

City of Seattle

ENVIRONMENTAL CHECKLIST

A. BACKGROUND:

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

Land Use Code amendments for adjustment to lowrise multi-family zones

2. **Name of Applicant:**

City of Seattle

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

City of Seattle Department of Planning and Development
700 Fifth Avenue, Suite 2000
P.O. Box 34019
Seattle, Washington 98124-4019

Contact: Geoff Wentlandt, 206-684-3586

4. **Date checklist prepared:**

May 8, 2014

5. **Agency requesting checklist:**

City of Seattle Department of Planning and Development

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

The proposed code amendments will be reviewed by City Council and discussed in public hearings in summer or fall of 2014.

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

No, the proposal is a non-project action that is not dependent upon any further action.

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

A SEPA environmental checklist and environmental determination and related information are prepared for this proposal. The SEPA Checklist for the *Multifamily Code Update – Amendments to update lowrise zones* dated April 5, 2010, and the associated SEPA threshold determination of non-significance published on April 20, 2010 are relevant to the proposal.

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

This is a non-project action that does not affect any specific individual properties. However, land use and building permit applications are currently pending for development in the lowrise multi-family zoned areas under existing regulations.

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

The proposal requires approval by the City Council. 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.

Proposal Description

The proposal is a set of Land Use Code amendments for adjustment to lowrise multi-family zoning standards. The Land Use Code adjustments are minor changes to development standards for lowrise multi-family zones (Lowrise 1, Lowrise 2 and Lowrise 3). The adjustments are intended to bring development outcomes more in line with the development outcomes that were expected at the time of a 2010 major update to the city’s Lowrise multi-family zones. The adjustments result from an evaluation of observed developments following the 2010 major update, and seek to address only unexpected outcomes. Lowrise multi-family zones cover approximately 10% of the City’s gross land area.

Specific proposed development standard changes are:

- Eliminate a +4’ maximum height allowance for apartment buildings that include a partially below grade story.
- Eliminate a floor area exemption from the FAR calculation for the portion of buildings in a partially below grade story.
- Add a new height limit control to limit the maximum street facing façade height to 44’ in a 40’ maximum height Lowrise zone, and 34’ in a 30’ maximum height Lowrise zone.
- Place a 30% coverage limit on how much of a rooftop may be covered by clerestories.
- Require the area of unenclosed exterior stairs, hallways and breezeways to be included as chargeable floor area for FAR calculations.
- Include the floor area of loft spaces that have less than a full ceiling height in the FAR calculation.
- Add a side setback requirement for rowhouse development if it is next to other types of housing.
- Change the rounding-up threshold for the density limits in lowrise zones from 0.5 to 0.85.
- Add a density limit of one dwelling unit per 1,600 square feet of lot area for rowhouses in the LR1 zone.

Potential environmental impacts for the following action is also evaluated as a part of the proposal, although the draft ordinance does not include this item as part of the legislation:

- Add a front setback averaging standard for the Lowrise 1 zone, whereby the minimum front yard setback is the average existing setback of principal structures on adjacent lots.

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 is a non-project action. The proposal's affect would be citywide for all lowrise multi-family zoned areas. Lowrise multi-family zoned areas cover about 10% of the city's gross area.

B. ENVIRONMENTAL ELEMENTS:

Per Washington Administrative Code provisions (WAC 197-11-315) Part B of the checklist is not filled out for non-project actions.

1. Earth

- a. General description of site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.
- b. What is the steepest slope on the site (approximate percent slope)?**
This is a non-project action. There is no specific site or project location. No construction is proposed.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.
- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.
- f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

2. Air

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- 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.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

b. Ground Water:

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

c. Water Runoff (including storm water):

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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, various species as ornamental landscaping
- Grass
- Pasture
- Crop or grain
- Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation

This is a non-project action. There is no specific site or project location. No construction is proposed. The range of sites that could be affected by the proposal could include those plants checked on the lines above.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

5. Animals

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

Birds:

Mammals:

Fish:

Other:

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

None are known. Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

None are known. Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable.

6. Energy and Natural Resources

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

7. Environmental Health

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- 1) Describe special emergency services that might be required.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

b. Noise

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

8. Land and Shoreline Use

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- b. Has the site been used for agriculture? If so, describe.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

- c. Describe any structures on the site.**

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed. The zoning categories that are affected are lowrise 1, lowrise 2, and lowrise 3 multi-family zoned areas.

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

Not applicable. This is a non-project action. There is no specific site or project location. This proposal would effect areas designated Multifamily on the future land use map.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed. Some lowrise multi-family zoned areas contain environmentally sensitive areas such as steep slopes.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

9. Housing

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed. The proposal would have some very minor effects on the production

of new housing development in lowrise multi-family zones stemming from the code adjustments.

10. Aesthetics

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

11. Light and Glare

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

12. Recreation

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

13. Historical and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site?**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.
- c. Proposed measures to reduce or control impacts, if any:**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

14. Transportation

- a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.
- c. How many parking spaces would the completed project have? How many would the project eliminate?**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**
Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

None are proposed.

15. Public Services

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

16. Utilities

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

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:

Not applicable. This is a non-project action. There is no specific site or project location. No construction is proposed.

C. SIGNATURE

Signature provided following section D below.

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

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

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

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

The proposed changes would result in no direct impacts, and are unlikely to result in indirect or cumulative impacts related to water, air, noise, or toxic/hazardous substances.

Proposed measures to avoid or reduce such increases are:

None proposed.

