

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Amendments to the Official Land Use Map and the Land Use Code to strengthen the Bitter Lake Hub Urban Village town center based on recommendations of the Bitter Lake Neighborhood Plan Update.

2. Name of applicant: [\[help\]](#)

City of Seattle Department of Planning and Development

3. Address and phone number of applicant and contact person: [\[help\]](#)

City of Seattle Department of Planning and Development
700 Fifth Avenue, Suite 2000
P.O. Box 34019
Seattle, Washington 98124-4019

Contact: David W. Goldberg (206) 615-1447

4. Date checklist prepared: [\[help\]](#)

July 25, 2014

5. Agency requesting checklist: [\[help\]](#)

City of Seattle Department of Planning and Development

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The proposed code amendments will be reviewed by City Council and discussed in public hearings in late 2014 or early 2015.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

The proposal is a non-project action that is not dependent upon any further action.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Not applicable. This is a new proposal.

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. [\[help\]](#)

None Known.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

The proposal's amendments will require approval by the City Council prior to their adoption.

11. Give 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. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

This is a non-project proposal. DPD is recommending a series of zoning changes and area-specific development standards to implement the Broadview – Bitter Lake – Haller Lake Neighborhood Plan Update recommendations to “Create a vibrant mixed-use Village Center along Linden Ave. N that supports a greater range of neighborhood-serving shops and services and a high quality dense residential housing serving households across a range of incomes.” A separate rezone is intended to provide greater flexibility for the commercial uses allowed on a section of Aurora that is not well-connected to nearby residential or neighborhood business areas.

Zoning

The proposed rezones include 38 parcels on approximately 40 acres of land, centered on the neighborhood core around Linden Ave. N and N 130th St. The proposed rezones also include two parcels on approximately 1.25 acres of land located on Aurora Avenue N. All of the rezones are depicted on pages 4. The 8 rezone areas are identified as follows:

- Area A: Rezone from Commercial (C2-65) to Commercial (C1-65).
- Area B: Rezone and increase allowable height limits from Commercial (C2-65) to Commercial (C1-85 (4.75)).
- Area C: Increase the allowable height limit from Commercial (C1-65) to Commercial (C1-85 (4.75)).
- Area D: Apply Pedestrian (P) designation and increase allowable heights from Commercial (C1-65) to Commercial (C1P-85 (4.75)). Designate Linden Ave. N as a principal pedestrian street.
- Area E: Apply a Pedestrian (P) designation, rezone and increase allowable height limits from Commercial (C1-65) to Neighborhood Commercial (NC3-85 (4.75)).
- Area F: Rezone and increase allowable heights from Commercial (C1-65) to Neighborhood Commercial (NC3-85 (4.75)).
- Area G: Rezone and increase allowable heights from Commercial (C1-40) to Neighborhood Commercial (NC3-65).
- Area H: Rezone from Commercial (C1-65) to Commercial (C2-65 (3.25)).

The proposed rezones will increase the housing development capacity there by about 455 housing units (20% of existing capacity), and 1,910 new jobs (49% of existing capacity). A conservative approach to assessing the potential impact of increasing capacity is to assume that the market would yield corresponding increase in development. Increasing the 20-year growth estimate by 20% and 49% respectively could mean that over the next 20 years the Bitter Lake Hub Urban Village could expect 180 more housing units and 368 more jobs with the proposed zoning in place than it would see with the current zoning.

