



SEATTLE CITY COUNCIL

Land Use Committee

Agenda

Special Meeting - Public Hearing

Wednesday, July 30, 2025

2:00 PM

Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

Mark Solomon, Chair
Dan Strauss, Vice-Chair
Debora Juarez, Member
Alexis Mercedes Rinck, Member
Maritza Rivera, Member

Chair Info: 206-684-8802; Mark.Solomon2@seattle.gov

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SEATTLE CITY COUNCIL
Land Use Committee
Agenda
July 30, 2025 - 2:00 PM
Special Meeting - Public Hearing

Meeting Location:

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

Committee Website:

<https://www.seattle.gov/council/committees/land-use>

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business. Pursuant to Council Rule VI.C.10, members of the public providing public comment in Chambers will be broadcast via Seattle Channel.

Members of the public may register for remote or in-person Public Comment to address the Council. Speakers must be registered in order to be recognized by the Chair. Details on how to register for Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at the meeting at <https://www.seattle.gov/council/committees/public-comment>. Online registration to speak will begin one hour before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting.

In-Person Public Comment - Register to speak on the public comment sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Comment period during the meeting.

Please submit written comments no later than four business hours prior to the start of the meeting to ensure that they are distributed to Councilmembers prior to the meeting. Comments may be submitted at Council@seattle.gov or at Seattle City Hall, Attn: Council Public Comment, 600 4th Ave., Floor 2, Seattle, WA 98104. Business hours are considered 8 a.m. - 5 p.m. Comments received after that time will be distributed after the meeting to Councilmembers and included as part of the public record.

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

D. Items of Business

1. [CB 121009](#) **AN ORDINANCE** relating to land use and zoning; amending Sections 23.22.024, 23.22.064, 23.22.066, 23.22.070, 23.22.072, 23.22.074, and 23.22.078 of the Seattle Municipal Code; and repealing Subchapter IV of Chapter 23.22, consisting of Sections 23.22.082, 23.22.084, 23.22.086, and 23.22.088, of the Seattle Municipal Code to update subdivision procedures.

Supporting
Documents:

[Summary and Fiscal Note](#)

[Central Staff Memo](#)

[Public Hearing Notice](#)

Public Hearing, Briefing, and Discussion

Presenter: H.B. Harper, Council Central Staff

2. [CB 121011](#) **AN ORDINANCE relating to land use and zoning; establishing the Roots to Roofs Bonus Pilot Program; and adding new Sections 23.40.090 through 23.40.097 to the Seattle Municipal Code.**

*Supporting
Documents:*

[Summary and Fiscal Note](#)

[SEPA Environmental Checklist](#)

[DNS and Adoption of Existing Environmental Document](#)

[Notice of DNS and Adoption](#)

[Public Hearing Notice](#)

Public Hearing, Briefing, and Discussion

Presenter: Ketil Freeman, Council Central Staff

E. Adjournment



Legislation Text

File #: CB 121009, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning; amending Sections 23.22.024, 23.22.064, 23.22.066, 23.22.070, 23.22.072, 23.22.074, and 23.22.078 of the Seattle Municipal Code; and repealing Subchapter IV of Chapter 23.22, consisting of Sections 23.22.082, 23.22.084, 23.22.086, and 23.22.088, of the Seattle Municipal Code to update subdivision procedures.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.22.024 of the Seattle Municipal Code, last amended by Ordinance 124843, is amended as follows:

23.22.024 Distribution of preliminary plans

If the Director determines that the subdivider has met all the application requirements for the preliminary plat and that the preliminary plat contains sufficient elements and data to furnish a basis for its approval or disapproval, the Director shall affix a ((~~file number~~)) permit number and date of receipt to the application and promptly forward three copies of the plat and the subdivider's preliminary plans for streets and other improvements to the Director of Transportation. The Director shall also forward a copy of the preliminary plat to each of the following:

- A. Director of Public Health;
- B. General Manager and Chief Executive Officer of City Light;
- C. Director of Housing;
- D. Superintendent of Parks and Recreation;
- E. ((~~Director~~)) General Manager and Chief Executive Officer of Seattle Public Utilities;

F. Fire Chief~~((, Fire Department))~~;

G. King County Metro Transit Division;

H. Sound Transit; and

I. King County Wastewater Treatment Division;

~~((Who))~~ who shall review the preliminary plat and, within 30 days, furnish the Director with a report as to the effect of the proposed subdivision upon the public health, safety, and general welfare, and containing their recommendations for approval or disapproval of the preliminary plat. The reports of the Director of Transportation and the Director of Seattle Public Utilities shall also include a recommendation as to the extent and type of improvements to be provided in dedicated areas and a preliminary estimate of the cost of these improvements.

Section 2. Section 23.22.064 of the Seattle Municipal Code, last amended by Ordinance 123963, is amended as follows:

23.22.064 Filing with Director of Transportation

A. Time of ~~((Filing-))~~ filing

1. A final plat (or final plats, if use of multiple final plats is authorized pursuant to ~~((Section))~~ subsection 23.22.054.B) meeting all the requirements of ~~((RCW Chapter))~~ chapter 58.17 RCW and of this Chapter 23.22, shall be filed with the Director of Transportation within seven years of the date of preliminary plat approval. For a preliminary plat of land entirely within the MPC-YT zone, the Director may administratively extend this time period to a maximum of ten years from the date of preliminary plat approval only if the applicant has made substantial progress in development of the subdivision facilities and improvements in the preliminary plat at the time that the extension is granted.

2. Within 30 days of the date of filing of the final plat, unless the applicant consents to an extension of the time period, final plats shall be approved or disapproved by ~~((action of the Council,))~~ the Director of Transportation or returned to the applicant. This approval shall proceed pursuant to the procedures

of this Chapter 23.22.

* * *

Section 3. Section 23.22.066 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.22.066 Technical standards for final plat

* * *

C. The description, dedication, acknowledgment, certificates of the Director of Finance and Administrative Services and County official performing the duties of the County Treasurer, certificates of approval by the Director of Transportation(~~(, the City Clerk)~~) and the Director, and recording certificate must meet standards promulgated by the Director.

