

SEPA ENVIRONMENTAL CHECKLIST
UPDATED 2014

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: [\[help\]](#)

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 "" 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: [\[help\]](#)

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: [\[help\]](#)

Amendments to the Land Use Code to strengthen the Union community core within the 23rd Ave. @ S Jackson-Union Urban Village based on recommendations of the 23rd Avenue Action Plan (Union-Cherry-Jackson).

2. Name of applicant: [\[help\]](#)

City of Seattle Department of Planning and Development

3. Address and phone number of applicant and contact person: [\[help\]](#)

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

Contact: Quanlin Hu (206) 386-1598

4. Date checklist prepared: [\[help\]](#)

June 10, 2015

5. Agency requesting checklist: [\[help\]](#)

City of Seattle Department of Planning and Development

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The proposed code amendments will be reviewed by City Council and may be discussed in public hearings in the 3rd Quarter 2015.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

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. [\[help\]](#)

Yes. Please see below.

- 2301 E Union St: Council denied a quasi-judicial rezone on 106,189 sq. ft. of land from NC2-40 to NC2 65 and NC2P-40 to NC2P 65 due to transition to single family zones. The property is an entire City block and is bounded by 23rd Avenue to the west, 24th Avenue to the east, East Union Street to the north and East Spring Street to the south. (CF#312973, Project # 3005931)
 - This application requested for the same Zone Designations without applying Land Use Code Chapter 23.58A Incentive Provisions and development standards.
- 2407 E Union St: Construction of a 4-story structure containing 39 residential units above 3,000 sq. ft. of retail and 2 live/work units. Parking for 21 vehicles to be provided within the structure. Existing structures to be demolished.. (Project # 3017002, 6407198)
 - This development is consistent with the existing zoning NC2P-40. As a result of the 23rd Ave Action Plan(Union-Cherry-Jackson), the rezoning proposal on this project area is NC2P-65(3). The additional height can be achieved through Chapter 23.58A Incentive

Provisions.

- 2320 E Union St: A land Use application to demolish one existing structure (KeyBank) and an existing surface parking lot, and construct of a 4-story mixed-use building including residential units and commercial space at ground level, as well as one level underground parking. The building provides approximately 2,300 gsf of commercial space, 80-90 residential units and 25 parking spaces. (Project # 3018178)
 - As a result of the 23rd Ave Action Plan, the rezoning proposal on this project area is NC2P-65(3). The additional height can be achieved through Chapter 23.58A Incentive Provisions.
- 2203 E Union St: construction of a 6-story structure with a total of 92 residential units and 4,232 sq. ft. of commercial space at ground level. Parking for 74 vehicles to be provided below grade. (Project # 3005925, 6356077)
- 2220 E Union St: A Design Review Early Design Guidance application proposing a 6-story building containing 146 residential units and 11760 sq.ft. of retail. Parking for 88 vehicles to be provided at and below grade. Application may include Contract Rezone from NC2-40 to NC2-65' (Project # 3019001)

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

The proposal's amendments require approval by the City Council.

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

This is a non-project action. There is no specific site or development proposal. DPD is recommending zoning changes and area-specific development standards to implement the Comprehensive Plan Central Area Neighborhood Planning Element and the 23rd Avenue Action Plan (Union-Cherry-Jackson) recommendations. The rezone will encourage pedestrian-oriented development at 23rd Ave and E Union St that includes neighborhood serving shops and services, opportunities for startup businesses, affordable housing and live/work housing, and provide transitions to adjacent single family zones. The rezone will allow for a medium sized mixed use commercial node with increased vitality and commercial energy, and support a coherent identity for this node and serve as a gateway for the Central Area.

