

# CITY OF BOTHELL PUBLIC NOTICE

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## STATE ENVIRONMENTAL POLICY ACT (SEPA)

### MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

### PROPOSED 2019 COMPREHENSIVE PLAN AND ASSOCIATED IMPLEMENTING REGULATIONS AMENDMENTS

#### Description of proposal:

The 2019 *Imagine Bothell...* Comprehensive Plan and associated implementing regulations to the Bothell Municipal Code includes the following:

- Amend the *Imagine Bothell...* Capital Facilities Element to include improvements to the City's Fire Stations, as approved by voters with passage of a Public Safety Levy in November of 2018.
- Establish minimum residential densities and non-residential floor area ratios (FAR) within the Canyon Park and North Creek / NE 195 ST Subarea activity centers to ensure the City achieves its population and employment growth targets as mandated by the Multi-County Planning Policies. It is important to note that these Plan and Code amendments establish *minimum* levels of development that are substantially *less than the maximum* amounts currently allowed. In other words, the potential impacts of this action are less than those previously analyzed under prior environmental evaluations of the *Imagine Bothell...* Comprehensive Plan's activity centers.

#### **Background**

The City of Bothell established activity centers in 2002 as a means of focusing growth where transportation, utilities, transit services, and other infrastructure were capable of accommodating higher levels of population and employment growth. Activity centers are identified by the zoning classifications of: Residential-Activity Center (R-AC), Office Professional (OP), Community Business (CB), Light Industrial (LI) and other zones.

The BMC currently establishes no *maximum* residential density or non-residential intensity of land uses within the City's activity centers allowing site and building regulation limitations to cap density and intensity. However, the current BMC also does not specify a *minimum* level of development as is required for all other residential zoning classifications. Recently, the City has received development proposals in activity centers that are at densities and intensities that are less than those needed for the City to meet its population and employment growth targets. This could result in the City failing to meet its regional growth obligations resulting in a need to accommodate growth in other portions of the City.

A Final Environmental Impact Statement (FEIS) was issued for the City's original adoption of the *Imagine Bothell...* Comprehensive Plan in 1993 with Supplements to that FEIS issued in 1996 and 2000. Another FEIS was issued for the creation of activity centers and establishment of building heights in 2002. Another FEIS was issued for the City's first update of the Comprehensive Plan in 2004 with supplements to that EIS issued in 2005 and 2006 for subsequent Comprehensive Plan amendments.

Finally, a Mitigated Determination of Non-Significance was issued for the 2015 Periodic Plan and Code update which evaluated impacts of adding the R-AC zone to the Canyon Park Business Park. The 2015 Periodic Update MDNS included an evaluation of level of service impacts to the City's transportation corridors.

The proposed 2019 amendments to the *Imagine Bothell...* Comprehensive Plan and Implementing regulations of the Bothell Municipal Code constitute a non-project action under SEPA.

**Proponent:** City of Bothell

**Location:** The 2019 amendments to the *Imagine Bothell...* Comprehensive Plan and implementing regulations of the Bothell Municipal Code affect the Canyon Park and the North Creek/NE 195 ST Subareas and the Capital Facilities Element regarding the re-construction of Fire Stations 42 and 45.

**Lead Agency:** City of Bothell

**Determination:**

The lead agency for this proposal has determined that it would not have a probable significant adverse impact on the environment due to mitigating measures built into the Plan and implementing development regulations. Such mitigation measures include but are not limited to:

