

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

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

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Co-Living Housing / Congregate Residences Allowances Legislation

2. Name of applicant:

City of Seattle Office of Planning & Community Development

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

City of Seattle, Office of Planning and Community Development

600 Fourth Avenue

P.O. Box 94788

Seattle, Washington 98124-7088

Contact: Geoff Wentlandt, Geoffrey.Wentlandt@seattle.gov

4. Date checklist prepared:

May 2024

5. Agency requesting checklist:

City of Seattle Office of Planning and Community Development

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

It is expected that the proposed legislation will be discussed and possibly voted on by the City Council in the fall of 2024 or early 2025.

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

Additional legislative reforms concerning how congregate residences are permitted or regulated in Neighborhood Residential zones may be enacted following adoption of the One Seattle Comprehensive Plan major update.

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

This SEPA environmental checklist has been prepared for this proposal. A brief Director's Report is also prepared for the proposed legislation.

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.

Applications prior to the adoption of this legislation will follow the existing development standards concerning congregate residences. Some site-specific development proposals currently in the permitting process for congregate residences could be pending and could be affected by this proposal.

10. List any government 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. 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.)

The Office of Planning and Community Development proposes to edit text of the Land Use Code (Seattle Municipal Code Title 23) to implement Washington State House Bill 1998 from the 2024 legislative session regarding co-living housing. Seattle's land use code regulates co-living housing under the "congregate residence" land use category. The proposed legislation makes the following changes removing restrictions or limitations on congregate residences:

- Amends the allowable uses tables to make congregate residence an allowed use on any lot that allows for at least six multifamily residential units including in all of the city's Lowrise (LR), Midrise (MR), and Highrise (HR) multifamily zones and all Commercial (C) and Neighborhood Commercial (NC) zones. In some of these zones congregate residences are not currently allowed or are only allowed if owned by a college or university or not for profit entity or charity.
- Removes all minimum development standards for configuration and features of living spaces in congregate residences including standards for common food preparation areas, food preparation in sleeping rooms, and communal areas.
- Removes parking requirements for congregate residences in all frequent transit served areas.
- Updates the definition of congregate residence to better match language and terminology of State legislation.

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 that would amend various sections of the Land Use Code. The proposal has affects in the city's Lowrise (LR), Midrise (MR), and Highrise (HR) multifamily zones and all Commercial (C) and Neighborhood Commercial (NC) zones.

B. Environmental Elements

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

a. General description of the site:

Citywide, anywhere a congregate residence may be constructed. The proposal has specific effects in Lowrise (LR), Midrise (MR), and Highrise (HR) multifamily zones and all Commercial (C) and Neighborhood Commercial (NC) zones and frequent transit served areas.

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

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

The areas affected by the proposal are city-wide and contain a diversity of slopes from flat areas to steep slopes.

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

This is a non-project action that would affect areas citywide. The proposed legislation is not likely to result in a significant adverse increase in the removal of soils.

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

See c above.

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

This is a non-project action. No filling, excavation, or grading is proposed. The proposed legislation is not likely to result in any significant filling, excavation, and grading.

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

This is a non-project action. No clearing nor construction is proposed. The proposed legislation is not likely to result in a significant erosion.

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

This is a non-project action. No change of impervious surfaces is proposed. The proposed legislation is not likely to result in a significant impervious surface changes.

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

None. Compliance with existing City ordinances to reduce or control erosion is required for development in Seattle.

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

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

This is a non-project action. No emissions will occur as a direct result of this proposal. The proposed legislation is not likely to result in significant emissions changes.

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

The areas affected by this proposal are widespread city-wide and contain a variety of emissions and odors consistent with urbanized areas.

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

None. Compliance with existing city ordinances to reduce or control emissions and other impacts to air is required for development in Seattle.

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

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

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

This is a non-project action that would affect sites widespread city-wide, including but not limited to areas near Puget Sound, Lake Washington, Lake Union, Green Lake, Bitter Lake, and Haller Lake.

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.

This is a non-project action, and no development is directly 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.

This is a non-project action. No filling or dredging in or from wetlands or surface water will result from the proposal.

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

This is a non-project action. No surface water withdrawals or diversions will result from this proposal.

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

This is a non-project action that would affect proposals for development of congregate residence uses. Seattle has multiple locations within a 100-year floodplain and some of the areas affected by this proposal are within a 100 year floodplain.

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.

This is a non-project action. No discharge of waste materials to surface waters will result from this proposal.