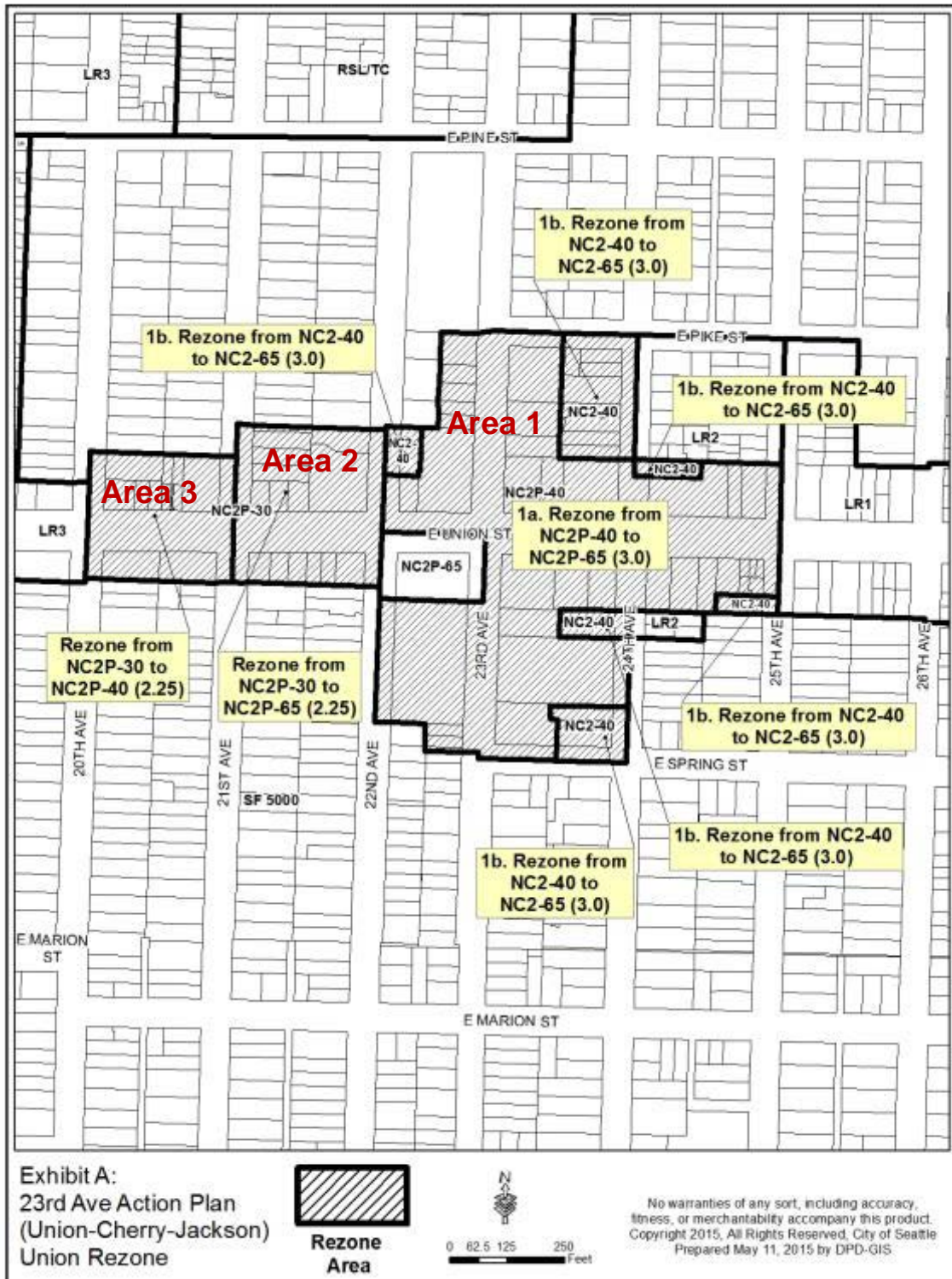
Zoning

The proposed rezones include 74 parcels on approximately 11 acres of land. The proposed rezones could increase the amount of growth over the next 20 years by about 474 housing units, 56,340 commercial square footage, and 188 new jobs.

- Area 1:
 - Area 1a: Rezone from Neighborhood Commercial 2 (NC2P-40) to Neighborhood Commercial 2 (NC2P-65(3)). The existing Pedestrian designation in this area is retained
 - Area 1b: Rezone from Neighborhood Commercial 2 (NC2-40) to Neighborhood Commercial 2 (NC2-65(3))
- Area 2: Neighborhood Commercial 2 (NC2P-30) to Neighborhood Commercial 2 (NC2P-65(2.25)). The Pedestrian designation in this area is retained

- Area 3: Rezone from Neighborhood Commercial 2 (NC2P-30) to Neighborhood Commercial 2 (NC2P-40(2.25)) with a base FAR of 2.25 through Incentive Provisions. The Pedestrian designation in this area is retained.

See Rezone Proposal Map below



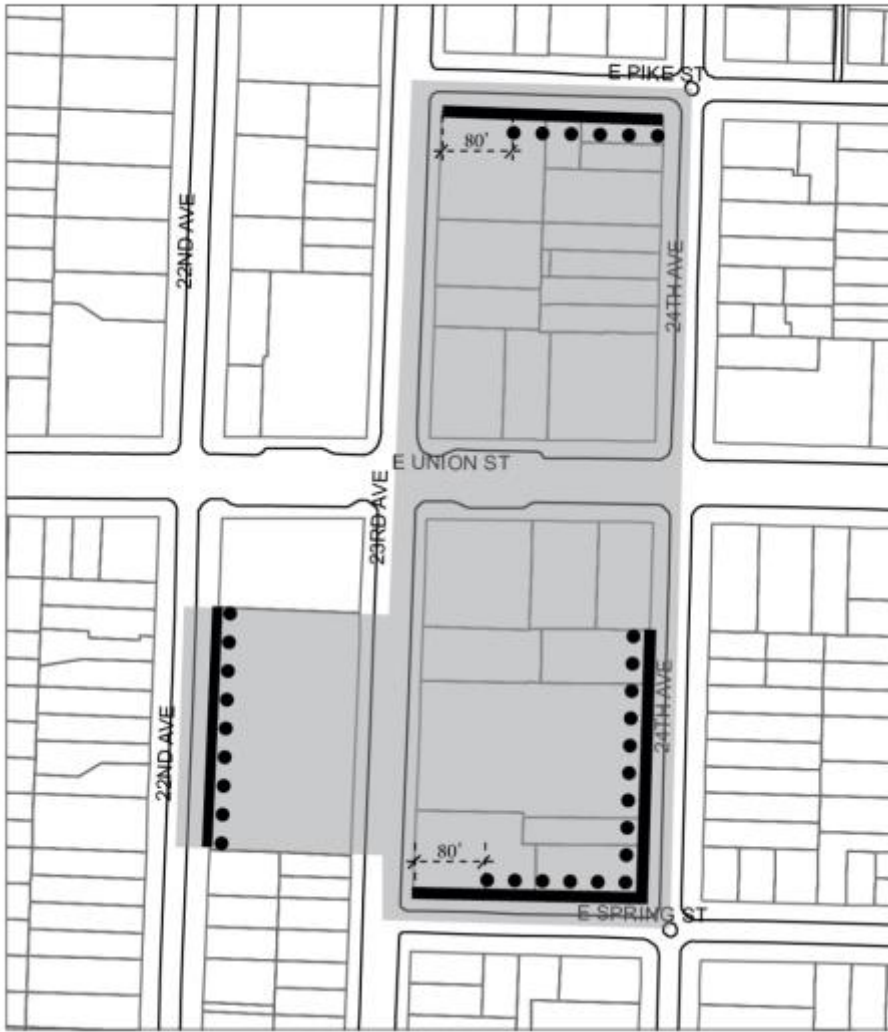
Development Standards

There are development standards proposed in Rezone Area 1 to provide transitions to adjacent single family zones

