

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

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

A. Background

1. Name of proposed project, if applicable:

ADU Code Amendments to Land Use Code (HB-1337 Implementation)

2. Name of applicant:

City of Seattle

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

City of Seattle, Seattle Department of Construction and Inspections
700 Fifth Avenue
P.O. Box 34019
Seattle, Washington 98124-4019

Contact: Chanda Emery, Senior Planner

Phone number: (206) 233-2527

Date checklist prepared:

August 27, 2024

4. Agency requesting checklist:

City of Seattle, Seattle Department of Construction and Inspections

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

The proposed code amendment will be discussed and possibly enacted by the City Council during Q4 calendar year 2024.

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

No, SDCI does not plan any future additions, expansions or further legislative activity related to or connected with this proposal.

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

- Accessory Dwelling Units 2023 Annual Report (July 2024)
- SDCI Director's Report and Recommendation (September 2024)

8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None. Enactment of this ordinance is a non-project action that will repeal or revise provisions of the Seattle Municipal Code as required by HB 1337. No known applications are pending for approvals directly affecting all of the parcels covered by this proposal. The property covered by this proposal is citywide that includes many individual parcels with differing improvements, uses and configurations.

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

The legislation associated with this proposal will need to be approved by the City Council by ordinance following standard legislative rules and procedures. No other agency approvals are anticipated or required.

9. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information in project description.)

Enactment of this ordinance is a non-project action that will repeal and revise provisions of the Seattle Municipal Code (SMC) as required by state legislation passed in 2023 (HB 1337). It is a cleanup of existing code provisions that will soon be invalidated in any event because the subject SMC code provisions would be superseded, preempted and invalidated by that state legislation. Below is a summary description of what this legislation would do:

1. Update provisions related to ADUs, including adding a new code section (SMC 23.42.022) to contain commonly applied standards for ADU development in all zones that allow single-family homes to be constructed.
 - a. Eligible zones include: Neighborhood Residential (NR); multifamily (Lowrise (LR), Midrise (MR), and Highrise (HR); Neighborhood Commercial (NC), Seattle Mixed (various SM designations), and downtown (various zones).
 - b. Overlay provisions in the Shoreline and historic districts are maintained with no changes.
2. Allow two ADUs to be constructed per lot that contains a principal dwelling unit, which would include the option of developing two detached accessory dwelling units (DADUs).
3. Update standards including height limits, parking, and street improvements; and
4. Update provisions related to condo ownership of ADUs.

The list below outlines the proposal in more detail:

1. **Location.** The permitted locations for accessory dwelling units (ADUs) would be the same as the current code. ADUs are permitted in all zones where single-family homes are permitted including: Neighborhood Residential (NR); multifamily (Lowrise (LR), Midrise (MR), and Highrise (HR); Neighborhood Commercial (NC), Seattle Mixed (various SM designations), and downtown (various zones).
2. **Number.** The existing code permits two ADUs in the NR zones with only one of the two permitted as a detached accessory dwelling unit (DADU). SDCI's proposal would change the existing limit allow two DADUs per lot in the NR zones and newly allow two ADUs where only one was permitted in all other zones to comply with the state law mandate. In all cases, this would include any combination of types of ADUs including two DADUs in one structure.
3. **Size.** The proposal for the maximum permitted size of an ADU would be the same as the current code, 1,000 square feet, for the NR zones, and increase the limit from 650 square feet to 1,000 square feet in the LR zones. The proposed 1,000 square foot allowance for ADUs includes existing exceptions for areas used for parking and storage.
4. **Conversion of existing accessory structures.** Provisions for the conversion of existing accessory structures are maintained for the NR zones and proposed to apply more broadly to all zones, which allows additions and alterations to these structures (see proposed SMC 23.42.022.G).
5. **Height.** The existing height standards do not meet the state law mandate that requires ADUs to have the same height limit as the principal dwelling unit. The following are the existing and proposed height limits:
 - **Neighborhood Residential (NR) zone.** Existing height allowance ranges from 14 to 18 feet depending on the width of the lot (see existing SMC 23.44.041) with an additional 3 to 7 feet allowed for a pitched roof. SDCI recommends updating height standards to generally allow 30 feet plus existing allowances for pitched roofs and rooftop features. This would match the allowances for a principal dwelling unit.
 - **Lowrise (LR) zone.** Existing height allowance for DADUs is 20 feet with an additional 3 feet for a pitched roof that is not a shed roof (see existing SMC 23.45.545.I.2). More specifically, the following height provisions apply to principal dwelling units in Lowrise multifamily zones and are proposed (see proposed SMC 23.42.022.D) as the height limits for ADUs as follows:
 - 30 feet in LR1 zone.
 - 30 to 40 feet in LR2 zones (existing height limit is the lower of the two listed when Mandatory Housing Affordability (MHA) does not apply);
 - 30 to 40 feet in LR3 zones outside growth areas (Growth areas are urban centers, urban villages, and station area overlay districts. Also, the existing height limit is the lower of the two listed when MHA does not apply).
 - 40 to 50 feet in LR3 zones inside growth areas (Growth areas are urban centers, urban villages, and station area overlay districts. Also, the existing height limit is the lower of the two listed when MHA does not apply).
 - **All other zones where single-family homes are permitted.** The proposal would apply the height limits for principal dwellings for zones with heights at 40 feet or under to ADUs; in zones with height limits over 40 feet, the proposal would apply the height for rowhouses and townhouses for the Lowrise 3 zone.
 - Additional allowances are proposed for pitched roofs, as well as allowances for roof-top

