

CITY OF MERCER ISLAND
DEVELOPMENT SERVICES GROUP

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CITY USE ONLY	
Date Received	
File No	SEP18-011
Received By	

ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

PRE-APPLICATION MEETING

A pre-application meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.

Please note: pre-application meetings are held on Tuesdays, by appointment. To schedule a meeting, submit the meeting request form and the pre-application meeting fee (see fee schedule). Meetings must be scheduled at least one week in advance. Applicants are required to upload a project narrative, a list of questions/discussion points, and preliminary plans to the Mercer Island File Transfer Site one week ahead of the scheduled meeting date.

SUBMITTAL REQUIREMENTS

In addition to the items listed below, the code official may require the submission of any documentation reasonably necessary for review and approval of the land use application. An applicant for a land use approval and/or development proposal shall demonstrate that the proposed development complies with the applicable regulations and decision criteria.

- A. **Completed pre-application.**
- B. **Development Application Sheet.** Application form must be fully filled out and signed.
- C. **Development Plan Set.** Please refer to the development plan set “tip sheet” in preparing plans.
- D. **Title Report.** Less than 30 days old.
- E. **SEPA checklist.**

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. 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.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal. For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

- 1. Name of proposed project, if applicable:
Comprehensive Plan amendment and Rezone for Parcel 12

- 2. Name of applicant:
City of Mercer Island

- 3. Address and phone number of applicant and contact person:
Nicole Gaudette, Senior Planner, Development Services Group, City of Mercer Island
206-275-7719

- 4. Date checklist prepared:
June 6, 2018

- 5. Agency requesting checklist:
City of Mercer Island

- 6. Proposed timing or schedule (including phasing, if applicable):
Planning Commission public hearing: August 29, 2018
City Council action: Late 2018

7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain:

Yes. The City intends to create a future public-private partnership to provide approximately 100 transit commuter parking stalls as part of a future, undefined mixed-use project.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

None related to the Comprehensive Plan amendment and rezone. Any future development project would provide information about soil contamination, traffic and other studies required as part of a future SEPA review.

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:

None.

10. List any government approvals or permits that will be needed for your proposal, if known:

City Council approval of a Comprehensive Plan amendment and Rezone.

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.)

Proposal is to change the Comprehensive Plan land use designation and zoning classification from Public Institution (P) to Town Center (TC). This also includes amending related maps in both the Comprehensive Plan and zoning code to add the parcel within the Town Center boundary.

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.

Generally located within Parcel 12 (Sunset Highway), North of 7810 SE 27th St., East of 78th Ave. SE, West of 80th Ave. SE and South of I-90.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

Flat Rolling Hilly Steep slopes Mountainous Other

b. What is the steepest slope on the site (approximate percent slope)?
0%

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.

Unknown.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No.

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.

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

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

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

3. Water

a. Surface:

i. 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.

No.

ii. 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.

No.

iii. 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.

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

b. Ground

- i. 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.

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

- ii. 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.

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

c. Water runoff (including stormwater):

- i. Describe the source of runoff (including stormwater) 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.

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

- ii. Could waste materials enter ground or surface waters? If so, generally describe.

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

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

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

4. Plants

- a. Check types of vegetation found on the site
 - Deciduous tree: Alder, Maple, Aspen, other
 - Evergreen tree: Fir, Cedar, Pine, other
 - Shrubs
 - Grass
 - Pasture
 - Crop or grain
 - Wet soil plants: Cattail, buttercup, bulrush, 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?

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

- c. List threatened or endangered species known to be on or near the site.

No known threatened or endangered species are on or near the site

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

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

No known noxious weeds or invasive species on the site

5. Animals

- a. State any birds and animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

No known threatened or endangered species are on or near the site

c. Is the site part of a migration route? If so, explain.

Does not apply

d. Proposed measure to preserve or enhance wildlife, if any:

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

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

No known invasive species on the site.

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.

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

i. Describe any known or possible contamination at the site from present or past uses.

Property adjacent to the subject site was previously used as a gas station. The City is investigating for possible contamination; mitigation, if needed, will occur during project construction.

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- ii. 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 related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

- iii. 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.

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

- iv. Describe special emergency services that might be required.

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

- v. Proposed measures to reduce or control environmental health hazards, if any:

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

b. Noise

- i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

- ii. 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.

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

- iii. Proposed measures to reduce or control noise impacts, if any:

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA 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.

