

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 [\[HELP\]](#)

- 1. Name of proposed project, if applicable:** 2021 Comprehensive Plan Amendments
- 2. Name of applicant:** Office of Planning and Community Development

3. Address and phone number of applicant and contact person: James Holmes, Office of Planning and Community Development XX fourth Avenue, Seattle WA 98121, 206-684-8372.

4. Date checklist prepared: May 19, 2021

5. Agency requesting checklist: Office of Planning and Community Development

6. Proposed timing or schedule (including phasing, if applicable): Following a public hearing, it is anticipated that the City Council will act on the proposal in late September 2021.

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

The 2021 Comprehensive Plan amendments include 3 discrete actions two of which are the subject of this checklist: (1) UWFLUM change, and (2) two amendments to Industrial land use policies. One industrial policy amendment limits when land can be removed from a manufacturing industrial center to major updates of the comprehensive plan, and the other establishes the intent of the City to partner with the State of Washington in a master planning process for the WOSCA site and the Interbay Armory site. The Future Land Use Map amendment in the vicinity of the proposed 130th street Sound Transit light rail station is reviewed through an EIS addendum to the Seattle 2035 Environmental Impact Statement.

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

None.

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.

There are no applications pending for government approvals in the areas covered by the proposed amendments.

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

None other than City Council approval.

11. Give 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.)

University District Future Land Use Map Amendment (UWFLUM): Future Land Use Map amendment to expand the University District Urban Center to include a half-block immediately adjacent to the current boundaries of the University District Urban Center. boundaries to include the half block of

adjacent land bounded by 15th Avenue NE to the east, NE Ravenna Avenue to the north, NE 56th Avenue to the south, and an alley that is the boundary to the University Urban Center to the west.

Industrial Land Use Policies: Two proposed comprehensive plan amendments would establish two new industrial land use policies. The first limits future land use map amendments that change the boundaries of designated Manufacturing Industrial Centers to major updates of the Comprehensive Plan or as part of a comprehensive study evaluating all industrial land in Manufacturing Industrial Centers (Industrial Policy A). The second establishes the City's intent to work with the State of Washington to conduct a master planning process for future redevelopment of the Interbay National Guard Armory site located in the Ballard Interbay Northend Manufacturing Industrial Center (BINMIC) and the and the Washington-Oregon Shippers Cooperative Association (WOSCA) site on a master planning process for future industrial redevelopment of those sites (Industrial Policy B).

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.

The proposed amendment to expand the University District Urban Center expands the borders of the urban center to include the half block of land bounded by 15th Avenue NE to the east, NE Ravenna Avenue to the north, NE 56th Avenue to the south, and an alley that is the boundary to the University Urban Center to the west.

The location of the site that would be subject to a Industrial master planning process under Industrial Policy B (the WOSCA site) is approximately 8.4 acres of land located between 1st Avenue South, Terminal 46, Royal Brougham Way to the south, and S. Dearborn Street to the north. The Washington State Armory site is approximately 25 acres located in the vicinity of W. Armory Way, 15th Avenue W, the Magnolia Bridge, and the BNSF railway.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

UWFLUM: The slope of the area subject to the future land use amendment is approximately 5%.

Industrial Policy A (Policy A): Generally speaking, land in the City's MICs is generally flat making them ideal for industrial infrastructure such as rail, freight facilities, and port facilities.

Industrial Policy B (Policy B): The land subject to the provisions of this proposal are generally flat.

- 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.**

UWFLUM: Recent Geotechnical Reports for projects in the vicinity of the area subject to the proposed FLUM identify subsurface sand and gravel with gravel and more dense soil at depths greater than 5 feet. There is no agricultural use at this site. It is not possible to know if in the future redevelopment projects will result in the removal of soil, but it is likely that some amount of soil will be removed as part of excavation, remediation, typical of redevelopment projects. At this point it cannot be known how much soil will be removed as part of a future redevelopment project.

Policy A: This non-project action applies to land within the City's Manufacturing Industrial Centers. These areas are generally fill material a various origin. There are no agricultural uses in these areas. The intent of this proposal is to maintain the MICs as industrial areas with use and development patters consistent with existing conditions. Future industrial development of these sites may result in the removal of soil as part of remediation, excavation, or shoring that is typical of redevelopment projects. At this point it cannot be known how much soil will be removed as part of a future redevelopment project.