features consistent with what is currently allowed for principal dwellings.

2. **Lot Coverage.** The proposed requirement for the maximum permitted lot coverage of an ADU in Neighborhood Residential zones would be the same as the current code for principal dwelling units and as allowed for DADUs in required rear yards. Only the NR zones use lot coverage limits as a development standard (see proposed SMC 23.42.022.E).
3. **Setbacks.** The proposed requirement for ADUs for minimum yards and property-line setbacks, including an exception for alley lot lines, would be the same as applies to principal dwellings as well as maintaining allowances for ADUs in the NR and LR zones (see proposed 23.42.022.F).
4. **Building Separations.** The proposed separations between buildings on the same lot are the same as existing provisions in the applicable zones ranging from 5 feet in NR zones and 10 feet in LR and other zones (see proposed SMC 23.42.022).
5. **Parking.** State law does not allow parking to be required for ADUs near transit stops. Currently the code requires no parking for ADUs in any area or zone. SDCI recommends updating the parking standards (see proposed SMC 23.42.022.I) to make it clear that parking is not required for ADUs, consistent with existing code.
6. **Condo Ownership.** State law mandate does not allow cities to prohibit condo ownership of ADUs. SDCI recommends updating the code (see proposed SMC 23.42.022.J) to make it clear that condo ownership of ADUs is allowed in all situations, which is consistent with current regulations.
7. **Miscellaneous/Additional Code Clarifications.** SDCI recommends various updates and clarifications in association with the changes as outlined in this checklist.

10. **Location of the proposal.** Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

This non-project action affects multiple parcels in several zones citywide. There is no specific site or project location.

B. Environmental Elements

1. Earth

a. General description of the site:

This is a non-project action with no specific development site or location. It affects the area of the city that is mapped in materials accompanying this checklist and described above. The sites are generally varied with some parcels containing steep slopes and others are very flat; several are in neighborhood residential areas and generally are highly urbanized citywide.

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

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

This is a non-project action with no specific site or project location. It affects multiple parcels citywide that have been substantially graded, developed, or otherwise disturbed. SDCI GIS data shows there are steep slopes in the vicinity, and King County iMap contour lines show elevation changes across the affected area. Topography varies widely across the City of Seattle.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

This is a non-project action with no specific development site or project location. It affects several parcels citywide that have been extensively altered by filling, grading, and other activity. No agricultural soils or agricultural land of long-term commercial significance are located within the affected district. Geotechnical stability varies widely across the City of Seattle.

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

This is a non-project action. There is no specific site or project location; the affected area, which lies within an area mapped by SDCI as a potential liquefaction prone area. The Seattle area is known to be in an active seismic area, as is the entire Puget Sound region. The area is within a liquefaction prone area.

In the future, individual projects that may utilize the provisions of the proposed amendments will be subject to environmental review (if they meet or exceed thresholds for environmental review) and applicable regulations for environmentally critical areas.

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

The proposed non-project action does not include any construction or development that would require filling, excavation or grading. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review as appropriate.

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

The proposed non-project action does not include any clearing, construction, development, or use that would cause erosion.

Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review as appropriate. Existing erosion control measures would continue to apply on sites where construction occurs.

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

The proposed non-project action does not include any construction or development that would

convert pervious to impervious surfaces or create new impervious surfaces. The proposal covers a highly urbanized area with a comparatively high percentage of impervious surfaces, which would not be altered by the proposed non-project action.

