



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

Diane M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND RECOMMENDATION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3008747

Applicant Name: Barbara Baker for Ken McBride

Address of Proposal: 11340 Corliss Avenue North
11334 Corliss Avenue North

SUMMARY OF PROPOSED ACTIONS

Council Land Use Action to rezone two parcels of land from Single Family 7,200 to Single Family 5,000 (SF 7200 to SF 5000). The total land area to be rezoned is 34,472 sq. ft.

The following approvals are required:

Rezone - To rezone two parcels of land from Single Family with a minimum lot area of 7,200 square feet (SF7200) to Single Family with a minimum lot area of 5,000 square feet (SF5000) - Seattle Municipal Code 23.34.

SEPA - Environmental Determination - Seattle Municipal Code Chapter 25.05.

SEPA DETERMINATION: [] Exempt [X] DNS [] MDNS [] EIS

[] DNS with conditions

[] DNS involving non-exempt grading, or demolition,
or another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity Description

The subject site is located in North Seattle immediately north of the Northgate Urban Center/Village and west of Interstate 5 (I-5), in Seattle's Haller Lake community.

Surrounding keystones include the Northwest Hospital and Medical Center and the Evergreen-Washelli Cemetery to the west, Haller Lake and Northacres Park north of the site, and Northgate Urban Center/Village south of the subject site.

The proposed rezone site consists of two adjoining parcels comprising 34,472 sq. ft. in land area. The lots are located on the east side of Corliss Avenue North, midblock between North 113th Place and North 115th Street. Each lot is developed with one single family structure with accessory structures, and is held in separate private ownership. A steep slope environmentally critical area (ECA) exists for a short distance along the south property line of the southern-most property under review (11334 Corliss Ave N). Also adjacent to the southern-most property, and related to the above-mentioned ECA, is a 14 foot wide unimproved private driveway extending from Corliss Avenue North to Sunnyside Avenue North. The identified steep slope conditions are a result of the private driveway construction, and a limited ECA exemption was granted for the property, dated Feb. 21, 2008.

The two parcels are zoned single family with a minimum lot area of 7,200 square feet (SF 7200). This single family zone classification covers a broad area north and east of the subject site to North 145th Street (Seattle city limits). But for two smaller sections of land between the subject site and North 145th Street, and east to Lake Washington, all single family properties north and due east of the subject site are zoned SF 7200.

Immediately south of the two parcels, along the southern property line of 11334 Corliss Avenue North, the zoning increases in intensity ranging from multifamily lowrise to commercial zoning (L-1 to NC3-125). Although the subject parcels lie outside the Northgate Urban Center/Village boundary area (the southern property line of 11334 Corliss Avenue North is also the northern boundary of the Northgate

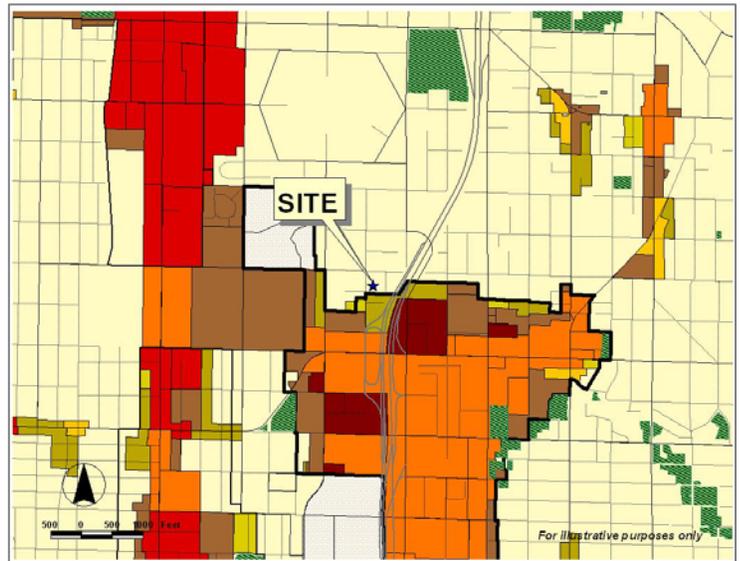


Figure 1 Area Map



Figure 2 Site Map

Urban Center/Village), the parcels are within the Northgate Overlay District, and are within two planning area boundaries: The Northgate Area Comprehensive Plan, and the Broadview-Bitter Lake-Haller Lake Neighborhood Plan Areas (Figures 9 and 10).