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

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

This is a non-project action. The affected area could include some land that contains wells. No withdrawal of groundwater will result from this proposal for drinking water or other purposes.

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

This is a non-project action. Seattle is served almost entirely by sanitary sewage systems.

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.

This is a non-project action. Seattle is served by stormwater systems that include combined, partially separated, and separated systems.

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

This is a non-project action. This proposal will not result in waste materials entering ground or surface

water.

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

This is a non-project action. This proposal will not affect drainage patterns.

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

None. Compliance with existing city ordinances to reduce or control stormwater and wastewater is required for development in Seattle.

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

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

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

This is non project action. The affected areas by the proposal are widespread city-wide, they may contain the marked types of vegetation consistent with urbanized areas.

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

This is a non-project action. This proposal will not result in the direct removal or alteration of vegetation. Changes in vegetation are not likely to result from the proposal as the legislation concerns allowances of congregate residences where similar development is already allowed.

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

This is non project action. The areas affected by the proposal are widespread city-wide, and they may contain threatened or endangered plant species.

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

None.

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

This is non project action. The affected areas by the proposal are widespread city-wide. The affected areas may contain a diversity of invasive plants consistent with urbanized areas. These plants include but are not limited to common urban invasives such as ivy, blackberry, and bindweed.

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

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

Examples include:

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

This is non project action. The affected areas by the proposal are widespread city-wide. The affected areas may area contain a diversity of animals consistent with urbanized areas including a diversity of birds, and mammals. These animals include but are not limited to hawk, heron, eagle, and songbirds. Puget Sound waterways and creeks are near the affected area and are habitat for migrating salmon.

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

This is non project action. The affected areas by the proposal are widespread city-wide. The affected areas may contain a variety of threatened and endangered species including various birds that may be in or near the site.

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

This is non project action. The affected areas by the proposal are widespread city-wide. The affected areas may include migration routes for a variety of species including but not limited to various birds.

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

None.

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

This is non project action. The affected areas by the proposal are widespread city-wide. The affected area may contain a diversity of invasive animal species consistent with urbanized areas.

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

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

This is a non-project action. No use of energy is proposed. All kinds of energy could be used indirectly as a result of future development proposals for congregate residences. The proposal does not alter the potential scale of development because it concerns allowed uses but not the overall scale or size of development.

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

This is a non-project action. No use of solar energy is proposed. Solar energy could be used indirectly as a result of new conversion proposals. The proposal is unlikely to affect the potential solar energy of buildings adjacent to development because the proposal does not alter the potential scale of development. It proposes a change of allowable use.

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

This is a non-project action. No energy conservation features are proposed. All kinds of energy conservation features could be used indirectly as a result of new congregate residence development proposals. The proposal does not alter the potential scale of development, it concerns allowable uses.

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

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

This is a non-project action. This proposal will not directly result in any of the environmental health hazards listed above as the legislation concerns allowable uses.

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

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

This is non project action. The areas affected by the proposal are widespread city-wide. The affected areas contain a diversity of conditions consistent with urbanized areas. These include natural gas transmission pipelines.

b. 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.

This is non project action. The areas affected by the proposal are widespread city-wide. This proposal will not result in the storage, use, or production of toxic or hazardous chemicals as the legislation concerns allowable uses for congregate residences.

c. Describe special emergency services that might be required.

This is a non-project action. This proposal will not directly result in an additional need for special emergency services. If additional congregate residences are constructed in the future there could be an incremental impact on the need for special emergency services. Potential impacts are discussed below in part D of this checklist.

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

None.

b. Noise

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

There are a wide variety of existing noises consistent with an urban environment in the citywide area affected by this proposal.

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

This is a non-project action. This proposal will not directly result in noise impacts. If additional congregate residences are constructed in the future as a result of this proposal there could be an incremental noise impact. Potential impacts are discussed further below in part D of this checklist.

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

None. Compliance with existing city ordinances for noise is required for development in Seattle.

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

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

This is non project action. The areas affected are widespread city-wide. The proposal concerns changes to allowed uses to increase areas congregate residences may be constructed. Area affected most directly are the city's Lowrise, Midrise and Highrise zones and the City's Neighborhood Commercial and Commercial 1 and 2 zones. All the zones allow for multifamily residential use along with other uses. The proposal will have incremental impacts on land use. Impacts are discussed further in section D of the checklist below.

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

This is a non-project action. The proposal will not directly alter farm or forest land or be affected by farm or forest land.

b. Describe any structures on the site.