- Land Use - distribution of land uses in a manner that supports compact urban development and walkable neighborhoods, and accommodates the City's population and employment growth targets. The amendments to the Canyon Park and North Creek/NE 195 ST Subareas would establish certain minimum residential densities and non-residential floor area ratios thereby facilitating the goals and policies of the Land Use Element
- Natural Environment - Protection and restoration of natural features, water quality, wildlife habitat and reduction in greenhouse gas emissions;
- Housing and Human Services - Measures to create a diverse community including all income levels, preserve and create affordable housing, accommodate population growth in a variety of housing options, and identify services for that segment of the population which may find difficulty in finding such services. The amendments to the Canyon Park and North Creek/NE 195 ST Subareas would establish certain minimum residential densities thereby facilitating the goals and policies of the Housing and Human Services Element;
- Urban Design - Establish a community design and a community form that embraces Bothell's vision, creates a logical street network, promotes walkable neighborhoods, establishes building design and site design objectives;
- Transportation - Identifies existing transportation infrastructure and needed expansion of the City's transportation network for vehicles, mass transit, pedestrians, bicycles, and other forms of human movement within and throughout the City, identifies transportation improvements and future actions to accommodate walkable neighborhoods and non-motorized transportation choices;
- Shorelines - adoption of the Bothell Shorelines Master Program as approved by the Washington State Department of Ecology;
- Historic Preservation - addresses the need to preserve Bothell's history and historic landmarks which contain or represent that history;
- Parks, Recreation and Open space - Adopts the City's adopted Parks, Recreation and Open Space Plan which guides acquisition, development, and maintenance of Bothell Parks and open spaces; and
- Implementation of development regulations within Volume II of the Bothell Municipal Code including land uses, critical areas regulations, transportation mitigation, landmark

preservation and many other provisions all of which implement the *Imagine Bothell...* Comprehensive Plan.

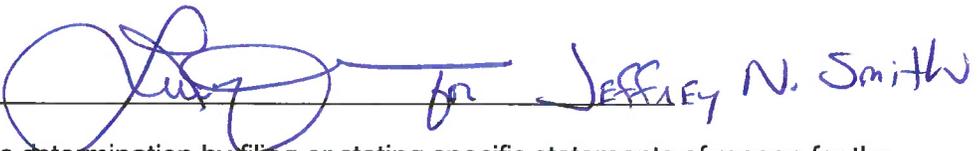
An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request or can be viewed at the Community Development offices located at 18415 101 Ave NE, Bothell, WA 98011 or on-line at: <http://www.ci.bothell.wa.us/1127/Active-Comprehensive-Plan-and-Code-Amend> - Look under 'Minimum Density and Intensity - Activity Centers Plan and Code amendments'

This Mitigated Determination of Non-Significance (DNS) is issued under WAC 197-11-350.

**Comment Period:**

The lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by 5:00 p.m. November 22, 2019, to Bruce Blackburn, Senior Planner, via e-mail at [bruce.blackburn@bothellwa.gov](mailto:bruce.blackburn@bothellwa.gov), or via United States Postal Service or other delivery method at the address below.

Responsible Official: Jeffery N. Smith  
Position / title: Development Services Manager  
Address: 18415 101 Ave NE, Bothell, WA 98011  
Phone: 425-806-6407  
Issue Date: November 8, 2019

Signature:  A handwritten signature in blue ink, appearing to read 'Jeffery N. Smith', is written over a horizontal line. The signature is stylized and includes the letters 'for' in a smaller font.

**Appeal:** You may appeal this determination by filing or stating specific statements of reason for the appeal with the Responsible Official at the address above. Appeals must be received no later than seven days following the comment period or by 5:00 p.m. November 28, 2019. Public hearings of such appeals will be scheduled upon analysis of the filed appeal. Notice of the time and date of such hearing will be issued separately and within 30 days of the date of the hearing, when such date is established.

You should be prepared to make specific factual objections. SEPA appeals must be submitted precisely as outlined and detailed in BMC Title 14.02 and BMC Title 11. Contact Jeff Smith at the Department of Community Development (425-806-6407) to read or ask about the procedures for SEPA appeals.

The issuance of this MDNS should not be interpreted as acceptance or approval of the subject proposal as presented. It only assesses the degree of environmental impact and any mitigation required to reduce that impact below a level of significance. The City of Bothell, in its review for consistency with the requirements of adopted state law, the *Imagine Bothell...* Comprehensive Plan, and applicable land use codes, reserves the right to approve, deny, or revise, these potential Plan and Code amendments.