Section 4. Section 23.22.070 of the Seattle Municipal Code, last amended by Ordinance 123963, is amended as follows:

23.22.070 Director's action on final plat

The Director of Transportation shall refer a final plat to the Director who shall review the final plat for substantial conformance to the approved preliminary plat, including any requirements or conditions imposed by the Hearing Examiner, and to the standards established by ~~((RCW Chapter))~~ chapter 58.17 RCW and this Chapter 23.22. The Director shall within ten days furnish the Director of Transportation with a report regarding the conformance of the plat. The Director of Transportation shall review the final plat for the following:

* * *

C. If use of multiple final plats is not authorized in the preliminary plat approval pursuant to subsection 23.22.054.B, that the facilities and improvements required to be provided by the subdivider have been completed, or alternatively, except as otherwise provided in subsection 23.22.070.E, that the subdivider will provide a bond in a form approved by the City Attorney and in an amount commensurate with the cost of improvements remaining to be completed, conditioned upon the construction and installation of improvements

within ~~((a fixed time set by the Council, not to exceed))~~ two years ~~((after))~~ of final approval of the plat;

D. If use of multiple final plats is authorized in the preliminary plat approval pursuant to subsection 23.22.054.B, that the facilities and improvements required by the preliminary plat approval as conditions to final plat approval have been completed, or ~~((alternatively,))~~ that the subdivider will provide a bond or other security in a form approved by the City Attorney and in an amount commensurate with the cost of improvements remaining to be completed, conditioned upon the construction and installation of improvements within a time period to be fixed by the ~~((City Council))~~ Hearing Examiner;

* * *

Section 5. Section 23.22.072 of the Seattle Municipal Code, last amended by Ordinance 123963, is amended as follows:

23.22.072 ~~((Submission))~~ Review of final plat ~~((to Council))~~

A. Pursuant to the requirements of RCW 58.17.150, the Director of Transportation shall not modify the conditions or requirements made in the approval of a preliminary plat when making recommendations on a final plat without the consent of the subdivider.

B. If the Director and the Director of Transportation determine that the requirements of this Subtitle II are met, the Director of Transportation shall certify that a proposed final plat meets the requirements of ~~((RCW Chapter))~~ chapter 58.17 RCW and this Chapter 23.22~~((, and shall forward a complete copy of the proposed plat to the Council))~~ .

C. If either Director determines that the requirements of this Chapter 23.22 have not been met, a final plat shall be returned to the applicant for modification, correction, or other action as may be required for approval~~((; provided that the final plat shall be forwarded to the Council together with the determination of the Directors, upon written request of the subdivider))~~ .

Section 6. Section 23.22.074 of the Seattle Municipal Code, last amended by Ordinance 124873, is amended as follows:

23.22.074 ((Council determination)) Determination of final plat

A. The ((Council)) Director of Transportation shall determine:

1. Whether a final plat is in substantial conformance with the approved preliminary plat;
2. Whether the requirements imposed when the preliminary plat was approved have been met;
3. Whether the bond, if required by the City, is sufficient in its terms to assure completion of improvements;
4. Whether the covenant described in subsection 23.22.070.E.2, if required, has been executed in form and substance acceptable to the Council; and
5. Whether the requirements of state law and the Seattle Municipal Code that were in effect at the time of preliminary plat approval, or such other requirements as provided in Section 22.800.100, have been satisfied by the ((sub-divider)) subdivider.

B. The ((Council)) Director of Transportation shall approve ((by ordinance)), disapprove, or return the proposed final plat. If the ((Council)) Director of Transportation approves the plat, ((it)) the Director of Transportation shall inscribe and execute ((its)) the Director of Transportation's written approval on the face of the plat, and the Director of Transportation shall transmit the original plat to the King County Recorder for filing, and forward one copy to the Director and one copy to the County Assessor. At least one copy of the approved final plat shall be retained in the files of the Director of Transportation.

Section 7. Section 23.22.078 of the Seattle Municipal Code, last amended by Ordinance 123963, is amended as follows:

23.22.078 Resubmission

A. Any final plat disapproved by the ((Council)) Director of Transportation or returned to the applicant may, at the ((sub-divider's)) subdivider's option, be resubmitted for approval upon satisfaction of the following conditions:

1. The ((sub-divider)) subdivider has corrected those deficiencies of the final plat, attachments to

it, or improvements, any or all of which caused the final plat to be returned or disapproved;

2. The final plat is resubmitted within the time period specified in subsection 23.22.064.A (including any extension that may be granted pursuant to that subsection) or within six months from the date of ~~((Council))~~ disapproval, whichever is later;

3. The final plat was not disapproved ~~((by Council))~~ with prejudice against resubmission;

4. The ~~((sub-divider))~~ subdivider has not accepted any proffered refund of filing fees paid for individual lots.

B. Any subdivision, the final plat of which is disapproved for reasons of nonconformance with the approved preliminary plat and any requirements or conditions attached to it, may be submitted as a preliminary plat, and shall be considered a new and separate application for all intents and purposes.

Section 8. Subchapter IV of Chapter 23.22 of the Seattle Municipal Code, enacted by Ordinance 110570, is repealed as follows:

~~((Subchapter IV Reserved Land~~

~~23.22.082 Land reserved for public use.~~

~~Any public agency with the power to acquire land by condemnation or otherwise for public use may, at any time prior to final approval of a preliminary plat, notify the Council and the subdivider of its intention to acquire some or all of the land in the proposed subdivision for public use, and may request that the Council require its dedication for the use. In the event the land is not dedicated for the use, the public agency may request that the Council require the reservation of the land for a stated period not to exceed the two (2) years following the Council's approval of the final plat, during which time the agency may acquire the land. If the Council finds that the public health, safety, or general welfare will be served, it may require as a condition precedent to approval of the final plat that the land or that part of it as the Council deems appropriate be designated on the plat as reserved land and that for the period requested or a shorter period as the Council deems sufficient, the reserved land not be developed for uses other than the contemplated public use. A public~~

~~agency may accelerate the expiration date of a reservation period by filing written notice with the King County Director of Records and Elections of its intention to abandon its right to acquire the reserved land.~~

~~23.22.084 Reserved land to show on plat.~~

~~The subdivider may indicate on the plat that if the reserved land is not acquired for public use, it shall be subdivided and if the subdivider does so the plat shall show the configuration and dimensions of the proposed lots, blocks, streets, easements and like features in the reserved area.~~

~~23.22.086 No development on reserved land.~~

~~No building permit or other development permit shall be issued for improvements on reserved land during the period of reservation unless the public agency has abandoned its rights and except as expressly authorized by the Council at the time the final plat is approved.~~

~~23.22.088 Development if not acquired.~~

~~If the public agency has not acquired or commenced proceedings to acquire the reserved lands within the period set by the Council, the subdivider may proceed to develop land lying within the reserved area in conformity with the final plat. No improvements shall be made upon reserved land which is made available for development until adequate security for development of all required public and protective improvements has been provided.))~~

Section 9. This ordinance shall take effect as provided by Seattle Municipal Code Sections 1.04.020 and 1.04.070.

Passed by the City Council the _____ day of _____, 2025, and signed by
me in open session in authentication of its passage this _____ day of _____, 2025.

President _____ of the City Council

Approved / returned unsigned / vetoed this ____ day of _____, 2025.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2025.

Scheereen Dedman, City Clerk

(Seal)

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
Legislative	Lish Whitson/425-390-2431	N/A

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to land use and zoning; amending Sections 23.22.024, 23.22.064, 23.22.066, 23.22.070, 23.22.072, 23.22.074, and 23.22.078 of the Seattle Municipal Code; and repealing Subchapter IV of Chapter 23.22, consisting of Sections 23.22.082, 23.22.084, 23.22.086, and 23.22.088 of the Seattle Municipal Code, to update subdivision procedures.