Policy B: The WOSCA and Armory are part of the geography discussed above and the potential for soil removal is similar.

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

UWFLUM: No.

Policy A, Policy B: These areas are known liquefaction hazard areas. There are no know past landslides in these generally flat 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.**

UWFLUM: This is a non-project action that will not result in filling, excavation, or grading. It is possible that in the future redevelopment of some or all of the subject area will be subject to redevelopment following adoption of this FLUM. Project review will include evaluation of filling, excavation, grading and potential fill at that time. It is not knowable at this time the degree to which these activities will take place. It should also be noted that the added

development capacity gained by adoption of the FLUM is marginal and all of these redevelopment activities are possible under existing conditions.

Policy A, Policy B: This is a non-project action that will not result in filling, excavation, or grading. It is possible that in the future redevelopment of some or all of the subject area will be subject to redevelopment following adoption of these policies but not due to these policies. Project review will include evaluation of filling, excavation, grading and potential fill at that time. It is not knowable at this time the degree to which these activities will take place. It should also be noted that these policies do not result in any increased development capacity beyond existing conditions and will not make future redevelopment more likely than today.

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

UWFLUM: Should the area subject to the FLUM redevelop in the future, erosion could occur because of clearing, construction, or use if the potential for erosion is not analyzed and relevant standards and mitigation requirements are not applied to the project during project review. The potential for these types of impacts are a part of project review by the City of Seattle and will be addressed at that time. It is not knowable at this time the degree to which these activities will take place and hence the potential for erosion. It should also be noted that the added development capacity gained by adoption of the FLUM is marginal and all of these redevelopment activities are possible under existing conditions.

Policy A, Policy B: These proposed amendments are nonproject actions. Should the area subject to these policies redevelop in the future, erosion could occur because of clearing, construction, or use if the potential for erosion is not analyzed and relevant standards and mitigation requirements applied to the project during project review. The potential for these types of impacts is a part of project review by the City of Seattle and will be addressed at that time. It is not knowable at this time the degree to which these activities will take place and hence the potential for erosion. It should be noted that these unknown future impacts are possible whether the proposals are approved or not.

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

UWFLUM: This proposed FLUM is a non-project action and will not result in changes to impervious surface on the parcels subject to this action. It is possible that in the future redevelopment projects will occur and that the amount impervious surface coverage may increase or decrease over time. The proposal does grant marginal increases in potential FAR to apartment buildings of .2 which is not likely to have a major impact on impervious

surface coverage. The potential for these types of impacts are a part of project review by the City of Seattle and will be addressed at that time. It is not knowable at this time the degree to which the amount of impervious surface coverage will increase, or decrease will take place in the future due to the adoption of the proposed FLUM or under existing conditions.

Policy A, Policy B: This is a non-project action and will not result in changes to impervious surface on the parcels subject to this action. It is possible that in the future redevelopment projects, particularly at the WOSCA and Armory sites, will occur and that amount impervious surface coverage may increase or decrease over time. For the Armory and WOSCA analysis of the amount of impervious surface coverage will be part of the master planning process and environmental review that will be part of that process. At this point it is not possible to know how much impervious surface will result from future redevelopment.

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

UWFLUM: There are no proposed measures to reduce or control erosion or other impacts to the earth other than application of City codes and regulations addressing these topics during project review for future development proposals.

Policy A, Policy B: Both proposed industrial land policy amendments are non-project actions and do not in themselves induce new development that result in erosion or other impacts to the earth. By limiting opportunities to remove land from MICS, future redevelopment activity will be consistent with existing land use, building code, and other development regulations that include measures to reduce or control erosion. Redevelopment of the WOSCA and Armory sites may have the potential to result in erosion or other impacts to the earth. If so, these potential impacts will be identified during project and SEPA review and appropriate; measures will be applied.

2. Air [\[help\]](#)

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.

UWFLUM: This future land use map amendment is a non-project action and is not associated with any currently planned development project. This amendment will marginally increase development capacity in the subject geography and future redevelopment of the site may seek to use this added development capacity. Future development projects, if any, may result in emissions to air because of construction, operation, and maintenance when completed. It is not possible to know what future development projects may occur or potential quantities of emissions to the air will be at this time.

