

# City of Seattle

## ENVIRONMENTAL CHECKLIST

### A. BACKGROUND:

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

Revised Pike/Pine Urban Center Village Design Guidelines and Amendments to Pike/Pine Conservation Overlay District

**2. Name of Applicant:**

City of Seattle, Department of Planning and Development (DPD)

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

Department of Planning and Development  
P.O. Box 34019  
Seattle, WA 98124-4019  
Contact: Dennis Meier  
(206) 684-8270

**4. Date checklist prepared:**

August 3, 2010

**5. Agency requesting checklist:**

City of Seattle, DPD

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

The proposed code amendments are proposed to be considered by the City Council in Septemeber, 2010.

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

The proposal is a non-project action that is not dependent upon any further action. However, the proposal is regarded as part of a multi-phase action to promote conservation objectives in the Pike/Pine neighborhood. Other additional actions affecting regulation for this neighborhood may be considered at a later date, but these possible actions are not sufficiently formulated or reasonably possible to include within this SEPA review at this time.

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

None.

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

The proposal applies within a designated Urban Center Village, within which there are applications pending for governmental approvals, including proposals for private development that are subject to City approval. However, the recommended outcome of this proposal is not expected to substantively alter decision-making on any individual pending application, to the extent such applications would be considered “vested” or otherwise under review per current codes and regulations.

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

The proposal’s amendments will require approval by the City Council prior to their adoption.

**11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site.**

The proposal is a legislative action to amend Section 23.41.010, 23.41.014, 23.55.030, and 23.73.010 of the Seattle Municipal Code, adding a new subsection to Section 23.41.012, approving and adopting revised Neighborhood Design Guidelines for the Pike/Pine Urban Center Village, and amending provisions in the Pike/Pine Conservation Overlay District to better maintain the character of the Pike/Pine neighborhood. The proposed amendments include the following actions:

1. Adopt revisions to neighborhood-specific design guidelines for the Pike/Pine neighborhood to update the existing guidelines and to provide additional guidance regarding design issues related to recently adopted provisions addressing the scale of new development and the conservation of existing building resources within the Pike/Pine Conservation District Overlay;
2. Amend sections of Chapter 23.41 related to design review within the Pike/Pine Conservation Overlay District to require additional analysis of the key architectural features of a character structure located on a development lot, to require an alternative for review that maintains a character structure that is located on a development lot, and to identify conditions that must be met to allow for departures from standards that apply to development seeking additional height and/or floor area for retaining a character structure on the development lot;
3. Amend 23.55.030 Signs in NC3, C1, C2, and SM zones to limit the prohibition on internally-illuminated cabinet signs in the Pike/Pine Conservation Overlay District to signs that are larger than 3 square feet; and
4. Amend 23.73.010 of the Pike/Pine Conservation Overlay District to clarify the role of the design review board in granting departures from provisions related to maintaining a character structure on the development lot and to include maintaining the original floor to ceiling height of the ground story as a condition for development seeking additional height and/or floor area for retaining a character structure on the development lot.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

This is a non-project action. The proposed actions would apply within the Pike/Pine Urban Center Village. The affected area includes multi-family and commercially zoned land within the Pike/Pine Urban Center Village, which is generally bounded by Interstate 5 on the west; Midrise (MR), Lowrise 3 (L3) multifamily zoned areas and the Seattle Central Community College Campus and Cal Anderson Park north of E. Pine Street; 15<sup>th</sup> Avenue on the east; E. Madison Street, and, west of Broadway, Midrise (MR) multifamily areas south of E. Pike Street.

**B. ENVIRONMENTAL ELEMENTS:**

**1. Earth**

- a. General description of the site: (circle one) Flat, rolling, hilly, steep slopes, mountainous, other:**

Includes both sloping and relatively flat areas, with the steepest sloping areas mostly between I-5 and Summit Avenue.

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

The steepest slope in the area is the nearly vertical cut of Interstate 5 retained by concrete walls on the western edge. Some short street segments approach 9 percent 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 prime farmland.**

Soils in the project area are a typical mix of the glacial till found in the urban Seattle area. No agricultural soils or prime farmland are present in the planning area. Identification of soil types may occur during project-specific environmental review.

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

Not known at this point. This is a nonproject action and no construction activity is involved.

- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

This is a nonproject action and no construction activity is involved.

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

This is a nonproject action and no construction activity is involved.

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

This is a nonproject action and no construction activity is involved.

- h. **Proposed measures to reduce or control erosion, other impacts to the earth, if any: None.**

**2. Air**

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. No changes to odor standards are 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.

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

This is a nonproject action and no construction activity is involved.

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

None.

**3. Water**

- a. **Surface**

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. 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.**

Not applicable. The proposal is a non-project action.

- 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 nonproject action and no construction activity is involved.

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

This is a nonproject action and no construction activity is involved.

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

This is a nonproject action and no construction activity is involved.

- 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 nonproject action and no construction activity is involved.

**b. Ground**

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

This is a nonproject action and no construction activity is involved.

- 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.**

This is a nonproject action and no construction activity is involved.

**c. Water Runoff (including storm water)**

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

This is a nonproject action and no construction activity is involved.

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

No. This is a nonproject action and no construction activity is involved.

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

None.

**4. Plants**

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

A variety of vegetation types characteristic of the urban environment can be found within the neighborhood.

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

N/A

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

None.

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

None known.

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

None.

**5. Animals**

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

The neighborhood includes a number of species that inhabit urban environments including birds, domestic pets, pigeons and other urban fauna.

**birds: hawk, heron, eagle, songbirds, other: raven, 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:**

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

None known.

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

None are known. The planning area may be used to some extent by migratory bird species similar to other urban areas in Seattle. However, the scarcity of significant wildlife habitat such as large expanses of high-quality habitat area (with the potential exception of park lands) limits its value to migratory bird species.

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

None included in proposal. The City of Seattle has many programs, policies and laws that are designed to preserve or enhance wildlife, including critical areas regulations and the Shoreline Management Program, where applicable.

**6. Energy and Natural Resources**

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

None. This is a nonproject action and no construction activity is involved.

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

No. This is a nonproject action and no construction activity is involved.

- 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:**

None.

**7. Environmental Health**

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

This is a nonproject action and no construction activity is involved.

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

None.

- 2) **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)?**

This is a nonproject action and no construction activity is involved.

- 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.**

None.

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

None.



**8. Land and Shoreline Use**

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

The affected area includes most of the commercially zoned land (NC3 and NC3P) within the Pike/Pine Urban Center Village, extending along the commercial corridors of Pine and Pike Streets from Interstate 5 on the edge of downtown east to 15<sup>th</sup> Avenue. To the north, the commercial corridor is bordered by high density housing in Midrise (MR) multifamily zones, the Seattle Central Community College Major Institutional Overlay area, and Cal Anderson Park. To the south, the area is bordered by high density housing in MR zones and Seattle University, and mixed commercial development. The area is characterized by a unique mix of light manufacturing, wholesaling, high-tech and automobile-related businesses; a variety of institutions, including churches, fraternal organizations, and Seattle Central Community College Facilities; a wide range of arts activities that include theaters, galleries, and performance space; a regional-scale grocery store and retail service center (Harvard Market); night clubs, community services, and a wide variety of housing.

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

Not within the recent past.

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

The Pike/Pine neighborhood is urban in character with a wide variety of structures. Development typically ranges between one and three stories in height, and seldom occupies sites larger than 15,000 square feet, although more recent mixed use projects typically occupy larger sites and are generally six stories in height. While existing development includes structures from almost every period of the city's development history, from the early 1900s to the present, over 75 percent of the building stock in the Pike/Pine neighborhood was constructed before 1930. Masonry buildings are characteristic of the area. Development in the First Hill SAOD is typically large scale institutional and high density residential and mixed use projects. Sites can be full to half blocks in many cases, and the major institutions are generally developed as campus environments.

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

No.

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

The area within the current boundaries of the Pike/Pine Urban Center Village is primarily zoned Neighborhood Commercial (NC3) with a 65 foot height limit and a pedestrian (P) designation, although there are 85 and 40 foot height districts included as well, also with a pedestrian (P) designation. The NC3 zones areas are also subject to the Pike/Pine Conservation Overlay District. Additionally, and, to a much lesser extent, a Major Institution Overlay, applies to properties used by Seattle Central Community College. Limited amounts of Lowrise 3 (L3) and Midrise (MR) multifamily zoning also

apply of the northern and southern edges of the area.