The existing pattern of development corresponds with established zoning insofar as properties to the west, north, and east of the subject rezone site are developed with single family residential structures - large lots, large yards, mature vegetation, and older one and two-story single family homes. Properties south of the site in the Northgate Urban Core are more intensely developed with single and multifamily residences, and commercial development. A Lowrise 2 multifamily residential zone (L-2) is situated between the single family zones to the north and the commercial and highrise zones south within the Northgate Urban Center.

The north and northeast areas of Seattle, formerly known as the Greenwood District, the Pinehurst District and the Lake City District, were among the last areas to be annexed to the City (1952 to 1954). According to HistoryLink.org, a community-based encyclopedia of history, the lands were originally platted into large one to 10 acre lots, primarily for farmland and summer cabins, beginning in the late 1860s. Orchards, dairy farms, chicken farms and grazing land were scattered across the landscape until the 1950s when the region saw a significant increase in growth and development (and out-migration of the center-city), such as when the Northgate Mall opened in 1950. The subject parcels, and those within the broad Haller Lake community, have been designated residential since the Greenwood District was annexed to the City in 1954, initially designated as First Residence District, District A (RI-A).

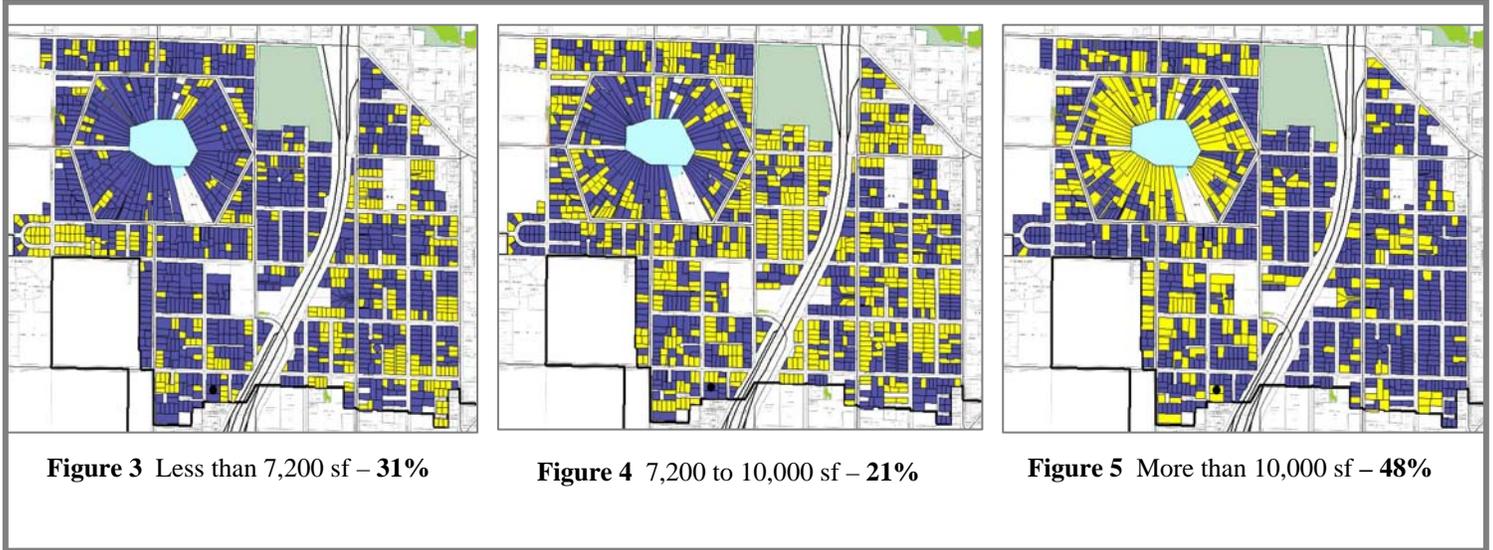
Based on a survey of 1,424 single family zoned parcels (SF 7200) north and northeast of the proposed rezone parcels, parcel sizes within the broader Haller Lake community currently range in size from 1,655 square feet to over 35,000 square feet in. At present, 31% of the properties zoned single family in this northeast quadrant of the City are less than 7,200 square feet in land area (Figures 3-5). A closer look at properties surrounding the subject parcels indicates that 26% of the properties are less than 7,200 square feet in land area (Figures 6-8). These figures illustrate the wide range of parcel sizes that currently exist in this expansive SF 7200 zone, all of which support the strong residential character of the area.