Policy A: This project limits how often boundaries of Seattle's MICs can be amended and should serve to maintain a consistent amount of industrial land in the City. It is possible future redevelopment projects will occur in the subject area and the nature of those projects may be influenced by this land use policy (new industrial development rather than commercial or other non-industrial uses). Industrial uses typically do have more emissions to the air than other activities. Air quality in the Puget Sound region is regulated by the Puget Sound Clean Air Agency. Industrial activity that results in emissions to the air requires an operating permit and ongoing monitoring from this agency. This agency enforces air quality regulations and monitors public health impacts.

Policy B: This is a non-project action that may result, at some point in the future, in the redevelopment of the WOSCA and Armory sites. Short-term construction impacts that result in increased emission to the air will be addressed through project and SEPA review as part of the project approval process. If the redevelopment results in ongoing industrial activities that result in increases to emissions to the air, then they will be subject the jurisdiction of the Puget Sound Clean Air Agency, discussed above.

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

UWFLUM: None.

Policy A, Policy B: None

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

UWFLUM: None currently. This is a nonproject action and any future redevelopment activity and potential increases in emissions to the air that result from these proposals cannot be know at this time.

Policy A, Policy B: None currently. This is a nonproject action and any future redevelopment activity that potentially increases emissions to the air cannot be know at this time.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

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.

UWFLUM: There are no surface water bodies on or in the immediate vicinity of the area subject to the future land use map amendment.

Policy A, Policy B: This proposal affects land located within the City's Manufacturing Industrial Centers. These areas include portions of the Duwamish River, Salmon Bay and are adjacent to the Puget Sound.

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.

UWFLUM: No. This is a nonproject action and does not contain or abut the waters listed above.

Policy A and Policy B: Both these policy proposals affect land in Seattle's designated MICS that abut one or all of the above waterways. It is possible future development will occur that will require work over or adjacent to the above waterways in the normal course of ongoing activity and investment in Seattle's industrial lands by private entities, the Port of Seattle, or the U.S. Army Corps of Engineers. As non-project actions, the proposed policies do not directly or indirectly induce redevelopment activities that would result in work adjacent to or over these waterways.

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.

UWFLUM: This is not applicable to this proposal because there is no surface water or wetlands on or adjacent to the area subject to the FLUM.

Policy A, Policy B: These proposals are non-project actions. These policy proposals do not induce or discourage any type of development in the future that could occur under existing conditions. There are no pending project proposals to evaluate that indicate any amount of fill and dredge material that would be placed or removed from surface water.

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

UWFLUM: There is no surface water located where the FLUM is proposed.

Policies A and B: These policies represent nonproject actions and will not directly or indirectly induce development that will require surface water withdrawals or diversions. It is possible future projects in the geography that these proposals apply will require surface water withdrawals or diversions. These potential projects will be reviewed and conditioned with appropriate mitigation by the City of Seattle implementing its Shoreline Master Program, the Washington State Department of Fish and Wildlife in approval for

Hydraulic Project Approval, The Washington State Department of Natural Resources for a Right of Entry Permit, and the U.S. Army Corps of Engineers.

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

UWFLUM: No.

Policy A: Portions of the land subject to these proposals are within a 100-year flood plain. In the Greater Duwamish Manufacturing Industrial Center these areas are adjacent to the Duwamish River. In the Ballard Interbay North Manufacturing Industrial Center these areas are adjacent to Terminal 91 but remain south of the Magnolia Bridge.

Policy B: No.

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.

UWFLUM: No.

Policies and A and B: The proposed amendments are not project actions and do not directly or indirectly induce future development projects. It is possible that future development projects may result in discharge of waste materials to surface waters, but it is not possible to know at this time.

b. Ground Water: [\[help\]](#)

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 general description, purpose, and approximate quantities if known.

UWFLUM: This is a non-project action and there are no pending project applications currently. It is unlikely that future development projects would withdraw water from a well or discharge water to groundwater as this area is well served by Seattle Public Utilities for both water supply and wastewater disposal.

Policies A and B: The proposed amendments are non-project actions and will not in themselves directly or indirectly induce future development projects. It is unlikely that future development projects would withdraw water from a well or discharge water to groundwater as this area is well served by Seattle Public Utilities for both water supply and wastewater disposal.

2) Describe waste material that will be discharged into the ground from 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.

UWFLUM: None. This is a nonproject action, but it is unlikely that waste material will be discharged from septic tanks or other sources as this area is well served by Seattle Public Utilities and any future project will be required to make necessary sewer connections.