Potential impacts of future, specific development proposals would be addressed through impervious surface regulations and/or project-specific environmental review as appropriate.

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

There are no significant adverse erosion or earth impacts from this non-project proposal, and no mitigation is required. The proposed non-project action does not involve construction activity, and the indirect effects of this non-project proposal are not expected to significantly increase the area subject to land clearing or other factors that could result in erosion. Potential impacts of future, specific development proposals would be addressed through impervious surface regulations and/or project-specific environmental review as appropriate.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The proposed non-project action does not include any construction or development that would produce emissions. As such, the proposal would not directly cause or affect emission of odors, greenhouse gases (GHG) or other pollution emissions.

Potential emissions impacts of future, specific development proposals would be addressed through regulations and/or project specific environmental review as appropriate.

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

Off-site sources of emissions or odor exist in locations around the city. Heavy trucks, especially older-generation trucks, are more likely to be powered by diesel fuels which emit a greater amount of particulates than other vehicle fuels. Sensitive receptors in the subject area could be exposed to emissions from trucks.

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

The proposed non-project action does not include any construction or development that would produce, affect, or be affected by air pollution or emissions. Potential emissions impacts of future, specific development proposals would be addressed through regulations and/or project specific environmental review as appropriate.

3. Water

a. Surface Water:

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

This is a non-project action without any specific site or project location in the affected district, which generally does not contain any known surface waters. There are several year-round and seasonal streams, saltwater, lakes, ponds and wetlands in the city as shown on the City's GIS layers.

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

This is a non-project action. There is no specific site or project location within the affected district. This action does not propose construction of any kind, so the action does not include any work over, in, or adjacent to any waters.

Potential impacts of future, specific development proposals would be addressed through project-specific environmental review where applicable, as well as regulations governing in-water or over-water work as appropriate. Development over, in or adjacent to the described waters would be regulated under the Shoreline code, which is not affected by this proposal.

2. **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.**

No construction, placement of fill material, or removal of dredging material is proposed as part of this non-project action. Potential impacts of future, specific development proposals would be addressed through project-specific environmental review where applicable, as well as regulations governing dredging and filling as appropriate.

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

This is a non-project action that does not include surface water withdrawals or diversions of any kind. Potential impacts of future, specific development proposals would be addressed through project-specific environmental review where applicable, as well as regulations governing surface water withdrawals or diversions as appropriate.

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

This is a non-project proposal without a specific site. Certain areas of Seattle fall within a 100-year floodplain. There is no specific site or project location, and no construction is proposed. Potential impacts of future, specific development proposals would be addressed through project-specific environmental review where applicable, as well as regulations governing flood preparedness.

5. **Does the proposal involve any discharges of waste materials to surface waters? If so,**

describe the type of waste and anticipated volume of discharge.

The proposed non-project action does not involve any discharge of waste material to surface waters or anywhere else. Potential impacts of future, specific development proposals would be addressed through project-specific environmental review where applicable, as well as regulations governing waste discharge.

b. Ground Water:

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

This is a non-project action that does not include any withdrawal of groundwater for any purpose. In the future, individual projects that may utilize the provisions of the proposed amendments will be subject to environmental review (if they meet or exceed thresholds for environmental review) and all applicable regulations pertaining to ground water.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

This is a non-project action that does not include any discharge of waste material into the ground from any source.

The City of Seattle is almost entirely served by sanitary sewage systems. However, future individual projects that may utilize the proposed amendments will be subject to applicable environmental review procedures and surface water regulations as described above, including regulations related to waste discharge to the ground.

c. Water Runoff (including stormwater):

- a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

This is a non-project action that would not create or modify any existing source or flow of runoff nor any method of collection or disposal.

In the future, individual projects that may utilize the provisions of the proposed amendments will be subject to environmental review (if they meet or exceed thresholds for environmental review) and all applicable regulations pertaining to runoff (including stormwater) and methods of collection or disposal. Seattle is served by stormwater systems that include combined, partially separated and separated systems.

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

This is a non-project action that does not include any action that could cause waste materials to enter ground or surface waters from any source. Future individual projects that may utilize the proposed amendments will be subject to applicable environmental review procedures and water regulations as described above, including regulations related to waste materials entering ground or surface water.

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

This is a non-project action that does not include any action that could alter or otherwise affect drainage patterns in the vicinity. Future individual projects that may utilize the proposed amendments will be subject to applicable environmental review procedures and water regulations as described above, including regulations related to drainage patterns.

d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

This is a non-project action that does not include any construction or development activities that could have impacts related to water. There are no impacts to surface water, ground water, runoff, or drainage patterns, no mitigation is required, and no measures are proposed.