Summary and Background of the Legislation:

This bill amends the City’s subdivision regulations in order to delegate the Council’s role in approving final subdivision plans to the Seattle Department of Transportation (SDOT). City review of subdivision applications is guided by chapter 58.17 RCW. Review of final subdivisions is limited to review that conditions imposed on the subdivision are included in final subdivision plans. As such, final approval of a subdivision is a ministerial act with little to no discretion on the part of the Council.

RCW 58.17.100 and .170 were amended in 2017 to allow the Council to delegate authority to review and approve final subdivision plans to the Seattle Planning Commission, a City agency, or other City administrative personnel. This bill delegates authority to SDOT, which currently leads review of final subdivisions. It updates references to standards for subdivision plans and removes references to filing the plan. It also removes Subchapter IV of Chapter 23.22 of the Seattle Municipal Code, a section of the code related to “reserved land,” that has never been utilized, and may conflict with other regulations.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ☐ Yes ☒ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation have financial impacts to the City? ☐ Yes ☒ No

3.d. Other Impacts

Does the legislation have other financial impacts to The City of Seattle, including direct or indirect, one-time or ongoing costs, that are not included in Sections 3.a through 3.c? If so, please describe these financial impacts.

None

If the legislation has costs, but they can be absorbed within existing operations, please describe how those costs can be absorbed. The description should clearly describe if the absorbed costs are achievable because the department had excess resources within their existing budget or if by absorbing these costs the department is deprioritizing other work that would have used these resources.

None

Please describe any financial costs or other impacts of *not* implementing the legislation.

Staff at SDOT, the Seattle Department of Construction and Inspections (SDCI), the City Attorney's Office, and the Legislative Department all spend time preparing, reviewing, and implementing legislation to approve subdivisions. That time and expense would no longer be necessary if responsibility for approval of subdivisions were delegated to SDOT.

4. OTHER IMPLICATIONS

a. Please describe how this legislation may affect any departments besides the originating department.

Removing the requirement that Council review and approve subdivision plans, would reduce the amount of time required by SDOT and the City Attorney's Office to review subdivisions.

b. Does this legislation affect a piece of property? If yes, please attach a map and explain any impacts on the property. Please attach any Environmental Impact Statements, Determinations of Non-Significance, or other reports generated for this property.

Not applicable. There are approximately twelve subdivision applications currently pending that could be affected by this legislation.

c. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.

i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.

No impacts identified. Subdivisions are most frequently used by developers of townhouse communities. According to U.S. Census Bureau American Housing Survey data for the City of Seattle, a larger share of householders living in attached single-family homes, such as townhouses, are BIPOC, compared to single-family detached housing. To the extent that townhouses are a more affordable ownership type than single-family homes, simplifying the regulations regarding townhouses could make it faster for BIPOC households to acquire property. However, the changes made by this bill are relatively minor compared to the amount of time it takes to permit and develop a townhouse project and are unlikely to increase or decrease the share of housing that is built as townhouse units.

- ii. **Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.**

N/A

- iii. **What is the Language Access Plan for any communications to the public?**

SDCI and SDOT have Language Access Plans to provide information to the public about their programs, services, and regulations that they implement.

d. Climate Change Implications

- i. **Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.**

No

- ii. **Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

No

- e. **If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)? What mechanisms will be used to measure progress towards meeting those goals?**

Not applicable

5. CHECKLIST

- ☒ **Is a public hearing required? Yes, a public hearing is required**
- ☒ **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required? Yes publication is required**
- ☐ **If this legislation changes spending and/or revenues for a fund, have you reviewed the relevant fund policies and determined that this legislation complies?**
- ☐ **Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?**

6. ATTACHMENTS

Summary Attachments: None

6/25/25

MEMORANDUM

To: Land Use Committee
From: HB Harper, Analyst
Subject: Subdivision Procedures

The Land Use Committee is considering a bill to update Seattle’s subdivision procedures at a briefing on July 2, 2025. Council Bill (CB) 121009 would amend Subtitle II of Seattle Municipal Code (SMC) Title 23 to delegate decision-making authority on final plats to the City Departments that currently review subdivision applications such that final action by City Council would no longer be required.

This memo includes an overview of subdivision application procedures and decision-making authority.

Background

City review of subdivision applications is guided by Chapter 58.17 Revised Code of Washington (RCW), which regulates the subdivision of land to promote the public health, safety and general welfare. Subdivisions occur in two phases—preliminary and final.

A decision on a preliminary subdivision application occurs after review and recommendation by directors of multiple departments, by either the Director of Seattle Department of Construction and Inspections (SDCI) or the Hearing Examiner, depending on subdivision type. The preliminary decision includes a set of requirements that must be met before a final plat is approved.

Final plats for subdivisions creating ten or more lots are submitted to the City Council for final approval. Applications for final subdivision require the Director of the Seattle Department of Transportation (SDOT) and the Director of SDCI to confirm all requirements are met before forwarding to the City Council. The purview of the City Council is therefore limited. If final plats are in any way deficient, they are required by code to be returned to the applicant for modification or correction before being forwarded to Council. Consideration of final plats is generally constrained by the fact that buildings and/or infrastructure have typically already been built at this stage. The Council has considered and made determinations on 23 final subdivisions in the past 10 years.

Summary of Legislation

This bill amends the City’s subdivision regulations in order to delegate the Council’s role in approving final subdivision plans to the Seattle Department of Transportation (SDOT). Because review of final subdivisions is limited to review that conditions imposed on the subdivision are included in final subdivision plans, final approval of a subdivision is a ministerial act with little to no discretion on the part of the Council.

RCW 58.17.100 and .170 were amended in 2017 to allow the Council to delegate authority to review and approve final subdivision plans to the Seattle Planning Commission, a City agency, or other City administrative personnel. CB 121009 delegates authority to SDOT, which currently leads review of final subdivisions. It updates references to standards for subdivision plans and removes references to filing the plan. It also removes Subchapter IV of Chapter 23.22 of the Seattle Municipal Code, a section of the code related to “reserved land,” that has never been utilized, and may conflict with other regulations.

Next Steps

A public hearing is scheduled on July 30, 2025, at 2:00 PM.

cc: Ben Noble, Director
Lish Whitson, Lead Analyst



SEATTLE CITY COUNCIL

June 30, 2025

NOTICE OF A SEATTLE CITY COUNCIL PUBLIC HEARING ON LEGISLATION TO DELEGATE DECISION-MAKING AUTHORITY ON FINAL PLATS

The Seattle City Council's Land Use Committee will hold a public hearing on July 30, 2025, starting at 2:00 PM, on Council Bill 121009, a bill to update Seattle's subdivision procedures by delegating final plat approval to the Seattle Department of Transportation and removing obsolete provisions related to reserved land in subdivisions.