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

The affected area is within the Pike/Pine Urban Center Village of the First Hill/Capitol Hill Urban Center. The functional designation assigned to the Pike/Pine area is mixed, with a residential emphasis, and the affected area is designated as a commercial/mixed use area on the Future Land Use Map.

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

Not applicable.

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

Yes. As mapped in the city's critical areas mapping. A few landscaped areas, primarily near Interstate 5, are identified as steep slopes.

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

None. This is a nonproject action and no construction activity is involved. However, the Pike/Pine Urban Center Village has about 2,500 residential units, with a residential population of 3,420 persons in 2007 and an employment population of about 5,600 employees (or "jobs"). The 2024 Comprehensive Plan planning target for the entire Pike/Pine Urban Center Village is 2,995 households and 5,836 jobs.

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

Not applicable. This is a non-project proposal. The indirect effects of this non-project proposal are not expected to increase the rate and extent at which residences or businesses are displaced.

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

None.

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

The proposal is compatible with existing and projected land uses and plans and no measures are proposed.

**9. Housing**

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

This is a nonproject action and no construction activity is involved.

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

This is a nonproject action and no construction activity is involved.

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

None.

**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?**

This is a nonproject action and no construction activity is involved.

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

This is a nonproject action and no construction activity is involved.

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

None.

**11. Light and Glare**

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

This is a nonproject action and no construction activity is involved.

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

No. This is a nonproject action and no construction activity is involved.

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

None. This is a nonproject action and no construction activity is involved.

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

None.

**12. Recreation**

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

The Pike/Pine area is served by public parks, including the recently renovated Cal Anderson Park and the Plymouth Pillars Park adjacent to I-5. The active pedestrian environment promotes use of the public streets, and on occasion streets are temporarily closed for street fairs.

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

No. This is a nonproject action and no construction activity is involved.

- 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**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

This is a non-project proposal. Individual projects and development subject to the proposed legislation's zoning and development regulation changes also 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).

Over 75 percent of the building stock in the Pike/Pine neighborhood was constructed before 1930. The Pike/Pine corridor has a relatively high concentration of historic or potentially historic buildings, many of which retain a high degree of architectural integrity and would likely be evaluated as representing innovative and unique building types. The following Seattle landmarks are located within the affected area:

- Old Fire Station #25, 1400 Harvard Avenue
- Wintonia Hotel, 1431 Minor Avenue
- First African Methodist Episcopal Church, 1522 14th Avenue
- Summit School/Northwest School, 1415 Summit Avenue

In addition to structures already designated as historic landmarks, approximately 60 structures in the Pike/Pine area are included in the Department of Neighborhoods cultural resources survey, which provides an inventory of structures to assist in selecting those that potentially warrant further consideration for official Landmark nomination. Many of these structures are related to the area's early history as Seattle's original "auto row." Several designated landmark structures and structures under consideration for designation as landmarks are located in the area.

**b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

This is a non-project proposal. See the response to item 13a above. Individual projects and development that would utilize the proposed legislation's zoning and development regulation changes 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).

From the turn of the century into the 1930s, the Pike/Pine area handled 70 percent of Seattle's automobile sales and service activity. Because auto purchases were such a luxury at the time, these showrooms were often ornately designed and decorated. Although much of this ornamentation has been lost through contemporary improvements, this aspect of the history of the neighborhood remains with its buildings. For the most part, these substantial buildings have aged well and have proven readily adaptable to other uses, such as office buildings, art galleries and performance space, retail space, residential lofts, and restaurants, and have contributed to the current dominant character of the area, which is influenced by this diversity of uses.

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

One of the primary purposes of the proposed action is to promote neighborhood conservation objectives. Structures that have existed for 75 years or more have been defined as "character structures," and provisions recently adopted to encourage the retention and continued use of these structures are further reinforced. To promote their economic viability, character structures currently receive more flexible treatment; and they are not subject to certain restrictions that apply to new development, such as limits on the amount of non-residential use permitted. Furthermore, more flexible development standards are proposed to provide incentives for new developments to incorporate these structures in redevelopment projects. The proposed action in part is intended to clarify and strengthen the use of these standards for their intended purpose of promoting neighborhood conservation.

