

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 [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Design Review SHB 1293 Interim Suspension and extension of temporary regulations established by Ordinance 126854, for an additional six months, to allow continuance of an exemption of housing projects that meet Mandatory Housing Affordability requirements using on-site performance units from Design Review.

2. Name of applicant:

City of Seattle

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

City of Seattle Department of Construction and Inspections
700 Fifth Avenue, Suite 1800 P.O. Box 34019 Seattle, WA 98124-4019

4. Date checklist prepared:

May 27, 2025

5. Agency requesting checklist:

City of Seattle Department of Construction and Inspections

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

The proposed Ordinance will be transmitted to the Seattle City Council and considered at a public hearing in 2025.

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

Yes, a separate Ordinance will be prepared proposing new legislation in response to ESHB 1293 updating the Design Review program and Design Guidelines to comply with the state mandate.

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

This SEPA environmental checklist, a SEPA Determination of Nonsignificance, and a Director's Report have been prepared for this proposal. The Director's Report and other associated Documents related to this proposal, are available online at: [Changes to Code - SDCI | seattle.gov](#)

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

This is a non-project action that affects multiple parcels in many zones across Seattle. There are currently a few hundred pending applications for development projects related to the types of development affected by this proposal.

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

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

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

This is a non-project legislative action proposing six-month interim design review legislation, temporarily suspending required design review and making design review voluntary for proposed development to comply with Chapter 333, Laws of 2023 (ESHB 1293). These regulations will be in place while SDCI works to update the design review program as required by ESHB 1293, as well as updating affordable housing measures. These changes are intended to update the design review program to be more efficient; better meet the current needs of the city for new investment, particularly in varying and more housing options throughout the city; and focus the program on good design outcomes for developments that are most likely to impact the character of neighborhoods with the highest concentrations of residents and visitors. The additional time is needed for City staff to respond to the stakeholder and public engagement recommendations to work through code amendments, Director's Rules, Tips, and guidance documents to clarify code requirements and procedures. Permanent legislation and new Design Guidelines are anticipated for council review the third quarter of 2025.

This legislation also extends temporary regulations established by Ordinance 126854 for an additional six months. The temporary regulations exempt proposed development that meet Mandatory Housing Affordability requirements using on-site performance units and low-income housing from Design Review, but allow the Director to approve departures for qualifying proposed development as a Type I decision.

Because this is a non-project action, there are no specific development sites or development proposals.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans

required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

This non-project proposal defines no particular development site and is not tied to a specific future development. The proposal would affect multiple parcels in locations within the multifamily, commercial, downtown, and industrial zoning throughout the City.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site (check one):

☐ Flat ☐ Rolling ☐ Hilly ☐ Steep Slopes ☐ Mountainous

☒ **Other:**

This non-project proposal affects multiple parcels. Citywide topography includes flat, hilly, and steep slope areas.

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

This non-project proposal affects multiple parcels. Slopes of varying steepness are located throughout 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 non-project proposal defines no particular development site and is not tied to a specific future development. Citywide soil conditions include a wide variety of glacially-influenced soils, as well as clay, sand, peat, and muck in different parts of the city.

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

No. This non-project proposal defines no particular development site and is not tied to a specific future development.

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

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

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

No. This non-project proposal has no particular development site and would not directly result in erosion. Any potential indirect impacts to clearing or construction are discussed in Question #D.1 of this checklist.

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

This non-project proposal defines no particular development site and would not directly result in creation of any impervious surfaces. The proposal would also not adversely impact the amount of impervious surface in future development.

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

None proposed.

2. Air [Find help answering air questions](#)

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

This non-project proposal defines no particular development site and will not directly result in emissions to the air.

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

No. This non-project proposal defines no particular development site and is not tied to a specific future development.

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

None are proposed.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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

No. The proposal would affect multiple parcels in locations within the multifamily, commercial, downtown, and industrial zoning throughout the City. The relevant zones border the following surface waters within the City: Elliot Bay, Lake Union, Green Lake, Lake Washington, Fremont Cut, and Duwamish Waterway.

