

NOTICE OF ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT AND THRESHOLD DETERMINATION OF NON-SIGNIFICANCE

The Seattle City Council is proposing to create a term-limited, pilot program (Roots to Roofs) to encourage development with low-to-moderate income housing and neighborhood-serving equitable development uses. The pilot is intended to model equitable development and partnership types that mitigate current direct, and indirect, residential and non-residential displacement pressure. The proposal has been introduced as Council Bill (CB) 121011.

CB 121011 would:

- Define equitable development uses as activities where all components and subcomponents of the use provide mitigation against displacement pressure for individuals, households, businesses, or institutions who comprise a cultural population at risk of displacement.
- Identify minimum qualifications for program eligibility, including organization types and ownership interests among partner organizations.
- Require that qualifying development provide at least 25 percent of units as affordable to lower income households.
- Provide additional height, allowable floor area, exemptions from floor area calculations, and other development standard modifications for participating projects that, in addition to affordable housing, are located in areas with historical racially restrictive covenants; or provide equitable development uses.
- Exempt eligible development from participation in Design Review and parking minimums.
- Direct the Directors of the Seattle Department of Construction and Inspections (SDCI), the Office of Planning and Community Development (OPCD), and OH to promulgate a Director's Rule for administering the program.

The pilot program would end by 2035 or after 35 qualifying projects have applied, whichever is earlier.

Adopted Documents: *SEPA Threshold Determination for Connected Communities and Equitable Development Pilot Program*. Prepared January 12, 2024, by OPCD.

ENVIRONMENTAL DETERMINATION

After reviewing a completed environmental checklist and other information on file, including the OPCD threshold determination issued on January 12, 2024, the Seattle City Council Central Staff has determined that the amendments described above will not have a probable significant adverse environmental impact and has issued a Determination of Non-Significance (DNS) under the State Environmental Policy Act (no Environmental Impact Statement required).

HOW TO COMMENT

Comments regarding this DNS and adoption or potential environmental impacts may be submitted through August 7, 2025. Comments may be sent to:

Seattle City Council Central Staff
600 4th Avenue, Floor 2
PO Box 34025
Seattle, WA 98124-4025
Attn: Ketil Freeman, AICP
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HOW TO APPEAL

To appeal to the City's Hearing Examiner, the appeal must be in writing. Appeals may be filed online at www.seattle.gov/examiner/efile.htm, or mailed to the City of Seattle Hearing Examiner, P.O. Box 94729, Seattle, WA 98124-4729. Appeals must be received prior to 5:00 P.M. on August 14, 2025, and be accompanied by a \$120.00 filing fee. The fee may be paid by check payable to the City of Seattle or a credit/debit card (Visa and MasterCard only) or payment by telephone at 206-684-0521.

This proposal may be exempt from administrative or judicial appeal pursuant to RCW 36.70A.070(2).

INFORMATION AVAILABLE

Copies of the threshold determination; checklist; adopted OPCD DNS dated January 12, 2024; and proposed bill may be obtained from: <https://seattle.legistar.com/Legislation.aspx> by searching for "121011".

Questions regarding the legislation may be directed to Ketil Freeman at the City Council Central Staff at (206) 295-3827 or via email at ketil.freeman@seattle.gov.