Policies A and B: None, because of this proposed action. These proposed amendments are nonproject actions that do not directly or indirectly induce future development in the areas subject to their provisions. It is unlikely that future development on the land that is subject to the provisions of these proposals will result waste material being discharged from septic tanks or other sources as this area is well served by Seattle Public Utilities and any future Project will be required to make necessary sewer connections.

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.

UWFLUM: This is a non-project action and no proposed projects in the area subject to the provisions of this action are known. It is possible in the future there will be development projects on the land subject to the provisions of this proposal. It is not possible to determine or describe future sources of runoff or methods of collection and disposal for potential future projects at this time.

Policies A and B: These amendments are non-project actions and no proposed projects in the area subject to the provisions of this action are known. It is possible in the future there will be development projects on the land subject to the provisions of this proposal. It is not possible to no future sources of runoff or method collection and disposal.

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

UWFLUM: This is a non-project action and no proposed projects in the area subject to the provisions of this action are known. It is possible future projects have potential for waste materials to enter ground or surface waters, but it is not possible to know if waste materials could enter ground waters at this time and there are no surface waters in the vicinity of the geography subject to this proposal.

Policies A and B: These proposed policies are nonproject actions and no proposed projects in the area subject to the provisions of this action are known. These actions are not related to any specific development project proposals, nor do they add development capacity that would change the likelihood of future development projects in the areas subject to their provisions. It is unlikely that future development projects would result in waste materials entering ground or surface waters give then heavy regulatory review process that will occur future development projects, particularly those near or adjacent to surface waters such as the Duwamish River, Elliott Bay, or Salmon Bay.

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

UWFLUM: No.

Policies A and B: No

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

UWFLUM: None.

Policies A and B: None.

4. Plants [\[help\]](#)

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

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

UWFLUM: None. This proposal is a nonproject action and there is no project action pending. It is unknowable at this time the kind and amount of vegetation that will be removed or altered. Sites subject to the proposal are landscaped with a variety of grass, trees, and hedges.

Policies A and B: The proposed policies are nonproject actions. They do not directly or indirectly induce future development on the land subject to their provisions. It is possible in the future development projects will result in removal or alteration of vegetation but it is not possible to know at this time.

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

UWFLUM: None.

Policies A and B: None.

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

UWFLUM: This is a nonproject action and as such does not involve landscaping. In the future, development projects subject to the provisions of this action could be proposed. In Seattle, multifamily projects are subject to the Seattle Green Factor which sets landscape requirements for these projects (SMC 23.40.038). Future projects in this zone will be required to achieve a green factor score of .6. Note: This requirement will apply to future projects whether this proposal is approved.

Policies A and B: These proposals are nonproject actions and will not directly or indirectly result in development projects that will require any kind of landscaping. Nevertheless, they do affect geographies with Industrial Commercial Zoning (IC). Projects in this zone must comply with the Seattle Green Factor (SMC 23.50.028) which will require them to achieve a green factor score of .3. This requirement will apply to future projects in this zone whether these proposals are approved.

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

UWFLUM: None.

Policies A and B: Noxious weeds in the areas subject to the provisions of the proposed amendments include Spotted Knapweed, Diffuse Knapweed, Dalmation Toad Flax, Tansy Ragwort, Perennial Pepper weed, Common Reed, and Giant Hogweed.

5. Animals [\[help\]](#)

a. List any birds and other animals which 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 _____

UWFLUM: Hawk, eagle, songbirds, squirrels.

Policies A and B: songbirds, bass, salmon, beaver.

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

UWFLUM: None.

Policies A: Chinook Salmon.

Policy B: None.

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

UWFLUM: No.

Policy A: The land subject to the provisions of the proposed amendment is adjacent to the Duwamish River and Salmon Bay which are both migratory corridors for juvenile Chinook Salmon.

Policy B: No.

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

UWFLUM: Not applicable.

Policies A and B: The proposals are nonproject actions and will not in themselves directly or indirectly induce future development projects. It is possible future development projects may occur that will affect these migratory corridors. Section 2, above, describes the regulatory review and approvals necessary for development projects near, over, or in these waters. Many of the regulations and required conditions are designed preserve or enhance these migratory corridors.

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

University Urban Center FLUM: None.

Industrial land use policies A and B: None.