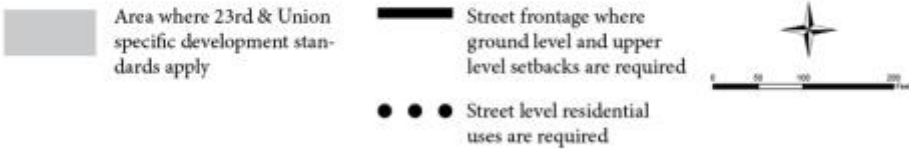
- **Setback.** Setbacks are required in the area shown in Exhibit D: Union Development Standards (Proposed Map C for 23.47A.009). A minimum street level setback of 5 feet along the length of the street property line; and a minimum upper level setback of 15 feet for all portion of a structure above a height of 35 feet above the average sidewalk grade. These requirements aim to provide transitions to single family zones at the edges, and bring light to the street and reduce the perceived bulk of buildings to create a more pedestrian friendly environment. The 35 feet upper level setback requirement corresponds to the height of single family residential across the street. These areas can be generally described as below:
 - North of East Spring Street between 23rd Avenue and 24th Avenue
 - West of 24th Avenue between East Union Street and East Spring Street where Single Family (SF5000) zones are on the opposite side of 24th Avenue;
 - South of East Pike Street between 23rd Avenue and 24th Avenue;
 - East of 22nd Ave between East Union Street and East Spring; Street where Single Family (SF5000) zones are on the opposite side of 22nd Avenue.

- **Street level residential use.** Street level residential uses are required in area shown in Exhibit D: Union Development Standards (Proposed Map C for 23.47A.009). Street frontage may contain uses accessory to a residential use including but not limited to residential access, open space or required amenity space. This requirement aims to preserve the residential feel of the street and respect adjacent single family zones. 80 feet of the street property line aligns with the single family lot length across the residential streets and at the same time provides retail frontage opportunity along 23rd Ave Arterial Street. These areas can be generally described as below:
 - North of East Spring Street between 23rd Avenue and 24th Avenue except within 80 feet of the property line on 23rd Avenue
 - West of 24th Avenue between East Union Street and East Spring Street where Single Family (SF5000) zones are on the opposite side of 24th Avenue;
 - South of East Pike Street between 23rd Avenue and 24th Avenue except within 80 feet of the property line on 23rd Avenue;
 - East of 22nd Ave between East Union Street and East Spring Street where Single Family (SF5000) zones are on the opposite side of 22nd Avenue.