Development Standards

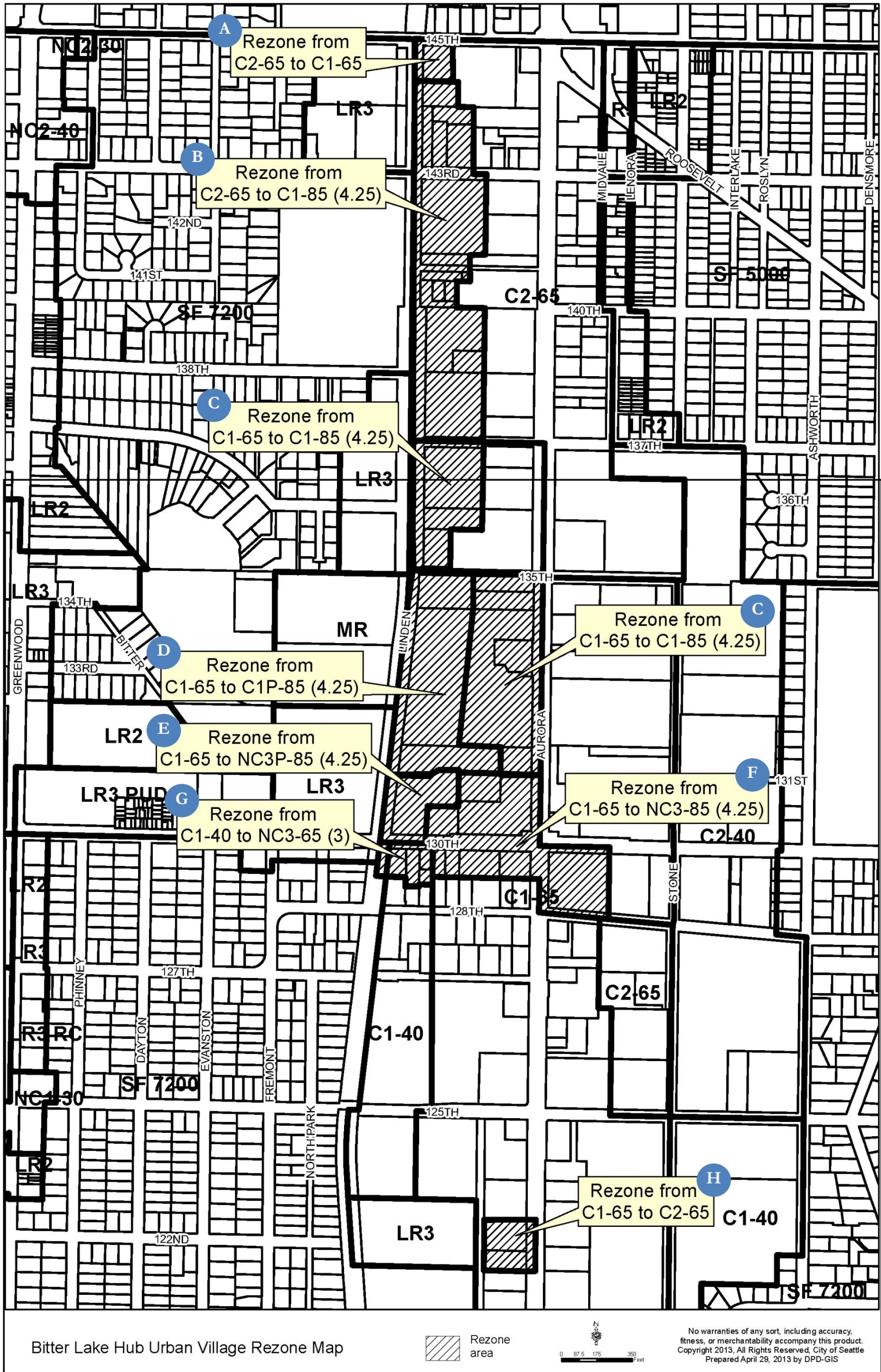
- Require development on parcels over 8 acres within an area along Linden Avenue N to create an interior corridor in order to achieve a scale that is compatible with surrounding development, and to allow for pedestrian and vehicular circulation.
- Apply a 5-foot upper level setback on portions of a structure greater than 45 feet along Linden Ave. N and the interior corridor, to reduce the bulk of structures.
- Permit residential and live-work uses at the street-level in Commercial zones along Linden Avenue N between N 135th St. and N 145th St.

Incentive Zoning

Under this proposal, the extra height and floor area allowed through this rezone could only be obtained by providing by providing affordable housing on site or through a payment in lieu through the incentive provisions described in the Seattle Municipal Code Chapter 23.58A.

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. [\[help\]](#)

Rezone Areas



B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Within the affected geographic areas there are some very small areas identified as “steep slopes” on the City’s GIS. It is unknown if any of these areas would be affected by future development proposals.

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. [\[help\]](#)

Soils in the affected geographic areas are a typical mix of the glacial till and glacial clays found in the urban Seattle area. No agricultural soils or prime farmland are present in the area.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

Not applicable. This is a non-project proposal. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review) and environmentally critical areas regulations.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Not applicable. This proposal is a non-project action and does not involve construction activity. The amount of filling or grading depends upon existing site conditions and usually is part of the site preparation. Individual projects that may use the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review).

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Not applicable. The indirect effects of this non-project proposal are not expected to significantly increase the area subject to land clearing or other factors that could result in erosion. Potential impacts of specific development projects will be addressed through existing regulations and/or separate site-specific environmental review.

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

Not applicable. This proposal is a non-project action and does not involve construction activity. The affected geographic area is presently developed with buildings and roadway surfaces. Implementation of the proposed rezones would not appreciably alter this existing situation. None of the proposed code changes would affect lot coverage or landscaping requirements that might affect the amount of impervious surfaces. Individual projects that may use the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review).

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

None. This proposal is a non-project action and does not involve construction activity. The amount of erosion depends upon existing site conditions and site design of a project-specific action. Individual projects that may use the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control erosion or other impacts to the earth at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review).