6. Energy and Natural Resources [\[help\]](#)

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.**

University District FLUM: This proposal is a nonproject action and will not result in the use of energy and natural uses. Future projects on the half block subject to the proposal may use energy and other natural resources but the type and amount are unknowable at this time.

Industrial land use policies A & B: The proposed amendments are nonproject actions and do not directly or indirectly induce future development. Future projects may occur in the geographies subject to the provisions of these proposals, but that is unknowable at this time.

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

UWFLUM: No. The proposal is a nonproject action and it cannot be known at this time if future proposals on the half-block subject to the provisions of this proposal will affect the potential use of solar energy by adjacent properties. If approved, the action would allow an increase in height of 10 feet (from 30 feet to 40 feet for apartments) – which could potentially affect use of solar energy by adjacent properties but that cannot be quantified without more information about any future project proposals on the sites or adjacent to them.

Policies A and B: Neither proposed policy will have an effect on the use of solar energy because they are non-project action and do not result in potential development capacity (such as height) for future projects.

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:

University District Urban Center FLUM: None. This is a non-project action. Any future development project would need to comply with relevant energy codes and regulations.

Industrial land use policies A and B: None. This is a non-project action and does not directly or indirectly induce future development projects.

7. Environmental Health [\[help\]](#)

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.

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

UWFLUM: There are no known or possible contamination at the site from past or present uses.

Policies A and B: Both proposals affect land in Seattle's two Manufacturing Industrial Centers. These are areas known to have past and present industrial activity and potential contamination.

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.

UWFLUM: Not applicable.

Policies A & B: None. These proposals are nonproject actions and their adoption will not directly or indirectly induce future development projects. Future projects in these geographies will be subject to the State of Washington Model Toxic Controls Act which regulates remediation of environmentally contaminated sites and regulates disposal of hazardous chemicals.

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.

UWFLUM. This is a nonproject action. It is not possible to know if future projects on the land subject to the provisions of this proposal will involve toxic or hazardous chemical use, storage, or production at this time.

Policies A and B: These proposals are nonproject actions that will not directly or indirectly induce future development projects. It is not possible to know if future projects on the land subject to the provisions of these proposals will involve toxic or hazardous chemical use, storage, or production at this time.

4) Describe special emergency services that might be required.

UWFLUM: None.

Industrial land use policies A and B: None. These are nonproject actions and will not directly or indirectly induce development projects that may require special emergency services.

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

UWFLUM: None.

Policies A and B: None.

b. Noise

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

UWLUM: Primary noise source is traffic.

Policies A and B: Noise sources affecting the industrial areas these subject to the provisions of these proposals include traffic, freight, rail switching yards.

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.

UWFLUM: This is a nonproject action and does not have any noise impacts on a short or long-term basis. Future redevelopment of the area subject to the proposal will be residential and is not likely to significantly impact the primary source of noise – traffic. Short-term construction noise may occur as parcels redevelop, but the level and source of noise is not knowable at this time.

Policies A and B: This is a nonproject action and will directly or indirectly induce future development projects in Seattles industrial areas. Future redevelopment projects, that can occur whether these proposed policies are adopted, may result in short and long-term noise impacts through both construction activity and operations. The types and levels of noise from these future projects is unknowable.

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

UWFLUM: None.

Policies A and B: None.

8. Land and Shoreline Use [\[help\]](#)

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.

UWFLUM: No.

Policy A: Yes. The area subject to the proposal is developed with a mix of industrial, commercial, and nonconforming residential uses. By limiting the frequency by which land can be removed from Manufacturing Industrial Centers the proposal will limit introduction on incompatible land uses in these areas.

Policy B: No. The Interbay National Guard Armory site is developed with several buildings and parking lots for operation of the Armory. The WOSCA site is currently vacant. This amendment affects only the site of the Interbay National Guard Armory and the WOSCA site. If approved, this amendment establishes the City's intent to work with the State of Washington on future redevelopment of these sites only.

- 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 as a result 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?**

UWFLUM: No.

Policies A and B: No.

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

UWFLUM: No.

Policies A and B: No.

c. Describe any structures on the site.

UWFLUM: The half-block subject to the provisions of this proposal consists of a mix of duplexes and multifamily residential units.

Policy A: This proposal applies to approximately 12% of the City's land area and contains a great mix of structures including single and multi-story industrial, residential, and commercial projects.

Policy B: On the National Guard Armory site is the armory. A concrete and brick structure. There are no remaining structures on the WOSCA site.