# CITY OF BOTHELL

## SEPA Checklist

### A. Background (to be completed by applicant)

1. Name of proposed project, if applicable:  
**2019 Imagine Bothell... Comprehensive Plan and associated implementing regulations amendments to the Bothell Municipal Code**

2. Name of applicant: **City of Bothell**

3. Address and phone number of applicant and contact person:

**City of Bothell  
Department of Community Development  
18415 101 Avenue NE  
Bothell, WA 98011**

**Checklist prepared by City of Bothell. Contact person:**

**Bruce Blackburn, Senior Planner  
18415 101 Avenue NE  
Bothell, WA 98011  
425-806-6405**

4. Date checklist prepared: **November 6, 2019**

5. Agency requesting checklist: **City of Bothell**

6. Proposed timing or schedule (including phasing, if applicable):

**Tentative hearing schedule:**

- **City Council hearing**
  - **December 3, 2019**

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

**Yes. Future amendments to the *Imagine Bothell... Comprehensive Plan and associated implementing regulations of the Bothell Municipal Code occur annually or, in the case of amendments to the Bothell Municipal Code, more frequently.***

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

**The City has conducted numerous environmental reviews of previous Plan and Code amendments dating back to 1994 including preparation of Environmental Impact Statements. A list of directly related environmental information follows:**

- **Threshold Determination non-significance, Mitigated, 2015 Periodic Update to the Imagine Bothell... Comprehensive Plan and Code Update**
- **Transportation analysis - corridor level of service impacts 2015 Periodic Plan and Code amendments**

- Final Supplemental Environmental Impact Statement *Imagine Bothell...* 2006 Comprehensive Plan and Code amendments (2006 FSEIS);
- Final Supplemental Environmental Impact Statement *Imagine Bothell...* 2005 Comprehensive Plan and Code amendments;
- Final Environmental Impact Statement 2004 *Imagine Bothell...* Comprehensive Plan and Code Major Update
- Final Environmental Impact Statement 2002 *Imagine Bothell...* Comprehensive Plan and code amendments (2002 FEIS and Integrated SEPA/GMA document)
- Final Supplemental Environmental Impact Statement 2000 *Imagine Bothell...* Comprehensive Plan amendment
- Final Supplemental Environmental Impact Statement 1996 *Imagine Bothell...* Comprehensive Plan amendment
- Final Environmental Impact Statement 1994 *Imagine Bothell...* Comprehensive Plan

The following documents are available for viewing on the City of Bothell Web page via this link: <http://www.ci.bothell.wa.us/1127/Active-Comprehensive-Plan-and-Code-Amend>

- Threshold Determination non-significance, Mitigated, 2015 Periodic Update to the *Imagine Bothell...* Comprehensive Plan and Code Update
- Final Environmental Impact Statement 2002 *Imagine Bothell...* Comprehensive Plan and code amendments (2002 FEIS an Integrated SEPA/GMA document)

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.

**Yes. The City is conducting a comprehensive Update to its Canyon Park Subarea Plan which is a separate action from these amendments. That update will effectively replace the 2019 amendments related to the Canyon Park Subarea in July or August of 2020 with the adoption of the new Subarea Plan.**

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

**Adoption of an Ordinance by the City Council.**

11. Give a 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.

**This SEPA Checklist evaluates a proposal that would:**

- Amend the *Imagine Bothell...* Capital Facilities Element to include improvements to the City's Fire Stations, as approved by voters with passage of a Public Safety Levy in November of 2018.
- Establish minimum residential densities and non-residential floor area ratios (FAR) within the Canyon Park and North Creek / NE 195 ST Subarea activity centers to ensure the City achieves its population and employment growth targets as mandated by the Multi-County Planning Policies. It is important to note that these Plan and Code amendments establish *minimum* levels of development that are substantially *less than the maximum* amounts currently allowed. In other words, the potential impacts of this action are less than those previously analyzed under prior environmental evaluations of the *Imagine Bothell...* Comprehensive Plan's activity centers.

**This item will be the topic of a future City Council hearing tentatively scheduled for December 3, 2019 where interested parties may offer testimony prior to the City taking any action.**

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.