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Individual projects that may use the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review). Creating additional development capacity within the urban village is consistent with the City's growth management strategy that seeks to accommodate the region's growth in an urban setting proximate to frequent transit service that offer alternatives to car travel and associated emissions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Not applicable. This is a non-project proposal. Off-site sources of emissions or odors could exist in the vicinity of individual projects that may be indirectly affected by this proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

There are established policies and regulations to minimize adverse air quality impacts of specific development projects.

3. Water

a. Surface Water: [\[help\]](#)

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 yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Also, these natural features are generally not present in the affected geographic areas. Bitter Lake is near the affected geographic areas.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No

- 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. [\[help\]](#)

Not applicable. This is a non-project proposal.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

This proposal is a non-project action and does not involve surface water withdrawals or diversions. Such actions are regulated by City's Environmentally Critical Areas Ordinance and other regulations.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No such floodplains known to exist in the affected geographic areas. This proposal is a non-project action and does not involve construction or development activity.

- 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. [\[help\]](#)

No such discharges are known. This proposal is a non-project action and does not involve construction or development activity. Future development, which might indirectly lead to such discharges, would be subject to environmental review if it exceeds thresholds.

b. Ground Water:

- 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. [\[help\]](#)

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Development regulation changes in the proposed legislation are unlikely to result in the withdrawal of or discharge to ground water as part of the site development for an individual project. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, and other requirements. New development will

need to include adequate sanitary sewer connection and capacity, and stormwater controls meeting applicable standards.

- 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. [\[help\]](#)

Not applicable. The proposal is a non-project action and does not involve construction or development activity. The affected geographic area is served by sewer mains. The proposed legislation will not change existing regulations on septic tanks or waste material discharge. Future development projects will need to include adequate sanitary and stormwater sewer capacity and controls, and will be subject to environmental review (if they meet or exceed thresholds for environmental review) and the City's stormwater and drainage requirements.

c. Water runoff (including stormwater):

- 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. [\[help\]](#)

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Within the affected geographic areas, runoff flows would be expected to occur predominantly to established City drainage facilities. The amount of runoff and method of collection depends upon existing site conditions and site design of a project-specific action. Individual projects will be subject to the City's stormwater and drainage requirements and environmental review (if they meet or exceed thresholds for environmental review.) Future development projects will need to meet treatment requirements prior to connection to City storm sewer systems. The indirect effects of this non-project proposal related to water runoff are addressed in Section D, Supplemental Sheet for Non-project Actions.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will be subject to the City's Environmentally Critical Areas Ordinance, and the City's stormwater and drainage requirements and environmental review (if they meet or exceed thresholds for environmental review.) Future development projects will need to demonstrate that stormwater and wastewater requirements have been met.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will be subject to the City's Environmentally Critical Areas Ordinance, and the City's stormwater and drainage requirements and environmental review (if they meet or exceed thresholds for environmental review.) Future development projects will need to demonstrate that stormwater and wastewater requirements have been met.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. There are established policies and regulations to protect wetlands, riparian corridors, lakes, drainage basins, wildlife habitats, slopes, and other property from adverse drainage impacts of specific development projects. New construction will need to comply with the City's Stormwater, Grading & Drainage Control Ordinance and provide for mitigation of erosion, if required. Individual projects will also be subject to environmental review (if they meet or exceed thresholds for environmental review).

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

This is a non-project proposal and does not involve a specific site. The affected geographic areas are likely to contain the following vegetation that is characteristic of an urban area.

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

The affected geographic area is largely developed with either buildings, parking lots of cleared land. Little vegetative clearing is expected with future development. Individual development projects that may use the proposed new zoning designations will be subject to environmental review (if they meet or exceed

thresholds for environmental review), the City’s Environmentally Critical Areas Ordinance, Tree Protection Ordinance, and other regulations.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

No threatened or endangered plant species are known to be in or near the planning area.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Not applicable. This proposal is a non-project action and does not involve construction or development activity. The proposed development standards include requirements for trees and landscaping in the “continuous interior corridor” (subsection 23.49A.009.C). Other development standards and design guidelines are in place that support the use of native plants and other vegetation on specific development projects where appropriate. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of landscaping or other measures to preserve or enhance vegetation at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review), and will be subject to the City’s existing requirements for screening and buffers.

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

This is a non-project proposal and does not involve a specific site. The affected geographic areas may contain the following noxious weeds and invasive species characteristic of an urban area: English ivy; Scotch Broom; Blackberry; and Knotweed

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other: : crows, pigeons, starlings, gulls and other urban tolerant birds

mammals: deer, bear, elk, beaver, other: squirrels, rodents, raccoon, household pets, and other similar mammals tolerant to urban environments

fish: bass, salmon, trout, herring, shellfish, other _____

This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be substantively evaluated in terms of specific animals present in the rezone area and immediately adjacent sites.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None are known. No threatened or endangered animal species are known to be in or near the affected geographic areas. The area around Bitter Lake has tall evergreen trees that may provide habitat for eagles.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

This is a non-project proposal and does not involve a specific site. The affected geographic areas may be used to some extent by migratory bird species similar to other urban areas in Seattle. However, the scarcity of significant wildlife habitat such as large expanses of high-quality habitat area (with the potential exception of park lands) limits its value to migratory bird species.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Not applicable. This is a non-project proposal.