Proposal Description

The applicant has submitted an application, with supporting documentation per SMC 23.76.040 D, for an amendment to the Official Land Use Map. The proposal is to rezone two parcels of land from Single Family with a minimum lot area of 7,200 sq. ft. to Single Family with a minimum lot area of 5,000 sq. ft. (SF 7200 to SF 5000). Parcel sizes are as follows: 1) North parcel, 11340 Corliss Avenue North, 17,229 square feet; 2) South parcel, 11334 Corliss Avenue North, 17,243 square feet. The applicant has indicated that the owners of the two subject parcels are in support of the rezone application, and anticipate future subdivision of the parcels. Both existing single family residences are to remain.

The Land Use Code, section SMC 23.34, "Amendments to Official Land Use Map (Rezoning)," allows the City Council to approve a map amendment (rezone) according to procedures as provided in Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions.

Parcels within the Broader Single Family 7200 Zone (selected parcels in yellow)



Parcels in Closer Proximity to the Subject Rezone Site (selected parcels in yellow)



Public Comments

Notice of the proposed action was published on April 10, 2008. The public comment period ended April 24, 2008. During the comment period the Department received five comment letters. Comments centered on potential negative impacts of future construction, and on prohibiting other than single family residential development in the neighborhood.

Comment letters, application documents, and associated materials may be found in the Land Use Application file, which is available for review at DPD's Public Resource Center (PRC), 700 Fifth Ave, Suite 2000 ([PRC](#)).

ANALYSIS - REZONE

Seattle Municipal Code section 23.34.007 and the following sections set forth the criteria for rezone application evaluation. The provisions shall be weighed and balanced together to determine which zone or height designation best meets those provisions. Zone function statements shall be used to assess the likelihood that the area proposed to be rezoned would function as intended. No single criterion or group of criteria shall be applied as an absolute requirement or test of appropriateness of a zone designation, nor is there a "hierarchy of priorities" for rezone considerations, unless a provision indicates the intent to constitute a requirement or sole criterion.

The two parcels are currently zoned single family (SF 7200), and as such, the Department of Planning and Development (DPD) concludes that Seattle Municipal Code (SMC) Sections 23.34.007 and 23.34.008 apply to this land use proposal.

General Rezone Criteria (SMC 23.34.008)

General rezone criteria are set forth in Seattle Municipal Code (SMC) 23.34.008. Subsection SMC 23.34.008.B states as follows: "The most appropriate zone designation shall be that for which the provisions for designation of the zone type and locational criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation."

A. To be approved a rezone shall meet the following standards:

- 1. In urban centers and urban villages the zoned capacity for the center or village taken as a whole shall be no less than one hundred twenty-five percent (125%) of the growth targets adopted in the Comprehensive Plan for that center or village.*
- 2. For the area within the urban village boundary of hub urban villages and for residential urban villages taken as a whole the zoned capacity shall not be less than the densities established in the Urban Village Element of the Comprehensive Plan.*

The subject site is not within an Urban Center or Urban Village identified in the Seattle Comprehensive Plan, or as amended by subsequent ordinances. This criterion does not apply to the proposed rezone application.

B. Match Between Zone Criteria and Area Characteristics. The most appropriate zone designation shall be that for which the provisions for designation of the zone type and the locational criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation.