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

The proposed changes 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 changes are not expected to significantly alter the number or locations of new multi-family developments in lowrise zones. The proposed changes do not alter any regulations directly related to environmental performance

of new development, such as green factor landscaping requirements, or stormwater infrastructure requirements.

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 negative impacts and are unlikely to result in indirect or cumulative impacts related to energy or natural resources. The changes are not expected to significantly alter the number or locations of new multi-family developments that could occur in lowrise zones. The proposed changes do not alter any regulations directly related to energy or natural resources such as energy performance standards in new development.

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?

The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative impacts related to environmentally sensitive areas or areas designated for governmental protection. For natural environmental features listed above, this is due to the fact that the areas potentially affected are already in intensely developed urban environments and no significant environmentally sensitive areas are designated. The proposed changes would not alter allowances for new development that could otherwise occur in or near environmentally sensitive areas under existing regulations.

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

None are proposed. The existing regulatory framework, i.e., the Land Use Code, The Shoreline Master Program, Environmentally Critical Areas Ordinance, Landmarks Preservation Ordinance and the City's SEPA ordinance will address impacts during review of development proposals on a project-specific basis.

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

The proposed changes would continue to allow and encourage land uses compatible with the existing Comprehensive Plan and neighborhood plans.

The proposal addresses lowrise multi-family zones: LR1, LR2, and LR3. These zones are applied in areas of the city that are designated as multi-family on the future land use map. No change to the location of lowrise zones is proposed, so there is no change to the consistency with the existing comprehensive plan and the relevant policies about lowrise multi-family zoned areas.

The proposed changes to the lowrise zoning standards are very minor. The changes include minor adjustments to allowances for features that may increase the maximum building height by 4', and certain exemptions related to the calculation of floor area for purposes of Floor Area Ratio (FAR) standards, and rounding techniques for purposes of allowable density of housing units. Due to the limited nature of the changes, they are not of a magnitude that would be large enough to alter compatibility with allowable land and shoreline uses or existing plans.

If there is any cumulative effect of the proposal on land and shoreline use, it is likely to be a very minor reduction in the amount of developable floor area or allowable density that may be achieved in two particular areas: 1) the lowrise 3 zone within designated urban villages and urban centers; and 2) the lowrise 1 zone. This could result in a minor cumulative reduction in development capacity.

As discussed in detail in the Director's Report and Recommendation prepared for the proposed legislation, any change in the amount of development capacity stemming from the proposed Ordinance should be compared to the amount of expected capacity that was evaluated at the time of the 2010 major update of the lowrise multi-family zones. The proposed ordinance is an adjustment to certain development standards in lowrise zones to bring development outcomes closer in line to what was expected at the time of the major 2010 update. The environmental analysis prepared at the time of the 2010 update is therefore used as a reference point.

As discussed in the Director's Report and Recommendation, the density level of observed apartment buildings permitted under existing regulations in the LR3 zone in urban villages and urban centers was 47% higher than the 2010 expected density levels of one unit per 670 sf of lot area. The observed density level of townhouse/rowhouse development in the LR1 zone was 30% higher than expected density levels of 1 dwelling unit per 1,800 sf of lot area. The proposed Ordinance would make changes that could reduce maximum buildable floor area by approximately 15% to 20% for certain apartment buildings in the LR3 zone within urban villages and urban centers. The proposed Ordinance would also make changes that could reduce the density level for certain rowhouse/townhouse developments in the LR1 zone by approximately 25%. Therefore the proposed changes bring potential buildable floor areas and density levels back in line with amounts that were expected and evaluated at the time of the 2010 major update, and should not be viewed as a reduction in development capacity that would deviate from adopted plans or policies.

The proposed Ordinance only directly affects specific types of development, particularly in the Lowrise 3 zone for apartments within urban villages and centers, and for rowhouse/townhouse development in the LR1 zone. When put in context of all development that could occur the magnitude of the proposed changes on cumulative development capacity in the LR zones is small.

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

None are proposed. Development above SEPA thresholds will continue to be reviewed on a project-specific basis and any land use related impacts identified and mitigated as part of the project's SEPA decision.

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

The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative negative impacts related to transportation or public services/utilities. The proposed changes are not expected to alter the amount or location of lowrise developments that could occur. If there is any cumulative effect of the proposed land use code changes it is likely to be a minor reduction in the buildable area or density of development that could occur for certain types of housing in certain lowrise zones. (See discussion in D5 above). However, such reductions would bring density levels closer in line with amounts expected at the time of the 2010 major lowrise multi-family zoning code update. Any such density or buildable area reduction could have a very minor effect of reducing demands on transportation networks, public services or utilities, by reducing the amount of infill development that could occur on certain sites by small amounts. It is not practical to predict how the number of vehicle, transit and non-motorized trips would be affected by the proposal in the aggregate across the city.

All areas potentially affected by the proposal are within already urbanized areas with fully developed utility infrastructures. No acute infrastructure deficiencies or particular capacity constraints are known for the areas potentially affected by the proposal.

At the time of any project-specific development proposal, it is the responsibility of the project proponent to sufficiently upgrade existing utility infrastructures to service proposed development. These arrangements must be in place at the time of permit approval for new development.

In sum, the potential for significant adverse additional impacts on transportation and utility infrastructure is negligible.

Proposed measures to reduce or respond to such demands 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.

It is believed that the proposal would not result in conflicts with local, state, or federal laws or requirements for protection of the environment.

SIGNATURE:

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

Signature: On File
Geoff Wentlandt
Senior Urban Planner

Date Submitted: May 8, 2014

Reviewed by: On File Date: May 22, 2014
William K. Mills
Land Use Planner Supervisor