These Plan and Code amendments apply to the Canyon Park, North Creek / NE 195 ST Subareas and the City's Capital Facilities Element involving capital improvements to Fire Stations 42 (Canyon Park) and 45 (Downtown).

## B. Environmental elements

### 1. EARTH

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

Flat  Rolling  Hilly  Steep Slopes  Mountainous  
 Other

This Code amendment applies to the Canyon Park and North Creek/NE 195 ST Subareas as well as the Capital Facilities Element involving capital improvements to Fire Stations 42 and 45. Areas subject to this action include several types of geology, physiography, soils, hydrology, and other 'earth' features as well as a range of geographic locations, land uses, and landscape features.

The environmental impacts of specific proposed construction projects or actions which may be subject to these proposed Code amendments would be analyzed for environmental impacts as part of and future and specific development permit application(s) submitted to the City.

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

See B.1.a. Any future development would be subject to the City's Best Available Science (BAS) based Critical Areas Regulations of BMC Chapter 14.04. At the development application stage, a geologically hazardous assessment would be performed if the site is subject to the provisions of Chapter 14.04 BMC.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, much)? 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.

See B.1.a.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

See B.1.a. It is important to note, however, that all development proposal located within potentially geologically hazardous area would be subject to the Best Available Science (BAS) geological hazard regulations of Chapter 14.04. BMC

- 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.

See B.1.a.

- f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

See B.1.a.

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

See B.1.a.

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

Compliance with the City's Construction Standards which implement erosion control measures.

## 2. AIR

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

**None known beyond that already established in previous SEPA actions. This Plan and Code amendment applies to two Subareas and the Capital Facilities Element. Fire Stations 42 and 45 will conduct additional SEPA review once permits are applied for.**

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

**None known. See B.2.a.**

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

**See B.2.a No measures beyond those established within the BMC are necessary..**

## 3. WATER

### 1) Surface Water

- 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.

**Does not apply. This Plan and Code amendment applies to a non-project action involving two Subareas and the Capital Facilities Element and is not an evaluation of any specific project or site. Numerous surface water bodies including the Sammamish River, North Creek, tributaries to those water bodies and wetlands are located within the City of Bothell.**

- 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.

**See B.3.a.**

- 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.

**See B.3.a.**

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

**See B.3.a.**

- 5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

**Portions of the Canyon Park and North Creek / NE 195 ST Subareas are subject to inundation as identified by the Federal Emergency Management Agency (FEMA) as being below the 1 percent chance (100 year) flood elevation.**

- 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.

See B.3.a.

b. Groundwater:

- 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.

All areas included in this proposal have access to domestic water sources, from either the Alderwood Water and Wastewater District or the City of Bothell Water and Sewer District. See B.3.a.

- 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.

All areas included in this proposal have access to sanitary sewer services, from either the Alderwood Water and Wastewater District or the City of Bothell Water and Sewer District. See B.3.a.

c. Water runoff (including storm water):

- 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.

See B.3.a.

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

See B.3.a.

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

See B.3.a. Compliance with the City's adopted surface water regulations and standards. The City adopted the King County Surface water manual which has been determined to be an ecology-equivalent manual.

#### 4. PLANTS

a. Check or circle types of vegetation found on the site:

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

This Code amendment applies City-Wide and is not based upon any specific project or site. All of these vegetation types occur within the City of Bothell.

b. What kind and amount of vegetation will be removed or altered?

See B.4.a.

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

**This is a non-project proposal but it is acknowledged that threatened or endangered plant species are known to be within the City of Bothell and the Canyon Park and North Creek / NE 195 ST Subareas. See B.4.a.**

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

See B.4.a.