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

UWFLUM: This is a non-project action and will not directly result in demolition of any structures. It is possible that future redevelopment projects will result in the demolition of some of the existing projects on the half-block subject to the provisions of this proposal.

Policy A: This is a non-project action, and its adoption will not directly or indirectly induce development activity that will result in demolition of structures in the land area subject to its provisions.

Policy B: It is possible that in the future redevelopment of the site subject to this non-project action will result in the demolition of the primary structure on the site, the Washington National Guard Armory.

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

UWFLUM: Lowrise 3 (LR3)

Policy A: Industrial General 1 (IG1), Industrial General 2 (IG2), Industrial Commercial (IC) and Industrial Buffer (IB).

Policy B: Industrial General 1 (IG1)

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

UWFLUM: Multifamily Residential

Policies A and B: Manufacturing Industrial Center

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

UWFLUM: Not applicable.

Industrial land use policy A: Urban Industrial (UI) and Urban Maritime (UM).

Industrial land use policy B: Not Applicable

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

UWFLUM: None.

Policies A and B: Most of the City's industrial land and specifically the land subject to the provisions of these proposed amendments are liquefaction zones.

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

UWFLUM: Not applicable. This is a nonproject action.

Policies A and B: Not applicable. These are nonproject actions that if adopted will not directly or indirectly induce development projects that result in people residing or working in these areas.

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

UWFLUM: None.

Policies A and B: None.

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

UWFLUM: None.

Policies A and B: None.

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

All three amendments addressed in this checklist will, if approved, be the existing land use plan for the areas subject to their provisions.

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

None, this is not applicable to the 3 proposals analyzed in this checklist.

9. Housing [\[help\]](#)

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

UWFLUM: This is a non-project action that may in the future result in new development projects that include development of housing units. The amount and affordability of housing units provided in future is unknown.

Policies A and B: None.

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

UWFLUM: This is a non-project action that may in the future result in new development projects that include elimination of existing housing units. The amount of housing units eliminated in future; unknown development projects cannot be known at this time.

Policies A and B: None.

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

UWFLUM: None.

Policies A and B: None.

10. Aesthetics [\[help\]](#)

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

UWFLUM: This nonproject action could result in structures as tall as 40 feet tall (the current limit is 10 feet). Until a project is proposed the height of the tallest structure is not knowable.

Policies A and B: Not applicable. There are no structures proposed as part of these nonproject actions.

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

There is no development proposed or planned projects associated with any of the proposed nonproject actions analyzed in this checklist. View alterations or obstructions for future unknown projects cannot be know at this time.

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

This is not applicable to any of the three proposed nonproject actions this checklist analyzes.

11. Light and Glare [\[help\]](#)

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

UWFLUM: This is a nonproject action. It is not knowable at this time the type of light or glare that future unknown projects will produce.

Policies A and B: This is not a relevant consideration for these nonproject actions that will not directly or indirectly induce future development. There is no part of these proposals that will result in light or glare being produced.

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

UWFLUM: This is a nonproject action. It is not knowable at this time the type of light or glare those future unknown projects will produce or if it will result in a safety hazard or obstruct views.

Policies A and B: This is not a relevant consideration for these nonproject actions that will not directly or indirectly induce future development. There is no part of these proposals that will result in light or glare being produced that will result in a safety hazard or obscure views.

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

UWFLUM: None.
Policies A and B: None.

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

UWFLUM: None.
Policies A and B: None.

12. Recreation [\[help\]](#)

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

UWFLUM: Cowen Park is just north of the area subject to the proposal.

Policy A: None.

Policy B: There are several parks and public access street ends in Seattles industrial areas subject to the provisions of this proposal.

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

UWFLUM: No.

Policies A and B: No.

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

University District Urban Center FLUM: No.

Industrial land use policies A and B: No.

13. Historic and cultural preservation [\[help\]](#)

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.

UWFLUM: None.

Policies A and B: Both areas subject to the proposed Comprehensive Plan Amendments have buildings older than 45 years that may be eligible for listing in national, state, or local

preservation registers. These nonproject proposals will not directly or indirectly induce future development projects. Future development projects that may occur whether or not these proposals are adopted in these locations will undergo their own environmental review and will identify specific structures listed on the City's Historic Resources Survey database or that may be eligible.

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.

UWFLUM: None.

Policy A: None.