In the future, individual projects that may utilize the provisions of the proposed amendments will be subject to environmental review (if they meet or exceed thresholds for environmental review) and applicable water regulations. These include established policies and regulations to minimize adverse water quality impacts of specific development projects.

4. Plants

a. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☒ orchards, vineyards, or other permanent crops.
- ☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☒ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation

The proposal is a non-project action affecting multiple parcels in the City of Seattle. A variety of vegetation can be found throughout the City of Seattle.

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

The proposal is a non-project action. No vegetation will be removed or altered by this non-project action, which affects multiple parcels across a citywide urbanized area. Most of the area has been intensively disturbed by development and redevelopment over the last 150 years. Original vegetation has been extensively cleared, excavated, filled, paved, or occupied by streets and other structures. Remaining vegetation patterns may include greenbelts and urban forest, and including trees, grass, and other vegetation on individual properties.

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

No federally listed endangered or threatened plant species or State-listed sensitive plant species are known to occur within the citywide area affected by this non-project action.

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

None are applicable to this non-project proposal, which does not propose to install any vegetation measures or alter related requirements under the Code. In the future, individual projects that may utilize the provisions of the proposed amendments will be subject to environmental review (if they meet or exceed thresholds for environmental review) and applicable landscaping and planting regulations. Existing landscaping requirements would continue to apply.

e. List all noxious weeds and invasive species known to be on or near the site.

The proposal is a non-project action affecting multiple parcels in the City of Seattle. Himalayan blackberry is known to be present within the citywide urbanized area, and others may also be present. Many species of noxious and invasive plants are commonly found within King County and the City of Seattle. See, for example, the noxious weed lists of the King County Noxious Weed Board (<http://www.kingcounty.gov/services/environment/animals-and-plants/noxious-weeds/laws/list.aspx>) .

5. Animals

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, **other:** crows, pigeons, starlings, robins, gulls, house sparrows and other common urban species
- **Mammals:** deer, bear, elk, beaver, **other:** mice, rats, squirrels, opossum, raccoons, and coyotes.
- **Fish:** bass, salmon, trout, herring, shellfish, **other:**

The proposal is a non-project action affecting multiple parcels in the City of Seattle. The citywide affected area is heavily urbanized, but may include street trees, planting strips or other urban environments and habitats.

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

None are specifically known to be present or applicable to this non-project proposal, which affects a citywide urbanized area.

It is conceivable that protected, threatened or endangered species could be present on or near future development sites, but future individual projects that may utilize the provisions of the proposed amendments will be subject to environmental review (if they meet or exceed thresholds for environmental review) and applicable regulations.

In King County, five wildlife species are listed as endangered or threatened under the Endangered Species Act (ESA), but these species are not likely to be found in the affected area. These include Canada lynx (*Lynx Canadensis*; Threatened), gray wolf (*Canis lupus*; Endangered), grizzly bear (*Ursus arctos*; Endangered), marbled murrelet (*Brachyramphus marmoratus*; Threatened), and northern spotted owl (*Strix occidentalis caurina*; Threatened).

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

This is a non-project action. There is no specific site or project location, and no construction is proposed. All parcels in the City of Seattle are located within the Pacific Flyway, and other migratory routes likely exist in portions of the City of Seattle.

The larger Puget Sound region is known to be an important migratory route for many animal species. It includes migratory corridors for bald eagles traveling to and from foraging areas in Puget Sound or Lake Washington. Marbled murrelets travel through the planning area between marine waters and their nests in late successional/old growth forests in the Cascade Mountains. Bull trout, steelhead, and Chinook, chum, pink, and coho salmon use the Puget Sound nearshore. Chinook, coho, and sockeye salmon use Lake Washington and Lake Union as migration corridors. Anadromous trout and salmon migrate through the area river and stream systems, including urban streams in Seattle.

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

There are no wildlife impacts from this non-project proposal, no mitigation is required, and no measures to preserve or enhance wildlife are applicable.

e. List any invasive animal species known to be on or near the site.

This is a non-project action. None are specifically known to be present in the affected area, but many species of invasive animal species are found within King County and the City of Seattle, including nutria (*Myocastor coypus*), rat (*Rattus* spp), pigeon (*Columba livia*), New Zealand Mud Snail (*Potamopyrgus antipodarum*), and Asian gypsy moth (*Lymantria dispar*).