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

**It is known that Japanese Knotweed, Purple Loosestrife and Reed Canary grass are located in the City of Bothell and it is likely that other invasive plant species are present within the City limits. See B.4.a.**

## 5. ANIMALS

- a. List 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:

**See B.1.a. All of the above listed animals occur within the affected subareas.**

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

**Chinook Salmon are known to use the water resources within the Sammamish River and North Creek which flow through the Canyon Park and North Creek/NE 195 ST Subareas. Other threatened or endangered species may use the same or other habitats within the Subareas.**

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

**See B.5.a. The Sammamish River and North Creek are known as a habitat/migration area for several fish species, including Chinook Salmon. Other species including avian, mammalian and amphibian likely use these features and other locations as permanent or temporal habitat during migrations.**

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

**See B.5.a. Chapter 14.04 BMC contains the City's Critical Areas Regulations where specific regulations regarding protection, preservation and mitigation of wildlife impacts are detailed. No amendments to Chapter 14.04 (Critical Areas Regulations) are proposed as part of this action. It should also be noted that the BMC requires compliance with whichever regulation that provides the higher level of protection.**

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

**See B.5.a. No definitive information is on file but it is known that invasive animal species are located within the City of Bothell.**

## 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.

**This is a non-project Plan and Code amendment and is not based upon any specific project or site.**

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

**See B.6.a.**

- 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:

**See B.6.a. No measures identified but compliance with the adopted Washington State energy Code is required for all development.**

## **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.

**Does not apply. This Plan and Code amendment applies to two large subareas and the City's Capital Facilities Element and is not based upon any specific project or site.**

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

**See B.7.a.**

- 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.

**See B.7.a.**

- 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.

**See B.7.a.**

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

**See B.7.a.**

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

**N/A - This is a non-project and non-site-specific action. However, City and state regulations regarding hazardous materials and contamination would be applied if necessary.**

- b. Noise

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

**See B.7.a. Noise levels typical of a city environment are anticipated.**

- 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.

See B.7.a. Noise levels typical of a city environment are anticipated.

- 3) Proposed measures to reduce or control noise impacts, if any:

See B.7.a. This is a non-project action and does not apply to a specific site or property. Construction and other activities must be consistent with State and local regulations for environmental noise. Construction activities must further comply with specific noise controls as promulgated within the Bothell Municipal Code.

## 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.

**These Plan and Code amendments apply to two Subareas and the City's Capital Facilities Element and would potentially involve many different types of land 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?

**See B.8.a. Some lands within the City of Bothell were historically used for timber harvest and farmland purposes. See B.8.a.**

- 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: \_

**See B.8.a.**

- c. Describe any structures on the site.

**See B.8.a.**

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

**See B.8.a.**

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

**See B.8.a. These Plan and Code amendments would be applied to the following Activity Center zoning classifications:**

- Residential - Activity Center (R-AC)
- Office Professional (OP)
- General Commercial (GC)
- Community Business (CB)
- Neighborhood Business (NB)
- Light Industrial (LI)

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

**See B.8.a. These Plan and Code amendments would be applied to the following Activity Center Plan Designations:**

- Residential - Activity Center (R-AC)

- Office Professional (OP)
- General Commercial (GC)
- Community Business (CB)
- Neighborhood Business (NB)
- Light Industrial (LI)

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

**See B.8.a. These Code amendments could potentially be applied to all shoreline use designations..**

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

**Many lands within the City contain wetlands, streams, buffers, and other features which have been classified as environmentally sensitive and are subject to the City’s Critical Areas Ordinance of Chapter 14.04 BMC. Other types of critical areas protected by Chapter 14.04 or the Shorelines Master Program include frequently flooded areas, wetlands, streams, fish and wildlife habitat and potentially geologically hazardous areas.**

i. Approximately how many people would reside or work in the completed project?

**See B.8.a.**

j. Approximately how many people would the completed project displace?

**See B.8.a.**

k. Proposed measures to avoid or reduce displacement impacts, if any:

**No measures necessary. See B.8.a.**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

**This non-project action is an amendment to a number of Chapters of the Bothell Municipal Code and is consistent with a number of Comprehensive Plan policies.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

**None. See B.8.a.**

## 9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

**Does not apply. This Code amendment applies City-Wide and is not based upon any specific project or site.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

**No units would be removed as a result of this action beyond than that anticipated by the *Imagine Bothell...* Comprehensive Plan. See B.9.a.**

c. Proposed measures to reduce or control housing impacts, if any:

No housing units are being removed by this non-project action.