Policy B: Not applicable. This is a non-project action. Future development proposals in the areas subject to the proposed Comprehensive Plan amendment whether or not the proposal is adopted, will undergo their own review and identify landmarks, features, or other evidence of Indian or historic use or occupation.

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.

UWFLUM: None.

Policy A: None.

Policy B: Not applicable. This nonproject action does not increase the likelihood of development activity and historic preservation of existing or eligible landmarks is not relevant to this policy.

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.

UWFLUM: None.

Policy A: None.

Policy B: None.

14. Transportation [\[help\]](#)

- 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.**

UWFLUM: The area subject to this nonproject action is bound by 15th Avenue NE to the east, 56th Street NE to the south, and Ravenna boulevard NE to the north.

Policy A: This nonproject action applies to approximately 12 percent of the City's land area and includes many streets and highways. Because this is a nonproject action and does not address a specific site of a development proposal a listing of streets and highways serving the site or geographic area is not particularly meaningful. Major Streets include East and West Marginal Way, 1st Avenue South, 4th Avenue South, 6th Avenue South, Airport Way, S. Landry Street, S. Spokane Street, S. Holgate Road, Corson Avenue South, 15th Avenue West, NW Leary Way. This proposal relates to planning process not development activity and is primarily concerned with the frequency amendments to the Comprehensive Plan change the boundaries of Manufacturing Industrial Centers.

Policy B: The area subject to the provisions of this nonproject action include 15th Avenue West and W. Armory Way.

- 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?**

UWFLUM: This area subject to the provisions of this nonproject action is well served by frequent transit provided by King County Metro on both 15th Ave NE and University Way NE. In addition, the area is approximately one-half mile from the future Sound Transit Station located at Brooklyn Ave NE and NE 43rd Street.

Policy A: This area is served by the Rapid Ride E line on 15th Avenue W.

Policy B: This non project action that addresses when the Comprehensive Plan may be amended to change boundaries of designated Manufacturing Industrial Centers applies to approximately 12 percent of the City. Within this geography there are many existing bus routes and two Sound Transit light rail stations.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

This is not applicable to the proposed nonproject actions that are the subject of this checklist.

- d. 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).**

This is not applicable to the proposed nonproject actions that are the subject of this checklist.

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

This is not applicable to the proposed nonproject actions that are the subject of this checklist.

- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?**

This is not applicable to the proposed nonproject actions that are the subject of this checklist.

- 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.**

This is not applicable to the proposed nonproject actions that are the subject of this checklist.

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

This is not applicable to the proposed nonproject actions that are the subject of this checklist.

15. Public Services [\[help\]](#)

- 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 three proposals that are the subject of this checklist are nonproject actions and will not result in an increased need for public services.

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

Not applicable to the University District Urban Center FLUM or industrial land use policies A and B.

16. Utilities [\[help\]](#)

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

All of these utilities, except for septic system, are available at the sites subject to the provisions of the proposed Comprehensive Plan amendments.

- c. 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. These are nonproject actions.

C. Signature [\[HELP\]](#)

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: _____

Name of signee James Holmes

Position and Agency/Organization: Strategic Advisor/Office of Planning and Community Development

Date Submitted: _____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet 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?

University District Urban Center FLUM: As addressed in Section B, this nonproject action will result in a marginal increase in development capacity on the half-block subject to its provisions. Future development projects are unlikely to increase discharge to water; emissions to air; production storage, or release of toxic or hazardous substances; or production of noise.

Industrial land use policy A: As addressed in section B, this proposal if adopted, is unlikely to result in the increase of discharge to water; emissions to air; production storage, or release of toxic or hazardous substances; or production of noise. This proposed amendment is about the planning process and the timing of amendments to change the boundaries of designated Manufacturing Industrial Centers and does not increase development capacity or otherwise induce future development projects.

Industrial land use Policy B: As addressed in section B, this proposal if adopted, is unlikely to result in the increase of discharge to water; emissions to air; production storage, or release of toxic or hazardous substances; or production of noise. This proposal signals the City's intention to enter a master planning process with the State of Washington for future redevelopment of both the WOSCA and Interbay National Guard Armory sites. This amendment does not increase development capacity or induce new development.

Proposed measures to avoid or reduce such increases are:
Not applicable.