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 non-project proposal defines no particular development site and is not tied to a specific future development. No such work is identified. Any future development subject to this non-project proposal would also be subject to the City's Shoreline Master Program and environmentally critical areas ordinance.

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

This non-project proposal affects multiple parcels and defines no particular development site, and no such work is identified.

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

No.

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

No. The non-project proposal affects multiple parcels and defines no particular development site, and does not have a particular bearing on 100-year floodplains. Any development located within a 100-year floodplain would continue to be subject to applicable environmental regulations and reviews per SMC 25.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No. This non-project proposal defines no particular development site and is not tied to a specific future development, and no such potential for discharges is identified.

b. Ground Water: [Find help answering ground water questions](#)

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

No.

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.

None identified.

c. Water Runoff (including stormwater):

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

None. This non-project proposal defines no particular development site, and no such potential for runoff is identified. Similarly, there is no particular aspect of the proposal that is projected to adversely affect runoff or generate adverse runoff impacts. Existing Seattle Stormwater Code and Manual would continue regulate runoff and storm water.

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

No. See the response to c.1 above.

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

No. See the response to c.1 above.

- 4) **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

None proposed.

4. **Plants** [Find help answering plants questions](#)

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

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

This non-project proposal has no particular development site and is not tied to a specific future development. The proposal would affect multiple parcels in locations within the multifamily, commercial, downtown, and industrial zoning throughout the City. City-wide vegetation patterns include greenbelts and urban forest, and including trees, grass, and other vegetation on individual properties.

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

None. This non-project proposal has no particular development site and is not tied to a specific future development, as such, will not directly result in the removal of vegetation.

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

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

None known.

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

None known or applicable to this non-project proposal.

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

None known or applicable to this non-project proposal.

5. Animals [Find help answering animal questions](#)

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

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

This non-project proposal affects multiple parcels located in the multifamily, commercial, downtown, and industrial zoning throughout the City and defines no particular development site. Seattle is relatively highly urbanized in its development patterns, but it also has a variety of retained greenbelts, hillsides, stream, and river environments where plant, animal, fish, and marine habitats are present. As well, wildlife habituated to urban areas and fragmented vegetated areas in the city, such as squirrels, opossum, coyotes, and a variety of bird species including eagles, are present. See the response to Question D.2 later in this checklist.

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

This non-project proposal has no particular development site and is not tied to a specific future development. See the response to Question #D.2 later in this checklist.

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

This non-project proposal has no particular development site and is not tied to a specific future development. See the response to Question #D.2 later in this checklist.

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

None proposed.

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

None known.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

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

This non-project proposal has no particular development site and is not tied to a specific future development. And would not directly result in the use of energy. Potential indirect impact to energy and natural resources are discussed in Question #D.3.

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

This non-project proposal has no particular development site and would not directly result in any impacts to solar access.

- 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.**

This non-project proposal has no particular development site, and no features or measures are proposed.

7. Environmental Health [Find help with answering environmental health questions](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

- 1) Describe any known or possible contamination at the site from present or past uses.**

This non-project proposal has no particular development site and is not tied to a specific future development.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

This non-project proposal has no particular development site and is not tied to a specific future development. Because of that, there are no known existing hazardous chemical/conditions.

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

None. This non-project proposal has no particular development site and is not tied to a specific future development.

4) Describe special emergency services that might be required.

None required. This non-project proposal has no particular development site and is not tied to a specific future development.

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

None proposed.

b. Noise

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

None. This non-project proposal defines no particular development site and is not tied to a specific future development.

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 non-project proposal defines no particular development site and is not tied to a specific future development. See the response to Question #D.1 later in this checklist.

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

None proposed.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

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

This non-project proposal defines no particular development site and is not tied to a specific future development. The proposal would affect multiple parcels in locations within the multifamily, commercial, downtown, and industrial zoning throughout the City. See the response to Question #D.5 later in this checklist for more discussion of potential land use impacts.

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?

