

**SEATTLE CITY COUNCIL SEPA
ENVIRONMENTAL CHECKLIST**

This SEPA environmental review has been conducted in accord with the Washington State Environmental Policy Act (SEPA) (RCW 43.21C), State SEPA regulations [Washington Administrative Code (WAC) Chapter 197-11], and the City of Seattle SEPA ordinance SMC Chapter 25.05. The proposed action is considered a non-project action under SEPA. Non-project actions are broader than a single site-specific project (WAC 197-11-774, SMC 25.05.774). This type of non-project action is not categorically exempt from a SEPA Threshold Determination (SMC 25.05.305 and SMC 25.05.800); therefore, it must be analyzed to determine if there are probable significant adverse environmental impacts. The probable significant adverse environmental impacts analyzed in a non-project SEPA environmental checklist are those impacts foreseeable at this stage, before specific project actions are planned. The Seattle City Council's Central Staff has prepared this SEPA Environmental Checklist under the non-project provisions of SEPA.

A. BACKGROUND**1. Name of proposed project:**

Roots to Roofs Pilot Program – [Council Bill \(CB\) 121011](#)

2. Name of applicant:

Seattle City Council

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

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4. Date checklist prepared:

July 16, 2025

5. Agency requesting checklist:

Seattle City Council

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

CB 121011 is being considered by the Seattle City Council's Land Use Committee (Committee). The Committee will hold a hearing on the CB 121011 on July 30, 2025. If approved by Council, the proposed regulations would take effect approximately five months after passage.

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

The proposal is a non-project action that is not dependent on any other current or future action.



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

Schemata Workshop, Inc, prepared an urban design study that models height, bulk and scale impacts associated with development in some zones where the pilot could apply. See Attachment A.

- 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 is a non-project, non-site-specific action that would take effect within some zones that allow residential uses. There are no other applications pending for governmental approvals of other proposals directly affecting this proposal. Future public and private development projects may be subject to separate, project-specific SEPA environmental review.

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

The legislation associated with this proposal will need to be approved by the City Council by ordinance following standard legislative rules and procedures.

- 11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

This proposal would establish a term-limited, pilot program 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 and address land use patterns caused by redlining and the use of racially restrictive covenants.

Specific elements of this proposal include:

- Defining equitable development uses
- Identifying minimum qualifications for program eligibility
- Requiring that at least 25 percent of units in a development be affordable to lower income households.
- Providing additional height, allowable floor area, exemptions from floor area calculations, and other development standard modifications for participating projects that provide some or all of the following features:
 - Location in an areas with historical racially restrictive covenants; and
 - Provision of equitable development uses.
- Exempting eligible development from participation in Design Review and minimum parking requirements.
- Ending the program by 2035 or after 35 qualifying projects have applied, whichever is earlier.

Bonuses and development standard modifications for zones where development under the pilot is likely to be located are detailed in the table below along with a comparison to the development standards proposed in CB 120933 for implementation of House Bill 1110 related to middle housing.



Table 1: Multifamily and Commercial Development Standard Incentives

Development Standards by Zone	NR	LR1	LR2	LR3	NC2 55
Height Limits					
Current Height Limit	30 ft.	30 ft.	40 ft.	40 – 50 ft.	55 ft.
CB 120933 – HB 1110 Implementation	32 – 40 ft.	32 ft.	40 ft.	50 ft.	55 ft.
Roots to Roofs Density Bonus Pilot	40 ft.	40 ft.	50 ft.	55 – 65 ft.	85 ft.
Floor Area Ratio (FAR)					
Current FAR	.5	1.3	1.6	1.8 – 2.3	3.75
CB 120933 – HB 1110 Implementation	.6 – 1.4	1.3 – 1.5	1.4 – 1.6	2.3	3.75
Roots to Roofs Density Bonus Pilot – Baseline	1.8	2.0	2.0	2.5 – 3.0	4.75
Roots to Roofs Density Bonus Pilot – All FAR Incentives and Exemptions	2.5	3.4	3.4	4.2 – 4.8	6.0

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

The geographic area affected by this proposed non-project action is most areas of the City of Seattle, Washington, where residential uses are allowed. This includes neighborhood residential, commercial and multifamily zones but does not include Downtown and industrial zones.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site:** *[Check the applicable boxes]*

☒ Flat ☒ Rolling ☒ Hilly ☒ Steep Slopes ☐ Mountainous
☐ Other: (identify)

The geographic area affected by this proposed non-project action is almost all of Seattle where residential uses are allowed. The topography includes all types of terrain, from flat land to steep slopes. Most of this area has been substantially graded, developed, or otherwise disturbed.

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

Slopes in Seattle range from 0% to greater than 40%. The steepest slopes occur primarily on the sides of the major hills in the city, including Queen Anne Hill, Capitol Hill, West Seattle, and Magnolia.

- 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.



Seattle has numerous soil types, including mineral soils dominated by clay, silt, or sand, as well as organic soils such as peats and mucks (see, for example, <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>). No agricultural soils or prime farmland are located within the Seattle corporate limits. As a densely urbanized area, much of Seattle's native soils have been extensively altered by filling, grading, and other activity.

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

The Seattle area is known to be in an active seismic area, as is the entire Puget Sound region. The City's geologically hazardous areas are defined by SDCI as environmentally critical areas (ECA) (http://gisrevprxy.seattle.gov/wab_ext/DSOResearch_Ext/). Unstable soils and surfaces occur primarily in two contexts within the affected geographic area. The first context includes steep slopes and landslide-prone areas, where a combination of shallow ground water and glacial sediments deposited in layers with variable permeability increases the risk of landslides. The second context includes areas of fill or alluvial soils where loose, less cohesive soil materials below the water table may lead to the potential for liquefaction during earthquakes.

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

The proposed non-project action does not include any construction or development that would require filling or grading. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review as appropriate.

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

The proposed non-project action does not include any construction, development, or use that would cause erosion. Future, specific development proposals subject to the provisions of this proposal may involve clearing, construction, or uses that cause erosion. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review as appropriate.

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

The proposed non-project action does not include any construction or development that would convert pervious to impervious surfaces or create new impervious surfaces. The proposal covers most areas within the Seattle corporate limits where residential uses are allowed. These are highly urbanized area with a high percentage of impervious surfaces. Potential impacts of future, specific development proposals would be addressed through regulations and/or project specific environmental review as appropriate.