PUBLIC HEARING

The City Council's Land Use Committee will hold a public hearing to take comments on the draft legislation on Wednesday, July 30, 2025, at 2:00 PM. The hearing will be held in the:

City Council Chambers
2nd Floor, Seattle City Hall
600 Fourth Avenue, Seattle, WA

Persons who wish to participate in or attend the hearing may be offered the opportunity to do so remotely. If this is the case, the City Council will provide instructions in the meeting agenda on how to participate remotely. Please check the Land Use Committee agenda a few days prior to the meeting at <http://www.seattle.gov/council/committees>. Print and communications access is provided on prior request. Seattle City Council Chambers is accessible. Directions to the City Council Chambers, and information about transit access and parking are available at <http://www.seattle.gov/council/meet-the-council/visiting-city-hall>.

WRITTEN COMMENTS

For those unable to attend the public hearing, written comments may be sent to:

Councilmember Solomon
600 Fourth Avenue, Floor 2
PO Box 34025
Seattle, WA 98124-4025
or by email to council@seattle.gov

Written comments should be received by Wednesday, July 30, 2025, at 12:00 PM.

INFORMATION AVAILABLE

Copies of the proposed bill may be obtained from: <https://seattle.legistar.com/Legislation.aspx> by searching for "121009".

Questions regarding the legislation can be directed to HB Harper, Council Central Staff at 425-566-0645 or hb.harper@seattle.gov, or to Lish Whitson, Council Central Staff at 206-615-1674 or lish.whitson@seattle.gov.



Legislation Text

File #: CB 121011, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning; establishing the Roots to Roofs Bonus Pilot Program; and adding new Sections 23.40.090 through 23.40.097 to the Seattle Municipal Code.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City Council finds and declares:

A. In April 2021 the City published *Market Rate Housing Needs and Supply Analysis*, which identified that:

1. Approximately 46,000 Seattle households are cost burdened, meaning that those households spend more than half of their incomes on rent;
2. Housing supply is not keeping pace with demand;
3. Housing costs are increasing more quickly than income;
4. The rental housing market has a shortage of housing affordable and available to lower income households;
5. Approximately 34,000 lower-wage workers commute more than 25 miles to Seattle demonstrating a latent demand for affordable workforce housing; and
6. As Seattle's share of higher income households grows, development of housing for those households increases economic and physical displacement of lower income residents.

B. With the passage of Chapter 332, Laws of 2023, Seattle must modify current land use regulations to accommodate a range of middle housing types. The City has an interest in exploring development pilots to

demonstrate development types and partnerships that leverage community assets to provide equitable development that will not contribute to economic and physical displacement of current residents.

C. Implementing the pilot program created by this ordinance is implementing an affordable housing incentive program under RCW 36.70A.540. The pilot program applies in most zones where residential development is allowed except some highrise zones, historic districts, and industrial areas that allow residential uses. Additional development capacity is available for development utilizing the pilot program in areas with historical racially restrictive covenants. Increased residential development in the area where the pilot program applies, in addition to supporting housing affordability, will increase housing choices and support development of housing and amenities, consistent with the Comprehensive Plan. The pilot program substantially increases residential development capacity for qualifying development in the areas where it applies. The increased residential development capacity provided in the areas where the pilot program applies can be achieved, subject to consideration of other regulatory controls on development.

D. After a public hearing, the Council has determined that rents affordable at variable Area Median Income (AMI) levels up to 80 percent is necessary to help subsidize units with deeper affordability and is needed to address local housing market conditions consistent with RCW 36.70A.540(2)(b)(iii).

Section 2. New Sections 23.40.090 through 23.40.097 are added to the Seattle Municipal Code as follows:

23.40.090 Roots to Roofs Bonus Pilot Program - Purpose

Sections 23.40.092 through 23.40.097 establish the requirements and alternative development standards for the Roots to Roofs Bonus Pilot Program. The purpose of the program is to demonstrate the social benefits of equitable development, including community-serving uses and housing available to a spectrum of household incomes by setting onsite affordability standards and incentives for development of housing and equitable development uses through partnerships between public, private, and community-based organizations.

23.40.091 Definitions for Sections 23.40.090 through 23.40.097

For the purposes of Sections 23.40.090 through 23.40.097:

“Equitable development use” means activities, as determined by rule, where all components and subcomponents of the use provide mitigation against displacement pressure for individuals, households, businesses, or institutions, that comprise a cultural population at risk of displacement. Equitable development uses may include but are not limited to activities such as gathering space, arts and cultural space, educational programming or classes, childcare centers, direct services, job training, or space for other social or civic purposes. Equitable development uses may also include commercial uses, such as commercial kitchens and food processing, craft work and maker spaces, cafes, galleries, co-working spaces, health clinics, office spaces, and retail sales of food and goods.

“Qualifying community development organization” means a nonprofit organization registered with the Washington Secretary of State as a public development authority created pursuant to RCW 35.21.730, or a public housing authority created pursuant to RCW 35.82.030, that has as its purpose the creation or preservation of affordable housing, affordable commercial space, affordable arts space, community gathering spaces, or equitable development uses. A qualifying community development organization may consist of a partnership among one or more qualifying community development organizations, one or more qualifying community development organizations and a partnering for-profit development entity, or a partnership or limited liability company of which at least one qualifying community development organization serves as the controlling general partner or managing member.

“Qualifying development” means a development located on a site in which a qualifying community development organization has a legally established and ongoing property-related interest on the date of complete building permit application submittal. To have a legally established and ongoing property-related interest, a qualifying community development organization shall own at least 51 percent of the property or have a controlling and active management role in a corporation or partnership that owns a property, such as a sole managing member of a limited liability company or sole general partner of a limited partnership.

“Racially restrictive covenant” means a discriminatory provision in a property deed or other real estate document that prohibits ownership, lease, or occupation of property based on race, color, religion, or national origin.

23.40.092 Enrollment period and eligibility requirements

A. The enrollment period for the Roots to Roofs Bonus Pilot Program expires on the earlier of: when applications meeting the requirements of Section 23.40.092 have been submitted for 35 projects; or December 31, 2035.

B. To qualify for the Roots to Roofs Bonus Pilot Program, development must meet the following eligibility requirements:

1. Be a qualifying development;
2. Be located in a Neighborhood Residential; Multifamily, except Highrise; Commercial; or Seattle Mixed zone;
3. In commercial zones, have at least 75 percent of gross floor area in residential or equitable development use;
4. Not be located in a designated historic district, unless it is on a site with historical racially restrictive covenants; and
5. Have at least 25 percent of dwelling units be restricted units, as follows:
 - a. As renter-occupied restricted units for at least 50 years to income-eligible households with annual incomes at or below the follow percentages of Area Median Income (AMI):
 - 1) At or below 40 percent of AMI for congregate residence sleeping rooms;
 - 2) At or below 40 percent of AMI for dwelling units - small efficiency (SEDUs) in a proposed development that also includes studio, one-bedroom, two-bedroom, or three-bedroom dwelling units;
 - 3) At or below 50 percent AMI for SEDUs in a project without any other type of

dwelling unit;

4) At or below 60 percent of AMI for studio dwelling units;

5) At or below 70 percent of AMI for one-bedroom units; and

6) At or below 80 percent of AMI for two or more bedroom dwelling units; or

b. As permanent owner-occupied restricted units for income-eligible households with annual incomes at or below 80 percent of AMI.