No. This non-project proposal defines no particular development site and is not tied to a specific future development. The proposal would affect multiple parcels in locations within the multifamily, commercial, downtown, and industrial zoning throughout the City.

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

No. This non-project proposal defines no particular development site and is not tied to a specific future development. The proposal would affect multiple parcels in locations within the multifamily, commercial, downtown, and industrial zoning throughout the City.

c. Describe any structures on the site.

None. This non-project proposal defines no particular development site and is not tied to a specific future development. The proposal would affect multiple parcels in locations within the multifamily, commercial, downtown, and industrial zoning throughout the City. See the response to Question #D.5 later in this checklist for discussion around potential indirect impacts on land use and housing due to any future development related to this proposal.

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

None. This non-project proposal defines no particular development site and is not tied to a specific future development. The proposal would affect multiple parcels in locations within the multifamily, commercial, downtown, and industrial zoning throughout the City. See the response to Question #D.5 later in this checklist for discussion around potential indirect impacts on land use and housing due to any future development related to this proposal.

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

This non-project proposal defines no particular development site and affects multiple parcels. The proposal applies to properties with multifamily, mixed-use, commercial, downtown, and industrial zoning. See the response to Question #D.5 later in this checklist.

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

This non-project proposal defines no particular development site and affects multiple parcels. The proposal will amend the Code to require design review only to properties with multifamily, mixed-use, commercial, downtown, and industrial zoning inside areas designated as Urban Centers and Urban Villages.

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

This non-project proposal defines no particular development site and is not tied to a specific future development. The proposal would affect multiple parcels in locations within the multifamily, commercial, downtown, and industrial zoning throughout the City. See the responses to Question #D.5 later in this checklist.

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

This non-project proposal defines no particular development site and is not tied to a specific future development. The proposal would affect multiple parcels in locations within the multifamily, commercial, downtown, and industrial zoning throughout the City.

Environmentally critical areas are located throughout the City of Seattle. See the responses to Question #D.4 of this checklist.

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

None. This non-project proposal defines no particular development site and is not tied to a specific future development. The proposal would affect multiple parcels in locations within the multifamily, commercial, downtown, and industrial zoning throughout the City.

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

This non-project proposal defines no particular development site and is not tied to a specific future development. The proposal would affect multiple parcels in locations within the multifamily, commercial, downtown, and industrial zoning throughout the City. See the response to Question #D.5 later in this checklist for discussion related to possible impacts to housing and displacement.

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

None proposed. See the response to Question #D.5 later in this checklist.

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

None proposed, other than the processes undertaken to develop legislation that is consistent with City policy. See the response to Questions #D.5 and #D.7 later in this checklist for discussion of compatibility of the proposed legislation with existing and projected land uses and plans.

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

None proposed.

9. Housing [Find help answering housing questions](#)

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

This non-project proposal defines no particular development site and is not tied to a specific future development. See the response to Question #D.5 later in this checklist for discussion related to possible indirect impacts to housing.

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

This non-project proposal defines no particular development site and is not tied to a specific future development that would directly result in the elimination of any new housing units. See the response to Question #D.5 later in this checklist for discussion related to possible indirect impacts to housing.

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

None proposed. See the responses to Question #D.5 later in this checklist.

10. Aesthetics [Find help answering aesthetics questions](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This non-project proposal defines no particular development site and is not tied to a specific future development. The proposal would affect multiple parcels in locations within the multifamily, commercial, downtown, and industrial zoning throughout the City. Also, the non-project proposal is not identified to have any direct adverse impacts for the height/bulk/scale of buildings. Potential indirect impacts related to height and aesthetics are discussed in Question #D.5.

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

This non-project proposal defines no particular development site and is not tied to a specific future development that would adversely impact views in the immediate vicinity. Potential indirect impact to aesthetics are discussed in Question #D.5.

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

This is a non-project proposal. Since this is a non-project proposal not tied to a specific future development there are no direct impacts. Potential indirect impact to aesthetics are discussed in Question #D.5.