6. Energy and Natural Resources

1. 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.

The proposed non-project action does not include any construction or development that would require energy to operate. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review. Electricity, natural gas, oil and solar energy are all used in Seattle for heating and other typical uses.

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

The proposed non-project action does not include any construction or development that would affect potential use of solar energy by adjacent properties. This non-project action does not include direct use of solar energy. There is no specific site or project location, and no construction is proposed.

3. 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.

There are no energy impacts, no mitigation is required, and no related features is proposed. Current and future-updated City energy codes will provide increasing levels of energy efficiency required of each new structure, which would ensure energy conservation is achieved in future development potentially affected by this proposal. Potential impacts of future, specific development proposals would be addressed through applicable project-specific environmental review and/or energy regulations.

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 because of this proposal? If so, describe.

This proposal contemplates a non-project action that would not include any specific construction or activity that could give rise to environmental health hazards. Potential impacts of future, specific development proposals would be addressed through applicable project-specific environmental review and/or environmental health regulations.

Describe any known or possible contamination at the site from present or past uses.

The proposed non-project action encompasses a citywide urbanized area that contains a diversity of conditions consistent with urbanized areas. It comprises many parcels that have been occupied by various land uses, to potentially include light or heavy industrial uses, for many decades. Different kinds of contamination likely exists at some individual sites within or adjacent to the affected area, and is possible but unconfirmed at other sites. In any event, the proposed non-project action does not include any construction or activities that would encounter contamination. Potential impacts of future, specific development proposals would be addressed through applicable project-specific environmental review and/or regulations concerning contamination.

1. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines

located within the project area and in the vicinity.

The proposed non-project action does not include any development or design that could be affected by hazardous chemicals or conditions.

Although hazardous chemicals or conditions, including pipelines, may exist in the area, potential impacts of future, specific development proposals would be addressed through applicable project-specific environmental review and/or regulations concerning hazardous chemicals or conditions.

2. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

The proposed non-project action does not include any development, construction or operating life that would store, use or produce toxic chemicals. Potential impacts of future, specific development proposals would be addressed through applicable project-specific environmental review and/or regulations concerning toxics or hazardous chemicals.

3. Describe special emergency services that might be required.

The proposed non-project action does not include any development, construction or operation that could require emergency services. Potential impacts of future, specific development proposals would be addressed through applicable project-specific environmental review and/or regulations concerning emergency preparedness.

4. Proposed measures to reduce or control environmental health hazards, if any.

The proposed non-project action has no associated environmental health hazards, no mitigation is required, and no measures are proposed. Potential impacts of future, specific development proposals would be addressed through applicable environmental health regulations and/or separate project-specific environmental review, as appropriate.

b. Noise

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

The proposed non-project action does not include any construction, development or other activity that could be affected by noise. However, the proposal would affect a citywide, heavily urbanized area that is characterized by typical city noises, particularly traffic, rail, maritime, air, construction and equipment noise consistent with urban areas.

2. What types and levels of noise would be created by or associated with the project on a short-term

or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

This is a non-project action that does not pertain to a specific site or project location, and no construction is proposed. Any potential impacts of future, specific development proposals would be addressed through applicable noise regulations and/or separate project-specific environmental review, as appropriate.

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

This is a non-project action that affects multiple parcels in several zones citywide. There is no specific site or project location, and no construction is proposed, so this non-project action does not include effects on current land uses. Existing noise regulations would continue to apply, and potential impacts of future, specific development proposals would be addressed through applicable noise regulations and/or separate project-specific environmental review, as appropriate.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

This non-project proposal will affect a heavily urbanized citywide area. Generally, the affected area is characterized by a diversity of urban land uses.

This proposal will not have specific effect on current land uses on nearby or adjacent properties. The proposal would not make any change to the allowed uses under the existing zoning standards. Any potential impacts of future, specific development proposals would be addressed through applicable land use regulations and/or separate project-specific environmental review, as appropriate.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This non-project proposal will affect a heavily urbanized citywide area, and no recent use for working farmland or forest is known. There are no designated agricultural or forest lands in Seattle, and none will be converted due to this non-project proposal.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

This non-project proposal will not affect or be affected by any known working farm or forest operations of any kind. There are no designated agricultural or forest lands in Seattle.

c. Describe any structures on the site.

This non-project proposal would affect a citywide area that is heavily urbanized. Structures of varying types exist throughout the City of Seattle. There is no specific site or project location, and no construction is proposed.