23.40.093 Alternative development standards

A. In lieu of otherwise applicable development standards contained in Chapters 23.44, 23.45, 23.47A, and 23.48, a proposed development that meets the requirements of Section 23.40.092 may meet the applicable alternative development standards of Sections 23.40.094 through 23.40.097. A determination by the Director that development meets the alternative development standards of Section 23.40.094 through 23.40.097 is a Type I decision.

B. Split-zoned lots

1. On lots located in two or more zones, the FAR limit for the entire lot shall be the highest FAR limit of all zones in which the lot is located, provided that at least 51 percent of the total lot area is in the zone with the highest FAR limit.

2. On lots located in two or more zones, the height limit for the entire lot shall be the highest height limit of all zones in which the lot is located, provided that at least 51 percent of the total lot area is in the zone with the highest height limit.

3. For the purposes of subsections 23.40.090 through 23.40.097, the calculation of the percentage of a lot or lots located in two or more zones may include lots that abut and are in the same ownership at the time of the permit application.

C. Eligible projects are exempt from the requirements of Chapter 23.41 and Section 23.54.015.

23.40.094 Development otherwise subject to the requirements of Chapter 23.44

A. Development permitted pursuant to Section 23.40.092 located in a neighborhood residential zone may meet the following development standards:

1. The maximum lot coverage is 65 percent of lot area.
2. The FAR limit is 1.8. The FAR limit applies to the total chargeable floor area of all structures on the lot.
3. The maximum height is 40 feet.

B. Development permitted pursuant to Section 23.40.092 located in a neighborhood residential zone and on a site with historical racially restrictive covenants may meet the following development standards:

1. The maximum lot coverage is 75 percent of lot area.
2. The FAR limit is 2.5. The FAR limit applies to the total chargeable floor area of all structures on the lot.

C. Permitted uses. In addition to the uses listed in Section 23.44.006, the following uses are permitted outright on lots meeting the requirements of Section 23.40.092: apartments, cottage housing development, rowhouse development, townhouse development, and equitable development.

D. No structure shall be closer than 5 feet to any lot line. If a setback abuts an alley, no setback is required.

23.40.095 Development otherwise subject to the requirements of Chapter 23.45

A. Floor area for development permitted pursuant to Section 23.40.092 located in a multifamily zone

1. The FAR limits for eligible development are shown in Table A for 23.40.095.

Table A for 23.40.095 FAR limits for development permitted pursuant to Section 23.40.092			
	FAR limit	FAR limit on sites with historical racially restrictive covenants	Maximum additional exempt FAR ¹
LR1 and LR2	2.0	2.4	1.0
LR3 outside urban centers villages	2.5	3.2	1.0

LR3 inside urban centers and urban villages	3.0	3.8	1.0
MR	5.6	5.8	1.0
Footnote to Table A for 23.40.095 ¹ Gross floor area for uses listed in subsection 23.40.095.A.2 are exempt amount.			

2. In addition to the FAR exemptions in subsection 23.45.510.D, an additional FAR exemption up to the total amount specified in Table A for 23.40.095 is allowed for any combination of the following floor area:

- a. Floor area in dwelling units with two or more bedrooms and a minimum net unit area of 850 square feet;
- b. Floor area in equitable development use;
- c. Floor area in a structure designated as a Landmark pursuant to Chapter 25.12; and
- d. All floor area in a development located within 1/4 mile (1,320 feet) of a transit stop or station served by a frequent transit route as determined pursuant to subsection 23.54.015.B.4.

B. Maximum height for development permitted pursuant to Section 23.40.092 located in a multifamily zone

1. The height limit for eligible development is shown in Table B for 23.40.095.

Table B for 23.40.095 Structure height for development permitted pursuant to Section 23.40.092	
Zone	Height limit (in feet)
LR1	40
LR2	50
LR3 outside urban centers and urban villages	55
LR3 inside urban centers and urban villages	65
MR	95

C. Density limits for development permitted pursuant to Section 23.40.092 located in a multifamily zone.

Development permitted pursuant to Section 23.40.092 is not subject to the density limits and family-size unit requirements of Section 23.45.512.

23.40.096 Development otherwise subject to the requirements of Chapter 23.47A

A. Maximum height. Development permitted pursuant to Section 23.40.092 located in a NC zone or C zone with a height limit designated on the Official Land Use Map, Chapter 23.32, is subject to the height limits shown in Table A for 23.40.096.

Table A for 23.40.096 Additional height for development permitted pursuant to Section 23.40.092	
Mapped zone height limit (in feet)	Height limit (in feet) for development permitted pursuant to Section 23.40.092
30	55
40	75
55	85
65	95
75	95
85	145
95	145

B. Floor area for development permitted pursuant to Section 23.40.092 located in a NC zone or C zone

1. The FAR limits for eligible development is shown in Table B for 23.40.096.

Table B for 23.40.096 FAR limits for development permitted pursuant to Section 23.40.092			
Mapped height limit (in feet)	FAR limit	FAR limit on sites with historical racially restrictive covenants	Maximum additional exempt FAR¹
30	3.00	3.25	0.5
40	3.75	4.00	1.0
55	4.75	5.00	1.0
65	4.50	5.75	1.0
75	5.50	6.00	1.0
85	7.25	7.50	2.0
95	7.50	7.75	2.0
Footnote to Table B for 23.40.096 ¹ Gross floor area for uses listed in subsection 23.40.096.B.2 are exempt from FAR calculations up to this amount.			

2. In addition to the FAR exemptions in subsection 23.47A.013.B, an additional FAR exemption up to the total amount specified in Table B for 23.40.096 is allowed for any combination of the following floor area:

- a. Floor area in dwelling units with two or more bedrooms and a minimum net unit area of 850 square feet;
- b. Floor area in equitable development use; and
- c. Floor area in a structure designated as a Landmark pursuant to Chapter 25.12; and
- d. All floor area in a development located within 1/4 mile (1,320 feet) of a transit stop or station served by a frequent transit route as determined pursuant to subsection 23.54.015.B.4.

C. Upper-level setback. An upper-level setback of 8 feet from the lot line is required for any street-facing facade for portions of a structure exceeding the mapped height limit designated on the Official Land Use Map, Chapter 23.32.

23.40.097 Development otherwise subject to the requirements of Chapter 23.48

A. Maximum height. The height limit for residential uses in development permitted pursuant to Section 23.40.092 in a SM zone is increased by the following amounts:

- 1. For zones with a mapped height limit of 85 feet or less, 20 feet.
- 2. For zones with a mapped height limit greater than 85 feet, 40 feet.

B. Floor area. The FAR limit for residential uses in development permitted pursuant to Section 23.40.092 in a Seattle Mixed zone is increased by the following amounts:

- 1. For zones with a mapped residential height limit of 85 feet or less, 1.0 FAR.
- 2. For zones with a mapped residential height limit greater than 85 feet, 2.0 FAR.

