (source: U.S. Census Bureau; Census 2000; *5-Percent Public Use Microdata Sample (PUMS) Files*; Seattle Department of Transportation (SDOT) Analysis, December, 2004). Therefore, the revised Code requirement would still be consistent with expected demand and no new adverse parking impacts are expected. In Urban Centers (areas such as Capitol Hill, where residents have the best access to goods and services), the market will likely determine the appropriate supply of parking.

For Station Areas, this change would not affect on-street parking if parking around the station area is managed with time restrictions, parking meters, and/or residential parking zones (RPZ). Market conditions will likely set the parking supply for individual buildings. Managed on-street parking could affect existing employees and residents who want free-long term parking; however, the need to manage parking would be related to the station impacts and not the change in the Land Use Code.

For Urban Centers that include areas zoned multifamily, such as First Hill/Capitol Hill, Uptown Queen Anne, the University Community, and Northgate, on-street parking is managed in varying degrees. Some of these areas have free time-restricted parking, some have meters, and some have RPZs on residential streets. The level of parking management will need to be reviewed regularly to ensure that the most appropriate measures are in place. RPZs may need to be expanded based on development and demand changes. To the extent necessary for project success and financing, developments will continue to provide parking based on an assessment of market need. As mentioned for the station areas, the on-street parking management could affect existing employees and residents who want free long-term parking; however, the removal of minimum parking requirements within these areas, combined with on-street parking management, will provide additional support and incentives for non-automobile travel to and from these areas. For developments in Urban Centers where the market does not require parking, the removal of requirements will facilitate and encourage lower cost housing development. With ongoing on-street parking management by the City, this code revision is expected to strengthen non-automobile travel choices to Urban Centers and benefit overall traffic conditions without having an adverse impact on short-term parking conditions.

Traffic Impacts. The extent to which there are traffic impacts associated with the proposed changes to multifamily zoning is largely a function of how many additional residential units would be built in these zones, compared to what could otherwise occur under existing zoning. One indicator of how the proposed changes could increase the potential for new residential units in multifamily zones is the resulting change in available development capacity. To calculate development capacity, the City uses a set of assumptions for identifying lots most likely to be available for redevelopment and the number of units that could be built on those lots, based on what the zoning allows and observations of recent projects. Zoning changes could influence the number of lots identified as available for redevelopment and/or the density of projects that can be built on these lots. The capacity for development 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 available sites are redeveloped.

Overall, it is estimated that the total development capacity in multifamily zones under current zoning would allow for an additional 37,068 units. Under the proposed changes, this total could increase to 41,007 units, a gain of 3,939 units, or an 11 percent increase above current conditions. What actually will be built in these zones depends on numerous factors, including market conditions, demand for certain types of housing, and opportunities for residential development in other zones. The nature of transportation impacts that could result from changes to multifamily zoning would depend on the additional amount of growth that could occur due to increases in density, the distribution of the growth throughout multifamily areas (i.e. widely dispersed growth throughout the city or concentrated growth in limited areas), and the transportation characteristics of areas where growth might occur.

Because the current density limits are retained in the LDT, L1 and L2 zones, the revised development standards associated with these changes are not expected to result in density increases that would have significant additional traffic impacts. While the density limits remain the same in these zones, the proposed changes to development standards are expected to increase the likelihood that more projects will be able to achieve the densities currently allowed. As a result, development capacity in these zones could increase by an estimated 686 units citywide, or about a six percent increase in the total capacity of these zones.

By eliminating the density limit, increased densities are possible in locations currently mapped L3 and L4. However, the greatest increases in potential development capacity are expected to occur in L3 and MR zones located inside urban centers, villages, and station area overlay districts as a result of the additional density possible through the height and floor area bonuses proposed for these locations. These locations account for about one third of the total area zoned L3 and slightly more than half of the total area zoned MR. This increase in capacity is estimated to allow for an additional 2,765 units, representing about a 23 percent increase above current capacity for the same zones. The capacity increase in these areas accounts for about 70 percent of the overall capacity increase of 3,939 units estimated for all multifamily zones.

Growth is expected to occur in locations where available capacity is sufficient to promote redevelopment. However, the capacity for development in an area will likely exceed the amount of growth that occurs over a given period of time. The capacity for multifamily areas under the proposed changes is estimated to be about 41,007 units. Other areas, including Downtown, single family, commercial, and mixed use zones elsewhere in the city also contribute to the total capacity for new housing. Combined, these areas outside of multifamily zones provide capacity for an estimated 103,431 units, or 72 percent of the city's total capacity for new housing (estimated to be 144,438 units). Projections for growth in Seattle anticipate an additional 50,000 units by 2024, which would utilize about 35 percent of the estimated total capacity for housing. Reviewing past development activity reveals that roughly 63 percent of the 31,254 housing units built since 1995 were located in areas other than multifamily zones, with the remaining 11,464 units, or 37 percent, developed in multifamily zones, even though multifamily zones provide considerably more capacity. The 18,500 units is about 45 percent of the estimated available capacity for 41,007 units. This amount of growth could occur in these zones with or without the proposed changes, but it is expected that some additional growth may be attracted to those areas where the changes will result in the ability to achieve greater development density.