See Development Standards Proposal Map below



Map C for 23.47A.009: Standards Applicable to Specific Areas: 23rd & Union



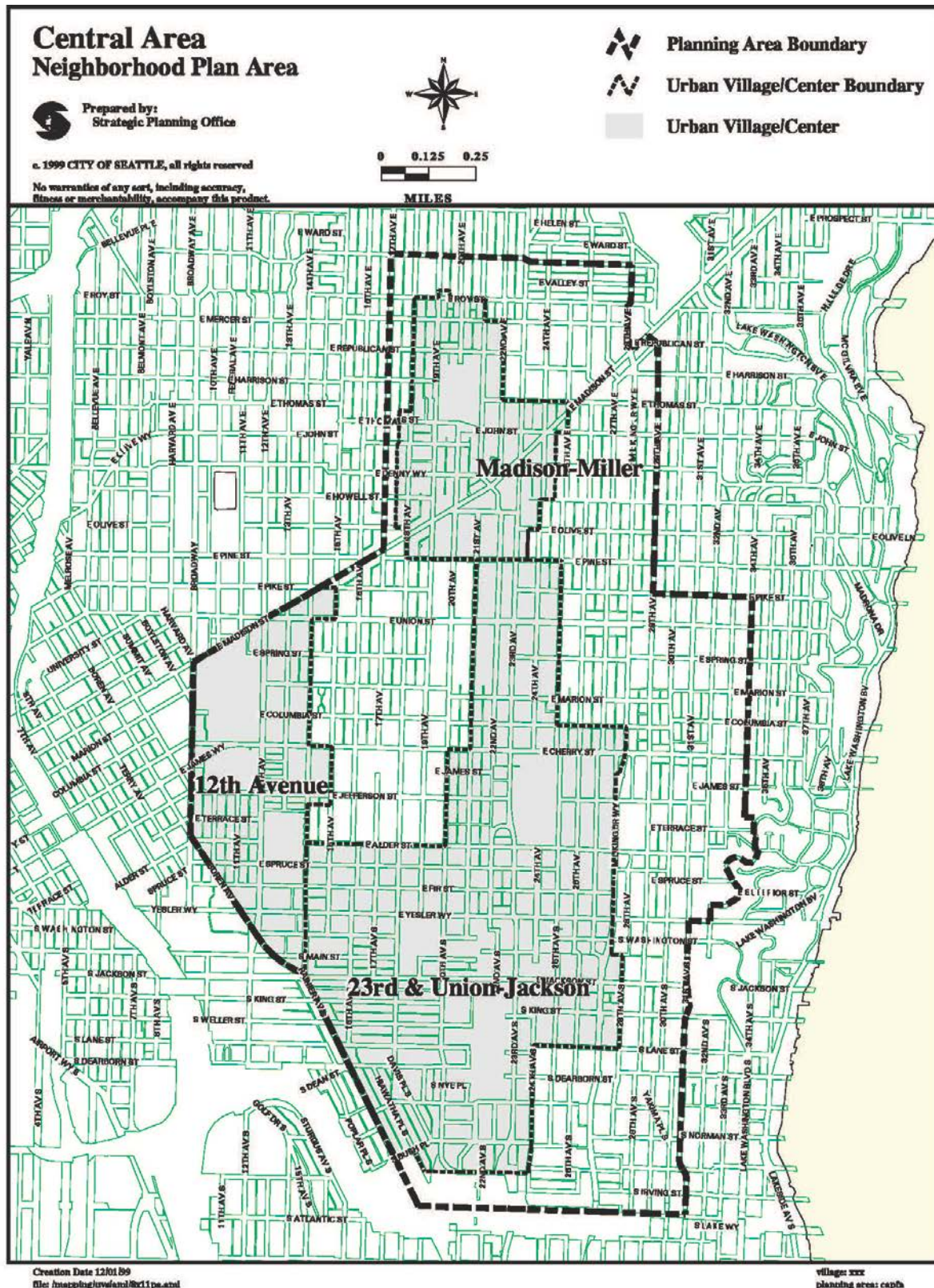
Incentive Zoning

Under this proposal, the extra height and floor area allowed through this rezone could only be obtained by providing affordable housing on site or off-site within the Central Area through the incentive provisions described in the Seattle Municipal Code Chapter 23.58A.

An amendment to the Land Use Code Chapter 23.58A Incentive Provisions is proposed to require development within the rezone area to provide off-site affordable housing within the Central Area Neighborhood Plan Boundary. This will provide more affordable housing to off-set displacement in the

Central Area and promote equitable growth. This will allow people of all races, ethnicities and abilities to access more housing and to stay within the Central Area.

See Central Area Neighborhood Plan area map below



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. [\[help\]](#)

See Rezone Proposal Map on page 4.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

This is a non-project action. There is no specific site or project location. No construction is proposed. The site has no designated steep slopes.

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed.

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Soils in the project area are a mix of sand and gravel. No agricultural soils or prime farmland are present in the planning area.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review) and environmentally critical areas regulations.

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. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is

proposed. The amount of filling or grading depends upon existing site conditions and usually is part of the site preparation. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review).

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. The indirect effects of this non-project proposal are not expected to significantly increase the area subject to land clearing or other factors that could result in erosion. Potential impacts of specific development projects will be addressed through existing regulations and/or separate site-specific environmental review.

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

This is a non-project action. There is no specific site or project location. No construction is proposed. The project area is presently developed with buildings and roadway surfaces. Implementation of the proposed rezones would not appreciably alter this existing situation. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review).

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. The amount of erosion depends upon existing site conditions and site design of a project-specific action. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control erosion or other impacts to the earth at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review).

There are established policies and regulations to limit the potential of erosion and landslide impact of specific development proposals. The Green Factor that applies to development in the area is expected to help avoid or mitigate potential earth and drainage-related run-off impacts.

2. Air

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review). No significant adverse impacts related to air quality, including greenhouse gases, are anticipated because the incremental difference between total probable future development under the existing and proposed future zoning would be relatively minor.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. There are established policies and regulations to minimize adverse air quality impacts of specific development projects.

3. Water

- 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. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. Also, these natural features are generally not present or minimally present.

- 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. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed.

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

This is a non-project action. There is no specific site or project location. No construction is proposed.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. No such withdrawals or diversions are known.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. No such floodplains known to exist in the study area.

- 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. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. No such discharges are known. Future development, which might indirectly lead to such discharges, would be subject to environmental review if it exceeds thresholds.

b. Ground Water:

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, and other requirements. New development will need to include adequate sanitary sewer connection and capacity, and stormwater controls meeting applicable standards.

- 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. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. The Urban Village is served by sewer mains. The proposed legislation will not change existing regulations on septic tanks or waste material discharge. Future development projects will need to include adequate sanitary and stormwater sewer capacity and controls, and will be subject to environmental review (if they meet or exceed thresholds for environmental review) and the City's stormwater and drainage requirements.

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. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. Runoff flows would be expected to occur predominantly to established City drainage facilities. The amount of runoff and method of collection depends upon existing site conditions and site design of a project-specific action. Individual projects will be subject to the City's stormwater and drainage requirements and environmental review (if they meet or exceed thresholds for environmental review.) Future development projects will need to meet treatment requirements prior to connection to City storm sewer systems. The indirect effects of this non-project proposal related to water runoff are addressed in Section D, Supplemental Sheet for Non-project Actions.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual projects that may utilize the provisions of this proposal will be subject to the City's Environmentally Critical Areas Ordinance, and the City's stormwater and drainage requirements and environmental review (if they meet or exceed thresholds for environmental review.) Future development projects will need to demonstrate that stormwater and wastewater

requirements have been met.