Section 3. The Directors of the Seattle Department of Construction and Inspections, the Office of Housing, and the Office of Planning and Community Development, shall in consultation with the Equitable Development Initiative Advisory Board promulgate by Director's Rule:

A. A process and criteria for verifying that an organization is a qualifying community development organization with a legally established and ongoing property-related interest in a site that would make it eligible to apply for development under the pilot program created by this ordinance. A qualifying community

development organization may consist of a partnership between a qualifying community development organization and one or more community development organizations that do not have as their purpose the creation or preservation of affordable housing, or affordable commercial space, affordable arts space, community gathering spaces, or equitable development uses. Partnering community development organizations could include incorporated entities that advocate or provide services for refugees, immigrants, communities-of-color, members of the LGBTQIA communities, members of the community experiencing homelessness, and persons at risk of economic displacement. Partnering community development organizations could also include community-based organizations eligible for the new Jumpstart Acquisition and Preservation Program, which was added to the Housing Funding Policies through Ordinance 126611.

B. A regulatory definition of “equitable development use” and a process and criteria for ensuring that an equitable development use will continue to occupy leasable space for the life of a development.

C. A rule requiring participation for qualifying development in census tracts identified by the Office of Housing for the community preference policy for participation in the Community Preference Program.

Section 4. By March 31, 2030, the City Council, in consultation with the Seattle Planning Commission, will evaluate the pilot to assess its effectiveness in achieving the following objectives:

- A. Providing affordable workforce housing for communities and households that are cost-burdened;
- B. Providing neighborhood-serving equitable development uses;
- C. Forestalling or preventing economic and physical displacement of current residents; and
- D. Demonstrating a variety of missing middle housing types that are affordable to households with a range of household incomes.

Section 5. Section 2 of this ordinance shall take effect 160 days after its passage by the City Council or the effective date of the Director’s Rule required by Section 3, whichever is earlier.

Section 6. This ordinance shall take effect as provided by Seattle Municipal Code Sections 1.04.020 and

1.04.070.

Passed by the City Council the _____ day of _____, 2025, and signed by
me in open session in authentication of its passage this _____ day of _____, 2025.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2025.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2025.

Scheereen Dedman, City Clerk

(Seal)

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
LEG	Ketil Freeman	NA

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to land use and zoning; establishing the Roots to Roofs Bonus Pilot Program; and adding new Sections 23.40.090 through 23.40.097 to the Seattle Municipal Code.

Summary and Background of the Legislation:

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

Specific elements of the proposal include:

- Defining equitable development uses broadly as activities where all components and subcomponents of the use provide mitigation against displacement pressure for individuals, households, businesses, or institutions comprise a cultural population at risk of displacement.
- Identifying minimum qualifications for program eligibility, including organization types and ownership interests among partner organizations.
- Establishing two options for the provision of a required minimum amount of affordable housing.
- Providing additional height, allowable floor area, exemptions from floor area calculations, and other development standard modifications for participating projects that, in addition to affordable housing, provide any of the following features:
 - Location in areas with historical racially restrictive covenants; and
 - Provision of equitable development uses.
- Exempting eligible development from participation in the Design Review and parking minimums.
- Directing 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.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project?

☐ Yes ☒ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation have financial impacts to the City?

☐ Yes ☒ No

3.d. Other Impacts

Does the legislation have other financial impacts to The City of Seattle, including direct or indirect, one-time or ongoing costs, that are not included in Sections 3.a through 3.c? If so, please describe these financial impacts.

The proposed legislation directs that SDCI, OPCD, and OH promulgate a Director's Rule identifying processes and criteria for vetting and verifying potential pilot program participants. Developing a joint Director's Rule Can likely be accomplished with existing staff and resources in OPCD's Equitable Development Initiative Division, OH's policy and planning team, and SDCI's code development group.

However, while developing a joint rule those departments may identify the need for ongoing resources to staff the pilot or provide technical assistance to potential program participants. While identification of needed resources is premature, those could include a .5 FTE term-limited position for the life of the program. That could be either a Senior Planning and Development Specialist at the OPCD or a Senior Community Development Specialist at OH. The fully loaded cost for each part-time position is approximately \$90,000 annually.

If the legislation has costs, but they can be absorbed within existing operations, please describe how those costs can be absorbed. The description should clearly describe if the absorbed costs are achievable because the department had excess resources within their existing budget or if by absorbing these costs the department is deprioritizing other work that would have used these resources.

See above.

Please describe any financial costs or other impacts of *not* implementing the legislation.

None.

4. OTHER IMPLICATIONS

a. Please describe how this legislation may affect any departments besides the originating department.

The legislation directs that SDCI, OH, and OPCD promulgate a Director's Rule for administering the program. Program applicants would have permit applications reviewed by SDCI.

- b. Does this legislation affect a piece of property? If yes, please attach a map and explain any impacts on the property. Please attach any Environmental Impact Statements, Determinations of Non-Significance, or other reports generated for this property.**

The proposed legislation would apply to up to 35 projects over a ten-year period in most zones where residential development is allowed. The exact location of potential sites would depend on site control by organizations that qualify to participate in the pilot.

- c. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.**

- i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.**

The legislation would provide a new tool to address the challenges of housing affordability and displacement, both of which disproportionately impact BIPOC communities. When implemented with the support of public funds and tools like community preference, the proposed policy could help address historic and current injustices resulting from institutionalized racist practices by supporting community-driven and community-owned development.

- d. Climate Change Implications**

- i. Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.**

The legislation is not likely to have a material effect on carbon emissions. To the extent that the legislation facilitates incrementally more or larger affordable housing development in Seattle, the legislation could marginally increase the number of Seattle residents, specifically lower-income households, able to live in compact neighborhoods where they can meet their daily needs without the use of a vehicle.

- ii. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

No

- e. **If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)? What mechanisms will be used to measure progress towards meeting those goals?**

Not applicable.

5. CHECKLIST

- ☐ **Is a public hearing required? Yes.**
- ☐ **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required? Yes.**
- ☐ **If this legislation changes spending and/or revenues for a fund, have you reviewed the relevant fund policies and determined that this legislation complies?**

Not applicable.

