

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

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Ketil Freeman, AICP

Signature Date: 7/21/2025