- 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. There is no specific site or project location. No construction is proposed.

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

This is a non-project action. There is no specific site or project location. No construction is proposed. There are established policies and regulations to protect wetlands, riparian corridors, lakes, drainage basins, wildlife habitats, slopes, and other property from adverse drainage impacts of specific development projects. New construction will need to comply with the City's Stormwater Code and Grading Code and provide for mitigation of erosion, if required. Individual projects will also be subject to environmental review (if they meet or exceed thresholds for environmental review). The recently adopted Green Factor that currently applies to development in commercial zones is expected to provide mitigation for potential future water quality and run-off impacts.

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

- a. Check the types of vegetation found on the site: [\[help\]](#)

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

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual development projects that may use the proposed new zoning designations will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, Significant Trees Ordinance, and other regulations.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. Development standards and design guidelines are in place and proposed that support the use of native plants and other vegetation on specific development projects where appropriate. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of landscaping or other measures to preserve or enhance vegetation at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review), and will be subject to the City's existing requirements for screening and buffers. The recently adopted Green Factor is expected to provide mitigation for water quality and run-off impacts as well as promote aesthetically pleasing landscaping of new development sites.

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

This is a non-project action. There is no specific site or project location. No construction is proposed.

5. Animals

- 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: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other: crows, pigeons, starlings, gulls and other urban tolerant birds

mammals: deer, bear, elk, beaver, other: squirrels, rodents, raccoon, household pets, and other similar mammals tolerant to urban environments

fish: bass, salmon, trout, herring, shellfish, other _____

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be substantively evaluated in terms of specific animals present in the Urban Village vicinity at this stage.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. None are known.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. None are known.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is

proposed.

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

This is a non-project action. There is no specific site or project location. No construction is proposed.

6. Energy and natural resources

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of energy requirements at this stage. Such projects will be subject to subsequent environmental review (if they meet or exceed thresholds for environmental review).

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. Projects and development consistent with this proposal will occur over time and cannot be further substantively evaluated in terms of impacts to adjacent properties at this stage. Individual development projects that use the proposal's zoning and development regulation changes will be subject to environmental review and design review (if they meet or exceed thresholds for environmental review) for energy-related impacts.

- 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: [\[help\]](#)

This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be substantively evaluated in terms of energy conservation features or measures to reduce or control energy impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) and will need to meet the City's energy code requirements.

7. Environmental health

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual projects that may utilize the provisions of this proposal will be subject to the City's Environmentally Critical Areas Ordinance, environmental review (if they meet or exceed thresholds for environmental review), and other requirements.

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

This is a non-project action. There is no specific site or project location. No construction is proposed.

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

This is a non-project action. There is no specific site or project location. No construction is proposed.

- 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.

This is a non-project action. There is no specific site or project location. No construction is proposed.

- 4) Describe special emergency services that might be required.

This is a non-project action. There is no specific site or project location. No construction is proposed.

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

This is a non-project action. There is no specific site or project location. No construction is proposed.

b. Noise

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Ambient noise typical of urban areas exists in the rezone area, including typical noise levels generated by traffic and aircraft, with arterial traffic noise. The extent of existing traffic and other noise affecting a given development project would be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review).

- 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. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of noise impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) as they move forward.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. Existing noise standards and regulations in the Land Use Code would be retained and would not change as part of this proposal. Individual projects that may occur as an indirect result of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control noise impacts at this stage. Such projects will be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review).

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. There is a mix of residential and commercial uses within the rezone area. There are some vacant properties. Adjacent properties surrounding the area are residential and commercial uses.

- 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? [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed.

- 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. There is no specific site or project location. No construction is proposed. No commercial agriculture is known

- c. Describe any structures on the site. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. The rezone area is urban in character with a wide variety of structures.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. As project actions are proposed, any demolition associated with a development will be reviewed for environmental impacts during the permitting process.

- e. What is the current zoning classification of the site? [\[help\]](#)

The rezone area currently consists of Neighborhood Commercial 2 zone. A pedestrian overlay zone lies along 23rd Ave and E. Union St.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The current designation of the rezone area is Commercial/Mixed Use.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. The rezone area is not located within the shoreline overlay.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. According to development capacity analysis the proposed zoning changes could increase the residential development capacity by approximately 474 units and increase the employment capacity by approximately 188 jobs.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. The rezone requires all additional development capacity to be achieved through Incentive Provisions. This will require future development to provide on-site or off-site affordable housing within the Central Area Neighborhood Plan Boundary to reduce displacement impacts.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

This rezone is intended to implement the Comprehensive Plan Central Area Neighborhood Planning Element and the 23rd Ave Action Plan (Union-Cherry-Jackson) recommendations.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

This is a non-project action. There is no specific site or project location. No construction is proposed.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. The proposed zoning changes, however, could modestly influence the number of lots likely to become available for redevelopment and/or the density of projects that can be built on these lots. According to development capacity analysis by DPD, the proposed zoning changes could increase the development capacity by approximately 474 units.

The proposed zoning changes are accompanied by the application of the City's Incentive Provisions program for affordable housing (Seattle Municipal Code Chapter 23.58A). An amendment to the Land Use Code Chapter 23.58A Incentive Provisions is proposed to require development within the 23rd & Union-Jackson Residential Urban Village to provide off-site affordable housing within the Central Area Neighborhood Plan Boundary. This will provide more affordable housing to off-set displacement in the Central Area and promote equitable growth. This will allow people all races, ethnicities and abilities to access more housing and to stay within the Central Area.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. No housing units are eliminated.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed.