- ☐ **Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?**

Not applicable

6. ATTACHMENTS

List Summary Attachments (if any):

**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:

Ketil Freeman, Legislative Analyst

Seattle City Council Central Staff

600 4th Avenue

Seattle, WA 98104

Ketil.freeman@seattle.gov

206.684.8178

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

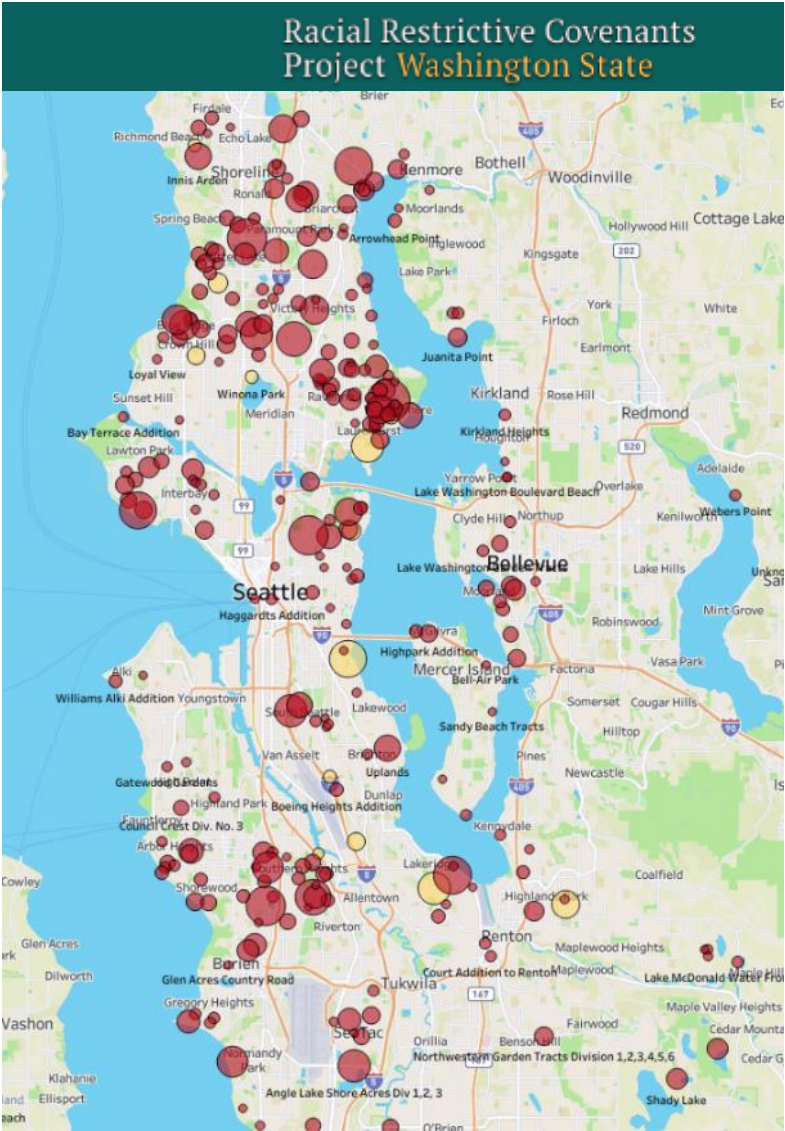
Site Selection

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

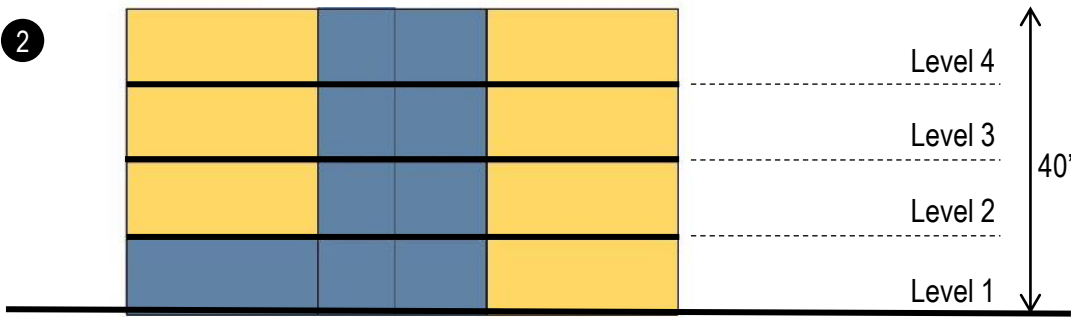
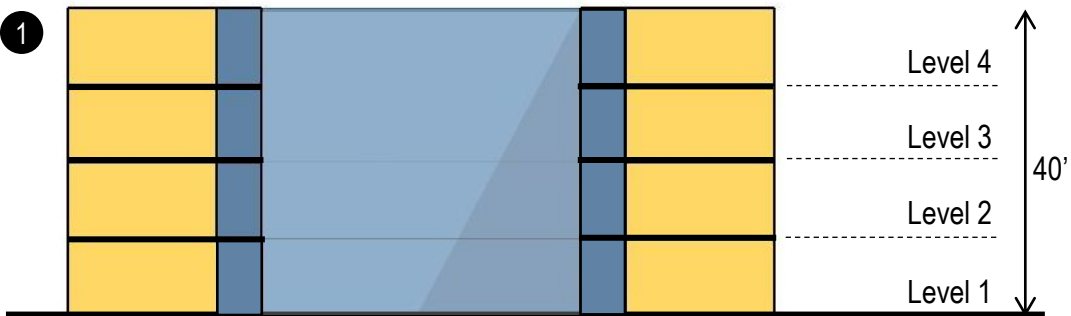


31 Units on 2 Parcels

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

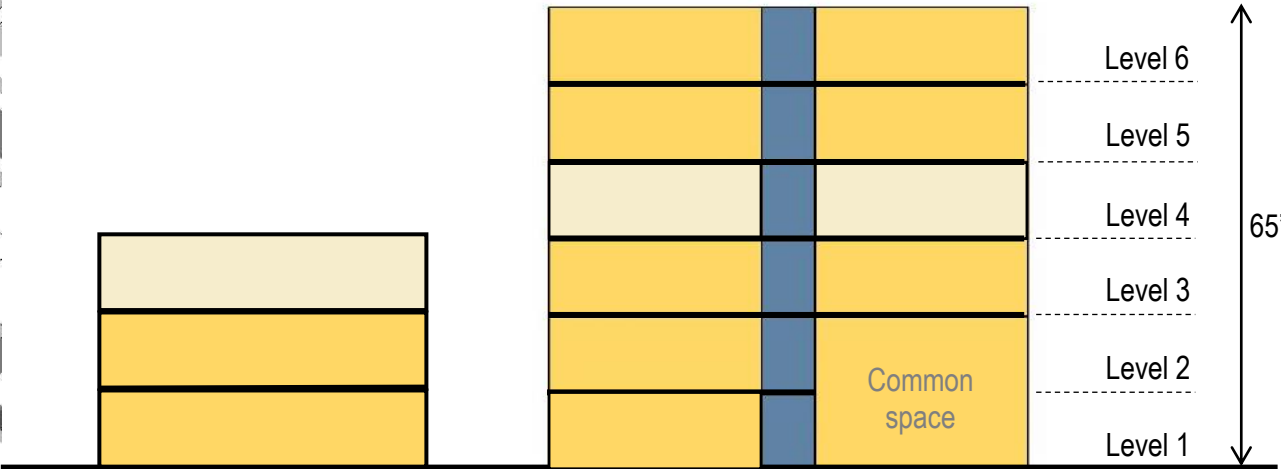
Total Parcel Area: 12,000 SF (combination of 2 Parcels)