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

The proposed non-project action does not include demolition of any structures. Any potential impacts of future, specific demolition proposals would be addressed through applicable land use regulations and/or separate project-specific environmental review, as appropriate.

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

This non-project action affects multiple parcels in several zones citywide where single-family dwellings are permitted (including Neighborhood Residential (NR), Lowrise (LR), and Residential Small Lot (RSL). There is non-specific site or project location, and no construction is proposed. Varying zoning classifications exist throughout the City of Seattle.

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

There is no specific site or project location, and no construction is proposed. Varying comprehensive plan designations exist throughout the City of Seattle. This non-project action will primarily relate to property within neighborhood residential areas, but may related to property within other designations.

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

There is no specific site or project location, and no construction is proposed. Varying shoreline master program designations exist throughout the City of Seattle. This non-project action does not impact any standards of the City's Shoreline Master Program.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

This is a non-project action that affects multiple parcels in several zones citywide. Though the substance of this ordinance concerns housing, there is no specific site or project location, and no construction is proposed.

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

The proposed non-project action does not create any specific structure where people could reside or work.

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

The proposed non-project action does not directly create any specific structure that could displace existing residences or businesses. Potential displacement impacts of future, specific development proposals would be addressed through applicable regulations and/or separate project-specific

environmental review, as appropriate.

k. Proposed measures to avoid or reduce displacement impacts, if any.

This non-project proposal would not directly create any displacement impacts, no mitigation is required, and no such measures are proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

This is a non-project action. There is non specific site or project location, and no construction is proposed. This non-project action would not include compatibility impacts with existing and projected land uses and plans, and no mitigation measures are required.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

This is a non-project action. There is no specific site or project location, and no construction is proposed. This non-project action would not include impacts to agricultural and forest lands of long-term significance, and no mitigation measures are required.

9. Housing

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

The proposed non-project action would not provide housing. Although this is a non-project action, it is important to note that Seattle is largely compliant with the state requirements now. The allowed heights for ADU construction are the main area of change. Therefore, it is not anticipated that adoption of the proposal would significantly change the number of ADUs to be built in the city. Using data compiled by SDCI since the City Council adopted legislation to promote ADU construction in 2019, ADU construction after an initial jump in activity, settled into production in the mid- to high-900s per year as seen in the results for 2022 and 2023. Due to the relatively minor changes under this proposal ADU production is not anticipated to change significantly in the future, perhaps in the amount of up to about 5 percent, or 50 ADUs per year. This increase would be consistent with the intent of the state legislature to increase housing production in the state and City of Seattle to help address the need for housing.

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

The proposed non-project action would not eliminate housing units. Any potential housing elimination impacts of future, specific development proposals would be addressed through

applicable regulations and/or separate project-specific environmental review, as appropriate.

Proposed measures to reduce or control housing impacts, if any.

The proposed non-project action would not create any housing impacts, and no mitigation is required. Potential housing impacts of future, specific development proposals would be addressed through applicable regulations and/or separate project-specific environmental review, as appropriate.

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?

The proposed non-project action does not include specific new construction or development projects. There is no specific site or project location, and no construction is proposed.

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

The proposed non-project action does not include specific new construction or development projects. There is no specific site or project location, and no construction is proposed.

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

The proposed non-project action does not include specific new construction or development projects, nor cause any aesthetic impacts. No mitigation is required, and no related measures are proposed.

11. Light and Glare

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

The proposed non-project action does not include construction or development projects that would produce light or glare.

Potential light and glare impacts of future, specific development proposals would be addressed through applicable regulations and/or separate project-specific environmental review, as appropriate.

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

No light or glare would be created by this non-project proposal.

Potential light and glare impacts of future, specific development proposals would be addressed through applicable regulations and/or separate project-specific environmental review, as appropriate.

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

The proposed non-project action does not itself directly include specific new construction or development projects that could be affected by off-site sources of light or glare. The affected area contains a diversity of light and glare sources consistent with urbanized areas.

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

The proposed non-project action does not cause any light or glare impacts. No mitigation is required, and no related measures are proposed.

12. Recreation

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

No public parks are located within the affected area, but the City of Seattle's citywide park system is shown on the City's GIS layers.

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

The proposed non-project action would not displace any recreational activities.

In the unlikely event that a future, specific development proposal in the affected area could have an impact on recreational uses in the area, such impacts would be addressed through applicable regulations and/or separate project-specific environmental review, as appropriate.

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

The proposed non-project action would not have any direct impacts on recreation, no mitigation is required, and no such measures are proposed.