10. Aesthetics

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

This is a non-project action. There is no specific site or project location. No construction is proposed. The proposal includes rezones to 40 and 65 foot height limits (see Rezone Proposal Map, in question A12). Individual development projects that use the proposed legislation's zoning changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) for height, bulk and scale impacts and the City's Design Review Program.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. Projects and development consistent with this proposal will occur over time and cannot be substantively evaluated in terms of potential view alteration at this stage. Overall, the additional height proposed (outlined above) could result in blockage of some private views. The proposed development standards will reduce such impacts. Individual development projects that utilize the proposed legislation's zoning changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) for height, bulk and scale impacts and the City's Design Review Program.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is

proposed.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. Existing light and glare standards are not proposed to be changed, and minimal additional potential for light and glare is identified. Projects and development that would be subject to the proposed zoning changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) for light and glare impacts.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. No such impacts are identified. Projects and development in the rezone area will be subject to existing regulations and environmental review (if they meet or exceed thresholds for environmental review) for light and glare impacts.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. Ambient light and glare typical of urban areas in Seattle exists in the study area. The extent of light and glare affecting a given development project will be assessed through project-specific environmental review (if they meet or exceed thresholds for environmental review) and other regulations.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. The Urban Village is served by Garfield Playfield, Pratt Park, Dr. Blanche Lavizzo Park, Powell Barnett Park, Flo Ware Park, and Judkins Park and Playfield.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. Future projects and development in the rezone area will be subject to environmental

review (if they meet or exceed thresholds for environmental review) for impacts on recreation

13. Historic and cultural preservation

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

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual projects and development activities will be subject to the City's regulations related to historic and archaeologically significant landmarks as well as environmental review (if they meet or exceed thresholds for environmental review).

- 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. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. Individual projects and development proposals would be subject to the City's policies and regulations related to historic and archaeologically significant landmarks as well as environmental review (if they meet or exceed thresholds for environmental review).

- 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. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed.

- 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.

This is a non-project action. There is no specific site or project location. No construction is proposed. There are established policies and regulations to maintain and preserve significant historic sites and structures and to provide the opportunity for analysis of archaeological sites during review of specific development projects. Projects involving structures or sites that have been designated as historic landmarks are subject to compliance with the Landmarks Preservation Ordinance.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. The rezone area contains 23rd Avenue and East Union Street which are arterial streets. The other streets in the area primarily provide local access and circulations between arterials.

- 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? [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed. The planning area is well served by public transit including bus routes 2, and 48.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed.

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

This is a non-project action. There is no specific site or project location. No construction is proposed.

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

This is a non-project action. There is no specific site or project location. No construction is proposed.

- f. How many vehicular trips per day would be generated by the completed project 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? [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed.

- 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 a non-project action. There is no specific site or project location. No construction is proposed.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed.

15. Public services

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

This is a non-project action. There is no specific site or project location. No construction is

proposed. An analysis of public services for this rezone is included in Section D of this SEPA checklist.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed.

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

This is a non-project action. There is no specific site or project location. No construction is proposed.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

This is a non-project action. There is no specific site or project location. No construction is proposed.

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 _____

QUANLIN HU

Position and Agency/Organization _____

Senior Planner, City of Seattle Dept. of Planning & Development

Date Submitted: _____

6/23/2015

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?

This non-project proposal would result in no direct impacts with respect to water, air, toxic/hazardous substances or noise as it would not involve development of the affected properties. The recommended rezones would accommodate increased capacity for future development that, if used to a degree exceeding capacity possible under current zoning, could generate incremental increases in amounts of air emissions, noise and possibly risk of toxic/hazardous substance releases.

Due to the nature of existing rules and regulations that pertain to geotechnical and drainage matters that affect soils in and nearby the rezone area, it is not likely that significant adverse increased discharges to waters or subsurface drainage regimes would occur even with greater levels of development afforded by the rezones. Given that much of the rezone study area is already covered by impervious surfaces, runoff levels would not necessarily increase. It is more likely that decades-old drainage would be brought up to current standards that eliminated or limited discharges from the rezone area. This suggests that no net changes in drainage conditions are likely and thus no probable significant adverse impacts are identified in relation to future potential development.

The potential for incremental increases in release of toxic/hazardous substances relates to the increased potential that future development might include more commercially-used spaces. Such spaces might include an increased variety of uses, including some that might use more hazardous materials than current uses.

The proposal's effect of increasing development capacity within and abutting the Urban Village would increase the potential total greenhouse gas emissions from future development and related transportation impacts. However when considered at a regional level, the proposal would support efficient growth patterns that may assist in controlling greenhouse gas emissions. Therefore it is possible that increased localized emissions could be offset by relatively lesser emissions from commuting and other vehicle trips, compared to residential units distributed within suburban locations. These types of offsetting factors cannot be reliably quantified for this proposal, but should be acknowledged as an impact-reducing factor.

By allowing additional structure height with a potential increase in density of residential or commercial occupation, the proposal could contribute indirectly to slight additional amounts of noise production. These would be incidental to uses commonly located and allowed in neighborhood commercial zones. However, the existing regulations and development standards that govern such uses would tend to reduce the potential for significant adverse impacts to occur on these elements of the natural environment.