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

University District Urban Center FLUM: As covered in Part B, this proposal is not likely to affect plants, animals, fish, or marine life. The area subject to the proposal is a highly urbanized and developed half block of land adjacent to the University District Urban Center. The increase in development capacity that this proposal would grant if approved, is marginal. Future development projects are not likely to affect plants, animals, fish, or marine life.

Industrial land use policy A: As covered in Part B, this proposal is not likely to affect plants, animals, fish, or marine life. This proposal addresses the timing of amendments that would change the boundaries of designated manufacturing industrial centers and does not induce directly or indirectly future development in these areas. Future development projects in these areas will undergo their own review to identify and minimize impacts to these resources.

Industrial land use policy B: As covered in Part B, this proposal is not likely to affect plants, animals, fish, or marine life. This policy establishes the City's intent to enter a planning process with the state for future redevelopment of the WOSCA and the Interbay National Guard Armory site. Neither site is adjacent to a shoreline, a designated shoreline development as part of the

City's Shoreline Master Program and both sites are relatively free of vegetation. The WOSCA site has been used a staging site for the Highway 99 tunnel and the Armory site is a predominantly covered with a parking lot for storing equipment.

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

Not applicable.

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

University District Urban Center Future FLUM: As covered in part B, the proposal is not likely to deplete energy or natural resources. The proposal grants marginal increase in development capacity in half-block area adjacent to the University District Urban Center. Despite the slight gain in development capacity, the 1 dwelling unit per 800 square feet of lot area limit for the zone will still apply.

Industrial land use policy A: As covered in part B, the proposal is unlikely to deplete energy or natural resources because it does nothing to induce directly or indirectly future development projects. This proposal addresses the frequency with which Comprehensive Plan amendment proposals to change boundaries of Manufacturing Industrial Centers can be considered.

Industrial land use policy B: As covered in part B, the proposal is unlikely to deplete energy or natural resources. The proposal, if adopted, establishes the City's intent to enter a master planning process with the State of Washington for future redevelopment of the WOSCA and Interbay National Guard Armory. Any future development on these sites would undergo its own environmental review where impacts to energy or natural resources will be identified and mitigated.

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

None currently.

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?

University District Urban Center FLUM: As covered in Section B, there are no environmentally sensitive areas or areas designated for protection on the land that is subject to the provisions of the proposal.

Industrial land use policy A: As covered in Section B, the provisions of this proposal apply approximately 12 percent of the land area in Seattle that contains some endangered species habitat (Chinook Salmon) environmentally sensitive areas (liquefaction zones) some flood plains and historic or cultural sites. However, the proposal addresses the timing of Comprehensive Plan amendments that change the boundaries of Manufacturing Industrial Centers and does not change development capacity or otherwise induce directly or indirectly future development projects.

Industrial land use Policy B: As covered in Section B, the provisions of this proposal apply to approximately 8.4 acres of land known as the WOSCA site and 25 acres of land known as the Interbay National Guard Armory. The proposal, if approved, establishes the City's intent to enter a master planning process with the State of Washington for future redevelopment of these sites. Both sites are liquefaction zones but otherwise do not contain environmentally sensitive areas, or areas designated for government protection.

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

None currently.

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?

University District Urban Center FLUM: As covered in Part B, there are no shorelines on or adjacent to the area subject to the proposal. The proposal is an amendment to the Comprehensive Plan and therefore, if adopted, is consistent with land use plans for the area. The recommendation to approve this Comprehensive Plan amendment is because the area satisfies the Comprehensive Plan criteria for urban center designation and Council criteria for considering amendments to the Future Land Use Map.

Industrial land use policy A: As covered in Part B, the provisions of this proposal covers approximately 12 percent of the land area of Seattle and contains or is adjacent to several shorelines. The shorelines are designated Urban Industrial and limiting the frequency with which land can be removed from Manufacturing Industrial Centers reinforces the compatibility of land use and shoreline designation.

Industrial land use policy B: As covered in part B, this proposal does not affect land adjacent to or containing a shoreline and does not change any land use plans of the City.

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

None are necessary. The proposals do not result in shoreline or land use impacts.

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

None of the proposals are likely to increase demands on transportation or public services and utilities. The University District Urban Center FLUM will result in a marginal increase in development capacity and is not sufficient to change demand on these resources. The other two proposed Comprehensive Plan amendments do not increase development capacity and will not result in impacts to these resources.

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

None are necessary. The proposals do not increase demands on transportation or public services and utilities.

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

There are none.