The City of Seattle has three residential single family zone designations: Single Family 9600, Single Family 7200, and Single Family 5000. The proposal is to rezone two parcels of land currently designated single family to a single family zone of slightly greater intensity – SF 7200 to SF 5000.

The function of single family zones is to provide predominantly detached single-family structures on lot sizes compatible with the existing pattern of development and the character of the single-family neighborhood (SMC 23.34.011). The rezone proposal meets this criterion. SMC Section 23.34 does not provide locational criteria for different single family minimum lot sizes. The zone designation will remain the same, as will the potential number of dwelling units per lot, and the development standards for the new zone, though the minimum lot area per site is proposed to decrease from 7,200 square feet to 5,000 square feet. The parcels will continue to provide detached single-family structures on lots compatible with the existing pattern of development and character of the single-family neighborhood.

C. Zoning History and Presidential Effect. Previous and potential zoning changes both in and around the area proposed for rezone shall be examined.

The two parcels associated with the subject rezone have been designated residential since before the City of Seattle annexed the Greenwood District, 7.87 square miles of land area, in January, 1954. Zoning maps dating from 1947 indicate the two parcels were zoned First Residence District, Area District A (RI-A) until 1957 when the zone was updated to single family residence medium density zone (RS 7200), and again in 1982 to single family with a minimum lot area of 7,200 sq. ft. (SF7200). This pattern of single family residential zoning extends north and east covering the majority of single family land area to Lake Washington on the east, and to the City limits north of the site.

Zoning changes, previous and potential, since July, 2000:

- **Previous:** SF 7200 to L-1, 2140 N 113th Street; Ordinance 122206, August of 2006. Petition of Howland Homes, LLC, Council File 307285, Project No. 2500126; approximately 250 feet southwest of the subject rezone site and outside of the Northgate Urban Center/Village. The Department determined that this site did not meet the single family locational criteria.
- **Potential:** SF 7200 to L-3, 13726 15th Avenue Northeast; MUP No. 3003300; approximately 1.5 miles northeast of the subject rezone site in a small mixed residential-commercial node close to the northern border of the Seattle city limits.
- **Potential:** The Northgate Area Rezone Proposal – In conjunction with the Northgate community and in alignment with the Northgate Area Comprehensive Plan, the City is proposing to change the zoning on up to 98 acres of land in the Northgate Urban Center. Notice of the Northgate Urban Center Rezone Draft EIS was published May 1, 2008, [Northgate Revitalization](#). The rezone proposal is intended to accelerate lagging development in the commercial core area of the Northgate Urban Center, generally along Northgate Way.

The rezone proposal, in and of itself, does not have a presidential effect. However, other similar properties may opt to submit similar land development proposals.

D. Neighborhood Plans.

1. *For the purposes of this title, the effect of a neighborhood plan, adopted or amended by the City Council after January 1, 1995, shall be as expressly established by the City Council for each such neighborhood plan.*
2. *Council adopted neighborhood plans that apply to the area proposed for rezones shall be taken into consideration.*

3. Where a neighborhood plan adopted or amended by the City Council after January 1, 1995 establishes policies expressly adopted for the purpose of guiding future rezones, but does not provide for rezones of particular sites or areas, rezones shall be in conformance with the rezone policies of such neighborhood plan.
4. If it is intended that rezones of particular sites or areas identified in a Council adopted neighborhood plan are to be required, then the rezones shall be approved simultaneously with the approval of the pertinent parts of the neighborhood plan.