For the purposes of this environmental analysis, it is assumed that if there is any additional potential impact for transportation impacts attributable to the proposal, it will most likely involve those areas where the changes will result in the greatest increase in capacity, relative to development under existing conditions. Under this assumption, those areas would include the L3

and MR zones located in urban centers, villages, and station overlay areas where zoning incentives (additional structure height and floor area ratio) are proposed.

To put these increases in perspective, the increases in capacity as a percentage of total residential capacity of all zones in each area is shown on the chart below:

Urban Village	Percentage of total capacity in multifamily zones under current zoning	Percentage of total capacity in multifamily zones with proposed changes	Increase in capacity in L3 and MR zones (units)	Total capacity for housing in all zones under proposed changes (units)	Additional capacity in L3 and MR zones as a percentage of total capacity
12 th Avenue	54%	60%	160	1,400	11%
23 rd & Union-Jackson	29%	39%	150	1,654	9%
Admiral	10%	11%	9	527	2%
Aurora-Licton Springs	12%	15%	82	2,232	4%
Ballard	16%	19%	156	4,319	4%
Bitter Lake	1%	1.4%	31	8,641	0.4%
Capitol Hill	58%	63%	508	3,955	13%
Columbia City	26%	29%	40	1,049	4%
Crown Hill	1%	1.4%	2	1,096	0.2%
Eastlake	23%	25%	16	810	2%
First Hill	6%	6.4%	10	1,092	0.9%
Fremont	16%	19%	45	1,048	4%
Green Lake	22%	25%	19	540	4%
Greenwood-Phinney Ridge	4%	5%	8	1,433	0.5%
Lake City	3%	4%	11	2,656	0.4%
Madison-Miller	46%	50%	87	1,007	7%
MLK at Holly Street	38%	41%	100	1,863	5%
Morgan Junction	25%	28%	17	432	4%
North Beacon Hill	60%	66%	53	320	24%
North Rainier	10%	10.2%	2	3,997	.05%
Northgate	24%	27%	250	6,117	4%
Pike/Pine	10%	12%	45	2,315	2%
Rainier Beach	21%	24%	45	1,044	4%
Ravenna	15%	20%	81	1,464	5.5%
Roosevelt	0.4%	0.4%	0	835	0%
South Park	29%	33%	22	411	5%
University District NW	36%	43%	490	4,566	11%
Upper Queen Anne	38%	42%	45	734	6%
Uptown Queen Anne	11%	14%	102	3,851	2.6%
Wallingford	4.5%	5.1%	6	1,108	0.5%
West Seattle Junction	14%	16%	78	3,136	2.5%

Westwood-Highland Park	51%	57%	95	693	14%
TOTAL			2,765	66,345	4%

Of the 32 village locations that include L3 and MR zones eligible for the height and density bonus under the proposal, only five of these locations would have an increase in capacity exceeding five percent as a result of the changes. The greatest percentage increase in capacity is in the 23rd and Union-Jackson Village, where the 150 units of added capacity increases the percent of capacity in multifamily zones by 10 percent, from 29 percent to 39 percent. Only 14 of the 32 locations would have increases in development capacity exceeding 50 additional units. For five of these, 12th Avenue, 23rd and Union/Jackson, Ballard, MLK at Holly, and Uptown Queen Anne, the increase in capacity would be between 100 and 200 units, and three areas, Capitol Hill, Northgate, and University District NW, would have increases ranging between 250 units (Northgate), and 508 units (Capitol Hill).

Furthermore, only two of the areas that have a gain in capacity of more than 100 units are also areas that have more than half of the development capacity in multifamily zones; 12th Avenue (54%, increasing to 60% under the proposed changes) and Capitol Hill (58%, increasing to 63% under the proposed changes). Therefore, not only are the overall increases in capacity modest in these areas, but there is significant capacity in other non-multifamily zones that would be expected to absorb much of the growth occurring in each area, as has been occurring over the past several years. While slightly more growth could shift to multifamily areas in locations that have increased capacity, this increase relative to development activity occurring in the other zones in the area would not be expected to add significantly to traffic impacts.

Data from the Institute of Transportation Engineers’ (ITE) Trip Generation report (7th edition) help provide an estimate of how much additional traffic might be generated by the forecasted increases in development capacity. In general, the empirical data gathered by ITE indicate that 100 multifamily housing units likely would generate approximately 170 new daily trips, with about 51 of these occurring the morning peak hour and 62 in the afternoon peak hour. In denser areas with more transit service and a larger number of destinations within walking distance, these volumes would be lower.