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

None known

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. [\[help\]](#)

Not applicable. The proposal is a non-project action and does not involve construction or development activity. The affected geographic areas is served by electric and natural gas utilities.

Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of energy requirements at this stage. Such projects will be subject to subsequent environmental review (if they meet or exceed thresholds for environmental review).

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

Not applicable. The proposal is a non-project action and does not involve construction or development activity. Some building height and density increases are expected as an indirect consequence of the proposal, possibly reducing solar access on neighboring parcels. No significant adverse impacts related to solar energy, are anticipated because the incremental difference between total probable future development under the existing and proposed future zoning would be relatively minor.

Projects and development consistent with this proposal will occur over time and cannot be further substantively evaluated in terms of impacts to adjacent properties at this stage. Individual development projects that use the proposal's zoning and development regulation changes will be subject to

environmental review and design review (if they meet or exceed thresholds for environmental review) for energy-related impacts.

- 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: [\[help\]](#)

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be substantively evaluated in terms of energy conservation features or measures to reduce or control energy impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) and will need to meet the City's energy code requirements.

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. [\[help\]](#)

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Zoning or development regulation changes in the proposed legislation are unlikely to result in additional environmental health hazards as part of the future potential site development for individual projects.

Individual projects that may utilize the provisions of this proposal will be subject to the City's Environmentally Critical Areas Ordinance, environmental review (if they meet or exceed thresholds for environmental review), and other requirements.

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

None are known. This proposal is a non-project action and does not involve construction or development activity.

- 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.

None are proposed. This proposal is a non-project action and does not involve construction or development activity. The indirect effects of this non-project proposal are not expected to result in an increase of environmental health hazards.

Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control environmental health hazards at this stage. Such projects will be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review), building code, and other public health and safety requirements.

- 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.

This proposal is a non-project action and does not involve construction or development activity.

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

None are proposed. This proposal is a non-project action and does not involve construction or development activity.

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

None are proposed. This proposal is a non-project action and does not involve construction or development activity.

b. Noise

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Ambient noise typical of urban areas exists in the Bitter Lake neighborhood, including typical noise levels generated by traffic and aircraft, with SR 99 and arterial traffic noise. The extent of existing traffic and other noise affecting a given development project would be subject to project-specific environmental review (if they meet or exceed thresholds for 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. [\[help\]](#)

Not applicable. This proposal is a non-project action and does not involve construction activity. The potential future indirect effects of this non-project proposal are not expected to substantively increase the potential for adverse or significant adverse noise impacts because the incremental difference between total probable future development under the existing and proposed future codes would be relatively minor.

Individual projects that may use the provisions of this proposal will occur over time and cannot be evaluated in terms of noise impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) as they move forward.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Existing noise standards and regulations related to the Land Use Code would be retained and would not change as part of this proposal.

Individual projects that may occur as an indirect result of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control noise impacts at this stage. Such projects will be subject to project-specific environmental review (if they meet or exceed thresholds for 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. [\[help\]](#)

The affected geographic areas includes properties are currently used largely by commercial uses and multifamily residences, with a limited presence of warehousing and light manufacturing uses, and vacant parcels. Adjacent properties surrounding the area are a mix of single-family residential use, multi-family uses, and retail commercial use. The rezone proposal to change areas from Commercial 2 to Commercial 1 would limit the size of warehousing and storage uses. The changes to development regulations would allow street level residential uses on Linden Avenue N between N 135th St. and N 145th St. The addition of a Pedestrian designation along the east side of Linden Ave. N between N 130th and N 135th Streets would limit street-level uses to those that support an active, walkable street environment. The proposed change from Commercial 1 to Commercial 2 south of N 125th St. on Aurora Ave. N would allow larger storage and warehouse uses.

- 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? [\[help\]](#)

No commercial agriculture or forestry is known to have taken place in the affected geographic areas in more than 50 years.

- 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:

No commercial agriculture or forestry is known to have taken place in the affected geographic area in more than 50 years.

- c. Describe any structures on the site. [\[help\]](#)

The affected geographic area is urban in character with a wide variety of structures. Development typically ranges between one and seven stories in height and includes a grocery store, small and large format retail stores, warehouses, car sales, apartment buildings, and offices).