11. Light and Glare [Find help answering light and glare questions](#)

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

None. This non-project proposal defines no particular development site and is not tied to a specific future development.

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

No. This non-project proposal defines no particular development site and is not tied to a specific future development which would produce light or glare.

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

None. This non-project proposal defines no particular development site and is not tied to a specific future development with existing off-site sources of light or glare.

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

None proposed.

12. Recreation [Find help answering recreation questions](#)

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

This non-project proposal defines no particular development site and is not tied to a specific future development. The proposal would affect multiple parcels in locations within the multifamily, commercial, downtown, and industrial zoning throughout the City. Across the City, there are a variety of parks and recreational opportunities available throughout the City and can be found at <https://www.seattle.gov/parks>.

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

No. This non-project proposal defines no particular development site and is not tied to a specific future development which would displace existing recreational uses.

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

None proposed.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

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

This non-project proposal defines no particular development site and is not tied to a specific future development. The proposal would affect multiple parcels in locations within the multifamily, commercial, downtown, and industrial zoning throughout the City which may have eligible buildings, structures, or sites on or near them. See also the response to Question #D.4 later in this checklist.

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 non-project proposal defines no particular development site and is not tied to a specific future development. The proposal would affect multiple parcels in locations within the multifamily, commercial, downtown, and industrial zoning throughout the City which may have evidence of Indian or historic use or occupation. See the response to Question #D.4 later in this checklist.

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

None. This non-project proposal defines no particular development site and is not tied to a specific future development. See the response to Question #D.4 later in this checklist.

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

None proposed.

14. Transportation [Find help with answering transportation questions](#)

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

This non-project proposal defines no particular development site and is not tied to a specific future development. The proposal would affect multiple parcels in locations within the multifamily, commercial, downtown, and industrial zoning throughout the City which is served by the Seattle street grid, as well as various state and federal highways including Interstate 5, Highway 99, Interstate 405, and Interstate 90.

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

This non-project proposal defines no particular development site and is not tied to a specific future development. The proposal would affect multiple parcels in locations within the multifamily, commercial, downtown, and industrial zoning which may be served by a variety of public transit including light rail, bus, or streetcars. Potential indirect impacts to transportation are discussed in Question #D.6.

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

None. This non-project proposal defines no particular development site and is not tied to a specific future development that would require improvements to transportation infrastructure. Potential indirect impacts related to transportation are discussed in Question #D.6.

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

No such improvements are known. This non-project proposal defines no particular development site and is not tied to a specific future development.

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

This non-project proposal defines no particular development site and is not tied to a specific future development. See the response to Questions #D.5 and D.6 later in this checklist for evaluation of the relationship of the transportation implications of the proposal.

- f. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?**
None. This non-project proposal defines no particular development site and is not tied to a specific future development. See the response to Questions #D.5 and D.6 later in this checklist for evaluation of the transportation implications of the proposal.
- g. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**
No.
- h. **Proposed measures to reduce or control transportation impacts, if any.**
None proposed.

15. Public Services [Find help answering public service questions](#)

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**
This non-project proposal defines no particular development site and is not tied to a specific future development and so no need for public services is required. The proposal would affect multiple parcels in locations within the multifamily, commercial, downtown, and industrial zoning which may be served by a variety of public services depending on the use and location of the property. See the response to Question #D.6 later in this checklist for evaluation of the relationship of the proposal to public services.
- b. **Proposed measures to reduce or control direct impacts on public services, if any.**
None proposed.

16. Utilities [Find help answering utilities questions](#)

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**
This non-project proposal defines no particular development site and is not tied to a specific future development. The proposal would affect multiple parcels in locations within the multifamily, commercial, downtown, and industrial zoning which may be served by a variety of utilities depending on the use and location of the property.
- 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.**
None. This non-project proposal defines no particular development site and is not tied to a specific future development.