## 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?

**Not applicable. This Code amendment applies City-Wide and is not based upon any specific project or site. However, one of these amendments addresses the need to include the base or foundations of signs when determining sign height.**

- b. What views in the immediate vicinity would be altered or obstructed?

**Does not apply. See B.10.a.**

- c. Proposed measures to reduce or control aesthetic impacts, if any:

**Does not apply. See B.10.a.**

## 11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**Does not apply. This Code amendment applies City-Wide and is not based upon any specific project or site.**

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

**Does not apply. See B.11.a.**

- c. What existing off-site sources of light or glare may affect your proposal?

**Does not apply. See B.11.a.**

- d. Proposed measures to reduce or control light and glare impacts, if any:

**No measures necessary. See B.11.a.**

## 12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

**This is a non-project action though it is known that there are public parks within the Canyon Park and North Creek / NE 195 ST Subareas as well as private trails and recreation opportunities.**

- b. Would the proposed project displace any existing recreational uses? If so, describe.

**See B.12.a.**

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

**Compliance with parks impact mitigation requirements adopted as part of the BMC.**

## 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.

**This is a non-project action. This Plan and Code amendment is not based upon any specific project or site.**

- 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.

**This is a non-project action. See B.13.a.**

- 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.

**This is a non-project action. See B.13.a.**

- 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.

**This is a non-project action. See B.13.a.**

## **14. TRANSPORTATION**

- a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on-site plans, if any.

**This is a non-project action. The 2019 Plan and associated Code amendment is not based upon any specific project or site because it covers the Capital Facilities Elements and substantial portions of the Canyon Park and North Creek / NE 195 ST Subareas.**

**This Plan and Code amendment does not result in any increase to the currently permitted maximum levels of development. In other words, the current maximum development levels already established in the Comprehensive Plan and evaluated under previous environmental review remain in effect. As such, the proposed Code amendments will have no increased demand on transportation infrastructure and public services.**

**It is recognized that streets within the Canyon Park Business Center Business Park which is within the Canyon Park Subarea are currently private streets owned, maintained, and controlled by a private owners association. These streets were designed, reviewed and constructed as part of the development of the Business Park in the mid-to -late 1980s and were intended to support the growth and development of the Park. The Snohomish County approval of the business park included a provision where these private streets would be transferred to Snohomish County (which is now the City of Bothell) upon completion of the Park. Accordingly, the City and the Owner's Association are currently in discussions regarding the transfer of these private streets into public streets.**

- b. Is 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?

**See B.14.a. However, it can be noted that transit stops are located within both Canyon Park and North Creek / NE 195 ST Subareas.**

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

See B.14.a.

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

**See B.14.a. It is not possible to predict direct impacts as part of this non-project action beyond that already anticipated and accommodated for within the *Imagine Bothell...* Comprehensive Plan and associated environmental evaluations. Further, transportation infrastructure, both public and private, will be evaluated for consistency with applicable requirements with any future development proposal.**

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

**See B.14.a. This is a non-project action. It should also be identified that the City of Bothell does not currently have active rail, water or air transportation.**

- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

**See B.14.a. This is a non-project action making it impossible to estimate specific vehicular traffic volumes. However, previous transportation evaluations performed as part of the 2015 Periodic Plan and Code Update identified that, with the road improvements listed within the Transportation Element of the Comprehensive Plan and other transportation mitigation, the currently planned and allowed development levels can be accommodated on the City's street system and the City's currently adopted corridor level of service.**

**A copy of the spread sheets and results is an attachment to this checklist.**

- 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. See B.14.a.**

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

**This is a non-project action. See B.14.a.**

## **15. PUBLIC SERVICES**

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

**No. This Code amendment applies to two Subareas and is not based upon any specific project or site impacts beyond that already anticipated and accommodated for within the *Imagine Bothell...* Comprehensive Plan and associated environmental analysis.**

- b. Proposed measures to reduce or control direct impacts on public services, if any.