The subject rezone site falls within two neighborhood planning areas:

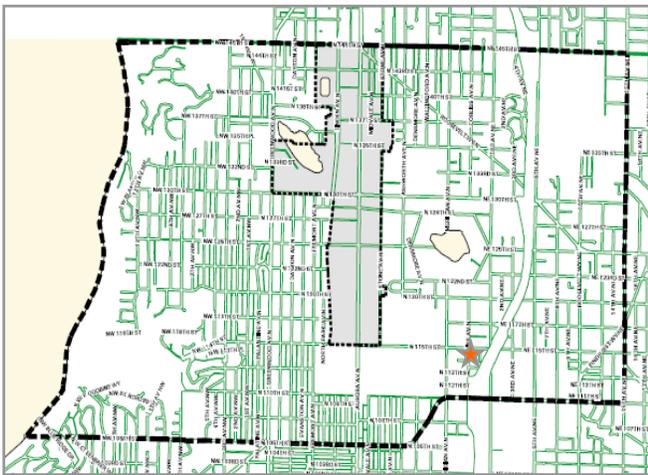


Figure 9 Broadview-Bitter Lake-Haller Lake NP

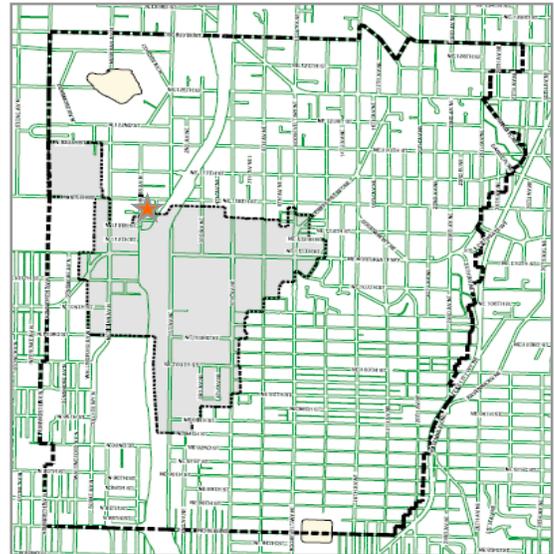


Figure 10 Northgate Area Comprehensive Plan

The Department, as a function of the analysis of this rezone proposal, found each of the following neighborhood and comprehensive plan goals and policies pertinent to the current proposal (enumerated items are from the Seattle Comprehensive Plan, *Towards a Sustainable Seattle*, 2006).

Northgate Area Comprehensive Plan (Plan Adopted 1993):

- **NG-G2:** A thriving, vital, mixed-use center of concentrated development surrounded by healthy single-family neighborhoods transformed from an underutilized, auto-oriented office/retail area;
- **NG-G3:** The surrounding neighborhoods are buffered from intense development in the core, but have ready access to the goods, services, and employment located in the core via a range of transportation alternatives including walking, bicycling, transit, and automobile;
- **NG-G4:** The most intense and dense development activity is concentrated within the core;
- **NG-P6:** Promote additional multifamily housing opportunities for households of all income levels to the extent that a compatible scale and intensity of development can be maintained with adjacent single-family areas;
- **NG-P7:** Reduce conflict between activities and promote a compatible relationship between different scales of development by maintaining a transition between zones where significantly different intensities of development are allowed;

- **NG-P8:** Maintain the character and integrity of the existing single-family zoned areas by maintaining current single family-zoning on properties meeting the locational criteria for single-family zones ¹.

Broadview-Bitter Lake-Haller Lake Neighborhood Plan (Adopted 1999):

- Areas zoned for single family residential use shall be protected from the impacts of nearby commercial and higher density residential uses;
- New single family homes will be designed and sited to fit in with the surrounding neighborhoods;
- **BL-P14:** Seek to minimize the impacts of commercial and higher density residential uses on single family residential areas.

Seattle Comprehensive Plan, *Towards a Sustainable Seattle* (January, 2006):