C. Signature [Find help about who should sign](#)

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

Signature: *Crystal Torres*

Name of Signee: Crystal Torres

Position and Agency/Organization: Senior Land Use Planner/ SDCI

Date Submitted: May 30, 2025

This checklist was reviewed by:

Land Use Planner, Seattle Department of Constructions and Inspections

D. Supplemental sheet for non-project actions [Find help for the nonproject actions worksheet](#)

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

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

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

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

The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative impacts related to increased discharges to water, emissions to air, production, storage or release of toxic/hazardous substances, or increased production of noise. The eligible locations for development and the allowed scale of development would not be altered by the proposal, and the proposal does not alter procedures or regulations related to natural environment protections. Even if there are minor impacts, those impacts would be further reduced by the limited time this proposed legislation is anticipated to be effective.

To the extent that the proposed suspension of required Design Review result in increases in the production of housing units or the amount of development activity in certain areas, the proposal could contribute indirectly to slight additional amounts of water discharge or emissions to air; however, new development would not go beyond what could occur under existing code.

To the extent that the proposed suspension of required Design Review results in increases in the production of housing units or the amount of development activity in certain areas, the proposal could contribute indirectly to additional amounts of noise production. The noise control ordinance sets allowable noise levels and would mitigate any adverse noise impacts. Any future project-specific development proposal would be required to comply with existing noise ordinance regulations.

To the extent the proposed suspension of required Design Review results in increases in the production of housing units or the amount of development activity in certain areas, the proposal could contribute indirectly to additional discharges into the stormwater system. The stormwater and drainage codes would continue to apply and would mitigate any potential adverse stormwater and drainage impacts.

See the response to Question #D.5 below for more discussion about land use and development implications.

Proposed measures to avoid or reduce such increases are:

None proposed. Applicable regulations, including the Land Use Code, SEPA regulations, Environmental Critical Areas regulations, and the Shoreline Master Program, are anticipated to adequately mitigate any significant adverse impacts of any future associated project-specific actions.

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

The proposal would result in no direct impacts and are unlikely to result in indirect or cumulative impacts related to plant, animal, fish, or marine life. The proposal could result in an increase in the production of small-scale residential development, which could slightly affect habitats for plants, animals, fish, and marine life. The proposal does not alter any regulations related to natural environment protections and does not include any changes to setback requirements or other limits on the density of development. The locations where the proposal would have an effect are multifamily and commercial zones in Seattle, which are already urbanized areas. Existing regulations including the stormwater and erosion control codes, the Shoreline Management Act, and the Environmentally Critical Areas Ordinance are anticipated to be sufficient to mitigate any significant adverse impacts to plants, animals, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:
None proposed.

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

The proposed changes would result in no direct adverse impacts related to energy or natural resources and are unlikely to indirectly cause significant adverse depletion of energy or natural resources. The proposal does not alter any procedures or regulations related to energy consumption or natural resource protections. To the extent that the proposed amendments result in an increase in certain types of development activity, the proposal could result in higher energy or resource use. The 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 because the proposal is not expected to significantly affect the scale of new development.

Proposed measures to protect or conserve energy and natural resources are:
None proposed.

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

The proposed changes would result in no direct negative impacts and are unlikely to result in indirect or cumulative impacts related to environmentally sensitive areas or areas designated for governmental protection that are indicated in this question. The proposed changes are not expected to significantly alter the scale of future new residential development and would not alter allowances for new development that could otherwise occur in or near environmentally sensitive areas under existing regulations. Therefore, the potential for significant adverse impacts upon these elements of the environment is minimal.

The proposed temporary suspension of Design Review 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 largely in multifamily, commercial, and downtown zones in Seattle, which are already highly urbanized areas..

The proposal is not likely to generate adverse impacts on historic landmarks, historic districts, or cultural resources. The proposed amendments would not alter the existing protections on historic landmarks and historic districts and any future development proposals in these areas that meet existing criteria would be subject to a separate historic review process.