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

The proposed non-project action does not involve construction activity, and contains no proposed measures related to reducing or controlling erosion or other impacts at any specific location.

2. Air

a. What types of emissions to the air would result from the proposal [e.g., dust, automobile, odors,



industrial wood smoke, greenhouse gases (GHG)] during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The proposed non-project action does not include any construction or development that would directly produce emissions. As such, the proposal would not directly affect odors, greenhouse gas (GHG) emissions, or climate change. Potential emissions impacts of future, specific development proposals would be addressed through regulations and/or project specific environmental review as appropriate.

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

The proposed non-project action does not include any construction or development that would be affected by emissions or odors.

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

No measures are proposed.

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 so, describe type and provide names. If appropriate, state what stream or river it flows into.

The proposed non-project action would affect watersheds and surface water bodies in the Seattle area. Most of this area is located within the Lake Washington/Cedar/Sammamish Watershed (Watershed Resource Inventory Area [WRIA] 8). The Duwamish Waterway and Elliott Bay, located in southwestern Seattle, are part of the Green/Duwamish and Central Puget Sound Watershed (WRIA 9). Seattle is characterized by a variety of surface water features, including marine areas, rivers, lakes, and creeks. Each type is briefly summarized below:

Marine: Seattle's west side is situated adjacent to Puget Sound, a major marine embayment.

Rivers: Portions of south Seattle drain to the lower reaches of the Duwamish River (also known as the Duwamish Waterway). The River receives flow from the South Park basin, Norfolk basin, Longfellow Creek, and other smaller urban creeks, and drains to Elliott Bay in south Puget Sound.

Lakes: Freshwater lakes and ponds, within or adjacent to the City, include the Lake Union/Ship Canal system, which links Lake Washington and Puget Sound through the Hiram Chittenden Locks. Other freshwater lakes include Green, Haller, and Bitter Lakes in the north portion of the City (also located in the Lake Union/Ship Canal drainage basin). Seattle also contains numerous small ponds and wetlands.

Creeks: Runoff from Seattle's developed cityscape drains to creek systems of varying sizes. Major creeks in the western regions of the City drain directly to Puget Sound and include Piper's and Fauntleroy creeks. Longfellow Creek is a main creek in the southwest portion of the city that drains to the Duwamish River. Thornton Creek, Taylor Creek, and other



smaller creeks drain runoff from the eastern portions of the City to Lake Washington.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If so, please describe, and attach available plans.**

The proposed non-project action does not include any construction or development that would require work over, in, or adjacent to the surface waters. Individual projects that may be subject to provisions of this proposal may be located over, in, or adjacent to these waters. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review as appropriate.

- (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.**

The proposed non-project action does not include any construction or development or any fill and dredge in or near surface waters or wetlands. Potential impacts of future, specific development proposals would be addressed through regulations and/or project specific environmental review as appropriate.

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

Because this is a non-project action, there would be no construction or development that would withdraw or divert surface waters. Potential impacts of future, specific development proposals would be addressed through existing regulations and/or separate site-specific environmental review.

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

The proposed non-project action does not include any construction or development that would lie within a 100-year floodplain. Major streams and the Duwamish River have associated 100-year floodplains within the affected geographic area. Individual projects that may be subject to provisions of this proposal may be located over, in, or adjacent to these waters and their associated floodplains. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review as appropriate.

- (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.**

The proposed non-project action does not include any construction or development that would discharge waste material to surface waters. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review as appropriate.

b. Ground:

- (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.**



The proposed non-project action does not include any construction or development that would withdraw groundwater. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.

- (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.**

The proposed non-project action does not include any construction or development that would discharge waste material to ground waters. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.

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.**

The proposed non-project action does not include any construction or development that would generate runoff. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.

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

The proposed non-project action does not include any construction or development that would generate waste materials that could enter ground or surface waters. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.

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

The proposed non-project action does not include any construction or development that would alter or otherwise affect drainage patterns.

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

The proposed non-project action does not include any construction or development that would have impacts to surface, ground, runoff water, and drainage. No measures are proposed at this time. Potential impacts of future, specific development proposals would be addressed through regulations and/or project specific environmental review.

4. Plants



a. Types of vegetation found on the site: *[check the applicable boxes]*

The geographic area affected by the proposed non-project action is most areas of Seattle where residential uses are allowed. A wide variety of native and non-native plant species and associated vegetation are found in the Seattle area. Generally, the Puget Sound basin is home to a wide diversity of plant species that depend upon marine, estuarine, freshwater, and terrestrial environments. The Seattle area has a broad variety of vegetation, including upland forest (deciduous, coniferous, and mixed), shrublands, riparian forests, and wetlands. This flora includes species native to the region, as well as many non-native species. Seattle is a densely developed urban area having few remaining areas of native vegetation and high-quality habitat. These remaining fragments of quality native vegetation are found in parklands and open spaces. The plants found in most urban and suburban areas are those native and non-native species that tolerate or benefit from habitat degradation and disturbance.

<input checked="" type="checkbox"/> Deciduous trees:	<input checked="" type="checkbox"/> alder;	<input checked="" type="checkbox"/> maple;	<input checked="" type="checkbox"/> aspen;	<input checked="" type="checkbox"/> other: cottonwoods, willow, etc.
<input checked="" type="checkbox"/> Evergreen trees:	<input checked="" type="checkbox"/> fir;	<input checked="" type="checkbox"/> cedar;	<input checked="" type="checkbox"/> pine;	<input checked="" type="checkbox"/> other: spruce, hemlock, cedar, etc.
<input checked="" type="checkbox"/> Shrubs				
<input checked="" type="checkbox"/> Grass				
<input type="checkbox"/> Pasture				
<input type="checkbox"/> Crop or grain				
<input type="checkbox"/> Orchards, vineyards, or other permanent crops				
<input checked="" type="checkbox"/> Wet soil plants:	<input checked="" type="checkbox"/> cattail;	<input checked="" type="checkbox"/> buttercup;	<input checked="" type="checkbox"/> bulrush;	<input checked="" type="checkbox"/> skunk cabbage; <input type="checkbox"/> other:
<input checked="" type="checkbox"/> Water plants:	<input checked="" type="checkbox"/> water lily	<input checked="" type="checkbox"/> eelgrass	<input checked="" type="checkbox"/> milfoil	<input type="checkbox"/> other: (identify)
<input checked="" type="checkbox"/> Other types of vegetation: Various other vascular, non-vascular, native, and non-native plant species.				