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Not as a direct result of this non-project action. The indirect effects of this non-project proposal are not expected to significantly increase the rate of demolition.

e. What is the current zoning classification of the site? [\[help\]](#)

The affected geographic area currently consists of Commercial 1 and Commercial 2 zones.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The affected geographic area is located within the Bitter Lake Hub Urban Village. It is designated as a Commercial/Mixed Use area.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable. The affected geographic area is not within a shoreline zone

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Within the affected geographic area, three very small pockets of steep slope and associated landslide-prone areas in the N 141st St right-of-way, near N 137th Street and near 130th Street.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Not applicable. This is a non-project proposal. In the Bitter Lake Hub Urban Village, the growth targets anticipated 900 new housing units and 750 new jobs by the year 2024. According to the analysis in the DPD Director's Report prepared for this rezone proposal, DPD's development capacity model estimates that the rezones proposed for the Bitter Lake Hub Urban Village will increase the overall residential development capacity there by about 455 housing units, about a 20% increase over the existing capacity of 2,279 units. The proposed rezones will increase the overall employment development capacity there by about 1910 jobs, about a 49% increase over the existing capacity of 3,908 jobs.

A conservative approach to assessing the potential impact of increasing capacity is to assume that the market would yield a corresponding increase in development. Increasing the 20-year growth estimate by 20% and 49% respectively could mean that over the next 20 years the Bitter Lake Hub Urban Village could expect 180 more housing units and 368 more jobs with the proposed zoning in place than it would see with the current zoning. This theoretical increase to the 20-year growth estimate provides the basis for analyzing the level of impacts the neighborhood could experience due to the proposed rezones.

j. Approximately how many people would the completed project displace? [\[help\]](#)

Not applicable. This is a non-project proposal. The indirect effects of this non-project proposal are not expected to significantly increase the rate and extent at which residences or businesses are displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None are proposed. The indirect effects of this non-project proposal are not expected to significantly increase the rate or extent at which residences or businesses are displaced.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

This rezone is intended to implement the Bitter Lake Neighborhood Plan as recently updated.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable. There are no agriculture or forest lands near the affected geographic area.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable. This is a non-project proposal. The proposed zoning changes, however, could modestly influence the number of lots likely to become available for redevelopment and/or the density of projects that can be built on these lots. DPD's zoning capacity model estimates that the proposal will result in additional capacity for approximately 455 additional residences. DPD does not expect that all of this capacity will be used. The incentive zoning provision may result in the construction of some affordable housing, however it is not possible to determine the exact number.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable. This is a non-project proposal. The indirect effects of this non-project proposal are not expected to result in any significant change to the rate of demolition of housing in the rezone area and immediately adjacent sites.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None are proposed.

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? [\[help\]](#)

Not applicable. This is a non-project proposal and does not include any construction or development activity.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Not applicable. This is a non-project proposal. Projects and development consistent with this proposal will occur over time and cannot be substantively evaluated in terms of potential view alteration at this stage. Overall, the additional height proposed (outlined above) could result in blockage of some private views. However, this is not anticipated to be a substantial phenomenon when compared to the current height limits, and no adverse view-related impacts are identified at this time.

Individual development projects that utilize the proposed legislation's zoning changes will be subject to

environmental review (if they meet or exceed thresholds for environmental review) for height, bulk and scale impacts and the City's Design Review Program.

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

No measures related to aesthetic impacts are proposed.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Not applicable. This is a non-project proposal. Existing light and glare standards are not proposed to be changed, and minimal additional potential for light glare is identified. Projects and development that would be subject to the proposed zoning changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) for light and glare impacts.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not applicable. This is a non-project proposal. No such impacts are identified. Projects and development in the rezone area will be subject to regulations and environmental review (if they meet or exceed thresholds for environmental review) for light and glare impacts.

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Not applicable. This is a non-project proposal. Ambient light and glare typical of urban areas in Seattle exists in the study area. The extent of light and glare affecting a given development project will be assessed through project-specific environmental review (if they meet or exceed thresholds for environmental review) and other regulations.

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None are proposed. This is a non-project proposal. Established policies and regulations to minimize or prevent hazards and other adverse light and glare impacts of specific development projects will not change. Projects and development in the rezone area will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other regulations for light and glare impacts.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

There are a number of parks in the immediate vicinity of the affected geographic area including Bitter Lake Playground and Community Center, the Bitter Lake Reservoir Park and P-Patch, the Broadview-Thomson k-8 elementary school play area, and the Interurban Trail.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No. This is a non-project proposal.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None are proposed. This is a non-project proposal. Future projects and development in the affected geographic area will be subject to environmental review (if they meet or exceed thresholds for environmental review) for impacts on recreation.

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 located on or near the site? If so, specifically describe. [\[help\]](#)

None known

- 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. [\[help\]](#)

The Bitter Lake Playground is the site of the Playland -- Seattle's Amusement Park (1930-1961), however no physical artifacts remain at that site.