13. Historic and Cultural Preservation

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

This is a non-project action that affects the uses permitted on Seattle Public Schools property citywide. There are many buildings that are over 45 years old, and some may be listed in or eligible for listing in national, state, and city preservation registers.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

This is a non-project action that affects the height limit on parcels throughout the affected area. While Seattle today comprises a highly urbanized and developed area, it is also an area with potential for Native American cultural artifacts. It has several landmarks and evidence of historic, archaeological, scientific, and cultural importance within its boundaries. The Duwamish River was an important waterway to the Coast Salish people in the area before the land and waterway was altered by white settlers.

This non-project action does not affect a single specific project site. It applies to a citywide area. No district-wide or district-specific professional cultural resources studies are known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

This non-project action does not contemplate any activities that could impact cultural or historic resources on any specific project site. Any impacts of future, specific development proposals on cultural or historic resources would be addressed through applicable regulations and/or separate project-specific environmental review, as appropriate.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

The proposed non-project action does not include construction or development, and there are no activities or impacts that would require the avoidance, minimization, or compensation for loss, changes to, and disturbance to historic and cultural resources. No mitigation is required, and no measures are proposed.

Future individual projects developed pursuant to the provisions of this proposal would be subject to environmental review (if they meet or exceed thresholds for environmental

review) and to the State of Washington's and City's regulations related to the protection of historic and cultural resources.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The proposed non-project action would affect a citywide urbanized area served by a dense grid of urban streets (residential and arterials) that provide connections to major routes. More specific information on site-specific public streets and highways would be determined during future permitting of individual projects.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

This is a non-project action. There is no specific site or project location, and no construction is proposed. The City of Seattle is served by King County Metro, Sound Transit, Washington State Ferries, Amtrak and potentially other transit agencies. Distances to transit stops vary by location citywide.

Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The proposed non-project action does not require any improvements to roads or other transportation infrastructure. Potential impacts of future, specific development proposals would be addressed through applicable regulations and/or separate project-specific environmental review, as appropriate.

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

The proposed non-project action would not use any of the described transportation modes.

- d. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

There is no specific site or project location, and no construction is proposed. This non-project action would not include the use of water, rail or air transportation. Water, rail, and air transportation of varying kinds are present in vicinities throughout the City of Seattle.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The proposed non-project action would not affect or be affected by the movement of agricultural or forest products on roads or streets in the area. Potential impacts of future, specific development proposals would be addressed through applicable regulations and/or separate project-specific environmental review, as appropriate.

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

None.

15. Public Services

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

The proposed non-project action would not include an increased need for public services. There is no specific site or project location, and no construction is proposed. Potential impacts of future, specific development proposals would be addressed through applicable regulations and/or separate project-specific environmental review, as appropriate.

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

No mitigation is required, and no such measures are proposed.

16. Utilities

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

The proposed non-project action would be in effect throughout an urbanized citywide area of Seattle. All parcels have electricity, telephone, water and refuse service, and most (but potentially not all) have cable/fiber optics, sanitary sewers, and natural gas. Project-specific information on site-specific utilities would be determined during the design, environmental review, and permitting of individual projects.

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.

The proposed non-project action does not include construction or development of any utilities.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X

Signature on file

Type name of signee: Chanda Emery

Position and agency/organization:

Senior Planner, Seattle Department of Construction and Inspections

Date submitted: August 27, 2024

D. Supplemental sheet for nonproject actions

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

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

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

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

This non-project proposal would not result in any direct impacts to water or air; production, storage or release of toxic/hazardous substances, or production of noise. This proposed ordinance would simply codify legal provisions that are already mandatory under state law, whether codified or not.

Construction of attached accessory dwelling units and detached accessory dwelling units is already allowed. Construction activities associated with the creation of additional accessory dwelling units are not likely to result in significant adverse impacts on water or air quality. Any development of accessory dwelling units will have to comply with City regulations for management of stormwater runoff and other construction practices and requirements, including the Noise Control Ordinance.

Proposed measures to avoid or reduce such increases are:

None.

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

This non-project proposal would not affect plants, animals, fish or marine life. The locations where the proposal would be applicable are zones in Seattle that are already urbanized areas where existing regulations including the stormwater and erosion control codes and the Environmentally Critical Areas Ordinance are anticipated to be sufficient to mitigate any impacts to plants, animals, fish or marine life. This proposed ordinance would simply codify legal provisions that are already mandatory under state law, whether codified or not.

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

None.