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

The proposed non-project action does not include any construction or development that would remove or alter vegetation. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.

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

The geographic area affected by the proposed non-project action is most areas of Seattle where residential uses are allowed. No federally-listed endangered or threatened plant species or state-listed sensitive plant species are known to occur within the municipal limits of this area. Most of the Seattle area has been intensively disturbed by development and redevelopment over the last 100 years. Seattle's original vegetation has been extensively cleared, excavated, filled, paved, or occupied by streets and other built structures. There is no habitat for threatened or endangered plants.

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

The geographic area affected by the proposed non-project action is most areas of Seattle where residential uses are allowed. No landscaping or other measures are proposed at this time. Potential impacts of future, specific development proposals would be addressed through regulations and/or project specific environmental review.

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



The geographic area affected by the proposed non-project action is most areas of Seattle where residential uses are allowed. Many species of noxious and invasive species are found within King County and the City of Seattle. See, for example, the noxious weed lists of the King County Noxious Weed Board (<http://www.kingcounty.gov/services/environment/animals-and-plants/noxious-weeds/laws/list.aspx>).

5. Animals

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site: [check the applicable boxes]

The geographic area affected by the proposed non-project action is most areas of Seattle where residential uses are allowed. Many species of birds, mammals, and fish are present. Generally, the Puget Sound basin is home to an extremely wide diversity of animal species that depend upon marine, estuarine, freshwater, and terrestrial environments. This fauna includes species native to the region, as well as many non-native species. The Seattle area is an intensely developed urban area having few remaining areas of native vegetation and high-quality habitat. These remaining fragments of quality wildlife habitat are found in parklands and open spaces throughout the planning area. The wildlife found in most urban areas are those native and non-native species that tolerate or benefit from habitat degradation or close association with humans.

Birds: ☒ Hawk ☒ Heron ☒ Eagle ☒ Songbirds
☒ Other: osprey, bald eagle, peregrine falcon, purple martin, owl (various species), pileated woodpecker, belted kingfisher, waterfowl species, Canada goose. Also, typical urban species associated with urban development such as starling and pigeon.

Mammals: ☐ Deer ☐ Bear ☐ Elk ☒ Beaver
☒ Other: California sea lion, river otter, muskrat, raccoon. Also, a variety of urban-adapted species such as possum and rat.

Fish: ☒ Bass ☒ Salmon ☒ Trout ☒ Herring
☒ Shellfish ☒ Other: perch, rockfish, etc.

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

The geographic area affected by the proposed non-project action is most areas of Seattle where residential uses are allowed. In King County, five wildlife species are listed as endangered or threatened under the Endangered Species Act (ESA), but these species are not likely to be found in the Seattle Direct Water Service Area. These include Canada lynx (*Lynx Canadensis*; Threatened), gray wolf (*Canis lupus*; Endangered), grizzly bear (*Ursus arctos*; Endangered), marbled murrelet (*Brachyramphus marmoratus*; Threatened), and northern spotted owl (*Strix occidentalis caurina*; Threatened). King County contains federally designated critical habitat for marbled murrelet and northern spotted owl; no designated critical habitat is located in Seattle. Bald eagle (*Haliaeetus leucocephalus*) was removed from the federal list under ESA on August 8, 2007, but is federally protected under the Bald and Golden Eagle Protection Act. Bald eagles are known to reside in Seattle.

Fish species listed as endangered or threatened under the ESA and found in freshwater tributaries of Puget Sound (PS) include Chinook salmon (*Oncorhynchus tshawytscha*, Threatened, PS), steelhead (*O. mykiss*, Threatened, PS), and bull trout (*Salvelinus confluentus*, Threatened, PS). Coho salmon (*O. kisutch*) is a Candidate species for listing



as Threatened. All of these species reside in or near the planning area. Lake Washington contains federally designated critical habitat for bull trout and Chinook salmon. Because much of Seattle has been previously developed and the original habitats significantly altered or eliminated, the potential for threatened or endangered animal species to be present in Seattle is low.

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

The geographic area affected by the proposed non-project action is most areas of Seattle where residential uses are allowed. The Puget Sound region is known to be an important migratory route for many animal species. Portions of the planning area provide migratory corridors for bald eagles traveling to and from foraging areas in Puget Sound or Lake Washington. Marbled murrelets travel through the planning area between marine waters and their nests in late successional/old growth forests in the Cascade Mountains. Bull trout, steelhead, and Chinook, chum, pink, and coho salmon use the Puget Sound nearshore. Chinook, coho, and sockeye salmon use Lake Washington and Lake Union as migration corridors. Anadromous trout and salmon migrate through the area river and stream systems, including urban streams in Seattle. The Puget Sound region is also within the Pacific Flyway—a flight corridor for migrating waterfowl, migratory songbirds, and other birds. The Pacific Flyway extends from Alaska to Mexico and South America.

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

No measures to preserve or enhance wildlife are proposed.

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

Many species of invasive animal species are found within King County and the City of Seattle, including nutria (*Myocastor coypus*), rat (*Rattus* spp.), pigeon (*Columba livia*), New Zealand Mud Snail (*Potamopyrgus antipodarum*), and Asian gypsy moth (*Lymantria dispar*).

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.

The proposed non-project action does not include any construction or development that would require energy to operate. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.

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

The proposed non-project action does not include any construction or development that would affect potential use of solar energy by adjacent properties. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.

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:



The proposed non-project action does not include any energy conservation features or other measures to reduce or control energy impacts. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.

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:**

The proposed non-project action does not include any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.

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

The proposed non-project action does not include any construction or other activities that would encounter possible site contamination. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.

- (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.**

The proposed non-project action does not include any construction or other activity that would cause exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review.