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	



Front building
3-story

Back building
6-story

- Market-Rate Housing
- Affordable Housing
- Circulation



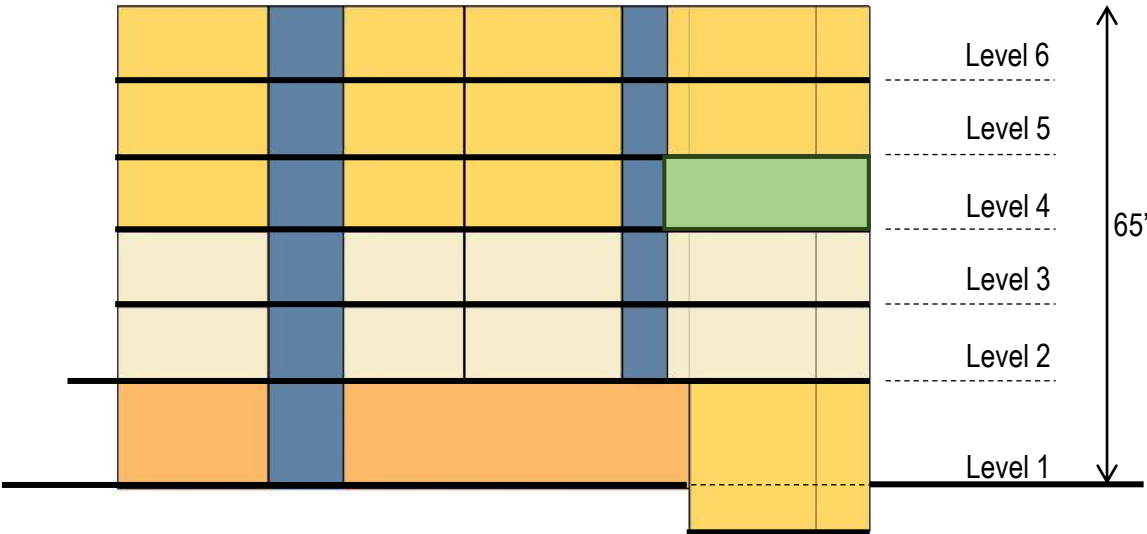
LR3 (M) – FAR Exemption and Owner Unit Incentive

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) — 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

3d city meta workshop inc

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











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



State Environmental Policy Act

Determination of Non-Significance (DNS)

Adoption of Existing Document

Date of Issuance: 7/24/2025

Description of current proposal: 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. The proposal has been introduced as Council Bill (CB) 121011. CB 121011 would: (1) 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; (2) identify minimum qualifications for program eligibility, including organization types and ownership interests among partner organizations; (3) require that qualifying development provide at least 25 percent of units as affordable to lower income households; (4) 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; (5) exempt eligible development from participation in Design Review and parking minimums; and (6) 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.

Proponent: Seattle City Council, 600 4th Avenue, Floor 2 PO Box 34025 Seattle, WA 98124-4025 Attn: Ketil Freeman, AICP, ketil.freeman@seattle.gov

Location of current proposal: Residentially zoned areas throughout the City of Seattle

Title of document being adopted: *SEPA Threshold Determination for Connected Communities and Equitable Development Pilot Program*. Prepared January 12, 2024, by OPCD

Agency that prepared document being adopted: Office of Planning and Community Development, City of Seattle

Date adopted document was prepared: 1/12/2024

Description of document (or portion) being adopted: This DNS adopts the analysis of the short and long term impacts and analyses for different elements of the built and natural environment. Identified mitigation measures identified in the document, i.e. assessment of the impacts of the proposal prior to any extension or renewal past the term of the pilot, is incorporated into the proposal.

The document is available to be read at: The adopted OPCD DNS dated January 12, 2024; and proposed bill may be obtained from: <https://seattle.legistar.com/Legislation.aspx> by searching for “121011”.

Seattle City Council Central Staff has identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision makers.

We have determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW [43.21C.030\(2\)\(c\)](#). This determination is based on the following findings and conclusions:

The limited number (35 total projects) and eligibility timeframe (10 years) of the proposal factors prominently in this environmental determination. Adverse impacts to localized areas of potential pilot program projects are identified and disclosed, however these impacts are not determined to rise to the level of significant impact because they would be isolated to specific locations that are most likely to be dispersed throughout the city.

Name of agency adopting document: Seattle City Council Central Staff

- ☐ There is no comment period for this DNS Adoption.
- ☐ This DNS Adoption is issued after using the optional process in WAC [197-11-355](#). There is no further comment period on this DNS Adoption.
- ☒ This DNS Adoption is issued under WAC [197-11-340\(2\)](#); the lead agency will not act on this proposal for 14 days from the date of issuance. **Comments must be submitted by:** August 7, 2025, at 5 p.m..

Responsible Official: Ketil Freeman, AICP

Position/Title: Legislative Analyst

Address: Seattle City Council Central Staff 600 4th Avenue, Floor 2, PO Box 34025 Seattle, WA 98124-4025

Phone: 206.295.3827

Email: ketil.freeman@seattle.gov

Signature: On File

Ketil Freeman, AICP

Signature Date: 7/21/2025

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
ketil.freeman@seattle.gov

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.

Other Land Use Actions

PUBLIC HEARING ON A PROPOSED “ROOTS TO ROOFS” ZONING PILOT PROGRAM

The Seattle City Council’s Land Use Committee will hold a public hearing on Wednesday, July 30, 2025, on Council Bill 121011, which would 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 legislation would:

- Define equitable development uses broadly as activities where all components and subcomponents of the use provide mitigation against displacement pressure for individuals, households, businesses, or institutions 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, provide any of the following features:
 - Location in areas with historical racially restrictive covenants; and
 - Provision of equitable development uses.
- Exempting eligible development from participation in the 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.

PUBLIC HEARING

The City Council's Land Use Committee will hold a public hearing on the proposed legislation on Wednesday, July 30, 2025, at 2:00 pm.

The hearing will be held in the:

City Council Chambers
2nd floor, Seattle City Hall
600 Fourth Avenue

Persons who wish to participate in or attend the hearing may be offered the opportunity to do so remotely. If this is the case, the City Council will provide instructions in the meeting agenda on how to participate remotely. Please check the City Council agenda a few days prior to the meeting at <http://www.seattle.gov/council/committees>.

Print and communications access is provided on prior request. Seattle City Council Chambers is accessible. Directions to the City Council Chambers, and information about transit access and parking are available at <http://www.seattle.gov/council/meet-the-council/visiting-city-hall>.

WRITTEN COMMENTS

For those unable to attend the public hearing, written comments may be sent to:

Councilmember Mark Solomon
600 Fourth Avenue, Floor 2
PO Box 34025
Seattle, WA 98124-4025
or by email to council@seattle.gov

Written comments should be received by Tuesday, July 29, 2025, at 5:00 PM.

INFORMATION AVAILABLE

Copies of the 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.