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

This non-project proposal would not result in direct impacts to deplete energy or natural resources. The proposal does not directly propose development and any incremental difference in energy and resource use is not likely to be significant because new structures must comply with the Seattle Energy Code and other standards for energy efficiency and protections of natural resources. This proposed ordinance would simply codify legal provisions that are already mandatory under state law, whether codified or not.

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

None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No significant impacts to environmentally sensitive areas or areas designated for government protection are likely to result from this non-project proposal because the proposed amendments would not alter the existing regulations for accessory dwelling units in environmentally critical areas. The proposed ordinance would not use or affect environmentally sensitive areas, or use or affect areas designated, eligible or under study for government protection.

The proposed amendments would not alter the regulations for Environmentally Critical Areas as set out in Chapter 25.09 of the Seattle Municipal Code, which prohibit or limit development in sensitive areas such as wetlands, floodplains, fish and wildlife habitat conservation areas, and riparian corridors. The locations where the proposal would have an effect are zones in Seattle, which are already urbanized areas.

The non-project proposal is not likely to generate significant adverse impacts on historic landmarks, historic districts, or cultural resources. Existing regulations that protect historic or cultural sites will continue to apply and any impacts would be mitigated at the project site specific level.

This proposed ordinance would simply codify legal provisions that are already mandatory under state law, whether codified or not.

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

None.

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

This non-project action would not use or affect land or shoreline use, nor allow or encourage land or shoreline uses incompatible with existing plans. This proposed ordinance would simply codify legal provisions that are already mandatory under state law, whether codified or not.

Below is a description of the changes in the development standards for the applicable zones.

Neighborhood Residential (NR) Zones. The base height of homes (principal structures) is 30 feet above average grade (existing SMC 23.44.012). On lots 30 feet or less in width, the base height is limited to 25 feet. The ridge of a pitched roof on a principal structure may extend up to 5 feet above the base height limit as long as the pitch of the roof is at least 4 to 12. There are exemptions for rooftop features in the existing code for things such as antennae and elevator and stair penthouses. The proposal is to apply these same standards to attached ADUs and DADUs. While attached ADUs in principal houses are allowed the same height as the house itself, DADUs are

currently limited to 14 to 18 feet in height plus an additional 3 to 7 feet for roofs of different shapes.

The proposal would result in additional structure height on lots and in the required rear yards compared to existing code for DADUs in the NR zones. The additional height would range from approximately 12 to 16 feet depending on the width of the lots. The other standards in NR zones that manage lot coverage, rear yard coverage, property line setbacks, and separations between structures are largely the same as existing provisions.

Lowrise Zones. The existing height allowance for DADUs is 20 feet with an additional 3 feet for a pitched roof that is not a shed roof (existing SMC 23.42.022.D). The proposal would allow ADUs to be 30, 40, or 50 feet in height depending on the zone, plus 3 to 5 feet for roofs and exemptions for rooftop features. The additional height allowance would range from 20 to 30 feet depending on the zone. However, building code requirements and the practical limits on the number of floors that can be easily accessed by stairs means that ADUs are not expected to exceed the 3 to 4 floors currently experienced, even in zones where higher height limits are used. The other standards in LR zones that manage the scale of buildings: floor area ratio, which limits building area based on the size of the lot, property line setbacks, and separations between structures are largely the same as existing provisions.

All Other Zones. These zones include: Midrise (MR), and Highrise (HR); Neighborhood Commercial (NC), Seattle Mixed (various SM designations), and downtown (various zones). With the exception of the NC zones, which include some zones with height limits of 30 and 40 feet, all of these zones generally allow tall tower-like structures with higher densities than the housing units typically found in the Neighborhood Residential (NR) and Lowrise (LR) zones. The existing height limits for these zones range from 60 to hundreds of feet. The proposal would apply the height limits for rowhouses and townhouses for the LR3 zone, which is 40 or 50 feet depending on whether the Mandatory Housing Affordability program applies. The proposed height for ADUs in these zones is similar to what is built in these zones for ground related housing today, in the rare instances when tower-like development is not undertaken.

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

None.

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

This proposed ordinance would not increase demands on transportation or public services and utilities. This proposed ordinance would simply codify legal provisions that are already mandatory under state law, whether codified or not.

Proposed measures to reduce or respond to such demand(s) are:

None.

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

This proposed ordinance would not conflict with local or state laws or requirements for the protection of the environment because enactment of this ordinance is required to ensure consistency between local code and state law. There are no known conflicts between the state law and any federal laws.