- (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.**

The proposed non-project action does not involve the storage, use, or production of toxic or hazardous chemicals. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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

The proposed non-project action does not require any special emergency services. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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

The proposed non-project action has no associated environmental health hazards. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.



b. Noise

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

The proposed non-project action would not be affected by noise. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific 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.**

The proposed non-project action does not include any construction or development that would generate noise. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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

Because the proposed non-project action would not itself generate noise, no measures to reduce or control noise are proposed. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific 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.**

The geographic area affected by the proposed non-project action is most areas of Seattle where residential uses are allowed. Generally, this area is characterized by urban uses. Existing uses include multifamily residences, commercial, industrial, recreation, and open space. Most city properties have been developed at urban densities and existing uses are often mixed.

Individual projects that may be subject to the provisions of this proposal may be located in any zone that allows multifamily residential uses. These include commercial, multifamily, and neighborhood residential zones and do not include downtown and industrial zones. Project-specific impacts on land and shoreline use would be determined during permitting of individual projects.

- 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?**

The proposed non-project action would not convert agricultural or forest land to other uses. There are no designated agricultural or forest lands in Seattle.



- (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?**

The proposed non-project action would not affect or be affected by agricultural or forest land business operations. There are no designated agricultural or forest lands in Seattle.

c. Describe any structures on the site.

Seattle's urban area is developed with a wide range of structures, ranging from single-family residences to high-rise office towers to large industrial structures. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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

The proposed non-project action does not include demolition of any structures. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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

Zoning in Seattle includes a range of residential, commercial, and industrial designations. Zoning designations are found in Seattle's Land Use Code, Title 23 of the SMC. Basic zone designations in which projects subject to this proposal may be located are listed below, followed by their abbreviations.

Designation (Abbreviation)

Residential, Neighborhood 1 (NR1)
Residential, Neighborhood 2 (NR2)
Residential, Neighborhood 3 (NR3)
Residential, Neighborhood Small Lot (RSL)
Residential, Multifamily, Lowrise 1 (L1)
Residential, Multifamily, Lowrise 2 (L2)
Residential, Multifamily, Lowrise 3 (L3)
Residential, Multifamily, Midrise (MR)
Residential-Commercial (RC)
Neighborhood Commercial 1 (NC1)
Neighborhood Commercial 2 (NC2)
Neighborhood Commercial 3 (NC3)
Seattle Mixed (SM)
Commercial 1 (C1)
Commercial 2 (C2)



Individual projects subject to the provisions of this proposed non-project action may be in most zones that allow residential uses. This includes neighborhood residential, multifamily, commercial, and Seattle mixed zones and does not include downtown and industrial zones. Project-specific information on zoning would be determined during the permitting of individual projects.

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

The geographic area affected by the proposed non-project action is most areas of Seattle where residential uses are allowed. Current comprehensive plan designations in the City of Seattle can be found in the Seattle Comprehensive Plan, adopted on July 25, 1994, and last amended in July 2023. Individual projects that may be subject to the provisions of the proposed non-project action may be located in areas shown with a Comprehensive Plan Designation of Urban Center, Hub Urban Village, Residential Urban Village, Multi-family Residential Area, Neighborhood Residential Area, and Commercial/Mixed Use Area. Project-specific information on Comprehensive Plan designations would be determined during the permitting of individual projects.

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

The proposed non-project action would apply in most areas of Seattle where residential uses are allowed, this includes both freshwater and marine shorelines, resources that are regulated by the City's shoreline master program (SMP). Shoreline resources regulated under the SMP include all marine waters, larger streams and lakes, associated wetlands and floodplains, and upland areas called shorelands that extend 200 feet landward from the edges of these waters. Individual projects subject to the provisions of this proposal may be in areas subject to the SMP. Project-specific information on land and shoreline use would be determined during permitting of individual projects.

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

The proposed non-project action would apply in most areas of Seattle where residential uses are allowed, including in environmentally critical areas. Individual projects subject to the provisions of the proposed non-project action may be in environmentally critical areas. Project-specific information on site classification would be determined during permitting of individual projects.

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

The proposed non-project action would not create a completed project in which to reside or work. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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

No people would be displaced by the proposed non-project action. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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

The proposal contains incentives for inclusion of units for qualifying partner owners who provide property to pilot program participants. This incentive may reduce direct



displacement from development. Additionally, the proposal provides incentives for inclusion of equitable development uses that could include neighborhood-serving commercial and institutional uses that prevent or forestall displacement of cultural institutions.

Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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

Potential project-specific impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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

There are no designated agricultural or forest lands in Seattle.

9. Housing

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

The proposed non-project action would not provide housing, in and of itself. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

The proposal could induce development of up to 35 moderate-income residential and mixed-use development projects the size of which would depend on the site and zone. Smaller projects are likely to have fewer than 20 residential units and modest ground-level space for equitable development uses. Larger projects are likely to have between 50 and 100 residential units with somewhat larger ground floor space for equitable development uses.

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

The proposed non-project action would not eliminate housing. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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

This non-project action provides incentives to produce more residential development than might otherwise be allowed in a particular zone. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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?

The proposed non-project action does not include construction or development. Potential impacts of future, specific development proposals would be addressed through regulations



and/or separate project-specific environmental review.

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

The proposed non-project action would not alter or obstruct views. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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

The proposal would allow somewhat taller and bulkier development than might otherwise be allowed in the underlying zones.

The Council commissioned a massing study of potential development in a Lowrise 3 (LR3) multifamily zone to analyze height, bulk, and scale impacts. The LR3 zone was chosen because: (1) it is a moderately intense multifamily zone where both apartments and townhouses are developed and (2) it is a zone frequently located at boundaries between more and less intense zones. Consequently, it is a good candidate zone for understanding height, bulk and scale impacts on adjacent sites with different development types.

The massing study is attachment A to this checklist. The study indicates that slightly bulkier structures could be developed under the proposal. However, the extent of any impacts would depend on the suite of incentives utilized by a developer and would be mitigated on a citywide basis by the number of potential projects that could participate in the pilot and on a project-level basis by setbacks and other physical development standards, although reduced, that would continue to apply to reduce the appearance of height and bulk and to allow light penetration and air circulation.