As noted in the table above, the greatest increase in development capacity in L3 and MR zones is expected to occur in Capitol Hill and University District NW, both areas with good transit service and dense development. The additional development capacity forecast in these neighborhoods likely would generate no more than 200-250 peak hour trips. These trips would be distributed across developable parcels in each neighborhood, with no substantial concentrations of additional development on any one site. Given this dispersion of development, no particular intersection or roadway segment would be expected to carry a preponderance of additional traffic. Therefore, it is unlikely that these dispersed traffic volumes would have a significant transportation impact.

In other neighborhoods, the lesser amounts of additional development capacity resulting from the code changes likely would generate smaller traffic volumes. As in Capitol Hill and University District NW, these additional volumes would be dispersed across the neighborhoods, and would be unlikely to significantly impact any particular intersection or roadway segment. Transportation impacts of individual projects developing pursuant to these code changes would be assessed at the time of MUP application, unless the projects are small enough to be exempt from SEPA.

Public Services and Utilities

Since the proposed amendments are not anticipated to result in any major changes to the rate of development or patterns of development in the multifamily residential areas of the City, the project is not anticipated to have a substantial effect on public services or utilities. Some additional use of public parks and recreation centers could potentially result from lowering the on-site open space requirement. Some on-site open space would still be required, and because more flexibility in what types of spaces can qualify for the open space, the types of spaces provided may better respond to the types of spaces that residents are likely to use. In downtown Seattle, where a 5% requirement is currently in place, a wide range of different on-site recreation and open space facilities are provided. In addition, allowing payment of a fee in lieu of providing on-site open space could increase public open space opportunities.

Proposed measures to reduce or respond to such demands are:

Future development in the multifamily zones could be expected to 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 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 change reinforces 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)
Date

July 7, 2008

Historic Landmarks in MF zones:

NAME	ADDRESS
Cleveland High School	5511 15th Ave S
Ballard/Howe House	22 W Highland Dr
Church of the Blessed Sacrament and Rectory	5041 9th Ave NE
Fisher-Howell House	2819 Franklin Ave E
James W Washington, Jr., Home and Studio	1816 26th Ave
1st Church of Christ, Scientist	1519 E Denny Way
Hillcrest Apartment Building	1616 E Howell St
Maryland Apartments	626 13th Ave E
San Remo Apartment Building	606 E Thomas St
Queen Anne High School	215 Galer St
St Nicholas Russian Orthodox Cathedral	1714 13th Ave
Summit School/Northwest School	1415 Summit Ave
Immaculate Conception Church	820 18th Ave
Old Fire Station #23	722 18th Ave
Fourteenth Ave W Group	2008 14th Ave W
E Republican St Stairway	E Republican St / Bellevue Ave E
Drake House	6414 22nd Ave NW
New Age Christian Church	1763 NW 62nd St
*B.F. Day School	3921 Linden Ave N
Nelson/Steinbrueck House	2622 Franklin Ave E
*Seward School	2515 Boylston Ave E
West Queen Anne Elementary School	515 W Galer St
Chelsea Apartment Building	620 W Olympic Pl
Del a Mar Apartment Building	115 W Olympic Pl
Ward House	520 E Denny Way
Anhalt Apartment Building	1014 E Roy St
Anhalt Apartment Building	1005 E Roy St
Capitol Hill United Methodist Church	128 16th Ave E
Black Property	1319 12th Ave S
University Presbyterian Church "Inn"	4555 - 16th Ave NE
Log House Museum Building	3003 61st Av SW
Yesler Houses	103 23rd Av
Lincoln Reservoir	1000 E PINE ST
Queen Anne Water Tanks #1 and #2	1410 1st Av N
North East Library	6801 35th Av NE
Lake City Library	12501 28th Av NE
*Kinnear Park	988 W Olympic Pl
Green Lake Library	7364 E Green Lake Wy N
West Seattle Library	2306 42nd Av SW
Douglass-Truth Library	2300 E Yesler Way
*Garfield High School	400 23rd Ave
*California Avenue Substation	4304 SW Dakota St
*Cooper Elementary School	4408 Delridge Way SW
Seattle Fire Station #16	6846 Oswego Pl NE
Seattle Fire Station #38	5503 33rd Ave NE
Galbraith Hse/Seattle Mental Health	1729 17th Ave
Seattle Fire Station #6	101 23rd Ave S
Seattle Fire Station #17	1010 NE 50th St
*Colman School (former)	2300 S Massachusetts St
Sigma Kappa Mu Chapter Hse	4510 22nd Ave NE
Harry Whitney Treat House	1 West Highland Dr
Leona/Park Ridge Apartments	916 Queen Anne Ave N
Seattle Japanese Language School	1414 S Weller St

Historic landmarks in HR zones

NAME	ADDRESS
Stimson/Green House	1204 Minor Ave
U.S. Assay Office/German House	613 9th Ave
St James Cathedral, Rectory / Site	9th Ave / Marion St
Trinity Parish Episcopal Church	609 8th Ave
Seattle 1st Baptist Church	1121 Harvard Ave