- 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 archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

None are proposed.

- 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.

None are proposed.

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. [\[help\]](#)

Not applicable to this non-project proposal. The affected geographic area is near a state highway and several arterials including: Aurora Avenue N or State Route 99; N 145th St and N 130th St which are principle arterials; and Linden Ave. N which is a minor arterial. The other streets in the area primarily provide local access and circulations between arterials.

- 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? [\[help\]](#)

Excellent transit opportunities exist in the neighborhood, including Metro routes that operate primarily along the area's principal arterials. The 345 connects the area to Greenwood Avenue N and Northgate.

The RapidRide E line provides frequent connections along Aurora Avenue N and to downtown.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Not applicable. This is a non-project proposal.

There are no minimum residential parking requirements in Urban Villages where the residential use is within 1,320 feet of a street with frequent transit service. All of the affected areas meet this criterion. There are also no parking maximums, so the number of parking spaces contained in any future development would be determined by market demand. In practice, residential development has constructed parking at a rate of approximately 0.88 spaces per unit. Typically non-age restricted buildings provide a little more than one parking space per unit and senior housing apartments provide less than 1 space per residence. Some recent commercial development in the area, such as the Key Bank, has provided off-street parking, while the commercial spaces associated with the mixed use development at Linden Avenue N and N 130th Street appears not to have provided off-street parking. DPD staff has observed that existing Linden Avenue N on-street parking experiences high occupancy throughout the day and weekends due, in part, to the Bitter Lake Playfield and amount of existing development in the area. Conversely, the surface parking lots appear not to be fully occupied during business hours.

The proposed changes would not affect existing parking standards, and therefore would not result in direct impacts. To the extent that proposed rezone results in additional commercial and residential development, demand for on-street and off-street parking spaces could increase. It is likely that development will continue to provide some parking to meet demands. Given existing utilization rates and area conditions, it is not anticipated that this proposal will have significant impacts on on-street parking.

- 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). [\[help\]](#)

Not applicable. This is a non-project proposal.

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

Not applicable. This is a non-project proposal.

- 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? [\[help\]](#)

Not applicable to this non-project proposal. Projects and development in the affected geographic area will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other regulations for parking and transportation impacts.

- 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.

None are proposed. Projects and development in the affected geographic area will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other regulations for parking and transportation impacts. No SEPA authority is provided for the decision maker to mitigate the impact of development on parking availability for residential uses located within portions of urban villages within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None are proposed. This proposal is a non-project action.

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. [\[help\]](#)

Not applicable. This is a non-project proposal. The proposed amendments are not expected to substantively change potential future demands for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None are proposed. This proposal is a non-project action.

16. Utilities

a. ~~Circle utilities currently available at the site: [\[help\]](#)~~
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

The affected geographic area is extensively developed and is served by all the utilities listed above except for septic systems. Other utilities available include cable television and internet access.

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. [\[help\]](#)

Not applicable. This is a non-project proposal. The proposed amendments are not expected to substantively change potential demand for utility services or the specific services to be provided, which are decided on a site-by-site basis.

C. Signature [\[HELP\]](#)

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: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to 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?

This non-project proposal would result in no direct impacts with respect to water, air, toxic/hazardous substances or noise as it would not involve development of the affected properties. The recommended rezones would accommodate increased capacity for future development that, if used to a degree exceeding capacity possible under current zoning, could generate incremental increases in amounts of air emissions, noise and possibly risk of toxic/hazardous substance releases.

Due to the nature of existing rules and regulations that pertain to geotechnical and drainage matters that affect soils in and nearby the rezone area, it is not likely that significant adverse increased discharges to waters or subsurface drainage regimes would occur even with greater levels of development afforded by the rezones. Given that much of the rezone study area is already covered by impervious surfaces, runoff levels would not necessarily increase. It is more likely that decades-old drainage would be brought up to current standards that eliminated or limited discharges from the site. This suggests that no net changes in drainage conditions are likely and thus no probable significant adverse impacts are identified in relation to future potential development.

The potential for incremental increases in release of toxic/hazardous substances relates to the increased potential that future development might include more commercially-used spaces. Such spaces might include an increased variety of uses, including some that might use more hazardous materials than current uses.

The proposal's effect of increasing development capacity within the Urban Village would increase the potential total greenhouse gas emissions from future development and related transportation impacts. However when considered at a regional level, the proposal would support efficient growth patterns that may assist in controlling greenhouse gas emissions. Therefore it is possible that increased localized emissions could be offset by relatively lesser emissions from commuting and other vehicle trips, compared to residential units distributed within suburban locations. These types of offsetting factors cannot be reliably quantified for this proposal, but should be acknowledged as an impact-reducing factor. By allowing additional structure height with a potential increase in density of residential or commercial occupation, the proposal could contribute indirectly to slight additional amounts of noise production. These would be incidental to uses commonly located and allowed in neighborhood commercial, commercial, and residential zones. However, the existing regulations and development standards that

govern such uses would tend to reduce the potential for significant adverse impacts to occur on these elements of the natural environment.