11. Light and Glare

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

The proposed non-project action does not include construction or development that would produce light or glare. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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

The proposed non-project action does not include construction or development that would produce light or glare. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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

Light or glare would not affect the proposed non-project action. Potential impacts of light or glare on future, specific development proposals would be addressed through separate project-specific environmental review.

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

No measures to reduce or control light and glare are proposed.

12. Recreation



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

The proposed non-project action would be in effect throughout most areas of Seattle where residential development is allowed. Seattle Parks and Recreation operates and maintains a large number of city parks, trails, gardens, playfields, swimming pools, and community centers. In addition to these public facilities, public and private schools, outdoor associations, and commercial businesses provide residents of and visitors to Seattle with a variety of organized recreational facilities and activities, such as school athletic programs, hiking and gardening groups, and private health clubs and golf courses. Seattle is particularly rich in recreational opportunities focused on the area's natural features. Seattle's many parks and shorelines offer abundant recreational opportunities, including water contact recreational activities (such as swimming, wading, snorkeling, and diving); water-related and non-water-related recreational activities (such as walking, hiking, playing, observing wildlife, and connecting with nature); and recreational activities that involve consumption of natural resources (such as fishing and noncommercial shellfish harvesting). Project-specific information on site-specific recreational opportunities would be determined during the design, environmental review, and permitting of individual projects.

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

The proposed non-project action does not include construction or development that would displace any recreational activities. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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

No measures to reduce or control impacts on recreation are proposed.

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? If so, specifically describe.

The proposed non-project action would be in effect in most areas of Seattle where residential development is allowed. There are a number of landmarks, properties, or districts in Seattle that are listed on, or proposed for, national, state, and local preservation registers. In addition, while Seattle today comprises a highly urbanized and developed area, it is also an area with potential for Native American cultural artifacts. Project-specific information on site-specific historic buildings, structures, and sites would be determined during permitting of individual projects.

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.

There are a number of landmarks, properties, or districts in Seattle that are listed on, or proposed for, national, state, and local preservation registers. In addition, while Seattle



today comprises a highly urbanized and developed area, it is also an area with potential for Native American cultural artifacts. Potential impacts of future, specific development proposals would be identified and addressed through regulations and/or separate project-specific 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 Archaeology and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.**

The proposed non-project action does not involve construction or disturbance of any site. No methods were used to assess potential impacts to cultural and historic resources. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

- 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.**

The proposed non-project action does not include construction or development, so there are no activities that would require the avoidance, minimization, or compensation for loss, changes to, and disturbance to historic and cultural resources. Individual projects developed pursuant to the provisions of this proposal would be subject to environmental review (if they meet or exceed thresholds for environmental review) and to the State of Washington's and City's regulations related to the protection of historic and cultural resources.

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.**

The proposed non-project action would be in effect throughout areas of Seattle where multifamily development is allowed. The area has dense grids of urban streets (residential and arterials) that provide connections to major routes, including Interstate 5 and State Route 99, which run north and south through the City, and Interstate 90 and State Route 520, which connect Seattle to points east across Lake Washington. More specific information on site-specific public streets and highways would be determined during permitting of individual projects.

- 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?**

Seattle is served by bus, trolley, and light rail public transit. Site-specific information on the local public transit would be determined during permitting of individual projects.

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

The proposed non-project action would not construct or eliminate parking spaces. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

- 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).

The proposed non-project action does not require any improvements to roads or other transportation infrastructure. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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

The proposed non-project action would take effect throughout most areas of Seattle where residential development is allowed. Seattle is served by railroads, seaports, and airports. Project-specific information on proximity to and use of water, rail, and/or air transportation would be determined during permitting of individual projects.

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

The proposed non-project action would not generate vehicle trips. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

- 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.**

The proposed non-project action would not affect or be affected by the movement of agricultural or forest products. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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

No measures to reduce or control transportation impacts are 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.**

The proposed non-project action would not result in an increased need for public services. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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

No measures to reduce or control direct impacts on public services are proposed.

16. Utilities

- a. Check utilities available at the site, if any:**

The proposed non-project action would be in effect throughout most areas of Seattle where



residential development is allowed. All areas have electricity, telephone, water and refuse service. Most (but not all) areas have cable/fiber optics, sanitary sewers, and natural gas. Project-specific information on site-specific utilities would be determined during the design, environmental review, and permitting of individual projects.

- 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.**

☒ **None**

The proposed non-project action does not include construction or development of any utilities.

C. SIGNATURE

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: On File July 16, 2025
Ketil Freeman, AICP
Legislative Analyst

Note: Section *D. Supplemental Sheet for Non-Project Actions* is required if the proposal applies to a program, planning document, or code change.

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

(Do not 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?

The proposal would not result in direct impacts and is unlikely to result in indirect or cumulative impacts related to discharges to water; emissions to air; production, storage, release of toxic or hazardous substances; or production of noise or greenhouse gas (GHG) emissions. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

Proposed measures to avoid or reduce such increases are:

The proposal does not produce such increases. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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

The proposal would result in no direct impacts and is unlikely to result in indirect or cumulative impacts related to plants, animals, fish or marine life.

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

The proposal contains no such measures. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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

The proposal would not deplete energy or natural resources.

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

The proposal would not have a negative impact on energy or natural resources; therefore, no protective measures are proposed. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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 proposal would not have a negative impact on environmentally sensitive areas.

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

The proposal would not have a negative impact on environmentally sensitive areas; therefore, no protective measures are proposed. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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?

Because of the limited size and duration of the pilot, the proposal would result in few direct adverse impacts and is unlikely to result in indirect or cumulative impacts related to land or shoreline use.

The proposal may result in some types of land uses, such as small scale commercial and institutional uses, that may not be present in certain residential zones except as non-conforming uses. However, the scale and number of new commercial and institutional uses would be limited by (1) anticipated utilization of program incentives for affordable residential uses and (2) the size and duration of the pilot program.

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

The limited size and duration of the pilot program and anticipated utilization of program incentives for affordable residential uses would mitigate the scope of any potential impacts. Potential impacts of future, specific development proposals would be addressed through (1) physical development standards in the proposal, such as upper-level setbacks; (2) the low intensity nature of equitable development uses that might be developed under the proposal; and/or (3) separate project-specific environmental review.