This is non project action. The affected areas by the proposal are widespread city-wide. The affected areas may as a diversity of structures consistent with urbanized areas.

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

This is a non-project action. The proposal will not increase the likelihood of demolitions.

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

This is non project action. The affected areas by the proposal are widespread city-wide. Zones most affected are the city's Lowrise, Midrise and Highrise zones and the City's Neighborhood Commercial and Commercial 1 and 2 zones.

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

This is non project action. The affected areas are within multiple Comprehensive Plan land use designations including multifamily residential, commercial, urban center and urban village.

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

This is non project action. The affected area includes several of the City's shoreline master program designations.

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

This is non project action. The affected areas by the proposal are widespread city-wide. The affected areas contain a variety of critical areas.

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

This is a non-project action. This proposal may indirectly result in an increase of the number of people residing in the affected areas if the proposal increases/encourages congregate residence construction.

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

This is a non-project action. No housing is proposed to be eliminated. This proposal will not result in

displacing people as the proposal concerns increasing allowances for a type of housing.

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

None.

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

None.

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

None.

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

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

This is a non-project action. No housing is proposed to be created as part of this project. This proposal could indirectly result in new housing if the proposal incrementally encourages the construction of congregate residence housing.

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

This is a non-project action. No housing is proposed to be eliminated as part of this project. No elimination of housing is expected to result from the proposal because the proposal concerns removing restrictions and limitations on a type of housing. There could be an incremental impact if the legislation encourages replacement of some existing housing with congregate residences. Additional discussion is below in part D of this checklist.

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

None.

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

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

This is a non-project action. This proposal will not directly result in new buildings. The proposal could incrementally increase the likelihood of congregate residence structures being constructed in the future.

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

This is a non-project action. No views would be directly altered or obstructed by this proposal because there are no proposed changes to allowed height or other bulk and scale regulations.

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

None.

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

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

This is a non-project action. This proposal will not directly result in additional light or glare.

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

This is a non-project action. This proposal will not directly result in additional light or glare.

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

This is non project action. The affected areas by the proposal are citywide. The affected area contains a diversity of light and glare sources consistent with urbanized areas.

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

None.

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

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

This is non project action. The affected areas by the proposal are citywide. The affected area has a diversity of recreational opportunities in the vicinity consistent with urbanized areas and may include formal parks and natural areas.

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

This is a non-project action. This proposal will not directly displace any recreational uses.

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

None.

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

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

This is non project action. The affected areas by the proposal are widespread and citywide. The affected areas contain a wide variety of existing structures including numerous structures over 45 years old and structures with a historic landmark designation or other historical designation.

If any structures are designated Landmarks at The City's Seattle Landmark and Historic Districts, then these structures would need to go through the city of Seattle historic landmarks review process.

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

This is non project action. The affected areas by the proposal is widespread and citywide. The affected areas may contain a diversity of locations with evidence of Indian or historic use or occupation. The areas may include locations of historic settlements by Indians and European settlers. Elliott Bay and shoreline areas are adjacent to the affected area and waters were important culturally and for transit and fishing and shell fishing to Tribes in the area.

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

This is non project action. The affected areas by the proposal are citywide.

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

None. Compliance with existing city ordinances for historic preservation is required for development in Seattle. Seattle Municipal Code Section 23.49.008 has restrictions on the demolition and alteration of existing structures including landmarks.

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

- a. **Identify public streets and highways serving the site or affected geographic area and describe**

proposed access to the existing street system. Show on site plans, if any.

This is non project action. The affected areas by the proposal are citywide. The affected areas contain a diversity of streets consistent with urbanized areas.

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

This is non project action. The affected areas by the proposal are citywide and many of the areas are served by transit. The affected areas are served by a diversity of public transit including bus service, and light rail.

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

This is non project action. The affected areas by the proposal are citywide. The proposal is not expected to result in changes to roads, streets or bicycle infrastructure because the proposal concerns reuse of existing structures.

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

This is non project action. The affected areas are citywide. The affected areas are in broad proximity to water and rail lines.

e. 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 a non-project action. This proposal will not directly result in additional vehicular trips. Changes in the number of vehicular trips could occur indirectly if the proposal incrementally encourages the development of congregate residences. It is possible that congregate residences generate trips at different rates or in different patterns to other residential uses.

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

This is a non-project action. This proposal will not affect the movement of agricultural and forest products.

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

None.