- **UVG29:** Support and maintain the positive qualities of areas outside of urban centers;
- **UV35:** Provide that the area of the city outside urban centers and villages remain primarily as residential and commercial areas with allowable densities similar to existing conditions, or as industrial areas, or major institutions;
- **UV36:** Protect single-family areas, both inside and outside of urban villages. Allow limited multifamily, commercial, and industrial uses outside of villages to support the surrounding area or to permit the existing character to remain;
- **LU5:** Consider, through neighborhood planning processes, recommendations for the revision of zoning to better reflect community preferences for the development of an area, provided that consistency between the zoning and this Plan is maintained. Consider relevant goals and policies in adopted neighborhood plans when evaluating a rezone proposal;
- **LUG9:** Preserve and protect low-density, single-family neighborhoods, that provide opportunities for home-ownership, that are attractive to households with children and other residents, that provide residents with privacy and open spaces immediately accessible to residents, and where the amount of impervious surface can be limited;
- **LUG9:** Preserve the character of single-family residential areas and discourage the demolition of single-family residences and displacement of residents, in a way that encourages rehabilitation and provides housing opportunities throughout the city. The character of single-family area includes use, development, and density characteristics;
- **LUG10:** Provide for different intensities of single-family areas to reflect differences in the existing and desired character of single-family areas across the city. Allow development that is generally consistent with the levels of infrastructure development and environmental conditions in each area. Include opportunities for low-cost subsidized housing single-family areas;
- **LU57:** Designate as single-family residential areas, those areas that are predominantly developed with single-family structures and area large enough to maintain a low-density development pattern.

The adopted portions of the two neighborhood plans do not provide direction as to the rezoning of this particular site. However, they speak clearly to maintaining the existing single family character of the site and surrounding area, and to protecting and preserving properties currently zoned as single family. The proposed rezone responds to the goals and policies stated in the above plans.

¹ Comprehensive plan language amended by Ordinance 121701, 2005.

E. Zoning Principles. The following zoning principles shall be considered:

1. *The impact of more intensive zones on less intensive zones or industrial and commercial zones on other zones shall be minimized by the use of transitions or buffers, if possible. A gradual transition between zoning categories, including height limits, is preferred.*
2. *Physical buffers may provide an effective separation between different uses and intensities of development. The following elements may be considered as buffers:*
 - a. *Natural features such as topographic breaks, lakes, rivers, streams, ravines and shorelines;*
 - b. *Freeways, expressways, other major traffic arterials, and railroad tracks;*
 - c. *Distinct change in street layout and block orientation;*
 - d. *Open space and greenspaces.*
3. *Zone Boundaries;*
 - a. *In establishing boundaries the following elements shall be considered:*
 - i. *Physical buffers as described in subsection E2 above;*
 - ii. *Platted lot lines.*
 - b. *Boundaries between commercial and residential areas shall generally be established so that commercial uses face each other across the street on which they are located, and face away from adjacent residential areas. An exception may be made when physical buffers can provide a more effective separation between uses.*
4. *In general, height limits greater than forty (40) feet should be limited to urban villages. Height limits greater than forty (40) feet may be considered outside of urban village where higher height limits would be consistent with an adopted neighborhood plan, a major institution's adopted master plan, or where the designation would be consistent with the existing built character of the area.*

The impact of a more intensive single family zone on the existing single family zone is based on the potential for subdividing to create two additional parcels of land, for a combined total of six parcels of land; three parcels, each with a minimum of 5,000 square feet, subdivided from one of the two existing lots (Table 1). Along with the potential of creating six parcels of 5,000 square feet each, comes the potential for developing four, rather than two, single family housing units (as stated earlier, the two existing single family residences are proposed to remain). The proposed rezone would provide ample developable area for potential homes, per the Land Use Code's Single Family development standards (SMC 23.44). Additionally, the proposed rezone offers a modest zone transition and buffer from the intense zones extending from the urban center boundary south of the subject, as does I-5 provide a buffer to the more intensive development east of I-5.

	Existing SF 7200	Rezone SF 5000
North Parcel 11340 Corliss Ave N 17,229 sq. ft	$17,229/7200 = 2.4$ 2 lots with a min. area of 7,200 sq. ft.	$17,229/5000 = 3.4$ 3 lots with a min. area of 5,000 sq. ft.
South Parcel 11334 Corliss Ave N 17,243 sq. ft.	$17,243/7200 = 2.4$ 2 lots with a min. area of 7,200 sq. ft.	$17,243/5000 = 3.4$ 3 lots with a min. area of 5,000 sq. ft.
Total Parcels N & S	4	6

Table 1 Existing and Potential Parcels/Dwelling Units

F. Impact Evaluation. The evaluation of a proposed rezone shall consider the possible negative and positive impacts on the area proposed for rezone and its surroundings.