**None proposed other than compliance with the City's impact mitigation standards of BMC Title 22.**

## **16. UTILITIES**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Does not apply. This Code amendment applies City-Wide and is not based upon any specific project or site.

- 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.

Does not apply. See B.16.a.

## C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the city of Bothell is relying on them to make its decision.

Signature: Bruce Blackburn

Name of signee: Bruce Blackburn

Position and Agency / Organization: Senior Planner, City of Bothell

Date Submitted: November 6, 2019

## D. Supplemental Sheet for Nonproject Actions

(to be completed by applicant, 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 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 hazardous substances; or production of noise?

**The proposed Plan and Code amendments would not likely increase emissions to air; production, storage or release of toxic hazardous substances; or production of noise except as expressly authorized through any permitting agency or regulatory actions and the Bothell Municipal Code.**

Proposed measures to avoid or reduce such increase are:

**None proposed.**

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

**No impacts are anticipated other than those already anticipated and accounted for within the *Imagine Bothell...* Comprehensive Plan and previous environmental evaluations. These are minimum density and intensity Plan and Code amendments that establish minimum levels of development activity that are substantially less than that already anticipated and allowed under applicable provisions.**

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

**Any development occurring as a result of these proposed Plan and Code amendments would be consistent with the Goals and policies of the *Imagine Bothell...* Comprehensive Plan in regards to the protection of trees and open space which may include wildlife habitat.**

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

**The proposed Plan and Code amendments have no direct impact on energy resources.**

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

**See the Natural Environment, Urban Design and Transportation Elements for detailed goals, policies and actions.**

4. How would the proposal be likely to use or affect environmentally sensitive area 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?

**No impacts are likely. All future development would be subject to the City's Best Available Science Critical Area Regulations of Chapter 14.04 BMC or the City's most recently adopted Shorelines Regulations of Title 13. There are no prime farmlands within the City's corporate limits. There should be no direct impact on environmentally sensitive areas or prime farmlands as a result of this action.**

**All direct environmental impacts associated with a given project will be individually evaluated for consistency with the city's critical area, historic preservation, shorelines, and impact mitigation implementing regulations.**

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

**The proposed Code amendments would not result in increased impacts. The regulations within the BMC, provide for substantial mitigation of impacts associated with development activities.**

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.

No land uses would be changed under the proposed Code amendments. These amendments only involve the level of development.

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

Compliance with Title 12 Zoning, Title 13 Shorelines, Title 14 Environment, Title 17 Transportation, and Title 22 Development Impacts of the Bothell Municipal Code and the Bothell Design and Construction Standards.

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

This is a minimum density and intensity Plan and Code amendment. This Plan and Code amendment does not result in any increase to the maximum amount of allowed development. In other words, the current maximum development levels already established in the Comprehensive Plan and as evaluated under previous environmental review remain in effect. The proposed Code amendments will have no increased demand on transportation infrastructure and public services.

It is recognized that streets within the Canyon Park Business Center Business Park which is within the Canyon Park Subarea are currently private streets owned, maintained, and controlled by a private owners association. These streets were designed, reviewed and constructed as part of the development of the Business Park in the mid-to -late 1980s and were intended to support the growth and development of the Park. The Snohomish County approval of the business park included a provision where these private streets would be transferred to Snohomish County (which is now the City of Bothell) upon completion of the Park. Accordingly, the City and the Owner's Association are currently in discussions regarding the transfer of these private streets to the City as public streets.

The impact of the minimum density and intensity Plan and Code amendments is not anticipated to be greater than that allowed under current Plan and Code provisions.

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

Compliance with the Comprehensive Plan Elements, and the related implementing regulations of the Bothell Municipal Code, particularly, BMC Title 17 Transportation, Title 18 Utilities Infrastructure and Title 22 Impact Mitigation.

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

No conflict is known or anticipated

Submitted by (signature): Bruce Blackburn Date: 11/6/19  
Bruce Blackburn, Senior Planner

Reviewed by (signature):  Date: 11/6/19