

**NOTICE OF A SEPA DETERMINATION OF NON-SIGNIFICANCE FOR A PROPOSAL TO ESTABLISH A  
MOBILE HOME PARK OVERLAY DISTRICT**

Pursuant to SMC 25.05.340 and WAC 197-11-340

The City of Seattle is considering a proposal to designate a Mobile Home Park Overlay District (MHPOD) in portions of the Bitter Lake / Haller Lake neighborhood to preserve the remaining mobile home parks in the city. The overlay district would establish more restrictive development standards applicable to redevelopment of existing mobile home parks. Those standards would:

- Limit residential uses to mobile homes and mobile home parks;
- Establish minimum and maximum residential densities to allow for urban densities while ensuring adequate separation for light and air;
- Allow some commercial uses, consistent with the underlying commercial zone designation, but limit the size of those uses;
- Establish height and setback limitations that are consistent with ongoing mobile home park residential uses;
- Require the provision of residential amenity areas, such as outdoor or indoor recreational areas, when 25% or more of a site is redeveloped or undergoes a major renovation; and
- Provide for the expiration of the overlay.

The MHPOD proposal would also request that the Office of Housing add the census tract containing the overlay to those census tracts eligible for participation in the affirmative marketing and community preference policy adopted in the City's Housing Funding Policies. Those policies provide opportunities for displaced residents to return to affordable housing in their prior neighborhood.

**ENVIRONMENTAL DETERMINATION**

After review of a completed environmental checklist and other information on file, 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 or potential environmental impacts may be submitted through May 10, 2021. Comments may be sent to:

**Seattle City Council  
Central Staff  
Attn: Eric McConaghy  
P.O. Box 34025  
Seattle, WA 98124-4025  
[eric.mcconaghy@seattle.gov](mailto:eric.mcconaghy@seattle.gov)**

**HOW TO APPEAL**

Appeals of the decision to issue a Determination of Non-Significance (DNS) must be submitted to the Office of the Hearing Examiner by 5:00 p.m. May 17, 2021. Appeals should be addressed to the Hearing



SEATTLE CITY COUNCIL  
**CENTRAL STAFF**

Examiner and must be accompanied by an \$85.00 filing fee in a check payable to the City of Seattle. The appeal must be sent to:

**City of Seattle  
Hearing Examiner  
PO Box 94729  
Seattle WA 98124-4729**

**INFORMATION AVAILABLE**

Copies of the DNS and the proposal may be obtained online at:

<http://www.seattle.gov/council/committees/land-use-and-neighborhoods>.

Questions about the proposal can be directed to Ketil Freeman, Council Central Staff at [ketil.freeman@seattle.gov](mailto:ketil.freeman@seattle.gov), and questions about the environmental determination can be directed to Eric McConaghy, Council Central Staff, at [eric.mcconaghy@seattle.gov](mailto:eric.mcconaghy@seattle.gov).