Consequently, there is no identified potential for significant adverse impacts as a result of this proposal.

Proposed measures to avoid or reduce such increases are:

New development and uses allowed under the proposed zoning would be subject to environmental review and City of Seattle regulations governing noise, water quality, air quality, grading, soil removal, hazardous materials including the Land Use Code, Environmentally Critical Areas regulations, the Stormwater Code and the Grading Code. Future development could incorporate Green Stormwater Infrastructure to mitigate impacts to drainage infrastructure and natural water systems.

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

This non-project proposal would result in no direct impacts. The proposal would only indirectly and slightly affect the potential for additional impacts to plants, animals, fish/marine life and their habitats, to the extent that additional structure height, lot coverage, or floor area allows additional density of development and this might indirectly affect habitats of this kind. However, the affected areas are not identified to have plant, animal, fish or marine habitats or individual plants that are significant, nor are there major habitat areas in the vicinity. The proposed changes do not alter any regulations directly related to environmental performance of new development, such as green factor landscaping requirements, or stormwater infrastructure requirements. Therefore, there is no identified potential for significant adverse impacts as a result of the proposal.

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

None are proposed.

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

The proposed changes would result in no direct negative impacts and are unlikely to result in indirect or cumulative impacts related to energy or natural resources. As a result, the potential for increased depletion of energy and natural resources is minor.

Increased housing density in the type of mixed use environment envisioned by the 23rd Avenue Action Plan (Union-Cherry-Jackson) in the Union core area may, in certain cases, reduce demands for energy and natural resources. This concentration of residential commercial uses in the vicinity of frequent transit service and bike facilities can reduce energy consumption by clustering services and having a good land use mix, increasing the convenience and likelihood that people will walk, bike and use transit for work and pleasure trips. The proposed changes do not alter any regulations directly related to energy or natural resources such as energy performance standards in new development. Projects would continue to be required to comply with the existing Energy Code and standards for sustainable development.

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

None 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?

The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative impacts related to environmentally sensitive areas or areas designated for governmental protection. For natural environmental features listed above, this is due to the fact that the area is already a developed urban environment and no significant environmentally sensitive areas are designated. The proposed changes would not alter allowances for new development that could otherwise occur in or near environmentally sensitive areas under existing regulations. For geologic hazards such as landslide-prone areas, liquefaction-prone areas, and abandoned landfill areas, existing regulations such as the Environmentally Critical Area code and the Building Code provide standards sufficient to

evaluate and mitigate potential impact on a site-by-site basis. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of geologic or structural requirements at this stage.

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

None are proposed.

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

The proposal would result in no direct impacts to land and shoreline use as it is a non-project proposal. The proposal would represent a moderate change in the types and density of land use allowed within the area. The rezone proposal will encourage future development consistent with the intent of the 23rd Avenue Action Plan (Union-Cherry-Jackson), Central Area Neighborhood Plan and Comprehensive Plan policies. The rezone will allow for a medium size pedestrian-friendly mixed-use commercial node with increased vitality and commercial energy. The proposed zoning will also support a coherent identity for this node and serve as a gateway for the Central Area.

There are no shorelines in the area proposed for rezone.

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

None are proposed.

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

The affected area is approximately 11 acres and it is not possible to determine the location and/or intensity of individual projects that may use the proposed Land Use Code provisions. As described previously, the proposed rezones could increase the amount of growth over the next 20 years by about 474 housing units, 56,340 commercial square footage, and 188 new jobs compared with what it would see with the current zoning. This potential increase to the 20-year growth estimate provides the basis for analyzing the level of impacts the neighborhood could experience due to the proposed rezones.

In general, the 23rd Ave. @ S Jackson-Union Urban Village is part of the City's urban center and urban village strategy that seeks to focus Seattle's share of the region's growth in areas that can be efficiently served by urban infrastructure. Much of the area is already served by needed infrastructure – roads, sidewalks, water and sewer, schools and parks. Where there are deficiencies, they are localized and can generally be addressed by individual developments.

In total, a potential increase of 188 more jobs (of the type we would expect to find in a mixed-use area) would generate about 2,767-3,161 new daily trips, with 198-226 of these trips occurring in the AM peak hour and 227-258 occurring in the PM peak hour. Assuming development over 11 acres, this works out to about 252-287 new daily trips/acre, with 18-21 AM peak hour trips/acre and 21-23 PM peak hour trips. The additional residential units would generate roughly 1,891-2,209 new daily trips, 147-171 AM peak hour trips, and 175-204 PM

peak hour trips.

The affected areas are located along 23rd Avenue, and East Union Street. 23rd Avenue is a north-south principal arterial that connects a variety of users to businesses, institutions and residences. Seattle Department of Transportation is working on the 23rd Avenue Corridor Improvement Project to improve transit speed and reliability and enhance the pedestrian environment. In addition to 23rd Ave improvements, a neighborhood greenway will be built generally parallel to 23rd Ave that will prioritize bicycle and pedestrian travel by providing a more comfortable environment for people to walk and bike. E Union St is a minor arterial and is recommended to include protected bicycle lanes as indicated in the Seattle Bicycle Master Plan. Overall, all improvements mentioned above will serve increased volumes of pedestrians, bike riders, and transit users and support alternatives to driving. Additionally, the proximity of residential and commercial uses within the Union core may mean more people complete trips by foot, bike or bus.