Parcel 12 is currently used primarily as a dead-end street with sidewalk and parking and a portion of the Greta Hackett Outdoor Sculpture Gallery. The adjacent property owned by Washington Department of Transportation is currently improved with landscaping, trees, shrubs, and a portion of the Greta Hackett Outdoor Sculpture Gallery. The current use will not be affected by the Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

- 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?

No.

- c. Describe any structures on the site.

The Greta Hackett Outdoor Sculpture Gallery contains several sculptures. There are no other structures on the site.

- d. Will any structures be demolished? If so, what?

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

- e. What is the current zoning classification of the site?

Public Institution (P).

- f. What is the current comprehensive plan designation of the site?

Public Institution (P).

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

- h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.

Yes: Potential slide area and seismic hazard area

i. Approximately how many people would reside or work in the completed project?
None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

j. Approximately how many people would the completed project displace?
None.

k. Proposed measures to avoid or reduce displacement impacts, if any:
None needed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None.

c. Proposed measures to reduce or control housing impacts, if any:
None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior material(s) proposed?
No structures are proposed related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

b. What views in the immediate vicinity would be altered or obstructed?
None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

c. Proposed measures to reduce or control aesthetics impacts, if any:
None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No, related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

c. What existing off-site sources of light or glare may affect your proposal?
None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

d. Proposed measures to reduce or control light and glare impacts, if any:
None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Aubrey Davis Park and the Greta Hackett Outdoor Sculpture Gallery are adjacent to Parcel 12.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No, related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No.

- 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.

No.

- 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.

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

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.

Parcel 12 is also known as a portion of Sunset Highway. Parcel 12 intersects with 78th Ave. SE on the west and is near I-90 on the north and 80th Ave. SE to the east.

- 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?

Yes. Parcel 12 is not served by transit, but the Mercer Island Park & Ride is to the north across I-90. The eastern entrance to the Link Light Rail Mercer Island Station opening in 2023 is located about 230 feet to the north.

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No, related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

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

No.

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?

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

15. Public services

a. Would the project result in an increased need for public services (for example; fire protection, police protection, health care, schools, other)? If so, generally describe.

No, related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

b. Proposed measures to reduce or control direct impacts on public services, if any.
None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

16. Utilities

a. Check utilities currently available at the site:

Electricity <input checked="" type="checkbox"/>	Natural Gas <input type="checkbox"/>	Water <input checked="" type="checkbox"/>	Refuse Service <input checked="" type="checkbox"/>
Telephone <input type="checkbox"/>	Sanitary sewer <input type="checkbox"/>	Septic system <input type="checkbox"/>	Other <input type="checkbox"/>

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

C. SIGNATURE

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the answers to the attached SEPA Checklist 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:



Date Submitted: July 23, 2018

SEPA RULES

SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; productions, storage, or release of toxic or hazardous substances; or production of noise?

If adopted, the proposal would potentially encourage a more intensive re-development of the parcel than the current street use. This could increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The proposed commuter parking will be located near the transit station and will encourage the use of public transit. The use of public transit would result in less emissions to the air than the use of single occupancy vehicles.

Proposed measures to avoid or reduce increases are:

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
If adopted, the proposal would potentially encourage a more intensive re-development of the parcel than the current street use. This could affect plants, animals, fish, or marine life.
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Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

3. How would the proposal be likely to deplete energy or natural resources?
If adopted, the proposal would potentially encourage a more intensive re-development of the parcel than the current street use. This re-development would use but not deplete energy or natural resources.
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Proposed measures to protect or conserve energy and natural resources are:

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

If adopted, the proposal would potentially encourage a more intensive re-development of the parcel than the current street use. This could affect environmentally sensitive areas and the adjacent park.

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

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

If adopted, the proposal would potentially encourage a more intensive re-development of the parcel than the current street use and change the allowable use of the land.

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

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

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

If adopted, the proposal would potentially encourage a more intensive re-development of the parcel than the current street use. This could increase demands on transportation or public services and utilities.

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

None related to Comprehensive Plan amendment and rezone. Any future development of the site will be subject to its own SEPA review.

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

The proposal would not conflict with local, state, or federal laws or requirements for the protection of the environment.

[Statutory Authority: RCW [43.21C.110](#). WSR 16-13-012 (Order 15-09), § 197-11-960, filed 6/2/16, effective 7/3/16. Statutory Authority: RCW [43.21C.110](#) and [43.21C.100](#) [43.21C.170]. WSR 14-09-026 (Order 13-01), § 197-11-960, filed 4/9/14, effective 5/10/14. Statutory Authority: RCW [43.21C.110](#). WSR 13-02-065 (Order 12-01), § 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]