Consequently, there is no identified potential for significant adverse impacts as a result of this proposal.

Proposed measures to avoid or reduce such increases are:

None proposed. Projects and development in the rezone area will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other regulations addressing identified impacts. Seattle's SEPA procedures and policies contained in Title 25, and including sections SMC 25.05.670 Cumulative effects policy and 25.05.675 Specific environmental policies, provide the basis for mitigating development proposals.

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

This non-project proposal would result in no direct impacts. The proposal would only indirectly and slightly affect the potential for additional impacts to plants, animals, fish/marine life and their habitats, to the extent that additional structure height, lot coverage, or floor area allows additional density of development and this might indirectly affect habitats of this kind. However, the affected areas are not identified to have plant, animal, fish or marine habitats or individual plants that are significant, nor are there major habitat areas in the vicinity. Therefore, there is no identified potential for significant adverse impacts as a result of the proposal.

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

None proposed.

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

The proposed changes would result in no direct negative impacts and are unlikely to result in indirect or cumulative impacts related to energy or natural resources. As a result, the potential for increased depletion of energy and natural resources is minor.

Increased housing density in the type of mixed use environment envisioned by the Bitter Lake Neighborhood Plan goals and policies may, in certain cases, reduce demands for energy and natural resources. This concentration of residential commercial uses in the vicinity of frequent transit service can reduce energy consumption by clustering services and having a good land use mix, increasing the convenience and likelihood that people will walk and use transit for work and pleasure trips. Building heating costs may also be reduced per household since a higher proportion of multifamily units among the new units built can result in more common wall area, which is more thermally efficient. In some instances, however, residential projects could achieve slightly higher densities than what would occur under existing conditions, which may result in higher energy-use for a particular project. Projects would continue to be required to comply with the existing Energy Code and standards for sustainable development.

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

None proposed.

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 proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative impacts related to environmentally sensitive areas or areas designated for governmental protection. For natural environmental features listed above, this is due to the fact that the affected geographic area is already a developed urban environment and no significant environmentally sensitive areas are designated. For geologic hazards such as landslide-prone areas, liquefaction-prone areas, and abandoned landfill areas, existing regulations such as the Environmentally Critical Area code and the Building Code provide standards sufficient to evaluate and mitigate potential impact on a site-by-site basis. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of geologic or structural requirements at this stage.

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

None proposed.

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?

The proposal would result in no direct impacts to land and shoreline use as it is a non-project proposal. The proposal would represent a moderate change in the types of land use allowed within the affected geographic area. The rezone proposal would aid in encouraging future development that would be consistent with the intent of the area's neighborhood plan and Comprehensive Plan policies, by encouraging denser mixed-use patterns along Linden Avenue N within the Bitter Lake Residential Urban Village and strengthening the development of the town center. The type of mixed-use development anticipated will allow continued intensification of land uses, which could support an active town center with greater mix of housing choices and a more vibrant neighborhood-serving retail district as envisioned in the Neighborhood Plan.

Seattle Municipal Code 25.05.675 identifies SEPA policies regarding public view protection. Bitter Lake Playground is listed as a public viewpoint. It is the City's policy to protect public views of significant natural and human-made features: Mount Rainer, the Olympic and Cascade Mountains, the downtown skyline, and major bodies of water including Puget Sound, Lake Washington, Lake Union and the Ship Canal, from public places consisting of the specified viewpoints, parks, scenic routes, and view corridors. There are currently no views of these features from the playground due to its location in a topographic depression, surrounding development and trees.

Negative impacts could also include increased shading and private view blockage where development occurs. Minor shading impacts on adjacent properties could occur particularly on the north side of the rezone area; however these impacts will tend to be minimized by the area's location along a ridge. Overall, because of the small difference in magnitude of these impacts relative to what could occur under existing conditions as well as for the other reasons discussed in specific sections of this checklist, the impact is not expected to be significant.

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

None are proposed.

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

The affected geographic area is approximately 40 acres and it is not possible to determine the location and/or intensity of individual projects that may use the proposed Land Use Code provisions. As described previously, a conservative approach to assessing the potential impact of increasing capacity is to assume that increasing the 20-year growth estimate by 20% and 49% respectively could mean that over the next 20 years the Bitter Lake Hub Urban Village could expect 180 more housing units and 368 more jobs with the proposed zoning in place than it would see with the current zoning. This theoretical increase to the 20-year growth estimate provides the basis for analyzing the level of impacts the neighborhood could experience due to the proposed rezones.