Based on the 2011 Gap Report Update of An Assessment of Gaps in Seattle's Open Space Network, the 23rd Ave. @ S Jackson-Union Urban Village has met the Population-based Goals. There are 33.48 acres of existing parks and open space within and abutting the Urban Village, which exceed the anticipated 5.78 acres needed to meet 2035 growth projections.

A review by Seattle Public Utilities staff indicates that the overall water, sewer and drainage utility systems are likely to be adequate to serve future demand levels. While some specific improvements may be needed, these improvements will be identified at the time of the future development. New development projects in this area could be required to perform analysis of development-related impacts on utility system infrastructure and, where necessary, to construct improvements that increase capacity and avoid service degradation. New development will also be required to provide storm water control as required under the Stormwater Code.

There are no known capacity constraints within the area's substation and electrical system that could be exacerbated by this rezone. Minor site-specific feeder line improvements may be needed to accommodate future development, but would be coordinated at the time of future development.

The amount of growth introduced by the proposed rezone is within the range covered by the City of Seattle's Comprehensive Plan for Fire Protection and Police Services.

Consequently it is unlikely that this proposal will result in significant indirect or cumulative impacts related to transportation or public services/utilities, other public services, including fire and police services, parks, and schools relative to already existing needs served by existing facilities and opportunities

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

None are proposed.

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

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

This rezone would support the goals of the Comprehensive Plan Urban Village Element to focus housing and jobs in areas where they can support existing neighborhood centers, maximize transportation and utility investments, and create walkable, pedestrian-friendly communities. These goals are described, in part, through the following goals and policies:

- UVG3 Promote densities, mixes of uses, and transportation improvements that support walking, use of public transportation, and other transportation demand management (TDM) strategies, especially within urban centers and urban villages.
- UVG4 Direct the greatest share of future development to centers and urban villages and reduce the potential for dispersed growth along arterials and in other areas not conducive to walking, transit use, and cohesive community development.
- UVG8 Use limited land resources more efficiently and pursue a development pattern that is more economically sound, by encouraging infill development on vacant and underutilized sites, particularly within urban villages.
- UVG11 Increase public safety by making villages places that people will be drawn to at all times of the day.
- UVG27 Promote the development of residential urban villages, which function primarily as compact residential neighborhoods providing opportunities for a wide range of housing types and a mix of activities that support the residential population. Support densities in residential urban villages that support transit use.
- UVG29 Encourage growth in locations within the city that support more compact and less land-consuming, high quality urban living.
- UV1 Promote the growth of urban villages as compact mixed-use neighborhoods in order to support walking and transit use, and to provide services and employment close to residences.

The proposed rezone is consistent with existing growth targets for the the 23rd Ave. @ S Jackson-Union Urban Village and Vision 2040. Urban village policy 40 provides guidance on the intent of the 20 year growth targets:

- UV40 Use 20-year growth targets for urban villages as a tool for planning for the growth that may occur in each urban village. Use these targets as a guide for City plans for development and infrastructure provision. Recognize that the growth targets do not represent the maximum amount of growth that could occur in a village. Recognize also that the private sector builds most housing units and creates most jobs, and, therefore, the growth targets impose no obligation on the City to ensure that those numbers of households or jobs actually occur.

This rezone would also support the following goals and policies of the Comprehensive Plan Neighborhood Planning Element for the Central Area:

- CA-G18 The three community nodes along 23rd Ave at Jackson, Union and Cherry are each distinct with a different niche, but together they exhibit or demonstrate the shared identity of the Central Area. These community nodes together serve the diversity of cultures in the Central Area and continue to be home to those businesses and institutions that are central to the African American community:

- 23rd and Jackson - The largest of the three community nodes with larger scaled mixed use developments. It is the community's center for general goods and services including education, arts, places of worship and gathering, parks, a library, housing, social services and places to shop for daily household needs. It is a local and regional destination that draws a broad mix of people.
- 23rd and Union - A medium sized community-serving node with mixed use developments. This node has locally owned businesses and institutions and continues to serve as the center of the African American community. It is a neighborhood scale destination that builds on existing assets and draws customers from the larger neighborhood.
- 23rd and Cherry - This is a smaller scaled community-serving node with finer grained mixed use developments. This node has an abundance of community assets including parks/open space, Garfield High School and Community Center, teen center, arts programs, and small businesses, in particular ethnic restaurants, that create a unique identity for this node. It draws a broad mix of people, especially youth.
- CA-P65 Encourage new pedestrian-friendly mixed-use development at 23rd and Union that includes neighborhood serving shops and services, opportunities for startup businesses, affordable housing and live/work housing while respecting the small scale and historic character of this node.
- CA-G1 The Central Area is a community proud of its culture, heritage, and diversity of people and places. This richness derives from the fact that this neighborhood has always been a place of welcome and it has been, and continues to be the center of the African American community.
- CA-P6 Create an appealing environment that enhances the historic character while providing opportunities for existing and new development to grow, and serve the emerging needs of the diverse community.
- CA-P7 Create a vibrant commercial district, encouraging dense urban development in the commercial areas and encouraging housing supportive of the community through land use tools, such as rezones, design guidelines and incentives.
- CA-G7 The Central Area is a culturally and ethnically diverse and economically strong community. Its business districts provide the goods and services needed for the multicultural community who live, work, worship and shop there.
- CA-P38 Support vibrant, diverse and distinct commercial districts that provide a range of goods and services for the entire community.