**14. Transportation**

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

Interstate 5 parallels the west boundary of the affected area. In addition, the Pike/Pine neighborhood is served by two east-west arterials: E. Pike Street (minor arterial) and E. Pine Street (minor arterial). North-south arterials include Bellevue Avenue (collector arterial), Boren Avenue (principal arterial), Broadway (minor arterial), 12<sup>th</sup> Avenue (minor arterial), and 15<sup>th</sup> Avenue (minor arterial). The other streets in the area provide local access and circulations between arterials.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

The area is extensively served by public transit and Pike/Pine is within walking distance to the proposed Capitol Hill light rail station to the north.

- c. How many parking spaces would the completed project have? How many would the project eliminate?**

None. This is a nonproject action and no construction activity is involved.

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

No.

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

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

None. This is a nonproject action and no construction activity is involved.

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

None.

## 15. Public Services

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

No. This is a nonproject action and no construction activity is involved.

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

None.

## 16. Utilities

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

The affected area is extensively developed and is served by all the utilities listed above except for septic systems. Other utilities available include cable television and internet access. This is a nonproject action and no construction activity is involved.

- 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 nonproject action and no construction activity is involved.

**C. SIGNATURE:**

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

Signature provided following section D below.

**D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS**

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

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

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

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

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

None proposed.

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

The proposal would not affect plant, animal, fish or marine life.

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

None proposed.

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

The proposed changes would result in no direct 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.

To the extent that the proposal would reinforce existing measures to maintain existing structures is successful, it may be argued that older structures characteristic of development in the area are less energy efficient, and therefore require more energy than new development. However, retaining existing structures could reduce demolition in the area. Not only would this have the positive impact of maintaining existing building resources, but it would also conserve energy that would otherwise have been required to demolish structures and dispose of debris.

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

None proposed.

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

The proposed changes would result in no direct 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 an intensely developed urban environment and no significant environmentally sensitive areas are designated, with only a couple of highly-maintained parks or tended landscaped areas present.

The proposal is intended to support recently adopted provisions that promote the conservation of existing structures, including designated landmarks. The adopted Pike/Pine Conservation Overlay District includes provisions to encourage new development to retain existing “character structures” on the lot. A character structure is defined as a structure that has existed for over 75 years. Additional measures prioritize maintaining a specific list of structures that include the three currently designated landmarks in the overlay area and an additional 23 structures that are identified on the City’s historic resource inventory as warranting consideration for landmark designation. The proposal includes additional measures to clarify and provide additional guidance in the application of these recently adopted provisions, and thereby further discourages potential adverse impacts relative to historic resources addressed in this question.

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

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



changes adopted to help retain existing older structures, identified as character structures, in the area.

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

No incompatible uses would be allowed or encouraged by the proposal. Specific measures related to maintaining the existing scale and character of development are intended to implement neighborhood plan objectives, while continuing to allow the type of development supported by the neighborhood plan and a level of growth necessary to accommodate Comprehensive Plan growth targets. The revised design guidelines would be used to further ensure that new development is sensitive to existing neighborhood context and reinforce the positive urban form and architectural attributes of the area, which is consistent with existing plans. By strengthening and clarifying measures intended to accommodate new development while retaining positive features of the current built environment, the indirect, long-term cumulative impacts on land uses would be positive.

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

None are proposed. Development above SEPA thresholds will continue to be reviewed on a project basis and any land use related impacts identified and mitigated as part of the project's SEPA decision. The proposed amendments provide for growth while also retaining neighborhood character. The proposal recognizes the growth targets assigned to the planning area and seeks to promote a balance between accommodating growth and protecting the area's existing character.

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

The proposal would not affect demand on transportation or public services/utilities.

**Proposed measures to reduce or respond to such demands 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.**

There is no known conflict between the proposal and federal, state or local laws or requirements for protection of the environment.

**SIGNATURE:**

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue

**Revised Pike/Pine Urban Center Design Guidelines and  
Amendments to Pike/Pine Conservation Overlay District  
SEPA Environmental Checklist**

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in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

Signature: \_\_\_\_\_  
Dennis Meier  
Strategic Adviser I

Date Submitted:

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_  
Andrew S. McKim  
Land Use Planner - Supervisor