- 1. Factors to be examined include, but are not limited to, the following:*
 - a. Housing, particularly low-income housing;*
 - b. Public services;*
 - c. Environmental factors, such as noise, air and water quality, terrestrial and aquatic flora and fauna, glare, odor, shadows, and energy conservation;*
 - d. Pedestrian safety;*
 - e. Manufacturing activity;*
 - f. Employment activity;*
 - g. Character of areas recognized for architectural or historic value;*
 - h. Shoreline view, public access and recreation.*
- 2. Service Capacities. Development which can reasonably be anticipated based on the proposed development potential shall not exceed the service capacities which can reasonably be anticipated in the area, including:*
 - a. Street access to the area;*
 - b. Street capacity in the area;*
 - c. Transit service;*
 - d. Parking capacity;*
 - e. Utility and sewer capacity;*
 - f. Shoreline navigation.*

The increase in development potential from the proposed rezone from SF 5000 to SF 7200 may result in perhaps two additional dwelling units. The level of traffic on the surrounding streets would increase, though not in a manner that would have a substantial impact on existing infrastructure resources or services. The level of noise generated in the neighborhood would increase, though not to a level that would exceed standard noise levels in single family neighborhoods, or exceed levels related to the spillover from Interstate 5.

G. Changed Circumstances. Evidence of changed circumstances shall be taken into consideration in reviewing proposed rezones, but is not required to demonstrate the appropriateness of a proposed rezone. Consideration of changed circumstances shall be limited to elements or conditions included in the criteria for the relevant zone and/or overlay designation in this chapter.

Based on an analysis of several indicators, listed below, single family residential development is the primary form of land use development that continues to occur in the immediate vicinity of the subject parcels, and throughout the broader Haller-Lake community. The trend of single family residential uses and development has changed little in the zone over the past 8 years.

Between the years 2000 and 2008, covering an area of 1,424 SF 7200 single family owned properties north and northeast of the subject site (including the subject site), and using DPD's permit tracking Activity Locator ([Activity Locator](#)), the following development actions have occurred:

- Demolition permits issued: 2 – both to demolish a single family residence and construct new single family residences;
- (New) Construction permits issued:
 - Single Family – 2 new single family structures per plan
 - Multifamily – Ø (none)
- Land Use Platting Actions: Issued – Ø (none)
 - Applications accepted – 1
- Council Actions: 2 applications for rezone (includes the current proposal under review)

H. Overlay Districts. If the area is located in an overlay district, the purpose and boundaries of the overlay district shall be considered.

The subject site is within the Northgate Overlay District (SMC 23.71), the purpose of which is to implement the Northgate Area Comprehensive Plan (Ordinance 116795). Development standards established in the district are geared to channel the highest intensity uses to the commercial core area and protect the character of the existing residential neighborhoods. Unless specifically modified by SMC 23.71, land area within the Northgate Overlay District is subject to the regulations of the underlying zone. The proposed rezone maintains the single family designation, and in this way supports the intent of the overlay district.

I. Critical Areas. If the area is located in or adjacent to a critical area (SMC Chapter 25.09), the effect of the rezone on the critical area shall be considered.

A steep slope environmentally critical area (ECA) has been identified on the south parcel, 11334 Corliss Avenue North, due to previous grading activities. An ECA *Limited Exemption* application was submitted to DPD and granted, February 21, 2008. ECA review will be required concurrent with (any) future building permit applications. As a result of the limited ECA exemption, no ECA steep slope variance is required in order to develop the buffer area of the steep slope feature. The exemption may be applied to (any) future short plat development applications.