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

The proposal would have no direct impact on the demands on transportation or the need for public services or utilities. Existing regulations address parking minimums, transportation impact mitigation, and provision of public services. Those regulations would not be modified by the proposal.

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

No measures are proposed to reduce the demands on transportation, public services, and utilities. Potential impacts of future, specific development proposals would be addressed through regulations and/or separate project-specific environmental review.

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

There are no known conflicts or additional requirements.

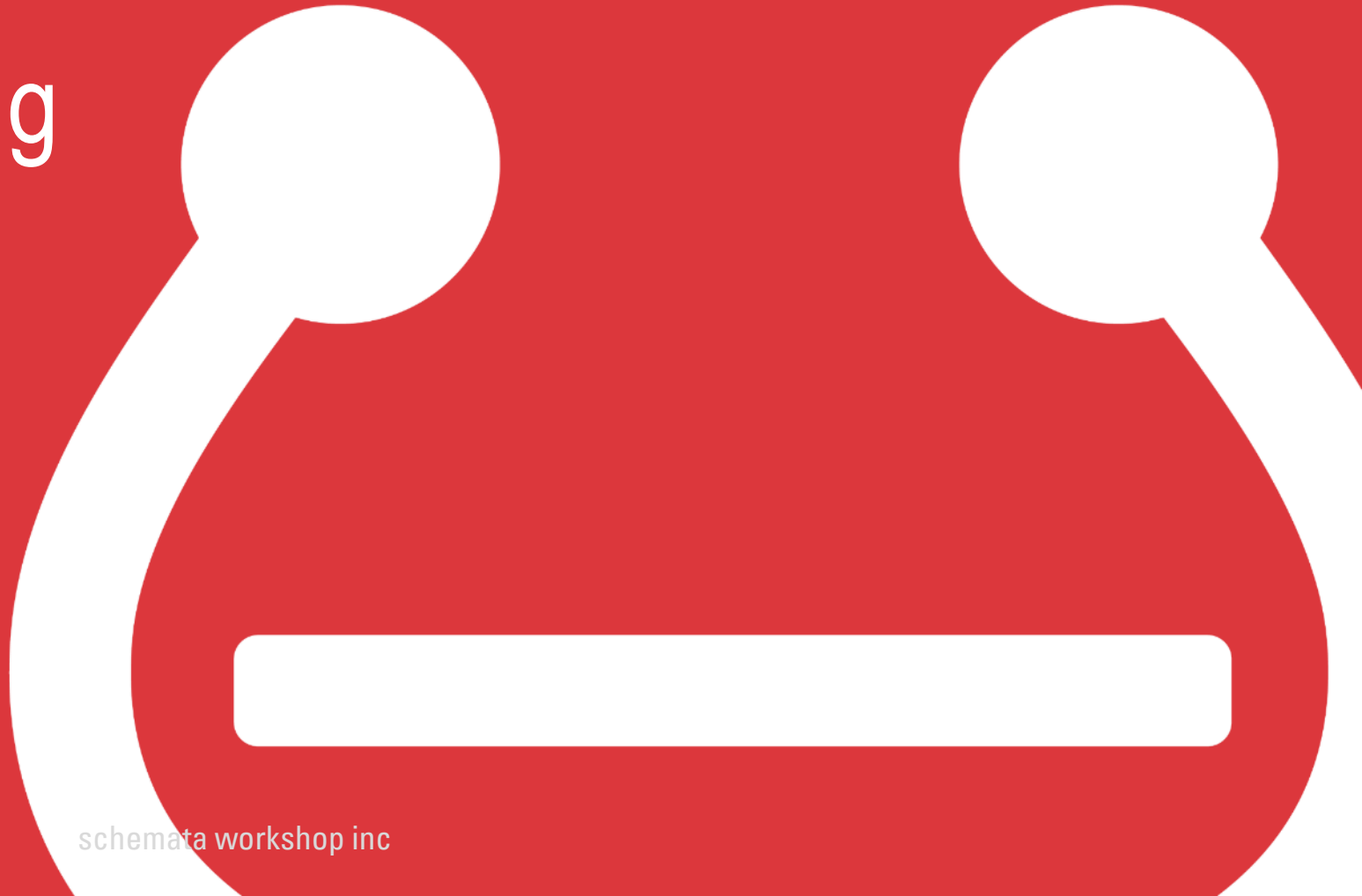
Workforce Housing Density Bonus

Urban Design Study for City of
Seattle OPCD

13 September 2023

9/19/2023

schemata workshop inc



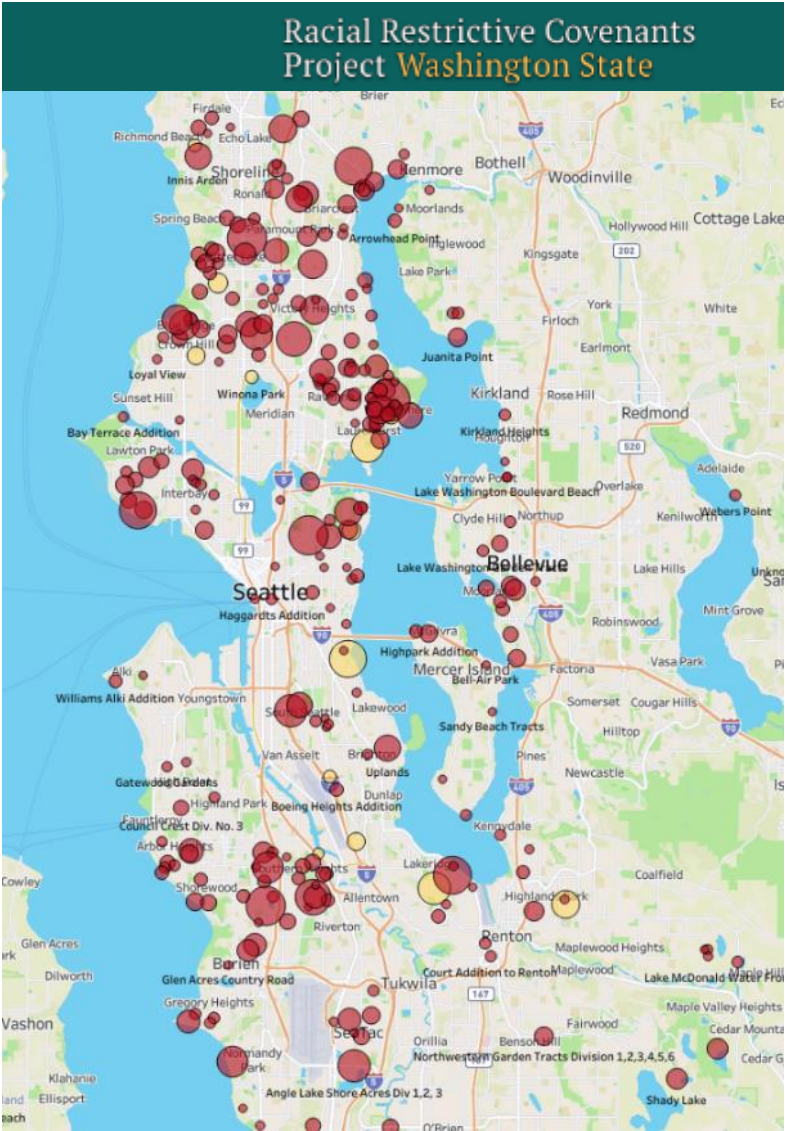
Site Selection

Geographic Boundaries for Community Preference



Source: Seattle Office of Housing

June 2020



- LR3 (M) – 2 parcels

LR3 (M) – Lowrise 3 (2 Parcels Development)

Current Standard

Proposed Standard

FAR Exemption and Owner Unit Incentive



	Current Standard								Proposed Standard				FAR Exemption and Owner Unit Incentive	