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

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

This is a non-project action. This proposal will not directly result in an increased need for public services. The proposal could incrementally increase the need for certain public services such as fire protection or emergency services if the legislation causes additional development of congregate residences and if such uses incrementally increase demand for those services compared to other residential uses already allowed.

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

None.

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

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

This is non project action. The areas affected by the proposal are citywide. The affected areas contain a diversity of utilities consistent with urbanized areas. These include electricity, natural gas, water, refuse service, telephone, sanitary sewer, and other utilities.

- 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.**

This is a non-project action. No utilities are proposed for this project.

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

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

_____ [On File] _____

Type name of signee: Geoffrey Wentlandt

Position and agency/organization: Land Use Policy Manager

Date submitted: 5/9/2024

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

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

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

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

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

As a non-project action, the proposal would result in no direct impacts on water, air, noise, or toxic/hazardous substances. Greenhouse gas (GHG) emissions have also been considered, and no changes to GHG emissions are expected as a result of this non-project action. The proposal could incrementally encourage development of congregate residences instead of other types of residential uses in the future. Such conversions are not expected to cause additional emissions. In some cases the proposal could have the effect of incrementally reducing emissions because of the ability to build smaller more compact homes in a structure compared to in the absence of the legislation - which may cause less emissions per home. The proposal could incrementally increase noise if a greater number or density of people could live in congregate residences compared to apartment buildings or condominiums use that might otherwise be built. The increment of noise would be attributed to living activities such as talking, recreating and playing music and cooking as well as entering and leaving homes.

- **Proposed measures to avoid or reduce such increases are:**

No increases are anticipated and so no measures are proposed.

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

As a non-project action, the proposal would result in no direct impacts and are unlikely to result in indirect or cumulative impacts related to plant, animal, fish or marine life. The proposal is not expected to cause a notable increase to the total number of development sites or increase any development footprint. The primary affect would be to substitute some future development of other residential uses with congregate residences which would not increase the impact on plants and animals.

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

No impacts are anticipated and so no measures are proposed.

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

As a non-project action, the proposal would result in no direct impacts and is unlikely to result in indirect or cumulative impacts related to energy or natural resources. The proposal concerns development of congregate residences. Construction of new structures must comply with modern and current energy codes that have a high standard of building performance and efficiency.

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

No impacts are anticipated and so no measures are proposed.

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

As a non-project action, the proposal would result in no direct impacts and is unlikely to result in indirect or cumulative impacts related to environmentally sensitive areas or areas designated for governmental protection. The proposal would not cause increased development pressure on sensitive areas compared to other development pressure that might occur in the absence of the legislation.

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

None are proposed because no impacts are anticipated. The existing regulatory framework, i.e., the Land Use Code, The Shoreline Master Program, Environmentally Critical Areas Ordinance, Landmarks Preservation Ordinance will address impacts as part of the project-specific review of development proposals.

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

This is a non-project action. The areas affected are widespread city-wide. The proposal concerns changes to allowed uses to expand areas where congregate residences may be constructed. Areas affected most directly are the city's Lowrise, Midrise and Highrise zones and the City's Neighborhood Commercial and Commercial 1 and 2 zones. All the zones allow for multifamily residential use and other urban uses along with the expanded allowance for congregate residences. The legislation could affect land use by allowing a greater density of residents than would otherwise be allowed in the absence of the legislation. The change would be to incrementally increase the intensity of activity and use patterns from a greater number of residents living in an area. The impact could be experienced as a greater volume of people using services and parks or visiting businesses and stores. This could cause some congestion or cause some incremental increase in a wait times to access services or park facilities or other features of a community. The proposal does not allow or encourage incompatible uses with the City's Comprehensive Plan since the locations affected are already planned for and allow other types of multifamily residential uses.

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

None

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

As a non-project action, the proposal would result in no direct impacts and is unlikely to result in indirect or cumulative negative impacts related to transportation or public services/utilities. All areas potentially affected by the proposal are already urbanized areas with fully developed utility infrastructures. The proposal could incrementally encourage the development of congregate residences instead of other forms of residential use, which could cause an increased density of persons living in an area. The proposal also removes the requirement that parking be provided for occupants of a congregate residence in areas outside of urban villages and centers that are well served by transit. These changes could cause an incremental increase in demand for on street parking in an area, and could cause an incremental increase in congestion from vehicles on streets or pedestrians on sidewalks on some local roads if additional congregate residences are constructed. Potential effects on services are described in the land use section above.

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

None.

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.