In general, the Bitter Lake Urban Village is part of the City's urban center and urban village strategy that seeks to focus Seattle's share of the region's growth in areas that can be efficiently served by urban infrastructure. Much of the area is already served by needed infrastructure – roads, sidewalks, water and sewer, schools and parks. Where there are deficiencies, they are localized and can generally be addressed by individual developments.

In total, a theoretical increase of 368 more jobs (of the type we would expect to find in a mixed-use area) would generate about 15,497 new daily trips, with 561 of these trips occurring in the AM peak hour and 1,425 occurring the PM peak hour. Assuming development over 40 acres, this works out to about 387 new daily trips/acre, with 14 AM peak hour trips/acre, and 36 PM peak hour trips. Given the uncertainty of the forecasts, it might be reasonable to represent these potential increases as ranges, such as 13,947 – 17,047 daily trips, which is 10 percent less than and more than the basic estimate. The additional residential units would generate roughly 1,200 new daily trips, 90 AM peak hour trips, and 110 PM peak hour trips.

The affected areas are located along a network of arterials and SR 99. RapidRide and regular bus service, as well as walking and bicycling, will provide alternatives to driving. Additionally, the proximity of residential and commercial uses may mean more people complete trips by foot or bus.

The gaps analysis prepared by the Department of Parks and Recreation indicates that there is an unmet need for park space in the rezone area. The Bitter Lake Community Center and playfields are located on Linden Avenue N and serve much of the area affected by this proposal. Parks recently invested in improvements to play areas and a P-Patch around Bitter Lake Reservoir, and they are currently considering acquisition of additional park space in the area.

A review by Seattle Public Utilities staff indicates that the overall water, sewer and drainage utility systems are likely to be adequate to serve future demand levels. While some specific improvements may be needed, these improvements will be identified and remedied at the time of the future development. New development projects in this area could be required to perform analysis of development-related impacts on utility system infrastructure and, where necessary, to construct improvements that increase capacity and avoid service degradation. New development will also be required to provide storm water control as required under the Drainage Code.

There are no known capacity constraints within the area's substation and electrical system that could be exacerbated by this rezone. Minor site-specific feeder line improvements may be needed to accommodate future development, but would be coordinated at the time of future development.

The amount of growth in the Bitter Lake Hub Urban Village is within the range covered by the City of

Seattle's Comprehensive Plan for Fire Protection and Police Services. The Police Department has selected a site within the rezone area for the location of the new North Precinct. The Fire Department is currently upgrading the station located near the rezone area.

Consequently it is unlikely that this proposal will result in significant indirect or cumulative impacts related to transportation or public services/utilities, other public services, including fire and police services, parks, and schools relative to already existing needs served by existing facilities and opportunities

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

None proposed.

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

It is believed that the proposal would not result in conflicts with local, state, or federal laws or requirements for protection of the environment.

This rezone would support the goals of the Comprehensive Plan to focus housing and jobs in areas where they can support existing neighborhood centers, maximize transportation and utility investments, and create walkable, pedestrian-friendly communities. These goals are described, in part, through the following goals and policies:

- UVG4 Direct the greatest share of future development to centers and urban villages and reduce the potential for dispersed growth along arterials and in other areas not conducive to walking, transit use, and cohesive community development.
- UV1 Promote the growth of urban villages as compact mixed-use neighborhoods in order to support walking and transit use, and to provide services and employment close to residences.
- UVG29 Encourage growth in locations within the city that support more compact and less land-consuming, high quality urban living.
- UVG30 Concentrate a greater share of employment growth in locations convenient to the city's residential population to promote walking and transit use and reduce the length of work trips.
- BL-G13 Create a vibrant mixed-use "town center" along Linden Avenue that supports a greater range of neighborhood-serving shops and services, and high quality dense residential housing serving a wide range of income levels.

The proposed rezone is consistent with existing growth targets for the Bitter Lake Hub Urban Village and Vision 2040. The Bitter Lake Hub Urban Village was given a growth target of 900 new residential units and 750 new jobs between 2004 and 2024. The most current growth reports¹ indicate that Bitter Lake Hub Urban Village had grown by 1,174 units. This represents 147% of the 20 year residential growth estimate in 8½ years. Employment however has declined by 4% with the loss of 149 jobs.

The City will be updating growth targets in the Comprehensive Plan in 2015. Vision 2040 establishes a Regional Growth Strategy that focuses the majority of the region's employment and housing growth into both metropolitan and core cities. This strategy envisions accommodating 550,000 people in our five

¹ DPD, *Urban Center / Village Residential Growth Report*, July 07, 2014. *Urban Center / Village Employment Growth Report*, November 13, 2013

metropolitan cities, including Seattle. This represents a substantial increase in the share of development going to Seattle from the framework established during the last update of the Comprehensive Plan.