	Height (feet)				FAR				Height (feet)		FAR	FAR - Racially Restrictive Covenant and Community Preference Areas	Maximum Additional Exempt FAR (Equitable Dev. Use, Family Size Units, Transit Access)	FAR Incentive for Owner Unit
	MHA suffix		No MHA suffix		MHA suffix		No MHA suffix		Inside urban village	65'	3	3.3	1.0	0.5
	Growth area	Outside growth area	Growth area	Outside growth area	Growth area	Outside growth area	Growth area	Outside growth area	Outside urban village	55'	2.5	2.7	1.0	0.5
Cottage housing	22'		22'		2.3	1.8	1.2	1.2						
Rowhouse	50'	40'	30'		2.3	1.8	1.2	1.2						
Townhouse	50'	40'	30'		2.3	1.8	1.2	1.2						
Apartments	50'	40'	40'	30'	2.3	1.8	1.5	1.3						
Yards & Setbacks	Front	7' average, 8' minimum			Additional upper-level setback requirements based on height limit and proximity to a neighborhood residential zone per SMC 23.45.518				Minimum setback of 10' to any lot line abutting single family zone					
	Side	5'												
	Rear	0' with alley, 7' with no alley												

LR3 (M) – Current Standard

Total Parcel Area: 6,500 SF
FAR: 2.3, Buildable Area: 14,950 SF

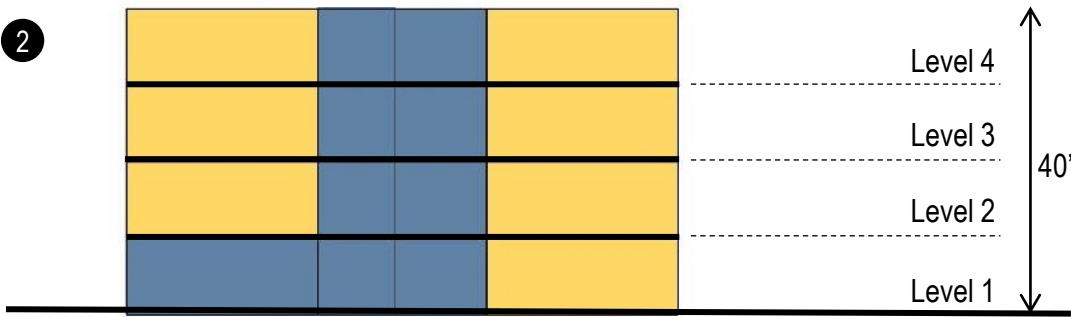
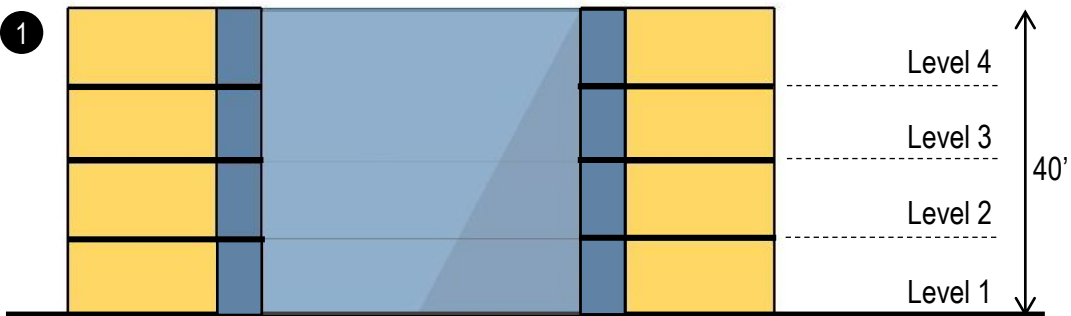


31 Units on 2 Parcels

Parcel 1	4 stories/building Total	12 Units (Market-Rate Housing) 14,950 SF
Parcel 2	4 stories/building Total	19 Units (Market-Rate Housing) 14,950 SF