Proposed measures to protect such resources or to avoid or reduce impacts are:
None proposed

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

The proposal does not change current zoning including land and shoreline uses. The proposed changes would continue to allow land uses and land use patterns that are compatible with the objectives and intent of the Comprehensive Plan. This includes, but is not limited to, goals and policies related to land use, housing, and community involvement (see a list of relevant policies from the Comprehensive Plan in the response to Question #D.7 below). This proposal would temporarily suspend Design Review and make it optional, allowing for projects to elect-in to design review to pursue departures. As well as, extending Ordinance 126854, to allow housing projects that meet Mandatory Housing Affordability

requirements using on-site performance units and low-income development to apply for departures as a Type I decision. Resulting in a reduction in the number of projects required to complete design review. Development Standards in each zone would continue to ensure compatibility between existing and proposed uses. In addition, Design Guidelines would further encourage land use compatibility through consideration of the surrounding context for projects seeking departures and Type I modifications. However, the proposal would not reduce density, height, bulk, or scale below what the underlying zoning allows.

The proposal would affect multiple parcels in locations with multifamily, mixed-use, commercial, downtown, and industrial zoning throughout the city, as well as, properties outside of Urban Centers and Urban Villages pursuing departures. Existing structures and new development in these areas range from small, four-unit townhouse projects to large skyscrapers.

The proposal does not impact the zoning of any parcel, or the types of land uses allowed in any zone. Design review departures for low-income development and projects using on-site performance units may result in an increase to the height, bulk, or scale of new development. The proposal does not include any other changes to existing regulations related to the allowable height, bulk, or scale of development and does not alter density of development allowed in any particular area.

Any potential increase in the production of housing units resulting from the proposal is not expected to significantly alter the overall expected pattern. It is thus reasonable to assume that any net increase in the production rate of new development, and thus the land use impacts associated with new development, will be minor and not constitute a dramatic or exponential shift from currently observed patterns.

Further, any adverse impacts would be minor due to the limited effective period of this legislation.

Proposed measures to avoid or reduce shoreline and land use impacts are:
None are proposed.

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

This proposal does not directly impact transportation or public services and utilities. It is also not likely to result in indirect significant adverse impacts in the form of increased demands on transportation or public services and utilities from future development projects. The proposal does not significantly alter the scale of development allowed in any particular area. As discussed in Question #D.5, any potential increase in the production of

housing units resulting from the proposal is not expected to significantly alter the overall expected pattern or amount of growth or to lead to an appreciable increase in the demand for transportation or public services or utilities.

Proposed measures to reduce or respond to such demand(s) are:
None proposed.

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

The proposal would temporarily suspend Design Review to allow for additional time needed to conduct outreach regarding changes to the Design Review program required to comply with ESHB 1293. As well as, extending Ordinance 126854, to allow exemption of housing projects that meet Mandatory Housing Affordability requirements using on-site performance units from Design Review.

The proposal is not likely to result in conflicts with local, state, or federal laws or requirements for protection of the environment.

This proposal would support the following goals and policies of the Comprehensive Plan:

Comprehensive Plan Goals and Policies

The proposal is consistent with relevant goals and policies in the Seattle 2035 Comprehensive Plan including:

(Housing) Goal HG3 – Achieve greater predictability in project approval timelines, achievable densities and mitigation costs.

H6 – In order to control the effects of regulatory processes on housing price, strive to minimize the time taken to process land use and building permits, subject to the need to review projects in accordance with applicable regulations. Continue to give priority in the plan review process to permits for very low-include housing.

H7 – Periodically assess the effects of City policies and regulations on housing development costs and overall housing affordability, considering the balance between housing affordability and other objectives such as environmental quality, urban design quality, maintenance of neighborhood character and protection of public health, safety and welfare.

(Economic Development) EDG3 – Support the Urban Village Strategy by encouraging the growth of jobs in Urban Centers and Hub Urban Villages and by promoting the health of neighborhood commercial districts.

(Land Use) LU55 - Employ a design review process to promote development that:

Enhances the character of the city

Respects the surrounding neighborhood context, including historic resources

Enhances and protects the natural environment

Allows for diversity and creativity in building design and site planning
Furtheres community design and development objectives
Allows desired intensities of development to be achieved