Rezone Evaluation (SMC 23.34.007)

- A. The provisions of this chapter shall apply to all rezones except correction of mapping errors. In evaluating proposed rezones, the provisions of this chapter shall be weighed and balanced together to determine which zone or height designation best meets those provisions. In addition, the zone function statements, which describe the intended function of each zone designation, shall be used to assess the likelihood that the area proposed to be rezoned would function as intended.*
- B. No single criterion or group of criteria shall be applied as an absolute requirement or test of the appropriateness of a zone designation, nor is there a hierarchy or priority of rezone considerations, unless a provision indicates the intent to constitute a requirement or sole criterion.*
- C. Compliance with the provisions of this chapter shall constitute consistency with the Comprehensive Plan for the Purpose of reviewing proposed rezones, except that Comprehensive Plan Shoreline Area Objectives shall be used in shoreline environment re-designations as provided in SMC Subsection 23.60.060 B3.*

- D. Provisions of this chapter that pertain to areas inside of urban centers or villages shall be effective only when a boundary for the subject center or village has been established in the Comprehensive Plan. Provisions of this chapter that pertain to areas outside of urban villages or outside of urban centers shall apply to all areas that are not within an adopted urban village or urban center boundary. This subsection does not apply to the provisions of other chapters including, but not limited to, those which establish regulations, policies, or other requirements for commercial/mixed use areas inside or outside of urban centers/villages as shown on the Future Land Use Map.*
- E. The procedures and locational criteria for shoreline environment re-designations are located in Sections 23.60.060 and 23.60.220 respectively.*
- F. Mapping errors due to cartographic or clerical mistakes may be corrected through process required for Type V Council land use decisions in SMC Chapter 23.76 and do not require the evaluation contemplated by the provisions of this chapter.*

The above analysis considered the foregoing criteria. Given the circumstances of the subject properties, the history of zoning, and the goals and policies of neighborhood and comprehensive planning, the Single Family 5000 zone (SF 5000) appears to be as suitable a zoning designation for the property as is the existing Single Family 7200 zone (SF 7200).

The zone designation of SF 5000 would support and protect the predominant character of the neighborhood north of the Northgate Urban Center/Village boundary. The zone designation of SF 5000 would provide new opportunities for single family home ownership, and encourage reinvestment in the residential quality of the neighborhood. The SF 5000 designation would add further value to the vicinity by providing a modest buffer between the less intense single family zone to the north and the multifamily and commercial zones south of the urban center boundary. The compatible scale of development would persist with the rezone, and the SF 5000 zone designation is not expected to burden the existing infrastructure or services currently offered in the area.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant, dated March 24, 2008, and annotated by the Department. The information in the checklist, supplemental information provided by the applicant, project plans, and the experience of the lead agency with review of same project form the basis for this analysis and decision.

The SEPA Overview Policy clarifies the relationship between codes, policies, and environmental review (SMC 25.05.665 D). Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states in part: "Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" subject to some limitations. Under certain limitations and/or circumstances mitigation may be considered (SMC 25.05.665 D 1-7). Thus, a more detailed discussion of some of the impacts is appropriate.

Short-term Impacts

Although no development of the site is proposed, the rezone would potentially allow construction of two additional dwelling units on the subject parcels. Based on the potential addition of two parcels and possibly two additional housing units, the following temporary or construction-related impacts would be expected with future development: decreased air quality due to suspended particulates from building activities; increased traffic and demand for parking from construction equipment and personnel; increased noise; and consumption of renewable and nonrenewable resources.

Further, construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions that might result from development of single family housing units in these two parcels of land. Therefore, no conditioning pursuant to SEPA policies is warranted.

Long-term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal, similar in type and level of impacts stated above (Short-term Impacts). Increasing the potential density of the rezone area from 4 to 6 dwelling units may result in increased height, bulk and scale, increased pedestrian and vehicular traffic in the area, increased demand for parking, increased light, glare and noise, and increased demand for public services and utilities. The impacts are anticipated to be minor in scope, however, and do not warrant SEPA mitigation.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2c.
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2c.

RECOMMENDATION – REZONE

The Director of the Department of Planning and Development recommends that the proposed rezone to SF 5000 be **APPROVED**.

CONDITIONS - SEPA

None.

Signature: _____ (signature on file)
Catherine McCoy, Land Use Planner
Department of Planning and Development
Land Use Services

Date: November 13, 2008