Assumptions:
15% for Circulation
Average unit size: 800 SF/unit

9/19/2023



Market-Rate Housing
Circulation



LR3 (M) – Proposed Standard

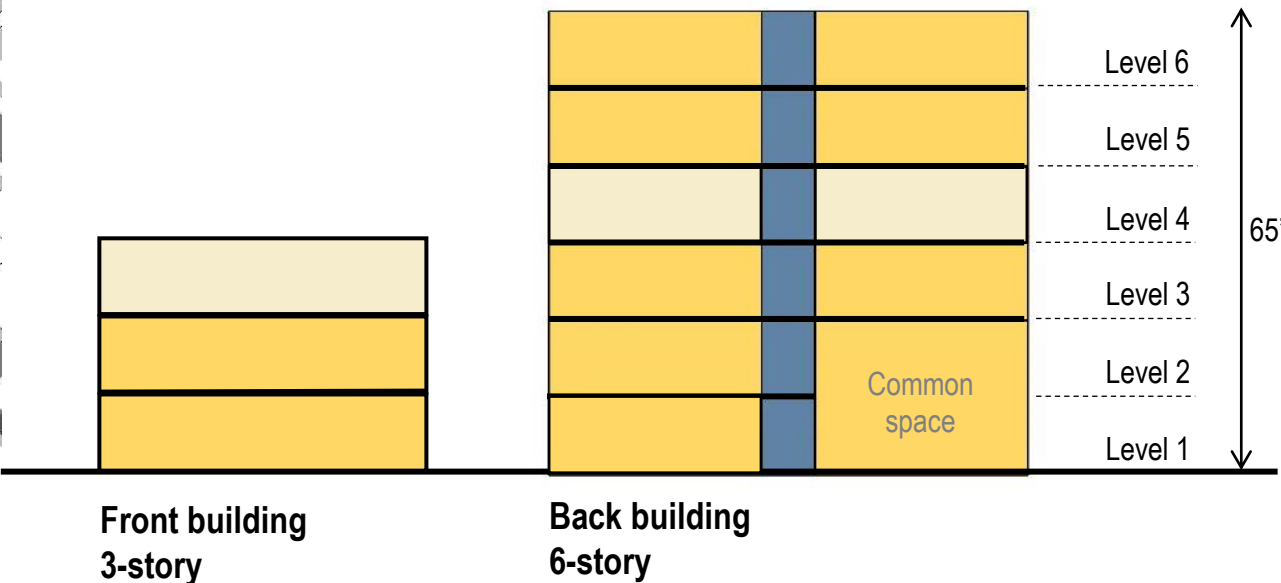
Total Parcel Area: 12,000 SF (combination of 2 Parcels)

FAR: 3.3, Buildable Area: 39,600 SF



Total: 39,600 SF
36 units

Residential	
Townhouse	4 units
Market-Rate Unit	21 units
Affordable Unit (30%)	11 units
Assumptions:	
15% for Circulation	
Average unit size: 800 SF/unit, 1600 SF/townhouse	
Common space: 1600 SF	



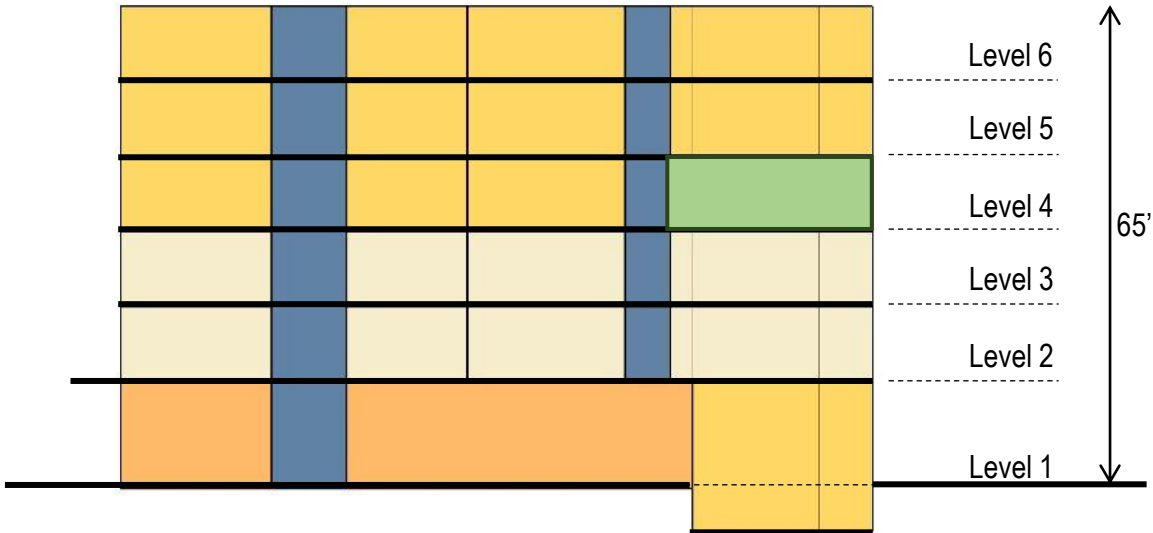
- Market-Rate Housing
- Affordable Housing
- Circulation



LR3 (M) – FAR Exemption and Owner Unit Incentive

Total Parcel Area: 12,000 SF (combination of 2 Parcels)

FAR: 4.5, Buildable Area: 58,500 SF



Total:	55,500 SF	6-story building	
	45 units		
Residential		Equitable Development	7,900 SF
Townhouse	4 units		
Market-Rate Unit	27 units		
Affordable Unit (30%)	14 units		
Assumptions:			
15% for Circulation			
Average unit size: 800 SF/unit, 1600 SF/townhouse			
ED Programs: 20% of total SF			

- Owner
- Market-Rate Housing
- Affordable Housing
- Circulation
- ED program





LR3 (M) — Current Standard

schemata workshop inc

Total Parcel Area: 6,500 SF
FAR: 2.3, Buildable Area: 14,950 SF



LR3 (M) — Proposed Standard

schemata workshop inc

Total Parcel Area: 12,000 SF (combination of 2 Parcels)
FAR: 3.3, Buildable Area: 39,600 SF



LR3 (M) - FAR Exemption and Owner Unit Incentive

Total Parcel Area: 12,000 SF (combination of 2 Parcels)
FAR: 4.5, Buildable Area: 58,500 SF



LR3 (M) 9/19/2025 - FAR Exemption and Owner Unit Incentive

city of manta workshop inc

Comparison with current standard



LR3 (M) – Current Standard



LR3 (M) – Proposed Standard



LR3 (M) – FAR Exemption and Owner Unit Incentive



Comparison with current standard

LR3 (M) – FAR Exemption and Owner Unit Incentive

LR3 (M) – Lowrise 3 (2 Parcels Development)

Current Standard



Proposed Standard



FAR Exemption and Owner Unit Incentive

